



City of
Kelowna

Z24-0005
4690 Hwy 97 N

Rezoning Application

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 Operations and Maintenance Facility.

Development Process



Feb 2nd 2024

Development Application Submitted



Staff Review & Circulation



July 22nd 2024

Public Notification Received



Oct 7th 2024

Initial Consideration



Reading Consideration



Final Reading & DP

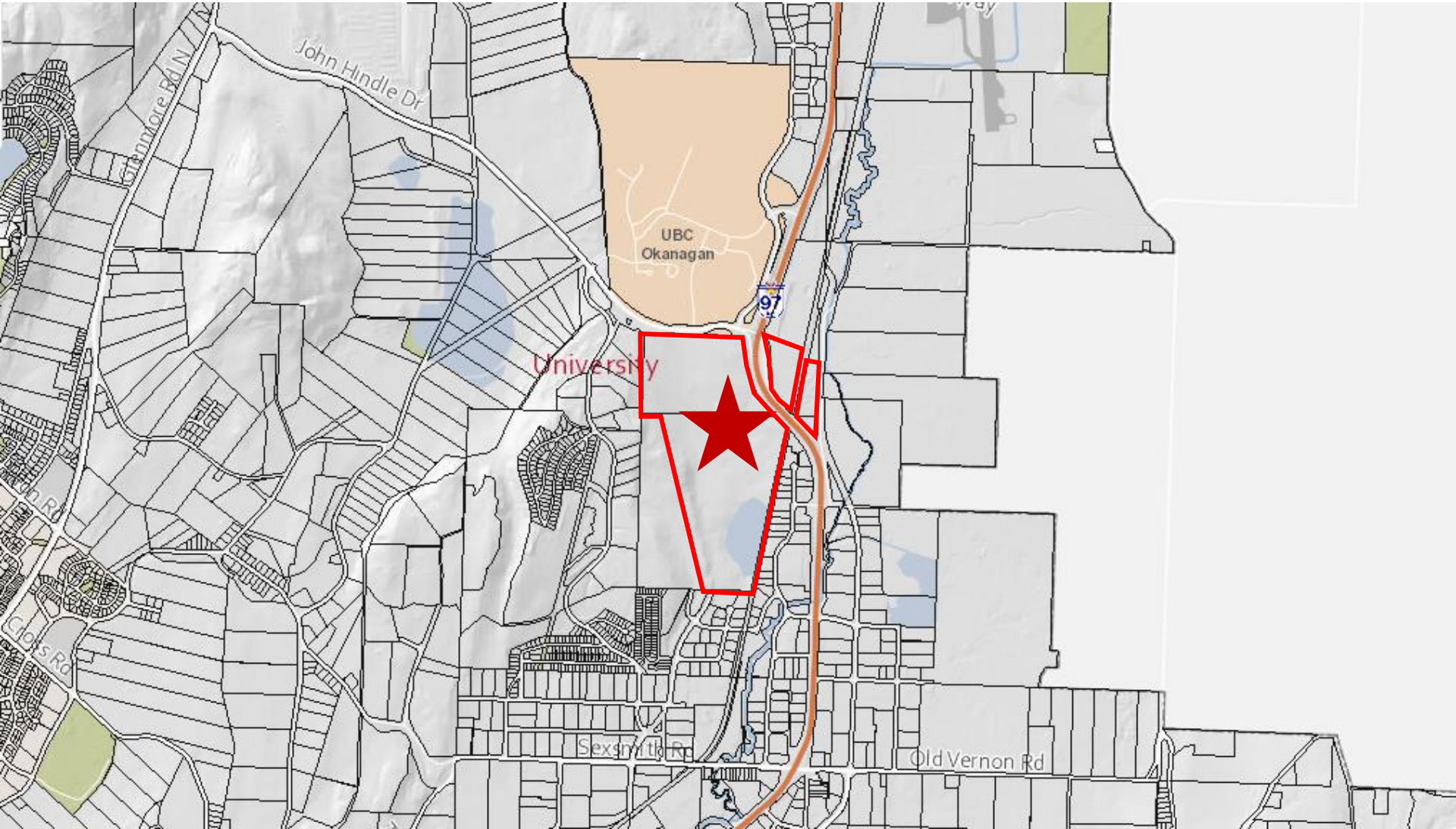


Building Permit



Council Approvals

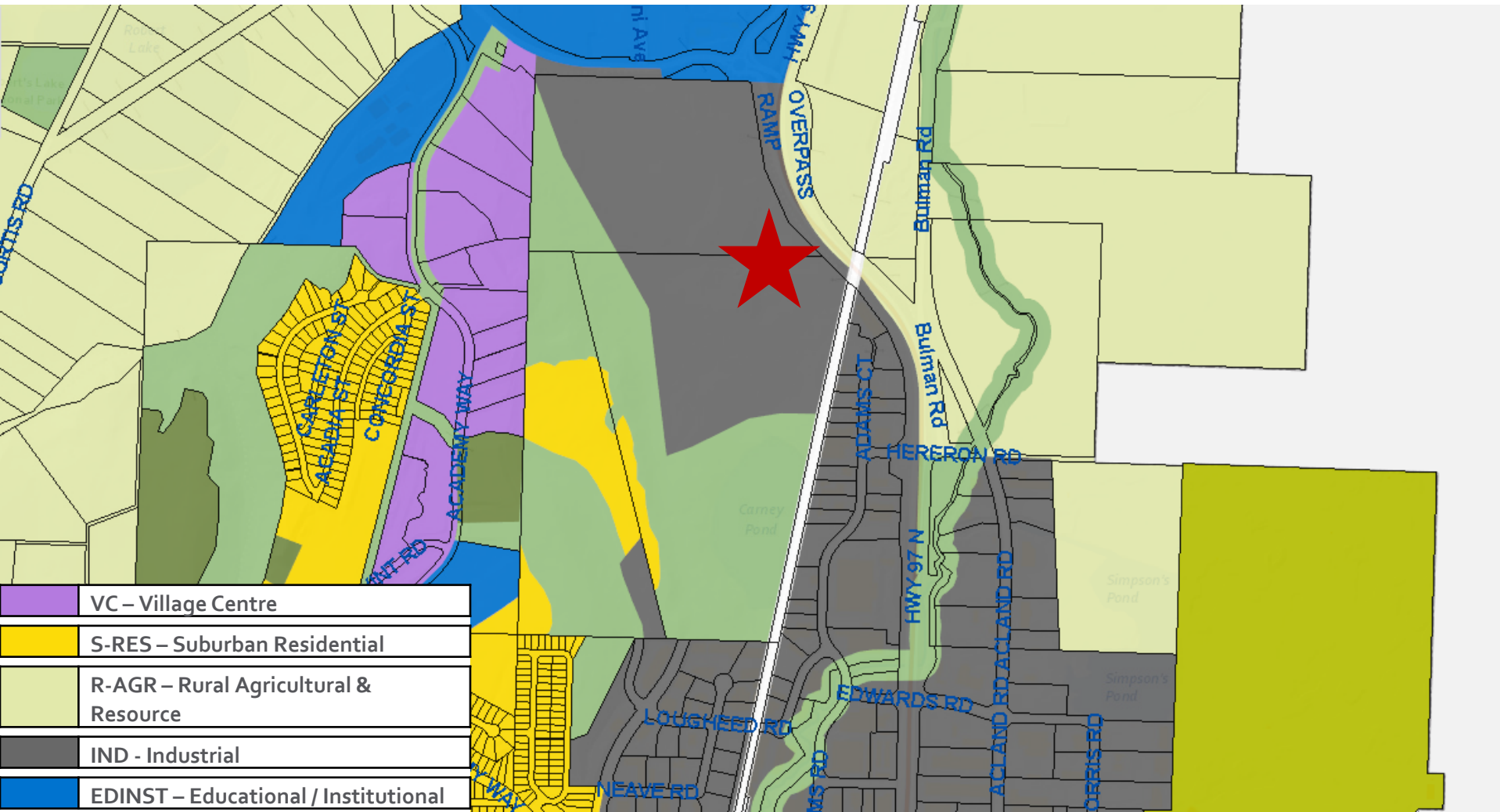
Context Map












City of Kelowna



OCP Future Land Use

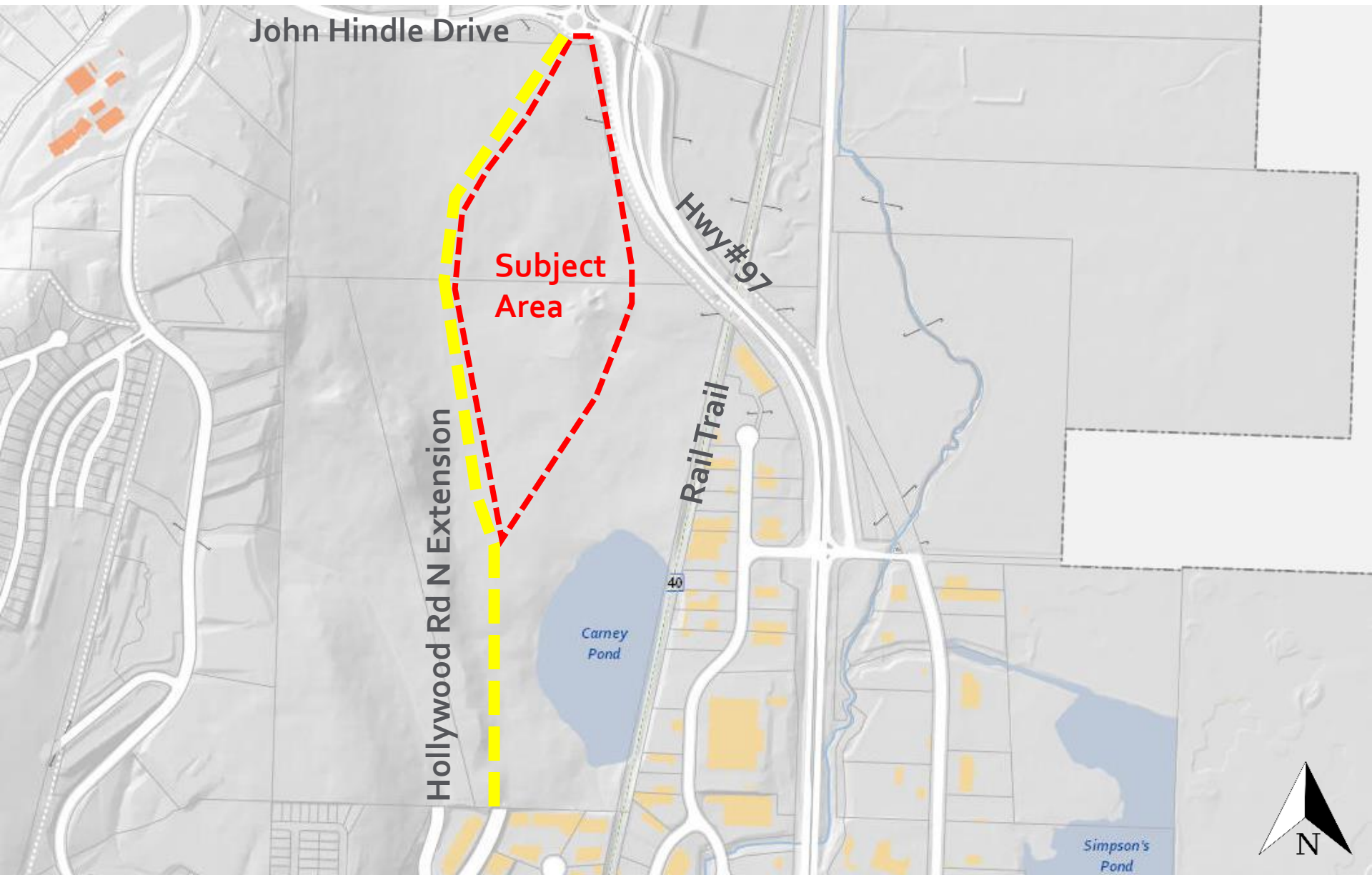


	VC – Village Centre
	S-RES – Suburban Residential
	R-AGR – Rural Agricultural & Resource
	IND - Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	REC – Private Recreational
	NAT – Natural Area
	TC – Transportation Corridor

City of Kelowna



Subject Property Map



John Hindle Drive

Subject Area

Hwy#97

Hollywood Rd N Extension

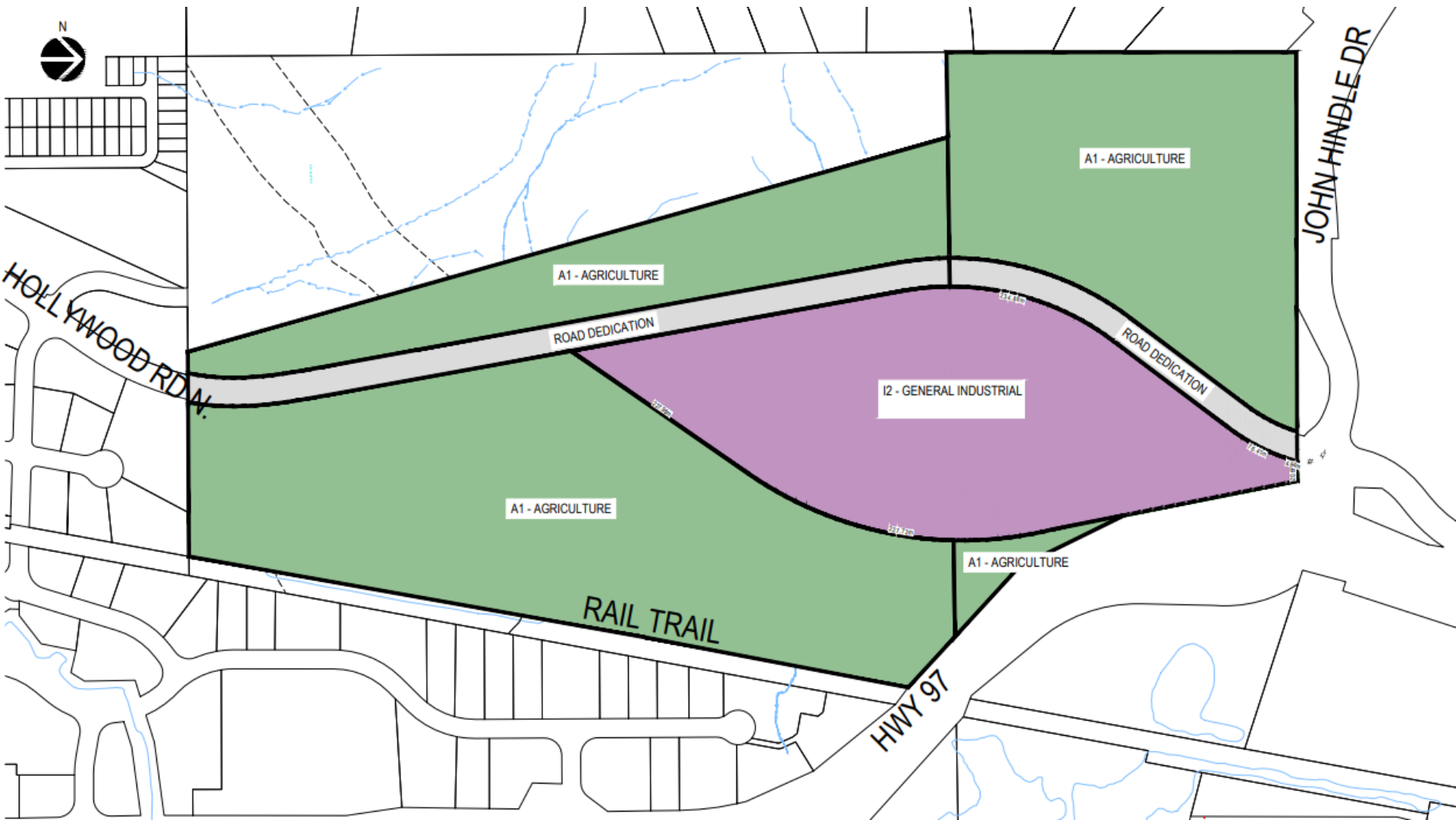
Rail Trail

Carney Pond

Simpson's Pond



Rezoning 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

OCP Objectives & Policies

- ▶ **Objective 6.4** Support the continued development of industrial lands
- ▶ **Objective 6.12** Develop a well-connected supporting street network to facilitate travel by alternate modes and reduce reliance on Highway 97
- ▶ **Objective 12.1** Design the community to be more resilient to a changing climate

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use Designation is IND – Industrial
 - ▶ Transportation Master Plan – High Priority Project
- ▶ The application will further the objective of building a transit facility at this location.
 - ▶ Development Permit to follow for Council consideration location.