
CITY OF KELOWNA

MEMORANDUM

Date: November 18, 2004
File No.: Z04-0057

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z04-0057

OWNER: Okanagan Halfway
House Society

AT: 1865-1869 Chandler Street

APPLICANT: Pacific Sun Enterprises
Ltd.

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU6 – TWO DWELLING
HOUSING ZONE TO THE P1 – MAJOR INSTITUTIONAL

EXISTING ZONE: RU6- TWO DWELLING HOUSING

PROPOSED ZONE: P1- MAJOR INSTITUTIONAL

REPORT PREPARED BY: KEIKO NITTEL

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z04-0057 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 40, DL 137, ODYD, Plan 10011, located on Chandler Street, Kelowna, B.C. from the RU6- Two Dwelling Housing to P1- Major Institutional zone 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 zone amending bylaw be considered subsequent to the consolidation of the subject property with the adjacent property (Lot 1, DL 137, ODYD, Plan KAP69816).

2.0 SUMMARY

The applicant is proposing to rezone the subject property from the RU6- Two Dwelling Housing from the P1- Major Institutional zone. The applicant intends on consolidating the subject property with the adjacent P1 lot (Stillwaters Site).

3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting of September 21, 2004 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Permit Application No. Z04-0057, for 1865-1869 Chandler Street, Lot 40, DL 137, ODYD, Plan 10011, by Pacific Sun Enterprises Ltd. (David Kornell), to rezone the subject property from the RU6- Two Dwelling Housing zone to the P1- Major Institutional zone to allow for the consolidation of the subject property with the adjacent care facility property.

4.0 BACKGROUND

4.1 The Proposal

The current zoning of the subject property is RU6- Two Dwelling Housing zone with the use of the existing dwelling as a halfway house which is to be relocated to a property across the street. Currently, the Stillwaters site, zoned P1, surrounds the subject property on three sides. Once the halfway house has been relocated, the applicant is to consolidate the subject property with the adjacent P1 zoned lot. The subject property will remain vacant until such time that the applicant is ready to proceed with a comprehensive redevelopment of the Stillwaters Development.

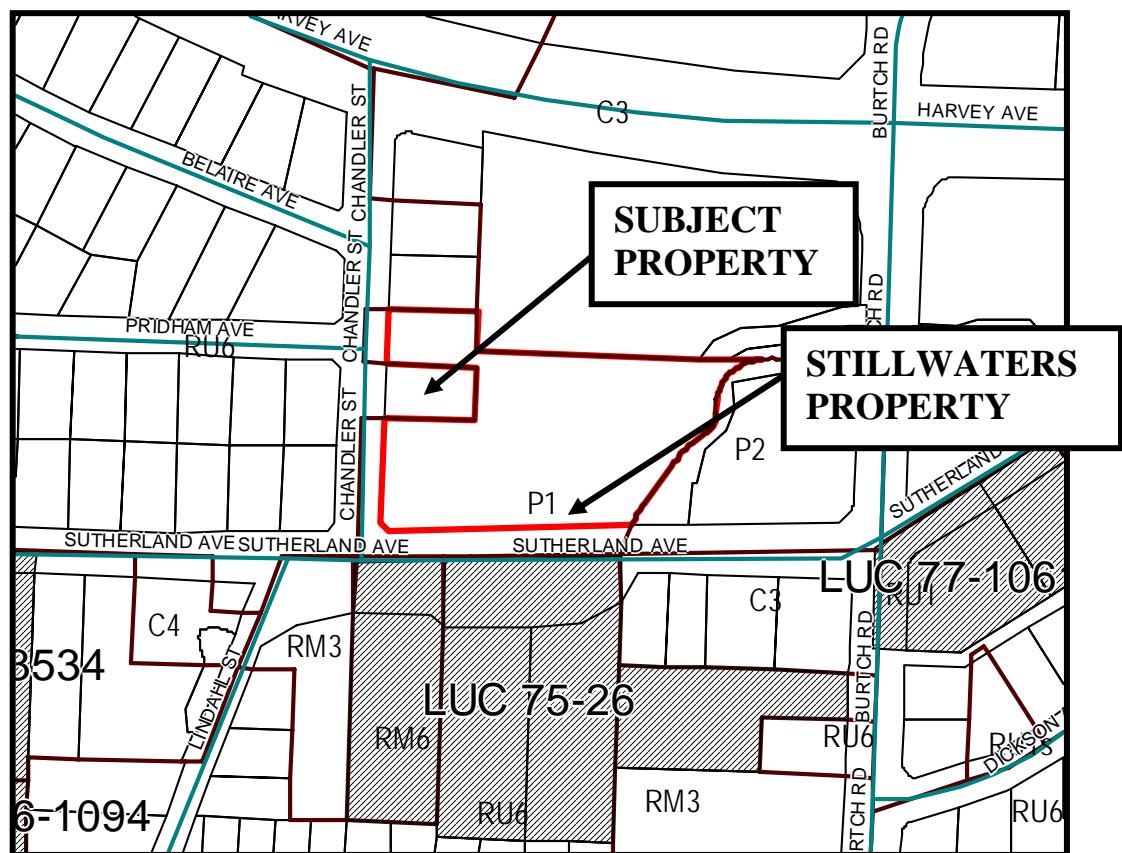
4.2 Site Context

The subject property is located on Chandler Street between Pridham Avenue and Sutherland Avenue.

Adjacent zones and uses are:

- North - P1- Major Institutional
- East - P1- Major Institutional
- South - P1- Major Institutional
- West - RU6 – Two Dwelling Housing

4.3 Site Location Map



4.5 Existing Development Potential

The subject property is zoned P1- Major Institutional. The purpose is to provide a zone primarily for major governmental and publicly or privately funded institutional uses.

4.6 Current Development Policy

4.6.1. Official Community Plan (OCP)

The OCP Future Land Designation of the subject property is Educational/Major Institutional. The proposed rezoning from the RUB- Two Dwelling Housing Zone to the P1- Major Institutional Zone is therefore consistent with this designation.

5.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

5.1 Fire

No comment.

5.2 Fortis

No response.

5.3 Inspection Services Department

Demolition permits and building permits will be required. Moving the existing building , is subject to relocation permit prior to be moved in the new location.

5.4 Interior Health

No response.

5.5 RCMP, School District No. 23,

No comment.

5.6 Parks Manager

5.6.1 All plant material (trees, shrubs, ground covers and seed/sod) used in BLVD to be reviewed by City Parks Division. All materials located in BLVD to meet city standard for size and method of installation.

5.6.2 BLVD maintenance including watering (manual or automated irrigation), shrubs, ground cover, sod, and seeded areas will be the responsibility of owner/occupant.

5.6.3 Parks encourages the property owner to incorporate native plants and xeriscape vegetation where practical.

5.7 Terasen

No response.

5.8 Works & Utilities

The Works & Utilities Department has the following requirements associated with this application to rezone from RU-6b to P1. The road and utility upgrading requirements outlined in this report will be a requirement of the issuance of a building permit or the subdivision approval, (lot consolidation) but are outlined in this report for information only.

5.8.1 Domestic Water and Fire Protection

The existing lot is serviced with a small diameter copper water service. The proposed institution expansion shall be serviced with domestic water and fire protection from the existing on-site facilities. Disconnection of the existing water service will be by City forces and at the applicant's cost.

5.8.2 Sanitary Sewer

The existing lot is serviced with a 100mm diameter sanitary service. The proposed institution expansion shall be serviced with sanitary sewer from the existing on-site facilities. Decommissioning and removal of the existing sanitary service will be at the applicant's cost.

5.8.3 Storm Drainage

The proposed institution expansion shall be serviced with the storm sewer from the existing on-site facilities.

The developer's consulting civil engineer must revise the submitted storm water management plan for the parent site and include Lot 40 in the lot grading plan, site servicing plan and on-site drainage containment and disposal system design.

5.8.4 Road Improvements

Chandler Street upgrade requirements to a full urban standard including curb and gutter, monolithic sidewalk, piped storm drainage system, pavement widening, landscaped boulevard and street lighting was included in frontage improvement requirements for Chandler Street under City File Z01-1029. Bonding in place includes the frontage construction costs for Lot 40.

Remove the new driveway curb letdowns and extend the proposed boulevard landscaping and underground irrigation system across the full frontage of Lot 40.

5.8.5 Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Register statutory rights-of-way if required for utility services.
- (b) Consolidate the lots with the parent parcel.

5.8.6 Site Related Issues

The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the owner will be invoiced for the meters.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The subject property is identified in the Official Community Plan (OCP) for future Educational/Major Institutional use. The proposed rezoning from the RU6- Two Dwelling Housing Zone to the P1- Major Institutional Zone is therefore consistent with the future land use designation. The intent of the applicant is to relocate this existing building across the street. The subject property would then remain vacant until such time that a comprehensive redevelopment of the Stillwaters facility is initiated. As the adjacent the Stillwaters lot surrounds the subject proper on three sides. It is therefore practical to rezone and consolidated of the subject property with the adjacent Stillwater development.

Andrew Bruce
Development Services Manager

Approved for inclusion ☐

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

FACT SHEET

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| 1. | APPLICATION NO.: | Z04-0057 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER: | Okanagan Halfway House Society |
| | • ADDRESS | 1-700 Rutland Road N |
| | • CITY | Kelowna, BC |
| | • POSTAL CODE | V1X 7W6 |
| 4. | APPLICANT/CONTACT PERSON: | Pacific Sun Enterprises Ltd. (David Kornell) |
| | • ADDRESS | 1-700 Rutland Road N |
| | • CITY | Kelowna, BC |
| | • POSTAL CODE | V1X 7W6 |
| | • TELEPHONE/FAX NO.: | 491-7714 (phone) /491-7289 (fax) |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | August 16, 2004 |
| | Date Application Complete: | August 16, 2004 |
| | Servicing Agreement Forwarded to Applicant: | n/a |
| | Servicing Agreement Concluded: | n/a |
| | Staff Report to APC: | n/a |
| | Staff Report to Council: | n/a |
| 6. | LEGAL DESCRIPTION: | Lot 40, DL 137, ODYD, Plan 10011 |
| 7. | SITE LOCATION: | on Chandler Street between Pridham Avenue and Sutherland Avenue. |
| 8. | CIVIC ADDRESS: | 1865-1869 Chandler Street |
| 9. | AREA OF SUBJECT PROPERTY: | 877 m ² |
| 11. | EXISTING ZONE CATEGORY: | RU6- TWO DWELLING HOUSING |
| 12. | PROPOSED ZONE: | P1- MAJOR INSTITUTIONAL |
| 13. | PURPOSE OF THE APPLICATION: | TO REZONE THE SUBJECT PROPERTY FROM THE RU6 – TWO DWELLING HOUSING ZONE TO THE P1 – MAJOR INSTITUTIONAL |
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | N/A |
| 15. | DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Air Photo
- Site Plan
- Letter from Owner