
CITY OF KELOWNA

MEMORANDUM

DATE: May 29, 2009
FILE NO: TA09-0003
TO: City Manager
FROM: Community Sustainability Division

APPLICATION NO. TA09-0003 **APPLICANT:** City of Kelowna

PURPOSE: TEXT AMENDMENT TO ADD "PARTICIPANT RECREATION SERVICES, INDOOR" AS A PRINCIPAL USE TO THE INDUSTRIAL AREAS IN THE AIRPORT BUSINESS PARK AS NOTED ON CD 15 MAP 1.

EXISTING ZONE: CD15 – AIRPORT BUSINESS PARK

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Zoning Bylaw Text Amendment No. TA09-0003 to amend City of Kelowna Zoning Bylaw No. 8000 by adding "Participant Recreation Services, Indoor" as a principle use to the industrial areas in the airport business park as noted on Comprehensive Development Zone 15 Map 1, be considered by Council;

AND THAT Zoning Bylaw Text Amendment No. TA09-0003 be forwarded to a Public Hearing for further consideration;

2.0 SUMMARY

The purpose of this Text Amendment is to add "Participant Recreation Services, Indoor" as a principal use to the industrial areas within the Airport Business Park.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on May 26, 2009, the APC passed the following motions:

THAT the Advisory Planning Commission support Text Amendment Application No. TA09-0003, by City of Kelowna, to add "participant recreation services, indoor" as a principal use to the industrial areas as noted on the CD 15 Map 1.

4.0 THE PROPOSAL

This application is being processed as a result of discussions with City Staff and a tenant within the Airport Business Park who would like to operate a business that would fall within the 'Participant Recreation Services, Indoor' use, which is permitted exclusively in



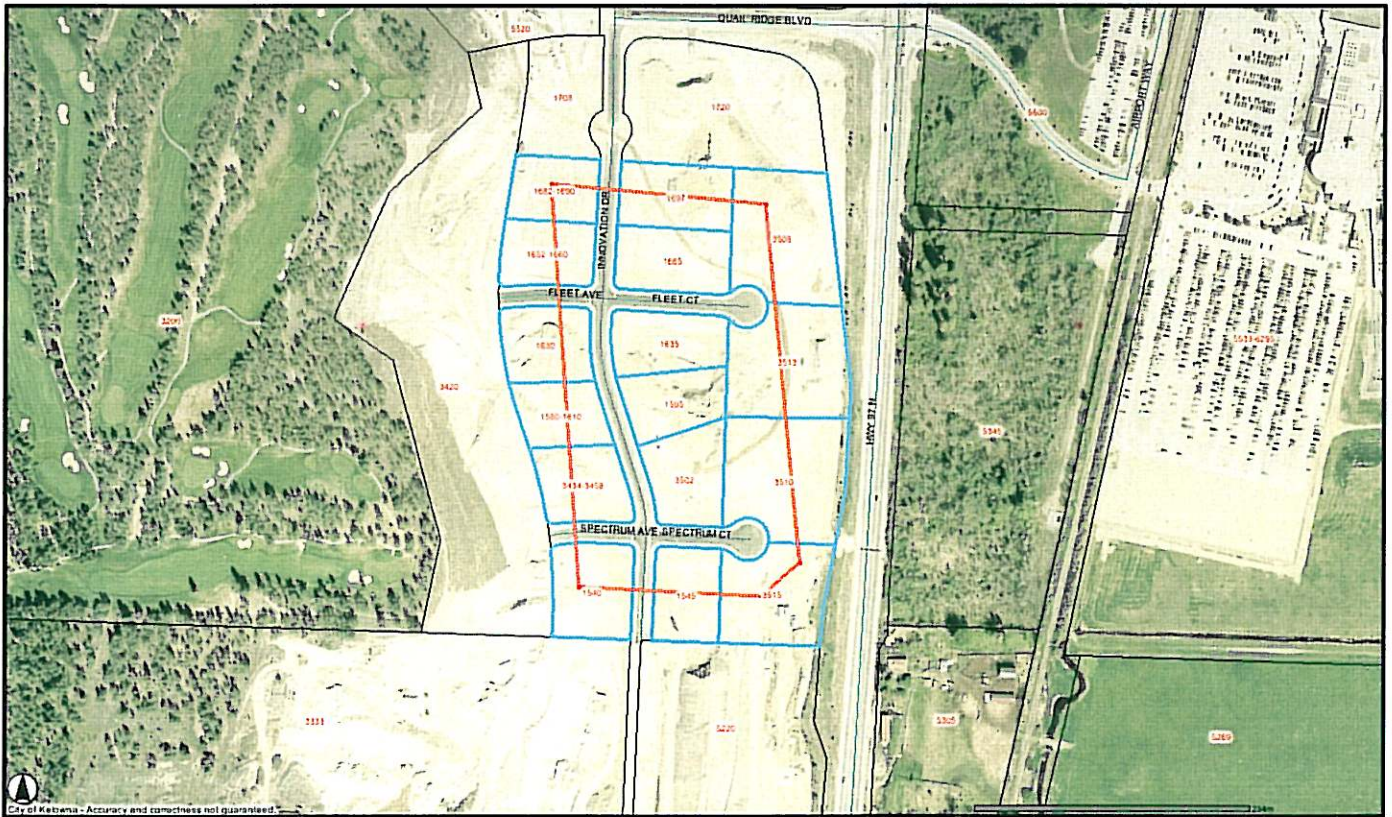
the areas noted as 'commercial on CD15 Map 1. The proposed use is permitted in three of the four industrial zones, specifically 'Participant Recreation Services, Indoor' is a permitted use in the I1, I2 and I4 zones. The 'Participant Recreation Services, Indoor' use is defined as:

PARTICIPANT RECREATION SERVICES, INDOOR means facilities within an enclosed **building** for sports, active recreation and performing and cultural arts where patrons are predominantly participants. Typical **uses** include but are not limited to athletic clubs, health and fitness clubs, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs.

As the CD15 – Airport Business Park zone is intended to be a light industrial business park the proposed use would not be in conflict with any of the other land uses permitted in this zone.

4.1 SUBJECT PROPERTY MAP

Industrial Airport Business Park Lots



5.0 TECHNICAL COMMENTS

5.1 Development Engineering

Onsite parking must meet bylaw requirements, ensure the added "Participant Recreation Services" component will not compromise parking requirements.

5.2 Building & Permitting

No Comment

6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

From a land use perspective Staff have no concerns with adding the 'Participant Recreation Services, Indoor' use to all properties within the CD15 – Airport Business Park zone. The Airport Business Park's commercially zoned properties currently permit the proposed use, while it is also consistent with a number of the Industrial zones in the Zoning Bylaw.



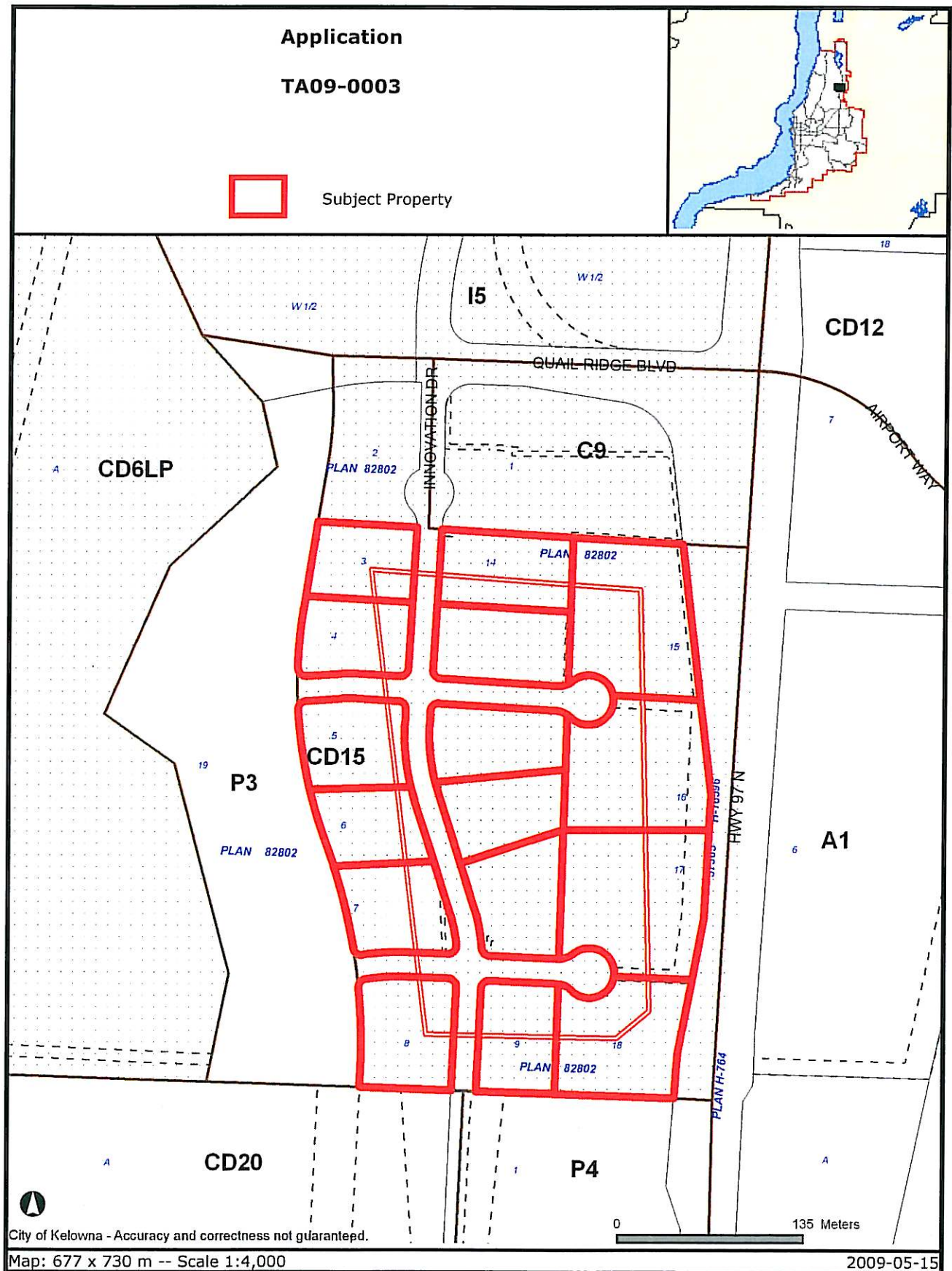
Danielle Noble
Urban Land Use Manager

Approved for Inclusion



Shelley Gambacort
Director of Land Use Management

SG/DN/aw



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 677 x 730 m -- Scale 1:4,000

2009-05-15

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.