

CITY OF KELOWNA

MEMORANDUM

SCHEDULE	A
This forms part of application # Z20-0025	
Planner Initials	BC
 City of Kelowna DEVELOPMENT PLANNING	

Date: March 6, 2020
File No.: Z20-0025
To: Planning & Development Services Department (BC)
From: Development Engineer Manager (JK)
Subject: 185 Arab Rd., Lots 401, Plan 18861 A1 – I6

Development Engineering has the following comments and requirements associated with this application rezone the subject property from A-1 to I6 are as follows:

1. **General**

Access to the subject lots must be achieved off of Arab Road and exit on Palomino Road is designated as a rural lane Palomino will be exit only to Arab road. CTQ Consultants Ltd. has created a master plan and cost estimate for Bonding for Area.

2. **Geotechnical Study**


We recommend that a comprehensive geotechnical study be undertaken over the subject property. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any surface springs and the suitability of the lands for disposal of site generated storm drainage. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays.

3. **Sanitary Sewer System**

- a) The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. Only one service per lot will be permitted for this development. There is an existing 100mm PVC sanitary service to lot.
- a) The Connection Area #35 charge is currently set by Bylaw at \$13,300 per Single Family Equivalent (SFE). This Bylaw was reviewed for and accepted by Council in 2018.

determined by the following formula: the first 0.36 acres of developed land or portion thereof equals 1 SFE. Thereafter 1.49 Acres per acre of developed land.

The assessed value is 5.17 SFE's is **\$68,787.60**

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4. Water Servicing Requirements

This development is within the service area of the Glenmore Ellison Irrigation District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with the City of Kelowna current Bylaws and Policies.

5. Storm Drainage

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual By-Law 7900 is required.

6. Road Improvements

- a.) The Appaloosa Properties will work together or on their own the first application in to council will be required to complete all roads, Water, Sanitary and storm works for Appaloosa area, including Palomino, Arab roads. CTQ Consultants Ltd. has created a master plan and cost estimate for bonding for Area.
- b.) The frontage of Arab Road will be upgraded to a full (SS-R5) urban standard in accordance with Bylaw 7900, Sidewalk and road marking will be required.

7. Road Dedication and Subdivision Requirements

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, TELUS, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

8. 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.

9. Design and Construction

- a) 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. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. **Servicing Agreements for Works and Services**

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

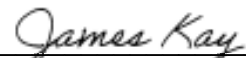
11. **DCC Credits**

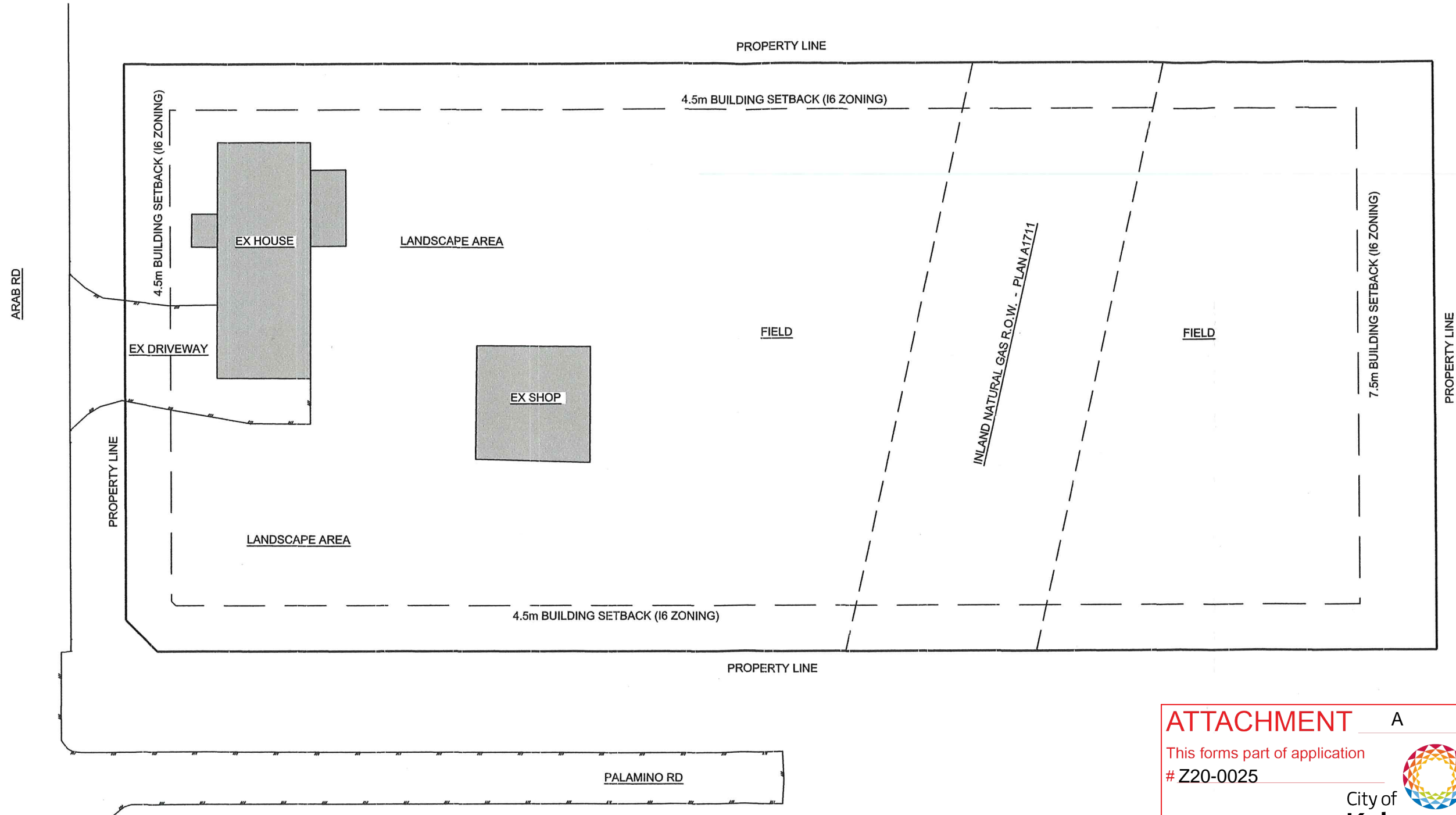
None of the required improvements qualify for DCC credit consideration, as these levies are collected as cash in lieu.

12. **Bonding and Levies Summary**

Levies

Palomino Rd. repair works	TBD
Connection. Area #35	\$68,787.60
Total levies	<u>TBD</u>


James Kay, P. Eng.
Development Engineering Manager
RO



ATTACHMENT A

This forms part of application
Z20-0025

Planner Initials BC


City of Kelowna
DEVELOPMENT PLANNING

HALF-SCALE

C1

THE DRAWINGS AND DIMENSIONS AS SHOWN ARE BASED ON ESTIMATED EXISTING CONDITIONS AND MEASUREMENTS. ALL DESIGN AND DIMENSIONS HEREIN ARE SUBJECT TO CHANGE PER ACTUAL AND CONFIRMED SITE CONDITIONS AND MEASUREMENTS.

OWNER AND CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, BUILDING CODES, AND GRADE REQUIREMENTS.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE OWNER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

OWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REVISED AND/OR SAVED, OR IN ANY DANGER OR BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

ISSUES		
No.	DATE	DESCRIPTION
1	MAR 3, 20	REZONING

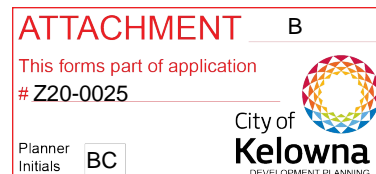
REVISIONS		
No.	DATE	DESCRIPTION

PROJECT	185 ARAB RD
CLIENT	0725353 BC LTD.
DRAWING TITLE	EX SITE PLAN

DATE	FEBRUARY 8, 2020
SCALE	1 : 200
DRAWN	SWL
PROJECT No.	20004
DRAWING No.	

February 4, 2020

City of Kelowna
Planning Department
1435 Water St, Kelowna, BC
V1Y 1J4



Regarding: 185 Arab Rd – Rezoning Rationale

The following items will illustrate the support for the application to rezone 185 Arab Rd from A1 – Agricultural to I6 – Low Impact Transitional Industrial

1.0 Existing Lot Conditions

The existing conditions of the lot meet all of the zone requirements of I6 (as outlined in the attached Zoning Analysis Table). The existing residential house is situated that its within the I6 building setbacks. No variances are required with the rezoning to I6 for this property.

2.0 Existing Off-Site Conditions

With the improvement of Arab Rd completed in 2009 to meet the Collector Class 1 Rural Road ROW, the lot will have the appropriate utility services provided to tie into. The frontage of the lot still requires some off-site upgrades for sidewalks.

With this being a corner lot, it also backs onto Palomino Rd. Palomino Rd has been reclassified to a laneway, where a portion of it has been constructed in 2019 from Arab Rd heading east approximately 70 meters adjacent to the property line.

It is understood that the owner of the lot will have to contribute its share of the costs of upgrading Arab Rd and Palomino Rd. A recent detailed cost analysis was completed by CTQ Consultants Ltd that outlines the required off-site costs to be paid, which has been submitted to the City.

3.0 OCP (official Community Plan)

This lot sits within an area that the City has identified in its Official Community Plan to be Light – Industrial. Rezoning to I6 fits within the Official Community Plan.

4.0 Future Development in the Area

The area between Sexsmith Rd, Arab Rd, Appaloosa Rd, and Hollywood Rd is undergoing a transition from A1 to I6. In the last three years, within this area, there have been 5 lots rezoned from A1 to I6 and 10 lots currently in the process of being rezoned. In addition, there are 10 lot owners who are coming together to provide a security bond to allow the upgrading of Appaloosa and Palomino Rd (between Arab and Hollywood Rd) to meet the requirements of an Industrial subdivision.

5.0 Existing Industrial Needs

Currently the City of Kelowna has a shortage of available Industrial land and buildings. This is demonstrated with observing how new projects are leased or sold in a very short time period (*210 Lougheed and 3050 Sexsmith Rd*).

A search for available Industrial land only shows one lot available that is technically zoned Industrial, but is advertised to be rezoned Commercial (*1055-1063 Ellis St*).

While there are a couple of Strata units coming online (*Enterprise Way and Clement Ave*), these units are geared towards a different user than what you would see in the Sexsmith / Appaloosa area. When researching the available units that are comparable, there is only 8 units available at this time (*Airport Park*).

When talking with local Commercial Realtors, they express a real need for more Industrial land and buildings. It has also been noted that currently there is a vacancy rate of 0.76% for Industrial. (*HM Commercial Group – 2019 Industrial Report*).

6.0 Proposed Development

No official design has been completed for 185 Arab Rd at this time. Rezoning this property conforms to the area and will further enhance the Industrial area requirements and needs.

7.0 Summary

1. The lot meets all of the I6 zoning requirements
2. Arab Rd has already been upgraded to provide the required utilities to the lot
3. Palomino Rd has been partially completed adjacent to the lot
4. Rezoning this lot follows the Official Community Plan designation and requirements
5. The immediate surrounding area is transitioning from A1 to I6 with upgrading the infrastructure to accomplish this
6. There is an extremely low inventory of available Industrial land in the City of Kelowna
7. The rezoning and development of the lot conforms to the neighbourhood and will enhance the Industrial needs of the area

Regards,



Steve Lea, Civil Tech
Press Developments Ltd.

Memo

ATTACHMENT		C
This forms part of application # Z20-0025		
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Date: April 24, 2020

To: City Manager

From: Divisional Director of Planning and Development

Subject: Arab/Appaloosa Neighbourhood Servicing for Development

1.0 Background

The Arab/Appaloosa area was designated for future transitional industrial development in the 2011 Official Community Plan. Subsequently a zone was added to the City's Zoning Bylaw to allow for rezoning applications to proceed. During the review of initial applications it was determined that the design and installation of industrial services was both cost prohibitive for individual property owners and difficult due to fragmented ownership (some property owners wished to develop, and some did not).

In 2012, Council directed staff not to accept rezoning applications until the servicing issues had been resolved. Staff explored changes to the zoning that might allow a reduced servicing standard; however, the proposed changes were not supported by the neighborhood. In 2013, Council re-affirmed direction to staff not to accept rezoning applications. Further, it was directed that staff explore the possibility of a Local Area Service program (LAS) to achieve the needed upgrades. Between 2014 and 2017 staff worked on a LAS program but support was lukewarm in the neighborhood.

After a Public Hearing in April 2017, Council indicated that they were no longer supportive of the LAS for the Arab/Appaloosa neighborhood. At that time, Council directed the area property owners to work together on a plan for the servicing of the area. This plan would (in theory) see interested parties front end the consulting costs and ultimately, the servicing costs (with the ability to latecomer future development).

2.0 Current Status

Since Council's 2017 decision, staff have been working on and off with a group of Arab/Appaloosa property owners and a civil engineer to create a neighborhood servicing plan. During this time, Council denied two applications for temporary use permit and directed the applicants to work towards a permanent servicing solution. Staff have informed applicants, for rezoning applications that none could move forward until a neighborhood servicing plan has been created (in accordance with Council direction from 2012 and 2013). Some property owners in the neighborhood continue to work towards a servicing plan that meets the City's servicing regulations for industrial development. Currently, it appears as though an acceptable plan is close at hand. This will allow rezoning applications to begin to move forward into the Council process with staff support under a coordinated servicing strategy. Staff will bring forward additional details about this plan with the first rezoning applications to move forward.