

COMPREHENSIVE DEVELOPMENT ZONE

CD-15 - Airport Business Park

1.1 Purpose

The purpose of this zone is to provide a zone for the development of comprehensively planned Business Park for high technology and general industrial and business uses to complement the City's northern gateway development node. This zone will also provide for a neighbourhood commercial area as part of the Airport Business Park development.

1.2 Principal Use

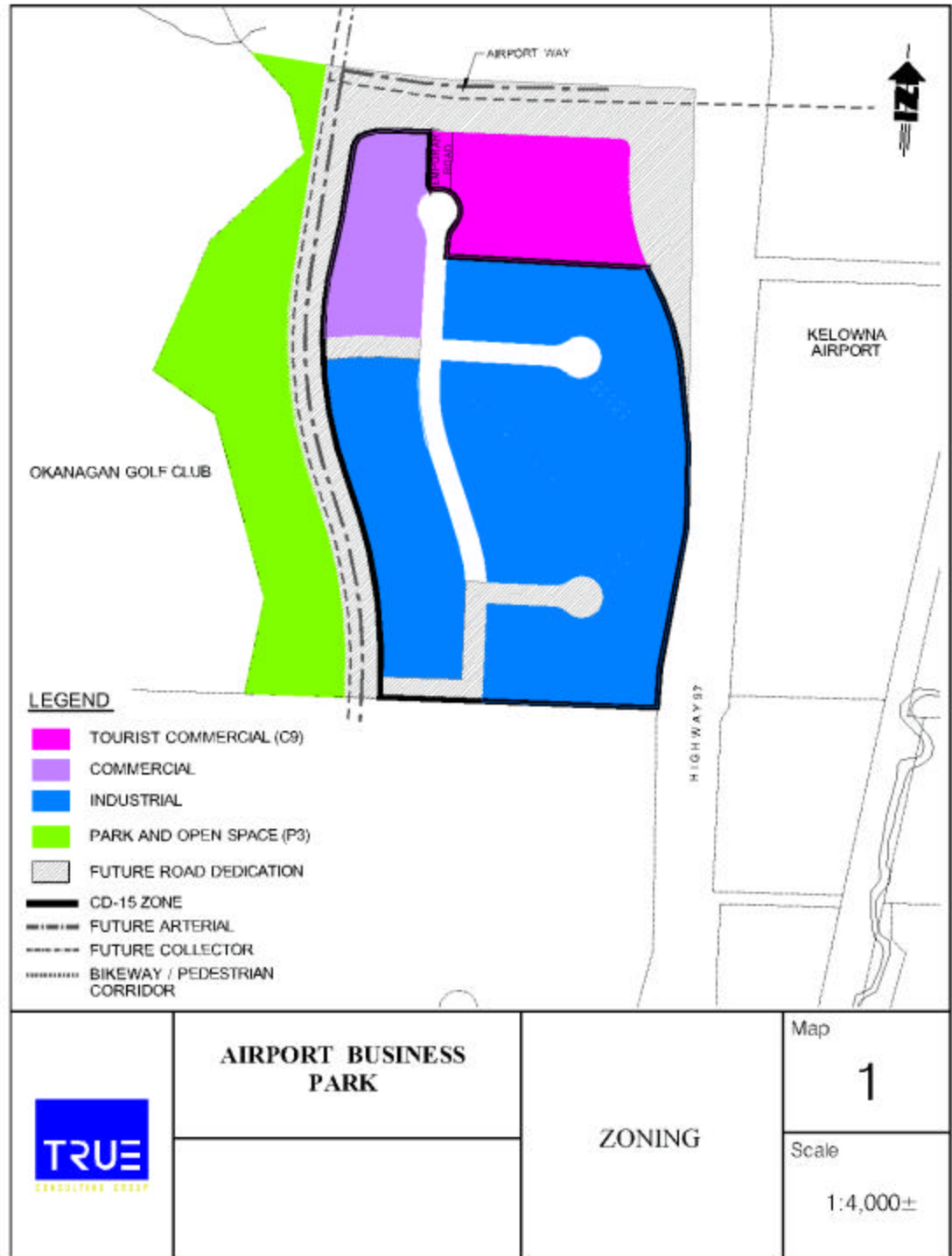
1.2.1 The principal uses for areas designated as industrial on Map 1 are:

- a. animal clinic, major**
- b. auctioneering establishments**
- c. automotive rentals**
- d. broadcasting studios**
- e. business support services**
- f. care centres, major**
- g. commercial storage**
- h. contractor services, limited**
- i. custom indoor manufacturing**
- j. emergency and protective services**
- k. food primary establishment**
- l. fleet services**
- m. general industrial**

- n. liquor primary establishment, minor**
- o. non-accessory parking**
- p. offices**
- q. recycling depots**
- r. vehicle and equipment services, industrial**
- s. warehouse sales**
- t. utility services, minor impact**

1.2.2 The principal uses for areas designated as commercial on Map 1 are:

- a. business support services**
- b. drive-in food services**
- c. food, primary license**
- d. financial services**
- e. gas bars**
- f. health services**
- g. liquor primary establishment, minor**
- h. offices**
- i. participant recreation services, indoor**
- j. personal service establishments**
- k. private clubs**
- l. recycled materials drop-off centres**
- m. retail liquor sales licensee retail store**
- n. retail stores, general**



1.3 Secondary Uses

1.3.1 The secondary uses for areas designated as industrial on Map 1 are:

- a. **residential security/operator unit**
- b. **outdoor storage** as an accessory use

1.4 Subdivision Regulations

1.4.1 The subdivision regulations for areas designated as industrial on Map 1 are:

- a. The minimum lot width is 40m.
- b. The minimum lot depth is 35m.
- c. The minimum area is 4000m².

1.4.2 The subdivision regulations for areas designated as commercial on Map 1 are:

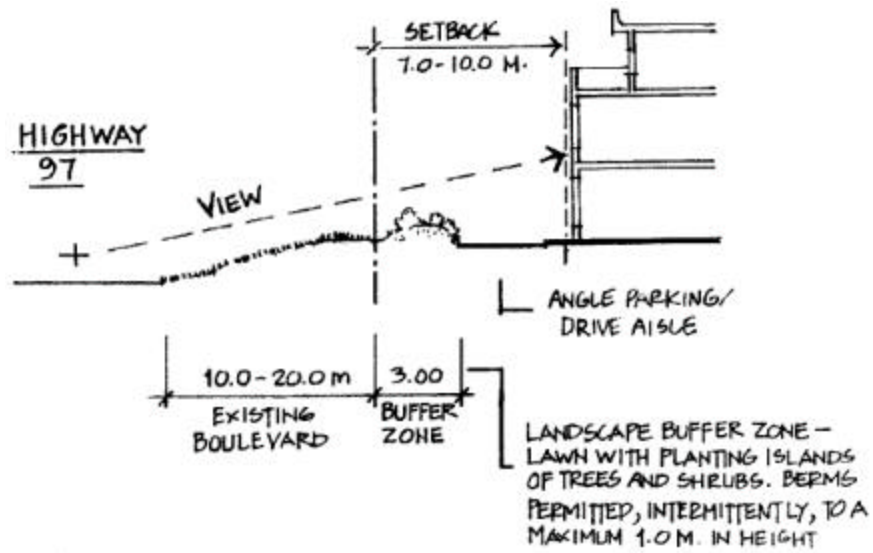
- a. The minimum lot width is 40.0 m.
- b. The minimum lot depth is 35.0 m.
- c. The minimum lot area is 1500 m².

1.5 Development Regulations

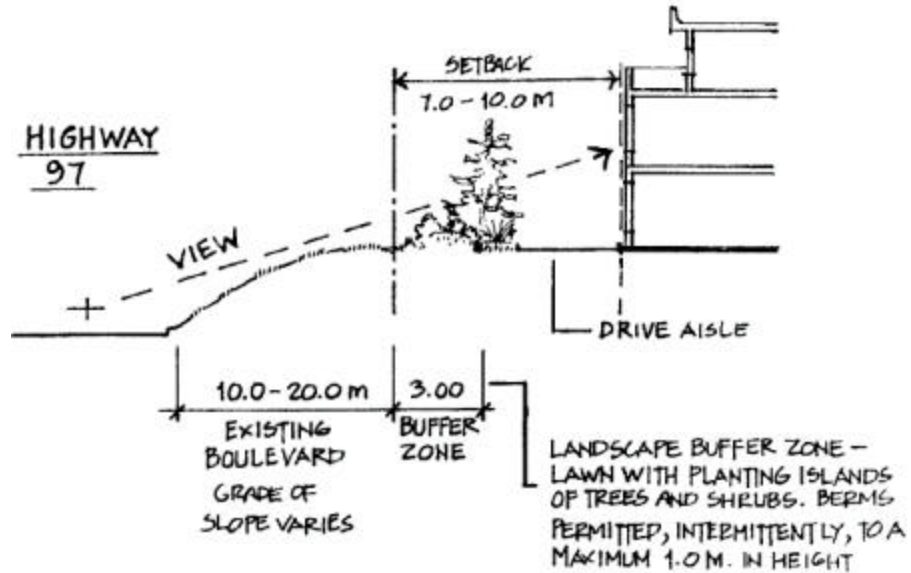
1.5.1 The development regulations for all land uses in this CD zone are:

- a. Buildings and structures shall have a minimum setback of 7.0m and a maximum setback of 10m from a property line abutting the Highway 97 right of way.

- b. The first 3m of the Highway 97 setback shall be intensively landscaped with shrubs, trees and amenity areas.



Landscaping Along Highway 97 – Shallow Slope Boulevard



Foundation Landscaping along Highway 97 – Steeply Sloped Boulevard

1.5.2 The development regulations for areas designated as industrial on Map 1 are:

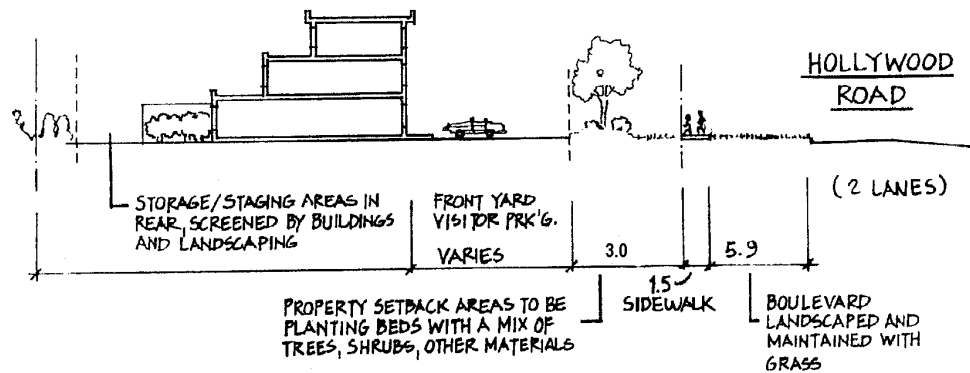
- a. The maximum floor area ratio is 1:1.5.
- b. The maximum height is the lesser of 18.0m or 4 storeys.
- c. The minimum front yard is 6.0m.
- d. The minimum side yard is 0.0m where adjacent to commercial or industrial zones except that it is 6.0m abutting other zones and 4.5m on a flanking street.
- e. The minimum rear yard is 0.0m where adjacent to commercial or industrial zones except that it is 6.0m abutting other zones and 4.5m on a flanking street.

1.5.3 The development regulations for areas designated as commercial on Map 1 are:

- a. The maximum site coverage is 50%.
- b. The maximum height is 2½ storeys.
- c. The minimum front yard is 3.0 m.
- d. The minimum side yard is 0.0 m adjacent to commercial or industrial zones, except it is 4.5 m on a flanking street and 6.0 m abutting other zones.
- e. The minimum rear yard is 0.0 m except that it is 4.5 m on a flanking street.

1.6 Outdoor Storage

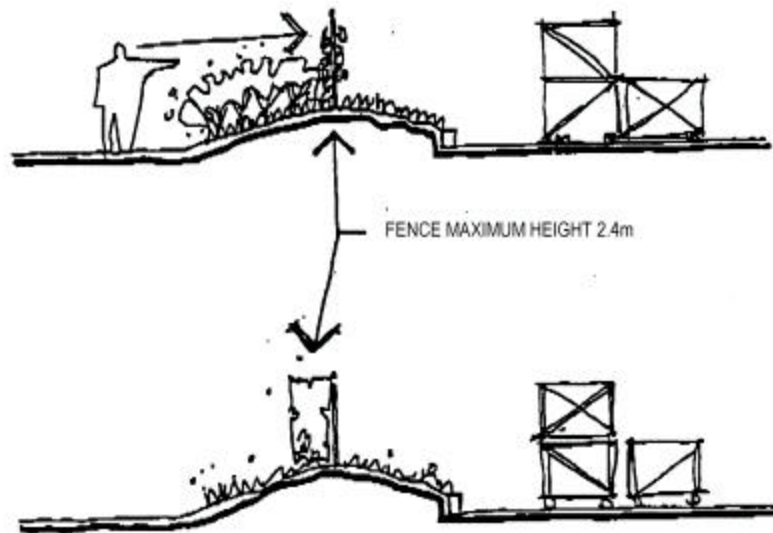
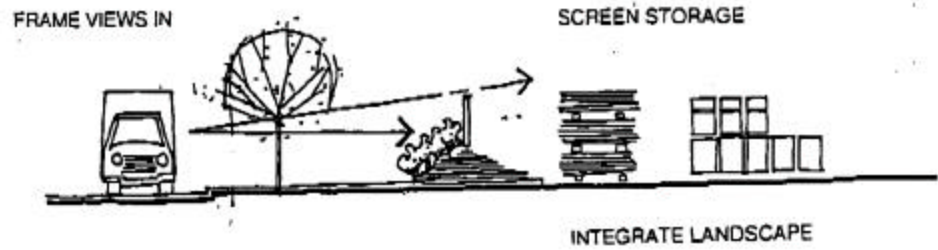
- a. There is to be no outdoor storage of material or equipment on commercially designated sites.
- b. Outdoor storage shall not be permitted in front and side yards and rear yards adjoining Highway 97.
- c. Outdoor storage shall be screened from view from any street or adjoining property with landscaping or materials that are consistent with the overall site development.



Ancillary Uses and Facilities

- d. Outdoor storage areas shall be consolidated into a single area per lot.
- e. Outdoor storage areas shall not exceed the building area used by the business to carry on its operations per lot.
- f. There shall be no outdoor storage of toxic, noxious, explosive, odorous or radioactive materials.
- g. Materials in outdoor storage areas shall be associated with the principal land uses located on the site. There shall be no storage of unrelated materials

- h. Outdoor storage areas shall be illuminated in such a manner that light falling onto abutting properties is minimized.
- i. Stored materials shall be screened from vehicle and pedestrian sight lines.



*Screen storage areas from pedestrian
and vehicle sight lines*

1.7 Outdoor Display/Sales Areas and Non-Accessory Parking Areas

- a. Outdoor display/sales areas and non-accessory parking areas shall be developed consistent with Section 8.3 Development Standards for Vehicle Parking and Loading.
- b. Outdoor display/sales areas shall not exceed 70% of the site frontage.
- c. Outdoor display, sales or parking areas shall not encroach into landscaped areas.
- d. Equipment or vehicles in a display, sales or parking area shall not be in a state of disrepair.

1.8 Other Regulations

- a. Within the CD-15 zone the lands shall be developed for either industrial or commercial land uses in accordance with the land use designations shown on Map 1.
- b. No uses are permitted which carry out their operations such that there would be a nuisance factor from noise, odour, earthborne vibrations, heat, high brightness light sources, or dust created or apparent outside an enclosed building.
- c. Only one residential security/operator unit is permitted per lot.
- d. In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection,), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8 and the specific use regulations of Section 9.
- e. The total net floor area for the commercial area in this zone shall not exceed 3,000 m².

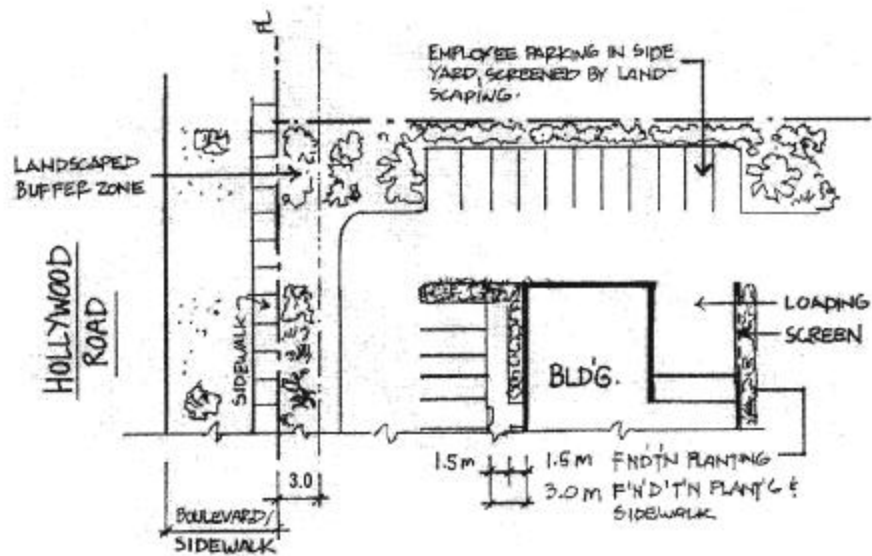
- f. Building facades facing Hollywood Road, interior roads, Airport Way and Highway 97 are deemed to be principal facades. Principal facades shall be articulated with glazing or other relief amounting to not less than 30% of the total façade.
- g. Building materials shall not include vinyl or wood siding.
- h. Building materials on principal building facades shall not include unfinished concrete block.
- i. Multi-storey buildings shall use floor to floor terracing to increase amenity space as well as views.



Terraced forms and building articulation.

- j. Rooftop screening of mechanical and electrical equipment shall be provided using materials consistent with the treatment of principal facades.
- k. Utility cabinets other than those located by the Utility Companies in Statutory Rights-of-Way shall be located behind the front wall of a principal façade and not within a designated front yard.
- l. When loading doors do occur on street facing facades they shall be set back from the main building plane and articulated in a manner that compliments the building façade.

- m. Truck turn-around requirements shall be accommodated on site.
- n. For the purposes of landscaping, this CD Zone shall be considered under the terms of specific regulations for the “Industrial – I1” zone except for the following.
 - i. a 3m landscaped buffer shall be provided on the Highway 97 property line.
 - ii. the Hollywood Road boulevard shall be landscaped and maintained as a grassed boulevard until such time as the roadway is constructed to 4-lane arterial standards.
 - iii. 20% of the total number of trees noted as the landscape plan shall be specimen quality coniferous trees arranged in groupings.
 - iv. landscaped areas shall include amenities for passive use including seating areas and walkways.
 - v. undeveloped portions of sites (e.g. areas scheduled for future expansion) shall be landscaped with lawn as a minimum treatment.
 - vi. The boulevard between the property line and the developed road edge or sidewalk will be completed concurrently with on-site landscaping and these areas in the public realm shall be developed and maintained by the individual lot developers or owners, as per City of Kelowna, City Road Right-Of-Way Landscaping & Maintenance Policy #16.



Foundation Planting/Employee Parking/Loading for Double-Front Building

- o. For the purposes of signage, this CD zone shall be considered in the sign by-law under the terms of specific zone regulations for “Industrial and Commercial Zones” except for the following.
 - i. portable signs are not permitted.
 - ii. signs on Highway 97 shall be logo or wordmark signs only.
 - iii. directional signage consisting of destination or advisory information only (e.g. loading, shipping, receiving) shall be designed as an integral part of the building and landscape design with respect to size, style, location, colour and materials and may exceed one sign per business.