
CITY OF KELOWNA

MEMORANDUM

Date: June 5, 2001
File No.: Z01-1023

To: City Manager

From: Planning & Development Services Department

APPLICATION NO. Z01-1023 OWNER: Oracle Investments Ltd.

AT: 4752 Stewart Road West APPLICANT: Runnalls, Denby &
Associates

PURPOSE: To rezone a portion of the subject property from A1 Agriculture 1 to RR3 – Rural Residential 3 and P4 - Utilities to accommodate the subdivision of the whole of the subject property into 17 lots and a stormwater detention facility.

EXISTING ZONES: A1 – Agriculture 1 and RR3 – Rural Residential 3

PROPOSED ZONE: RR3 – Rural Residential 3 and P4 - Utilities

REPORT PREPARED BY: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of part of Lot A, Section 29, Township 29, SDYD, Plan KAP55599 as shown on Map "A" attached to the report, located on Stewart Road West, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RR3 – Rural Residential 3 zone and P4 – Utilities zone;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

2.0 SUMMARY

The applicant is requesting approval to rezone approximately a 1.8 ha portion of the 5.24 ha subject property from the A1-Agriculture 1 zone to the RR3 – Rural Residential 3 zone and the P4 – Utilities zone in order to accommodate the subdivision of the whole of the subject property into 17 lots and a storm water detention facility.

3.0 ADVISORY PLANNING COMMISSION

The subject application was reviewed by the Advisory Planning Commission at the meeting of April 17, 2001 and the following recommendation was passed:

That the Advisory Planning Commission supports Rezoning Application No. Z01-1023 by Runnalls, denby & Associates (Bob Runnalls) to rezone a portion of the property from the A1 Agriculture 1 zone to the RR3 – Rural Residential 3 zone and P4 – Utilities zone to accommodate a Rural Residential subdivision.

4.0 BACKGROUND

4.1 The Proposal

The site is currently vacant and it is the applicant's intent to complete the last phase of the Crawford Estates subdivision which originated in the early 1970's. The area is predominantly zoned for a rural residential subdivision however the small triangular portion at the south end of the property was not included in the previous zone amending bylaw. The area to be rezoned will impact a portion of the West Kootenay Power Right-of-Way, one proposed lot and a small portion of two of the other proposed lots. (See Map 'A' attached) The southern portion of the property is to be rezoned from A1 – Agriculture 1 to RR3 – Rural Residential. Furthermore, the owner has committed to provide a stormwater detention facility at the northern portion of the property from a previous subdivision phase. The northern portion of the property is proposed to be rezoned from RR3 – Rural residential 3 to P4 – Utilities.

The current site is 5.24 ha in size and has a frontage of 495.3 m along Stewart Road West. The total area to be rezoned is approximately 1.8 ha in size and has two frontages along Stewart Road West for a total of 315 m.

CRITERIA	PROPOSAL	RR3 ZONE REQUIREMENTS
Site Area (m ²)	1600 m ² to 10,600 m ² (0.16 ha to 1.06 ha)	1600 m ² (0.16 ha)
Site Width (m)	18.0 m to 32.0 m	18.0 m or 20.0 m for a corner lot

Note. The application for subdivision was submitted prior to the amendment to the minimum 1 ha lot area in the Zoning Bylaw for the RR3 zone utilizing a septic disposal system.

4.2 Site Context

The site is located in the North Mission / Crawford Sector of the city. The site is located west of Stewart Road West and south of Crawford Court.

The site is identified on the map below.



Adjacent zones and uses are, to the:

- North - RR3 – Rural Residential 3; rural residential dwellings
- West - RR3 – Rural Residential 3; rural residential dwellings
- South - RR3 – Rural Residential 3, P2 – Educational and Minor Institutional; rural residential dwellings, vacant site
- East - A1-Agriculture 1; hobby farms

4.3 Existing Development Potential

The southern portion of the site would support agricultural uses and the northern portion of the site would support rural residential dwellings and associated uses.

4.4 Current Development Policy

4.4.1 City of Kelowna Strategic Plan (1992)

The Strategic Plan encourages residential development within the city by ensuring a choice of residential locations, developing viable neighbourhoods, and supporting orderly development.

4.4.2 Kelowna Official Community Plan

The Future Land Use of the area to be rezoned is identified within the Official Community Plan as Single / Two Family Residential and Rural / Agriculture. The proposed Rural Residential zone is allowed within this designation. The Plan supports phased developments and the sensitive integration of new housing within existing neighbourhoods.

4.4.3 North Mission / Crawford Sector Plan

The North Mission / Crawford Sector plan identifies the Future Land Use of the site as Single / Two Family Residential & Associated uses. The Plan supports the development of this parcel for housing subject to the following:

- Maintaining the same overall gross density as the A-4 zone (now the RR3 zone);
- Limiting access onto Stewart Road West;
- Establishing a form and character consistent with the adjacent homes on Parkridge Drive; and
- Providing community water and on-site sewage disposal systems approved by the City of Kelowna and by the Public Health Officer

The Agriculture chapter states that new developments will conform to the “Landscape Buffer Specifications” standards established by the Land Reserve Commission. This may include incorporating a combination of landscaping and fencing along the west side of Stewart Road West.

5.0 TECHNICAL COMMENTS

5.1 Works & Services and Utilities Requirements

All Works & Services and Utilities requirements are outlined in the Preliminary Layout Review letter dated October 19, 2000 for application S00-039.

5.2 Parks Division

1. The following standards apply for all landscape improvements in the right-of-way boulevards.

- A. All plant material (trees, shrubs, ground covers, seed/sod etc.) proposed for the boulevard to be reviewed by the City of Kelowna Parks Division. All materials specified to meet City standard for size and method of installation.
 - B. Plant material specifications are as follows for:
 - i) Deciduous Tree by caliper @ 300 mm measured 60 mm above the root ball.
 - ii) Deciduous shrub by spread @ 450 mm min.
 - iii) Coniferous tree by height @ 2.5 min.
 - iv) Coniferous shrub by spread @ 450 mm min.
 - v) Seed/sod mix according to proposed activity use and location.
 - C. Boulevard maintenance is responsibility of the owner/occupant.
 - D. All boulevard tree maintenance is responsibility of Parks Division.
- 2. All construction drawings to include all underground utility locations that affect landscape materials used in the boulevard.
 - 3. Boulevard is to be irrigated or xeriscape landscape approved by Parks Division.

5.3 Public Health Officer

A Section 219 Restrictive Covenant is to be registered on title for the location of a conventional sewage disposal system, with 10 foot (3.0 m) separation between lines. The septic fields may not be constructed on the right of way areas.

5.4 Planning and Development Services

The proposed rezoning is supported in the City's current development policies and the proposed lots will meet the subdivision regulations for the RR3 zone.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion ☐

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

RGS/JD/jd
Attachment

FACT SHEET

- | | | |
|-----|--|---|
| 1. | APPLICATION NO.: | Z01-1023 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER: | Oracle Investments Ltd. |
| | · ADDRESS | P.O. Box 29053, Okanagan Mission |
| | · CITY/POSTAL CODE | Kelowna, BC V1W 4A7 |
| 4. | APPLICANT/CONTACT PERSON: | Runnalls, Denby & Associates / Bob Runnalls |
| | · ADDRESS | 2 – 1470 Water Street |
| | · CITY/POSTAL CODE | Kelowna, BC V1Y 1J5 |
| | · TELEPHONE/FAX NO.: | 763-7322 / 763-4413 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | March 28, 2001 |
| | Date Application Complete: | March 28, 2001 |
| | Staff Report to APC: | April 17, 2001 |
| | Staff Report to Council: | |
| 6. | LEGAL DESCRIPTION: | Lot A, Sec. 29, Twp. 29, SDYD, Plan KAP55599 |
| 7. | SITE LOCATION: | West of Stewart Road West |
| 8. | CIVIC ADDRESS: | 4752 Stewart Road West |
| 9. | AREA OF SUBJECT PROPERTY: | 5.24 ha (52,439 m ²) |
| 10. | AREA OF PROPOSED REZONING: | 1.17 ha (11,734 m ²) |
| 11. | EXISTING ZONE CATEGORY: | A1 – Agriculture 1 |
| 12. | PROPOSED ZONE: | RR3 – Rural Residential 3 |
| 13. | PURPOSE OF THE APPLICATION: | To rezone a portion of the subject property from A1-Agriculture 1 to RR3 – Rural Residential 3 to accommodate the subdivision of the subject property into 18 lots. |
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | Not Applicable |
| 15. | DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | Not Applicable |

Attachments that are missing from the Electronic Version

Subject Property Map
Proposed Subdivision Layout (Map "A")