

2.0 SUMMARY

The subject properties are located immediately east of the Advance Precast manufacturing facility, and owned by the principals in the firm. They wish to rezone the subject properties to the I2 – General Industrial zone in order that the properties may be used for general industrial uses. This proposed use is consistent with the Future Land Use designation of the Official Community Plan.

2.1 Advisory Planning Commission

The above noted application (Z04-0048) was reviewed by the Advisory Planning Commission at the meeting of August 3, 2004 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z04-0048, for 745/765/793 Stremel Road. Lot 2, Plan 18713, Lot A, Plan 19473 and Lot 14, Plan 3236, Sec. 34, Twp. 26, ODYD, by Advance Precast Ltd. (Wayne Rains), to rezone from the RU1-Large Lot Housing zone to the I2-General Industrial zone in order to allow for uses permitted in the I2-General Industrial zone.

3.0 BACKGROUND

3.1 The Proposal

Advance Precast, a manufacturer of pre-cast concrete building components, has been located at their facility at 889 Stremel Road since the early 1980's. They had purchased the subject properties in late 1990's, with a view to expand their pre-cast plant onto those properties. They have had numerous meeting with City staff in regards to the expansion of the plant facilities, but it has become apparent that this would not be feasible, as the site is proposed to be bisected by the future extension of Mayfair Road, an network road identified in the Official Community Plan.

This current application seeks to rezone the 4 lots immediately east of the Advance Precast plant site for industrial uses permitted in the I2 – General Industrial zone. There are no immediate plans for construction on the properties at this time. It is the intent of the applicant to remove the existing residential uses, and develop improved industrial buildings in the future. It is also anticipated that the site will be re-subdivided to create a more efficient lot layout, as well as to dedicate the Mayfair Road extension up to Stremel Road.

The applicant has not been able to make arrangements with the owner of Lot 1, Plan 20576 in order to incorporate this lot into the application. The lot will remain as a separate titled lot. As Lot 1, Plan 20576 is less than the minimum lot size for the I2 zone, the only way that rezoning of that property could be considered is if it is consolidated with the larger adjacent property.

The proposal as compared to the I2 zone requirements is as follows:

CRITERIA	PROPOSAL	I2 ZONE REQUIREMENTS
Site Area (m ²)	15,098 M ²	The minimum lot area is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum lot area is 4000 m² .
Site Width (m)	141 m	40 m
Site Depth (m)	54 m	35 m

3.2 Site Context

The subject properties are generally flat and level, except for the southwest corner of the development site, which slopes down towards the end of Mayfair Ct. There are existing dwellings on each of the properties.

Adjacent zones and uses are, to the:

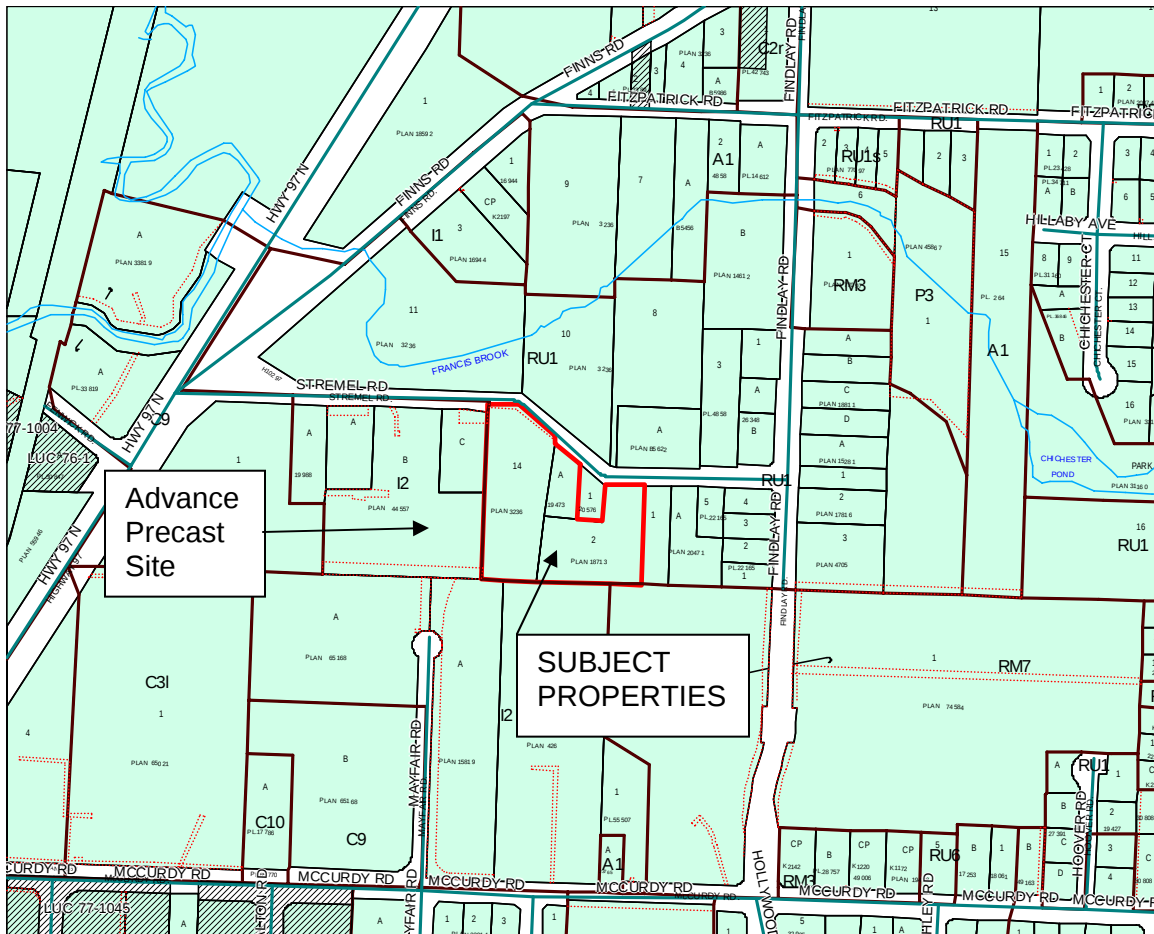
- North - RU 1 – Large Lot Housing
- East - RU1 – Large Lot Housing
- South - I2 – General Industrial
- West - I2 – General Industrial

3.3 Existing Development Potential

Proposed Development Potential

The proposed zone of I2 – General Industrial permits; auctioneering establishments, automotive and equipment repair shops, automotive and minor recreation vehicle sales/rentals, bulk fuel depots, commercial storage, contractor services – general, contractor services – limited, convenience vehicle rentals, custom indoor manufacturing, emergency and protective services, equipment rentals, fleet services, food primary establishment, gas bars, general industrial uses, household repair services, liquor primary establishment – minor, outdoor storage, participant recreation services – indoor, private clubs, rapid drive-through vehicle services, recycling depots, recycled materials drop-off centres, service stations – minor, service stations – major, truck and mobile home sales/rentals, utility services - minor impact, vehicle and equipment services – industrial, and warehouse sales as principal permitted uses, and residential security/operator unit, and care centres - major as permitted secondary uses.

SUBJECT PROPERTY MAP



3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

This proposal is consistent with the "Industrial" designation of the Official Community Plan.

3.4.2 City of Kelowna Strategic Plan (1992)

"The City will, in its plans and policies concerning future urban development, place an emphasis on more efficiently using serviced land within existing urban areas through infill and will provide for an increased density of development within established urban areas through re-development of areas which are in transition. Urban areas which are targeted include the Central City area with emphasis on the waterfront and north end, Rutland, and South Pandosy particularly along major

traffic arteries and near the town centres, the Glenmore Valley and Highway 97 corridor."

4.0 TECHNICAL COMMENTS

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

4.1 Fire Department

Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision By-law. Note fire flows will be required to meet Industrial flows of 250 lps.

4.2 Irrigation District (BMID)

No Objections.

4.3 Ministry of Transportation

It is our understanding that the City will require the extension of Mayfair Road to be addressed through this property as a condition of rezoning. The Ministry supports the requirement for the road extension as it will provide parallel support to the highway system and therefore, has no objection to the proposed rezoning.

4.4 Parks Manager

All entry feature signs for the proposed development will be located on private property and not on City BLVD.

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.

Landscape Plan Requirements:

The Landscape Plan will have the following standard information and requirements:

A. Planting plan will include a plant materials list:

- i) latin name
- ii) common name
- iii) size at planting
- iv) plant symbol key
- v) indicate existing trees
- vi) indicate existing trees to be removed

B. Minimum plant material specifications for BLVDs as follows:

- i) Deciduous Trees ? minimum calliper 60mm @ 300mm above rootball
- ii) Deciduous Shrub - minimum spread 450mm
- iii) Evergreen Trees - minimum height 2500mm
- iv) Evergreen Shrub ? minimum spread 450mm
- v) Seed/Sod Mix according to location and proposed activity use

C. Shrub and flower beds will require plastic edging beside all areas abutting a city sidewalk, BLVD, or city land to prevent migration of mulch.

D. Scale of plan and north arrow clearly indicated on plan.

E. Planting plan to include all u/g utility locations in BLVD.

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

BLVD tree maintenance will be the responsibility of Parks Division. However, the adjacent owner will be responsible for watering and replacement of trees during the establishment period, for at least two growing seasons after planting.

4.5 Public Health Inspector

Provided each proposed lot is connected to an approved community water and sewage disposal system, no objection.

4.6 Shaw Cable

Owner/developer to install an u/g conduit system

4.7 Works and Utilities Department (revised Jan. 5, 2005)

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from RU-1 and I-2 are as follows:

1. Subdivision.

- a) Dedicate a smooth radius along the frontage of Stremel Road as shown on the attached sketch.
- b) Dedicate the Mayfair Road extension, as shown on the attached sketch
- c) Consolidate the parcels.
- d) Provide 6.0m. corner roundings at the intersection of Mayfair and Stremel Roads
- e) Provide easements as may be required

2. Geotechnical Study.

- 1) Overall site suitability for development.
- 2) Slope analysis (i.e. 0-10 %, 10-20 %, 20-30% and over 30 %).
- 3) Presence of ground water and/or springs.
- 4) Presence of fill areas.
- 5) Presence of swelling clays.
- 6) Presence of sulfates.
- 7) Potential site erosion.
- 8) Provide specific requirements for footings and foundation construction.
- 9) 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.

- b) The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw for the requested zone. The applicant must provide water computations for this development to confirm the available water supply.

4. Sanitary Sewer.

The subject properties are located within the specified area # 20 and currently serviced by the municipal sanitary sewer collection system but are not hooked up at this point in time. The City of Kelowna will mail notices in the near future to the owner detailing the cost and the payment options.

5. Drainage.

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.

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) Stremel Road.

The applicant is responsible to upgrade the Stremel Road frontage to a full urban collector standard (SS-R5) complete with curb, gutter, sidewalk, asphalt fillet paving, storm drainage, street lighting landscaped boulevard complete with underground irrigation, removal and/or relocation of utilities as may be required. The estimated cost of this work, for bonding purpose, would be **\$174,100.00**, inclusive of a bonding contingency. The construction of the easterly portion of Stremel Frontage Road may be deferred due to the insufficient Right of Way on the north side.

b) Mayfair Road

- i. The City of Kelowna has made the commitment to construct the extension of Mayfair Road from the end of the existing cul-de-sac to the southerly property line of the subject property. The construction includes at the minimum, the modification of the cul-de-sac, and the construction of Mayfair Road to an partial urban Collector (SS-R5) complete with curb, gutter sidewalk on the west side, storm drainage, street lighting removal and/or relocation of utilities and fences as required.
- ii. The construction of the portion of Mayfair Road through the subject property will be a requirement of the subdivision application.

8. Street lights.

Street lights must be installed on all fronting roads as determined by the Manager of Electrical Utilities.

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 Provisions

Under the provisions of the Local Government Act, Latecomer provisions are available for the offsite construction of Mayfair Road.

11. DCC Credits.

None of the required improvements qualify for DCC credit consideration, as these upgrades are not identified in the current DCC schedules.

12. Bonding and Levies Summary.

a) Performance Bonding

Stremel Road frontage upgrading	\$ 174,100.00
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Total performance bonding	<u>\$ 174,100.00</u>
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b) Levies	At building permit
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5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

The Planning and Corporate Services Department does not have any significant concerns with this application. The proposed uses under application are consistent with the future land use designation of the Official Community Plan. There is no building program proposed for the site at this time. However, this application for rezoning and associated subdivision application will determine the final location of the Mayfair Road extension that is located south of Stremel Road.

There have been meetings with area residents with a view to determine the location of the pending Mayfair Road extension through the properties north of Stremel Road. It is anticipated that there will be applications for rezoning of several of the properties in the near future that will secure the dedication of the road location. However, this proposed layout is still not supported by all of the area land owners.

The applicant has not been able to make arrangements with the owner of Lot 1, Plan 20576 in order to incorporate this lot into the application. The lot will remain as a separate titled lot. As Lot 1, Plan 20576 is less than the minimum lot size for the I2 zone, the only way that rezoning of that property could be considered is if it is consolidated with the larger adjacent property.

This application will create a significant road linkage to the area transportation network by providing the connection between the existing end of Mayfair Road with Stremel Road. Future applications to rezone other properties in the neighbourhood will provide opportunities to secure additional pieces on the transportation network, which will allow the road network to be expanded as outlined in the transportation section of the Official Community Plan.

In light of the above, the Planning and Corporate Services Department recommends in support of this rezoning application, and that Council forward it to a Public Hearing for further consideration.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

PMc/pmc
Attach.

Attachments

(Not attached to the electronic copy of the report)

Subject Property Map
Proposed Subdivision plan
Proposed Mayfair Road extension

3 PAGES