
CITY OF KELOWNA

MEMORANDUM

Date: January 12, 2001
File No.: TA00-005

To: City Manager

From: Planning & Development Services Department

Purpose: To amend the CD4 – Comprehensive Small Lot Residential Zone to allow for a revised lot layout for Phases 3, 4 and 5 of the Somerville Corner development and a reduction in the overall number of units to be developed

Location: 665 Cook Road

Owner/Applicant: Lakeshore Road Limited Partnership/Jamie Browne

Report Prepared By: Shelley Gambacort

See Attached Fact Sheet

1.0 RECOMMENDATIONS

THAT City of Kelowna Zoning Bylaw No. 8000, Schedule 'B', CD4 – Comprehensive Small Lot Residential zone be amended by deleting CD4 – Map 'A' and replacing it with the revised Map 'A' as attached to the report of the Planning & Development Services Department dated November 15, 2000 and by:

1. Deleting Section 1.6(e) of the CD4 zone and replacing it with the following wording:
(e) Area 2, shown on CD4 Map 'A', shall be developed only with one storey units;
2. Deleting the word "Temporary" from Section 1.6 (j);

AND THAT Text Amendment No. TA00-005 be forwarded to a Public Hearing.

2.0 SUMMARY

The applicant is requesting this amendment to the City of Kelowna Zoning Bylaw No. 8000, Schedule 'B' - CD4 – Comprehensive Small Lot Residential zone, in order to accommodate a re-design of Phases 3, 4 & 5 by reducing the number of lots and increasing the lot sizes.

2.1 Advisory Planning Commission

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of November 7, 2000 and the following recommendation was passed:

THAT the Advisory Planning Commission recommends support for the Text Amendment No. TA00-005 by Lakeshore Road Limited Partnership (Jamie Browne).

3.0 BACKGROUND

The proposed Text Amendment application is requesting the following changes to the CD4 – Comprehensive Small Lot Residential zone:

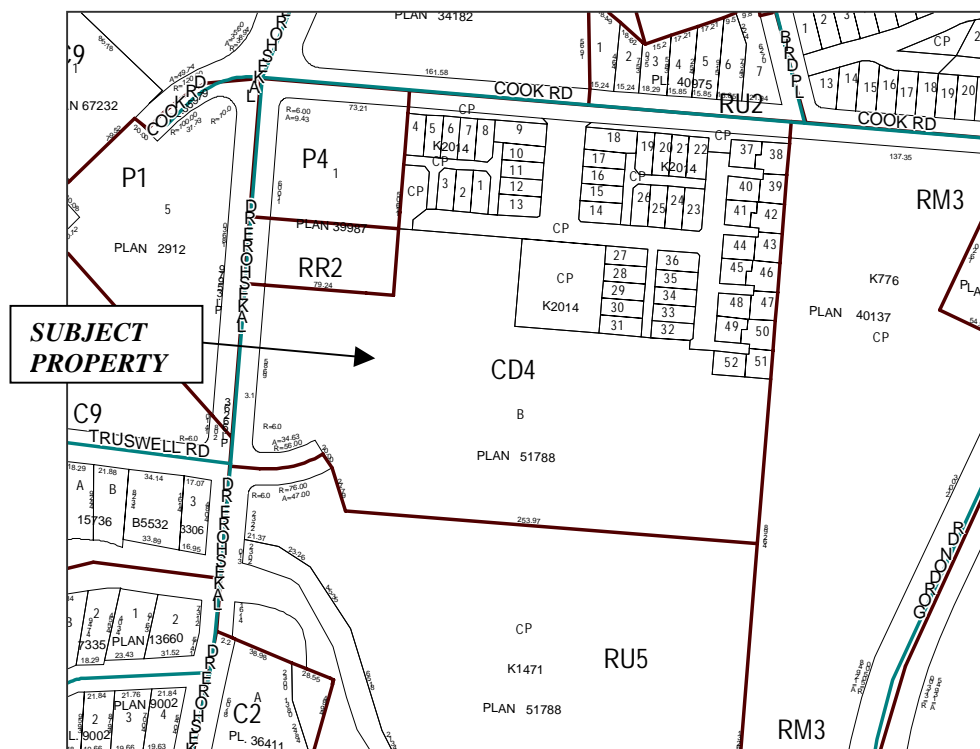
- Replace the existing CD4 – Map “A” with the revised Map “A” (copy attached), which allows for a total of 122 lots, a loss of 19 units from the originally planned 141 units.
- Deleting Section 1.6 (e) of the CD4 zone and replacing it with the following wording:
 (e) Area 2, shown on CD4 Map ‘A’, shall be developed only with one storey units.
- Deleting the word “Temporary” from Section 1.6 (j)

The applicant is requesting these changes to the proposed Phases 3, 4 & 5 of the development as it will allow for larger lots to accommodate a proposed larger single storey home. The landscaping and fencing will be similar to what already exists in the initial phase of development. The entrance off of Lakeshore Road will be utilized as a secondary entrance with the existing access off of Cook Road serving as the main access for the entire development.

3.1 Site Context

Adjacent zones and uses are, to the:

- | | | |
|-------|---|---|
| North | - | C9 – Tourist Commercial & RU2 – Medium Lot Housing; RV park and single family housing |
| East | - | RM3 – Low Density Multiple Housing; Bridgewater Estates |
| South | - | RU5 – Bareland Strata Housing; River Run Estates |
| West | - | P1 – Major Institutional & P4 – Utilities; Parking Lot and Radio Station |



3.2 Current Development Policy

3.2.1 City of Kelowna Strategic Plan (1992)

The proposed development is in keeping with the policies and objectives of the Strategic Plan which encourage a compact form of growth and encourage redevelopment and “infill” development, while preserving and strengthening established neighbourhoods,

3.2.2 Kelowna Official Community Plan

The Generalized Future Land Use Map designation of the subject property is Comprehensive Residential Development.

3.2.3 South Pandosy/KLO Sector Plan

The South Pandosy/KLO Sector Plan designates the subject property for Multiple Family Residential (Low Density) Development.

4.0 PLANNING COMMENTS

The Planning & Development Services Department does not have any concerns with the proposed change in density and lot sizes as the form of development will be in keeping with the standards set out in the existing CD4 zone. In addition, the applicant has provided a letter in support of this application from the River Run Strata Council which abuts the subject property to the south.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

AB/SG/sg

Attachments

FACT SHEET

- | | | |
|-----|---|---|
| 1. | APPLICATION NO.: | TA00-005 |
| 2. | APPLICATION TYPE: | Text amendment |
| 3. | OWNER:
• ADDRESS
• CITY/ POSTAL CODE | Bromley Equity Ltd.
204A – 1449 St. Paul Street
Kelowna, BC V1Y 2E4 |
| 4. | APPLICANT/CONTACT PERSON:

• ADDRESS
• CITY/ POSTAL CODE
• TELEPHONE/FAX NO.: | Lakeshore Road Limited
Partnership/Jamie Browne
204A – 1449 St. Paul Street
Kelowna, BC V1Y 2E4
861-3788/763-7765 |
| 5. | APPLICATION PROGRESS:
Date of Application:
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
Staff Report to Council: | October 16, 2000
N/A
N/A
November 15, 2000 |
| 6. | LEGAL DESCRIPTION: | Lot B, DL 134 and of Sec. 6, Twp. 26, ODYD, Plan KAP51788 except Strata Plan KAS2014 (Phase 1) |
| 7. | SITE LOCATION: | Lakeshore and Cook Roads |
| 8. | CIVIC ADDRESS: | 665 Cook Road |
| 9. | AREA OF SUBJECT PROPERTY: | 4.06 ha (area yet to be developed) |
| 10. | EXISTING ZONE CATEGORY: | CD4 – Comprehensive Small Lot Residential |
| 11. | PURPOSE OF THE APPLICATION: | To amend the CD4 – Comprehensive Small Lot Residential Zone to allow for a revised lot layout for Phases 3, 4 and 5 of the Somerville Corner development and a reduction in the overall number of units to be developed |
| 12. | DEVELOPMENT IMPLICATIONS | 13.2 Not Applicable |

Addendum

1. Location Map
2. Map 'A'