

# REPORT TO COUNCIL REZONING



**Date:** August 12, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 8860 Jim Bailey Cr  
**File No.:** Z24-0020

	Existing	Proposed
<b>OCP Future Land Use:</b>	IND – Industrial	IND - Industrial
<b>Zone:</b>	I3 – Heavy Industrial	I2 – General Industrial

### 1.0 Recommendation

THAT Rezoning Application No. Z24-0020 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 2 Township 20 ODYD PLAN KAP71932, located at 8860 Jim Bailey Cr, Kelowna, BC from the I3 – Heavy Industrial zone to the I2 – General Industrial zone be considered by Council.

### 2.0 Purpose

To rezone the subject property from the I3 – Heavy Industrial zone to the I2 – General Industrial zone to allow for additional and more diverse industrial uses.

### 3.0 Development Planning

Staff support the proposed application to rezone the subject property from the I3 – Heavy Industrial zone to the I2 – General Industrial zone. The I2 zone aligns with the Official Community Plan (OCP) Future Land Use Designation of IND – Industrial. The I2 zone accommodates a wider range of industrial uses in comparison to the current I3 zone, including automotive and equipment, liquor primary establishments, warehousing, and outdoor storage. The applicant is seeking the I2 zone to accommodate the existing tenants on site and allow for a greater diversity of industrial uses to future tenants. No other changes are proposed to the subject property.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	18, 200 m <sup>2</sup>
Road Dedication	n/a
Undevelopable Area	n/a
Net Site Area	18, 200 m <sup>2</sup>

### 4.0 Site Context & Background

Orientation	Zoning	Land Use
North	I3 – Heavy Industrial	General Industrial
East	P3 – Parks and Open Space	Transportation and Environmental Corridor
South	I3 – Heavy Industrial	General Industrial
West	I3 – Heavy Industrial	Vacant lot

**Subject Property Map: 8860 Jim Bailey Rd**



The subject property is located on the west side of Jim Bailey Cr. The surrounding properties are zoned I2 and I3 and all have a Future Land Use of IND – Industrial.

**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

Objective 6.4 Support the continued development of industrial lands		
Policy	6.4.7	Support development of industrial lands in the Gateway, recognizing the important role that industrial activities play in meeting employment and service needs of the city and region.
Industrial Employment		<i>The proposed rezoning would support diversity in industrial uses within the Gateway.</i>

**6.0 Application Chronology**

Application Accepted: May 9, 2024  
 Neighbourhood Notification Summary Received: July 8, 2024

**Report prepared by:** Sara Skabowski, Planner I  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

**Attachments:**  
 Attachment A: Summary of Neighbourhood Notification

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).