

# REPORT TO COUNCIL



**Date:** July 24, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (TB)

**Application:** Z17-0061      **Owner:** 0837937 BC Ltd Inc. No. BC0837937

**Address:** 2355 Acland Road  
333 Penno Road      **Applicant:** Kim McKechnie

**Subject:** Rezoning Application

Existing OCP Designation: IND - Industrial

Existing Zone: I1 – Business Industrial

Proposed Zone: I2 – General Industrial

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## 1.0 Recommendation

THAT Rezoning Application No. Z17-0061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portion of Lot B, Section 2, Township 23, ODYD, Plan KAP80969, located at 2355 Acland Road, Kelowna, BC from the I1 – Business Industrial zone to the I2 – General Industrial zone as shown on Map "A" attached to the Report from the Community Planning Department dated July 24, 2017, be considered by Council;

AND THAT Rezoning Application No. Z17-0061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portion of Lot E, Section 2, Township 23, ODYD, Plan EPP27682, located at 333 Penno Road, Kelowna, BC from the I1 – Business Industrial zone to the I2 – General Industrial zone as shown on Map "A" attached to the report from the Community Planning Department dated July 24, 2017 be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

**2.0 Purpose**

To rezone portions of the subject properties from I1 – Business Industrial to I2 – General Industrial to facilitate the construction of two new industrial buildings.

**3.0 Community Planning**

Community Planning supports the proposed rezoning as it is consistent with the Official Community Plan Future Land Use of IND – Industrial. The subject properties are currently split zoned and the proposed rezoning from I1 – Business Industrial to I2 – General Industrial will eliminate the split zone circumstance and provide a consistent zone for the parcel. This will allow a greater number of industrial uses on the property and is consistent with the majority of other properties in the area that are currently zoned I2.

**4.0 Proposal**

**4.1 Background**

The subject properties have been partially developed under the I1 and I2 zones, with large portions of the property at 333 Penno Rd still vacant and undeveloped. Most adjacent parcels are owned by the same company, and will continue to develop over time.

**4.2 Project Description**

The subject properties, 2355 Acland Road and 333 Penno Road have an activate technical subdivision application in stream that will consolidate a portion of 2355 Acland Road with a new lot accessed from Norris Road. The proposed rezoning follows the boundary lines of the proposed new lot. This rezoning eliminates a situation where a property has split zoning, allowing development to occur under a consistent zone. Rezoning to I2 – General Industrial provides a wider range of industrial uses on the property, making it more desirable to develop and more attractive to tenants. The I1 – Business Industrial zone is more suited to business parks and areas with limited outdoor storage and the I1 zone is discouraged in the Official Community Plan. The majority of the properties in the area are currently zoned I2, and therefore Staff do not anticipate any negative impacts of this rezoning application and the increased number of industrial uses.

Should Council support the Rezoning, a Development Permit and Development Variance Permit will be brought forward for Council consideration. The applicant has proposed two new industrial buildings that require a setback variance from a flanking street to create a more useable interior space by increasing the footprints of the building.

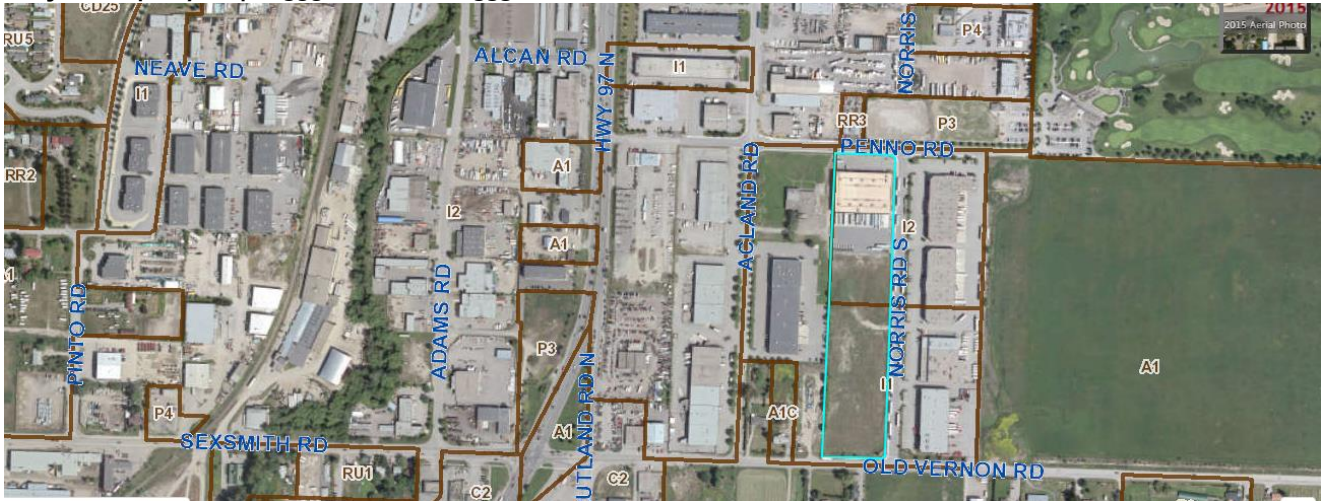
**4.3 Site Context**

The subject properties are located east of Highway 97 and north of Sexsmith Road in a predominantly industrial area. Most of the area is currently zoned I2 with a select few properties that remain I1.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 – General Industrial	Industrial
East	I1 – Business Industrial	Business Industrial
South	A1 – Agriculture	Rural Residential / Agriculture
West	I1 – Business Industrial	Business Industrial

**Subject Property Map: 2355 Acland Rd / 333 Penno Rd**



**5.0 Current Development Policies**

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

**Development Process**

**Discourage I1 Zoning.**<sup>1</sup> Discourage properties from being rezoned to I1 Business Industrial. Instead, applicants should be encouraged to pursue a new industrial zone which would be based on the I1 Zone, but would preclude “offices” as a permitted use

**6.0 Application Chronology**

Date of Application Received: June 26, 017

Date Public Consultation Completed:

**Report prepared by:** Trisa Brandt, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

**Attachments:**

Map “A”: Zoning map of 2355 Acland Rd and 333 Penno Rd  
Proposed Site Plan

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.30.2 (Development Process Chapter).