

REPORT TO COUNCIL



Date: October 16, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z17-0074 **Owner:** 0954717 BC LTD., INC. No. BC0954717

Address: 9590 McCarthy Road **Applicant:** Jasmur Holdings Ltd.

Subject: Rezoning Application

Existing OCP Designation: Industrial

Existing Zone: I3 – Heavy Industrial

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z17-0074 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Sections 10 and 11 Township 20 ODYD Plan KAP69077, located at 9590 McCarthy Road, Kelowna, BC from the I3 – Heavy Industrial zone to the I2 – General Industrial zone, be considered by Council;

AND THAT 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 "A" attached to the Report from the Community Planning Department dated August 14, 2017.

2.0 Purpose

To rezone the subject property to facilitate an addition to an existing industrial building on the subject property.

3.0 Community Planning

Community Planning is supportive of the request to rezone the subject property from the I3 – Heavy Industrial zone to the I2 – General Industrial zone. The Official Community Plan (OCP) has a Future Land use of Industrial for the subject property and the adjacent parcels within the City of Kelowna boundary. Across McCarthy Road, the north parcels are within the Lake Country area and contain farming uses.

4.0 Proposal

4.1 Background

Prior to 2000, the property was zoned I2 – General Industrial and was utilized as an outdoor storage yard for vehicles. The business operating on the site was allowed to store vehicles but not to dismantle them. In 2001, Council approved an application to rezone the parcel from the I2 – General Industrial zone to the I3 – Heavy Industrial zone to facilitate the use of Wrecking Yard in order to allow the dismantling of vehicles on the property. The business was in operation until 2008. With the closing of the previous business a building permit was issued in 2009 to allow the construction of a new building on the subject property. This building was utilized for manufacturing.

4.2 Project Description

Rezoning the property back to the I2 – General Industrial zone from the I3 – Heavy Industrial zone will broaden the number of principal uses allowed on the parcel. These uses are much less intensive than those allowed within the Heavy Industrial zone. The rezoning will allow for additions to both the front and the rear of the existing building without requiring any variances to the Zoning Bylaw Development Regulations. The I2 zone has reduced setback requirements from those within the I3 zone as Heavy Industrial is intended for more intensive uses which could pose a nuisance to adjacent properties. As the use of manufacturing is much less intensive than the previous wrecking yard, the proposed addition will have minimal impact to the adjacent properties. Should Council support this rezoning, the applicant could proceed directly to a Building Permit as a Development Permit Application would not be required for the additions.

The parcel is unique in that water service for the site is provided from the District of Lake Country, while sanitary sewer is provided by the City of Kelowna. In the future, when the water service is extended, the property would connect to the City for this service.

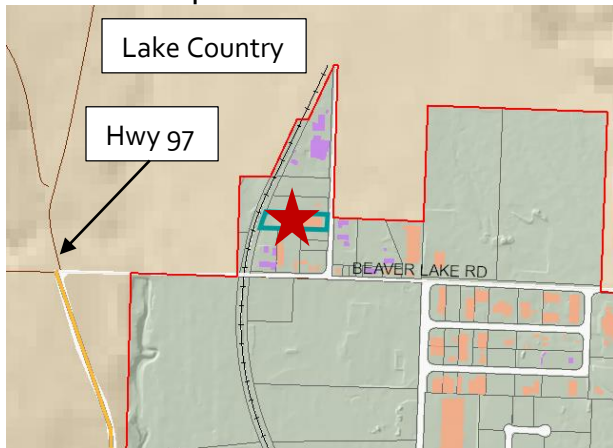
In fulfillment of Council Policy No. 367, the applicant completed public notification and consultation with adjacent property owners.

4.3 Site Context

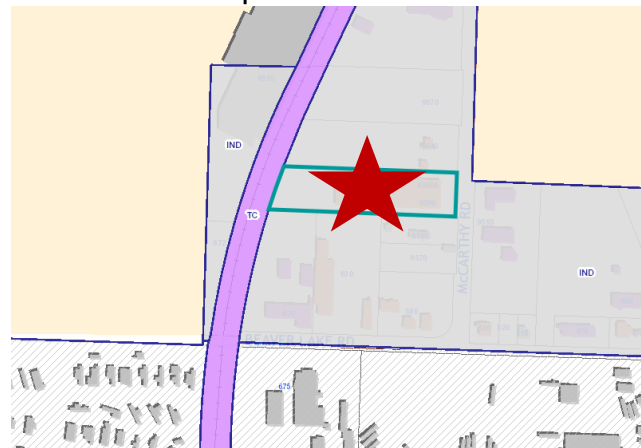
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 – General Industrial I3 – Heavy Industrial	General Industrial Uses Outdoor Storage
East	Lake Country I3 – Heavy Industrial	Farming Outdoor Storage
South	A1 – Agriculture 1 I2 – General Industrial I3 – Heavy Industrial	Outdoor Storage General Industrial Uses Outdoor Storage
West	I2 – General Industrial	General Industrial Uses

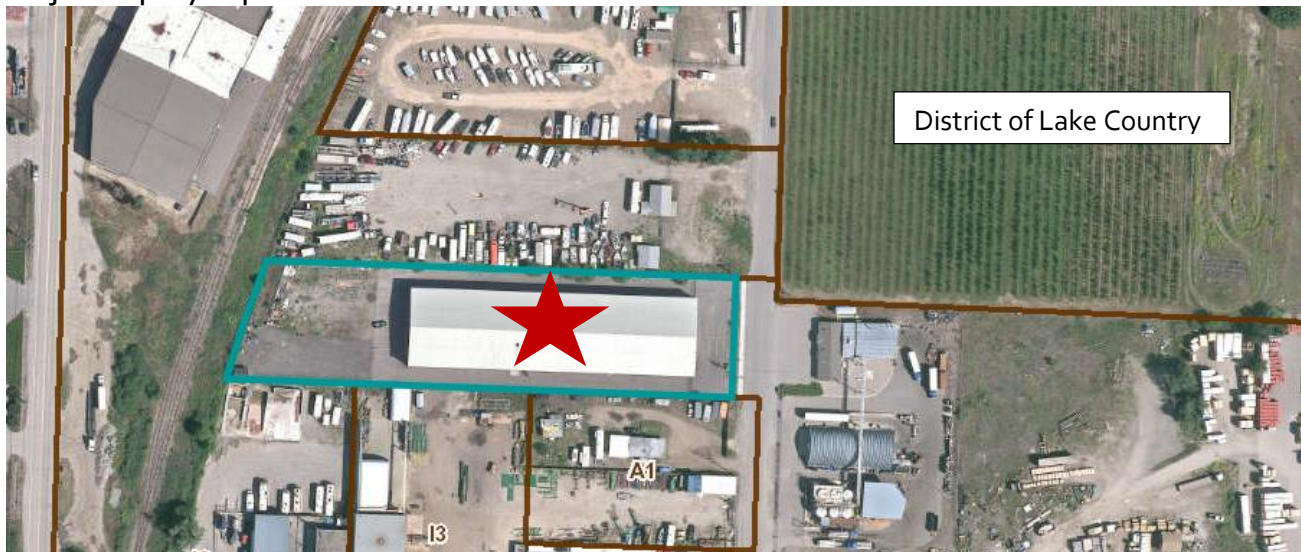
Site Context Map:



Future Land Use Map:



Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Industrial Land Use Intensification.¹ Encourage more intensive industrial use of currently under-utilized industrial sites during site redevelopment or by permitting lot subdivision where new lots can meet the minimum lot size requirements of the Zoning Bylaw.

6.0 Technical Comments

6.1 Development Engineering Department

Refer to Attachment A.

¹ City of Kelowna Official Community Plan, Policy 5.29.1 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: July 31, 2017

Date Public Consultation Completed: July 25, 2017

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum dated August 14, 2017.

Attachment B: Site Plan

Attachment C: Conceptual Elevations