

April 27, 2024

Attention: City of Kelowna – Development Planning

Re: Rezoning 8860 Jim Bailey Crescent

0983997 BC Ltd owns the property 8860 Jim Bailey Crescent. The property is 4.497 acres, with a warehouse style building covering ~25% of the property. The building was originally built by the Hiram Walker Distillery in the early 1970s, and remains the only building on site.

0983997 BC Ltd purchased the property in 2017. It is currently fully tenanted.

We are applying to rezone the property from I3- Heavy Industrial to I2 – General Industrial for the following reasons;

1. Since we purchased the building in 2017, all of our Tenants fall under I2 classifications. During this time, any vacancies we have had have been filled with tenants that fall also under I2. We have never had a tenant apply that falls only under I3 classification. It is important to note, though, we have had to turn away several potential tenants that fell under only the I2 classification. This demonstrates to us that the demand for this area is for businesses that are supported by the I2 zoning, and not I3. It is our opinion that businesses suited only for the I3 zoning are locating in other, more appropriate areas, away from residential and general industrial businesses.
2. As per the defined purpose of the I3 Heavy Industrial zoning in the City of Kelowna bylaws, the purpose of I3 “is to designate and preserve land for developments of industrial uses which, due to appearance, **noise, odour, emission of toxic wastes, or fire or explosive hazards may have detrimental effects on other zones**”.
8860 Jim Bailey Cr. Is located only 350m from a residential area located on First Nations Reserve land. An I3 designated Tenant that produced noise, odour, emissions of toxic wastes, or risk of fire and explosion on our property could potentially have a detrimental effect on the residents of the neighboring First Nations neighborhood.

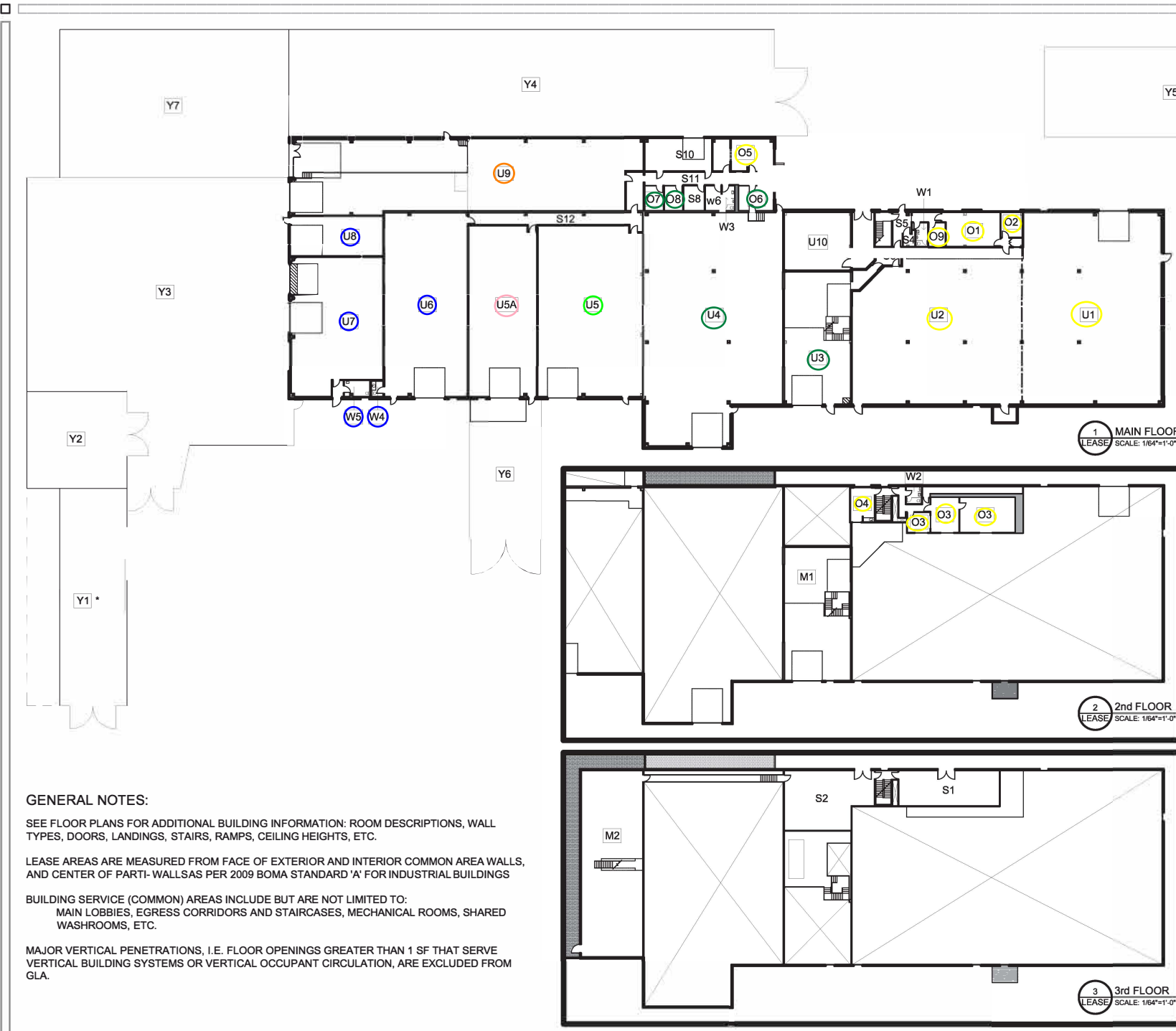
3. Our direct neighbor to the east (270 Hiram Walker Court) is also currently in the process of rezoning to I2, which means potential business' that locate to that site could also be negatively effected by an I3 tenant who produced noise, odour, emissions of toxic wastes, or risk of fire and explosion.

For the above reasons, we submit to the City of Kelowna our rezoning application asking that 8860 Jim Bailey Cresnet be rezoned to the more appropriate zoning of I2.

Sincerely,



Mike Shook
0983997 BC Ltd.



GROSS LEASABLE AREA:
 BUILDING: 48 015 sf. (42 678 sf. TENANT UNITS + 5 337 sf. SHARED SERVICES)
 YARD: +/- 4 6 920 sf. *

LEASABLE AREA ROOM SCHEDULE:

WAREHOUSE UNITS:	WASHROOMS:	OFFICES:	YARDS:
U1 6 004 sf.	W1 73 sf.** s s	O1 448 sf. B	Y1 4 700 sf.*
U2 5 650 sf.	W2 70 sf. s s	O2 176 sf. B	Y2 2 100 sf.
U3 2 064 sf.	W3 73 sf.** s s	O3 1 134 sf. B	Y3 14 560 sf.
U4 6 713 sf.	W4 52 sf. F	O4 200 sf. B	Y4 11 260 sf.
U5 3 962 sf.	W5 108 sf. F	O5 478 sf. B	Y5 4 800 sf.
U5A 2 590 sf.	W6 73 sf. s s	O6 228 sf. A	Y6 2 170 sf.
U6 3 396 sf. +W4		O7 117 sf. A	Y7 7 330 sf.
U7 2 682 sf. +W5		O8 102 sf. A	
U8 834 sf.		O9 90 sf. B	
U9 5 650 sf.			
U10 1 165 sf.**			

SHARED SERVICES AND COMMON AREAS SS		
**INCL WASHROOMS W1, W3, UNIT 10, W2, W6		
S1 801 sf.	S5 208.5 sf.	S9 102 sf.
S2 1 066 sf.	S6 103.5 sf.	S10 496 sf.
S4 38 sf.	S8 118 sf.	S11 502 sf.
		S12 488 sf.

LEASED AREA NOTES:

- UNIT 1. U1
NOTES:
- UNIT 2. U2
NOTES:
- UNIT 3. U3
NOTES:
- UNIT 4. U4
NOTES:
- UNIT 5. U5
NOTES:
- UNIT 5A. U5A
NOTES:
- UNIT 6. U6
NOTES:
- UNIT 7. U7
NOTES:
- UNIT 8. U8
NOTES:
- UNIT 9. U9
NOTES:

MEZZANINES
 M1 N/INCL. GLA
 M2 N/INCL. GLA

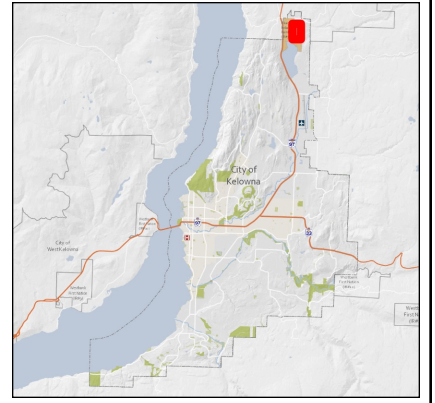
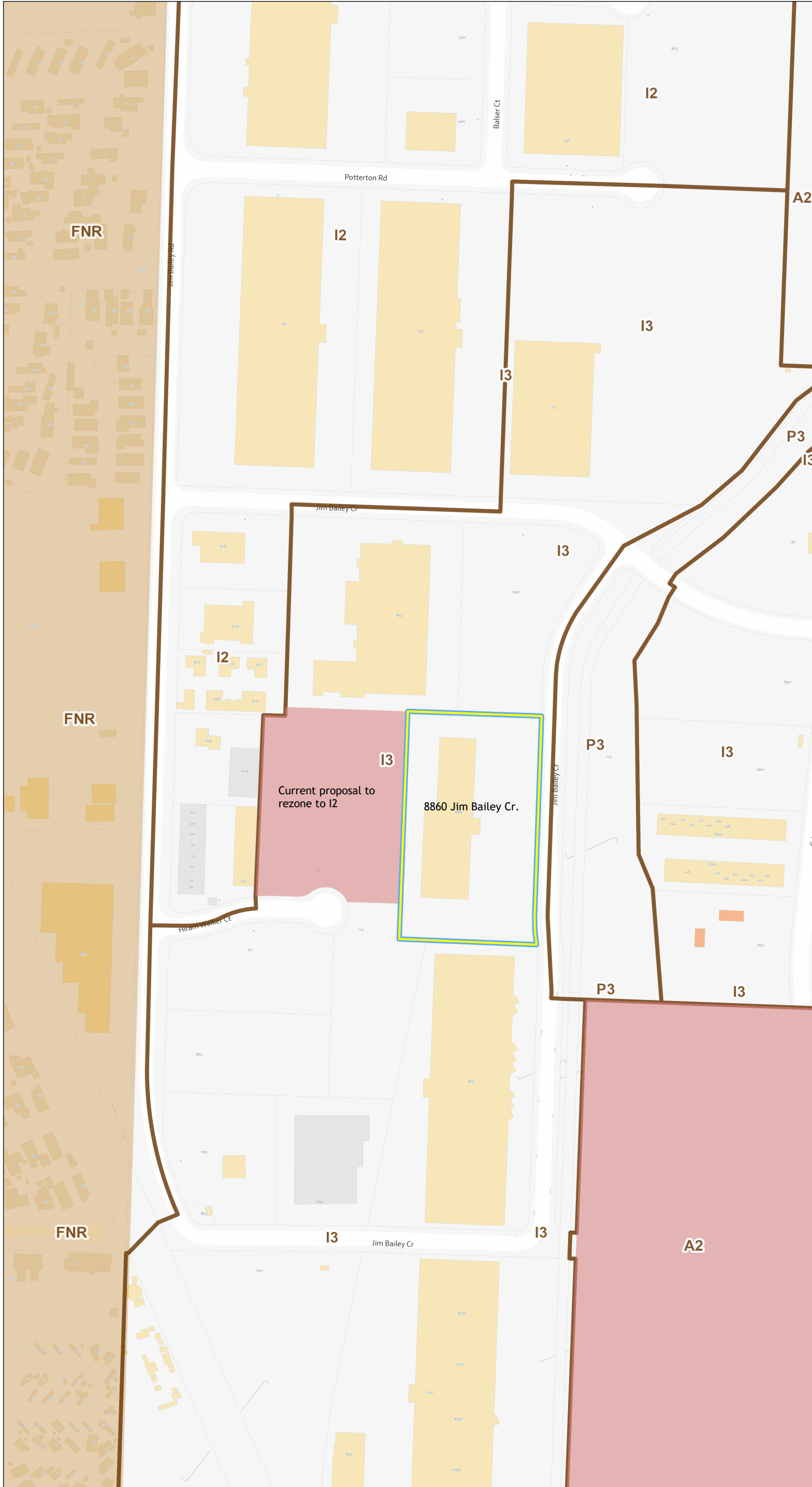
GENERAL NOTES:

SEE FLOOR PLANS FOR ADDITIONAL BUILDING INFORMATION: ROOM DESCRIPTIONS, WALL TYPES, DOORS, LANDINGS, STAIRS, RAMPS, CEILING HEIGHTS, ETC.

LEASE AREAS ARE MEASURED FROM FACE OF EXTERIOR AND INTERIOR COMMON AREA WALLS, AND CENTER OF PARTI-WALLS PER 2009 BOMA STANDARD 'A' FOR INDUSTRIAL BUILDINGS

BUILDING SERVICE (COMMON) AREAS INCLUDE BUT ARE NOT LIMITED TO:
 MAIN LOBBIES, EGRESS CORRIDORS AND STAIRCASES, MECHANICAL ROOMS, SHARED WASHROOMS, ETC.

MAJOR VERTICAL PENETRATIONS, I.E. FLOOR OPENINGS GREATER THAN 1 SF THAT SERVE VERTICAL BUILDING SYSTEMS OR VERTICAL OCCUPANT CIRCULATION, ARE EXCLUDED FROM GLA.



Legend

- Development Applications
- Secondary Suites
- Zoning
- Comprehensive Development Areas
- <all other values>
- McKinley, Area I Village Centre
- McKinley, Area II Winery and Resort Accommodation
- McKinley, Area III Hillside Resort Accommodation
- McKinley, Area IV Waterfront Resort Accommodation
- Short-term Rentals Exemptions
- Principal Use
- Principal Use but 6 month restriction
- Permitted Non-Conforming
- Site specific regulations



Notes

0 75 150Meters



April 29, 2024

This map is for general information only. The City of Kelowna does not guarantee its accuracy, currency or completeness. All information should be verified.