



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: October 25, 2023

From: Yvonne Mitchell, Planner II

File No: Z 23-09

Subject: **Z 23-09; Zoning Bylaw Amendment; 2355 Marshall Road**

BACKGROUND

The subject property, 2355 Marshall Road, is in the West Kelowna Estates/Rose Valley Neighbourhood. The subject property is currently developed with a manufactured home park.

PROPERTY DETAILS

Address	2355 Marshall Road		
PID	002-878-640		
Folio	36413771.000		
Lot Size	6.517 acres (26373.4 sqm)		
Owner	Kerr Properties 002 Ltd.	Agent	Mike Salter
Current Zoning	Manufactured Home Park Zone (RMP)	Proposed Zoning	Light Industrial Zone (I1)
Current OCP	Business Park	Proposed OCP	N/A
Current Use	Manufactured Home Park	Proposed Use	Industrial/Commercial
Development Permit Areas	Aquatic Ecosystem, Hillside, and Sensitive Terrestrial Ecosystem		
Hazards	None		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Rural Residential Small Parcel Zone (RU2) and Agricultural Zone (A1)
East	>	Westbank First Nation
West	<	Light Industrial (I1)
South	v	Agricultural Zone (A1)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Proposal

This application is a zoning bylaw amendment from the Manufactured Home Park Zone (RMP) to the Light Industrial (I1) Zone.

Applicant's Rationale

The applicant's rationale for the zoning bylaw amendment application is provided below:

- The City has done extensive research on creating the OCP, this project falls within an area identified to address the OCP 2.11. – Industrial Objectives; and

- Development Permit Guidelines as well as meeting the intent of the OCP 2.11.2 – Industrial Policies will be followed.

Zoning and Policy Review

Official Community Plan Bylaw No. 0300

The Land Use Designation of the subject property in the Official Community Plan is Business Park. The Business Park Land Use Designation permits a variety of commercial and light industrial uses at a low density and up to three storeys in height. The proposed Zoning Bylaw Amendment is consistent with the Business Park Land Use Designation.

Development Permit Areas

If the applicant wishes to develop the site with industrial/commercial development an Industrial & Business Park Development Permit will be required. In addition, the site is within the Hillside, Sensitive Terrestrial Ecosystem, and Aquatic Ecosystem Development Permit Areas. These development permits would also be required unless exemptions in the Official Community Plan can be met.

Zoning Bylaw No. 0265

The Manufactured Home Park Zone (RMP) does not permit industrial/commercial development (Attachment 2). A rezoning to the Light Industrial Zone (I1) is therefore proposed to accommodate the proposed development (Attachments 3).

Council's Manufactured Home Park Redevelopment Policy

The applicant has proposed a relocation assistance plan for tenants of the manufactured home park (Attachment 4). The relocation assistance plan will be provided to Council for consideration as per Council's Manufactured Home Park Redevelopment Policy (Attachment 5).

TECHNICAL REVIEW

Geotechnical Considerations

The applicant has provided a geotechnical report. The report confirms, from a geotechnical point of view, that the proposed development is feasible, provided the recommendations outlined in the report are followed. Further geotechnical analysis will be required at time of future development.

Environmental/Aquatic Considerations

The applicant has provided an environmental report. The report states the majority of the development is expected to be contained within Environmental Sensitivity Area (ESA) 4 - Not Sensitive, with some development in ESA 3 - Low associated with the proposed retaining wall. Further environmental analysis would be completed after rezoning when development plans are finalized.

KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- The existing Manufactured Home Park Zone (RMP) does not permit industrial/commercial development. A rezoning to the Light Industrial Zone (I1) is required for the proposed development.
- The zoning bylaw amendment application is consistent with the Business Park Land Use Designation in the Official Community Plan.

Specific comments would be appreciated should the APC have any concerns with the proposed zoning bylaw amendment, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Yvonne Mitchell, Planner II

Powerpoint: Yes No

Attachments:

1. Preliminary Development Plans
2. Manufactured Home Park Zone (RMP)
3. Light Industrial Zone (I1)
4. Applicant's Relocation Assistance Plan
5. Council's Manufactured Home Park Redevelopment Policy