

The subject properties are located south of Stremel Road, west of Findlay Road. The applicant proposes to rezone the subject properties in order that they may be developed with a “Self-Storage” use, a use permitted in the I2 – General Industrial zone. This zone is consistent with the Future Land Use designation of the Official Community Plan.

2.1 Advisory Planning Commission

The above noted application (Z04-0086) was reviewed by the Advisory Planning Commission at the meeting of January 31, 2005 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z04-0086, for 727/737 Stremel Road/Lot A, Plan 20471 and Lot 1, Plan 18713, Sec. 34, Twp. 26, ODYD, by Lynn Welder Consulting Ltd. (Lynn Welder Lalonde), to rezone from the RU1-Large Lot Housing zone to the I2-General Industrial zone in order to allow for general industrial uses.

3.0 BACKGROUND

3.1 The Proposal

The owners of the subject properties are proposing to develop the site with a “Self-Storage” facility. As the properties are currently zoned for large lot single unit residential uses, it is necessary for the properties to be rezoned to the I2 – General Industrial zone in order to permit the proposed use. This is a zone that is consistent with the future land use designation of the Official Community Plan. The subject properties are located immediately east of the properties that are currently under application (Z04-0048) for rezoning to the I2 – General Industrial zone.

The site plan indicates the development of a total of 3 buildings, the 1st phase building across the back of the property, and 2 smaller buildings adjacent to Stremel Road, perpendicular to the road frontage. The access driveway is proposed to run between the 2 buildings adjacent to Stremel, and provide access to the building located at the rear of the lot. The site plan is designed to provide a 4.5 m landscaped area along the east property line to provide a buffer to the remaining residential uses there, as well as providing a 6.0 m landscaped area to the rear lot line to provide a buffer to the existing mobile park to the south.

Each of the proposed buildings are designed as a single storey concrete block building. Each building is divided into several bays, each having an overhead door and a store front entrance area. The site plan shows parking stalls located along the front of each building between the overhead doors, and a pod of 9 stalls located near the rear of the lot in one corner. As well, there is also space for a loading zone in front of each of the overhead doors.

Each of the lots is currently occupied with a single housing unit. It is anticipated that during the first phase of development that one of the houses will remain in order to provide space for a caretaker. When the second phase of development occurs, this remaining dwelling unit will be demolished to make way for the second phase self-storage buildings.

Please note that the subject properties are not located within a mandatory development permit area.

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

CRITERIA	PROPOSAL	I2 ZONE REQUIREMENTS
Site Area (m ²) (both lots)	4,973 M ²	4,000 m ² when sewer available
Site Width (m)	46.6 m	40 m
Site Depth (m)	85 m	35 m
Site Coverage (%)	34.5%	60%
Total Floor Area (m ²)	1,720 m ²	Max 7,459 m ² @ FAR = 1.5
F.A.R.	0.35	Max FAR = 1.5
Building Ht. (m)		14 m. max.
Setbacks (m)		
- Front	7.5 m	7.5 m
- Rear	6.0 m	6.0 m where not C or I zones
- West Side	0.0 m	0.0 m when next to C or I zones
- East Side	4.5 m	4.5 m where not C or I zones
Parking Stalls (#)	27 stalls provided	24 stalls required
Loading Stalls (#)	1 stall required	1 stall per 1,900 m ² GFA
Bicycle Parking (#)	6 stalls required	0.3 stalls per 100 m ² GFA

Parking Calculations

Phase I (warehousing and storage use) 813.8 m² @ 0.5 stalls per 100 m² GFA = 5 stalls
 Phase II (General Industrial use) 905.8 m² @ 2.0 stalls per 100 m² GFA = 19 stalls
Total parking required = 24 stalls

3.2 Site Context

The subject properties are generally flat and level. Each of the lots has an existing dwellings.

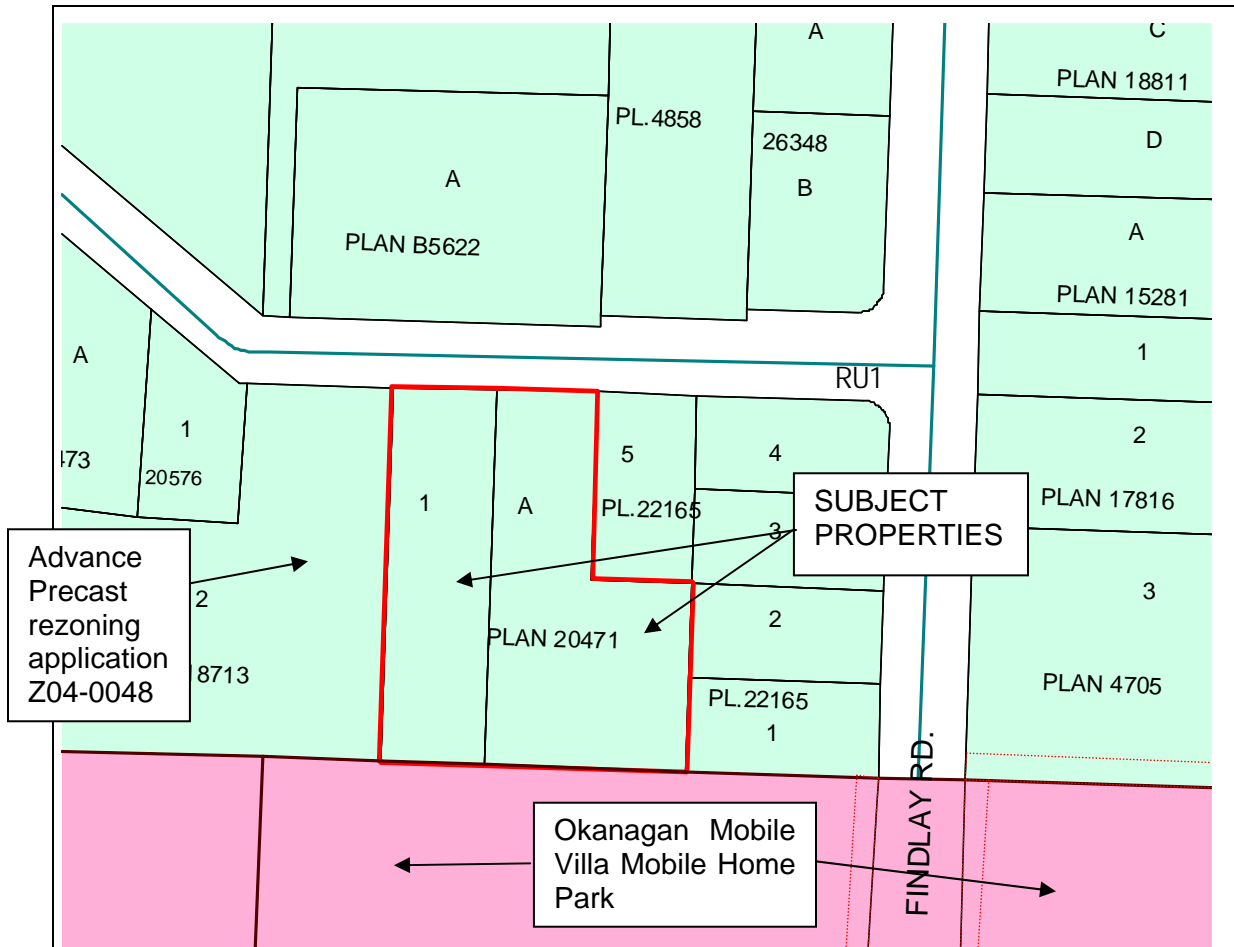
Adjacent zones and uses are, to the:

North - RU 1 – Large Lot Housing / Stremel Road (single unit housing)
 East - RU1 – Large Lot Housing / Findlay Road (single unit housing)
 South - RM7 – Mobile Home Park (Okanagan Mobile Villa MHP)
 West - RU 1 – Large Lot Housing (single unit housing)

3.3 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 (2004)

The new City of Kelowna Strategic Plan (2004) identifies as Goal #2 – “To Foster a Strong, Stable, and Expanding Economy”. This goal has led to the following objectives to support that goal;

1. Aid in the growth and progress of Kelowna as a desirable place to do business.
2. Aid in the growth and progress of Kelowna as a desirable place to visit, shop and tour.
3. Increase the diversity of employment opportunities.
4. Commit to continued sound fiscal management.

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 hydrants within 90M of principal entrance. Fire flow calculations required.

4.2 FortisBC

Requested zoning may require system upgrades. Applicant to contact Fortis before approval can be granted.

4.3 Inspection Services Department

Provide full building code analysis and geotechnical report for building permits. Site drainage should be taken into consideration. Note spatial restrictions to neighbouring properties.

4.4 Irrigation District (BMID)

No objection subject to:

1. Should the self storage building require water, it would be subject to a capital cost charge of \$1000 for the first 100 m² and \$4.00 per m² thereafter.
2. Should a larger water service be required, the installation of such would be at the owner's expense.

4.5 Shaw Cable

Owner/Developer to supply and install an underground conduit system as per Shaw Cable drawings and specifications.

4.6 Telus

Telus will provide aerial service.

4.7 Works and Utilities Department

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) Consolidate the parcels.
 - b) 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 **\$42,800.00**, inclusive of a bonding contingency.

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. DCC Credits.

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

11. Bonding and Levies Summary.

a) Performance Bonding

Stremel Road frontage upgrading	\$ 42,800.00
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b) Levies

At building permit

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

The Planning and Corporate Services Department does not have any concerns with this application. The proposed uses under application are consistent with the future land use designation of the Official Community Plan of "Industrial". The building program

proposed at this time is consistent with the I2 – General Industrial zone. However, there will be no Development Permit required, as this area is not identified in the Official Community Plan as a Development Permit area to deal with the proposed form and character. Staff are satisfied that the proposed lot consolidation does not adversely affect further redevelopment in the general vicinity. The lands to the west are currently under application to redevelop, and there is enough land to the east to provide for a similar consolidation and redevelopment. The proposed development does not impact either Mayfair Road nor Stremel Road alignments.

In light of the above, the Planning and Corporate Services Department supports this application and recommends for positive consideration by Council.

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

2 pages of site plans & building elevations diagrams