

# Memo



Date: May 30, 2011

To: City Manager

From: Land Use Management, Community Sustainability (AB)

Application: Z10-0086 Owner: City of Kelowna

Address: 445 & 455 Rockview Lane Applicant: City of Kelowna

Subject: Rezoning

Existing OCP Designations: Major Park/Open Space, Public Service Utilities

Existing Zone: CD2 - Kettle Valley Comprehensive Residential Development

Proposed Zones: P3 - Parks and Open Space & P4 - Utilities

---

## 1.0 Recommendation

THAT Rezoning Application No. Z10-0086 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 1 Section 23 and 24 Township 28 SDYD Plan KAP91022 (See Plan As To Limited Access), located on 455 Rockview Lane, Kelowna, BC from the CD2 - Kettle Valley Comprehensive Residential Development zone to the P4 - Utilities zone and Lot 2 Section 23 and 24 Township 28 SDYD Plan KAP91022, located on 445 Rockview Lane, Kelowna, BC from the CD2 - Kettle Valley Comprehensive Residential Development zone to the P3 - Parks and Open Space zone be considered by Council;

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

AND FURTHER THAT, after adoption of the Zone Amending Bylaw, Council direct Staff to complete the project in general accordance with the draft landscape plan attached to the report of the Land Use Management Department dated May 30, 2011.

## 2.0 Purpose

This application seeks to correct a number of accumulated mapping discrepancies within Schedule "A" of Zoning Bylaw 8000. Generally, the most common discrepancy is where new property lines arising from subdivision do not coincide precisely with the actual comprehensive zoning boundary because of more detailed information being available at the subdivision stage.

In addition, and as part of these mapping updates, appropriate zoning is sought for the existing Adam's Reservoir site location in the Southwest Mission, which is soon to be expanded and upgraded to include additional capacity and capabilities to ensure the continued safe, reliable delivery of drinking water to the area.

A handwritten signature in blue ink, located at the bottom right of the page.

### 3.0 Land Use Management

The mapping amendments seek to acknowledge the ultimate parks and open space boundaries that were refined through Kettle Valley subdivision applications in recent years. The CD2 - Kettle Valley Comprehensive Development Zone was created in the 1990's and this concept planning was undertaken on a macro level that did not fully acknowledge topographical constraints and ultimate subdivision layout. These refinements serve to reconcile the existing mapping with actual, dedicated natural open space, wildlife corridor and pedestrian linkages which have been more fully informed over time as professional reports were submitted by various geotechnical, environmental and engineering consultants.

In addition, a rezoning is sought for a portion of the site to acknowledge the existing Adam's Reservoir facility and the ultimate footprint of the expanded and upgraded facility. The Interior Health Authority (IHA), regulator of the City of Kelowna Water Utility, has imposed a number of conditions on the City's Permit to operate for the protection of public health. As a result, the Kelowna Water Utility is mandated to design and plan for the construction of a system to improve water quality - in this instance, UV treatment. Alongside this upgrade to facility capabilities, the reservoir capacity is also set to be expanded in order to provide adequate water supply and pressure for the growing Southwest Mission area.

In summary, the changes proposed by this application:

- will not increase the development potential of any of the affected properties;
- acknowledge the shift of the public service utility boundary northeast to better align with the topographical and environmental constraints of the site and to position the expanded reservoir cells and UV building in a way that minimizes visual disturbance on the abutting properties;
- serve to better link the Kettle Valley community to newly-acquired City land that includes a variety of features such as natural open space and landscapes, steep slopes, scenic viewpoints, and environmentally sensitive areas.

### 4.0 Proposal

#### 4.1 Project Description

The purpose of the upgraded capability for the Adam's Reservoir facility is to treat piped lake-intake water with ultraviolet disinfection and chlorination for distribution and consumption by the public. Design of this building is nearing completion and construction is planned for this year. It has been designed as a concrete structure (17 m by 15 m) at 7 m in height. A salt storage container will be situated outside of the proposed structure, as well as an auxiliary power generator to ensure reliable operation during electrical blackouts. Both of these units will be located in an area that will minimize visual impacts to the neighbourhood.

The attached images show the footprints of proposed UV disinfection and chlorination building, future reservoir storage cells, as well as the footprint designated for a possible future filtration facility requirement. Proposed site improvements include the removal of the existing, aging concrete cylindrical reservoir (conservatively estimated at 9 m in height), and an east-west wildlife corridor and walking trail is planned for the northern boundary of this property.

Requirements of the P4 - Utilities zone are noted below in relation to the proposed site:

Criteria	P4 Zone Requirement	Proposed
Lot Area / Width / Depth	N/A	16,470 m <sup>2</sup>



Height	10 m for principal buildings 23 m for accessory buildings (No height maximum for mechanical structures)	7 m
Front yard setback	6.0 m	6.0 m
Side Yard setback	4.5 m	>4.5 m
Rear Yard setback	4.5 m	>4.5 m

#### 4.2 Site Context

The subject properties are located in the southern area of the Kettle Valley neighborhood and have frontage on Rockview Lane. The properties have very challenging slopes and topographical limitations. Land uses in the surrounding neighbourhood are predominantly residential, vacant land, and park and natural open space. Specifically, the adjacent zones and land uses are:

Direction	Zone(s)	Land Use(s)
North	P3 - Parks and Open Space and CD2 - Kettle Valley CD Zone	Parks & Detached dwellings
South	P3 - Parks and Open Space and CD2 - Kettle Valley CD Zone	Parks & Undeveloped
East	P3 - Parks and Open Space	Open Space
West	P3 - Parks and Open Space	Open Space





## 5.0 Current Development Policies

### 5.1 Kelowna 2030 Official Community Plan

#### Parks Policies

Natural Area Parks and Open Space. Provide a city-wide network of natural area parks which meet the following criteria:

- contains representative Okanagan ecosystems;
- contains areas of outstanding natural beauty (including areas with high visual sensitivity and high visual vulnerability, such as rocky outcrops, ridge lines, hilltops, silt slopes, canyons, and water edges);
- the land area is contiguous and forms part of a larger open space network;
- contains conservation areas;
- protects viewshed corridors;
- trails which maximize public safety while minimizing human impact on the most sensitive and vulnerable areas.

Utilities in Parks. Public or private utilities will not be located in parks and natural open spaces unless an overall public park benefit and no net environmental loss can be demonstrated. Where these criteria can be met, the utility must be located and designed in such a way as to have no visual impact to the surrounding neighbourhood.

### 5.2 City of Kelowna Strategic Plan

Provide infrastructure (utilities, transportation, parks facilities) that keeps pace with population growth and evolving opportunities.

### 5.3 Kettle Valley Parks and Open Space Master Plan (Goals)

- To maintain environmental quality and protect the most sensitive aspects of the natural environment;
- To define and enhance the neo-traditional urban character of the Kettle Valley community;
- To realize opportunities that will make Kettle Valley a more sustainable community;
- To provide opportunity for a range of recreation opportunities for people of all ages and ability levels;
- To make a significant positive contribution to the parks and open space system of the City as a whole.

## 6.0 Technical Comments

Development Engineering Branch. No comments.

Infrastructure Planning. The City of Kelowna is mandated to design and plan for the construction of a drinking water filtration system as a condition of the Water Utility's Permit to Operate. This rezoning application for the Adams facility site is required for both the currently proposed Ultraviolet Disinfection facility, scheduled for construction in 2011 in order to meet current water quality targets, as well as the Kelowna Water Utilities' application to defer filtration.

## 7.0 Application Chronology

Advisory Planning Commission May 10, 2011

The proposal was reviewed by the Advisory Planning Commission and it was resolved:

THAT the Advisory Planning Commission support Rezoning Application No. Z10-0086, for 445 and 455 Rockview Lane, to rezone a portion of the subject property from the CD2 - Kettle Valley Comprehensive Development zone to the P3 - Parks and Open Space Zone and P4 - Utilities zone to reflect the accurate boundaries of the park/open space and the footprint of the expanded Adams water treatment facility.

All Technical Comments Rec'd May-June 2011

Report prepared by:



Andrew Browne, Planner II

Reviewed by:



Danielle Noble, Manager, Urban Land Use Branch

Approved for inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

Location and zoning map

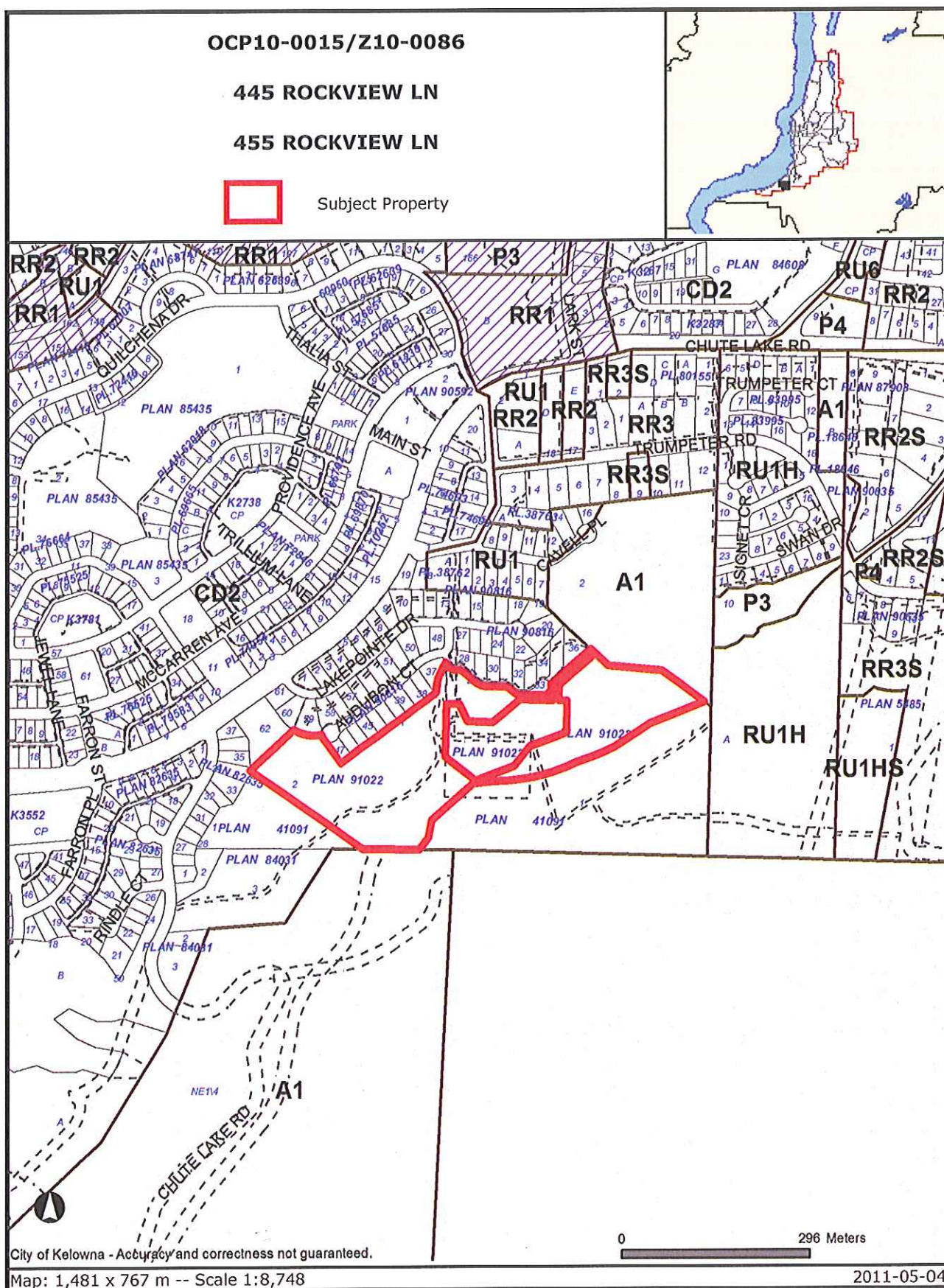
Site plan

Draft landscape plan

Renderings and facility layout (5 pages)

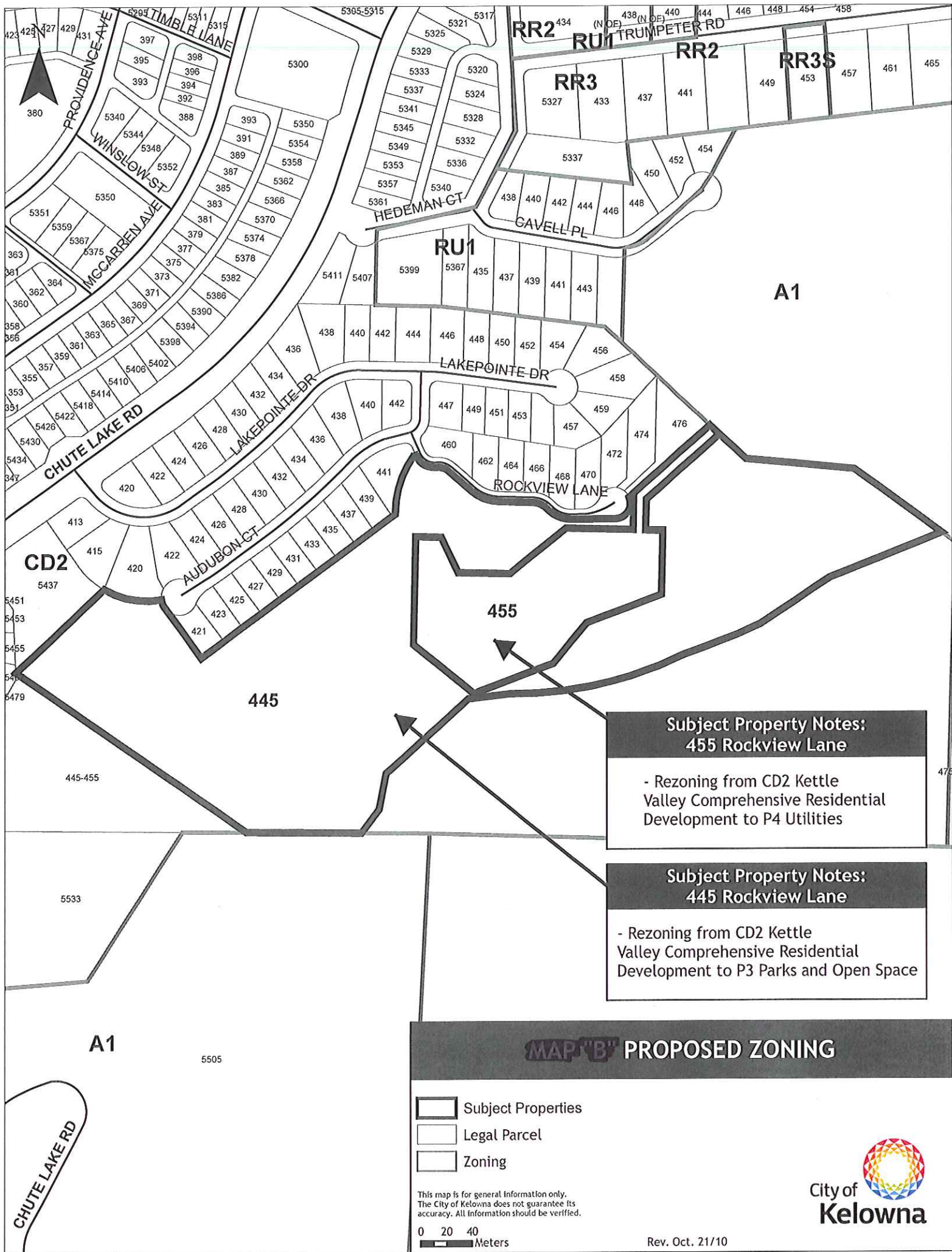
Site photo of existing cylindrical reservoir to be removed





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.











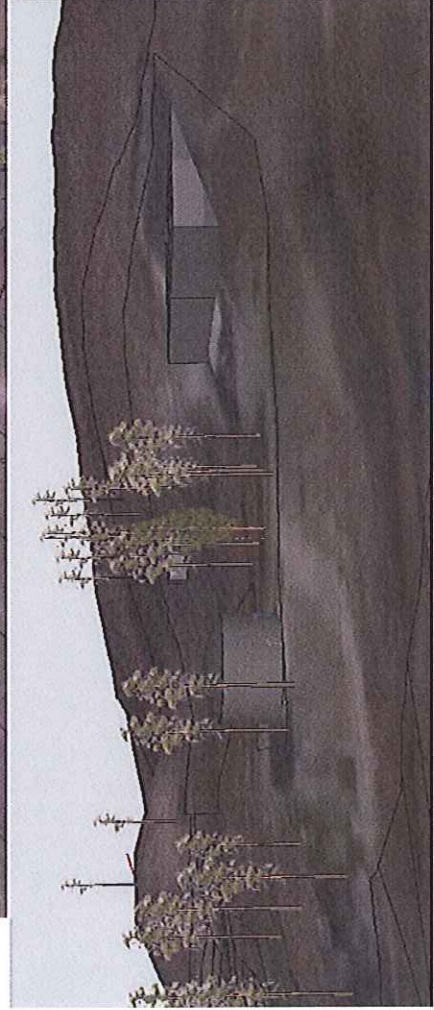
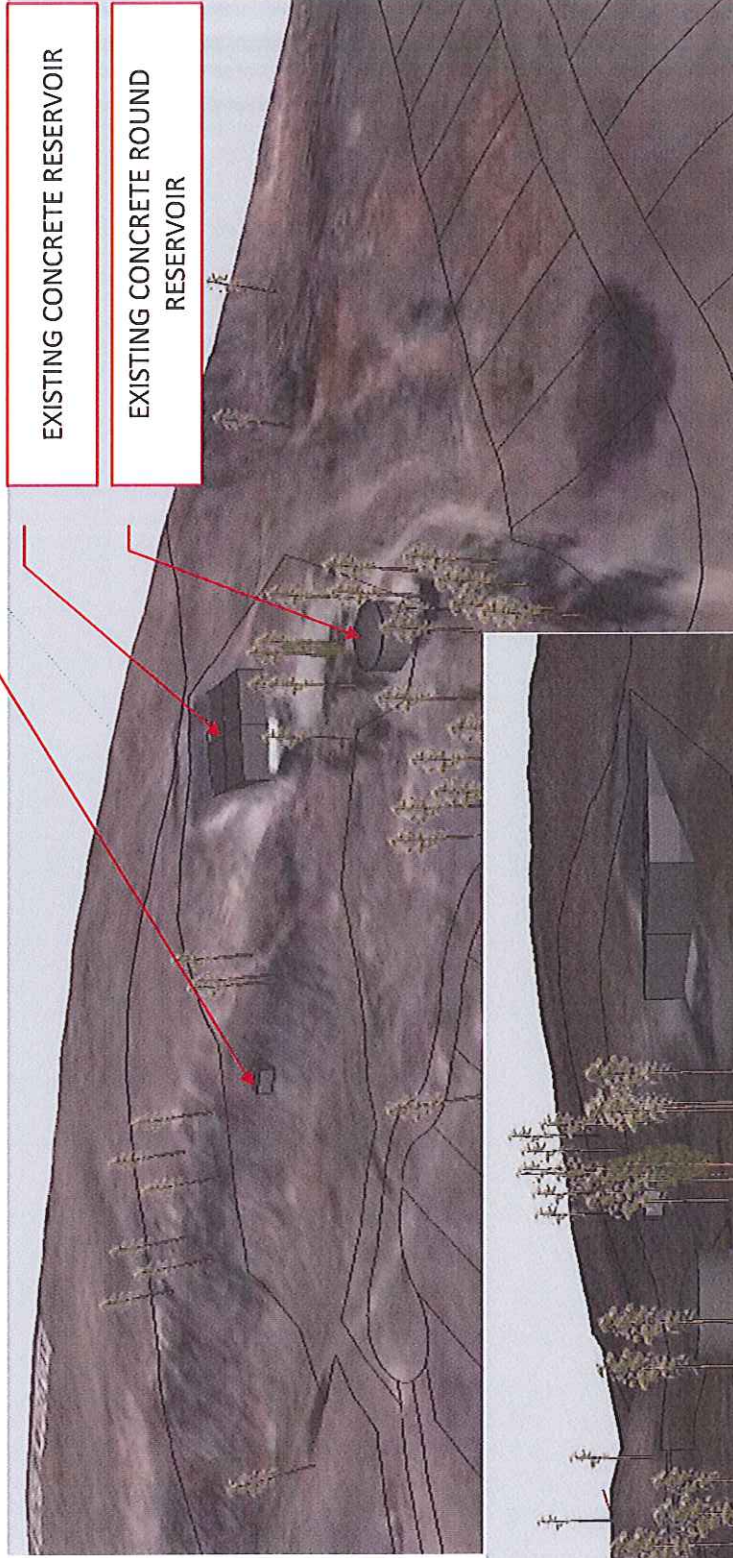


## ADAMS RESERVOIR FACILITY SITE PLAN EXISTING SITE

EXISTING PUMP STATION

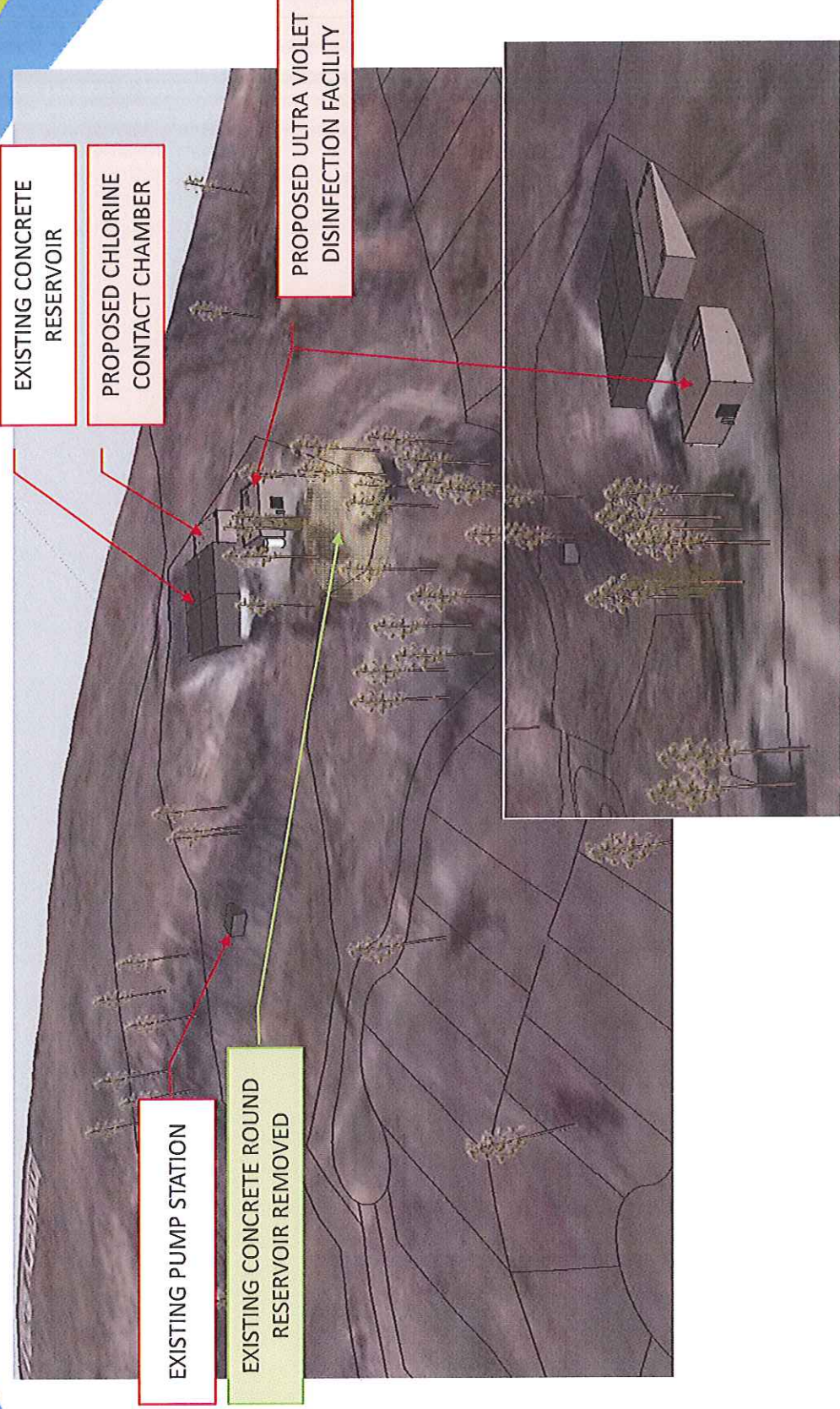
EXISTING CONCRETE RESERVOIR

EXISTING CONCRETE ROUND  
RESERVOIR





# ADAMS RESERVOIR FACILITY SITE PLAN 2011 PROPOSED IMPROVEMENTS



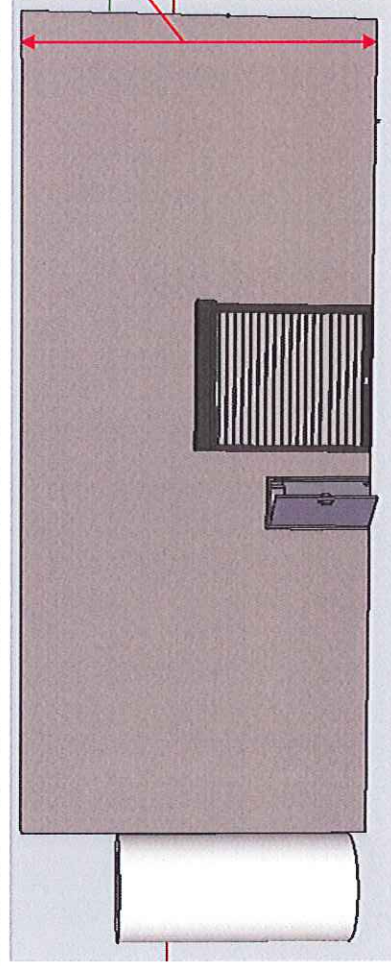
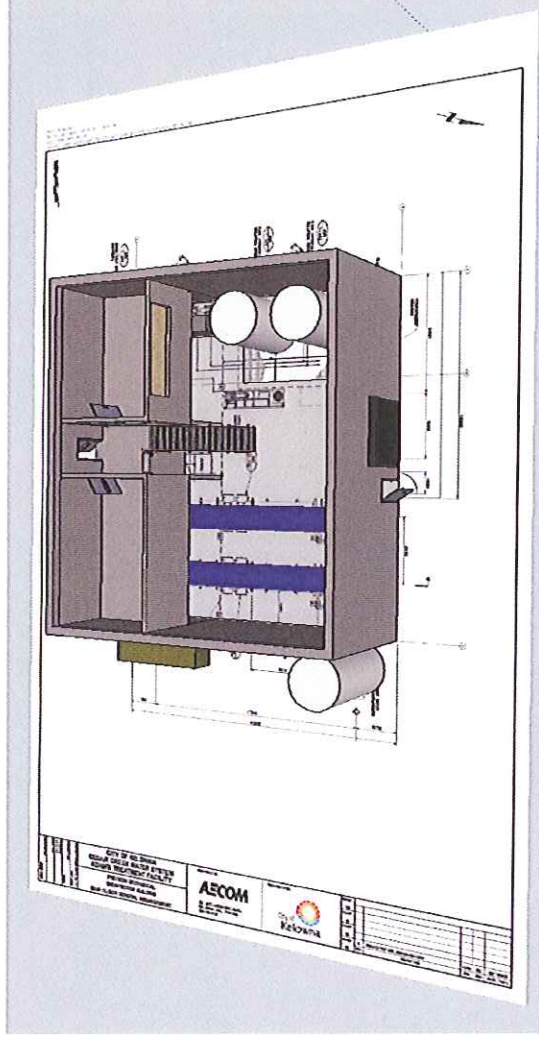


# ADAMS RESERVOIR FACILITY SITE PLAN FUTURE IMPROVEMENTS





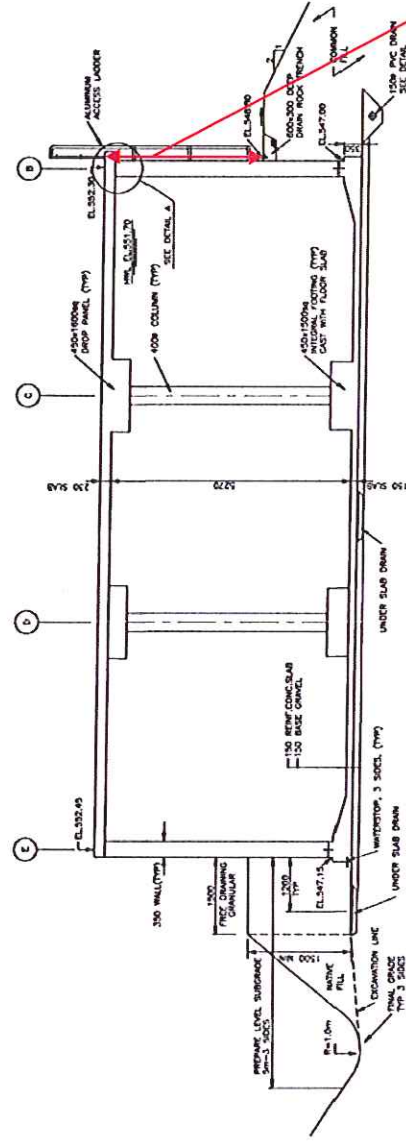
# ADAMS RESERVOIR FACILITY SITE PLAN 2011 PROPOSED ULTRA VIOLET DISINFECTION FACILITY



PROPOSED BUILDING  
HEIGHT 7.1m

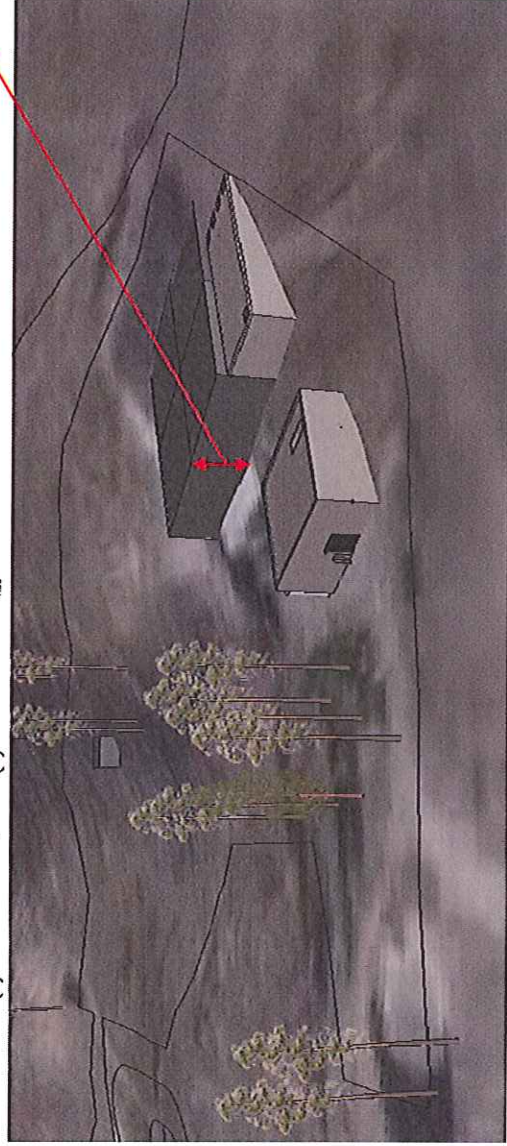
# ADAMS RESERVOIR FACILITY SITE PLAN

## EXISTING RESERVOIR CELL



TYPICAL RESERVOIR  
CROSS-SECTION

EXISTING RESERVOIR  
CELL HEIGHT 3.5m  
(ABOVE GROUND)





Existing Site



Proposed Site (Reservoir Removed)

