
CITY OF KELOWNA
MEMORANDUM

Date: April 4, 2001
File No.: Z01-1008

To: City Manager

From: Planning & Development Services Department

APPLICATION NO. Z01-1008 OWNER: Board of School Trustees
School District #23 (Central
Okanagan)
AT: 805-815, 895 Craig Road, 621 APPLICANT: Judy Shoemaker,
Hartman Road, and 650 Webster Supervisor of Planning
Road

PURPOSE: To rezone four properties south of Hartman Road and east of Craig Road to allow for the construction of a Public School.

EXISTING ZONE: RU1 – Large Lot Housing, RR2 – Rural Residential 2, RU6 – Two Family Dwelling, and A1 – Agriculture 1

PROPOSED ZONE: P2 – Education and Minor Institutional

REPORT PREPARED BY: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, Plan 5136 except Plan 21455; Lot A, Plan 21455; Lot 1 and Lot 2, Plan 14324; all of Sec. 25, Twp. 26, O.D.Y.D., located on Hartman Road, Craig Road, and Webster Road, Kelowna, B.C., from the RU1 – Large Lot Housing, RR2 – Rural Residential 2, RU6 – Two Family Dwelling, and A1 – Agriculture 1 zone to the P2 – Education and Minor Institutional zone;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the registration of the required road dedications and lot consolidation;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the registration of a Section 219 Restrictive Covenant to the satisfaction of the Land Reserve Commission to accommodate the required agricultural buffer;

AND FURTHER THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction.

2.0 SUMMARY

The applicant is proposing to construct an Elementary School to service the immediate demographic area and to replace the aging existing Rutland Elementary School, which is located on Rutland Road. The School District has completed a facility study indicating that, due to the condition of the existing Rutland Elementary School, the difficulty in amalgamating three separate buildings, and the seismic and heritage requirements associated with the old brick building, it would be more cost effective to replace the school rather than renovate. The existing site is undesirable because the site is undersized and it may be also reduced in size when Rutland Road is widened to its ultimate width. Also, the traffic on Rutland Road and access from Rutland Road to the existing school is not desirable for an elementary school. The subject property has recently been approved for exclusion from the Agricultural Land Reserve by the Land Reserve Commission.

3.0 ADVISORY PLANNING COMMISSION

The subject application was reviewed by the Advisory Planning Commission at the meeting of March 6, 2001 and the following recommendation was passed:

That the Advisory Planning Commission supports Rezoning application no. Z01-1008 by School District No. 23 (Judy Shoemaker) to facilitate the construction of an elementary school at Lot 1, Plan 5136 except Plan 21455 – 621 Hartman Road; Lot A, Plan 21455 – 895 Craig Road, Lot 1 & Lot 2, Plan 14324 –650 Webster Road & 805-815 Craig Road.

4.0 BACKGROUND

4.1 The Proposal

The rezoning application will facilitate the construction of a Public Elementary School.

| CRITERIA | PROPOSAL | P2 ZONE REQUIREMENTS |
|-----------------------------|---|---|
| Site Area (m ²) | 27,576 m ² (2.76 ha) | 660 m ² |
| Site Width (m) | 147.5 m | 18.0 m |
| Site Depth (m) | 186.42 | 30.0 m |
| Site Coverage (%) | 6% for buildings and 14% for buildings, parking areas and roads | 40% for buildings and 60% for buildings, parking areas and roads |
| Storeys (#) | 2 storeys or 12 m | 3 storeys or 13.5 m |
| Setbacks (m) | | |
| - Front | 21.7 m | 6.0 m |
| - Rear | 111.39 m | 7.5 m |
| - West Side | 67.07 m | 6.0 m |
| - East Side | 18.26 m | 4.5 m |
| Parking Stalls (#) | 54 parking stalls | 32 parking stalls and an additional 16 parking stalls in the future, for a total of 48 parking stalls |
| Bicycle Parking Stalls | 70 bicycle parking stalls | 42 bicycle parking stalls and an additional 21 bicycle parking stalls in the future, for a total of 63 bicycle parking stalls |
| Loading Stalls (#) | 2 loading stalls | 2 loading stalls |

Note: The Transportation Division has requested that the bicycle parking be increased to a minimum of 4.0 stalls per classroom to accommodate the students living within cycling distance to the school.

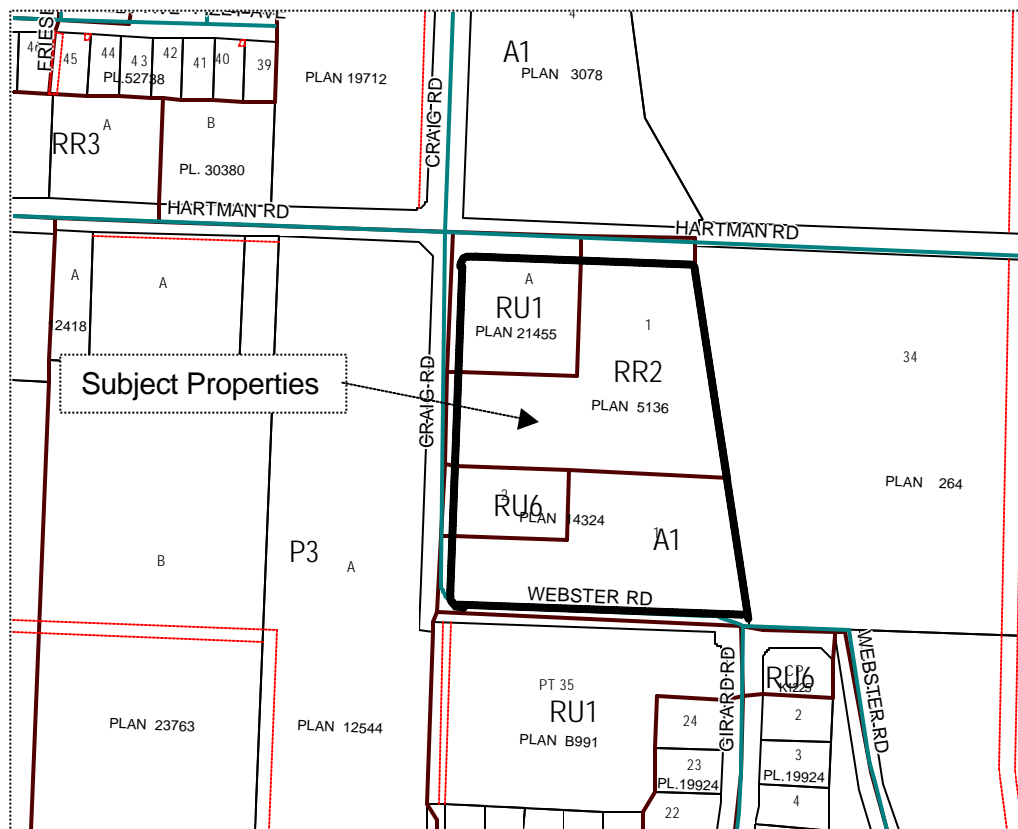
4.2 Site Context

The four properties are located south of Hartman Road, east of Craig Road and north of Webster Road in the Rutland Sector area of the city. The total size of the four properties is 2.756 Ha and the site has an elevation ranging from 412 m to 415 m. The site is relatively flat however the properties directly to the east rise steeply.

Adjacent zones and uses are, to the:

- North - A1 – Agriculture 1; Agriculture / Orchard
- East - A1 – Agriculture 1; Agriculture / Orchard
- South - RU1 – Large Lot Housing; Residential Dwellings
- West - P3 – Parks and Open Space; City sports fields and recreational facilities

The site is indicated on the map below.



4.3 Existing Development Potential

The area under consideration for development and rezoning has a variety of development potentials due to the variety of existing zones. The area will allow for agricultural uses, rural residential uses, single family dwellings and two family dwellings.

4.4 Current Development Policy

4.4.1 Kelowna Official Community Plan

The Strategic Plan identifies an objective of the City to work with the School District to identify the changing needs of the community and to seek ways to meet these needs. The Plan also identifies an objective to reduce conflicts between urban and agricultural uses.

4.4.2 City of Kelowna Strategic Plan (1992)

The Official Community Plan identifies the properties with a future land use of Single / Two Family Residential, school facilities are an accepted use within this land use category.

4.4.3 Rutland Sector Plan

The Rutland Sector Plan identifies the properties with the future land use of Single / Two Family Residential. The plan identifies a five year capital plan for School District No. 23. The issue of the Rutland Elementary School location is indicated as priority number 23 within the capital plan. The buildings on the existing site are heritage buildings and there is no financially viable ability to renovate or expand these buildings. Therefore, a new site is required for the placement of a new building. The plan identifies population growth in the northeast area of Rutland. The School District has considered a number of locations including the Rutland Sportsfields area. The Rutland Sportsfields area will reduce the need for a large site by joint use agreements with the City to allow the new Rutland Elementary School access to the sportsfields.

4.4.4 Agriculture Plan

The Agriculture Plan supports a non-farm use on these properties. The proposed land use is supported subject to adequate buffering along the east property line adjacent to the actively farmed lands. The trees and shrubs should be sufficient height and density to significantly reduce or eliminate spray drift.

5.0 TECHNICAL COMMENTS

5.1 Works and Utilities Comments

The Works & Utilities Department comments and requirements regarding this application to rezone the subject properties to P2 are as follows:

1. Subdivision.

- a) Consolidate the parcels
- b) Dedicate the necessary widening along Hartman Road to provide for one half of the ultimate 20.0 m. right of way, measured from the original right of way centerline.
- c) Dedicate the necessary widening along Craig Road to provide for one half of the ultimate 20.0 m. right of way, measured from the original right of way centerline.
- d) Dedicate the necessary widening along Webster Road to provide for one half of the ultimate 20.0 m. right of way, measured from the original right of way centerline.

- e) Provide easements as may be required.

2. Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, The study is to address the following:

- Overall site suitability for development.
- Slope analysis (i.e. 0-10 %, 10-20 %, 20-30% and over 30 %).
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulfates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

3. Domestic water and fire protection.

- a) This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection, and upgrading costs are to be paid directly to the BMID. The upgrading requirements are detailed in Section 5.4 of this report.
- b) A water meter is mandatory for this development and must be installed, inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation Bylaws. The developer or the building contractor must purchase the meter from the City at the time of application for a building permit from the inspection Services Department, and prepare the meter setter at his cost.
- c) The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw. The applicant must provide water computations for this development to confirm the available water supply.
- d) Fire Department access and hydrant location shall be in accordance with the BC Building Code and the Subdivision & Servicing Bylaw.
- e) A fire hydrant is required within 45 metres of a Fire Department connection. The fire hydrant requirements will be determined as a result of the engineered fire flows.

4. Sanitary Sewer.

- a) The subject property must be serviced by the municipal sanitary sewer prior to final subdivision approval. In order to obtain a sanitary service, the following steps must be undertaken:
- b) The developer will be responsible to pay the sanitary sewer area charge for the proposed development. The charge is currently set at \$6,700.00 (2001) per Equivalent Dwelling Unit. One EDU is equal to 50 students.
- c) The City is in the process of creating a specified area that will extend the sanitary sewer to the intersection of Girard Road and Hemlock Road. A proposed development located directly across Webster road from the subject property is pending on the Specified Area being accepted as well. The sanitary extension from Girard/Hemlock will be the responsibility of the first development that occurs, the cost of the extension will be credited against the cost of the sanitary sewer area charge. It might be beneficial to both developments to cooperate on this sanitary sewer extension. It should be noted that the creation of specified area still has to be approved by the affected property owners prior to any construction being contemplated.

5. Drainage.

- a) A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application. This plan can become part of the geotechnical study to identify possible ground recharge/detention areas.
- b) Recent drainage basin studies have identified the requirement of some form of storm water detention along the portion of Webster Road fronting the subject properties. It might be beneficial to the applicant to cooperate with the City of Kelowna and develop a combined storm detention facility.

6. Power and Telecommunication Services.

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

7. Road improvements.

a) Hartman Road.

The south half of Hartman Road along the frontage of the subject properties is required to be upgraded to a full urban standard complete with curb, gutter, sidewalk, street lighting, asphalt fillet, storm drainage, landscaped boulevard and the relocation and/or removal of utilities as may be required. The estimated cost of this work, for bonding purposes, would be \$147,000.00, inclusive of a bonding contingency.

b) Craig Road.

The east half of Craig Road from Hartman Road to Webster Road is required to be upgraded to a full urban standard complete with curb, gutter, sidewalk, street lighting, asphalt fillet, storm drainage, landscaped boulevard and the relocation and/or removal of utilities as may be required. The estimated cost of this work, for bonding purposes, would be \$168,000.00, inclusive of a bonding contingency.

c) Webster Road.

The north half of Webster road along the frontage of the subject properties is required to be upgraded to a full urban standard complete with curb, gutter, sidewalk, street lighting, asphalt fillet, storm drainage, landscaped boulevard and the relocation and/or removal of utilities as may be required. The estimated cost of this work, for bonding purposes, would be \$137,000.00, inclusive of a bonding contingency.

8. Street lights.

Street lights must be installed on all fronting roads as per bylaw requirements. Design drawings to include level of illumination plan

9. Engineering.

Design, construction, supervision and inspection of all off-site civil works and site servicing must be performed by a consulting civil Engineer and all such work is subject to the approval of the city Engineer.

10. Latecomer Protection.

The applicant should be advised that under the provision of Section 990 of the Municipal Act, that the following items might be eligible for Latecomer protection:

1. Storm drainage construction on Hartman Road
2. Storm drainage construction on Craig Road.
3. Storm drainage construction on Webster Road.

It is assumed that this application would proceed ahead of the any other development in the area. Should the opposite occur then a Latecomer might be registered against the subject properties.

11. Bonding and Levies Summary.

a) Performance Bonding

| | |
|--|---------------------|
| Hartman Road upgrading | \$ 147,000.00 |
| Craig Road upgrading | \$ 168,000.00 |
| Webster road upgrading | \$ 137,000.00 |
| Sanitary extension to Girard /Hemlock Road | <u>\$ 75,000.00</u> |

Total performance bonding \$ 527,000.00

b) Levies

Sewer connection Area #21 (7 EDU x \$46,900.00) \$ 46,900.00
(This levy will be reduced by the cost of extending
sanitary sewer service to the site.)

5.2 Land Reserve Commission

The Land Reserve Commission by resolution #86/2001 has allowed the application by the Board of School Trustees, School District #23 subject to the following buffering conditions:

1. Registration of a 10 metre wide (no build) restrictive covenant along the entire eastern boundary of the two larger properties described as Lot 1, Sec. 25, Twp. 26, ODYD, Plan 5136 except Plan 21455 and Lot 1, Sec. 25 & 26, Twp. 26, ODYD, Plan 14324.
2. Construction of a 6 foot chain link fence along the western boundary of the buffer area.
3. Establishing a vegetative screen consisting of two rows of staggered, 10 foot high coniferous / deciduous trees along the eastern boundary of the buffer area.

While the Commission has not excluded the properties at this time, it is allowing unrestricted development for school purposes on the properties, save and except the buffer area. The commission will exclude the properties from the Agricultural Land reserve when the buffer (fence and trees) has been installed and the school facilities are substantially developed. The buffer and restrictive covenant must be in place prior to the opening of the school.

5.3 Parks Division

1. The proposed field orientation for the soccer, baseball and football fields are appropriate. However, the overlap of fields will allow for only one field to be used at a time.
2. The Parks Division requires that the landscaping along the perimeter of Hartman and Craig Roads include a closed top ball canopy and higher than normal fencing to prevent balls from getting onto the respective roads.
3. A crosswalk is required at the corner of Webster and Craig Roads to facilitate interaction with the Rutland sports fields.
4. Parks Division requires that a landscape plan is prepared and bonding provided with the Building Permit Application to adequately address all landscape requirements.
5. The following standards apply for all landscape improvements in the right-of-way boulevards.
 - A. All plant material (trees, shrubs, ground covers, seed/sod etc.) proposed for the boulevard to be reviewed by the City of Kelowna Parks Division. All materials specified to meet City standard for size and method of installation.

B. Plant material specifications are as follows for:

- i) Deciduous Tree by caliper @ 300 mm measured 60 mm above the root ball.
- ii) Deciduous shrub by spread @ 450 mm min.
- iii) Coniferous tree by height @ 2.5 min.
- iv) Coniferous shrub by spread @ 450 mm min.
- v) Seed/sod mix according to proposed activity use and location.

C. Boulevard maintenance is responsibility of the owner/occupant.

D. All boulevard tree maintenance is responsibility of Parks Division.

6. All construction drawings to include all underground utility locations that affect landscape materials used in the boulevard.

7. Boulevard is to be irrigated or xeriscape landscape approved by Parks Division.

5.4 Black Mountain Irrigation District (BMID)

The above properties are within BMID boundaries and can be serviced by same subject to:

- 1 A capital cost charge of \$1,000.00 for the first 100 m² of building and \$4.00 per m² thereafter. On information given, (2915.7 m²) this equates to \$12,263.00.
- 2 A \$350.00 connection fee.
- 3 A water meter is required as is an approved backflow prevention device.
- 4 Offsite works – in order to provide adequate fire flows to the school (institutional) of 150 ltr. Per sec. (or 2378 usgpm) the following will be required:
 - Upgrading of the existing 100 mm watermain on Craig road between Webster and McCurdy to 200 mm.
 - Installation of a 200 mm watermain along Webster road connecting the 150 mm watermain on Girard to the proposed 200 mm watermain on Craig Road.
 - A fire hydrant will be required at the school entrance on Webster road and at the school entrance on Craig Road. An “on-site” hydrant may be required by the Kelowna Fire Department. These items are at the owners cost.

5.5 Planning and Development Services Comments

The Planning and Development Services Department supports the relocation of the Rutland Elementary School from Rutland Road to the subject site. The intention of the School District was recognized and adopted by City Council within the Rutland Sector Plan.

In relation to the design and site layout for the property the following suggestions should be incorporated into the final design:

- 1 The perimeter fencing should not include the required ‘no disturb’ area as defined by the Land Reserve Commission. The fencing should be located

on the westerly edge of the 'no disturb' area to minimize any potential conflicts between the school and the adjacent farm use.

- 2 The building should be designed to maximize the natural surveillance of the site and reduce the opportunities for negative behaviour and vandalism on the site. For example windows from internal public spaces and lighting need to be added to the recessed areas of the building to eliminate potential hidden, sheltered spaces.
- 3 The bicycle racks should be placed closer to the school to reduce the likelihood of theft or vandalism. Also, it is suggested that the number of bicycle parking stalls be increased to a minimum of 4 bicycle parking stalls per classroom to accommodate the students that are living within cycling distance to the school.
- 4 A room on the main floor of the building is indicated as a Community Room on the attached plans. The Planning Department would like to suggest that the room be used to accommodate the continuation of the joint out of school care program between with the YM / YWCA and the School District and for community use outside school hours.

In addition the School District should be prepared to discuss the results of the Traffic Impact Study and the intentions of the School district for the historical site located on Rutland Road at the Public Hearing portion of the rezoning process.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

AB/JD/jd
Attachment

FACT SHEET

1. **APPLICATION NO.:** Z01-1008
2. **APPLICATION TYPE:** Zoning
3. **OWNER:** The Board of School Trustees, School District No. 23 (Central Okanagan)
 - . **ADDRESS** 1940 Haynes Road
 - . **CITY** Kelowna
 - . **POSTAL CODE** V1X 5X7
4. **APPLICANT/CONTACT PERSON:** Judy Shoemaker
 - . **ADDRESS** 685 Dease Road
 - . **CITY** Kelowna
 - . **POSTAL CODE** V1X 4A4
 - . **TELEPHONE/FAX NO.:** (250) 491-4000 / (250) 491-4010
5. **APPLICATION PROGRESS:**
 - Date of Application:** February 6, 2001
 - Date Application Complete:** February 7, 2001
 - Staff Report to APC:** March 6, 2001
 - Staff Report to Council:**
6. **LEGAL DESCRIPTION:** Lot 1, Plan 5136 except Plan 21455; Lot A, Plan 21455; Lot 1 & Lot 2, Plan 14324; all of Sec. 25, Twp. 26, ODYD
7. **SITE LOCATION:** South of Hartman Road, east of Craig Road, and north of Webster Road
8. **CIVIC ADDRESS:** 805-815, 895 Craig Road, 621 Hartman Road, 650 Webster Road
9. **AREA OF SUBJECT PROPERTY:** 2.756 ha
10. **EXISTING ZONE CATEGORY:** RU1 – Large Lot Housing, RR2 – Rural Residential 2, RU6 – Two Family Dwelling, A1 – Agriculture 1
11. **PURPOSE OF THE APPLICATION:** To obtain permission from the Land Reserve Commission to exclude four properties south of Hartman Road and east of Craig Road from the Agricultural Land Reserve.
12. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** Not Applicable

Attachments that are missing from the Electronic Version

Subject Property Map
Proposed Area of Zone Amendment
Proposed Development (Site) Plan
Proposed Building Elevations