

Memo



Date: April 16, 2010

To: City Manager

From: Community Sustainability Division

File No: Z10-0008

Applicant: Stremel Road Joint Venture

At: 745,765,793 Stremel Road

Owner: 298874 BC Ltd, 218555 BC Ltd. & Cheville Investments Ltd.

Purpose: To rezone the subject properties from the RU1 - Large Lot Housing Zone to the I2 - General Industrial Zone to permit general industrial uses on the consolidated parcel.

Existing Zone: RU1 - Large Lot Housing zone

Proposed Zone: I2 - General Industrial zone

Report Prepared by: Paul McVey

1.0 RECOMMENDATION

THAT Rezoning Application No. Z10-0008 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of; Lot 14, DL 125, O.D.Y.D., Plan 3236, exc. Plans B5812 & 18713, Lot A, Sec. 34, Twp. 26, O.D.Y.D., Plan 19473, and Lot 2, Sec. 34, Twp. 26, O.D.Y.D., Plan 18713 Exc. Plans 19473 & 20576, located on Stremel Road, Kelowna, B.C. from the RU1 - Large Lot Housing zone to the I2 - General Industrial zone be considered by Council;

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

AND FURTHER THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Department, BMID and the Ministry of Transportation and Infrastructure being completed to their satisfaction;

2.0 SUMMARY

The applicant is proposing to rezone the subject properties from the existing RU1 - Large Lot Housing zone to the proposed I2 - General Industrial zone in order that the site can be used for general industrial uses. The proposed land use is consistent with the existing "Industrial" future land use designation of the Official Community Plan.

A handwritten signature in dark ink, appearing to be a stylized 'P' or 'Q' followed by a flourish.

3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting of March 16, 2010 and the following recommendation was passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z10-0008, for 745, 765 and 793 Stremel Road, to rezone from the RU1 - Large Lot Housing zone to the I2 - General Industrial zone to permit general industrial uses on the consolidated parcel.

4.0 BACKGROUND/PROPOSAL

Advance Precast, a manufacturer of pre-cast concrete building components, has been located at 889 Stremel Road since the early 1980's. They had purchased the subject properties in late 1990's, with a view to expand their pre-cast plant onto those properties. They have had numerous meetings with City staff in regards to the expansion of the plant facilities, but it had become apparent that the future extension of Mayfair Road (a network road identified in the Official Community Plan), would have a substantial impact on the Advance Precast expansion plans.

In 2004, applications were made to rezone the three subject properties, as well as for a subdivision Preliminary Layout Review. The rezoning proceeded to a successful Public Hearing held on February 22, 2005, where the zone amending bylaw was held at third reading.

In the meantime, the Mayfair Road extension was moved from the original diagonal location to a north-south direction, impacting the west boundary of the development parcel. Additionally, in 2008 a water line was installed and protected in a Statutory Right of Way in the location of the new road alignment.

Owing to the production work schedules for Advance Precast, the rezoning application Z04-0048 was left to lapse and is replaced by this new application. The subdivision plan has been revisited to now propose a large industrial zoned parcel to the east of the Mayfair Road extension, which is anticipated to become the new location of the Advance Precast production facility. After the new production facility is operational, the existing plant will be decommissioned to allow the Mayfair Road extension to be constructed to provide connection between McCurdy and Stremel Roads.

Notably, the lot at 755 Stremel Road (which is not part of this application), will remain zoned RU1 - Large Lot Housing. The future land use designation of the property in the Official Community Plan is "Industrial". There is development potential to an industrial use, which would have to be addressed in the future.

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

CRITERIA	PROPOSAL	I2 ZONE REQUIREMENTS
Site Area (m ²)	15,897 m ² (consolidated parcel)	The minimum lot area is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum lot area is 4000 m ² .
Site Width (m)	141 m	40 m
Site Depth (m)	54 m	35 m

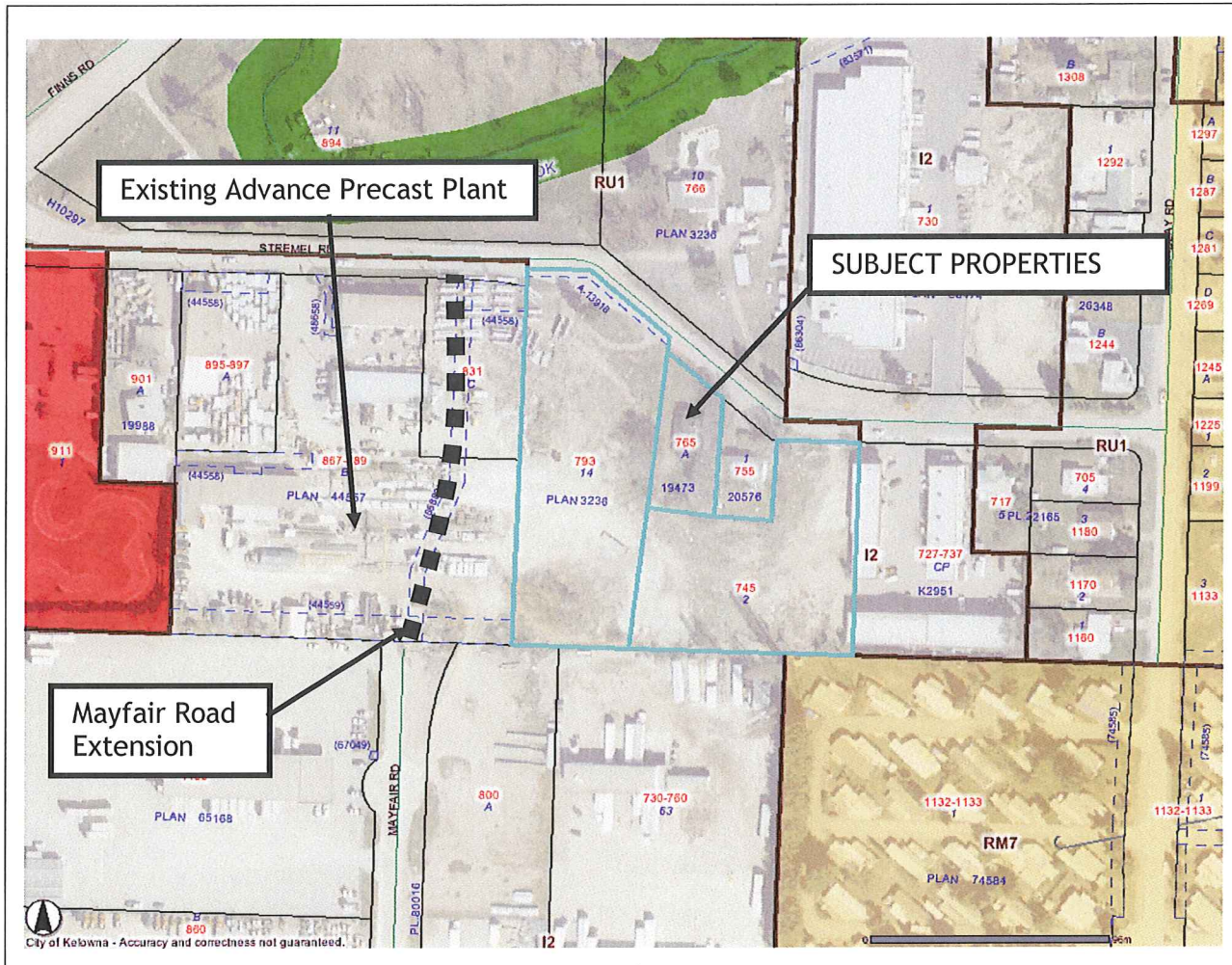
4.1 Site Context

The subject properties are generally flat and level, except for the southwest corner of the development site, which slopes down towards the end of Mayfair Ct. There is an existing dwelling on 765 Stremel Rd.

Adjacent zones and uses are, to the:

North - RU 1 - Large Lot Housing
 East - RU1 - Large Lot Housing
 South - I2 - General Industrial
 West - I2 - General Industrial

Site Location Map



4.3 Development Potential

The purpose of the I2 - General Industrial zone is to provide as zone for General Industrial Uses.

5.0 Current Development Policy

The proposal to rezone the subject properties to the I2 - General Industrial zone is consistent with the Official Community Plan future land use designation of "Industrial". Development of the subject properties will not require a Development Permit application as the properties are not located within an area identified as a DP area in the OCP. However, the OCP policies and objectives are included for reference.

5.1 Considerations in Reviewing Development Applications

Use of Serviced Land. Consider, when evaluating rezoning applications, the degree to which industrial proposals contribute to the efficient use of serviced industrial land within existing industrial areas;

Land Use Intensification. Encourage more intensive industrial use of currently under-utilized industrial sites;

Supply Protection. Protect existing industrial lands from conversion to other land uses by not, except under exceptional circumstances, supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use;

5.2 OCP Objectives for Industrial Development

- All development should be an appropriate response to its physical context
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED).
- All development should minimize impacts resulting from on-site activities and processes that could negatively affect adjacent land uses.

6.0 **TECHNICAL COMMENTS**

6.1 Building & Permitting

If existing dwelling is to be removed a demolition permit will be required. If change of use to take place for existing dwelling building permit will be required.

6.2 Development Engineering Branch

See attached.

6.3 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The water mains are to supply a minimum of 225ltr/sec as outlined in the Subdivision Bylaw. Additional comments will be required as the property is developed.

6.4 Ministry of Transportation and Infrastructure

With regards to the above-noted rezoning file as presented in the referral package submitted Feb. 15, 2010, the Ministry has no objections on the following conditions:

- The City of Kelowna continues to work with surrounding property owners in securing municipal road network connections namely Mayfair, Findlay and Hollywood Roads.
- The City of Kelowna and Stremel Road Joint Venture recognizes the Ministry continues to monitor the Highway 97/Stremel Road/Finns Road intersection and that movement restrictions may be instituted when deemed warranted by the Ministry.

6.4 Public Health Inspector

No comment.

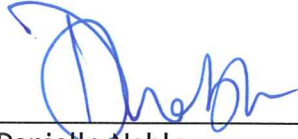
7.0 LAND USE MANAGEMENT DEPARTMENT

The proposed land use is consistent with the future land use designation of the Official Community Plan. The consolidation of the properties into one larger parcel makes more efficient use of the properties, meets several policies identified in the Official Community Plan, and creates a viable industrial business operation with potential for expansion in the future.

This new proposal differs from the original submission in that the location of the Mayfair Road extension has been identified and incorporated into the Official Community Plan. Owing to this location of the Mayfair Road extension to a more north-south orientation, the associated subdivision plan has been amended to now create a single large parcel to the east of the Mayfair Road extension, which is anticipated to become the new location of the Advance Precast plant along with the associated storage yard and shipping facility. Once the new plant is operational, the old plant will be decommissioned which will allow for the construction of the Mayfair Road extension.

Staff have encouraged the applicant to incorporate Lot 1, Plan 20576 (755 Stremel Rd.) into this application. However, the applicant to date, has been unable to favorably conclude acquisition negotiations with the owner of that property.

This application will provide an opportunity for a significant road linkage to the area transportation network by providing the connection between the existing end of Mayfair Road with Stremel Road. Future applications to rezone other properties in the neighbourhood will provide opportunities to secure additional pieces of the transportation network, which will allow the road network to be expanded as outlined in the transportation section of the Official Community Plan.



Danielle Noble
Manager, Urban Land Use

Approved for inclusion:



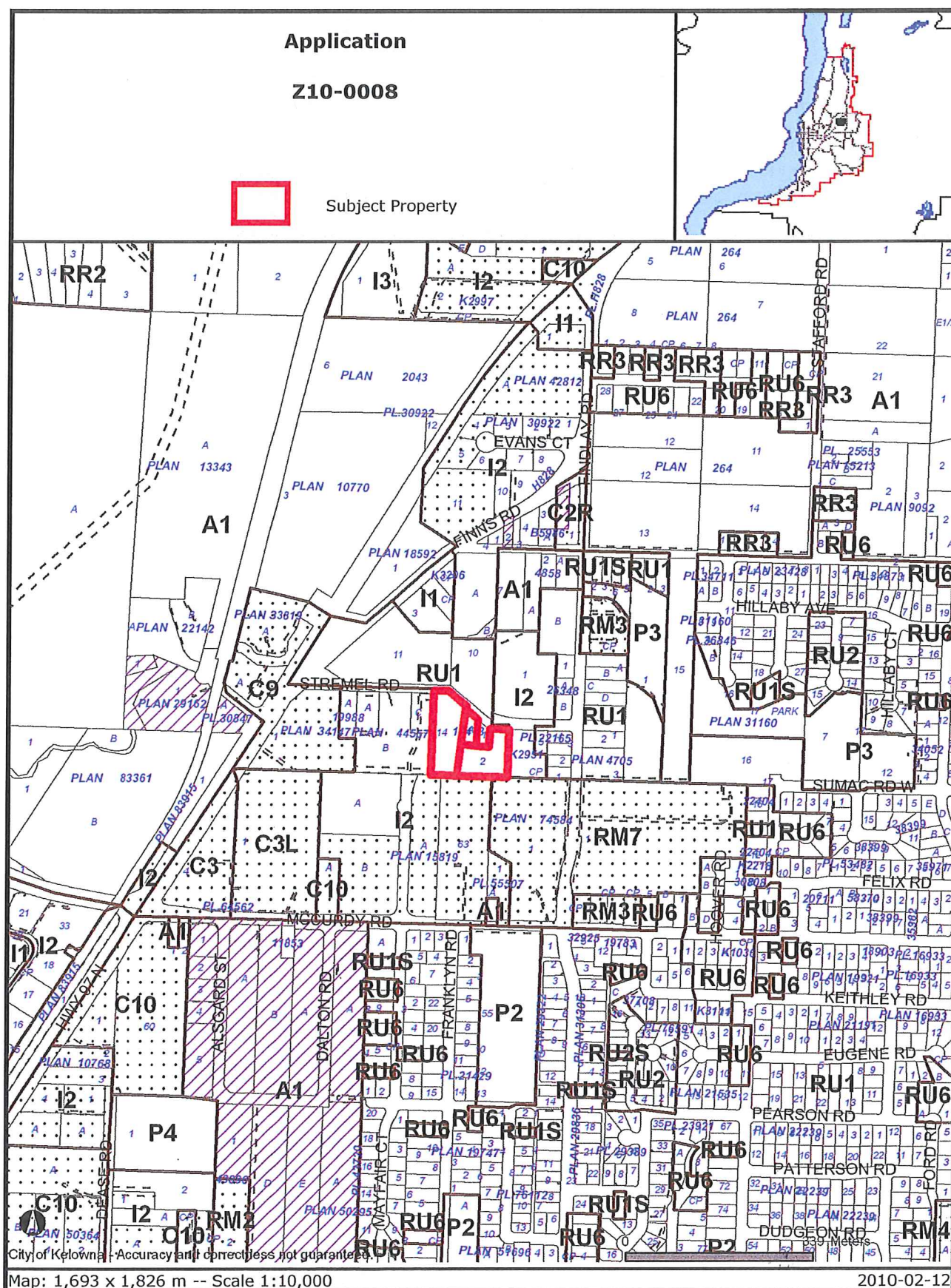
Shelley Gambacort
Director, Land Use Management

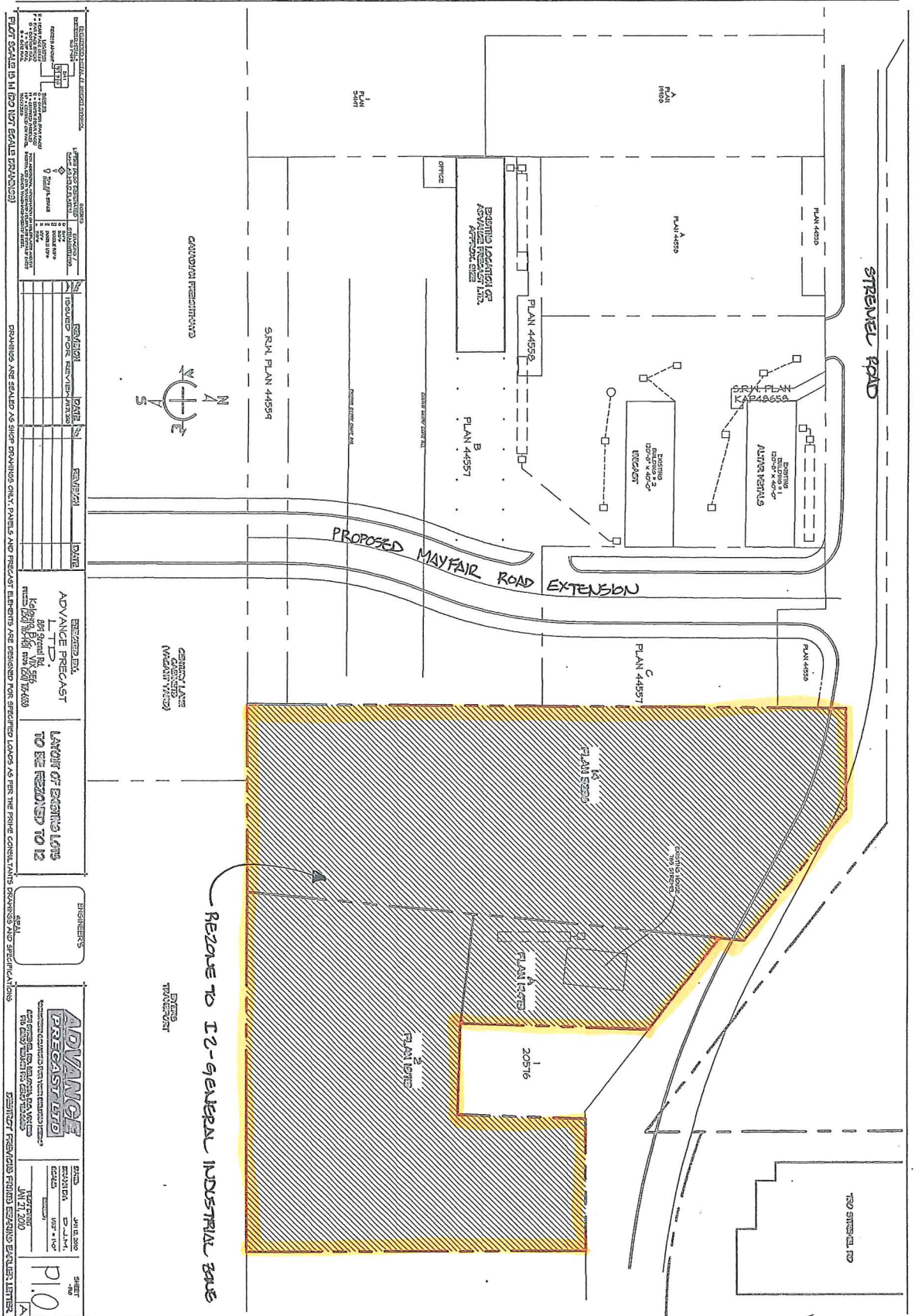
PMc
Attach.

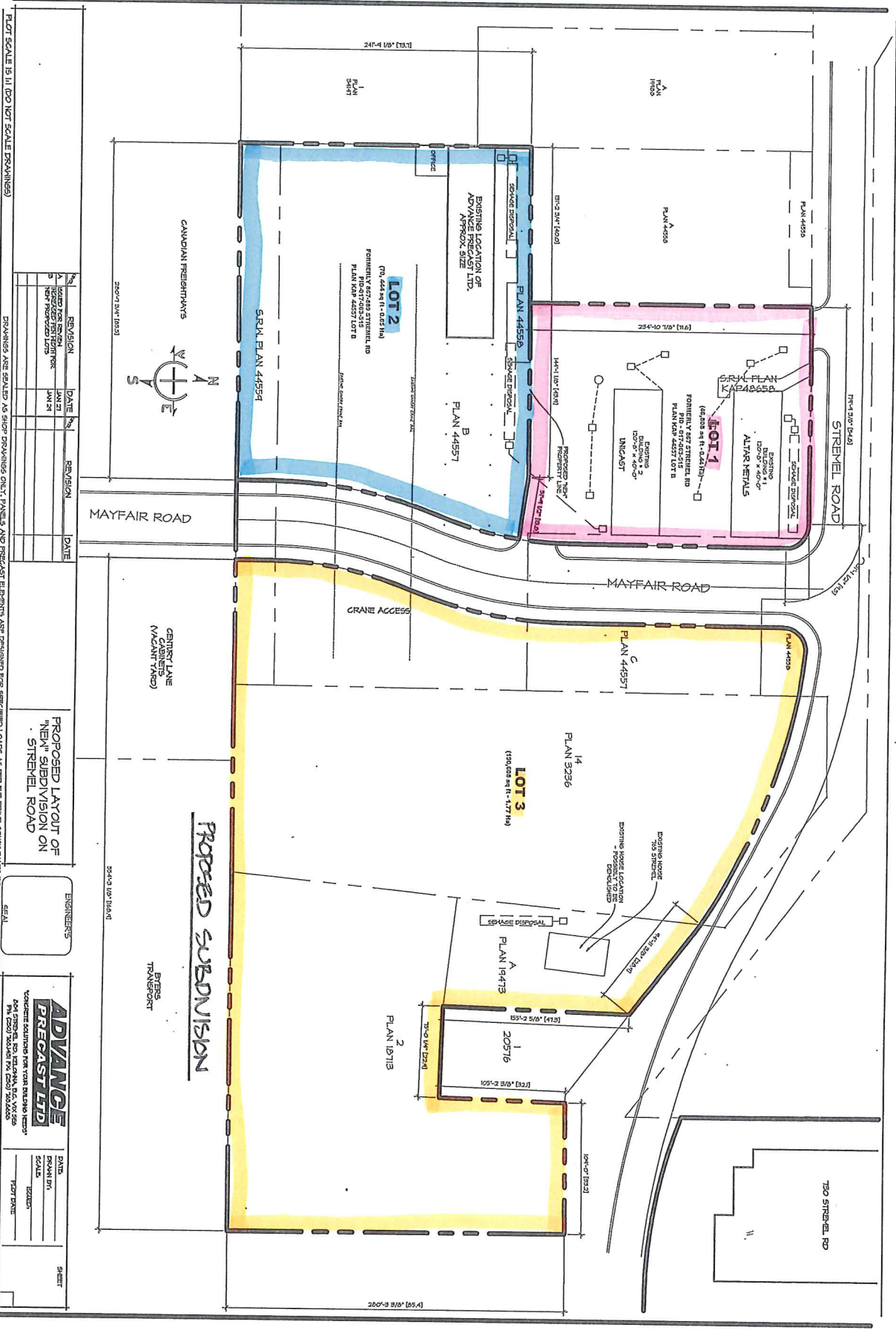
Attachments:

Subject Property Map
Site Plan
Proposed Subdivision Plan
Sustainability Checklist (3 pages)

Date Application Accepted
February 12, 2010







NO.	REVISION	DATE	REVISION	DATE
1	ISSUED FOR PERMIT	JAN 21		
2	NOT PROCEED LOTS	JAN 21		

PROPOSED LAYOUT OF
NEW SUBDIVISION ON
STREVEL ROAD

ENGINEERS

**ADVANCE
PRECAST LTD.**

1000 SHEPPARD AVE. EAST, SUITE 1000
SHEPPARD, ONT. M2N 6L6
TEL: (416) 754-1401 FAX: (416) 754-1402

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
PROJECT: _____

SHEET _____

FLAT SCALE IS 1/4" = 1' (DO NOT SCALE DIMENSIONS)
DRAWINGS ARE SEALED AS SHOWN DIMENSIONS ONLY. DIMENSIONS AND PRECAST ELEMENTS ARE DESIGNED FOR SPECIFIED LOADS AS PER THE FRAME CONSULTANTS DRAWINGS AND SPECIFICATIONS.
DISTRICT PREVIOUS PRINTS BEARING EARLIER LETTER

SUSTAINABILITY CHECKLIST **REZONING APPLICATION** **for Commercial or Multi-Unit Development**



ECONOMIC SUSTAINABILITY		
Proximity to Urban or Village Centre (IF APPLICABLE, SELECT ONE FROM LIST)		Points
• Less than 400 metres (1-4 minute walk)	5	
• 400 - 800 metres (5-10 minute walk)	4	
• 800 - 1200 metres (10-15 minute walk)	3	2
• 1200 - 2400 metres (15-30 minute walk)	2	
Development Will Create Permanent Employment beyond Construction Phase		
• Part-time	1-2	3
• Full-time	2-5	
Waste Management Plan (including materials found at site)	2	1
Zoning Supports Minor or Major Use of Home-Based Business	1	0
ECONOMIC TOTAL		6
ENVIRONMENTAL SUSTAINABILITY		
GREEN SPACE		Points
Environmentally Sensitive Areas Permanently Protected (Through a covenant, park dedication, etc.)	2-5	
or	or	5
No Disruption of an Environmentally Sensitive Area	5	
No Extension of Existing City Infrastructure		
• Water	1-3	1
• Sewer		
• Roads		
Redevelopment of a Brownfield Site (existing development site)	3	
AIR QUALITY		
Proximity to Transit Stop (IF APPLICABLE, SELECT ONE FROM LIST)		
• Less than 400 metres (1-4 minute walk)	5	
• 400 - 800 metres (5-10 minute walk)	4	
• 800 - 1200 metres (10-15 minute walk)	3	4
• 1200 - 2400 metres (15-30 minute walk)	2	
Tree Retention Plan		
or		
Tree Retention Plan Not Applicable (less than 5 trees on site)	2	0

Attention: Paul McVey

SUSTAINABILITY CHECKLIST **REZONING APPLICATION** **for Commercial or Multi-Unit Development**



ENVIRONMENTAL SUSTAINABILITY		
WATER QUALITY & QUANTITY		Points
Hydrogeological Assessment Completed (for the protection and management of groundwater and surface water) or Hydrogeological Assessment Not Applicable	2	0
ENVIRONMENTAL TOTAL	20	10
SOCIAL SUSTAINABILITY		
Site 1200 metres or less (15 minute walk) to:		Points
• Daycare/School	2	2
• Medical Facilities	2	2
• Parks	2	2
• Shopping	2	2
• Restaurant/Café	2	2
Housing Agreement for Affordable Housing, Purpose Built Rental Development or Housing Includes Secondary Suite(s)	5	0
SOCIAL TOTAL	15	10
CULTURAL SUSTAINABILITY		
NO OCP Amendment Required or Staff Supported OCP Amendment (conforms to long-term community planning)	10	0
Archaeological Site Identified and Recommendations for Conservation Followed or No Disruption of an Archaeological Site	5	0
CULTURAL TOTAL	15	0
BONUS POINTS: Other Sustainability Measure(s), including but not limited to : • Rehabilitation of a Contaminated Site Please provide details on attached form.	1-5	0
TOTAL POINTS	70	30
FINAL	100%	37 %

**SUSTAINABILITY CHECKLIST
REZONING APPLICATION
for Commercial or Multi-Unit Development**



FURTHER DETAILS:

Our rezoning application is for Light Industrial. Therefore many of the points are not applicable.

Name: Joe Berger



Organization: Stremel Road Joint Venture

Project Name or Location: Advance Precast 889 Stremel Road

Thank you for taking the time to complete the City of Kelowna Sustainability Checklist. If you have completed the form using Adobe Acrobat Standard or Pro, you will be able to save your copy to your computer. Please note that if you have completed the form using Adobe Acrobat you will not be able to save your copy to your computer; however we will receive a completed copy via email.

In either case once you have completed this form, press "Submit Form" below. Please also either print the Checklist and return the printed form to the attention of the Land Use Planner managing your file, or carbon copy (cc) them in the email that you submit.

Thank you!



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CITY OF KELOWNA

MEMORANDUM

Date: March 24, 2010

File No.: Z10-0008

To: Planning and Development Officer (PMcV)

From: Development Engineering Manager (SM)

Subject: Lot 14, Plan 3236, Lot A, Plan 19473, Lot 2, Plan 18713, Lots B & C Plan 44557

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from RU-1 and I-2 are as follows:

1. Subdivision.

- a) Dedicate a smooth radius along the frontage of Stremel Road as shown on the sketch provided by the applicant in support of this application.
- b) Dedicate the Mayfair Road extension, as shown on the sketch submitted in support of this application
- c) Consolidate the parcels.
- d) Provide 6.0m. corner roundings at the intersection of Mayfair and Stremel Roads
- e) Provide easements as may be required

2. Geotechnical Study.

A comprehensive Geotechnical Study has been provided under previous application Z04-0048, the report requires some updating to reflect the new alignment of the extension of Mayfair Road.

3. Domestic water and fire protection.

- a) This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection and upgrading costs are to be paid directly to the BMID.
- b) The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw for the requested zone. The applicant must provide water computations for this development to confirm the available water supply.

4. Sanitary Sewer.

- a) The subject properties are located within the Local Area Service (LAS) # 20 and are currently serviced by the municipal wastewater collection system. The applicant will be required to cash commute the LAS at the current rate and since all the existing lots are on the annual levy, there are no credits available. The total charge for industrial land is based upon 2.8 Single Family Equivalent Units (SFE) per Acre as follows:

Proposed lot 1	0.44 Ha (1.0868 Ac @ 2.8 SFE / Ac) =	3.0430 SFE
Proposed lot 2	0.65 Ha (1.6055 Ac @ 2.8 SFE / Ac) =	4.4954 SFE
Proposed lot 3	1.77 Ha (4.3719 Ac @ 2.8 SFE / Ac) =	<u>12.2413 SFE</u>
TOTAL		19.7797 SFE

- b) The total cash commuting amount is 19.7797 SFE x \$4,544.53 = **\$89,889.44**. Note that the charge is going through its annual review and that the amount may change after March 31, 2010.

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.

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.a) Stremel Road.

The applicant is responsible to upgrade the Stremel Road frontage to a full urban collector standard (SS-R5) complete with curb, gutter, sidewalk, asphalt fillet paving, storm drainage, street lighting landscaped boulevard complete with underground irrigation, removal and/or relocation of utilities as may be required. The estimated cost of this work, for bonding purpose, would be **\$174,100.00**, inclusive of a bonding contingency. The construction of the easterly portion of Stremel Frontage Road may be deferred due to the insufficient Right of Way on the north side.

b) Mayfair Road

- i) The applicant is responsible to construct the extension of Mayfair Road from the end of the existing cul-de-sac to the southerly property line of the subject property. The construction includes the modification of the cul-de-sac, and the construction of Mayfair Road to a full urban Collector (SS-R5) complete with curb, gutter on both sides sidewalk on the west side, storm drainage, street lighting removal and/or removal of utilities and fences as required. The estimated cost of this work, for bonding purpose, would be **\$91,100.00**, inclusive of a bonding contingency.

8. Street lights.

Street lights must be installed on all fronting roads as determined by the Manager of Electrical Utilities.

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.

.10 Latecomer Provisions

Under the provisions of the Local Government Act, Latecomer provisions are not available for the offsite construction of Mayfair Road since the City has previously committed funds to subsidize the offsite portion of the Mayfair extension construction.

11. DCC Credits.

None of the required improvements qualify for DCC credit consideration, as these upgrades are not identified in the current DCC schedules.

12. Bonding and Levies Summary.

a) Performance Bonding

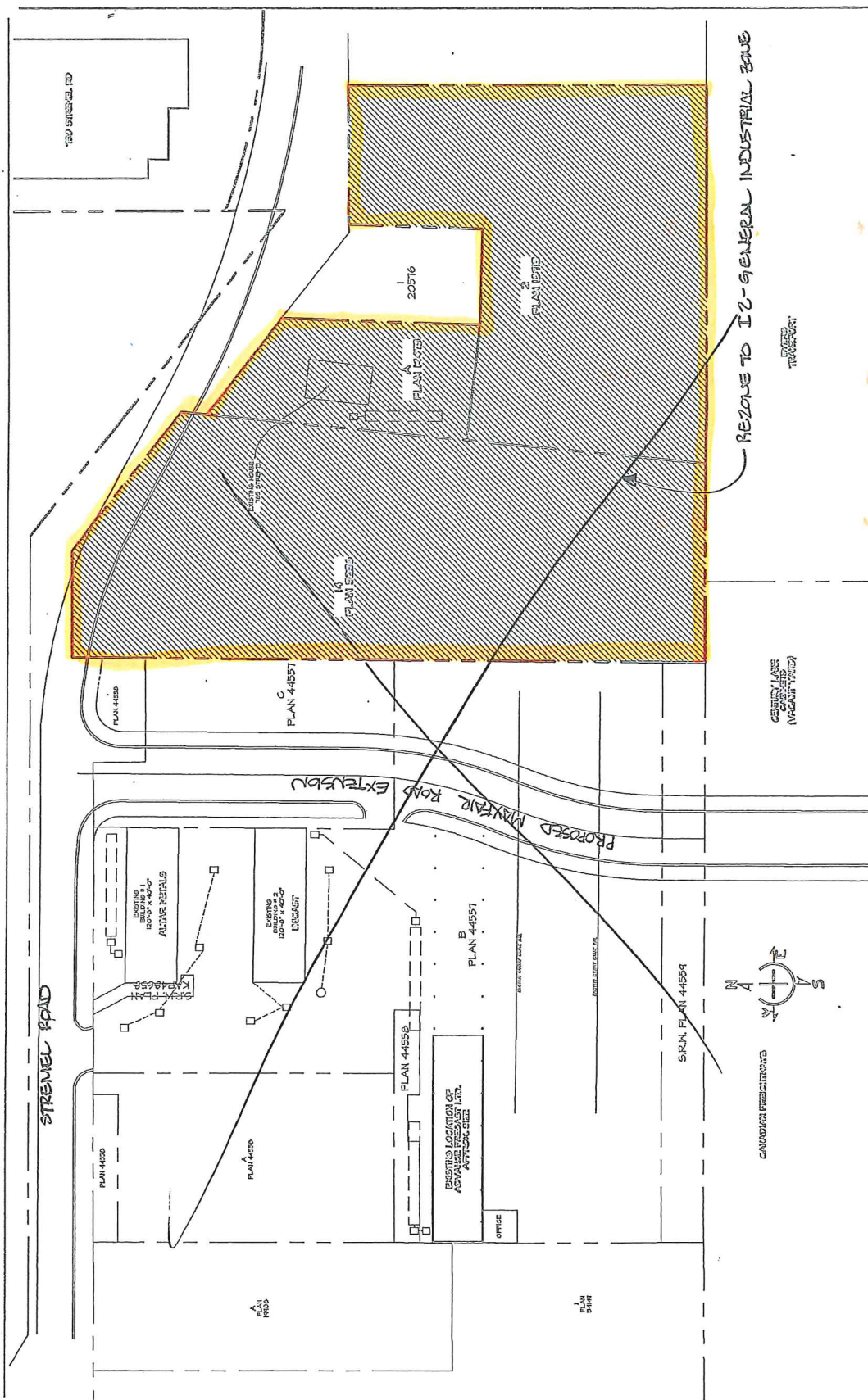
Stremel Road frontage upgrading	\$ 174,100.00
Mayfair Road off-site extension	\$ 91,100.00
Total performance bonding	<u>\$ 265,200.00</u>

b) Levies

Local Area Service Charge.	\$89,889.44
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Steve Muenz, P. Eng.
Development Engineering Manager

BB



ENGINEER'S

ADVANCE PRECAST LTD

CONCRETE REINFORCED WITH WIRE REINFORCED PRECAST
 PRECAST CONCRETE
 100% CEMENT PORTLAND CEMENT
 100% PORTLAND CEMENT

DRAWN BY
 JUN 7, 2000

SHEET 110

p1.0

DATE: JUN 10, 2000

DESIGN NO.: 0-17-1

PROJECT: 100% * 100%

LOCATION: BUILDING

DATE: JUN 7, 2000

DESIGN NO.: 0-17-1

PROJECT: 100% * 100%

LOCATION: BUILDING

DATE: JUN 10, 2000

DESIGN NO.: 0-17-1

PROJECT: 100% * 100%

LOCATION: BUILDING

DATE: JUN 7, 2000

DESIGN NO.: 0-17-1

PROJECT: 100% * 100%

LOCATION: BUILDING

