

REPORT TO COUNCIL



Date: June 6, 2012

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: TA12-0006

Owner: Pier Mac Petroleum
Installations Ltd.,
Inc. No. BC0088127

Address: 1433 Velocity Street

Applicant: Robert Morrell

Subject: Text Amendment

Existing OCP Designation: Industrial

Existing Zone: CD15 - Airport Business Park

1.0 Recommendation

THAT Zoning Bylaw Text Amendment No. TA12-0006 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule 'A' attached to the Report of the Land Use Management Department dated June 6, 2012, be considered by Council;

AND THAT the Text Amendment Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

This text amendment application seeks to create a new definition of **Mobile Home Sales** and include this use in the CD15 zone to allow the display of mobile and manufactured homes.

3.0 Land Use Management

The Airport Business Park was comprehensively planned for high technology and general industrial and business uses to complement the City's northern gateway development nodes. The purpose for this zone is specific and it is noted that allowing a mobile home sale use could be seen to set a precedent for the sale of other equipment such as RV's, trucks and cars which are not deemed appropriate in a designated high technology/business park zone.

The proposal seeks to create a definition for "Mobile Home Sales" and add this use to the CD15-Airport Business Park zone. Given the mix of uses currently allowed in the zone, this use could complement some of the automotive oriented uses already permitted. The location of the business park is very central in the regional context. It is noteworthy that the term "mobile home sales" no longer resembles the image commonly associated with a mobile home and the product that will be displayed is similar to show homes in a newly developed subdivision.

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Notably, when considering the types of businesses that are located within the business park, the majority are “contractor services, limited” and supply the building industry with finished materials such as plumbing fixtures, countertops, glass products and heating systems. The business owner is anticipating that the neighbouring businesses will supply the required interior finishing materials for the mobile homes and create synergies with those businesses.

Given that this use is only being proposed for the industrial section of the park and that complementary uses are permitted within the CD15 zone, ‘Mobile Home Sales’ appears to be a reasonable fit for the zone.

4.0 Proposal

4.1 Project Description

A new business that sells custom manufactured mobile homes is seeking to locate within the City and has determined that the Airport Business Park is an ideal location given the highway frontage. The business constructs manufactured and modular homes that meet the BC Building Code regulations within the valley and is seeking a location to display the sales models. The homes have the look of regular constructed dwellings at a reduced cost. The business model anticipates supplying new attainable mobile dwellings to replace outdated units currently in the mobile home parks within the City.

The new definition is being created that would facilitate the business in this zone is:

MOBILE HOME SALES means development used for the sale and display of mobile homes.

The zone has detailed guidelines for outdoor storage and display. The guidelines limit the location of the storage in yards adjoining Highway 97, specify screening with landscaping and specifically prohibit toxic, noxious, explosive, and odorous materials. The zone further limits outdoor storage to 70% of the site frontage and must not be in a state of disrepair.

Should Council approve the use in the CD15 zone, a Development Permit to evaluate the site will be processed at a Staff level. The specific proposal includes locating 7 different prototypes and a sales office. Appropriate landscaping as required by the zone is planned.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 8.1 Focus on economic drivers that generate new and sustainable wealth.¹

Policy .1 **Sustainable Prosperity.** Assign priority to supporting the retention, enhancement and expansion of existing businesses and post secondary institutions and the attraction of new businesses and investment identified as bringing sustainable prosperity to Kelowna.

Objective 8.7 Provide a physical infrastructure that connects businesses to their markets.²

Policy .1 **Highway 97.** Recognize the role that Highway 97 plays as a goods and services transportation link between Kelowna and its business markets.

¹ Official Community Plan - Chapter 8 - Economic Development page 8.1

² Official Community Plan - Chapter 8 - Economic Development Page 8.3

6.0 Technical Comments

6.1 Development Engineering Department

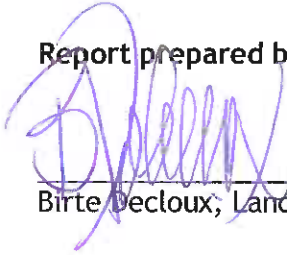
The Development Engineering comments and requirements regarding this proposed CD-15 text amendment are as follows:

- a) The proposed text amendment does not compromise any Municipal infrastructure.
- b) The proposed inclusion actually would be one of the lowest water and wastewater generating use within an industrial zone.

7.0 Application Chronology

Date of Application Received: May 9, 2012

Report prepared by:



Birte Decloux, Land Use Planner

Reviewed by:



Danielle Noble, Manager, Urban Land Use

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

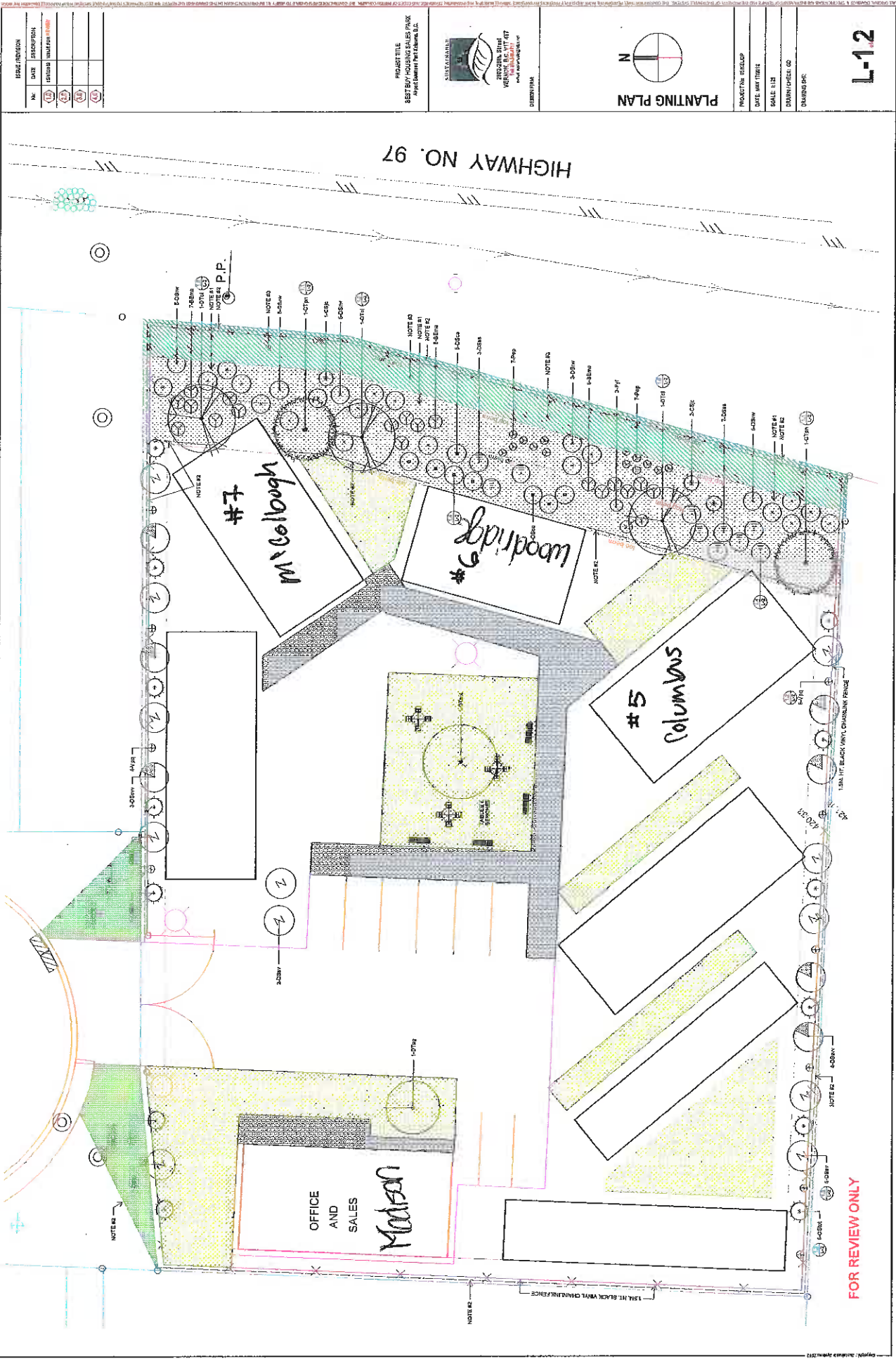
Landscape Plan
Schedule "A"

SCHEDULE 'A' TA12-0006

Zoning Bylaw 8000

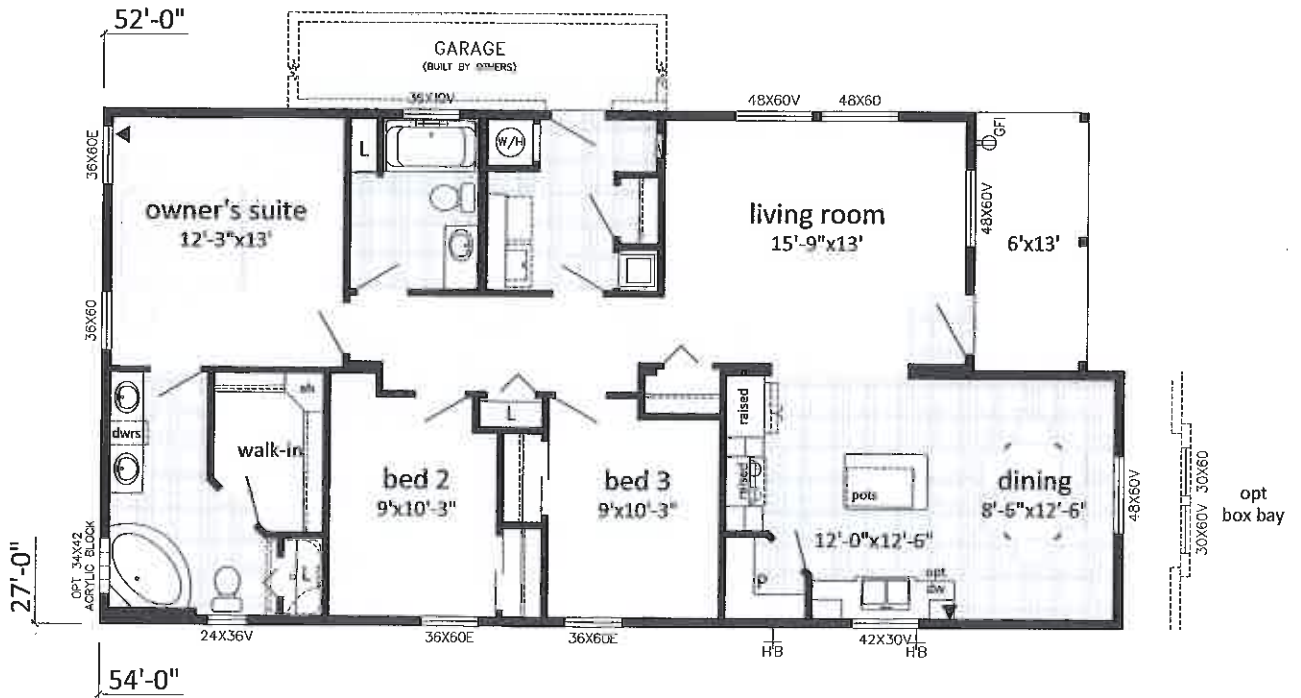
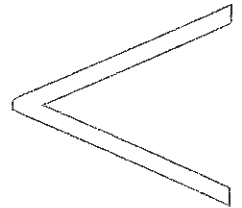
| No. | Section | Existing Text | Proposed Text |
|-----|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Section 2.3 General Definitions | none | MOBILE HOME SALES means development used for the sale and display of mobile homes. |
| 2 | <p>Schedule "B" - Comprehensive Development Zones</p> <p>CD15 - Airport Business Park</p> <p>Section 1.2 Principal uses</p> | <p>The principal uses for areas noted as industrial on CD15 Map 1 are:</p> <ul style="list-style-type: none"> (a) animal clinic, major (b) auctioneering establishments (c) automotive rentals (d) broadcasting studios (e) business support services (f) care centres, major (g) commercial storage (h) contractor services, limited (i) custom indoor manufacturing (j) emergency and protective services (k) food primary establishments (l) fleet services (m) general industrial (n) liquor primary establishment, minor (o) non-accessory parking (p) offices (q) participant recreation services, indoor (r) recycling depots (s) vehicle and equipment services, industrial (t) warehouse sales (u) utility services, minor impact | <p>The principal uses for areas noted as industrial on CD15 Map 1 are:</p> <ul style="list-style-type: none"> (a) animal clinic, major (b) auctioneering establishments (c) automotive rentals (d) broadcasting studios (e) business support services (f) care centres, major (g) commercial storage (h) contractor services, limited (i) custom indoor manufacturing (j) emergency and protective services (k) food primary establishments (l) fleet services (m) general industrial (n) liquor primary establishment, minor (o) non-accessory parking (p) offices (q) participant recreation services, indoor (r) recycling depots (s) vehicle and equipment services, industrial (t) warehouse sales (u) utility services, minor impact (v) Mobile Home Sales |

Proposed site plan w/ type of units.



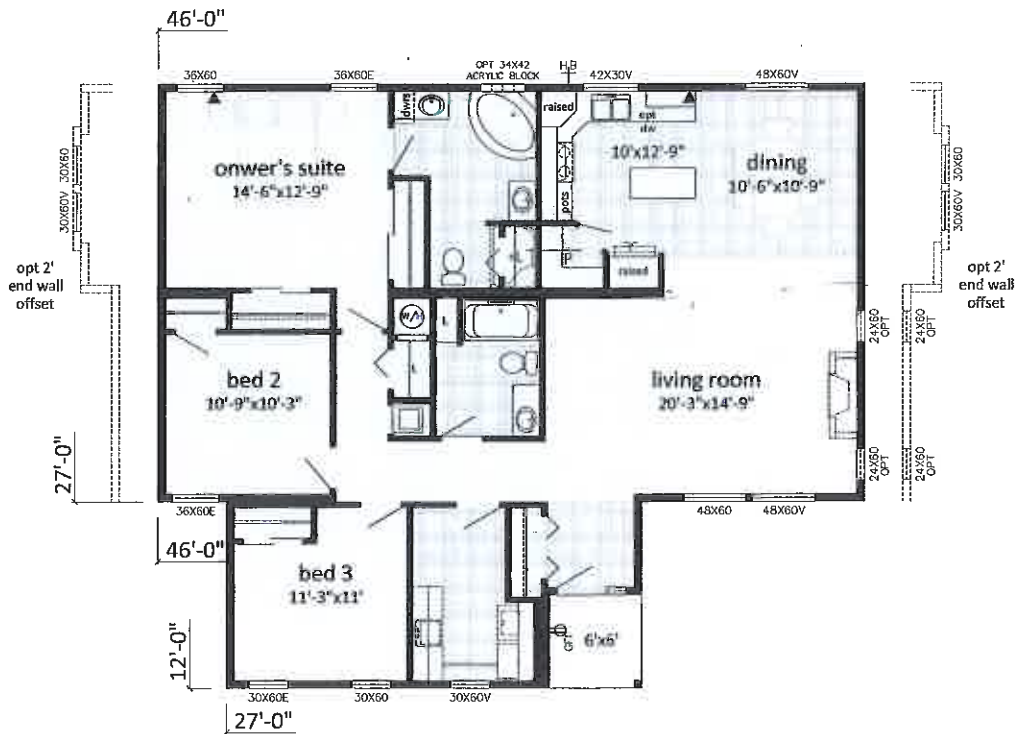
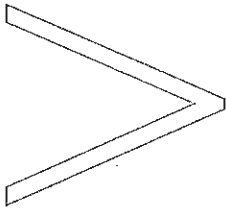
#5

1431sq.ft. | 3 bed-2 bath | 28763 Columbus



#6

Woodbridge 28786 | 3 bed-2 bath | 1566 sq.ft.





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Office building

1458 sq.ft. | 3 bed-2 bath | 28754 **Madison**

