
CITY OF KELOWNA

MEMORANDUM

DATE: June 21, 2007

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO: Z07-0032

APPLICANT: Stantec Consulting Ltd.

LOCATION: West of Black Mountain Drive

OWNERS: Melcor Lakeside Inc.

PURPOSE: TO REZONE A PORTION OF THE SUBJECT PROPERTY TO P4 UTILITIES ZONE PERMIT CONSTRUCTION OF A WATER BOOSTER STATION AND RESERVOIR

EXISTING ZONE: RU1hs – Large Lot Housing with Secondary Suite (Hillside Area) Zone

PROPOSED ZONE: P4 - Utilities Zone

REPORT PREPARED BY: Corine (Cory) Gain, MCIP, CPT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0032 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a .5 ha. portion of Lot B Section 19 Township 27 Osoyoos Division Yale District Plan KAP80286 shown on Map 'A' from the RU1hs – Large Lot Housing with Secondary Suite (Hillside Area) Zone to P4 – Utilities Zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

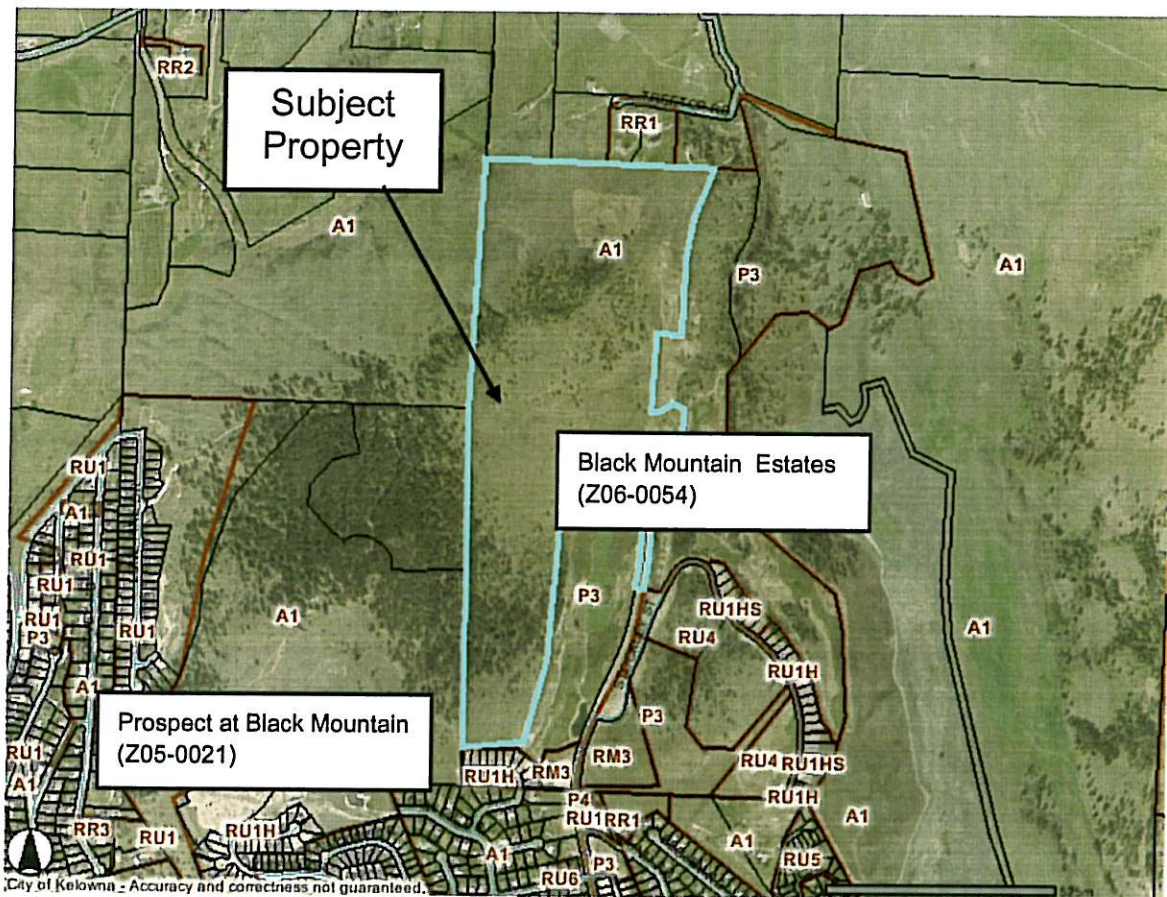
The applicant is proposing to rezone the subject property to allow construction of a water booster station/reservoir that will become part of the facilities of the Black Mountain Irrigation District in due course. By definition under the City of Kelowna Zoning Bylaw the proposed reservoir is classified as 'Utility Services, Major Impact'. The absence of the P4 – Utilities zoning designation for the proposed reservoir site was an oversight in zoning application Z06-0054. The booster station/reservoir is required to service the Prospect at Black Mountain and Black Mountain developments.

3.0 BACKGROUND

Provincial Ministry of Transportation approval of the OCP and zone amending bylaws associated with OCP06-0021 and Z06-0054 is expected to occur within the next two weeks. Upon adoption of the amending bylaws the area immediately surrounding the proposed booster

station/reservoir site will be zoned RU1hs – Large Lot Housing with Secondary Suite (Hillside Area). The proposed booster station/reservoir site is consistent with the Bell Mountain Area Structure Plan and technical comments received support the rezoning application. The subject property is located within the Hazardous Condition Development Permit Area; therefore, a Hazardous Condition Development Permit will be required prior to issuance of a building permit for the facility to address geotechnical, visual impact and wildlife issues.

Site Location Map



4.0 OCP POLICIES

This development has no impact on Official Community Plan policies.

5.0 TECHNICAL COMMENTS

5.1 Environment Manager

The Environment Division does not have any concerns with regard to re-zoning to allow for a booster station and reservoir. This is a Hazardous Condition DP area; therefore, a Hazardous Condition DP will be required to address geotechnical, visual impact and wildfire issues.

5.2 Inspection Services Department


Hillside Development Guidelines to be addressed related to construction. Engineering required for construction of booster station and reservoir site.

5.3 Works & Utilities Department

This application to rezone a small area to P4 for the purpose of constructing a reservoir that will be owned and operated by Black Mountain Irrigation District does not compromise Works and Utilities servicing requirements.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department is supportive of the proposed rezoning of the property from RU1hs Large Lot Housing Zone with Secondary Suite (Hillside Area) to P4 - Utilities Zone to allow the construction of a water booster station/reservoir at the proposed location recognizing the importance of the facility to the development of surrounding lands.



Carlos Felipe, M.Arch., MCIP
Current Planning Manager

Approved for Inclusion

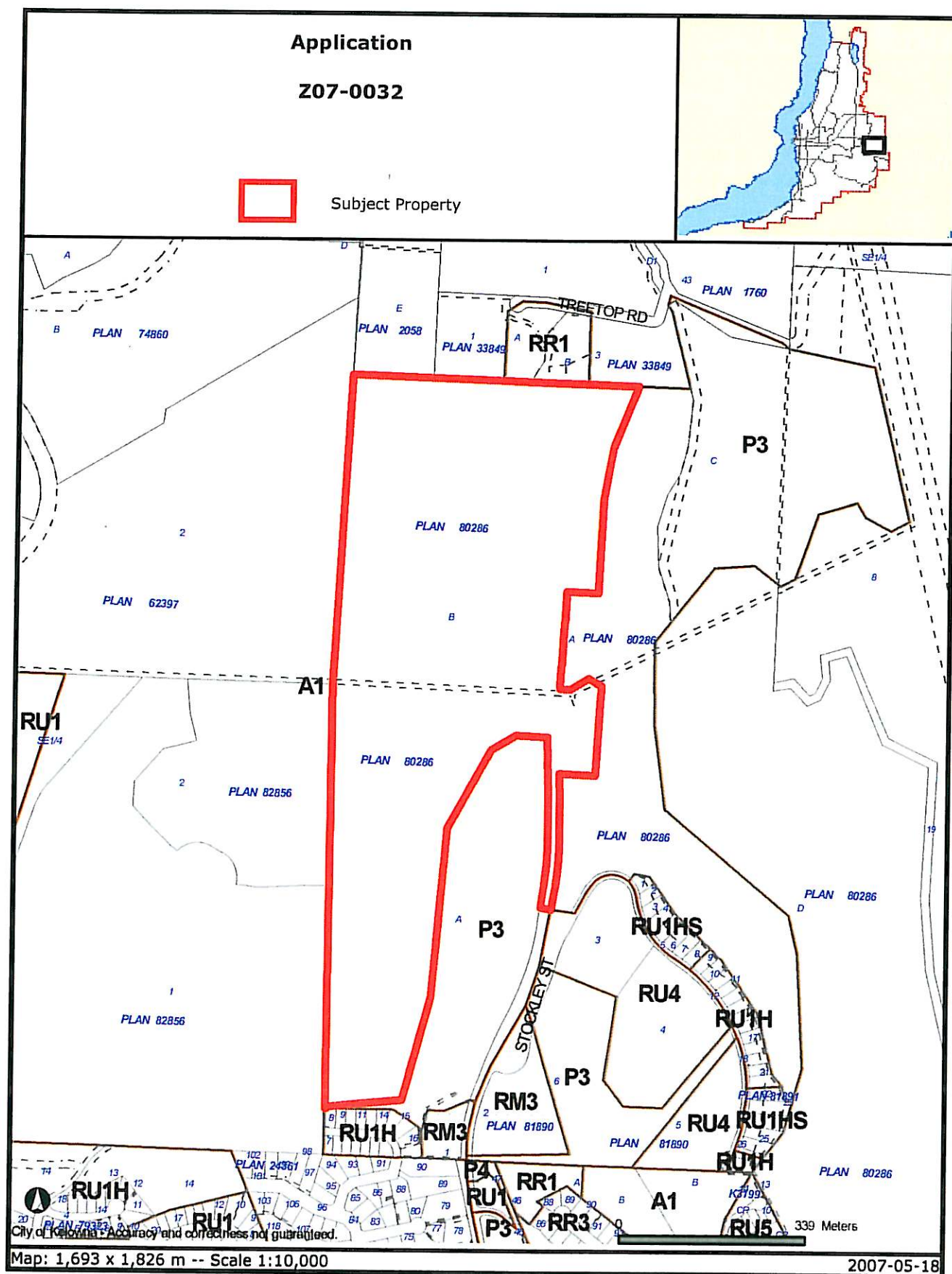


Mary Pynenburg, MRAIC, MCIP
Director of Planning & Development Services

ATTACHMENTS:

A – Location Map

B – Map 'A'

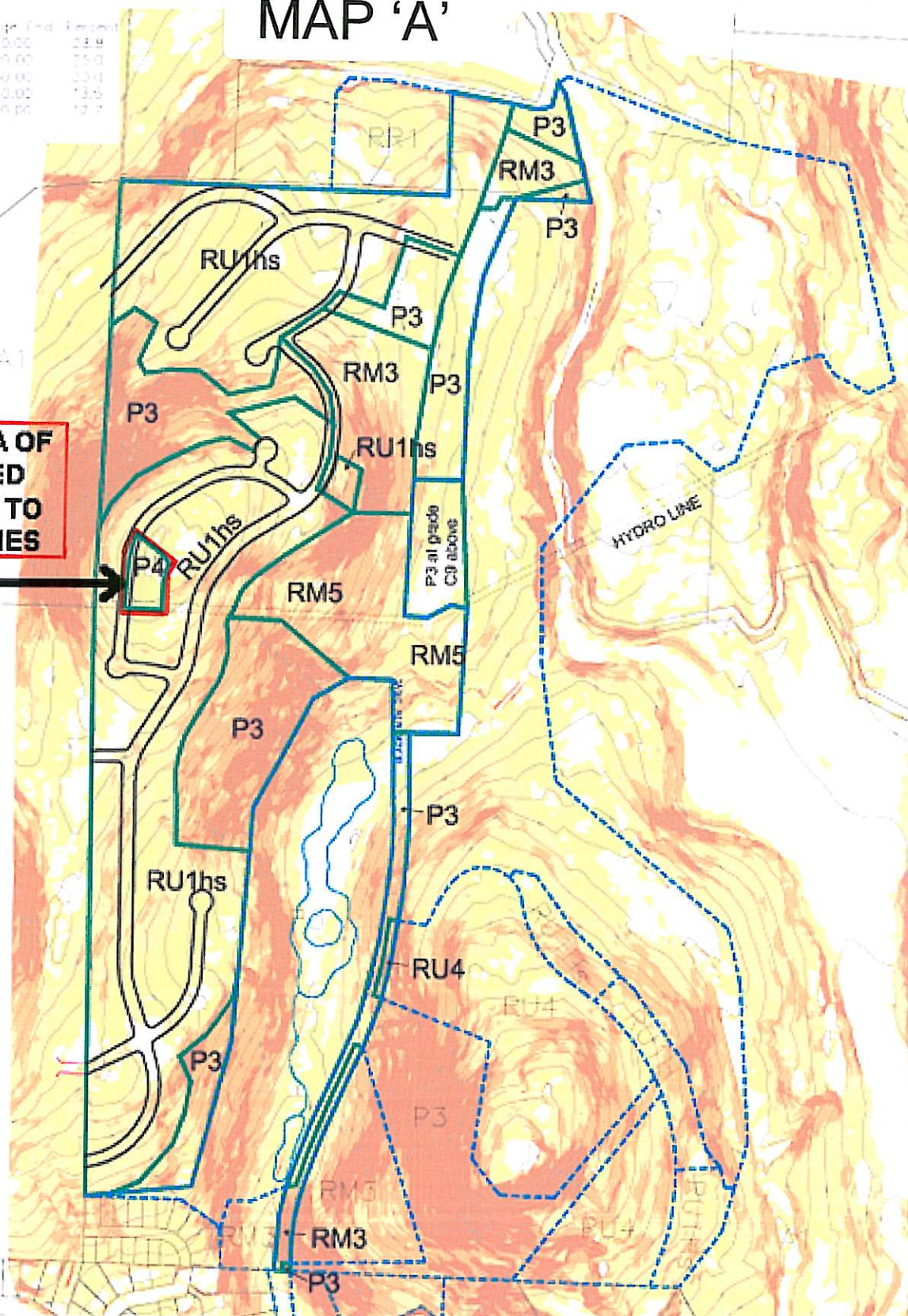


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

MAP 'A'

Color	Range (m)	Range End	Percent
0.00	0.00	10.00	23.8
10.00	10.00	20.00	25.0
20.00	20.00	30.00	23.4
30.00	30.00	40.00	13.6
40.00	40.00	100.00	12.7

**0.5 ha AREA OF
PROPOSED
REZONING TO
P4 - UTILITIES**



LEGEND
 --- EXISTING ZONING
 --- FUTURE ZONING

NOT TO SCALE

**BLACK MOUNTAIN
DEVELOPMENT**
 PROPOSED ZONING, SLOPE
 ANALYSIS, ROAD CONCEPT
 FEBRUARY 26, 2007

P4 - UTILITIES is subject of current application.
Balance of "proposed zoning" is subject of application Z06-0054,
(Bylaw 9733 granted 2nd & 3rd Reading February 20, 2007)