
CITY OF KELOWNA
MEMORANDUM

DATE: February 27, 2007
FILE NO.: **Z06-0061**

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z06-0061 **OWNER:** ANTON & MARIA WOLF

AT: 860 McCURDY ROAD **APPLICANT:** SUNSTAR VENTURES LTD

PURPOSE: TO REZONE THE SUBJECT PROPERTY TO THE I2 –
GENERAL INDUSTRIAL ZONE TO PERMIT INDUSTRIAL USES
ON THE PROPERTY

EXISTING ZONE: C9 – TOURIST COMMERCIAL

PROPOSED ZONE: I2 – GENERAL INDUSTRIAL

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, DL 143, O.D.Y.D., Plan KAP65168, located on McCurdy Road, Kelowna, B.C. from the existing C9 – Tourist Commercial zone to the proposed I2 – General Industrial 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 in conjunction with Council's consideration of a Development Permit on the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

2.0 SUMMARY

The applicant wishes to rezone the subject property to the I2 – General Industrial zone to permit the use of the property for General Industrial uses. This proposed use is consistent with the City of Kelowna Official Community Plan future land use designation of “Industrial”.

2.1 Advisory Planning Commission

The above noted application (Z06-0061) was reviewed by the Advisory Planning Commission at the meeting of November 7, 2006 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z06-0061, for 860 McCurdy Road, Lot B, Plan 65168, Sec. 27, Twp. 26, ODYD, by Sunstar Ventures (Bob Buvyer), to rezone from the C9-Tourist Commercial zone to the I2-General Industrial zone to allow for general industrial uses.

3.0 BACKGROUND

A portion of the subject property was rezoned from the C9 – tourist commercial zone to the I2 – General Industrial zone in 1999 (Z99-1023) to facilitate the development of a freight terminal for the use by Canadian Freightways. There were substantial frontage improvements to the Mayfair Road frontage secured at that time, as well as arrangements for the pending extension of Mayfair Road north from the Cul-de Sac up to Stremel Road. A subsequent subdivision separated the I2 zoned lot (Lot A, Plan 65168) from the C9 zoned lot (Lot B, Plan 65168).

3.1 The Proposal

This application proposes to rezone the subject property (Lot B, Plan 65168) from the existing C9 – Tourist Commercial zone to the proposed I2 – General Industrial zone in order that the property can be developed for industrial uses.

The site plan submitted in support of this application proposes the development of two industrial buildings, a 2,888.6 m² building with an office area located in the approximate centre of the property as the phase one building, and a second 1,115 m² building located adjacent to the McCurdy Road frontage as the phase two building.

The site plan indicates an access driveway from Mayfair Road which will provide access to the storage yard between the two buildings, and a second access drive from McCurdy Road, which provides a second means of access to the storage yard, as well as to a parking area located along the south property line adjacent to McCurdy Road.

Both of the proposed buildings are designed as pre-engineered metal building structures. Council will have an opportunity to review details of the proposed buildings as part of the consideration of the associated Development Permit application, prior to adoption of the zone amending bylaw.

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

CRITERIA	PROPOSAL	I2 ZONE REQUIREMENTS
Site Area (m ²)	16,700 m ²	4,000 m ²
Site Width (m)	105 m	40.0 M
Site Coverage (%) (Bldg 1 & 2)	22%	60%
Total Floor Area (m ²)	4,003.6 m ²	
F.A.R.	0.24	FAR = 1.5 max
Storeys (#)	2 storey (9.8 m)	14 m max.
Setbacks (m)		
- Front (McCurdy Rd)	16.5 m	7.5 m
- Rear	50.0 m	0.0 m adj. to C or I zones
- East Side (Mayfair Rd)	6.0 m	6.0 m flanking side yard
- West Side	13.0 m	0.0 m adj. to C or I zones
Parking Stalls (#)	57 stalls provided	

Parking required;

General Industrial uses 2.0 stalls per 100 m²

Warehouse uses 0.5 stalls per 100 m²

A detailed review of parking will take place at the Development Permit application review

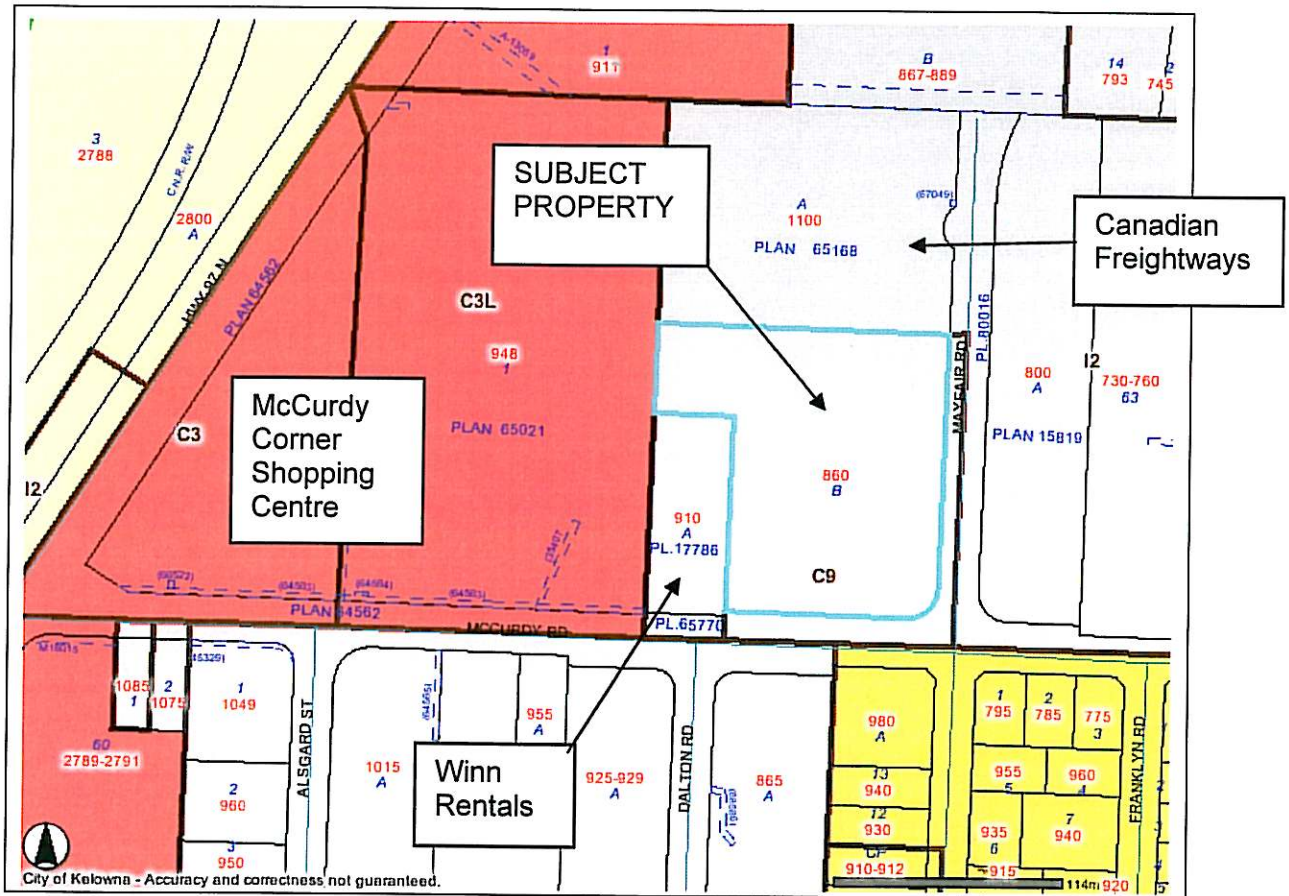
3.2 Site Context

The subject property is located on the north west corner of Mayfair Road and McCurdy Road. The subject property was created through a subdivision in 1999 when the northern 1.65 ha was developed with the freight terminal. The subject property has remained vacant and undeveloped.

Adjacent zones and uses are, to the:

- North - I2 – General Industrial – industrial uses / freight terminal
- East - I2 – General Industrial – industrial uses / manufacturing
- South - A1 – Agriculture 1 (LUC77-1045) Industrial uses allowed in LUC
RU1 – Large lot residential – single unit residential uses
- West - C10 – Service Community Commercial – Winn Rental
C3 – Community Commercial – McCurdy Corner Shopping Centre

SUBJECT PROPERTY MAP



3.3 Proposed Development Potential

The proposed zone of I2 – General Industrial permits; animal clinics – major, 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, warehouse sales as principal permitted uses, and residential security/operator unit & care centres - major as permitted secondary uses.

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. 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:

4.1 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 hydrant requirements.

4.2 Irrigation District (B.M.I.D.)

Summary of BMID Requirements

- A capital charge for the proposed industrial building is payable prior to the water being turned on,
- A payment is required for an engineering review in the amount of \$300.00 for the fire flow estimates and documentation for the building application,
- Modifications to the existing service on McCurdy area required which will be at the cost of the developer,
- A \$350.00 connection fee is waived for the first building, but applicable for the future warehouse,
- At the time of building construction, a water meter will be required for each warehouse. Fees are as per the meter schedule on the BMID webpage, with the sizing of the meter determined by your engineer.

4.3 Inspection Services Department

Building code analysis (appears to be steel bldg.) required for permit application, layout appears okay. Separate permits required for signage. Identify handicap parking requirements.

4.4 Ministry of Transportation

Ministry has no objection to the proposed rezoning.

4.5 Shaw Cable

Owner/Developer to install Shaw conduit as per Shaw specifications and drawings

4.6 Telus

TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.

4.7 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from C-9 to I-2 are as follows:

1. Subdivision

- a) Provide easements as may be required.

2. Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

- 1) Overall site suitability for development.
- 2) Presence of ground water and/or springs.
- 3) Presence of fill areas.
- 4) Presence of swelling clays.
- 5) Presence of sulfates.
- 6) Potential site erosion.
- 7) Provide specific requirements for footings and foundation construction.
- 8) Provide specific construction design sections for roads and utilities over and above the City's current construction standards

3. Domestic water and fire protection.

This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to provide a confirmation that the system is capable of supplying fire flow in accordance with current Bylaws, policies and regulations requirements.

A water meter is mandatory as well as a sewer credit meter to measure all the irrigation water. Water meters must be housed in an above-ground, heated, accessible and secure building, either as part of the main site buildings or in a separate building. Remote readers units are also mandatory on all meters.

4. Sanitary Sewer.

The subject property is connected to the municipal wastewater collection system and is located within Specified Area #20. The developer will be responsible to cash commute the sanitary sewer specified area charge for the subject property. The charge is currently set at \$6,935.35 (until March 31, 2007) per Equivalent Dwelling Unit less the cost of the sanitary sewer main installed previously. The

total charge is **\$5,923.38** (4.12 Ac. X 2.8 EDU x \$6,935.35) less \$74,082.82 credit as per the City letter dated February 15, 2000 to the owner.

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. The drainage study should indicate the size and location of the detention pond(s) and provide for a positive outflow to the existing municipal storm drainage system. This plan can become part of the geotechnical study to identify possible ground recharge/detention areas.

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.

The frontage along McCurdy Road Mayfair Road is urbanized to a level that is consistent with the current standard for the zone applied for under this application. The proposed driveways are not in the same location as the existing access. The applicant is required to remove the existing driveways and reconstruct them at the location identified on the proposed development plan. The cost of both driveways relocation is estimated at **\$11,200.00** and is inclusive of a 140% bonding escalation

8. Access.

a) McCurdy Road is designated, in the City transportation network plan, as a divided arterial road and in the future a median installed in the centre of McCurdy Road will preclude left turn movements to and from the proposed McCurdy Road access on the subject property. In other words it is anticipated that only right in and right out movements will be achievable to and from the subject property.

b) It is suggested that the driveway around future warehouse be designed and constructed to accommodate a semi truck and trailer therefore ensuring that full access can be provided to the subject property from Mayfair Road when the median is constructed on McCurdy Road

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 and subject to the 3% Administration and Inspection fee.

10. Bonding and Levies Summary.

a) Performance Bonding

Driveway relocation on Mayfair and McCurdy Roads **\$11,600.00**

b) Levies

Specified area charge **\$5,923.38**

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department does not have concerns with this application. The proposed uses under application are consistent with the future land use designation of "Industrial" in the Official Community Plan. The building program proposed at this time is consistent with the I2 – General Industrial zone.


The applicant, through his architect, has worked with City staff to review and refine the proposed building design. Council will have an opportunity to consider the associated Development Permit application prior to adoption of the zone amending bylaw.

In conclusion, the Planning and Development Services Department supports this application, and recommends for positive consideration by Council.



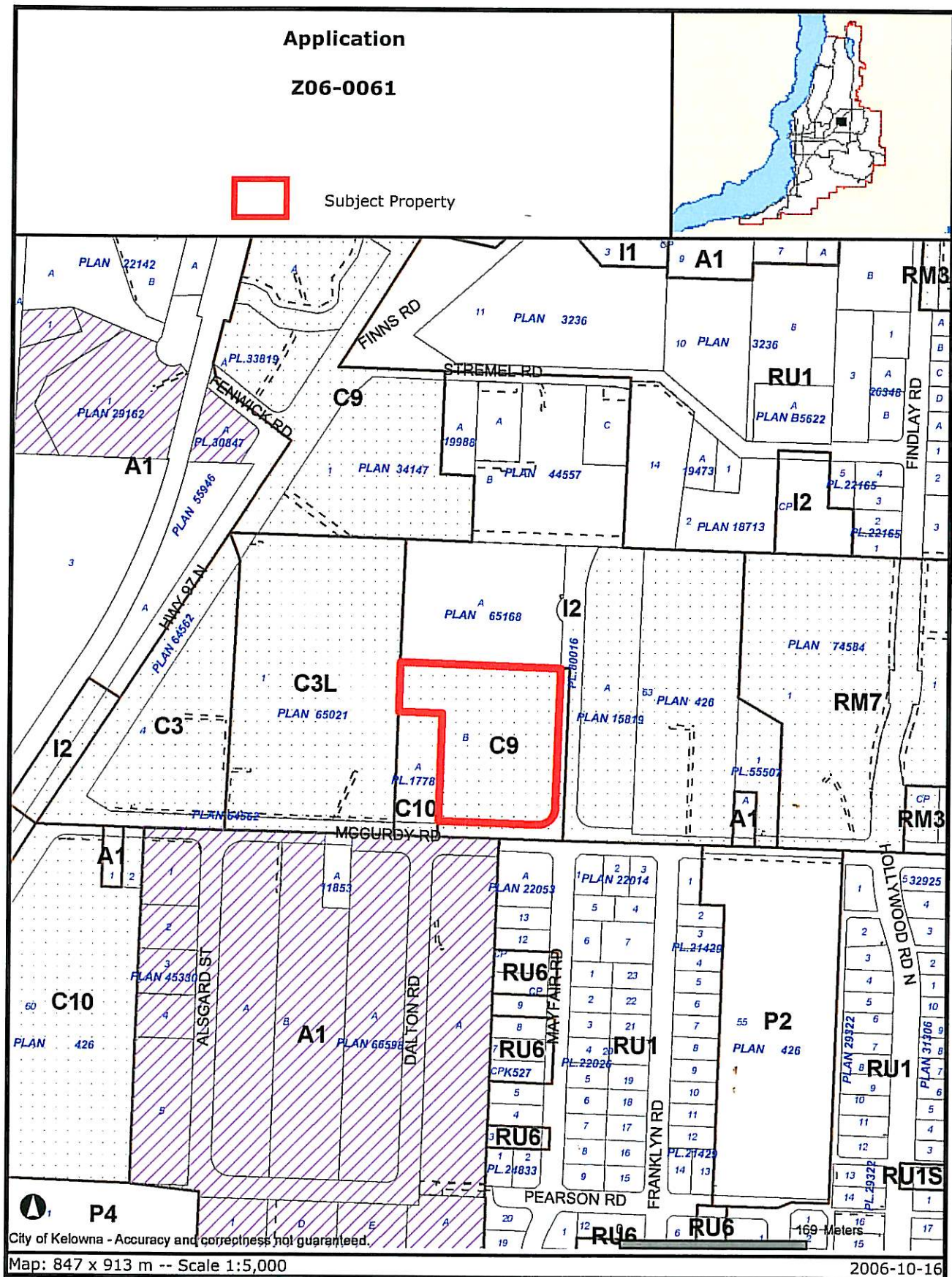
Shelley Gambacort
Acting Manager of Development Services

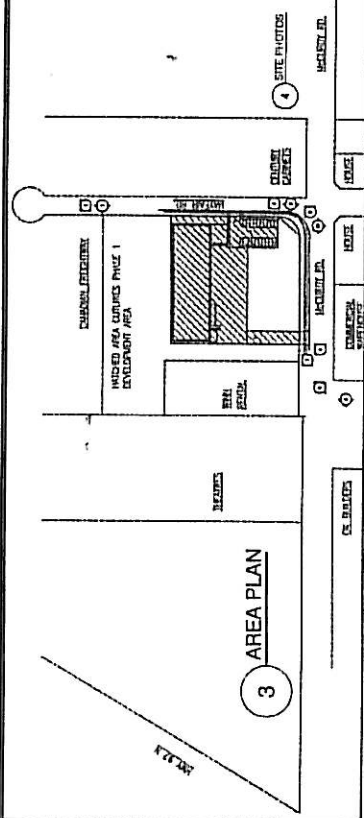
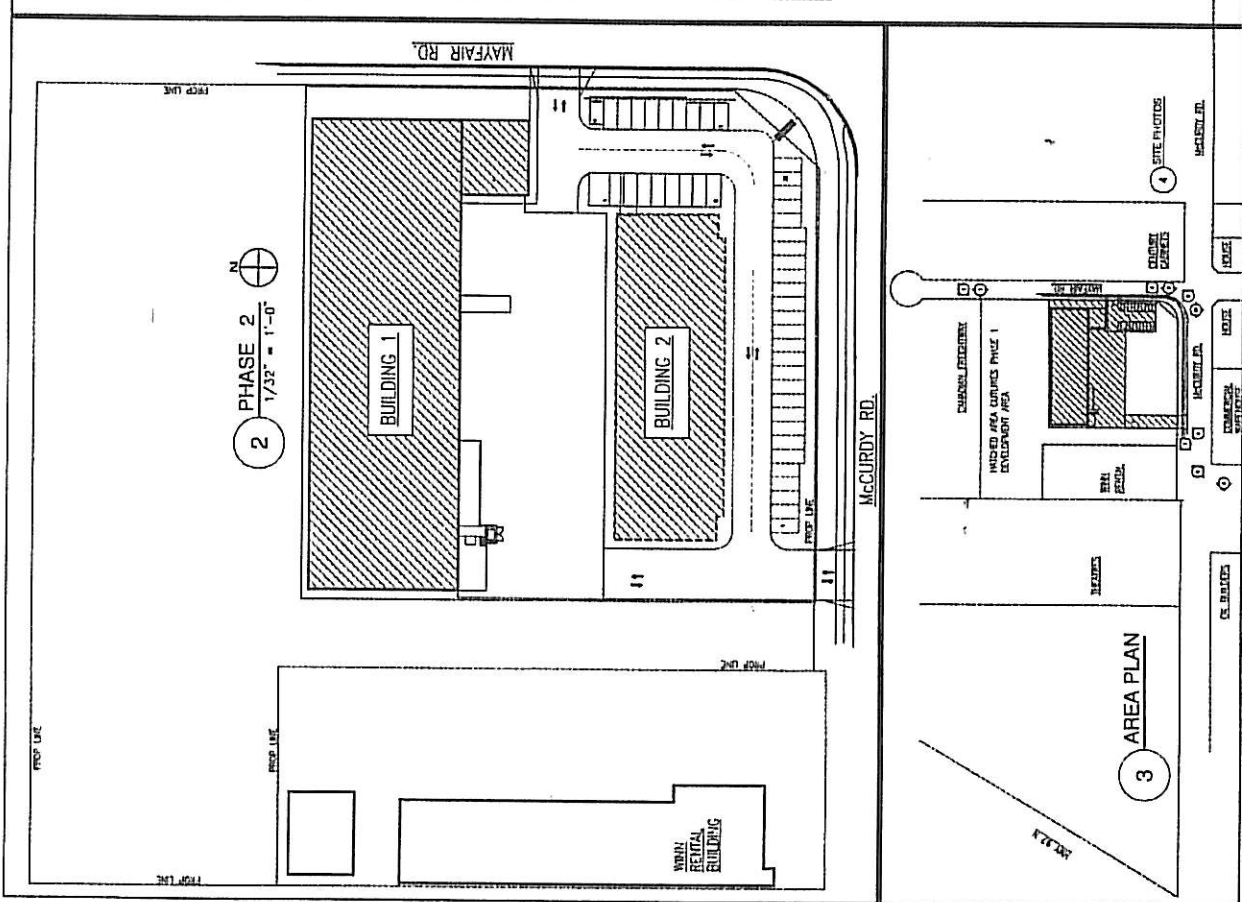
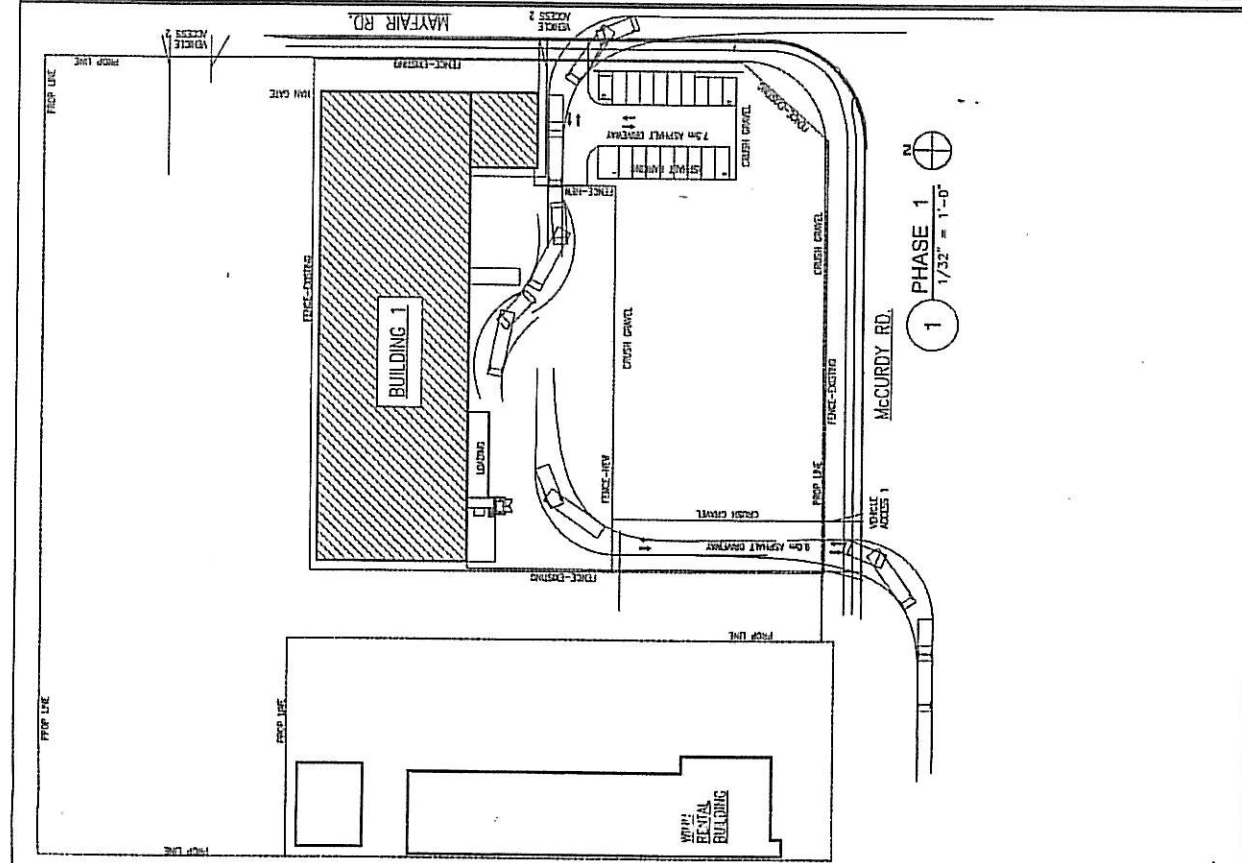
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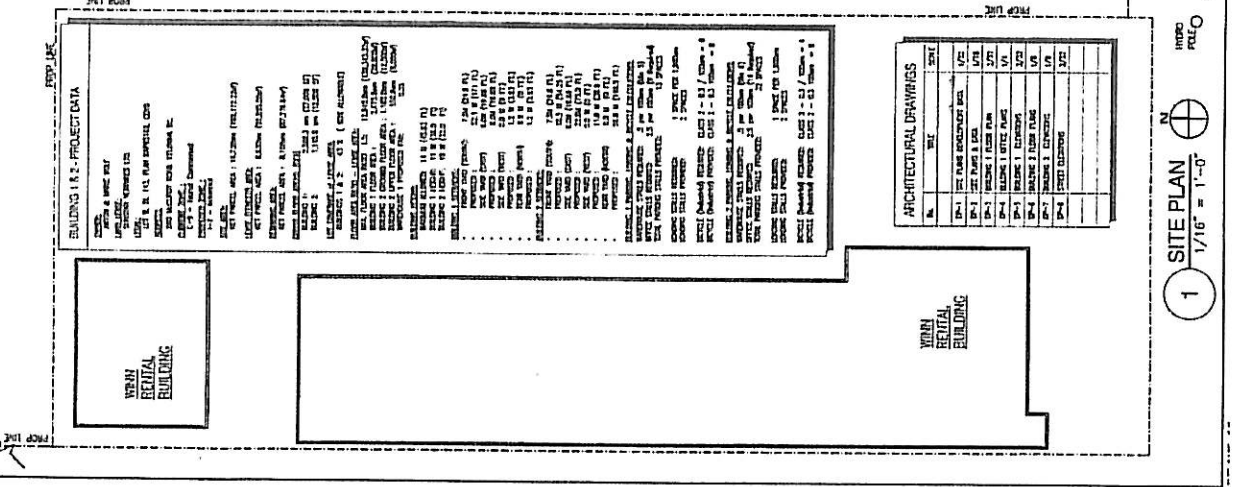


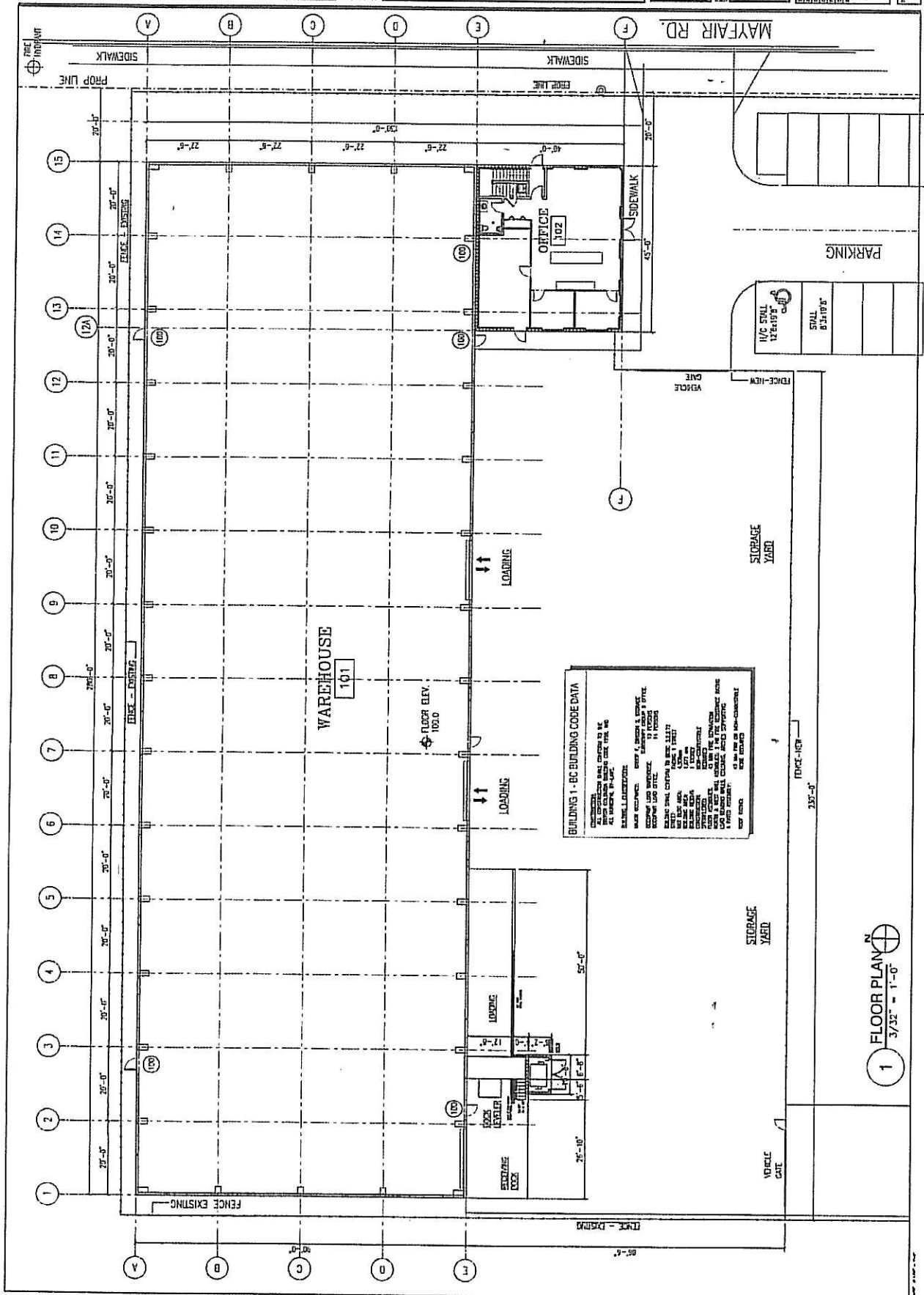
Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

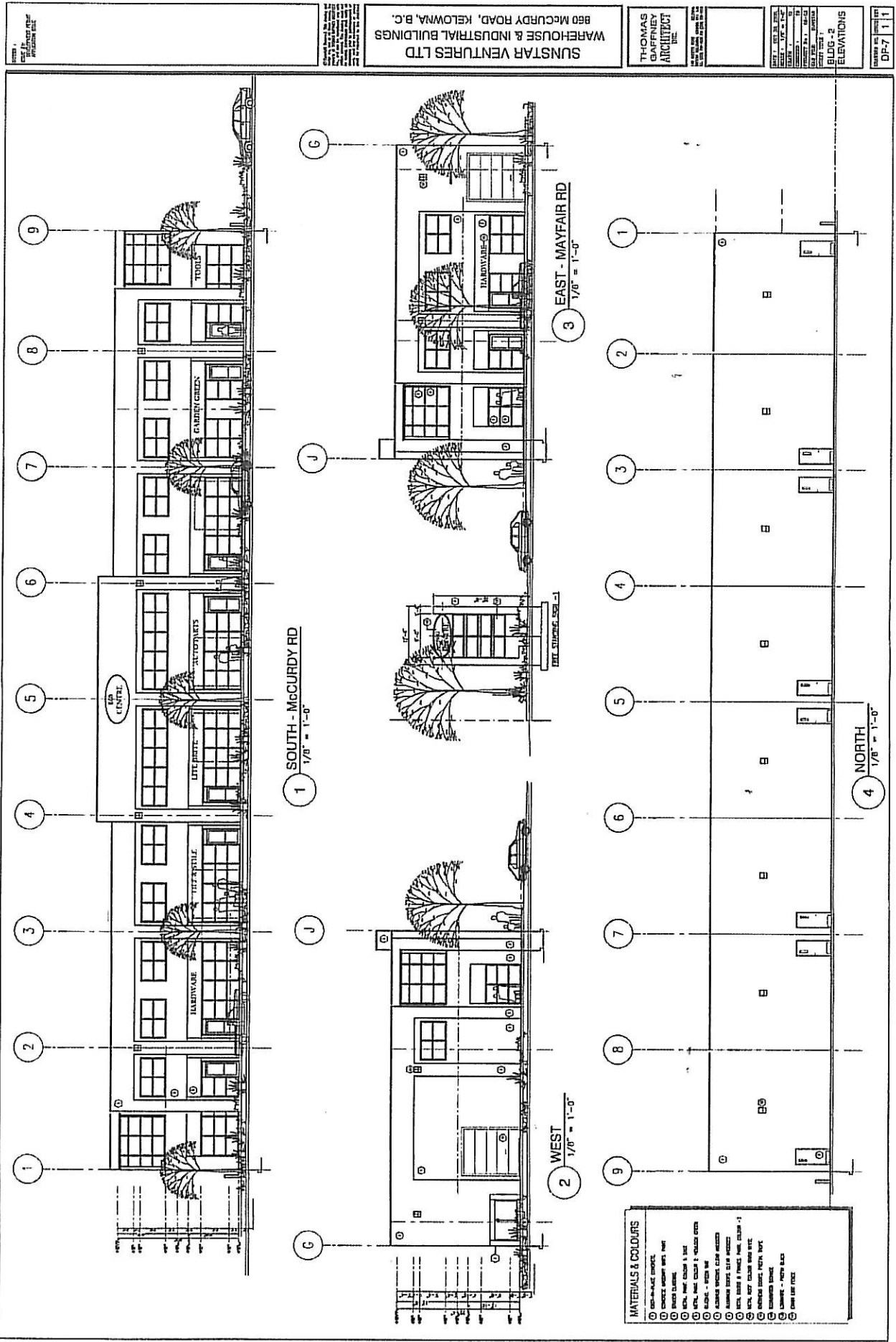
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NOTES:
1. SEE PLAN FOR BUILDING FOOTPRINT
2. SEE PLAN FOR BUILDING FOOTPRINT

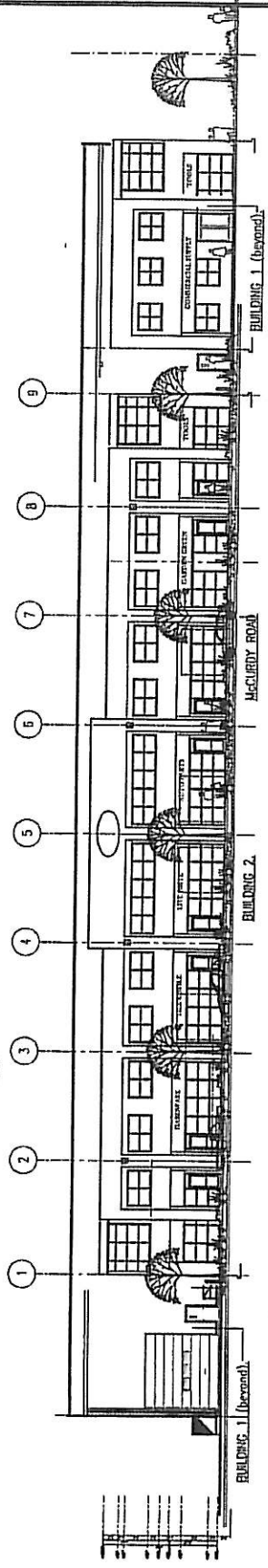
SUNSTAR VENTURES LTD
WAREHOUSE & INDUSTRIAL BUILDINGS
860 McCURDY ROAD, KELOWNA, B.C.

THOMAS
GAFFNEY
ARCHITECT
INC.

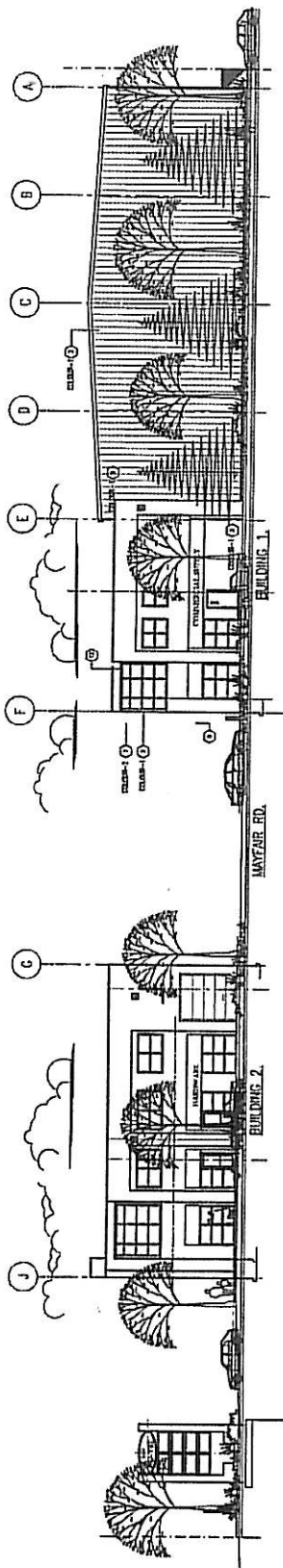
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PROJECT: SUNSTAR VENTURES LTD
ELEVATIONS
ELEVATIONS

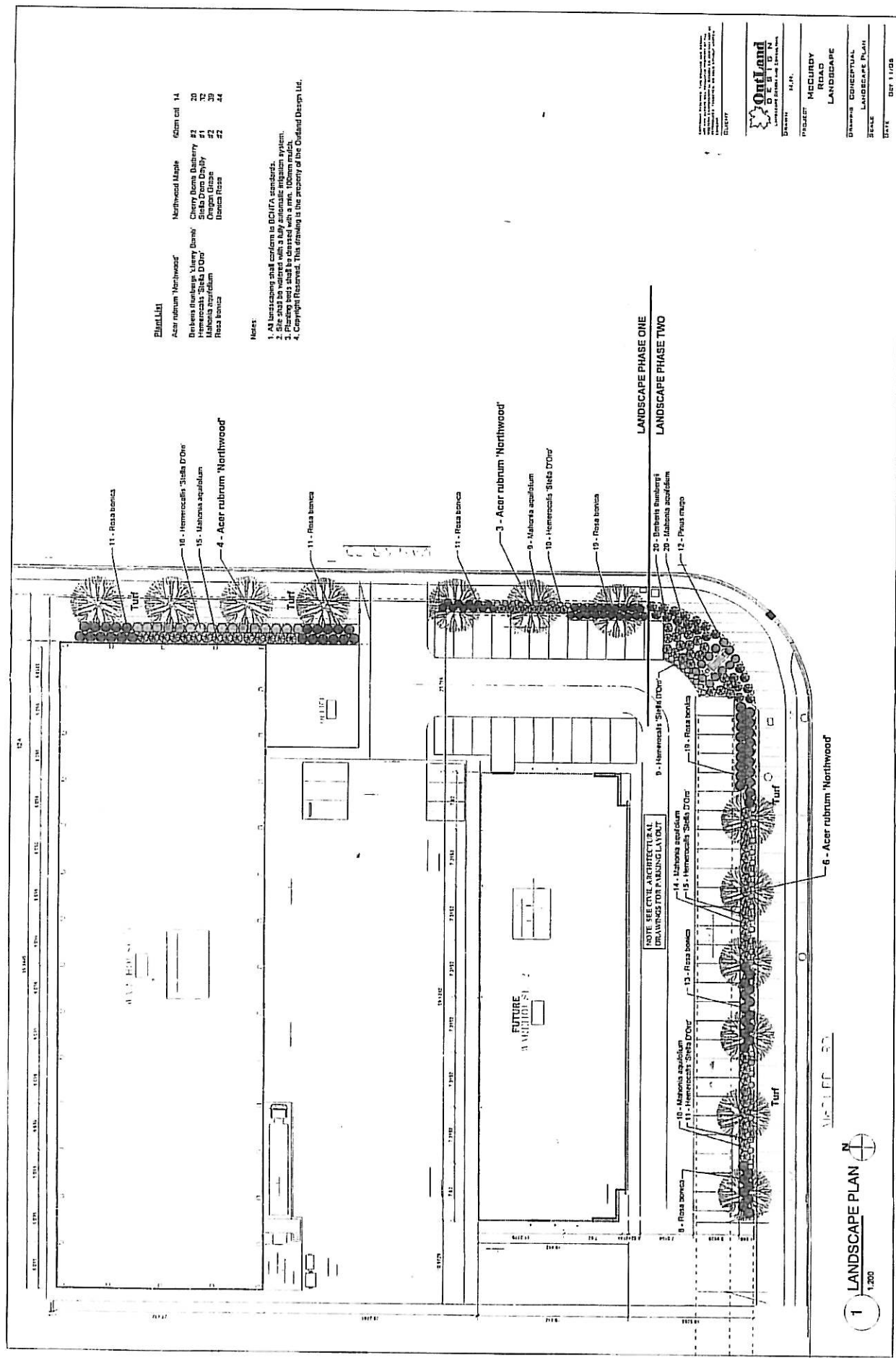
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1 SOUTH ELEVATION - McCURDY ROAD
3/32" = 1'-0"



2 EAST ELEVATION - MAYFAIR ROAD
3/32" = 1'-0"



Plant List

Acer rubrum 'Northwood'	Northwood Maple	60cm cal 14
Betula pumila 'Verni Dore'	Cherry Birch	20
Hemerocallis 'Sheila D'Ore'	Black Day Lily	22
Malva sylvestris	Malva	22
Rosa banksia	Rosa	22

Notes

1. All landscaping shall conform to BCHA standards.
2. Site shall be watered with a fully automatic irrigation system.
3. Plants shall be planted with a min. 100mm root ball.
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LANDSCAPE PHASE ONE
LANDSCAPE PHASE TWO

NOTE: SEE CIVIL ARCHITECTURAL DRAWINGS FOR PARKING LAYOUT



Outland Design
Landscape Architects & Gardeners
11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

1 LANDSCAPE PLAN
1/200