
CITY OF KELOWNA
MEMORANDUM

Date: June 21, 2006
File No.: **DP06-0082**

To: City Manager

From: Planning & Development Services Department

Subject:

DEVELOPMENT PERMIT APPLICATION NO. DP06-0082 OWNER: PIER MAC PETROLEUM
INSTALLATION

AT: 5220 HIGHWAY 97 N APPLICANT: KELOWNA READY-MIX

PURPOSE: TO SEEK PERMISSION TO CONSTRUCT LANDSCAPING ON
THE SUBJECT PROPERTY TO SCREEN THE PROPOSED
CONCRETE BATCH PLANT

EXISTING ZONE: P4 - UTILITIES

PROPOSED ZONE: I3 – HEAVY INDUSTRIAL

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 9412 be considered by the Municipal Council;

THAT Municipal Council authorize the issuance of Development Permit No. DP06-0082; for part of Lot 1, Sec. 11, Twp. 23, O.D.Y.D., Plan 34113, located on Highway 97 N., Kelowna, B.C., subject to the following:

1. Landscaping to be provided on the land be in general accordance with Schedule "C";
2. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

AND THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued;

2.0 SUMMARY

The applicants have requested rezoning (Z04-0091) of part of the subject property to facilitate a 2 lot subdivision in order to create a new satellite site for Kelowna Ready-Mix. That application received 3rd reading on May 24, 2005, after a successful Public Hearing on the same date. This associated application for a Development Permit addresses landscaping and buffering of the proposed concrete batch plan.

3.0 BACKGROUND

3.1 The Proposal

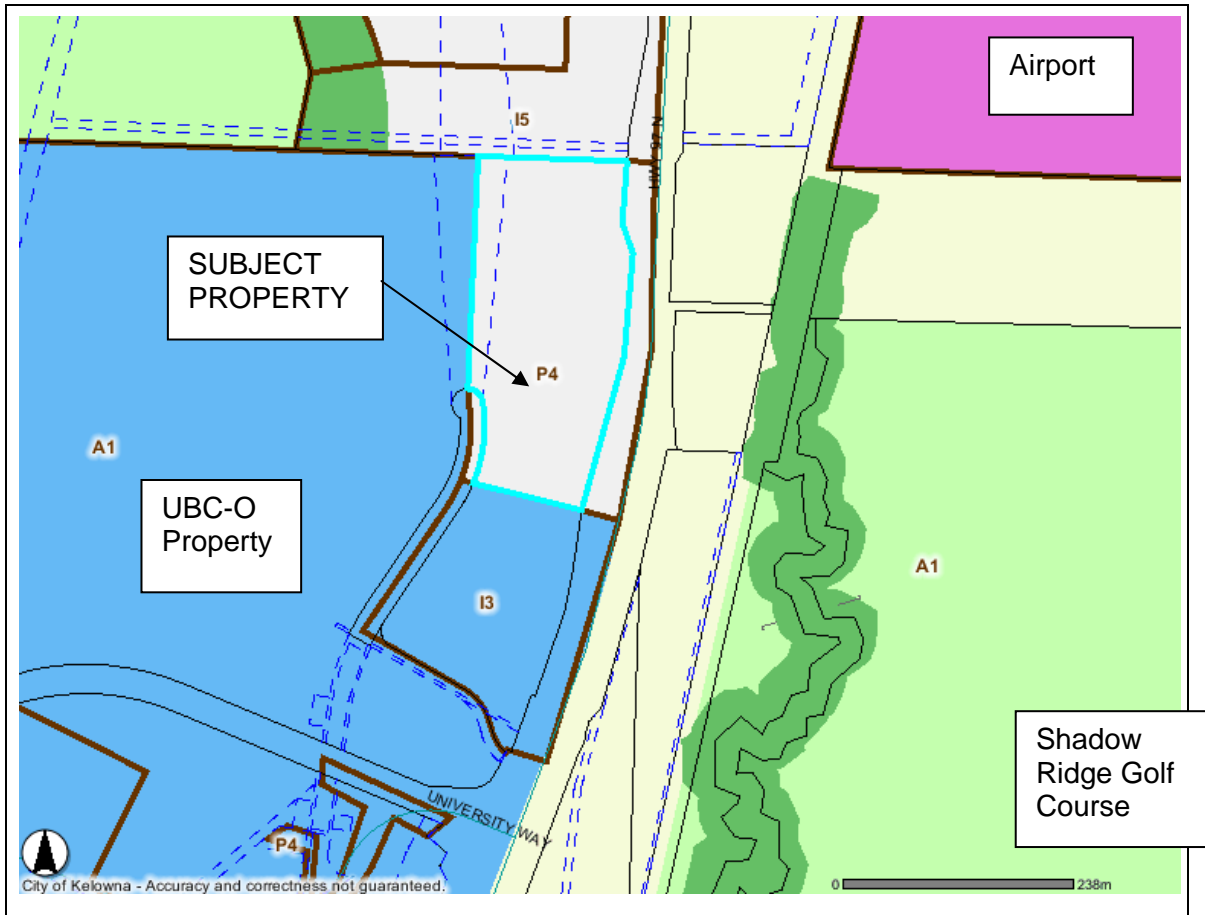
The applicants made application to rezone part of the subject property to facilitate a 2 lot subdivision in order to create a new satellite site for Kelowna Ready-Mix. That application received 3rd reading on May 24, 2005, after a successful Public Hearing on the same date. The rezoning application was held at 3rd reading in order that the applicant could resolve a number of servicing issues, as well as to make this Development Permit application for the associated landscaping works to screen the proposed site development from both the Highway and adjacent properties.

The proposed landscaping is designed as a 4.125 m high jumbo-block retaining wall set back 6.0 m. from the north property line. The area between the block wall and property line will be heavily landscaped. There are substantial landscape plantings proposed adjacent to the road frontage. The Highway frontage is also landscaped with the creation of a 3.0 m wide berm and associated landscaping area. It is interesting to note that the level of the subject property is approximately 5 m. above the level of the travel portion of the highway

Now that the servicing issues have been addressed, it is now appropriate for Council to consider adopting the zone amending bylaw, and to consider this Development Permit application for the landscape works.

3.2 Site Context

SUBJECT PROPERTY MAP



The subject property is located on west side of Highway 97 near the intersection of University Way. The site is generally flat and level, however, the area surrounding the site slopes upwards towards the West. The subject property is also currently vacant.

Adjacent zones and uses are, to the:

- North - I5-Extraction / Gravel Pit
- East - A1-Agriculture 1 / Agricultural & Vacant
- South - I3-Heavy Industrial / Industrial Manufacturing
- West - A1-Agriculture 1 / Gravel Pit

3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

This proposal is consistent with the "Industrial" designation of the future land use map within the Official Community Plan, which encourages the location of future industrial development in those areas designated for industrial purposes in the OCP.

3.3.2 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.

4.0 TECHNICAL COMMENTS

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

The technical issues have been dealt with through the associated rezoning application Z05-0073.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department does not have concerns regarding the proposed site development. The proposed landscaping will buffer the proposed concrete batch plant and associated material storage.

Now that the servicing issues have been addressed, it is now appropriate for Council to consider adopting the zone amending bylaw, and to consider this Development Permit application for the landscape works.

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

Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion

Signe Bagh, MA, MCIP
Acting Director of Planning and Development Services

PMc/pmc
Attach.

Attachments

Subject Property Map

Plan of pending subdivision

Schedule C Landscape drawings and details (5 pages)