

REPORT TO COUNCIL REZONING



Date: October 7, 2024
To: Council
From: City Manager
Address: 4690 Hwy 97 N
File No.: Z24-0005

	Existing	Proposed
OCP Future Land Use:	IND – Industrial	IND – Industrial
Zone:	A1 – Agriculture	I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z24-0005 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of:

- The South West 1/4 Of Section 11 Township 23 Osoyoos Division Yale District Except: (1) Those Parts Shown On Plan Attached To DD 1953D (2) Plans 10273, 18883, H764, H16596 And KAP83101 (3) Parcel A (E10197), located at 4690 Hwy 97 N, Kelowna, BC; and,
- The North West 1/4 Of Section 2 Township 23 Osoyoos Division Yale District Except: (1) Those Parts Shown On Plan Attached To DD 1953D (2) Part Described In DD 169668F (3) Plans 12349, H764, H16596, KAP83101 And EPP76079, located at 4690 Hwy 97 N, Kelowna, BC;

from the A1 – Agriculture zone to the I2 – General Industrial zone as shown on Map “A” attached to the Report from the Development Planning Department dated October 7, 2024, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To rezone portions of the subject properties from the A1 - Agriculture zone to the I2 – General Industrial zone to facilitate the development of a regional transit facility.

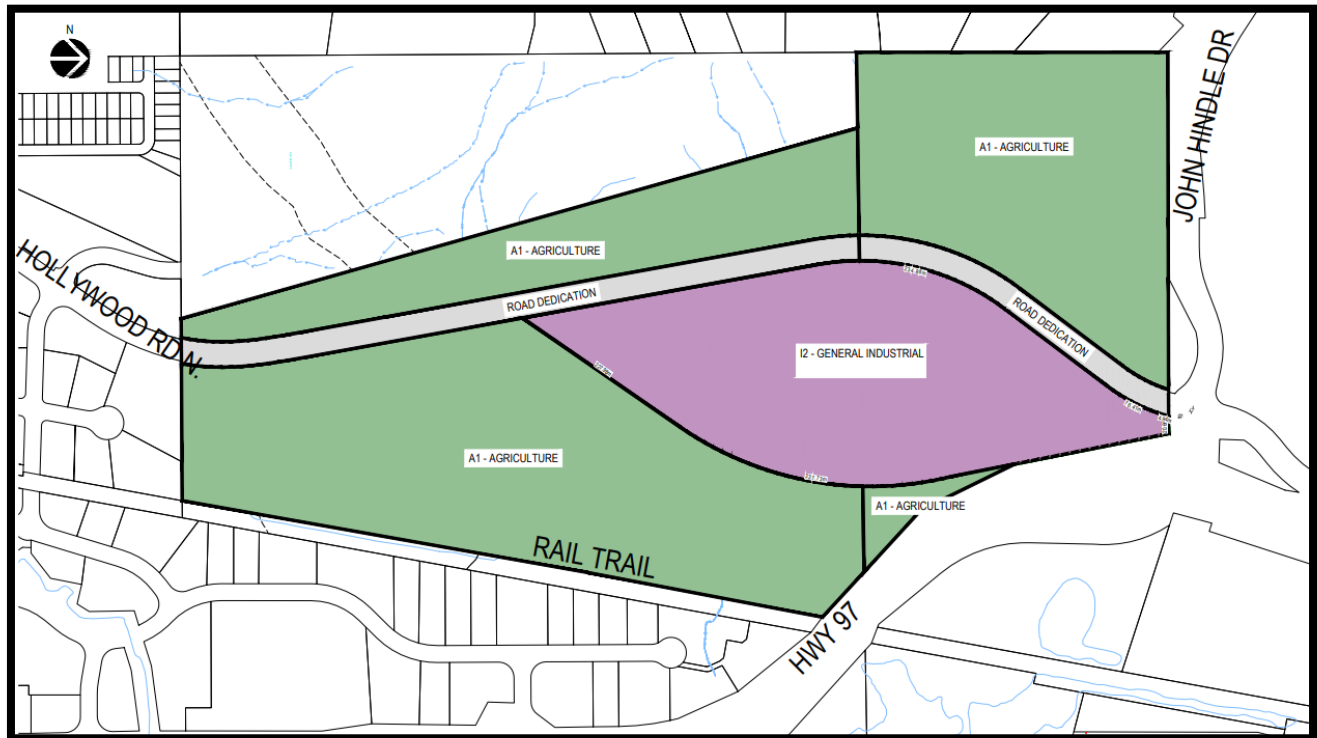
3.0 Development Planning

Staff recommend support for the proposed rezoning application as it is consistent with the Official Community Plan (OCP) and Transportation Master Plan (TMP). Specifically, the subject area is designated IND – Industrial in the OCP and the proposed rezoning is meant to facilitate the development of a regional transit operations and maintenance facility which is a high-priority project identified within with TMP. If the rezoning application is approved a detailed construction plan will be prepared for future Council consideration at the Development Permit stage of the project.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	CD20 – University	University of BC Okanagan Campus
East	A1 – Agriculture/I2 – General Industrial	Agriculture/Industrial
South	A1 – Agriculture/I2 – General Industrial	Industrial
West	A1 – Agriculture/VC1 – Village Centre	Apartment Housing

Subject Property Map:



The subject site is located on two large City owned parcels totaling 73 hectares (ha) in size. The site abuts John Hindle Drive to the North as well as the Rail-Trail and Hwy 97 N to the East. In the context of the City’s OCP the parcels are designated a mix of IND – Industrial, NAT – Natural Area, and R-AGR – Rural Agricultural and Resource area. The area under consideration for rezoning is designated IND - Industrial, the remainder of the parcel is proposed to remain zoned A1 – Agriculture. If approved the transit facility will be accessed through a proposed future extension of Hollywood Road N. The approximate future road alignment is shown on the above map.

4.1 Background

Agriculture Land Reserve Exclusion

The subject property is located within the Agricultural Land Reserve (ALR). Conditional approval to exclude the subject area from the ALR has been approved by the Agricultural Land Commission (ALC). Specifically, an ALR exclusion application was supported by Council on September 13, 2021 and subsequently approved by the ALC on March 31 2022 subject to the submission of a subdivision plan within three years of the date of decision. Prior to subdivision of the property the rezoning of the site must be approved by Council.

Regional Transit Operations and Maintenance Facility

The proposed rezoning is related to facilitating the development of a BC Transit regional transit operations and maintenance facility. Public transportation service delivery for the City of Kelowna is provided in partnership with BC Transit, the City of Kelowna, and other local governments. The existing transit facility located on Hardy Street does not have the capacity to meet long term transit service needs required to service the growing region.

This proposal is consistent with the TMP which recognizes that investing in transit is critical to supporting the 2040 OCP and keeping Kelowna moving as the City’s population grows. The TMP aims to double transit ridership by 2040 and calls for increasing our investment in transit service and infrastructure to make transit faster and more reliable. The new facility will allow the city to more than double its current fleet’s size and is being designed to support electric buses.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 6.4 Support the continued development of industrial lands	
Policy 6.4.6 – Regional Industrial Lands	Support a regional approach to managing industrial lands, recognizing that industrial business needs are connected across the region, with different local contexts playing unique and important roles.
	<i>The proposed rezoning would facilitate the development of a regional transit operations and maintenance facility which involves a partnership with the City of Kelowna and BC Transit to deliver new transit operations to accommodate current and future growth within the region.</i>

Objective 6.12 Develop a well-connected supporting street network to facilitate travel by alternate modes and reduce reliance on Highway 97	
Policy 6.12.1 Transportation Networks	Ensure transportation networks support continued success and future expansion of key employment areas, such as UBCO and Kelowna International Airport. Seek enhancements in transit service, biking infrastructure and other sustainable modes of transportation in conjunction with planned roadway investments in the Gateway District.
	<i>The proposed rezoning would contribute to improving transit services within the City and surrounding region.</i>

Objective 12.1 Design the community to be more resilient to a changing climate	
Policy 12.1.2 Climate Resilience Land Use Planning	Climate Resilient Land Use Planning. Build climate resiliency through land use design by: Protecting natural areas and habitats; increasing park space and tree canopy coverage; focusing growth in connected, walkable, Urban Centres and Core Area; providing diverse transportation options to shift away from car-centric culture; and reducing energy consumption by constructing energy efficient buildings and neighbourhoods
	<i>The proposed rezoning would support climate resiliency goals by facilitating further investment in transit services intended to increase alternative transportation options available to the public.</i>

6.o Application Chronology

Application Accepted: February 2, 2024
Neighbourhood Notification Summary Received: July 22, 2024

Report prepared by: Alex Kondor, Planner Specialist
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:

Map "A" – Proposed Zoning Amendment

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.