
CITY OF KELOWNA
MEMORANDUM

Date: February 23, 2005
File No.: Z05-0006

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z05-0006 **OWNER:** McIntosh Properties Ltd.

AT: 2120 and 2130 Leckie Place **APPLICANT:** McIntosh Properties Ltd.

PURPOSE: TO REZONE THE SUBJECT PROPERTIES FROM THE I3 –
HEAVY INDUSTRIAL ZONE TO THE I1 – BUSINESS
INDUSTRIAL ZONE TO ACCOMMODATE AN OFFICE TYPE
USE ON THE SUBJECT PROPERTIES

EXISTING ZONE: I3 – HEAVY INDUSTRIAL

PROPOSED ZONE: I1 – BUSINESS INDUSTRIAL

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z05-0006 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 531, ODYD Plan KAP54290 and Lot 2, District Lots 127 and 531 ODYD Plan KAP54290 located on Leckie Place, Kelowna, B.C. from the I3 – Heavy Industrial zone to the I1 – Business Industrial zone be considered by Council;

AND THAT pursuant to the provisions of the City of Kelowna Council Policy #307 and Section 890 of the Local Government Act the requirement for the public hearing be waived;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction.

2.0 SUMMARY

The applicant is seeking to rezone the subject properties from the I3 – Heavy Industrial Zone to the I1 – Business Industrial zone.

3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of February 15, 2005 it was resolved :

THAT the Advisory Planning Commission support application Z05-0006 to rezone from the I3-Heavy Industrial zone to the I1-Business Industrial zone in order to accommodate office uses (call centre) in the existing building on the subject property.

4.0 BACKGROUND

The subject property was formerly part of the Western Star complex.

4.1 The Proposal

The applicant is seeking to rezone the subject properties in order to accommodate a new tenant. The proposed tenant is a call centre operation. The subject property is currently zoned I3 – Heavy Industrial and a call centre (business support service/office use) would not be a permitted use in this zone. The applicant is therefore seeking to rezone the subject properties from the I3 – Heavy Industrial zone to the I1 – Business Industrial zone.

There is one existing structure located on the subject properties. The 8297m² building is currently divided into three large units. The easternmost (and largest) unit is currently occupied by Sun Valley Foods. The other two units are currently vacant. The proposed call centre would occupy one of these units. The applicants foresee a second office related use occupying the second vacant unit at some point in the future. The proposed call centre may provide in the range of 400 jobs when completely staffed and may accommodate up to 250 staff on-site at any one time.

At the present time there are 443 parking stalls located on the subject property which satisfies the 196 stalls which the bylaw would require for the types of uses existing and proposed.

The applicants are not proposing any new construction on the subject properties and therefore no development permit will be required as a condition of this rezoning.

The application meets the requirements of the I1 – Central Industrial zone as follows:

CRITERIA	PROPOSAL	I4 - ZONE REQUIREMENTS
Lot Area (m ²)	4.11Ha	2000m ²
Lot Depth (m)	212m (approx.)	35.0m
Lot Width (m)	150m (approx.)	20.0m
Setbacks		
Side Yard (e)	42m	0.0m
Side Yard (w)	56m	0.0m
Rear Yard	7.6m	0.0m
F.A.R.	0.20	1.2
Parking	196	443
Bicycle Storage	56 spaces	56 spaces

4.2 Site Context

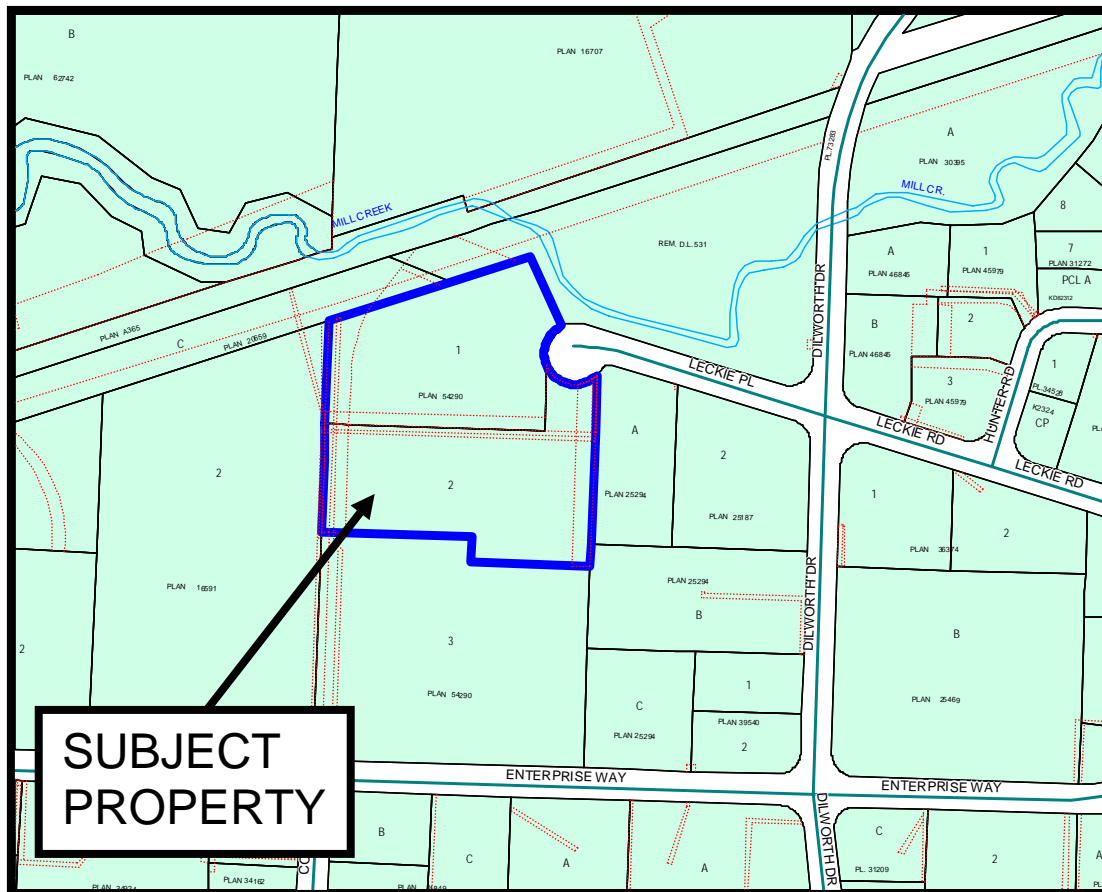
The subject properties are located on the westernmost end of Leckie Place.

Adjacent zones and uses are:

- North - P4 – Utilities – Kelowna Cemetery
- East - I3 – Heavy Industrial – Keldon Development Ltd.
- South - I3 – Heavy Industrial – Crown Packaging
- West - I2 – General Industrial – Former Western Star site

2.3 Site Location Map

Subject Properties: 2120 and 2130 Leckie Place



4.4 Proposed Development Potential

The purpose of the I3 – Heavy Industrial Zone is to provide a zone for the development of planned industrial business parks containing clean industrial and office uses with limited outdoor storage and to provide for industrial business sites for transition from heavier industrial uses to other uses.

4.5 Current Development Policy

4.5.1 Kelowna Official Community Plan

Future Land Use Map 19.1 of the Official Community Plan designates the subject properties as Industrial. This future land use designation is consistent with the zoning change as proposed in this development application.

The OCP also advocates the following:

- Cooperate with agencies such as the Economic Development Commission to encourage the retention of existing clean industries and the attraction of new “clean” industries in order to create a healthy and diverse economic base that fulfills the City’s growth management and industrial objectives.
- Consider, when evaluating rezoning applications, the degree to which industrial proposals contribute to the efficient use of serviced land within existing industrial areas.
- Focus on attracting job-intensive, high-technology, knowledge base, non-polluting businesses to the City.
- Encourage only those new industrial developments that are compatible with surrounding land uses.

4.5.2 Kelowna Strategic Plan (1992)

The Kelowna Strategic Plan adopted in 1992 advocates the following with regard to Industrial Uses:

- To reserve land for various forms of industrial use
- The City will in its Official Community Plan, reserve and designate lands for various forms of industrial use including lands along Hwy.97, the north end of the Central City and industrial area in the Winfield area for heavier industrial uses.

5.0 TECHNICAL COMMENTS

5.1 Works and Utilities

5.2 Inspection Services

It appears that the required parking for the new office is available on site. The submitted DP drawings are not showing any TI improvement. However, a complete BC Building Code Analysis is required to justify the compliance of the proposed design to all aspects of Life Safety.

5.3 Fire Department

No comment.

5.4 Fortis BC

Serviced by Fortis at present. No further requirements.

5.5 Ministry of Transportation

5.6 Public Health Inspector

No comment.

5.7 RCMP

No comment.

5.8 School District #23

No response.

5.9 Shaw Cable

Owner/developer to supply and install and u/g conduit system.

5.10 Telus

No response.

5.11 Terasen Utility Services

No response.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department has no concerns with proposed change in land use to allow additional office uses (call centre) on this site. The proposed rezoning is supported by applicable OCP policy. Staff also notes that the proposed call centre will provide up to 400 jobs to the local economy and space remains available in the existing building for future expansion or a similar type use.

The subject property is located in an Urban Centre and the proposal meets or exceeds all applicable zoning bylaw standards. The applicant will be required to either consolidate the subject properties or link them by covenant prior to final approval of this rezoning application.

Andrew Bruce
Manager of Development Services

AB/rs
Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site Plan
- Building Elevations