



City of
Kelowna

Z24-0020
8860 Jim Bailey Cr

Rezoning Application

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.

Development Process



May 9, 2024

Development Application Submitted

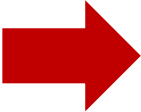


Staff Review & Circulation



July 8, 2024

Public Notification Received



Aug 12, 2024

Initial Consideration



Reading Consideration



Final Reading

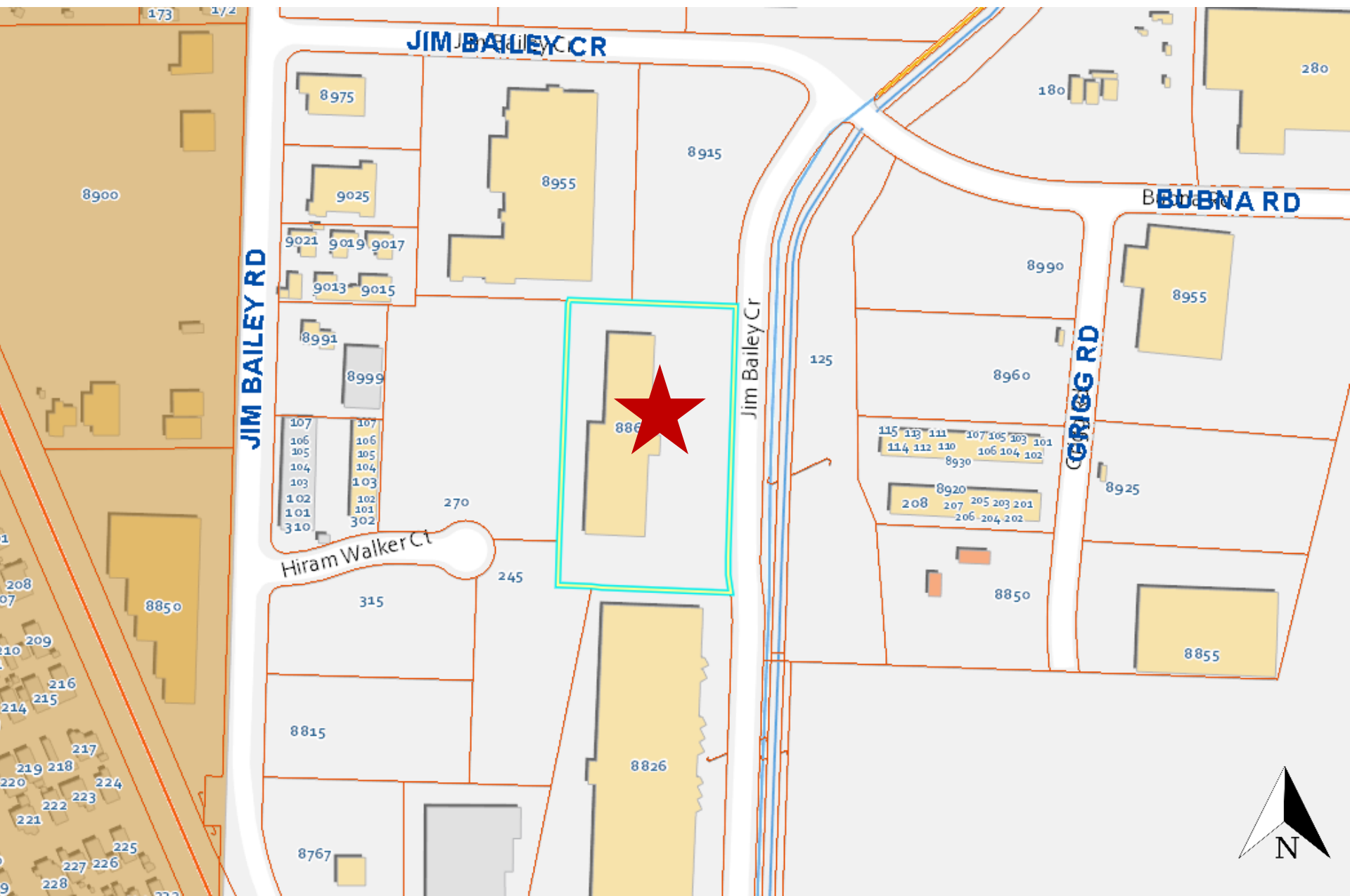


Building Permit

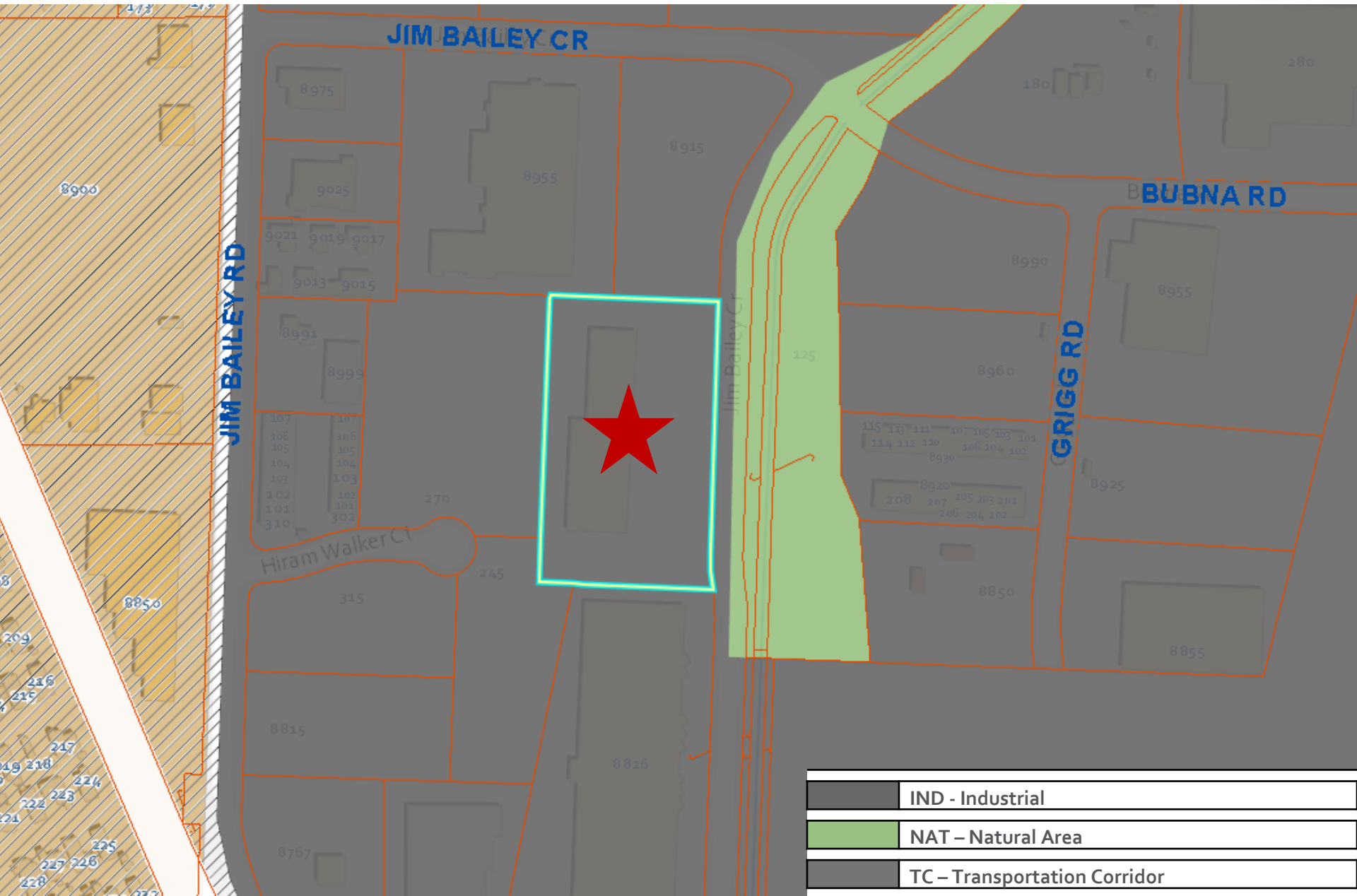


Council Approvals

Context Map



OCP Future Land Use



Subject Property Map



I2 – General Industrial Zone

Purpose

- To provide a zone for general industrial uses.
- General Industrial Use includes processing & manufacturing; storage; repairing and testing of materials and goods; terminals for distribution of materials and goods; and training of personnel for industrial operations.

Summary of Uses

- General Industrial Use
- Automotive & Equipment
- Boat Storage
- Breweries & Restaurants
- Fleet Services
- Non-Accessory Parking
- Storage (Indoor & Outdoor)
- Recycling Depot
- Warehousing

I2 – General Industrial Zone

| Regulation | Maximum Permitted |
|-------------------------|-------------------|
| Height | 16.0 m |
| Floor Area Ratio | 1.5 |
| Site Coverage Buildings | 60% |
| Site Coverage Total | 90% |

OCP Objectives – Climate Resilience

Climate Criteria

Dark Green – Meets Climate Criteria

Light Green – Will Meet Criteria Soon

Yellow – Does not meet Climate Criteria

| | |
|--|------------|
| 10 min Walk to Retail/Restaurants | Yellow |
| 5 min Walk to Park | Yellow |
| 10 min Bike to Public School | Yellow |
| 20 min Bus to Urban Centre/Village Centre/Employment Hub | Dark Green |
| Retaining Trees and/or Adding Trees | Yellow |
| OCP Climate Resilience Consistency | Yellow |

OCP Objectives & Policies

- ▶ Policy 6.4.7 Industrial Employment
 - ▶ 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.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use IND
 - ▶ OCP Objectives in Chapter 6 – The Gateway
 - ▶ Development of the industrial lands in the vicinity of Jim Bailey Road and Beaver Lake Road
 - ▶ Development Permit required for any future redevelopment of the site