
**CITY OF KELOWNA
MEMORANDUM**

Date: June 9, 2005
File No.: TA05-0004
To: City Manager
From: Planning and Corporate Services Department
Purpose: To amend Zoning Bylaw 8000, Section 2.3.3 – General Definitions to add a definition for Industrial High Technology Research and Product Design and to amend Section 15.4.2 of the I4-Central Industrial Zone to include Industrial High Technology Research and Product Design as a Principal Use.

REPORT PREPARED BY: Keiko Nittel

1.0 RECOMMENDATION

THAT Zoning Bylaw Text Amendment No. TA05-0004 to amend City of Kelowna Zoning Bylaw No. 8000, Section 2.3.3 – General Definitions to add a definition for Industrial High Technology Research and Product Design and to amend Section 15.4.2 of the I4-Central Industrial Zone to include Industrial High Technology Research and Product Design as a Principal Use be considered by Council;

AND THAT Zoning Bylaw Text Amendment No. TA05-0004 be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

Staff are proposing to amend the Zoning Bylaw by adding the use of “Industrial High Technology Research and Product Design” to the General Definitions section (Section 2.3.3) and to the list of Principal Uses in the I4-Central Industrial Zone (Section 15.4.2).

3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting of April 26, 2005, and the following recommendation was passed:

THAT the Advisory Planning Commission supports Text Amendment No. TA05-0004, to amend Section 2.3.3 – General Definitions to add a definition for Industrial High Technology Research and Product Design and to amend Zoning Bylaw 8000, Section 15.4.2 of the I4-Central Industrial Zone to include Industrial High Technology Research and Product Design as a Principal Use.

4.0 PROPOSAL

The proposed text amendment creates and defines the use of “Industrial High Technology Research and Design” which is to be added as a principal use in the I4- Central Industrial zone. The amendment would facilitate the location of high tech businesses within the industrial area located to the north of the downtown. The definition, as per Schedule “A”, clarifies that this use may included up to 25% of the space to be used for an office component of the business.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning & Corporate Services Department is supportive of the proposed text amendment. The Official Community Plan's Industrial Policies (Section 10) call for a focus on attracting job-intensive, high-technology, knowledge-based, non-polluting businesses to the City. In addition, the policies encourage the redevelopment of industrially designated lands north of the Downtown Urban Centre for high-tech projects and buildings, including the potential for "incubator space" for smaller businesses. Due to the close proximity of the Central Industrial zone to the downtown, as well as the residential area to the north, Staff feel that the I4- Central Industrial area is an appropriate location for such a use.

Andrew Bruce
Development Services Manager
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R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services
Approved for inclusion ☐

SCHEDULE “A”

ADD the following to Section 2.3.3 – General Definitions

Industrial High Technology Research and Product Design means the research and/or design, including the manufacture an/or distribution, of products used in the fields of computer software and programming, electronics, telecommunications, aeronautics, precision engineering, robotics, biochemistry, health care, and related industries. Related industries may include business services such as data storage, provision of server space, and servicing of computer equipment. This use may include up to 25% of the space to be used for an office component.

ADD the following as a Principal Use to Section 15.4.2 - I4- Central Industrial Zone:

Industrial High Technology Research and Product Design