
CITY OF KELOWNA

MEMORANDUM

Date: September 23, 2005
File No.: Z05-0050
To: City Manager
From: Planning & Corporate Services Department
Subject:

APPLICATION NO. Z05-0050 **APPLICANT:** Harold Schneider

AT: 3302-3316 Appaloosa Rd. **OWNER** 694230 B.C. Ltd.

PURPOSE: TO REZONE A PORTION OF THE SUBJECT PROPERTY FROM THE I2 – GENERAL INDUSTRIAL ZONE TO THE I1 – BUSINESS INDUSTRIAL ZONE.

EXISTING ZONE: I2 – GENERAL INDUSTRIAL ZONE

PROPOSED ZONE: I2 – GENERAL INDUSTRIAL ZONE, and
I1 – BUSINESS INDUSTRIAL ZONE

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z05-0050 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of part of Lot 1, Section 2, Twp 23, ODYD, Plan KAP77846, located on Appaloosa Road, Kelowna, B.C. from the I2 – General Industrial zone to the I2 – General Industrial and I1- Business Industrial zones as shown on Map "A" attached to the report of Planning & Development Services Department, dated September 23, 2005, be considered by Council;

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

SUMMARY

The Applicant has applied to rezone the westerly portion of the subject property from the I2 – General Industrial zone to the I1 – Business Industrial zone to allow for a more desirable range of uses on this portion of the site. In particular, the Applicant wishes to develop 40% of the available gross floor area for office space, which is not a permitted use under the present I2 zone. The remaining floor area is proposed to be developed as follows: 40% general industrial, and 20% warehousing.

2.0 ADVISORY PLANNING COMMISSION

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of August 2, 2005 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z05-0050, for 3302-3316 Appaloosa Road, Lot 1, Plan 77846, Sec. 3, Twp. 23, ODYD, by 694230 BC Ltd. (Harold Schneider), to rezone from the I2-General Industrial zone to the I1-Business Industrial zone in order to allow for expanded office use.

3.0 BACKGROUND

3.1 The Proposal

This application contemplates a split zoning of the subject property to allow for a broader range of uses on the westerly portion of the site, which is to be developed under the I1 – Business Industrial zone. The easterly portion will remain as I2 – General Industrial, pursuant to the previous approvals granted under applications Z04-0062 and DP04-0143.

The proposed I1 portion is to contain two identical industrial buildings, each having a building footprint of 1036 m² and a gross floor area of 1508 m². Each building is to be split into six (6) different tenant spaces, with some of the units containing an upper floor. All required parking is to be provided at grade, with vehicular access to the site from Appaloosa Road.

The table below shows this application's compliance with the I1 zoning requirements:

Project details	Site area: 33,500 m ² (8.2 ac)	
	Area of proposed I1 portion 7,356 m ² (1.8 ac)	
	Proposed Footprint: Building 1 1,036 m ²	
	Proposed Footprint: Building 2 1,036 m ²	
	Proposed GFA: Building 1 1,508 m ²	
	Proposed GFA: Building 2 1,508 m ²	
CRITERIA	PROPOSAL	I1 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	33,500 m ² (8.2 ac)	4,000 m ² (I1 and I2)
I1 portion of site	7,356 m ² (1.8 ac)	4,000 m ²
Lot Width	128 m	40.0 m
Lot Depth	250 m	35.0 m
Development Regulations		
Floor Area Ratio	0.41	1.2
Height	8.23 m	lesser of 16 m or 3 storeys
Front Yard	8.75 m	6.0 m
Side Yard (west)	16.62 m	4.5 m
Side Yard (east)	meets requirements	0.0 m
Rear Yard	meets requirements	0.0 m
Other Regulations		

Outdoor Storage	meets requirements	There is to be no outside storage of material or equipment, except that commercial vehicles and equipment, not in a state of disrepair, are allowed provided that the area used for storage does not exceed the building area used by the business to carry on its operations and shall be screened from view from any street or lane and from adjacent properties.
Setback to parking	meets requirements	Parking or loading are not permitted in the required front yard.
No General Industrial Uses That Would Cause a Nuisance	(unknown)	No general industrial 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. Autobody repair and paint shops are not permitted in this zone.
Security Operator	(unknown)	Only one residential security/operator unit is permitted on a site.
Parking	72 spaces provided	<p>General Industrial: 2.0 per 100 m² GFA: $2 \times (\text{GFA } 40\% \text{ of } 3,016 \text{ m}^2)/100 = 2 \times 12.06 = \mathbf{24.1}$ spaces required.</p> <p>Warehouse: 0.5 per 100 m² GFA; minimum 5: $0.5 \times (\text{GFA } 20\% \text{ of } 3,016 \text{ m}^2)/100 = 0.5 \times 6.0 = \mathbf{3.0}$ spaces required.</p> <p>Office: 2.5 per 100 m² GFA: $2.5 \times (\text{GFA } 40\% \text{ of } 3,016 \text{ m}^2)/100 = 2.5 \times 12.06 = \mathbf{30.2}$ spaces required</p> <p>Total: $24.1 + 3.0 + 30.2 = \mathbf{58}$</p>

The subject property is located northeast of the intersection of Hollywood Road North and Appaloosa Road. Much of the surrounding area east of Hollywood Road North is under development for various industrial uses. Lands west of Hollywood Road North are currently zoned for rural residential uses. More specifically, the adjacent land uses are as follows:

Site Location Map

[illegible]

3.3 Development Potential

The purpose of the I2 – General Industrial zone is to provide for general industrial uses. The purpose of the I1 – Business 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.

3.4 Current Development Policy

3.4.1 City of Kelowna Strategic Plan (2004)

Objective #5 – Achieve accessible, high quality living and working environments.

Objective #7 – Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

3.4.2 Kelowna 2020 Official Community Plan (OCP)

Future Land Use Designation - The property is designated “Industrial”, pursuant to Map 19.1 of the OCP.

Section 10.2 Development Permit Guidelines for Industrial Development

- All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- - All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- - All development should promote safety and security of persons and property within the urban environment (CPTED).
- - All development should minimize impacts resulting from on-site activities and processes that could negatively affect adjacent land uses.

4.0 TECHNICAL COMMENTS

4.1 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. Engineered fire flows should determine hydrant requirements.

4.2 Inspection Services

Review hydrant placement with fire dept. The location appears too close to the building and ensure 90m max distance to principal entrances to bldgs.

4.3 Parks Department

Property owners will be responsible to weed, water and mow the boulevards adjacent to their properties. They will also be responsible for maintaining the boulevard in a reasonably tidy condition, free and clear of garbage, litter or debris. All plant material (trees, shrubs, ground covers and sod) used in the boulevard to be reviewed and approved by Parks Staff. All entry feature signs for the proposed development will be

located on private property and not on the City's boulevard lands and be in compliance with the City's Signage Bylaw No. 8235.

4.4 Interior Health

Any public facility operations (food restaurant pool) require plans approval by Health prior to construction. Also same applies to any strata shared pool or whirlpool structures.

4.5 Shaw Cable

Owner/developer to install an underground conduit system per Shaw Cable drawings and specifications.

4.6 Telus

Will provide underground facilities. Developer will be required to supply and install conduit.

4.7 Works & Utilities

The works and Utilities Department comments and requirements regarding this application to rezone the subject property from I2 to I1 are as follows:

- a) All the frontage and servicing upgrades were identified in our report under file Z04-0062. The developer has completed all services improvements and the subject property meets all the servicing requirements as per the subdivision and Servicing Bylaw.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

Staff has no concerns with the proposed rezoning application, due to its consistency with the relevant policies contained within the Kelowna 2020 Official Community Plan. In order to conform to the I1 regulations, the Applicant revised the site plan in the following manner:

- Relocated non-conforming parking stall locations next to Hollywood Road North to run adjacent to the building.
- Relocated the disabled parking stall number such that it is not in a location requiring the user to navigate across an entrance drive aisle.

Andrew Bruce
Development Services Manager

Approved for inclusion ☐

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services

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ATTACHMENTS

Location of subject property
Site Plan (I1 portion of site)
Elevations
Map "A"