
CITY OF KELOWNA

MEMORANDUM

Date: May 1, 2002
File No.: Z01-1061

To: City Manager

From: Planning & Development Services Department

APPLICATION NO. Z01-1061 OWNER: Georg-Michael Holzhey Ltd.

AT: 200 block of Hollywood Road N (W of) APPLICANT: Georg-Michael Holzhey Ltd.

PURPOSE: To rezone the subject property from A1 – Agriculture 1 to the I1 – Business Industrial and RU5 – Bareland Strata Housing zones to accommodate the development of two industrial lots and a 74 lot bareland strata modular home subdivision.

EXISTING ZONE: A1-Agriculture 1

PROPOSED ZONE: I1 – Business Industrial and RU5 – Bareland Strata Housing

REPORT PREPARED BY: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z01-1061 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Part of Lot A, Sec. 2, Twp. 23, ODYD, Plan KAP55855 except Plans KAP63299 and KAP63302, located on Hollywood Road N, Kelowna, B.C. from the A1-Agriculture 1 zone to the I1-Business Industrial as shown on Map "A" attached to the report of Planning & Development Services Department, dated May 1, 2002 be considered by Council;

AND THAT Rezoning Application No. Z01-1061 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Part of Lot A, Sec. 2, Twp. 23, ODYD, Plan KAP55855 except Plans KAP63299 and KAP63302, located on Hollywood Road N, Kelowna, B.C. from the A1-Agriculture 1 zone to the RU5-Bareland Strata Housing zones as shown on Map "A" attached to the report of Planning & Development Services Department, dated April 24, 2002 be considered by Council;

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

AND THAT final adoption of the I1 – Business Industrial zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property;

2.0 SUMMARY

The application proposes to rezone the subject property from the A1 – Agriculture 1 zone to the I1 – Business Industrial and RU5 – Bareland Strata Housing zones. The application will facilitate the extension of the College Business Park which is situated to the east of the subject

property along Hollywood Road N with two additional business industrial lots. The western portion of the site will be developed as a 74 lot bareland strata modular home subdivision.

A concurrent subdivision application has been applied for and staff have been working with the developer on subdivision layout refinements to both the road and lot layout configurations. No direct access to Hollywood Road N will be permitted for the two proposed business industrial lots. A temporary access onto Hollywood Road N will be permitted for the 74 lot bareland strata subdivision until such time as a permanent access can be achieved at the southwest corner of the subject property when the adjacent lands to the west and south develop (see attached Map 'B')

3.0 ADVISORY PLANNING COMMISSION

The subject application was reviewed by the Advisory Planning Commission at the meeting of December 18, 2001 and the following recommendation was passed:

That the Advisory Planning Commission supports Rezoning Application No. Z01-1061 by Georg-Michael Holzhey Ltd. (John Hertay) - Lot A, Plan 55855, Sec. 2, Twp. 23, ODYD, (W of) Hollywood Road to rezone the property from the A1-Agriculture 1 zone to the RU5-Bareland Strata Housing zone and the I2-General Industrial zone to allow for the development of a 71 unit Modular Home Bareland Strata subdivision and one Industrial lot, subject to the understanding that the road configurations and lot layouts meet the requirements of the City of Kelowna Planning and Development Services Department.

4.0 BACKGROUND

4.1 The Proposal

The rezoning application will be considered concurrently with a "block plan" subdivision application to create two lots from the subject property. The proposed easterly lot adjacent to Hollywood Road N is proposed to accommodate the extension of the College Business Park with two additional lots and is proposed to be rezoned to I1- Business Industrial. The proposed westerly lot is proposed to be rezoned to RU5 – Bareland Strata Housing and will accommodate a 74 lot bareland strata modular home subdivision.

CRITERIA	PROPOSAL	I1 ZONE REQUIREMENTS
Site Area (m ²)	26,000 m ²	4,000 m ²
Site Width (m)	61.2 m	40.0 m
Site Depth (m)	~ 348.57 m	35.0 m

CRITERIA	PROPOSAL	RU5 ZONE REQUIREMENTS
Site Area (ha)	6.46 ha	1.0 ha
Site Width (m)	~ 136.14 m	40.0 m
Bareland Strata Lot width	5.96 m * to 15.24 m	12.0 m
Bareland Strata Lot depth	30.0 m to 65.96 m	25.0 m
Bareland Strata Lot area (m ²)	412 m ² to 937 m ²	325 m ²

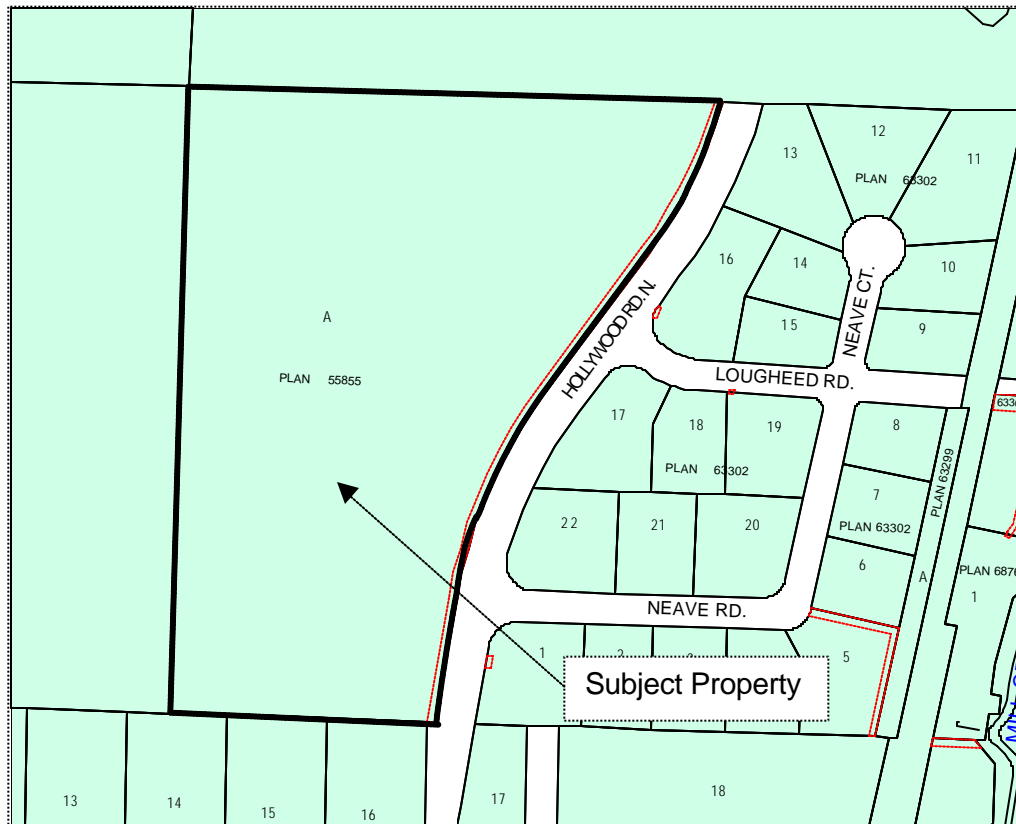
4.2 Site Context

The subject property is located in the Highway 97 Sector area of the city. The property is north of the rural residential lots adjacent to Appaloosa Road and west of the College Business Park. Carney Pond is located to the north east of the subject property. Adjacent zones and uses are, to the:

North - A1 – Agriculture 1; Hayfield and steep slopes
 East - I1 – Business Industrial and I2 – General Industrial; Vacant

South - A1 – Agriculture 1 and RR2 – Rural Residential 2; rural residential
West - A1 – Agriculture 1; vacant

The subject property is located on the map below.



4.3 Existing Development Potential

The existing development potential allows for agricultural and complimentary uses.

4.4 Current Development Policy

4.4.1 City of Kelowna Strategic Plan (1992)

The strategic Plan has identified the following primary goals; to encourage economic opportunities and prosperity for all residents by maintaining a healthy community and sustainable local economy and to support a pattern of urban development which ensures there will be a full range of housing types, densities, sizes and prices/rents.

4.4.2 Kelowna Official Community Plan

The Official Community Plan refers to the University South Area Structure Plan, Bylaw #8165, for the future land use designation of the subject property. Industrial policies within this plan are to focus future industrial development in the Highway 97 corridor and to ensure the compatibility of new industrial development with surrounding land uses. Residential policies within the plan are to encourage the integration of different housing forms to create neighbourhood diversity and to develop a more compact urban form, that maximizes the use of infrastructure and provides for higher densities within the future urban areas.

4.4.3 University South Area Structure Plan

The future land use concept for the subject property comprises Industrial Business (IB), Manufactured Home (MH), and Medium Density Residential (MR) land uses. The subject property is identified as development sector three in the Development Phasing Section Map (Figure 6) of the Area Structure Plan (University South). The Industrial Business lot borders the Hollywood Road extension, to screen the general industrial from the residential uses. Affordable housing is incorporated into the plan by the use of a Manufactured Home Park on the upper reaches of the slope adjoining the industrial subdivision.

5.0 TECHNICAL COMMENTS

5.1 Works & Utilities Department

The Works & utilities Department comments and requirements regarding this application to rezone the subject property to I1 – Business Industrial and RU5 – Bareland Strata Housing are as follows:

1. 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 the proposed developments.
- 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.
- Recommendations for construction of detention or ponds.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

2. Domestic water and fire protection.

- a) This development is within the service area of the Glenmore-Ellison Improvement District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection, and upgrading costs are to be paid directly to the GEID.
- b) Water meters are mandatory for the proposed developments and must be installed, inside a heated building on the water service inlet as required by the City Plumbing Regulation and Water Regulation Bylaws.
- 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.

3. Sanitary Sewer.

- a) The subject property must be serviced by the municipal sanitary sewer prior to subdivision approval.
- b) The developer will be responsible to pay the College trunk extension sanitary sewer area charge for the proposed development. The charge is currently set at \$1,423.00 (2002) per Equivalent Dwelling Unit. The College trunk fee will expire on December 31, 2002, after which it is no longer applicable.

4. 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.

5. 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.

6. Road improvements.

- a) Upgrade Hollywood Road N. to a full urban standard along the west side.
- b) The grade of the access road at the proposed Hollywood Road N. intersection west of Neave Road must respect the ultimate width of the Hollywood Road N. carriageway.

7. Street lights.

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

8. 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. Bonding and Levies Summary.

- a) Performance Bonding

Hollywood Road upgrading

At subdivision time

- b) Levies

College trunk extended service area
(If subdivision approval is registered prior to Dec. 31,
2002)

\$ 101,033.00

5.2 Canada Post

This application will require the installation of centralized mail delivery equipment. The applicant should contact E. Rick Ould, Officer, Delivery Planning, Canada Post

Corporation, 530 Gaston Ave, Kelowna BC, V1Y 2K0, (250) 861-9138 to obtain further information and to determine suitable location(s) within the development.

5.2 Parks Department

- 1 All entry feature signs and landscaping for the proposed development are to be located on private property.
- 2 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.
- 3 All trees planted within the sidewalk or hard landscaping will require a vault and grate and/or root shield barriers. All trees planted within a grass boulevard will require a root shield barrier beside concrete infrastructure.
- 4 Boulevard maintenance (irrigation, shrubs, ground cover, sod and seeded areas) is responsibility of the owner/occupant.
- 5 All boulevard tree maintenance is responsibility of Parks Division.

5.3 Utility Agencies

All relevant utility agencies requirements associated with this application are identified within the subdivision application (S01-092).

5.4 Ministry of Transportation

This Ministry has no objections to this proposed rezoning application.

5.5 Planning and Development Services Department

The Planning & Development Services Department advises that the proposed I1 – Business Industrial and RU5 – Bareland Strata Housing zones are supported by the City's current development policies outlined in the City's Strategic Plan, Official Community Plan and the University South Area Structure Plan.

A concurrent subdivision has been applied for and staff have been working with the developer on subdivision layout refinements to both that road and lot configurations. The Planning and Development Services Department is therefore recommending that Council favourably consider this rezoning application and forward it to a Public hearing for further consideration.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion ☐

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

RGS/JD/jd
Attachment

FACT SHEET

1. **APPLICATION NO.:** Z01-1061
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Georg-Michael Holzhey Ltd.
· **ADDRESS** C/o 102 – 260 Harvey Avenue
· **CITY/POSTAL CODE** Kelowna, BC V1Y 7S5
4. **APPLICANT/CONTACT PERSON:** Georg-Michael Holzhey Ltd. / John Hertay
· **ADDRESS** C/o 102 – 260 Harvey Avenue
· **CITY/POSTAL CODE** Kelowna, BC V1Y 7S5
· **TELEPHONE/FAX NO.:** 763-8840 / 763-9925
5. **APPLICATION PROGRESS:**
Date of Application: November 27, 2001
Date Application Complete: November 27, 2001
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
Staff Report to Council:
6. **LEGAL DESCRIPTION:** Lot A, Section 2, Township 23, ODYD, Plan KAP55855 except Plans KAP63299 and KAP63302
7. **SITE LOCATION:** West of Hollywood Road N and north of Appaloosa Road
8. **CIVIC ADDRESS:** (w of) Hollywood Road
9. **AREA OF SUBJECT PROPERTY:** 9.06 ha (22.4 ac)
10. **AREA OF PROPOSED REZONING:** 9.06 ha (22.4 ac)
11. **EXISTING ZONE CATEGORY:** A1 – Agriculture 1
12. **PROPOSED ZONE:** I1 – Business Industrial and RU5 – Bareland Strata Housing
13. **PURPOSE OF THE APPLICATION:** To rezone the subject property from A1 – Agriculture 1 to I1 – Business Industrial and RU5 – Bareland Strata Housing zones to accommodate the development of an industrial lot and a 71 unit bareland strata modular home park.
14. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** Not Applicable

Attachments that are missing from the Electronic Version

Subject Property Map
Proposed Subdivision Layout
Proposed Zoning Layout (Map "A")
Proposed Future Road Network (Map "B")