

REPORT TO COUNCIL

OCP & REZONING



Date: November 25, 2024
To: Council
From: City Manager
Address: 9595 Bottom Wood Lake Rd & 672 Beaver Lake Rd
File No.: OCP24-0007 Z24-0028

	Existing	Proposed
OCP Future Land Use:	IND - Industrial	S-MU – Suburban Multiple Unit
Zone:	I2 – General Industrial	MF3 – Apartment Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP24-0007 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of:

- a) That Part Lot 45 Shown On Plan 94 of District Lot 118 Osoyoos Division Yale District Plan 457 Except Plan 36673 located at 9595 Bottom Wood Lake Rd, Kelowna, BC ; and,
- b) That Part Lot 46 Shown On Plan 94 of District Lot 118 Osoyoos Division Yale District Plan 457 Except Plan 36673 located at 672 Beaver Lake Rd, Kelowna, BC;

from the IND – Industrial designation to the S-MU – Suburban Multiple Unit designation, be considered by Council;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated November 25, 2024;

AND THAT Rezoning Application No. Z24-0028 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- a) That Part Lot 45 Shown On Plan 94 of District Lot 118 Osoyoos Division Yale District Plan 457 Except Plan 36673 located at 9595 Bottom Wood Lake Rd, Kelowna, BC; And
- b) That Part Lot 46 Shown On Plan 94 of District Lot 118 Osoyoos Division Yale District Plan 457 Except Plan 36673 located at 672 Beaver Lake Rd, Kelowna, BC;

from the I2 – General Industrial zone to the MF3 – Apartment Housing zone, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “C” attached to the Report from the Development Planning Department dated November 25, 2024;

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 amend the Official Community Plan to change the future land use designation of the subject properties from the IND – Industrial designation to the S-MU – Suburban Multiple Unit designation; and to rezone the subject properties from the I2 – General Industrial zone to the MF3 – Apartment Housing zone to facilitate a multi-dwelling development.

3.0 Development Planning

Staff are recommending support for the Official Community Plan (OCP) amendment and the rezoning application to facilitate a multi-dwelling development. This site is suitable for multi-dwelling land use as the areas along Bottom Wood Lake Rd are not currently used for industrial and instead contain commercial, recreational, institutional, and agricultural land uses. These properties are close to recreational opportunities (Winfield arena and McCarthy Park), commercial land uses (including a grocery store), and close to schools (George Elliot Secondary School). The site falls within both the City of Kelowna jurisdiction and the District of Lake Country jurisdiction. The District of Lake Country is utilizing a custom zone to mimic the City of Kelowna’s MF3 - Apartment Housing zone to facilitate this proposal and provide a consistent land use regulatory framework. The parcels within the City of Kelowna are irregular and narrow, and do not support the development of a viable industrial site.

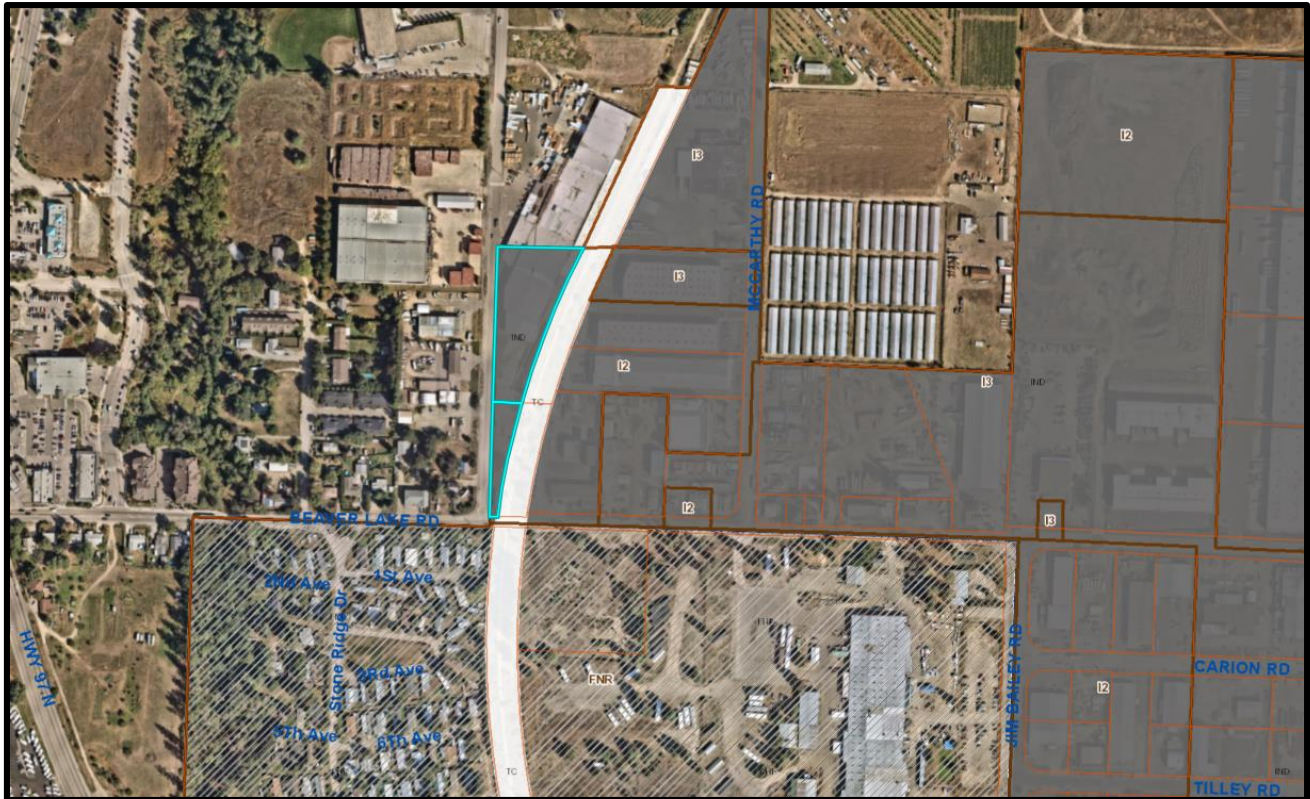
All the engineering works and improvements for this proposal are being coordinated through the District of Lake Country as there is a boundary adjustment process underway that is proposed to include these parcels within the District of Lake Country.

The District of Lake Country and the Ministry of Transportation and Infrastructure have come to an agreement to waive the Traffic Impact Assessment in exchange for a cash contribution to improve the Commonwealth Rd and Highway 97 intersection. This was agreed to after a preliminary traffic assessment showed that the trips generated from this development would only add to the existing traffic congestion at Beaver Lake Rd and Highway 97. There are limited opportunities to significantly improve that intersection whereas, the Highway 97 and Commonwealth Rd intersection improvement is anticipated to alleviate a significant traffic bottleneck that currently exists at the Beaver Lake Rd and Highway 97 intersection.

Staff have reviewed this application, and it may move forward without affecting either the City’s Financial Plan or Waste Management Plan.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	I1 – General Industrial (District of Lake Country)	Industrial
East	I2 – General Industrial I3 – Heavy Industrial	Industrial
South	Duck Lake IR #7 OKIB	Residential, Light Industrial, & Commercial
West	C10 – Service Commercial (District of Lake Country)	Commercial

Subject Property Map: 9595 Bottom Wood Lake Rd and 672 Beaver Lake Rd

The subject properties are 500 metres from a commercial node along Highway 97 with access to a grocery store. The subject properties are less than 1km away from George Elliot Secondary School and Creekside Theatre. The site is across the street from the Winfield Curling Club, the Winfield Arena, a daycare (the Okanagan Boys and Girls Club), seniors' centre, the food bank, and McCarthy Park (a baseball diamond & Horseshoe club). The subject properties are adjacent to the Okanagan Rail Trail. Across the Okanagan Rail Trail are industrial properties within the City of Kelowna.

4.1 Background

The site was originally a BC Tree Fruits Cooperative receiving and storage facility, which has been on the site since the 1950s. In 2022, Okanagan Indian Band (OKIB), the City of Kelowna, and the District of Lake Country agreed on a Memorandum of Understanding (MOU) to complete several health, safety and infrastructure improvements across the three jurisdictions. The Commonwealth Rd connection between Highway 97 and Jim Bailey Rd is one of many projects included in this MOU. Further, the District of Lake Country has applied to the Province for a boundary adjustment for these two properties, as per the MOU.

4.2 Public Notification

The applicant held a public open house in accordance with Council Policy 367 held on July 25th, 2024, between 4:00pm and 6:00pm. The session was hosted at the subject property. The official sign-in sheet captured six attendees to the Information Session. All attendees were direct neighbours to the property within the 50 m radius outlined. For a detailed description of the public information session please see the applicant's Public Information Summary Report (Attachment B).

4.3 Technical Studies

A preliminary geotechnical report has been completed for this site to ensure site conditions could accommodate this proposed development. The preliminary results of the investigation indicate the natural granular soils are suitable for support of the proposed development.

A shallow utility servicing report has been completed and there are no major upstream improvements required to provide service (BC Hydro, Fortis BC Gas, Telus, & Shaw) to the proposed development.

An engineering analysis has been completed and shows there is capacity to service the development (storm, water, & sewer) with the installation of three new fire hydrants. There is presently an existing asphalt multi-use path (MUP) on the west side of Bottom Wood Lake Rd, but no formalized pedestrian infrastructure on the east side of Bottom Wood Lake Rd. Full frontage improvements including a sidewalk will be required and intersection improvements at Beaver Lake Rd and Bottom Wood Lake Rd (including the Okanagan Rail Trail crossing) will be facilitated with the proposed development.

An archaeological assessment was completed by the developer which concluded the proposed development has low archaeological potential and further assessment is not required.

An Environmental Site Assessment was completed by Tetra Tech, Inc. which indicated no Schedule 2 activities that could have caused contamination have occurred onsite. There were two areas of potential concern onsite that need to be further investigated. There are two areas of potential concern located off-site: the adjacent railroad and the property to the east (previously Ashland Chemicals and currently Ecotex Healthcare Linen Service). The potential environmental soil contamination is not expected to delay development approvals, and the environmental consultant team is preparing all the necessary improvements and approvals from the Province.

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Chapter 3: Future Land Use	
Suburban – Multiple Unit	<p><i>Growth Strategy Role</i> Suburban Multiple Unit lands support a greater variety of multi-unit housing in the Gateway and Suburban Neighbourhoods, located strategically to support the viability of local commercial areas, Village Centres and, in some cases, transit service, schools and other community amenities. Some Suburban Multiple Unit lands are located in the Rural Lands District to reflect existing multi-unit development only.</p> <p><i>The Official Community Plan supports the strategic use of the Suburban Multiple Unit designation within the Gateway area to facilitate multi-unit housing. These properties are split between City of Kelowna and the District of Lake Country and fit that strategic location between compatible employment areas and adjacent commercial, residential, and recreational uses within the District of Lake Country.</i></p>

Objective 6.4 Support the continued development of industrial lands.	
Policy 6.4.1 Erosion of Industrial Lands.	Discourage the re-designation of industrial lands in the Gateway and ensure their use for industrial purposes to protect employment, production manufacturing, warehousing, logistics and repair functions in the City. This includes limiting residential and commercial uses within industrial areas that promote speculation, which make developing industrial uses challenging.
Policy 6.4.2 Jim Bailey / Beaver Lake Industrial Lands.	Encourage the development of the industrial lands in the vicinity of Jim Bailey Road and Beaver Lake Road, recognizing the unique role that the area plays as a large scale industrial area, by undertaking the following: <ul style="list-style-type: none"> • Encouraging heavy/large format industrial uses in this area, such as manufacturing and warehousing that may not transition well into other Kelowna neighbourhoods; • Discouraging the creation of small lot industrial properties; • Discouraging integration of residential uses; and • Planning for and coordinating the provision of utility and transportation infrastructure to service industrial growth.
Policy 6.4.2 Industrial / Residential Interface.	Require low impact industrial uses where industrial lands are adjacent to residential lands. Such uses should be primarily indoors, have limited outdoor storage and include extensive buffering and screening to reduce impacts on residential neighbourhoods.
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.
	<i>These policies apply to the broad Gateway area. This property has the Okanagan Rail Trail as a natural break between industrial uses within the City of Kelowna and residential, commercial, parks, and institutional uses within the District of Lake Country along Bottom Wood Lake Rd.</i>

6.o Application Chronology

Application Accepted: June 20, 2024
 Public Information Session: July 25, 2024
 Neighbourhood Notification Summary Received: July 30, 2024

Report prepared by: Adam Cseke, Planner Specialist
Reviewed by: Alex Kondor, Development Planning Manager - North
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A: Applicant Rezoning Package
 Attachment B: Summary of Public Information Session
 Attachment C: Development Engineering requirements
 Attachment D: Preliminary Traffic Analysis

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