

Memo



Date: January 21, 2011
To: City Manager
From: Land Use Management, Community Sustainability
Application: Z09-0080 (LT) **Owner:** City of Kelowna
Address: 645 Dodd Road **Applicant:** City of Kelowna
Subject: Rezoning Application

Existing OCP Designation: Major Park/Open Space

Existing Zone: P1 - Major Institutional, P2 - Educational & Minor Institutional,
& P3 - Parks & Open Space

Proposed Zone: P5 - Municipal District Park Zone

1.0 Recommendation

THAT Rezoning Application No. Z09-0080 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of portions of Lot 1, Section 26, Township 26, ODYD, Plan KAP91112, located at 645 Dodd Road, Kelowna, BC from the P1 - Major Institutional zone to the P5 - Municipal District Park zone; from the P2 - Educational & Minor Institutional to the P5 - Municipal District Park zone; and from the P3 - Parks & Open Space zone to the P5 - Municipal District Park zone, as shown on Map "A" attached to the report of the Land Use Management Department, dated January 21, 2011, be considered by Council.

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

This application seeks to consolidate the zoning to the property from the P1, P2 and P3 zones to the P5 - Municipal District Park zone to guide on-going park development.

3.0 Land Use Management

The Land Use Management Department is supportive of this rezoning application. The Kelowna Family "Y" addition has provided an opportunity to consolidate the lands and rezone the property to one consistent zone, making future development at the Rutland Recreation Park easier to regulate from a land use perspective. The existing P1, P2 and P3 zoning throughout the property is simply based on the historic site development, and the P5 - Municipal District Park zone is most appropriate for the park development moving forward.

4.0 Proposal

4.1 Background

The City of Kelowna is constructing a 2-storey, 2040 m² (22,000ft²) addition to the north side of the existing Kelowna Family “Y” at 375 Hartman Road. The expansion of the facility is a partnership between the City of Kelowna and the YM-YWCA. Construction is to be completed in the Spring of 2011.

The addition to the Kelowna Family Y created an opportunity to consolidate the seven existing lots. The recreation functions on the property currently include:

- Kelowna Family “Y”
- Rutland Twin Arenas
- Kelowna & District Safety Council
- Okanagan Gymnastics Centre
- Okanagan Boys & Girls Club
- Rutland Sports Fields, BMX Track and Dog Park

4.2 Project Description

The consolidation of the seven former lots was completed in July 2010. The consolidated parcel includes three separate public/institutional/park zones at this time. Through this application, the property would be rezoned to the P5 - Municipal District Park zone, consistent with other parks of this nature (Mission Recreation Park) within the City. The purpose of the P5 zone is “to provide a zone for the development of major Municipal District Parks and ancillary recreational uses. District park sites generate large numbers of participants and spectators attracted from all areas of the City plus tournament visitors and tourists. These sites serve a population of 45,000 residents within a five-kilometre radius and also serve specific recreation facility needs on a city-wide basis.”

As part of the Kelowna Family “Y” expansion and the proposed rezoning, a revised parking plan has been developed for the entire site. A total of 76 stalls are proposed through these improvements, meeting Zoning Bylaw requirements. This parking concept plan is to coincide with the completion of the YMCA expansion.

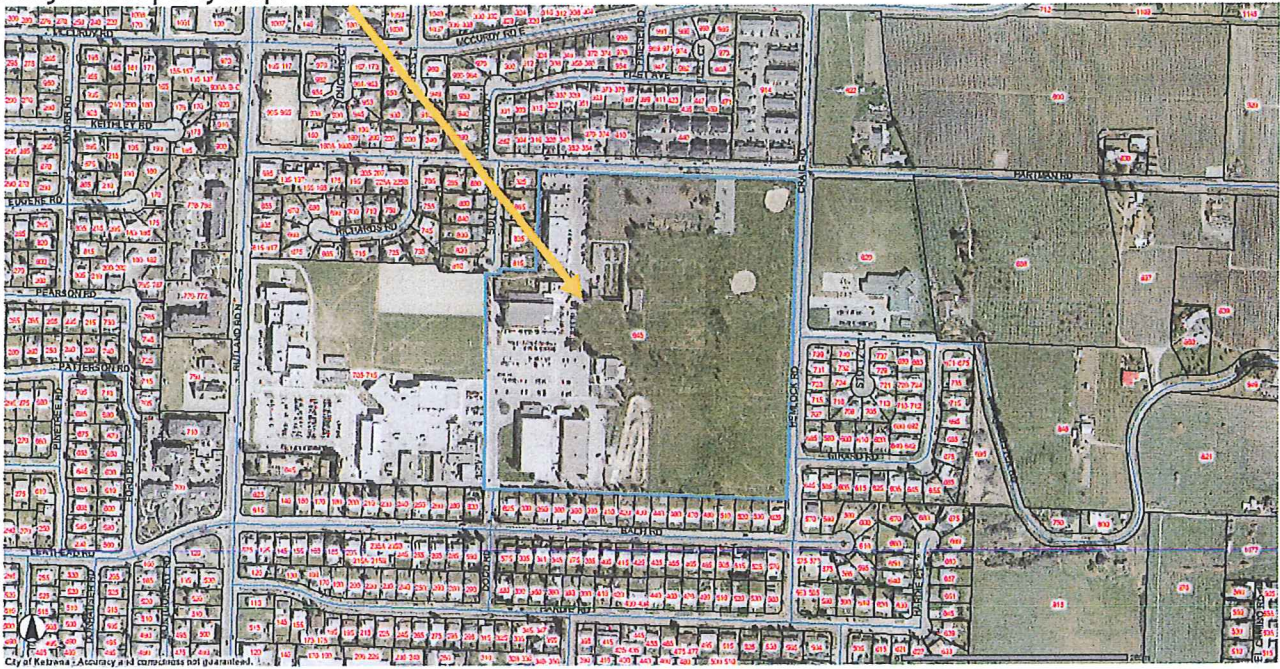
4.3 Site Context

The subject properties are located in North Rutland, accessed via Dodd Rd to the South and Hartman Rd to the North. Rutland Senior Secondary and Rutland Elementary flank the park on the west and east respectively.

Specifically, the adjacent zones and uses are:

- North** RM3 - Low Density Multiple Housing (Various Townhomes)
- RR3 - Rural Residential 3 (Single Family Dwelling)
- RU6 - Two Dwelling Housing
- RU1 - Large Lot Housing
- East** P2 - Educational & Minor Institutional (Rutland Elementary)
- RU1 - Large Lot Housing (Single Family Neighbourhood)
- South** RU1 - Large Lot Housing (Single Family Neighbourhood)
- West** P2 - Educational & Minor Institutional (Rutland Senior Secondary)
- RU1 - Large Lot Housing (Single Family Neighbourhood)

Subject Property Map: 645 Dodd Road



The application meets the requirements of Zoning Bylaw No. 8000 as follows:

Criteria	Proposal	P5 Zone Requirements
Existing Lot		
Site Area (m ²)	16.19 ha (161,918 m ²)	1.0 ha (10,000 m ²)
Site Width (m)	390m	13.0m
Site Depth (m)	400m	30.0m
Development Regulations		
Site Coverage (%) including building, driveways and parking	24%	30%
F.A.R.	0.11	.5
Height (m)	8.0m	22.0m
Storeys (#)	2 storeys	6 storeys
Required Setbacks		
Front (Dodd Rd, south)	10.5m	6.0m
Rear (Hartman Rd, north)	31m	7.5m
Side (West)	23.40m	4.5m
Side (Craig/Hemlock Rd, east)	220m	6.0m
Other Requirements		
Parking Stalls	586 Stalls Proposed (plus on-street parking)	Existing Uses: 459 Stalls YMCA Expansion: 75 Stalls Total: 534 Stalls

5.0 Technical Comments

5.1 Development Engineering Department

Requirements completed through lot consolidation application (S09-0080).

6.0 Application Chronology


Date of Application Received: December 18, 2009
Advisory Planning Commission January 19, 2010

The above noted application was reviewed by the Advisory Planning Commission at the meeting on January 19, 2010 and the following recommendations were passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z09-0080 for 645 Dodd Road, to rezone the subject property from the P1 - Major Institutional, P2 - Educational and Minor Institutional, P3 - Parks and Open Space to the P5 - Municipal District Park to consolidate the Rutland Recreation Park into one zone and to be congruent with other district parks in the City.


During 2010, Infrastructure Planning staff developed the parking improvement concept plan, and completed the lot consolidation through Land Titles Office.

Report prepared by:



Luke Turri, Land Use Planner

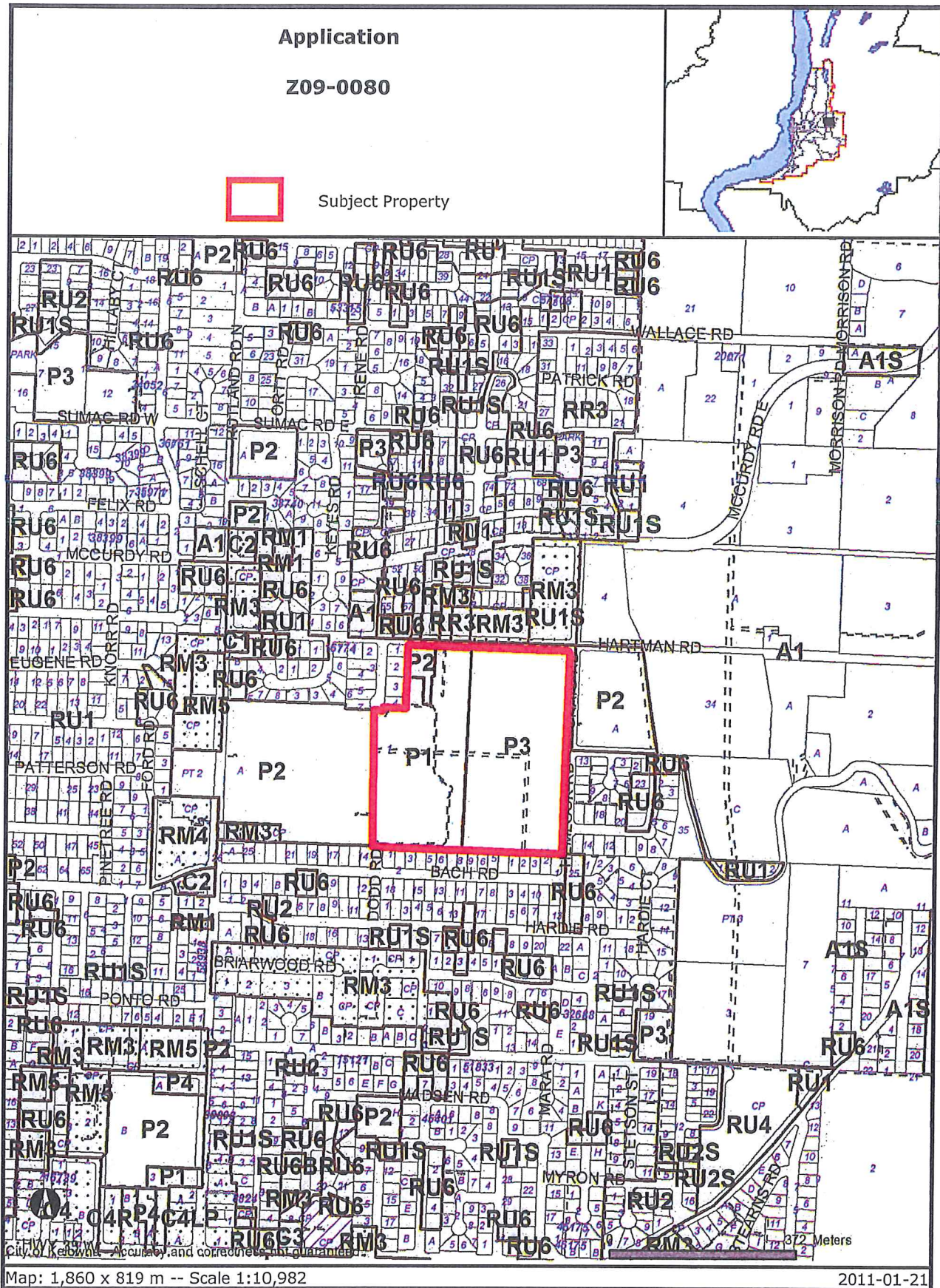
Reviewed by:  Sol: Danielle Noble Manager, Urban Land Use Manager

Approved for Inclusion:  Sol: Shelley Gambacort, Director, Land Use Management

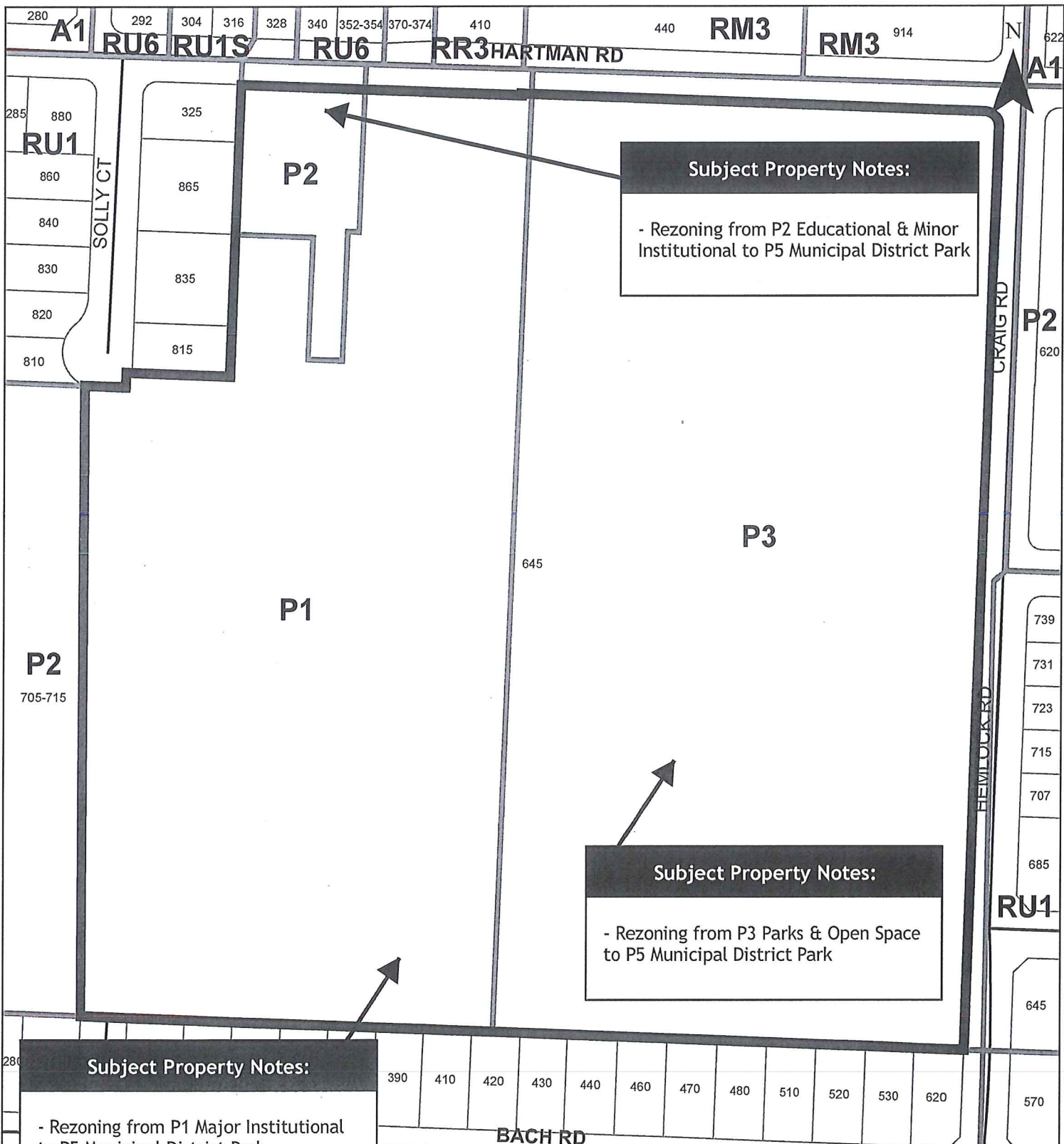
Attachments:

- Subject Property Map
- Existing Zoning Map
- Revised Parking Plan
- Excerpt from Zoning Bylaw No. 8000 - Section 16.5 (P5 - Municipal District Park), 2pgs








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" PROPOSED ZONING Z09-0080

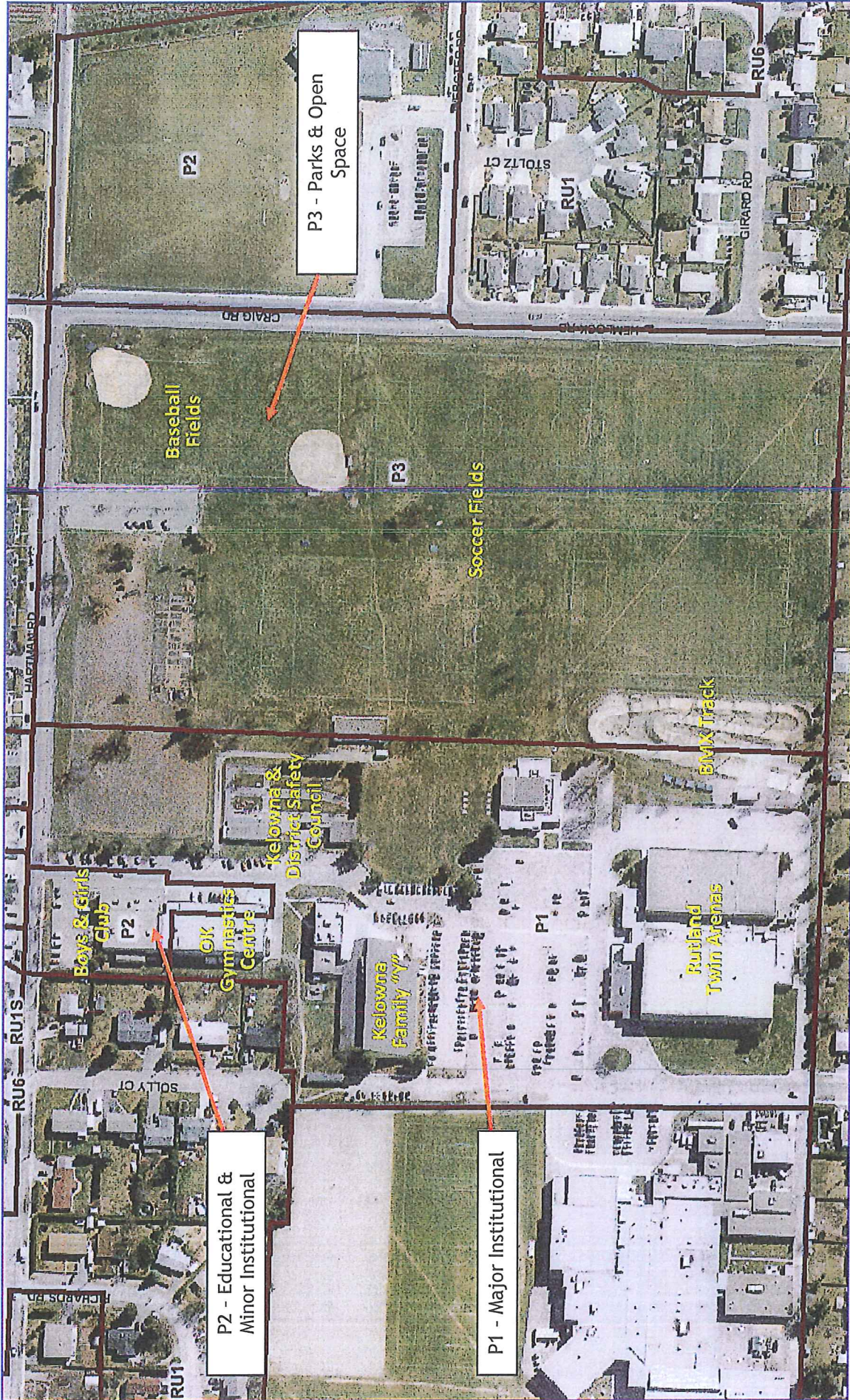
-  Subject Property
-  Legal Parcel
-  Zoning

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Rev. Jan. 25/11



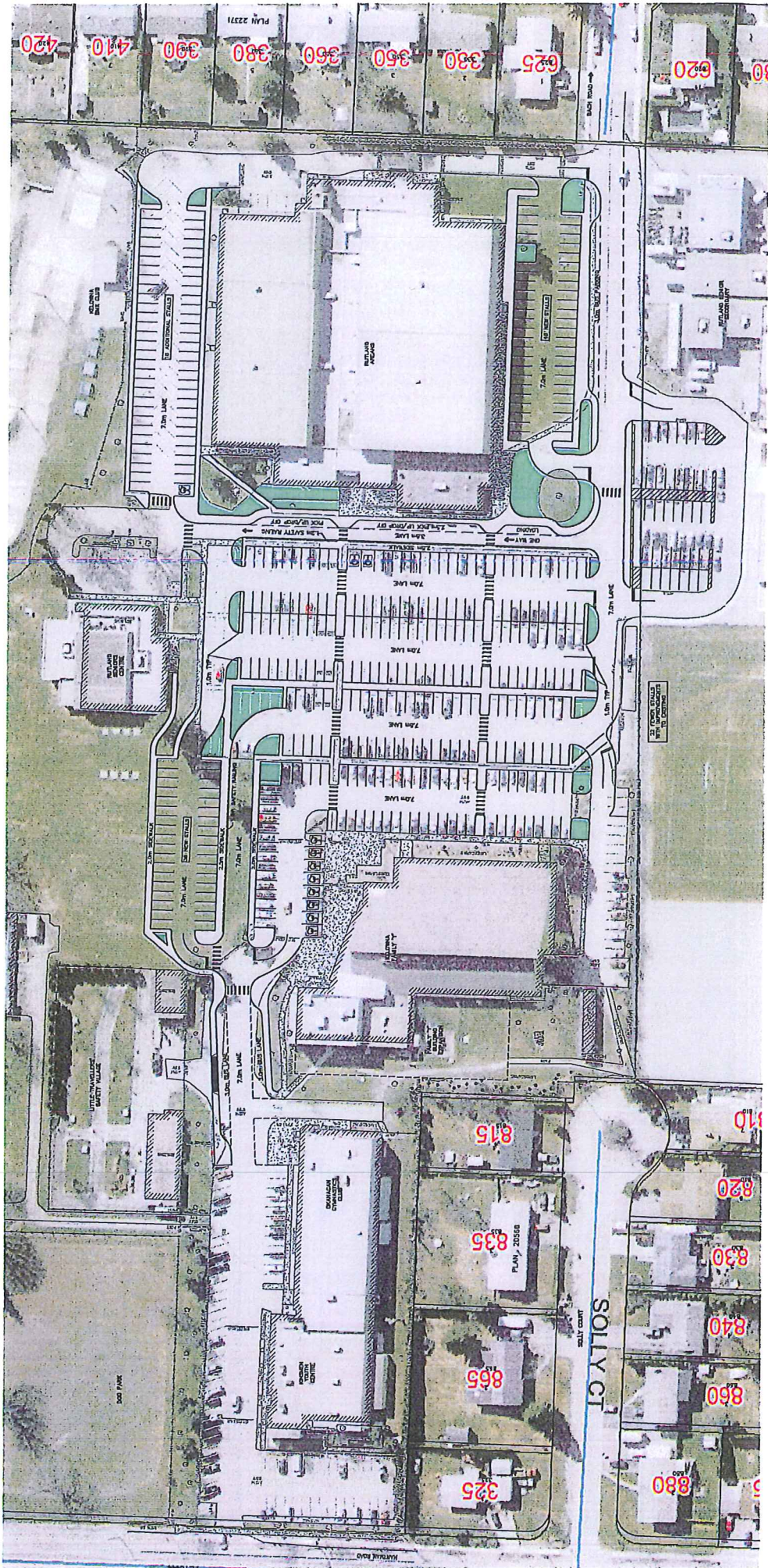


P2 - Educational & Minor Institutional

P3 - Parks & Open Space

P1 - Major Institutional

Existing Zoning - Rutland Recreation Park
 Zoning Bylaw Amendment to "P5 - Municipal District Park" Zone
 Z09-0080



Conceptual Design Plan

RUTLAND RECREATION PARK - PARKING IMPROVEMENTS

DECEMBER 2010



City of
Kelowna

**16.5 P5 – Municipal District Park/
P5lp – Municipal District Park (Liquor Primary)****16.5.1 Purpose**

The purpose is to provide a zone for the development of major **Municipal District Parks** and ancillary recreational uses. **District Park** sites generate large numbers of participants and spectators attracted from all areas of the City plus tournament visitors and tourists. These sites serve a population of 45,000 residents within a five-kilometre radius and also serve specific recreation facility needs on a city-wide basis.

16.5.2 Principal Uses

The **principal use** in this zone is:

- (a) agriculture, urban
- (b) district park

16.5.3 Secondary Uses

The **secondary uses** in this zone that apply to individual **lots** within a combined **site** zoned P5 are:

- (a) amusement arcades, major
- (b) care centres, major
- (c) community recreation services
- (d) emergency and protective services
- (e) flea markets
- (f) food primary establishment
- (g) health services
- (h) liquor primary establishment, major (P5lp only)
- (i) liquor primary establishment, minor
- (j) non-accessory parking
- (k) participant recreation services, indoor
- (l) participant recreation services, outdoor
- (m) public libraries and cultural exhibits
- (n) public parks
- (o) residential security/operator unit
- (p) retail sales, general
- (q) spectator sports establishments
- (r) utility services, minor impact

16.5.4 Subdivision Regulations

The minimum combined **site** area for the P5 zone is 1 ha. Within a **site** zoned P5 individual **lots** may be created that meeting the following regulations:

- (a) The minimum **lot width** is 13.0 m.
- (b) The minimum **lot depth** is 30.0 m.
- (c) The minimum **lot area** is 460 m².

16.5.5 Development Regulations

- (a) The maximum **site floor area ratio** is 0.5.
- (b) The maximum **site coverage** of **buildings**, driveways and parking areas is 30%.
- (c) The maximum **height** is the lessor of 22.0 m or 6 **storeys**.
- (d) The minimum **site front yard** is 6.0 m.
- (e) The minimum **site side yard** is 4.5 m, except it is 6.0 m to a **flanking street**.
- (f) The minimum **site rear yard** is 7.5 m.

Development on individual lots within a site zoned P5 shall be regulated by B.C. Building Code provisions and the City of Kelowna Building Bylaw regulations.

16.5.6 Other Regulations

- (a) **Health services** and **retail sales, general** shall be limited to those types of uses and services incidental to a major sports and recreation facility.
- (b) In addition to the regulations listed above, other regulations will apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.
- (c) **Retail sales, general** shall only be located within a **building** that is primarily used for **district park, participant recreation services – indoor** and **spectator sports establishments** uses and shall not exceed 235 m² or 5% of the **gross floor area** of the **building** in which it is located, whichever is less.
- (d) **Health services** shall only be located within a **building** that is primarily **district park, participant recreation services – indoor** and **spectator sports establishments** uses and shall not exceed 500 m².
- (e) Drive-in food services are not a permitted form of development in this zone.