

AND THAT Zoning Bylaw Text Amendment No. TA06-0002 to amend City of Kelowna Zoning Bylaw No. 8000 by replacing the existing CD15 Map 1 (Zoning Map) with revised CD15 Map 1 (Zoning Map) as outlined in the report of the Planning & Corporate Services Department dated March 8, 2006 be considered by Council;

AND FURTHER THAT OCP Bylaw Amendment No. OCP06-0002 and Zoning Bylaw Text Amendment No. TA06-0002 be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

The applicant has requested a Text Amendment to the CD 15 – Airport Business Park zone to replace the existing CD15 – Map 1 (Zoning Map) with a new zoning map that shows a reduced amount of “commercial” area. As well, this text amendment also seeks to designate the entire Phase 1 area as a “Development Permit Area”. As this proposed Text Amendment impacts the Future Land Use Designation of this portion of the subject property within the Official Community Plan, the applicant has also made application for an Official Community Plan amendment to deal with this requested change.

3.0 BACKGROUND

3.1 The Proposal

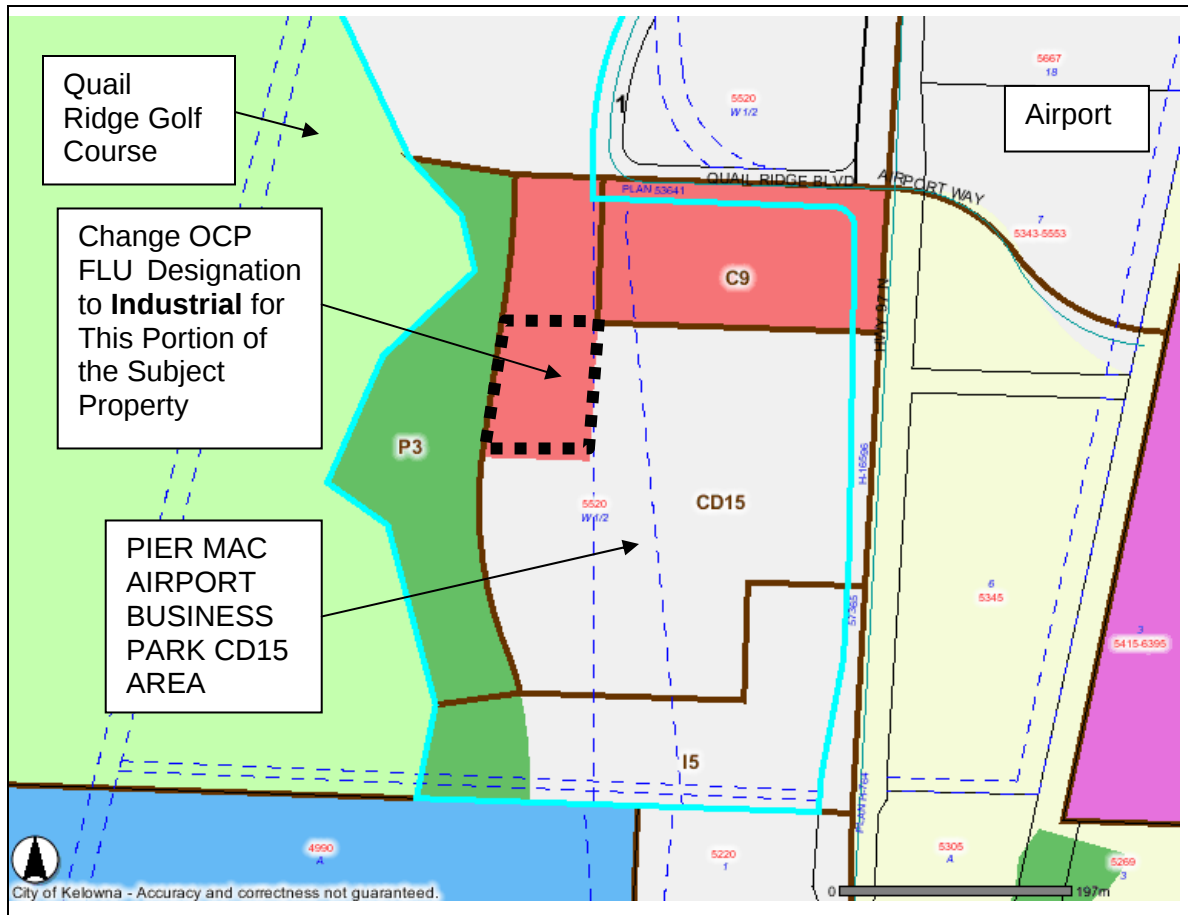
The applicant received final adoption of a zone amending bylaw in July 25, 2005 which created the CD15 – Airport Business Park zone. This rezoning application rezoned the portion of the Pier Mac property south of the main access road across from Airport Way, to the newly created CD15 – Airport Business Park zone, C9 – Tourist Commercial zone, and P3 – Parks and Open Space zone. The CD15 – Airport Business Park zone includes a map, identifies as Map 1, which indicates which location of the CD15 zone is for Industrial uses, and which portion is to be used for Commercial uses.

This current application seeks to substitute a new Map 1, with a reduced Commercial area into the CD 15 zone. However, it has been necessary to amend the Official Community Plan Future Land Use Designation for this portion of the subject property, as the OCP FLU map specifically identified this portion of the subject property as “Commercial”, where the revised zoning map indicates that the land use is “Industrial”. Included with this OCP amendment is also the request to designate this portion of the site as a “General Commercial and Industrial Development Permit Area”. It was originally intended that this portion of the subject property be designated as a DPA during the original development application, but was overlooked.

3.2 Site Context

The subject property is located between the east boundary of the Quail Ridge Development and Highway 97 N. The property slopes down west to east from the Quail Ridge development to the Highway. The southern end of the property has been used for gravel extraction and related uses. The property has a road reserve in place that protects for a future alignment of Hollywood Road that is anticipated to connect to Quail Ridge Boulevard.

SUBJECT PROPERTY MAP



Adjacent zones and uses are, to the:

- North - A1 – Agriculture 1 / field, agricultural uses
- East - A1 – Agriculture 1 / Highway 97, Vacant
CD 12 – Airport / Airport
- South - A1 – Agriculture 1
P4 - Utilities
- West - CD6 – Comprehensive Residential Golf Resort/Quail Ridge development

3.3 Existing Development Potential

The existing CD15 – Airport Business Park zone permits: animal clinic – major, auctioneering establishments, automotive rentals, broadcasting studios, business support services, care centres - major, commercial storage, contractor services – limited, custom indoor manufacturing, emergency and protective services, food primary establishments, fleet services, general industrial, liquor primary establishment – minor, non-accessory parking, offices, recycling depots, vehicle and equipment services – industrial, warehouse sales, utility services - minor

impact as principal uses in the Industrial area noted on CD15 Map 1, and: business support services, food primary establishment, financial services, gas bars, health services, liquor primary establishment - minor, offices, participant recreation services - indoor, personal service establishments, private clubs, recycled materials drop-off centres, retail liquor sales establishment, retail stores - general, as principal uses in the Commercial area noted on CD15 Map 1. The secondary uses for areas noted as Industrial on CD15 Map 1 are: residential security/operator unit and outdoor storage.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The Kelowna Official Community Plan identifies this portion of the subject property as “Industrial” and “Commercial” future land use designations. There has been an OCP amendment application made to amend the boundary between the “Industrial” and “Commercial” designations.

Staff have reviewed this application, and it may move forward without affecting either the City's financial plan or waste management plan

3.4.2 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future and has identified as one of the themes that overall, residents aspire to live in a community that:

- works to develop and maintain a strong, diversified local economy that offers residents opportunities for high-paying jobs
- embraces the social, cultural and physical well-being of its residents through the delivery of quality services at a reasonable price, the development and maintenance of quality infrastructure and built forms, and meaningful opportunities to be involved in major decisions made by the City.

The City of Kelowna Strategic Plan 2004 also states as an Objective;

- Aid in the growth and progress of Kelowna as a desirable place to do business.

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments have been submitted:

4.1 Inspection Services

No Comment.

4.2 Policy Research and Strategic Planning

The subject property is currently designated as combination of Industrial, Commercial and Major Park / Open Space.

This proposal is to convert a portion of the Commercial area to Industrial within the CD 15 zone. As noted above, these designations are duplicated in the OCP it would be necessary to also amend the OCP to make a similar change.

At some point in the future, OCP Map 6.2 will need to be amended by adding the General Commercial and Industrial DP Areas designation to that portion of what will become the extension of Hollywood Road through the subject property.

Given that there would be reduction in the proposed commercial land in favour of industrial within this development we would have no objection and recommend that the application be supported subject to a concurrent OCP Amendment that changes the Generalized Future Land Use Map 19.1.

4.3 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this application are as follows:

General.

- a) The proposed text amendment to change some of the area designation from commercial to industrial does not compromise Works and Utilities servicing requirements. Typically an industrial property requires less domestic water, and generates less trips than a commercial property.
- b) The increased fire flow requirement can adequately be met since the system has been designed and constructed for the protection of the adjacent industrial lands.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

The Planning and Corporate services Department does not have concerns with this change in land use within the CD15 – Airport Business Park zone. This application to reduce the commercial designated lands in the first phase area and increase the size of the Industrial area is not considered a major change to the overall land use pattern in this area. There will be new applications in the future to rezone that area to the north of the Quail Ridge Boulevard after the gravel extraction is complete.

In light of the above, the Planning and Corporate Services Department supports this application, and recommends for positive consideration by Council.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

PMc/pmc
Attach.

Attachments

(Not attached to the electronic copy of the report)

Subject Property Map

Map A – Amended Development Permit area map

Map B – Amended OCP Future Land Use designation map

Map 1 – Revised Zoning Map for CD15 Airport Business Park zone

Map 1 – Existing Zoning Map for CD15 Airport Business Park zone (for reference)