
CITY OF KELOWNA
MEMORANDUM

Date: January 18, 2001
File No.: File No. **ASP95-002/OCP98-010/Z98-1021**
(3360-20)

To: City Manager

From: Planning & Development Services Department

Purpose: To adopt the Official Community Plan (OCP) amendment to incorporate the Neighbourhood 2 Area Structure Plan (ASP) and adopt the zone amending bylaw for the Summit South component of the ASP to accommodate a variety of residential, commercial and open space uses.

Owner: 369736 BC Ltd., Emil Anderson Construction Co. Ltd., Gilmar Management Ltd., Gillen Investments Inc.

Applicant/Contact Person: Grant Gaucher

At: Southwest Mission/ Neighbourhood 2

Existing Zone: A1 – Agriculture

Proposed Zones: P2 – Education and Minor Institutional, P3 – Parks and Open Space, P4 – Utilities, C2 – Neighbourhood Commercial, RUI – Large Lot Housing, RU2 – Medium Lot Housing, RU3 – Small Lot Housing and RM2 – Low Density Row Housing

Report Prepared By: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT second and third readings given Bylaw No. 8457 and Bylaw No. 8458, under Resolution No. R753/99/09/07 on September 7, 1999, and Resolution No. R872/99/10/25 on October 25, 1999, respectively, **be rescinded**;

AND THAT Bylaw No. 8457 and Bylaw No. 8458 be amended as per Schedule “A” attached to the report from the Planning & Development Services Department dated January 18, 2001;

AND THAT Bylaw No. 8457 and Bylaw No. 8458, as amended, be considered for Second and Third Readings and Final adoption by the Municipal Council.

2.0 SUMMARY

The Public Hearing for these applications to amend the OCP and to rezone land within the Neighbourhood Two Area Structure Plan boundaries was held September 7, 1999, with final adoption of the zone amending bylaws being withheld pending the following:

- i. Approval of the neighbourhood pre-plans by the Approving Officer;
- ii. Owners being responsible for all Land Title Office fees and charges resulting from the road reserves, subdivisions, rights-of-way, road dedications, and road widenings associated with these applications; and
- iii. The applicants entering into Servicing Agreements with the City of Kelowna prior to final adoption of the respective zone amending bylaws.

A letter of Preliminary Layout Review for the first phase of the Neighbourhood 2 – Summit South development was issued July 27, 2000 and the City is now in receipt of a signed Servicing Agreement and the required bonding. Therefore, it is now in order to give consideration to the final adoption of the Official Community Plan amendment, which will incorporate the Neighbourhood 2 Area Structure Plan, and to give consideration to the final adoption of the Summit South (Z98-1021) Zone amending Bylaw.

A revised zoning map is attached which reflects the increased P3 designated area in the vicinity of Kuiper's Peak, which is in accordance with Council's agreement with respect to the purchase of Kuiper's Peak. Other zoning lines have been refined to reflect the layout attached to the Preliminary Layout Review letter.

Hazel Christy, MBA, MCIP
Special Projects Planning Manager

Approved for inclusion

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

HC/SG/sg

Attachment

FACT SHEET

1. APPLICATION NOS.:	ASP95-002, OCP98-010, Z98-1021, Z98-1029 and Z98-1032
2. APPLICATION TYPES:	OCP amendment to adopt the Area Structure Plan concurrently with three rezoning applications
3. OWNERS:	1. 369736 BC Ltd. Emil Anderson Construction Co. Ltd., Gilmar Management Ltd., Gillen Investments Inc. 2. Pendulum Enterprises Ltd. 3. Hilltop Sand & Gravel
4. APPLICANT/CONTACT:	369736 BC Ltd. (Grant Gaucher) – Z98-1021
• ADDRESS:	#200 – 3275 Lakeshore Road
• CITY/ POSTAL CODE:	Kelowna, BC V1W 3S9
• TELEPHONE/FAX NO.:	763-4444/763-1000
5. APPLICANT/CONTACT:	New Town Planning Services (Keith Funk) Z98-1029 & Z98-1032
• ADDRESS:	1450 Pandosy Street
• CITY/ POSTAL CODE:	Kelowna, BC V1Y 1P3
• TELEPHONE/FAX NO.:	860-8185/860-0985
6. APPLICATION PROGRESS:	
Date of Application - ASP (Final Version):	June 19, 1998
Date of Application - Rezoning (Most Recent Amendment):	July 28, 1999
Staff Report to APC:	October 6, 1998
Staff Report to Council:	August 4, 1999
Date of Public Hearing:	September 7, 1999
Date of Third Reading:	October 25, 1999
Date of Extension Report:	January 18, 2001
7. LEGAL DESCRIPTION (For Rezoning Proposals Only):	1. Lot 1, Plan 25794, , DL 1688S, & DL 1688S (Except Plans 23489 & 25794),– Rem. of NW ¼, Both of Twp. 29, Sec. 19, SDYD 2. Lot B, DL 357, Plan KAP48057, Except Plan KAP51584, Sec. 30, Twp. 29, SDYD. 3. Lot 1, Plan 18352, Rem. Lot 12, Plan 260, Lot A, Plan B7484, All of Sec. 30, Twp. 29, SDYD.

7. SITE LOCATION:	Southwest Mission Neighbourhood Two
8. CIVIC ADDRESS (Rezoning Only):	5065, 5120 & 5150 Frost Road 611 & 625 Barnaby Road
9. AREA OF SUBJECT PROPERTY:	Area Structure Plan – 187.5098ha
10. EXISTING ZONE CATEGORY:	A-1
11. PROPOSED ZONES:	1 Area No. 1 - P2, P3, P4, C2, RU1, RU2 & RU3 2 Area No. 2 - RU1 & RU2 3 Area No. 3 – RU1, RU2, P2&P3
12. PURPOSE OF THE APPLICATIONS:	To amend the Official Community Plan to allow the adoption of the Neighbourhood Two Area Structure Plan and to rezone 3 separate portions of the site to permit the creation of a variety of residential, commercial and open space uses.

Attachments

(Not attached to the electronic copy of the report)

Location Map
Zoning Map