

# REPORT TO COUNCIL



**Date:** March 21, 2023

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** TUP22-0002      **Owner:** City of Kelowna

**Address:** 500 Willits Rd and 3330 Springfield Rd      **Applicant:** Patrick Aylard – Infrastructure Delivery

**Subject:** Temporary Use Permit

**Existing OCP Designation:** S-RES – Suburban Residential  
R-RES – Rural Residential

**Existing Zone:** RU<sub>1</sub> – Large Lot Housing

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## 1.0 Recommendation

THAT Council authorizes the issuance of Temporary Use Permit No. TUP22-0002 to allow for temporary staging, storage, and off-site operations at two properties: Lot A, Section 23, Township 26, Osoyoos Division, Yale District, Plan 17856, located at 500 Willits Rd, Kelowna, BC.; and Lot B, Section 23, Township 26, Osoyoos Division, Yale District, Plan EPP23792, located at 3330 Springfield Rd, Kelowna, BC for a 3 (three) year period commencing from Council approval subject to the following conditions:

- a) The dimensions and siting of the temporary use on the land be in general accordance with Schedule "A";

AND FURTHER THAT any application to extend the permit must be approved by Council prior to this permit expiring.

## 2.0 Purpose

To temporarily allow two properties to be utilized for temporary staging, storage, and off-site operations for the Central Rutland Sanitary Sewer Connection Area Project.

## 3.0 Development Planning

Staff recommend support for the issuance of a Temporary Use Permit (TUP) for a 3-year period at two adjacent properties located at 500 Willits Rd and 3330 Springfield Rd. If approved, the TUP would allow the properties to be utilized for temporary staging, storage, and off-site operations for the Central Rutland Sanitary Sewer Connection Area Project.

The Central Rutland Sanitary Sewer Connection Area Project (the Project) has 73% funding under the Investing in Canada Infrastructure Program and is to provide sewer connection to approximately 500 homes currently on septic. The other 27% is being funded by the sewer connection area reserve. The City made application for a TUP in October 2022. Since then, the first phase of the project has been tendered with negotiations underway with the top ranked contractor. Phase 1 is scheduled for completion by end of 2023. The limits of Phase 2 will depend on available funding. Completion is anticipated by end of 2024 but if additional grant funding is delayed it may extend to end of 2025.

#### **4.0 Proposal**

##### **4.1 Background**

The two vacant properties proposed for temporary use are owned by the City and include larger than usual adjacent road right of way. Future plans include potential residential development and intersection improvements. Infrastructure Delivery is working with the City's Property Management Department on a property use agreement which will set out the terms for use and remediation subject to Council's approval of the TUP.

##### **4.2 Project Description**

The TUP for the site is required to provide suitable laydown area for the Project. A site plan is attached (Schedule A) and includes the following:

- Site office trailer and parking for the contractor and engineer
- 1.8m high screened fencing around both properties including lockable access gates
- Area for storing construction materials and equipment
- Area for gravel stockpiles
- Water service from BMID for dust suppression

The project delivery plan includes a goal to minimize trucking and maximize recycling of road materials. Benefits of this plan include increased safety, lower capital costs, lower traffic congestion and greenhouse gas emissions. This plan includes pulverizing and mixing the existing asphalt and concrete into the road gravels to be re-used for building the road after the sewer pipes are installed. It also includes maximizing the re-use of in-situ gravels for backfill on the project. This area of Rutland contains gravels that are ideal for this type of construction method. Phase 1 includes 3,300 lineal meters of sewer and road re-construction. This represents an approximate quantity of 10,000 cubic meters or 714 dump truck loads. Phase 2 represents a further 4,900 lineal meters of sewer and road construction producing an additional 1,143 dump truck loads. The subject properties will provide space for temporary storage of these gravels during the sewer system install to avoid excessive stockpiling within the road under construction. It also decreases the overall project trucking by approximately 68,500 kms on City roads and Highway 97 resulting in considerable cost savings and environmental benefit.

#### **Operation Parameters**

The majority of the gravel recycling will include temporary stockpile of the blended asphalt and road gravels at the site. Hours of operation are anticipated to be weekdays from 7:00am-5:30pm during the construction season but actual activity will fluctuate depending on stages of the sewer construction. More activity will occur during times of re-building a road while less activity will occur during routine sewer pipe installations.

#### **Dust Mitigation**

Gravel stockpiles containing pulverized asphalt create minimal dust as the asphalt act as a binder to weigh down the finer particles. Recycled asphalt millings will be applied to access roads to mitigate dust from trucks and equipment. A water truck and or water from the BMID Water service onsite will be used for dust suppression.

**Noise and Visual Impacts**

Most activities on the site will involve dump trucks unloading or being loaded. This is not full-time activity and is expected to fluctuate throughout the project. 6-foot-high perimeter fencing will be installed with screening on areas of high visibility into the site and to further mitigate dust travel.

**Site Remediation**

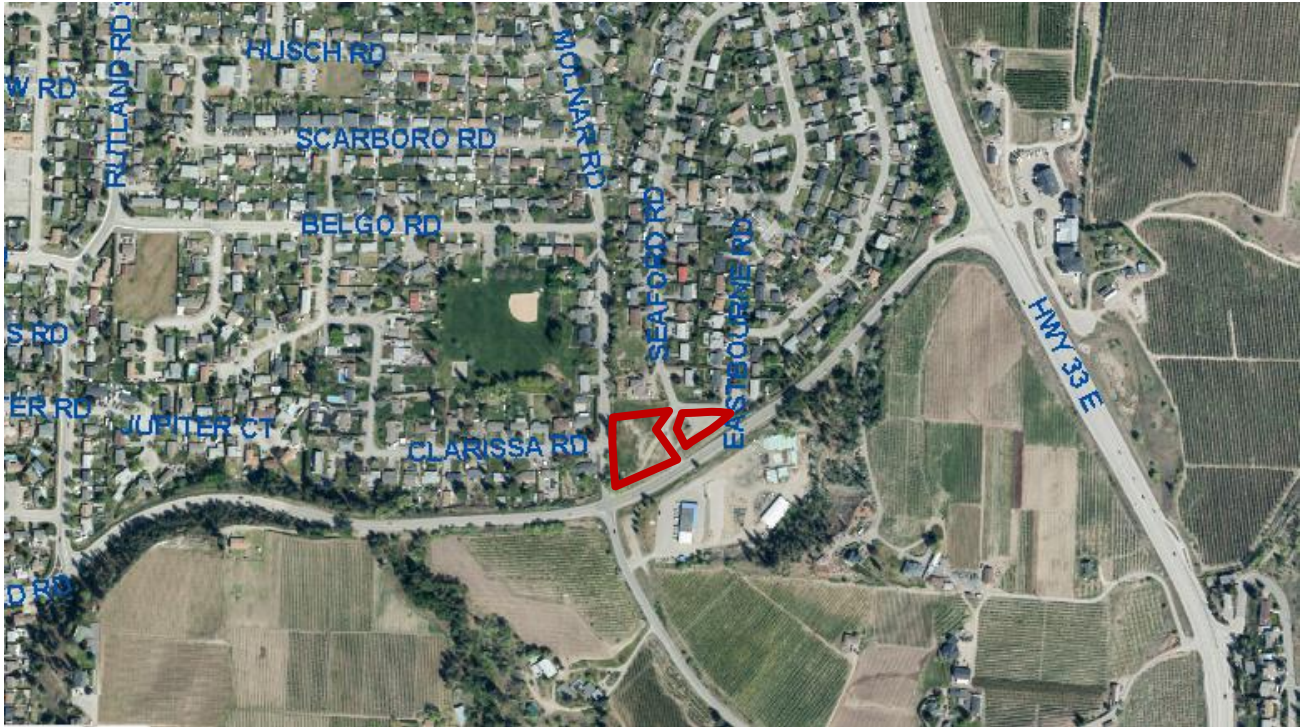
The plan is to remediate the site back to original condition or to meet a condition requested by the City’s Real Estate Group. We anticipate minimal remediation at the end of Phase 1 so the site can continue to be used for Phase 2.

4.3 Site Context

The two subject properties are vacant, both front Springfield Rd, and are west of Hwy 33 intersection. The surrounding area consist of single-family residential lots to the north, east and west. The BMID yard is to the south of the site. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	Springfield Rd P4 - Utilities	Road BMID Yard
West	RU1 – Large Lot Housing P3 – Parks and Open Space	Residential Belgo Park

**Subject Property Map:** 500 Willits Rd and 3330 Springfield Rd shown in red polygons.



### 5.0 Application Chronology

Date of Application Accepted: October 19, 2022  
Date Public Consultation Completed: January 27, 2023

**Report prepared by:** Barbara B. Crawford, Planner II  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Planning & Development Services Divisional Director

#### **Attachments:**

Schedule A – Site Plan  
Attachment A – Development Engineering Memo  
Draft Temporary Use Permit No. TUP22-0002