
CITY OF KELOWNA

MEMORANDUM

Date: June 1, 2006

File No.: OCP06-0004/Z06-0016

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO.: OCP06-0004/Z06-0016 **OWNER:** 612333 BC Ltd.

AT: 1642 Commerce Avenue **APPLICANT:** Hans Neumann

PURPOSE: TO AMEND THE OFFICIAL COMMUNITY PLAN FUTURE LAND USE DESIGNATION FROM THE INDUSTRIAL TO COMMERCIAL.

TO REZONE THE SUBJECT PROPERTY FROM THE I1 - BUSINESS INDUSTRIAL ZONE TO THE C10 - SERVICE COMMERCIAL ZONE.

EXISTING ZONE: I1 - BUSINESS INDUSTRIAL

PROPOSED ZONE: C10 – SERVICE COMMERCIAL

REPORT PREPARED BY: KEIKO NITTEL

1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP06-0004 to amend Map 15.1 of the Kelowna Official Community Plan (2000 - 2020) Bylaw No. 7600 by changing the Future Land Use designation of Lot 5, DL 125, ODYD, Plan KAP73825 located on Commerce Avenue, Kelowna, B.C., from the Industrial designation to the Commercial designation be considered by Council;

AND THAT Rezoning Application No. Z06-0016 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, DL 125, ODYD, Plan KAP73825 located on Commerce Avenue, Kelowna, B.C. from the I1 - Business Industrial zone to the C10 - Service Commercial zone be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP06-0004 and zone amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

The amend the future land use designation to commercial and rezone the subject property to the C10- Service Commercial zone.

3.0 ADVISORY PLANNING COMMISSION

The above-noted applications were reviewed by the Advisory Planning Commission at the meeting of March 28, 2006, and the following recommendations were passed:

THAT the Advisory Planning Commission supports Official Community Plan Amendment No. OCP06-0004, for 1642 Commerce Avenue, Lot 5, Plan 73825, Secs. 27 & 28, Twp. 26, ODYD, by Hans Neumann, to amend the Official Community Plan Future Land Use designation from Industrial to Commercial;

AND THAT the Advisory Planning Commission supports Rezoning Application No. Z06-0016, for 1642 Commerce Avenue, Lot 5, Plan 73825, Secs. 27 & 28, Twp. 26, ODYD, by Hans Neumann, to rezone from the I1-business Industrial zone to the C10-Service Commercial zone.

4.0 THE PROPOSAL

The subject property is currently zoned I1- Business Industrial with a future land use designation of industrial. The applicant is proposing to amend the future land use designation to commercial and rezone the property to the C10 – Service Commercial zone. The applicant is proposing to construct a new warehouse sales building.

The application meets the requirements of the C10- Service Commercial zone as follows:

CRITERIA	PROPOSAL	C10- Service Commercial
Site Area	5330m ²	1000.0 m ²
Lot Width	45.7m	30.0 m or 40.0m if no lane
Lot Depth	88.2m	30.0m
Site Coverage		60%
Total Floor Area	2735.9m	
Height	9.8m/ 2 storeys	12.0m or 3 storeys
Setbacks		
- Front	4.0m	2.0 m
- Rear	17.0m	0.0 m
- Side	0.0m	0.0 m
- Side	13.9m	0.0 m
Parking Spaces (#)	62 spaces	2.5/100m ² x 2364.3 m ² = 60 0.5/100m ² x 371.6m ² = 2 TOTAL 62 spaces
Loading Space	2 spaces	1 per 1900m ² GFA (2 spaces)
Bicycle Parking	23 spaces	0.20 per 100m ² Class 1 = 6 0.60 per 100m ² Class 2 = 17 TOTAL 23 spaces

4.1 Site Context

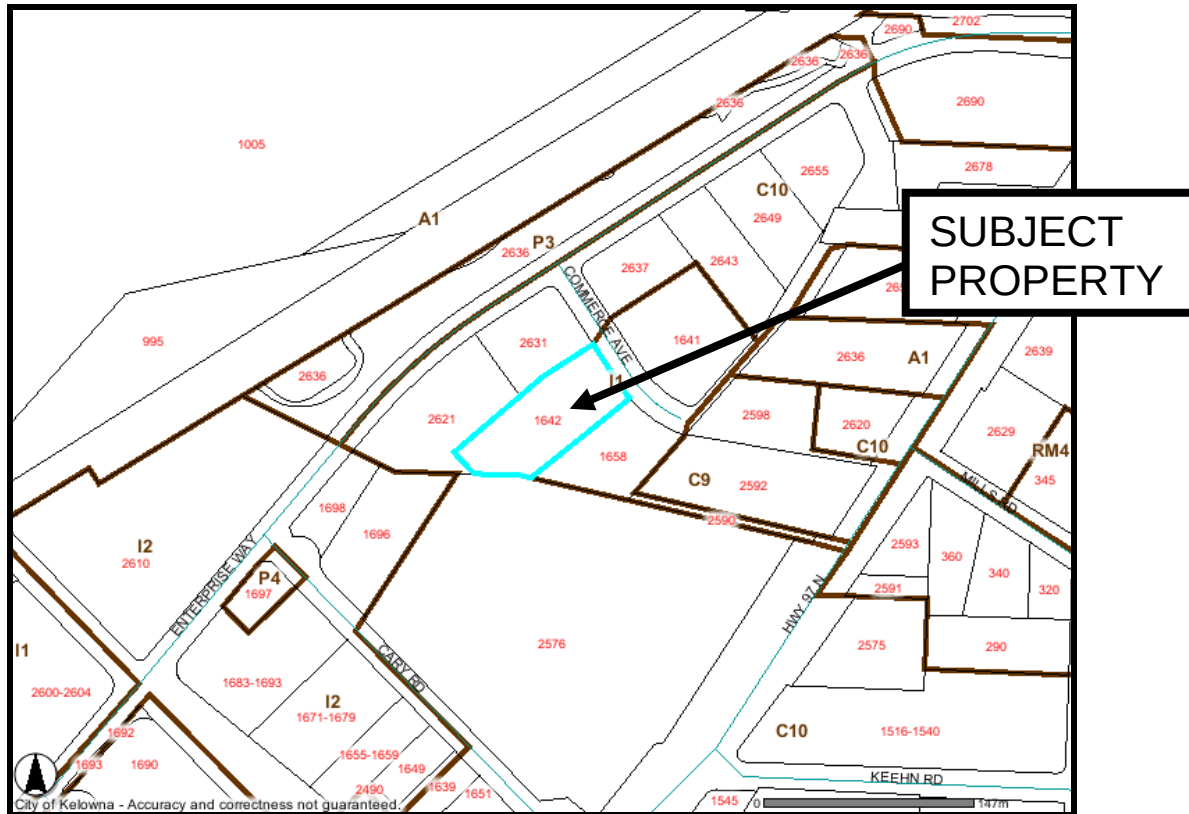
The subject property is located on Commerce Avenue between Enterprise Way and Highway 97N.

Adjacent zones and uses are:

North - I1- Business Industrial

East - I1- Business Industrial
South - C10 – Service Commercial
West - C10 – Service Commercial

4.2 Site Location Map



4.3 Current Development Policy

- .1 Kelowna Official Community Plan (2000-2020)
The proposal is inconsistent with the industrial land use designation of the Official Community Plan. Should the property be rezoned to commercial, new development should be consistent with OCP Commercial guidelines which states that all Development should provide visual interest and human scale. All development should be an appropriate response to its physical context. Buildings, structures and additions should be designed and sited in a manner compatible with adjacent buildings and open areas.
- .2 City of Kelowna Strategic Plan (2004)
“The City will, in its plans and policies concerning future urban development, place an emphasis on more efficiently using serviced land within existing urban areas through infill, and will provide for an increased density of development within established urban areas through redevelopment of areas which are in transition. Urban areas which are targeted include the Central City area with emphasis on the waterfront and north end, Rutland and South Pandosy particularly along major traffic arteries and near the town centres, the Glenmore Valley and Highway 97 corridor”.

- .3 Other Relevant Plans
Staff has reviewed this application, and it may move forward without affecting either the City's financial plan or waste management plan

5.0 TECHNICAL COMMENTS

5.1 Fire Department

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

5.2 Inspection Services

North elevation of proposed building requires a two hour fire separation with no permitted openings. Possible spatial separation calculations required at intersection of North and West property line.

5.3 Ministry of Transportation

No objections.

5.4 Parks Department

1. The City of Kelowna Boulevard Maintenance By-Law No. 5708-84 requires the residents to 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.

2. All proposed plant material (trees, shrubs, ground covers and sod) within the roadway boulevard will need to be reviewed and approved by Parks Staff prior to installation.

3. The planting of boulevard trees requires approval from Parks Staff prior to installation.

5.5 Telus

Will provide underground facilities; developer to supply and install conduit.

5.6 Works & Utilities

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

1. General.
 - a) Servicing requirements were addressed in our reports under files Z99-1002 and S99-001. The urbanized frontage is consistent with the requirements for the requested zone. There are no further servicing requirement triggered by this application.
 - b) The proposed development will be appropriately access via the existing registered reciprocal access with the property to the east.

- c) A detailed storm water management plan is required for the proposed development, it can be submitted at the time of the application for a building permit.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Development Services Department has few concerns with the development. The Official Community Plan supports commercial future land uses on the majority of the surrounding properties which are also zoned C10 – Service Commercial. As the surrounding area has redeveloped, the opportunity to preserve a significant component of industrial development in this location has been compromised. The proposed zoning of C10 on the subject property is therefore consistent with the surrounding area.

Andrew Bruce
Development Services Manager

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Attach.

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

ATTACHMENTS (not attached to the electronic version of the report)

- Location of subject property
- Site plan

