
**CITY OF KELOWNA
MEMORANDUM**

Date: March 3, 2005
File No.: TA05-0002
To: City Manager
From: Planning and Corporate Services Department
Subject: Proposed Amendment to development regulations of the I4 – CENTRAL INDUSTRIAL zone, within Zoning Bylaw No. 8000, reducing the front yard setback from 6.0 m required to 0.0 m proposed.

REPORT PREPARED BY: Nelson Wight

1.0 RECOMMENDATION

THAT Zoning Bylaw Text Amendment Application No. TA05-0002 to amend the City of Kelowna Zoning Bylaw No. 8000 by amending the wording in the I4 – Central Industrial zone, as outlined in the report of the Planning and Corporate Services Department dated February 17, 2005 be considered by Council;

AND THAT the zone amending Bylaw be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

This application seeks to reduce the front yard setback in the I4 – Central Industrial zone from 6.0 m to 0.0 m.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on March 1, 2005 the Advisory Planning Commission reviewed this application, and the following recommendation was passed:

THAT the Advisory Planning Commission support application TA05-0002 to the development regulations of the I4 – CENTRAL INDUSTRIAL zone, within Zoning Bylaw No. 8000, reducing the front yard setback from 6.0 m required to 0.0 m proposed, except where the front yard is directly across a street from residential development, in which case it is 6.0 m.

4.0 PROPOSAL

The following table details the wording change involved in this initiative:

Section	Existing Wording	Proposed Amendment
Section 15.4.5 (c) I4 – Central Industrial Zone General Regulations	The minimum front yard is 6.0 m.	The minimum front yard is 0.0 m, except where the front yard is directly across a street from residential development, in which case it is 6.0 m

5.0 Current Development Policy

5.1.1 Kelowna Official Community Plan (OCP)

Guidelines for Industrial Development

Access:

- Design should facilitate pedestrian and bicycle access.

- Vehicle access should not interfere with pedestrian movement.
- Vehicle access (including parking and loading) should be, wherever possible, from a lane.
- Pedestrian access should be clearly marked.

Amenities:

- Appropriate, high quality, public spaces which provide links to surrounding areas and open space relief should be encouraged (community amenity bonuses may be applicable);

Ancillary Services/Utilities:

- Loading, garbage and other ancillary services should be located at the rear of buildings.
- Utility service connections should be screened from view or be located so as to minimize visual intrusion.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

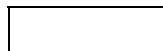
Staff have noted that the present front yard setback requirement compromises the efficient development of the properties in this zone. The typical outcome, particularly on smaller lots, is a undersized space that is undesirable as a open area for employees, customers, or clients of the businesses that operate in this area. This space is often unsuitable for parking due to the limited area available for parking stalls and drive aisles, in addition to creating conflicts between pedestrians and vehicles.

Staff consider that reducing this front yard setback to 0.0 m would allow the development community to better meet the guidelines for industrial development, as identified in Section 10.2 of the Kelowna 2020 – Official Community Plan. Reduction of this requirement could also provide improved usability of these properties, without compromising any of the planning objectives for the City. The one exception to this reduced setback requirement is where a subject property front yard is directly across a street from residential development. In these situations, the 6.0 m front yard setback requirement shall remain.

Andrew Bruce

Development Services Manager

Approved for inclusion



R.L. (Ron) Mattiussi, ACP, MCIP

Director of Planning & Corporate Services

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