
**CITY OF KELOWNA
MEMORANDUM**

DATE: October 10, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. TUP08-0001 / OCP08-0024

AT: 575-599 Harvey Avenue

APPLICANT: City of Kelowna (Mark Watt)

OWNER: City of Kelowna

PURPOSE: TO TEMPORARILY AMEND THE OFFICIAL COMMUNITY PLAN TO PERMIT AN INDUSTRIAL USE ON THE SUBJECT PROPERTY WHICH IS DESIGNATED EDUCATION & MAJOR INSTITUTIONAL.

TO OBTAIN A TEMPORARY USE PERMIT TO ALLOW A 2.0 ACRE PORTION OF THE SUBJECT PROPERTY TO BE USED FOR THE STORAGE AND DISTRIBUTION OF THE CARTS REQUIRED FOR THE CITY'S AUTOMATED GARBAGE COLLECTION PROGRAM.

EXISTING ZONE: P2 – Education & Minor Institutional

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT OCP Bylaw Text Amendment No. OCP08-0024 to amend *Kelowna 2020* - Official Community Plan Bylaw No. 7600 by deleting the Temporary Use Permit Area table in Chapter 19 - Temporary Commercial and Industrial Use Permits and replacing it with a new table as per Schedule "A" attached to the report of Planning & Development Services Department, dated October 10, 2008, be considered by Council.

AND THAT Council considers the APC public process to be appropriate consultation for the purpose of Section 879 of the *Local Government Act*, as outlined in the report of the Planning & Development Services Department dated October 10, 2008;

AND THAT the OCP Bylaw Amendment No. OCP08-0024 be forwarded to a Public Hearing for further consideration;

AND THAT Council authorize Temporary Use Permit No. TUP08-0001 to allow "outdoor storage" on a portion of Lot A, District Lots 14 and 139, ODYD, Plan KAP52333 Except Plan KAP81471, located at 579-599 Harvey Avenue, Kelowna, B.C, as shown on Map "A" attached to the report of the Planning & Development Services Department, dated October 10, 2008, subject to the following conditions:

- a) That area required for the contract be provided with temporary fencing and unobtrusive lighting.

2.0 SUMMARY

This application seeks approval to allow the property to be used temporarily for the storage and distribution of the carts required for the City's automated garbage collection program.



3.0 ADVISORY PLANNING COMMISSION

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of October 7, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission support application no. OCP08-0024 to temporarily amend the Official Community Plan's Future Land Use designation for a portion of the subject property from Education & Major Institutional to Industrial.

THAT the Advisory Planning Commission support application no. TUP08-0001 to obtain a Temporary Use Permit to allow a 2.0 acre portion of the subject property to be used for the storage and distribution of the carts required for the City's automated garbage collection program.

4.0 BACKGROUND

The former KSS site has been vacant for a number of years. The City intends to temporarily convert a two acre portion, located at the Northeast corner of the subject property, for the storage and distribution of the carts required for the City's automated garbage collection program. It is anticipated that the site will be required from the end of October until the end of May. Site upgrades include the following:

- temporary fencing and security of the area
- temporary lighting in the area (high candle power adjacent new trucks and low light solar LED for entrance and storage area).
- temporary access and egress off Richter with alignment with Saucier
- temporary coverall building for receiving area (15 meters by 20 meters)
- additional surfacing of the area (gravel, asphalt millings and compaction, mag for dust control)
- drainage capture and control

As indicated, Temporary access will be secured from Richter Street aligning with Saucier Avenue. Vehicular activity is anticipated to include approximately 10 delivery trucks per week with between 10 and 20 distribution trucks visiting the site on a daily basis.

4.1 Site Context

The adjacent zones are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	C4 – Urban Centre Commercial	Commercial
East	C4 – Urban Centre Commercial C10 – Service Commercial	Commercial
South	RM5 – Medium Density Multiple Housing	Residential
West	C4 – Urban Centre Commercial RM5 – Medium Density Multiple Housing	Commercial Residential

4.2 Site Location

575-599 Harvey Avenue



5.0 CURRENT DEVELOPMENT POLICY

Staff recommends that the APC public process should be considered appropriate consultation for the purpose of Section 879 of the *Local Government Act*, and that the process is sufficiently early and does not need to be further ongoing in this case. Furthermore, additional consultation with the Regional District of Central Okanagan is not required in this case.

Staff have reviewed this application, in regards to the City's financial plan and waste management plan and the project may proceed.

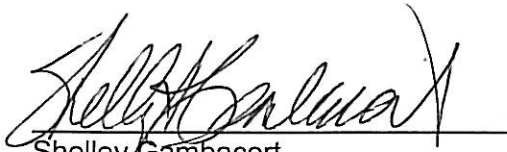
6.0 TECHNICAL COMMENTS

6.1 Works & Utilities

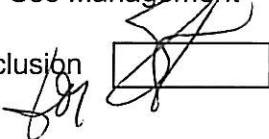
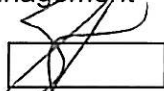
See Attached

7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The subject property is centrally located and will serve as a good site for this municipal initiative. The site is presently vacant and would otherwise be unused during the proposed timeframe.


Shelley Gambacort
Director of Land Use Management

Approved for Inclusion

Jim Paterson
General Manager of Community Sustainability

JP/SG/aw

ATTACHMENTS

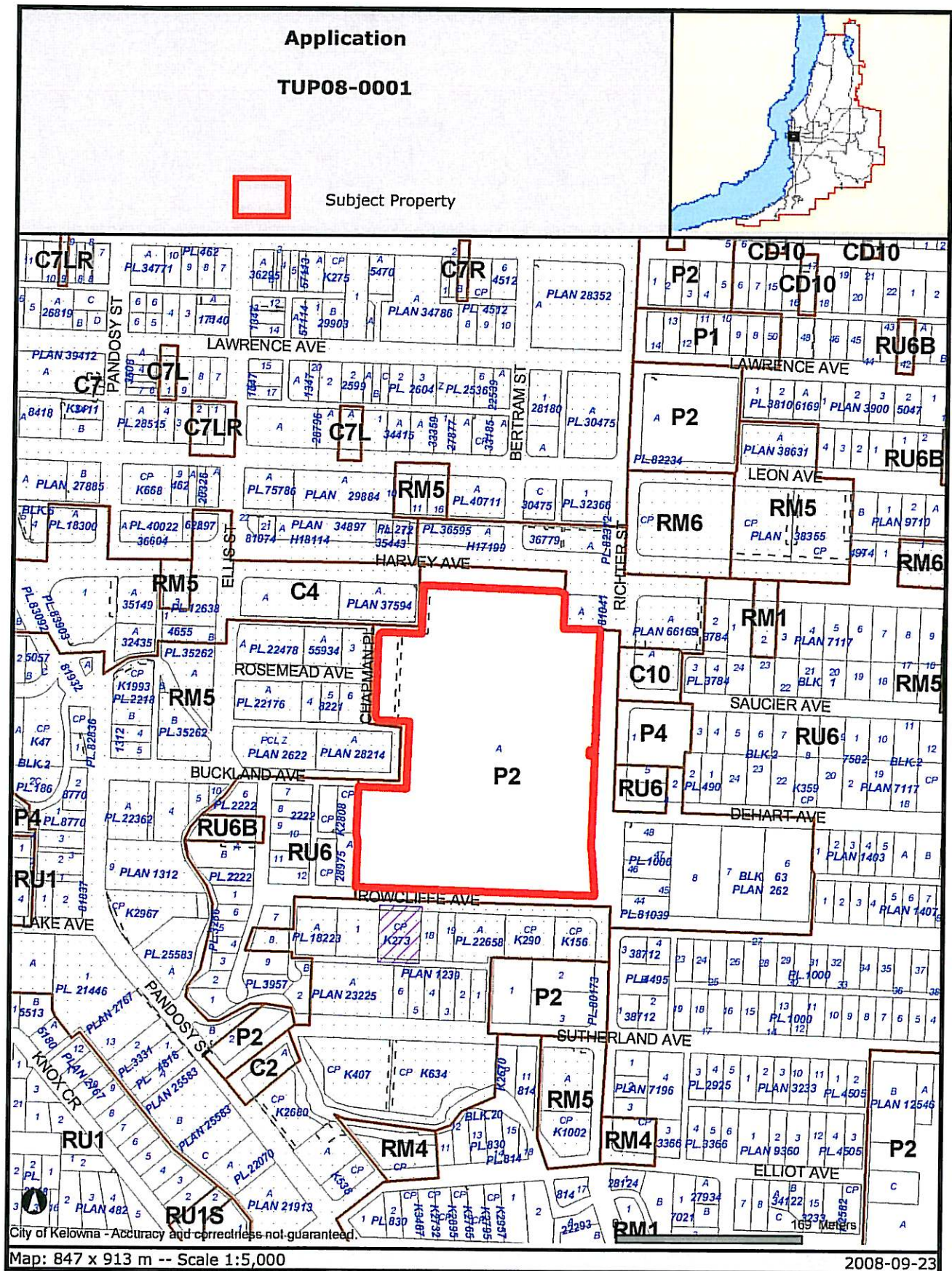
Location of subject property
Approximate Site Location

SCHEDULE "A"

Chapter 19 – Future Land Use

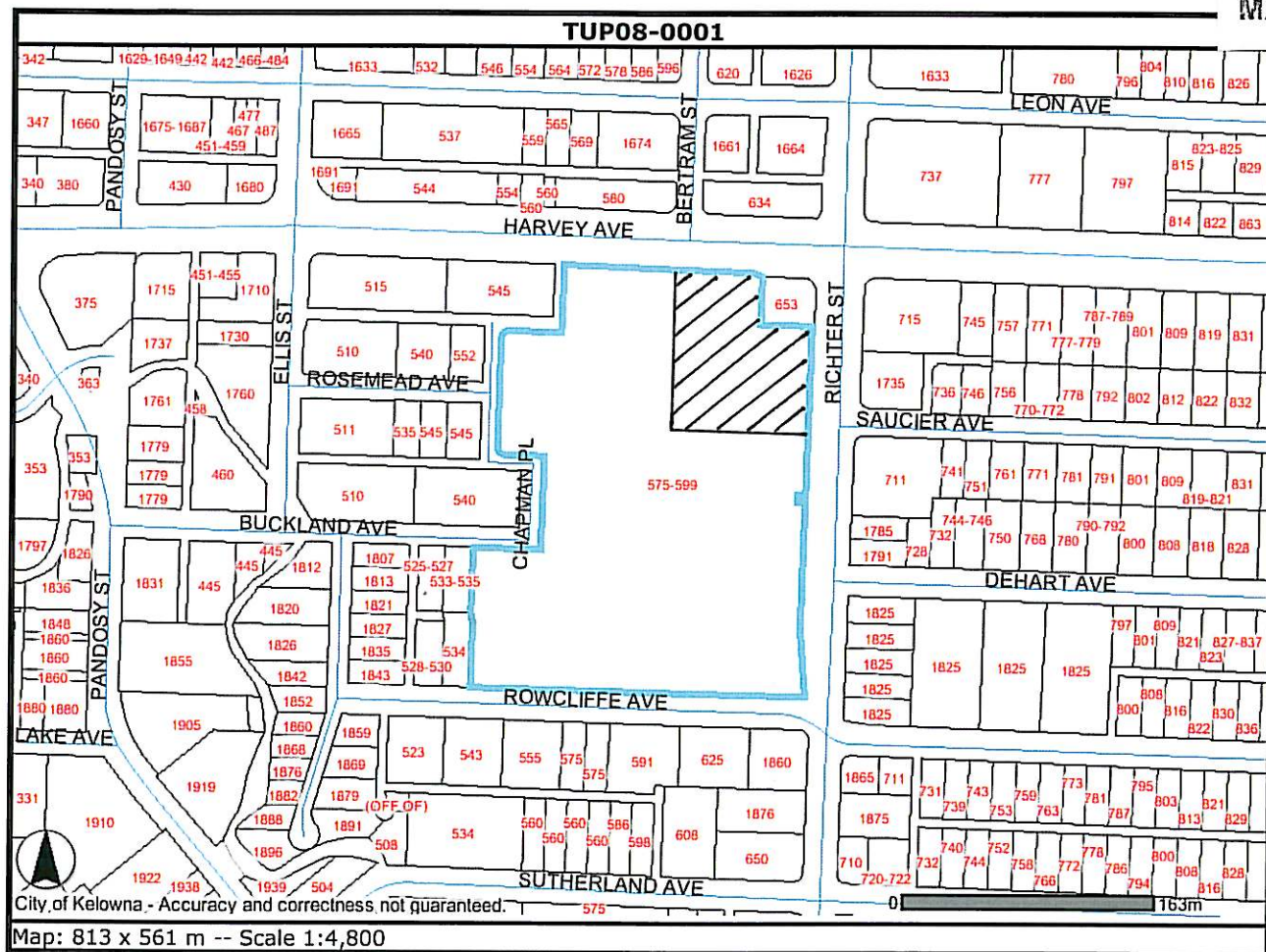
Temporary Commercial and Industrial Use Permits

TEMPORARY USE TYPE	EFFECTIVE DATES	DESIGNATED PERMIT AREA
Commercial use for a private school.	From the date of adoption until June 30, 2008.	<u>Legal Address:</u> Lot C, Section 2, Twp. 23, ODYD, Plan KAP80969 <u>Street:</u> 2455 Acland Road
Industrial use for the the storage and distribution of the carts required for the City's automated garbage collection program	From the date of adoption until May 31, 2009	<u>Legal Address:</u> Lot A, District Lots 14 and 139, ODYD, Plan KAP52333 Except Plan KAP81471 <u>Street:</u> 575-599 Harvey Avenue

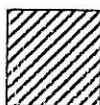


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.





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Portion of subject property for proposed
Temporary Use Permit

CITY OF KELOWNA
MEMORANDUM

Date: October 6, 2008
File No.: TUP08-0001
To: Development and Planning Officer (AW)
From: Development Engineering Manager (SM)
Subject: 579-599 Harvey Ave. Lot A Plan 52333

The Works & utilities Department comments and requirements regarding this Temporary Use Permit application are as follows:

It is recommended this project have someone responsible to deal with service requests regarding the temporary use of this site. It should be noted there has been past noise complaints in this area.

Steve Muenz, P. Eng.
Development Engineering Manager

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