
CITY OF KELOWNA

MEMORANDUM

Date: May 21, 2022
File No.: Z01-1059

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z01-1059

OWNER: CITY OF KELOWNA

AT: 5160 CHUTE LAKE ROAD

APPLICANT: CITY OF KELOWNA
RECREATION SERVICES

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE P4 – UTILITIES ZONE TO THE P2 – EDUCATION AND MINOR INSTITUTIONAL ZONE

EXISTING ZONE: P4 – UTILITIES

PROPOSED ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT Rezoning Application No. Z01-1059 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9, Section 24, Township 28, SDYD, Plan 24416, located on Chute Lake Road, Kelowna, B.C. from the P4 – Utilities Zone to the P2 – Education and Minor Institutional zone be considered by Council;

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

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Inspection Services Department being completed to the Department's satisfaction

AND THAT final adoption of the zone amending bylaw be considered subsequent to the applicant completing the upgrades to the septic system, as well as to the provision of sufficient car and bicycle parking.

2.0 SUMMARY

The applicant seeks to rezone the subject property from the P4 – Utilities zone to the P2 – Education and Minor Institutional zone in order to be permitted to use the old Cedar Creek fire hall as a community recreation facility.

3.0 ADVISORY PLANNING COMMISSION

The application was reviewed by the Advisory Planning Commission at the meeting of December 4, 2001, and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z01-1059 by the City of Kelowna (Wendy Majewski), Lot 9, Section 24, Township 28, SDYD, Plan 24416, located on Chute Lake Road, Kelowna, B.C., to rezone from the from the P4 – Utilities Zone to the P2 – Education and Minor Institutional zone, in order to permit the use of the former Cedar Creek Firehall for community recreation services.

4.0 BACKGROUND

4.1 The Proposal

The subject property is located in the Southwest Mission, at the corner of Chute Lake Crescent and Chute Lake Road. The building was originally used as the Cedar Creek fire hall. Recently, the building has been adapted to serve as a community recreation facility. Activities on the site include preschool and after school recreation programs, children and adult art classes, adult education and fitness classes, the “Friday Cedar Creek Youth Club” and special community functions, such as community dinners.

In addition to the building, a parking area and a septic field are located on the 6900m” large lot. The building itself has three large rooms, a kitchen, a storage area and two washrooms. The applicant has agreed to make the required upgrades to the building, as specified in the Inspection Services Department’s comments.

The lot is serviced by a septic system, and the applicant will upgrade the septic field to provide adequate capacity for the number of program participants.

Currently, the site has insufficient parking to accommodate the proposed community recreation uses. The applicant will enlarge the parking area to provide additional stalls, which should easily be accommodated due to the size of the lot.

The application meets the requirements of the P2 – Education and Minor Institutional zone as follows:

CRITERIA	PROPOSAL	P2 ZONE REQUIREMENTS
Lot Area (m ²)	6969m ²	660m ²
Lot Width (m)	98.57m	18.0m
Lot Depth (m)	94.5m	30.0m
Site Coverage (%)	3.2% 8.0%	40% (building only) 60% (with parking areas & roads)
Storeys (#)	1 storey	3 storeys (13.5m)
Setbacks (m)		
- Front	39.0m	6.0m
- Rear	26.0m	7.5m
- Side		
- North	33.5m	4.5m
- South	14.0m	6.0m
Landscape buffers:		
- Front	The site is landscape at the perimeters and throughout with trees and sod	Level 2: 3.0m landscape buffer
- Rear		Level 3: 3.0m landscape buffer or opaque screen
- Side		Level 3: 3.0m landscape buffer or opaque screen
- North		
- South		
Bicycle parking	0 ❶	7
Parking Spaces	8-10 ❷	15 required

Notes:

- ❶ The applicant will be required to provide bicycle parking for at least seven bicycles. One bike rack in a well visible location outside and two secure inside spaces for staff members are recommended.
- ❷ The required number of parking stalls is based on 75 occupants. The applicant will enlarge the parking area to provide the required number of parking spaces. There is sufficient room on the site to accommodate the additional stalls.

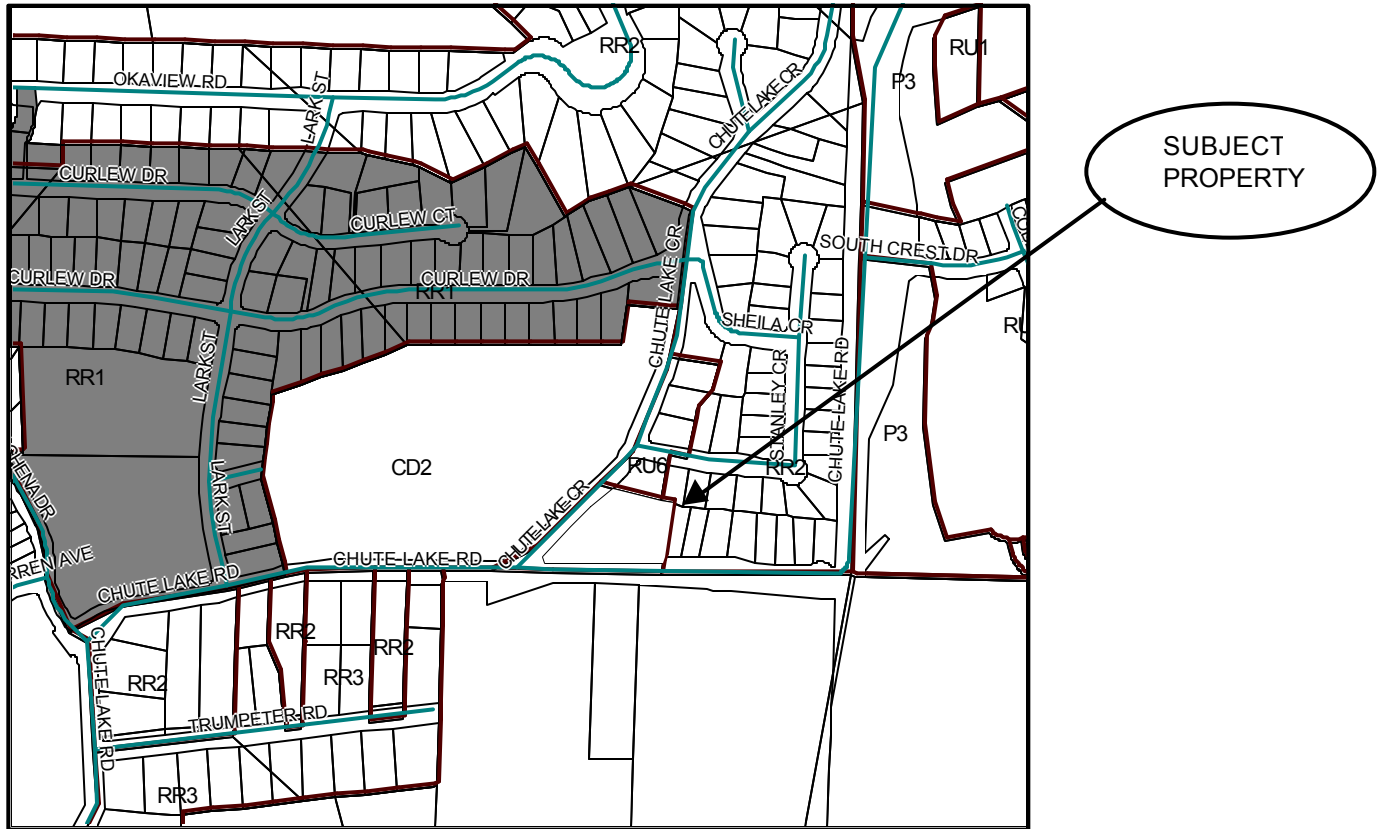
4.2 Site Context

The subject property is located in the Southwest Mission, at the corner of Chute Lake Crescent and Chute Lake Road. The area is predominantly zoned for rural and urban residential uses, with some agricultural properties south of Chute Lake Road.

Adjacent zones and uses are, to the:

- North - RU6 – Two-Dwelling Housing and RR2 – Rural Residential 2: single-family dwellings
- East - RR2 – Rural Residential 2 – Single Family Dwelling
- South - A1 – Agriculture 1 – Agricultural uses and single-family dwelling; mobile home park
- West - CD2 – Kettle Valley Residential Development – Future Single Family Development

Site Location Map



4.3 Existing Development Potential

The property is zoned P4 – Utilities. The purpose of this zone is to provide for private and public utilities.

4.4 Current Development Policy

4.4.1 Kelowna Official Community Plan

The property is designated as Educational / Major Institutional in the Official Community Plan and the proposed development is consistent with this designation.

Furthermore, one of the goals and objectives for recreation, parkland development and leisure services is to provide and encourage leisure opportunities throughout Kelowna that are available and accessible to all citizens.

5.0 TECHNICAL COMMENTS

The proposal was circulated to various agencies, and the following relevant comments have been received:

5.1 Works and Utilities

.1 Water

- a) Water service is provided by the City. There are two water services to this property, one 19mm domestic service is provided from Chute Lake Crescent, the other is a 50mm irrigation service off Chute Lake Road. Confirmation is required that both lines are metered. The 19mm service may be abandoned and the building re-connected to the 50mm service. If the 19mm service is abandoned the City Yards staff will remove the old service at cost to the project. This is required prior to Building Permit.
- b) All service corporation valves will need to be relocated to the new property line. City crews will relocate them at cost to the project. This is required prior to Building Permit.

.2 Sanitary Sewer

- a) The on-site sewage disposal system may be utilized provided the Public Health Officer approves its use for the intended purposes. The Health Officer may have other applicable conditions. Confirmation is required.
- b) Connection to sanitary sewer will be required when sewer is extended to this area in the future. Buildings must be connected within one year after the sewer is installed.

.3 Drainage

No requirements.

.4 Roads

- a) Provide an additional road dedication as shown on the attached sketch to accommodate an ultimate 30m dedicated width on Chute Lake Road (previously Hedeman Road) and an intersection re-alignment of Chute Lake Crescent. This widening is to be accomplished by a dedication on the subdivision plan.
- b) Chute Lake Road is designated as a Development Cost Charge project and is to be built to an urban arterial road standard per the Predesign work done for the South Mission; however, because of the zone, a rural type road is satisfactory and therefore no further road widening or curb and gutter is required.
- c) Chute Lake Crescent is to be urbanized (asphalt widening and curb & gutter) when needed in the future. Leisure Services Department will be required to fund these improvements at that time. Chute Lake Crescent is proposed to be re-aligned when the ultimate 4 laning occurs on Chute Lake Road. No construction is required at this time.

- d) Because the property is to be a major recreation and Day Care facility, a concrete sidewalk is required along both Chute Lake Crescent and Chute Lake Road frontages. A small retaining wall may be required along the easterly length of the Chute Lake Road frontage. Leisure Services must fund the sidewalk on Chute Lake Crescent but DCC funding may be used for the sidewalk on Chute Lake Road.

.5 Street Lights

- a) Street Light Standards are required on the northside of Chute Lake Road fronting this property. Funding for this work will be provided through Development Cost Charges. Confirm street lighting requirements with UtiliCorp Networks Canada.

.7) Charges and Fees

- a) Development Cost Charges (DCC's) are payable at the time of Building Permit.
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.

5.2 Inspection Services

- The maximum occupant load of the large hall is 108 persons based on non-fixed tables and chairs.
- If the occupant load is posted for less than 100 persons panic hardware is not required on the exit doors.
- This number of people would require 1 male WC & 2 female WC.
- A H/C accessible washroom is required. The male washroom could be designed as H/C.
- No fire alarm is required for an occupant load less than 150. Except if the occupant load of the after school care is over 40 children an alarm would be required.
- Exit light and emergency lights would be required.
- The exit doors, 2 for main hall and 1 from day care, shall swing out in the direction of exit.
- An exit door/gate is required from the covered storage area to allow persons exiting the building into this area to get away from the building.
- The frame walls that closed in the overhead doors may deteriorate faster than normal. The wall should have been built on a concrete curb to stop moisture from damaging the framing. It is recommended to revisit this design.

5.3 Public Health Officer

A septic permit for the designed upgraded system was issued on December 17, 2001. The system will have to be constructed according to the design by EBA Engineering, as submitted to the Health Region on December 4, 2001.

5.4 Parks Manager

- .1) All entry feature signs for the proposed development to be located on private property and not on city Blvd.
- .2) All trees planted in sidewalk and not in grass Blvd will require a vault and grate; and, all trees in grass Blvd to use root shield barriers for acceptance.
- .3) The following applies for all boulevard (BLVD) landscape and park and is standard information required on a landscape plan:
 - A. Planting plan to include a proper plant materials list:
 - i) Latin name
 - ii) common name
 - iii) size at planting
 - iv) plant symbol key
 - v) indicate existing trees
 - B. Plant material specifications are as follows:
 - i) Deciduous Tree - caliper @300mm above rootball (min. 60mm)
 - ii) Deciduous Shrub - spread (min. 450mm)
 - iii) Coniferous Tree - height (min. 2.5m)
 - iv) Coniferous Shrub - spread (min. 450mm)
 - v) Seed/Sod Mix according to location and proposed activity use.
 - C. Shrub beds require plastic edge beside all areas abutting a city sidewalk of city land to prevent migration of mulch.
 - D. Scale of plan and north arrow clearly indicated on plan.
 - E. All plant materials (trees, shrubs, ground covers and seed/sod) used in BLVD to be reviewed by Parks Division. All materials located in BLVD to meet city standard for size and method of installation.
- .4) All plant material (trees, shrubs, ground covers and seed/sod) used in BLVD to be reviewed by City Parks Division. All materials located in BLVD to meet city standard for size and method of installation.
- .5) BLVD maintenance (irrigation, shrubs, ground cover, sod, and seeded areas) is the responsibility of owner/occupant.
- .6) All BLVD tree maintenance is responsibility of Parks Division.
- .7) Planting plan to include all u/g utility locations in BLVD.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns regarding the proposed rezoning of the property from the P4 – Utilities zone to the P2 – Education and Minor Institutional zone. The use of the facility requires upgrading of the building, the septic system and additional parking, both of which will be provided.

The Official Community Plan encourages leisure opportunities throughout Kelowna that are available and accessible to all citizens. The Cedar Creek community recreation facility provides services in the Southwest Mission sector, where no other community centre exists to date. Although a location with connection to the transit system would be more desirable, community recreation services are an appropriate re-use of this property. The applicant has contacted several of the abutting property owners, all of whom are in support of the proposed rezoning.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

KGB
Attach.

FACT SHEET

1. **APPLICATION NO.:** Z01-1059
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** City of Kelowna
 - **ADDRESS** 1435 Water Street
 - **CITY** Kelowna, BC
 - **POSTAL CODE** V1Y 1J4
4. **APPLICANT/CONTACT PERSON:** City of Kelowna Recreation Services / Wendy Majewski
 - **ADDRESS** 1800 Parkinson Way
 - **CITY** Kelowna, BC
 - **POSTAL CODE** V1Y 4P9
 - **TELEPHONE/FAX NO.:** 860-5828, ext. 110 / 862-3957
5. **APPLICATION PROGRESS:**
 - Date of Application:** November 14, 2001
 - Date Application Complete:** N/A
 - Servicing Agreement Forwarded to Applicant:** N/A
 - Servicing Agreement Concluded:** November 29, 2001
 - Staff Report to APC:** May 21, 2002
 - Staff Report to Council:** May 21, 2002
6. **LEGAL DESCRIPTION:** Lot 9, Section 24, Twp. 28, SDYD, Plan 24416
7. **SITE LOCATION:** Southwest Mission, at the corner of Chute Lake Crescent and Chute Lake Road
8. **CIVIC ADDRESS:** 5160 Chute Lake Road
Kelowna, BC
9. **AREA OF SUBJECT PROPERTY:** 6969m²
10. **AREA OF PROPOSED REZONING:** 6969m²
11. **EXISTING ZONE CATEGORY:** P4 – Utilities
12. **PROPOSED ZONE:** P2 – Education and Minor Institutional
13. **PURPOSE OF THE APPLICATION:** To rezone the property to permit the use of the old fire hall for community recreation services
14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** N/A
15. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** N/A

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Floor plan
- Elevations