
CITY OF KELOWNA
MEMORANDUM

Date: October 24, 2005

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z05-0048

OWNER: SCHOOL DISTRICT #23

AT: 2058 CROSS ROAD
106 VALLEY ROAD

APPLICANT: JUDY SHOEMAKER
SCHOOL DISTRICT #23

PURPOSE: THE APPLICANT IS SEEKING TO REZONE THE SUBJECT PROPERTIES FROM THE A1 – AGRICULTURE 1 ZONE AND RU2 – MEDIUM LOT HOUSING ZONE TO THE P2 – EDUCATION AND MINOR INSTITUTIONAL ZONE TO FACILITATE THE CONSTRUCTION OF A NEW PUBLIC MIDDLE SCHOOL

EXISTING ZONE: A1 – AGRICULTURE 1/RU2 – MEDIUM LOT HOUSING

PROPOSED ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Rezoning Application No. Z05-0048 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4, Block 5, Section 4, Township 23 ODYD Plan 896, located on Cross Road, Kelowna, B.C. from the A1 – Agriculture 1 zone to the P2 – Education and Minor Institutional zone and of Lot A, Section 4, Township 23, ODYD Plan KAP53553, ODYD, located on Valley Road, Kelowna, BC from the RU2 – Medium Lot Housing zone to the P2 – Education and Minor 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 requirements of the Works & Utilities Department and Community Planning and Real Estate Division being completed to their satisfaction;

2.0 ADVISORY PLANNING COMMISSION

At the regular meeting of August 2, 2005 it was resolved:

THAT the Advisory Planning Commission supports Rezoning Application No. Z05-0048, for 2058 Cross Road & 106 Valley Road, Lot 4, Plan 896 and Lot A, Plan 53553, Sec. 4, Twp. 23, ODYD, by School District No. 23 (Judy Shoemaker), to allow for development of a new public school.

3.0 SUMMARY

The applicant is seeking to rezone the subject properties from the A1 – Agriculture 1 zone and RU2 – Medium Lot Housing zone to the P2 – Education and Minor Institutional zone in order to accommodate the development of a new public middle school (the relocation of Dr.Knox Middle School) by School District #23. The school site will accommodate two playing fields, a basketball court and a landscaped outdoor amenity space.

The proposed school will be two storeys in height and is designed to have modern appearance. The proposal also allows for a bus drop-off loop, teacher parking area and supplementary parking area to serve the sports fields.

The application meets the requirements of the P2 – Education and Minor Institutional zone as follows:

CRITERIA	PROPOSAL	P2 ZONE REQUIREMENTS
Lot Area (m ²)	48452m ²	660m ²
Lot Depth (m)	255m	30.0m
Lot Width (m)	264m	18.0m

3.2 Site Context

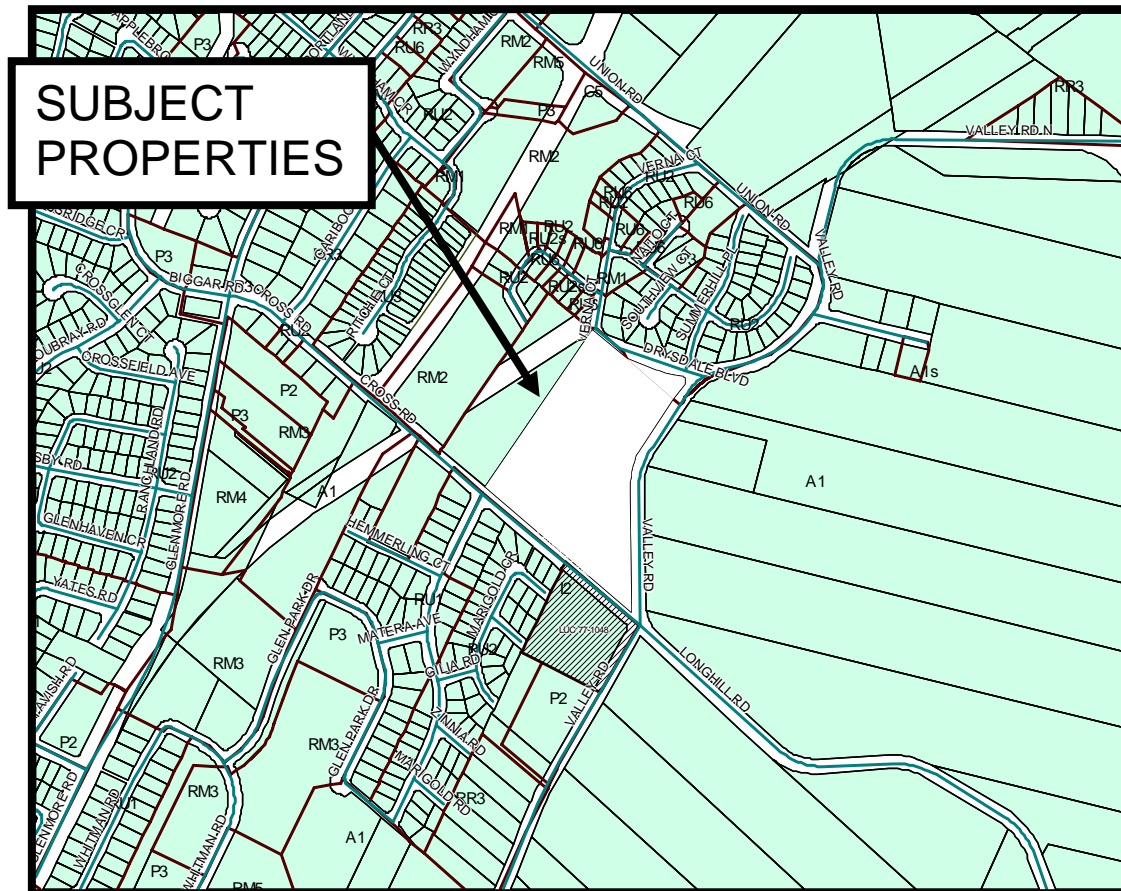
The subject properties are located on the west side of Valley Road between Cross Road and Drysdale Boulevard.

Adjacent zones and uses are:

North - RU2 – Medium Lot Housing – Single Family Dwellings
East - A1 – Agriculture 1 – Large Agricultural lots (ALR)
South - RU2 – Medium Lot Housing – Single Family Dwellings
West - A1 – Agriculture 1 – Vacant Land (City Owned)

3.3 Site Location Map

Subject Properties: 2058 Cross Road and 106 Valley Road



3.4 Existing and Proposed Development Potential

The subject properties are currently zoned A1 – Agriculture 1 and RU2 – Medium Lot Housing. The purpose of the A1 zone is to provide for rural areas and agricultural uses as well as other complementary uses suitable in an agricultural setting. A maximum of one single dwelling house is permitted. The purpose of the RU2 zone is to provide for single detached housing, and compatible secondary uses, on medium sized serviced urban lots.

The applicant is seeking to rezone the subject properties to the P2 – Education and Minor Institutional zone. The purpose of this zone is to provide for private and public educational, residential and recreational uses and religious assemblies.

3.5 Current Development Policy

3.5.1 Kelowna Official Community Plan

Map 19.1 of Kelowna's Official Community Plan designates the subject property as Educational/Major Institutional. The proposed rezoning is consistent with this designation.

Additional OCP Policies:

Location of Schools. Encourage schools (public and private) to locate in central and easily accessible areas. Locations within the City Centre, Town Centres, Highway Centre or Village Centres should be promoted wherever possible. Consideration for other sites should include appropriate setbacks and scale of buildings as compared to adjoining residential uses and location on a collector road. *The proposed school site is not in urban or village centre but is designated as future Education/Major Institutional on Map 19.1 of Kelowna's OCP.*

Community Use of Schools. Encourage that schools be designed so as to facilitate, during non-school hours, use for before/after school care programs, recreation programs, youth/family activities, and continuing/adult education. *The Parks and Leisure Services Department is currently in discussions with School District #23 with regard to the design of the buildings and outdoor sports fields with regard to community use.*

3.5.2 Kelowna Strategic Plan (2005)

Provide infrastructure (utilities, transportation, parks, facilities) that keep pace with population growth and evolving opportunities.

4.0 TECHNICAL COMMENTS

This application was circulated to various internal departments and technical agencies and the following comments were received:

4.1 Environment Manager

Area proposed for storm water detention may require further review.

4.2 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. Engineered fire flows should determine required number of hydrants and hydrant location.

4.3 Fortis BC, Public Health Inspector, RCMP, Terasen

No comments.

4.4 Inspection Services Department

No objections.

4.5 Shaw Cable

Owner/developer to supply conduit

4.6 Telus

Will provide underground facilities. Developer will be required to supply and install conduit.

4.7 Parks and Leisure Services

The Parks and Leisure Services Department had been in discussions with School District #23, the Planning Department and the Works and Utilities Department with regard to a comprehensive development that included the adjacent City owned land. The vision was to create a community style park. Unfortunately, due to the required extension of Drysdale Boulevard, Parks was unable to pursue this concept into more detailed discussions.

a) In order to accommodate the need for more recreational facilities in the Glenmore Valley area, the Parks Division recommends the storm retention pond to be designed to accommodate a hard surface multi-court. Please notify Works & Utilities of this recommendation and when designing the facility contact Andrew Gibbs, Park Design & Construction Supervisor at 469-8836.

b) School District #23 will be responsible to weed, water and mow the boulevards adjacent to their properties. They will also be responsible for maintaining the boulevard in a reasonably tidy condition, free and clear of garbage, litter or debris.

c) All proposed plant material (trees, shrubs, ground covers and sod) for the boulevard to be reviewed and approved by Parks Staff prior to application approval.

d) Street trees contribute to the livability of a street and improve the character of the neighborhood. They can modify the microclimate and foster a sense of comfort and safety for drivers and pedestrians. The Parks Division encourages the School District to consider the planting of street trees along Cross Rd., Valley Rd. N., and Drysdale Blvd. consistent with the City of Kelowna's Urban Forestry Tree Planting Guide. To further discuss appropriate tree species and spacings, the Applicant should contract Ian Wilson, Park Urban Forestry Supervisor at 469-8842.

e) If approved boulevard trees are planted, the tree maintenance will be the responsibility of the Parks Division. However, the adjacent owner will be responsible for watering and replacement of trees during the establishment period, for at least one growing season after planting.

4.8 Works and Utilities

The following Works & Services are required for this subdivision:

4.8.1 General

Lot consolidation is required for this development.

A detention facility of 2000 cubic metres is required on the southeast corner of the site. This development is required to fund 40 % of the cost of the facility. This facility is a Development Cost Charge (DCC) project therefore cash in lieu opportunity is available.

4.8.2 Dedications

Cross Road to be established 10.0m from the existing mean centreline by legal survey plan registered in the Land Title Office.

The existing mean road centreline of Valley Road does not meet current standards. The ultimate designed centreline will have to be established by the consultant and approved by the Transportation Engineer. The ultimate Right of Way is generally 20m. Additional Right of Way is required at Drysdale Blvd to accommodate a left turn lane (northbound to westbound) and at Cross Road for a roundabout.

Drysdale Blvd Extension from Cross Road to the existing Drysdale blvd at Verna Court.

4.8.3 Geotechnical Report

Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.

Site suitability for development.

Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).

Any special requirements for construction of roads, utilities and building structures.

Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.

Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.

Identify slopes greater than 30%.

Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.

Recommendations for items that should be included in a Restrictive Covenant.

Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.

Any items required in other sections of this document.

Recommendations for erosion and sedimentation controls for water and wind.

Recommendations for roof drains and perimeter drains.

Recommendations for construction of detention or infiltration ponds if applicable.

4.8.4 Water

The property is located within the Glenmore Ellison Improvement District service area.

Provide an adequately sized domestic water and fire protection system.

4.8.5 Sanitary Sewer

Provide an adequately sized sanitary sewer connection. As indicated by Urban Systems Site Servicing Report a 200mm diameter sanitary sewer is required to service this development.

A 250mm diameter sanitary sewer is currently located along Cross Road. A 525mm diameter sanitary sewer main is required along Cross Road for this development. The Cross Road upgrade is a DCC project for which construction funds are available.

4.8.6 Drainage

Provide an adequately sized drainage system. For on-site disposal of drainage water, a hydro-geotechnical report will be required complete with a

design for the disposal method (i.e. dry pond). The Lot Grading Plan must show the design and location of these systems.

Provide the following drawings:

A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);

A detailed Stormwater Management Plan for this subdivision; and,

An Erosion and Sediment Control Plan.

Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.

Where ditches are provided they must be adequately lined and protected for the design flows.

4.8.7 Roads

Cross Road must be upgraded to a full urban standard including curb and gutter, sidewalk, piped storm drainage system, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. City Standard SS-R5

Valley Road must be upgraded to a full urban standard including curb and gutter, sidewalk, piped storm drainage system, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. City Standard SS-R5

Existing Drysdale Blvd must be upgraded to a full urban standard including curb and gutter, sidewalk, piped storm drainage system, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.

Drysdale Blvd is designated an urban class collector road. Dedicate and construct the road in accordance with City standard SS-R5, 20m dedication, 12.8m road).

Provide traffic control and street name signs where required. The City will install all signs and traffic control devices at the developer's expense.

Provide a Street Sign, Markings and Traffic Control Devices Drawing.

Grade the fronting road boulevards in accordance with the standard drawing and provide a minimum of 50 mm of topsoil. Major cut/fill slopes must start at the property lines.

Verify that physical driveway access will satisfy City requirements for all lots. For steeper lots (15% and greater), show driveways on the lot grading plan with grades or profiles.

Re-locate existing poles and utilities, where necessary.

Provide corner rounding or truncation dedication at the intersection of Cross Road and Valley Road. The radius to be reviewed and confirmed on the design drawings.

4.8.8 Power and Telecommunication Services and Street Lights

All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground

Street lights must be installed on all roads.

Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

Remove aerial trespass(es).

4.8.9 Design and Construction

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. Drawings must conform to City standards and requirements.

Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional

engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

4.8.10 Servicing Agreements for Works and Services

A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

The servicing agreement and the required letters of credit can be deferred to time of subdivision or building permit.

4.8.11 Other Engineering Comments

Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

4.8.12 Charges and Fees

a) Development Cost Charges (DCC's) are payable

DCC credits will be available, for DCC Works installed by the applicant, based on the lowest of the following:

DCC's payable for that class of item (i.e. roads),
The value of the DCC item as estimated for the DCC Bylaw, or
The actual cost of construction of the item as verified by contract costs.

The following works and services are applicable for DCC credit considerations:

i) 525mm diameter sanitary sewer main along Cross Road.

ii) 60 % of storm detention facility.

b) Fees per the "Development Application Fees Bylaw" include:

Street/Traffic Sign Fees: at cost if required (to be determined after design). This will include required pedestrian crossing signage and line painting.

Survey Monument Fee: \$50.00 per newly created lot (GST exempt).

Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.

Engineering and Inspection Fee: 3% of construction value (plus GST).

A hydrant levy charge of \$250.00 per lot (not required if developer installs a fire protection system – mains and hydrants).

Sewer Specified Area Administration Fee of \$250.00 to amend service boundary.

4.9 Glenmore/Ellison Irrigation District

Applicant must fulfill GEID requirements prior to the approval of a building permit.

4.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The proposed rezoning is generally consistent with relevant policy in the Official Community Plan and Strategic Plan. The applicant has worked patiently with staff from the Planning, Works and Utilities, Parks and Land Departments in order to agree upon the ultimate layout of a joint use site as well as the ultimate location of the Drysdale Boulevard extension. Unfortunately, staff have been unable to reconcile the challenges of creating a joint use site and therefore this proposed development will remain independent of any initiative from the City's Parks and Leisure Services Department.

Andrew Bruce
Manager of Development Services

Approved for inclusion ☐

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

RWS
Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Floor plans
- Elevations
- Landscaping plan