



August 16, 2021

City of Kelowna
1435 Water Street
Kelowna BC

Attention: Mr. Dean Strachan, Approving Officer

Subject:

Proposed Rezoning and Environmental Development Permit for overall Environmental sensitivity and protection for;

Lot 1, Secs 20 and 29, Township 29, SDYD, Plan EPP100536 – 4973 Buckhaven Court: and,

Lot A, Secs 20 and 29, Township 29, SDYD, Plan KAP44335 Except Plans KAP92565, EPP23006, EPP31364, EPP51781, EPP72348, EPP82001, and EPP100536 – 1450 Steele Road;

All with the exception of the Portion of Lot 1, 4973 Buckhaven Court that is already under applications Z21-0036 and S21-0033

Dear Mr. Strachan:

We are pleased to submit the attached application for Rezoning and Environmental Development Permit for the balance of the Mair Developments Ltd. land holdings at Fawn Run in the Ponds neighbourhood. The current Official Community Plan Future Land Use (FLU) designations are:

- Single Two Unit Residential
- Single/Two Unit Residential – Hillside
- Major Park and Open Space

We have chosen to apply for RU2h zoning for all the lands proposed for residential development. This is for simplicity in defining the zoning boundaries and to afford ourselves some flexibility when doing detailed



designs for each phase of subdivision. The Major Park and Open Space designations align with the boundaries shown for P3 zoning and also correlate with our Environmental Impact Assessment prepared by Ecora. We have considered that the rezoning applications are in conformance with the current OCP FLU designations. Furthermore, the Draft Future Land Use Map for the next OCP (2040) indicates all of the development lands on the subject properties as Suburban – Residential.

The intent is that the majority of the future lots will conform to RU1 standard in terms of area and depth but there will be a few smaller lots that required the RU2h zoning as we transition from the lots proposed under separate application at Buckhaven Court (see Z21-0036 and S21-0033). The proposed overall RU2h zone will give us flexibility in subdivision design to include some smaller lots and reduce lot widths without having to “spot zone” or apply for variances in the future. We have shown a polygon in the southwest where we feel that a bare land strata development may be the best fit from a subdivision perspective. However, we are introducing that as an option and not a firm commitment at this time.

In terms of subdivision design and phasing, we intend to apply for an overall PLR that would consist of a number of phases. The completion of Steel Road would be part of the first phase. The biggest challenge in choosing a phasing strategy will be the overall grading plan and how we can best accommodate the civil construction while keeping a cuts and fills balanced on site. We will also apply for an additional Development Permit with the overall PLR to address the grading and restoration plans. We have included the Geotechnical Report for the overall site for reference as well. The report does not seem to indicate any challenging soils, bedrock or groundwater throughout the site.

We are also proposing an innovative approach to the Park and Open Space areas. While they mimic the Environmentally Sensitive boundaries, these ESA areas have changed significantly over the years in terms of their characteristics. The area at the south side of the site is known as Crawford Slough has not experienced significant moisture in many years. The historic Slough had been artificially filled with water from a piped system from Bellevue Creek. This piped system is no longer in place and has not delivered water to this area for many years.



While we are committing to protection this and other ESA areas from development, we feel that they can lend themselves to park amenity features. The integrated open spaces, trails and existing and future pedestrian networks will create a tremendous looping system for residents to move around the neighbourhood and enjoy local outdoor recreation activities. We are suggesting that there are a few areas within these open spaces that could be developed as alternative play spaces, meeting areas and even exercise stations. The document prepared by WSP explains our approach and uses some conceptual images for consideration. This approach has been reviewed and considered by our environmental consultant as is addressed within the Environmental Impact Assessment. We look forward to future discussion with Planning and Parks staff on this potential.

Finally, we will be applying our learned experience to ensure the development results in a high quality neighbourhood. We will use design guidelines to ensure home and lot construction is aesthetically pleasing and provides a consistent level of aesthetic quality in both home design and landscaping. We will also address detailed boulevard landscaping, particularly on the Steele Road extension, through each phase of subdivision.

We look forward to working with City staff to create another great neighbourhood in Fawn Run at The Ponds. Please do not hesitate to contact should you have any questions.

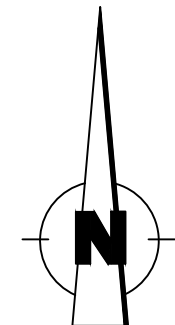
Sincerely,

Andrew Bruce, Land Manager

Fawn Run

andrew@fawnrun.ca

250-808-1880



AREAS		
LOCATION	m ²	ha
TOTAL SITE (INCLUDING ROADS)	145092.3000	14.5100
TOTAL RU2H	81699.5000	8.1700
TOTAL PARK	33660.7000	3.3700
RU2H WITHIN ESA	1018.6000	0.1000
PARKS WITHIN ESA	21016.4000	2.1000

PROPOSED ZONING UNDER SEPARATE APPLICATION

RU2H ZONING (TYP.)

REMAINDER 1
PLAN EPP51781

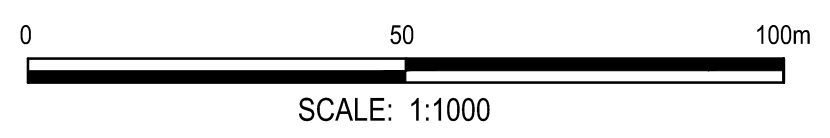
P3 ZONING (TYP.)

HATCHING DENOTES BARE LAND STRATA (BLS)/FEE SIMPLE

10.00m FOR BLS/FEE SIMPLE (TYP.)

15.00m FROW (TYP.)

ESA BOUNDARY (TYP.)



LEGEND

	ZONING BOUNDARY
	SITE BOUNDARY



SUITE 700-1631 DICKSON AVENUE
KELOWNA, B.C. V1Y 0B5
T. 250.980.5500, www.wsp.com

NO.	YY/MM/DD	BY	REVISION	CH'KD
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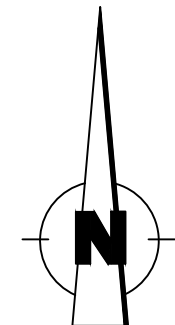
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DATE FEB, 2021	
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THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION

ZONING PLAN

DIVISION CIVIL	DRAWING NO. C000	REV NO. A
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REMAINDER 1
PLAN EPP51781

LOT B
PLAN KAP44335

LEGEND



SUITE 700-1631 DICKSON AVENUE
KELOWNA, B.C. V1Y 0B5
1.250.980.5500, www.wsp.com

NO.	YY/MM/DD	BY	REVISION	CH'KD
A	21/06/22	HH	ISSUED FOR INFORMATION	-

BASE	DESIGN
NS	NS
APPROVED	KK
DATE	FEB, 2021
SCALE	H 1:1000 V 1:1000
SCALE NOT ACCURATE OVER LONG DISTANCES	

THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION

SITE PLAN

DIVISION CIVIL	
DRAWING NO. C000	REV NO. A

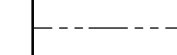





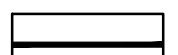




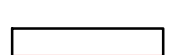



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PRINTED ON: June 22, 2021

TRAIL NETWORK

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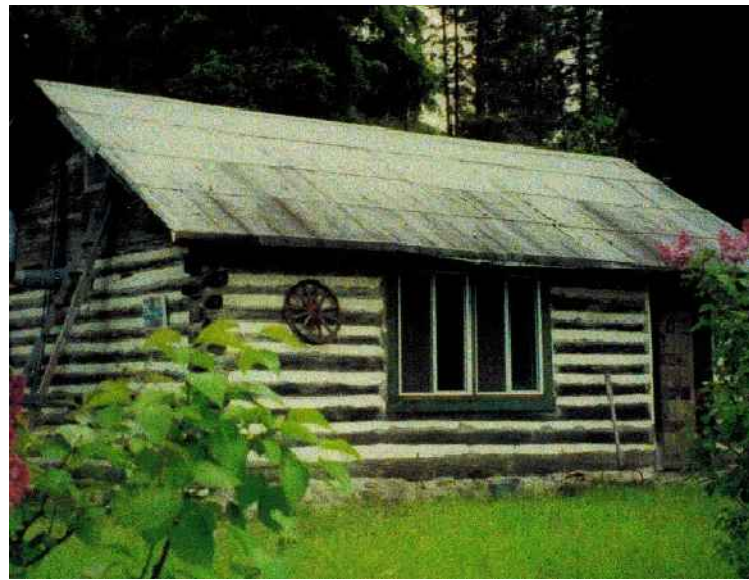


LEGEND

 PROPERTY LINE	 POTENTIAL COMMUNITY PARK LOCATION	 PROPOSED TRAIL - CLASS 6	 3 GULLEY CROSSING	 6 PLAYGROUND
 ESA 2 ZONE	 PROPOSED TRAIL - SIDEWALK	 1 ENTRY FEATURE	 4 HISTORIC HOMESTEAD	 7 TRAILHEAD
 EXISTING TRAIL	 PROPOSED TRAIL - CLASS 5	 2 FUTURE SIDEWALK CONNECTION	 5 POINT OF INTEREST	 8 WARMING HUT

JUNE 2021
FAWN RUN PARKS





HISTORICAL HOMESTEAD

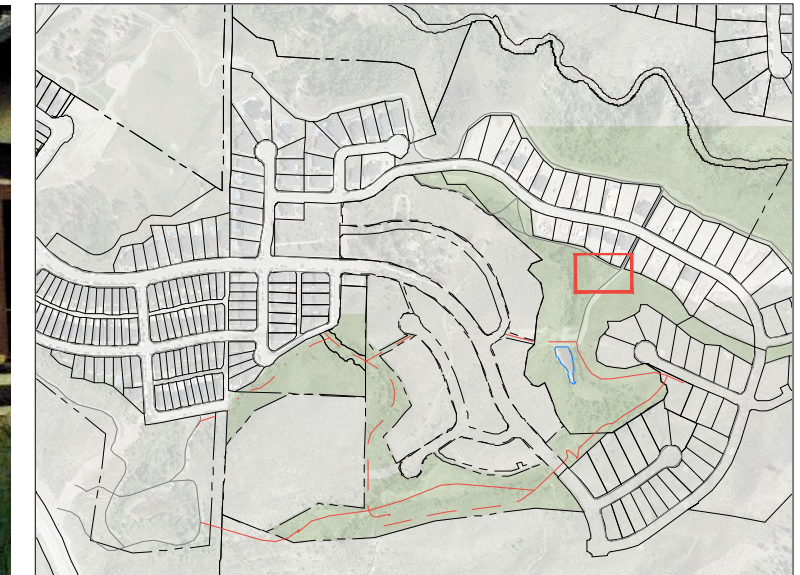
The original log cabin was built by Joe Ivens in the 1920's. There were also three other log structures nearby to the east; A well-built three stall stable with manger and hayloft, a cowshed, later converted to a chicken house, and the obligatory outhouse with a gorgeous view down to the lake. These three were completely destroyed by the fire of 2003 as, unlike the cabin, they had no stone foundation. There was also a sizeable walk-in root cellar built into the side of the hill behind the cabin. For a sure supply of water Joe constructed a dam with his horse and drag sled to store the flow from Mair spring. This enabled him to have sufficient irrigation for his hay field on five acres of land that he had cleared in front of the cabin. It is interesting to note that the spring is named after the Canadian poet, nationalist and storekeeper Charles Mair. He was in the Okanagan in the late 1800's running stores in Benvoulin and Kelowna from 1892 to 1896 He had strong connections with the Crichton family in Okanagan Mission.



In the 1950's the Goldade family lived in the cabin, logged the property and even established a small sawmill to produce planks. This was not the first time the land had been logged, apparently the Crawford Ranch had logged over this land at the beginning of the century. The Goldade family altered the interior of the cabin by removing the original stone fireplace and constructing a partition across the middle of the living space.

In 1961 Pamela and Vincent Blaskovich bought the property and over the years Vincent renovated the cabin. He removed the interior partition and re-built the stone fireplace, after finding its position still marked on the floorboards. He replaced broken windows and re-chinked the logs. All the buildings were re-roofed and as the bottom logs deteriorated he removed them and strengthened the stone foundations making the cabin habitable again. It was a source of enjoyment for the Blaskovich family until it was destroyed in the fire of 2003.

A connection to the historical cabin on site can be made either directly or indirectly through architecture or interpretive signage.





SKATING POND AND PAVILION

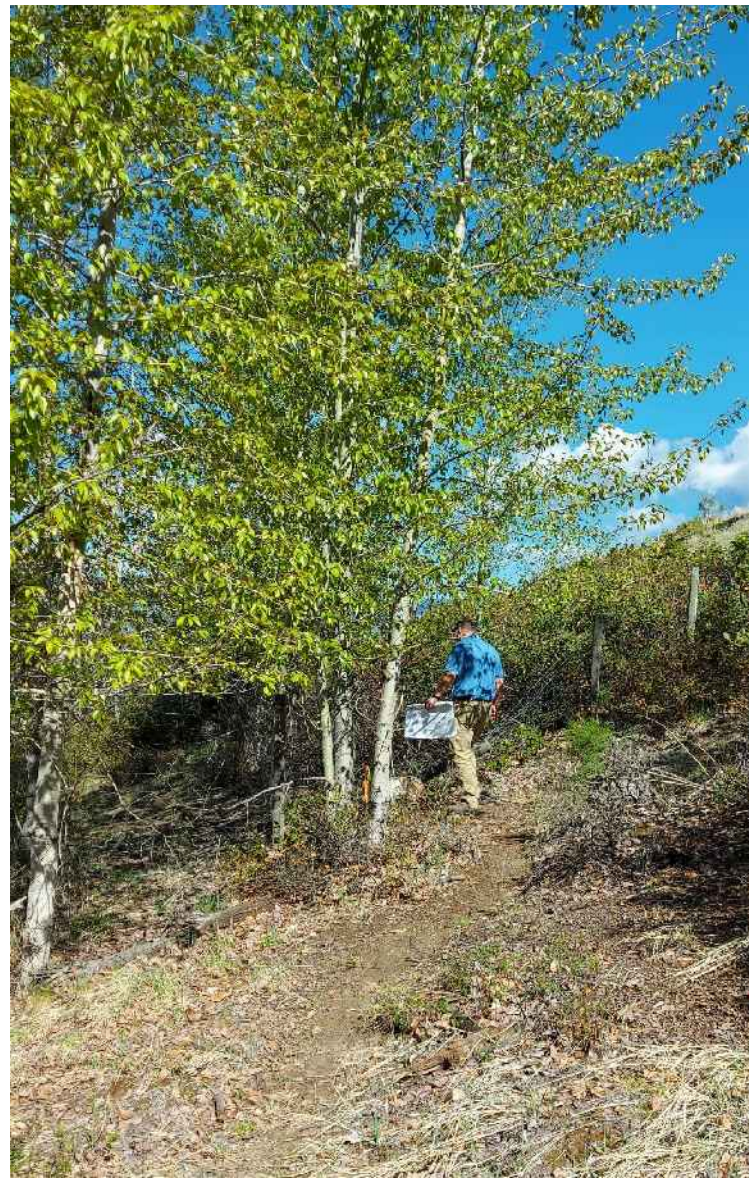
The warming hut at Mair Pond serves as a neighbourhood gathering place for all seasons. During the winter months it provides a sheltered spot for donning skates. A fire pit adds a communal space for warming up and connecting with neighbours. During the warmer months it functions as a rest stop along the trail loop and a clearly identifiable destination to meet.



PLAYGROUND

The playground will add an element of play to the park network that does not currently exist. Use of natural elements as well as the existing topography will create play spaces for a range of ages with both structured and creative play elements. Within the Fawn Run Park area there is an opportunity for additional playground spaces to be added.





ENTRY SIGNAGE, GULLEY & TRAIL FEATURES

Trail head markers identify entrance points to the trail network. Distance markers can be used to identify the different trail loops and provide users with a measure of accomplishment. Discovery elements along the trails within the Fawn Run Park network add a level of interest and activity with public art pieces, sculptural play elements, and creative seating and wayfinding. The gulley crossing can also include elements of interaction and interpretation.

