
CITY OF KELOWNA
MEMORANDUM

DATE: NOVEMBER 30, 2006

TO: CITY MANAGER

FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. OCP06-0020/
Z06-0051

OWNER: CITY OF KELOWNA

AT: 1000 AND 1008 RICHTER ST.

APPLICANT: COMMUNITY PLANNING
AND REAL ESTATE
DIVISION - CITY OF
KELOWNA

PURPOSE: TO AMEND THE OFFICIAL COMMUNITY PLAN FUTURE LAND USE
DESIGNATION FROM INDUSTRIAL TO PUBLIC SERVICE/UTILITIES

TO REZONE THE SUBJECT PROPERTIES FROM THE I4 – BUSINESS
INDUSTRIAL ZONE TO THE P4 – UTILITIES ZONE

EXISTING ZONE: I4 – CENTRAL INDUSTRIAL

PROPOSED ZONE: P4 - UTILITIES

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP06-0020 to amend Map 19.1 of the Kelowna Official Community Plan (2000 - 2020) Bylaw No. 7600 by changing the Future Land Use designation of Lot 1, District Lot 139, ODYD Plan 24283 and Lot 2, District Lot 139, ODYD Plan 24283, located on Richter Street, Kelowna, B.C., from the Industrial designation to the Public Service/Utilities designation, as shown on Map "A" attached to the report of Planning & Development Services Department, dated November 21, 2006 be considered by Council;

THAT Rezoning Application No. Z06-0051 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 139, ODYD Plan 24283 and Lot 2, District Lot 139, ODYD Plan 24283, located on Richter Street, Kelowna, B.C. from the I4 – Central Industrial zone to the P4 – Utilities zone be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP06-0020 and Zone Amending Bylaw No. Z06-0051 be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

The City of Kelowna is proposing to rezone the subject properties from the I4 – Central Industrial zone to the P4 – Utilities zone in order to accommodate use of the site by FortisBC (through a lease with the City of Kelowna). In order to facilitate this rezoning, the Future Land Use Designation identified by Map 19.1 of Kelowna's Official Community Plan must be amended from the Industrial designation to the Public Service/Utilities designation.

3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of September 26, 2006 it was resolved that:

THAT the Advisory Planning Commission supports the Official Community Plan Amendment Application No. OCP06-0020 for 1000 Richter Street; Lot 1, Plan 24283 to amend the Official Community Plan future land use designation from Industrial to Public Services/Utilities.

AND THAT the Advisory Planning Commission supports the Rezoning Application No. Z06-0051 for 1000 Richter Street; Lot 1, Plan 24283 to rezone the subject properties from the I4 – Central Industrial zone to the P4 – Utilities zone.

4.0 SITE STATISTICS

The application meets the requirements of the P4 – Utilities zone as follows:

CRITERIA	PROPOSAL	P4 ZONE REQUIREMENTS
Site Area	3361m ²	N/A
Lot Width	72m	N/A
Lot Depth	45m	N/A

5.0 SITE CONTEXT

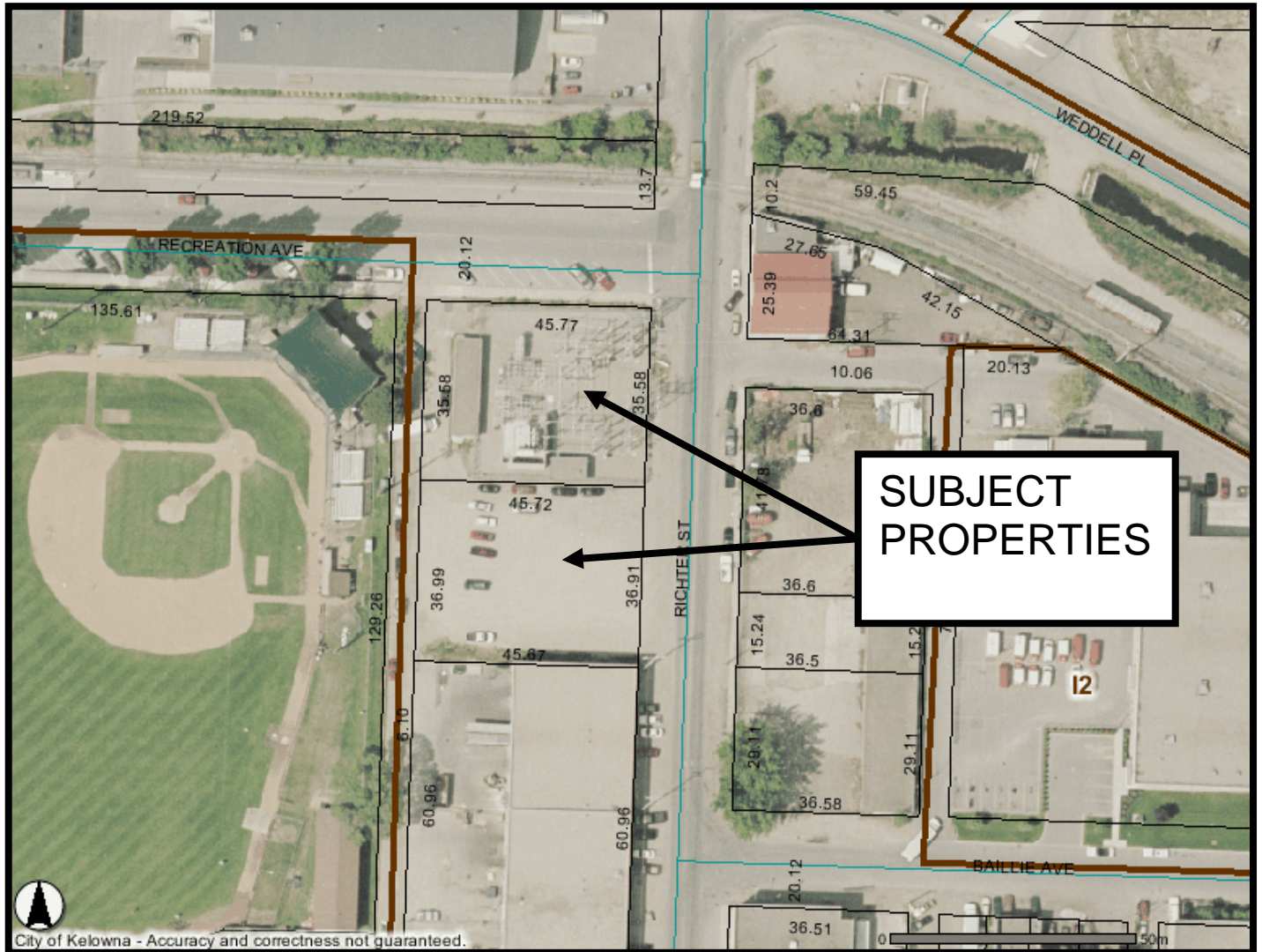
The subject properties are located on the west side of Richter Street at its intersection with Recreation Avenue.

Adjacent zones and uses are:

North - I4 – Central Industrial
East - I4 – Central Industrial
South - I4 – Central Industrial
West - P1 – Major Institutional – Kings Stadium (Playing Field)

6.0 SITE LOCATION MAP

Subject Properties: 1000 and 1008 Richter Street



7.0 CURRENT DEVELOPMENT POLICY

7.1 Existing and Proposed Development Potential

The purpose of the I4-Central Industrial zone is to recognize the historical mix of uses reflected in the fringe area of the Central Business District. The proposed use by FortisBC is considered a “utility service, major impact” and therefore is not a permitted use in the I4 zone.

The purpose of the P4-Utilities zone is to provide for private and public utilities. The proposed use (utility service, major impact) by FortisBC would be permitted in the P4-Utilities zone.

7.2 Official Community Plan

The Official Community Plan designates the subject properties for future Industrial Development.

While the proposed rezoning is not consistent with the Future Land Use Designation as identified in the Official Community Plan, the proposed use of the subject properties for a public related utility use would not be out of character given the surrounding industrial development on the north, south and east sides and formally recognizes the existing utility use on Lot 2.

8.0 TECHNICAL COMMENTS

This application was circulated to various City Departments and Technical Agencies and the following comments were received:

8.1 Works and Utilities

The Works & Utilities Department has the following requirements associated with this development application.

8.1.1 Domestic Water and Fire Protection

We have no record of a water service to Lot 1. A new water service can be provided from a water main on Richter Street.

The estimated cost of construction for information purposes is \$ 3,000.00.

Lot 2 is serviced with a 19mm diameter copper water service.

8.1.2 Sanitary Sewer

The existing 200mm AC sanitary sewer system in the rear lane was installed in 1983. The system is shallow and has been inactive for some time. The condition of this main and the need for a terminal manhole will need to be assessed by the Wastewater Department in conjunction with construction on-site by FortisBC.

We have no record of a service to Lot 1. A new service for the proposed structure can be provided from the main in the rear lane. The estimated cost of construction for information purposes is \$ 4,000.00

Lot 2 was provided with a 100mm diameter service complete with inspection chamber.

8.1.3 Storm Drainage

There is a storm drainage main in Richter Street fronting on this development. Improvements to the storm drainage system will be included in the road frontage improvement requirements.

The development will be required to dispose of site generated storm water on the site.

8.1.4 Road Improvements

- (a) Richter Street fronting this development must be upgraded to a collector class 1 standard (SS-R5) including concrete curb and gutter, sidewalk, street lighting, storm drainage system, fillet pavement, landscaping and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The estimated cost of construction for information purposes is \$ 25,000.00.
- (b) The rear lane has been upgraded to a paved standard.

8.1.5 Cost Estimates for Information Purposes

(a) Estimates

Richter Street road frontage improvements	\$25,000.00
Service Upgrades	\$ 7,000.00
Total Costs	\$ 32,000.00

NOTE: The amounts shown above are estimated construction costs excluding escalation. These estimates are provided for information purposes only.

A typical private developer would be required to enter into a servicing agreement, and provide a performance bond to assure that the required construction is completed, but this will not be necessary in this case.

9.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns with this rezoning application provided that FortisBC and the City ensure that the property is developed with the appropriate setbacks and screening which shall include a level 3 landscape buffer around the perimeter of the property. Landscaping is to include opaque fencing and the planting of drought resistant native plant species.

Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion

Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/SG/rs
Attach

Map “A”

