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# CITY OF KELOWNA MEMORANDUM

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**Date:** August 7, 2001  
**File No.:** (3360-20) **Z01-1030 / OCP01-005**

**To:** City Manager

**From:** Planning & Development Services Department

**Subject:**

APPLICATION NO. Z01-1030 / OCP01-005      OWNER: SU-JEN YEH CHANG  
AND TSOU LAN-LI LAI

AT: 2250 GALIANO ROAD      APPLICANT: NEW TOWN SERVICES  
/ KEITH FUNK

PURPOSE: TO REZONE THE PROPERTY FROM THE A1 – AGRICULTURE  
1 TO THE RM7 – MOBILE HOME PARK ZONE AND TO  
CHANGE THE FUTURE LAND USE DESIGNATION TO “MOBILE  
HOME PARK” TO PERMIT THE CONSTRUCTION OF A 95-UNIT  
MOBILE HOME PARK

EXISTING ZONE: A1 – AGRICULTURE 1

PROPOSED ZONE: RM7 – MOBILE HOME PARK

REPORT PREPARED BY: KIRSTEN BEHLER

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SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

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## 1.0 RECOMMENDATIONS

THAT OCP Amendment No. OCP01-005 to change the Future Land Use designation of Lot B, Section 9, Township 23, ODYD, Plan 30819, except Plan 38902, located on Galiano Road, Kelowna, B.C., from “Rural/Agricultural” to “Mobile Home Park” NOT be approved by Council;

AND THAT Rezoning Application No. Z01-1030 to change the zoning classification of Lot B, Section 9, Township 23, ODYD, Plan 30819, except Plan 38902, located on Galiano Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RM7 – Mobile Home Park zone NOT be approved by Council;

AND THAT the OCP and zone amending bylaw NOT be forwarded to a Public Hearing for further consideration.

## 2.0 ADVISORY PLANNING COMMISSION

The applications were reviewed by the Advisory Planning Commission at the meeting of June 12, 2001, and the following recommendation was passed:

THAT the Advisory Planning Commission not support Official Community Plan Amendment OCP01-005 by New Town Services (Keith Funk) to change the future land use designation of the subject property from Rural/Agricultural to Mobile Home Park to allow for the construction of a mobile home park.

Based on the above, no further recommendations were necessary for Rezoning Application Z01-1030 and Development Permit Application DP01-10,028.

## 3.0 SUMMARY

The applicant wishes to construct a modular home park for 95 units. He wishes to rezone the property from the A1 – Agriculture 1 zone to the RM7 – Mobile Home Park zone. The current Official Community Plan designation of the subject property is Rural/Agricultural, and an amendment of the OCP designation to Mobile Home Park is required. Concurrent with the rezoning and OCP amendment applications, the applicant also made an application for a Development Permit to address perimeter landscaping and common areas for this multiple family development.

The location of the proposed modular home development is outside of the area for development in the Official Community Plan, and the Planning and Development Services Department therefore cannot support this application. Should Council give initial consideration to this application, the Planning and Development Services Department recommends that the applicant be required to address outstanding servicing issues prior to Council considering first reading of the bylaws.

## 4.0 BACKGROUND

### 4.1 The Proposal

The applicant proposes the construction of a modular home development for 95 units. The modular homes would be located on 95 individual modular home spaces. Resident parking will be provided on each modular home space, and additional 60 parking stalls designated for visitors will be located at the western end of the site and along the internal roadway. The design does not include any common facilities.

The proposed landscaping includes a 14.0 metre wide landscape buffer at the front and a 3.0m wide landscape buffer at the rear property line. The buffer along the west side of the property will be 30.0m to 38.0m wide, and a row of trees along the east property line will separate the modular home park from adjacent uses to the east. Existing trees, mainly Ponderosa Pines, are to be retained in the landscape buffers and gaps in the tree buffer are to be filled with new trees. Along Galiano Road, the landscape buffer will contain a planting berm. All four sides of the property are proposed to be fenced in with an opaque fence. Landscaping on the site consists of a number of existing trees that are to be preserved.

The proposal meets the requirements of the RM7 – Mobile Home Park zone as follows:

CRITERIA	PROPOSAL	RM7 ZONE REQUIREMENTS
Site Area (m <sup>2</sup> )	6.16 ha	2.0 ha
Site Width (m)	152m	50.0m
Site Depth (m)	375m	50.0m
Mobile home space area (m <sup>2</sup> )	360m <sup>2</sup>	325m <sup>2</sup> min.
Mobile home space width (m)	12.0m	12.0m min.
Mobile home space depth (m)	30.0m	25.0m min.
Maximum density	15.4 units/ ha	20 units/ ha
Storeys (#)	1 storey	1 storey or 7.6m
Site Setbacks (m)		
- Front	22.8m	6.0m
- Rear	11.6m	6.0m
- West Side	38.1m	4.5m
- East Side	4.5m	4.5m
Mobile home setbacks (m)		
- To roadway or parking Area	5.5m	3.0m
- to adjacent mobile home	6.0m	6.0m
Landscape Buffers (m)		
- Front	Fence and 14.0m landscaping	Level 3, 3.0m vegetative buffer or fence
- Rear	Fence and 3.0m to 8.0m landscaping	Level 3, 3.0m vegetative buffer or fence
- West Side	Fence and 30.0 to 38.0m landscaping; 4.5m in southern portion of site	Level 5, 3.0m vegetative buffer and opaque barrier
- East Side	Fence and row of trees	Level 3, 3.0m vegetative buffer or fence
Recreational Area ❶	5%	5% minimum: 3078m <sup>2</sup>
Parking Stalls (#)	2/mobile home space and 18 visitor stalls: Total: 264	2/unit: 246 1 visitor stall per 7 units: 18 Total 264

Notes:

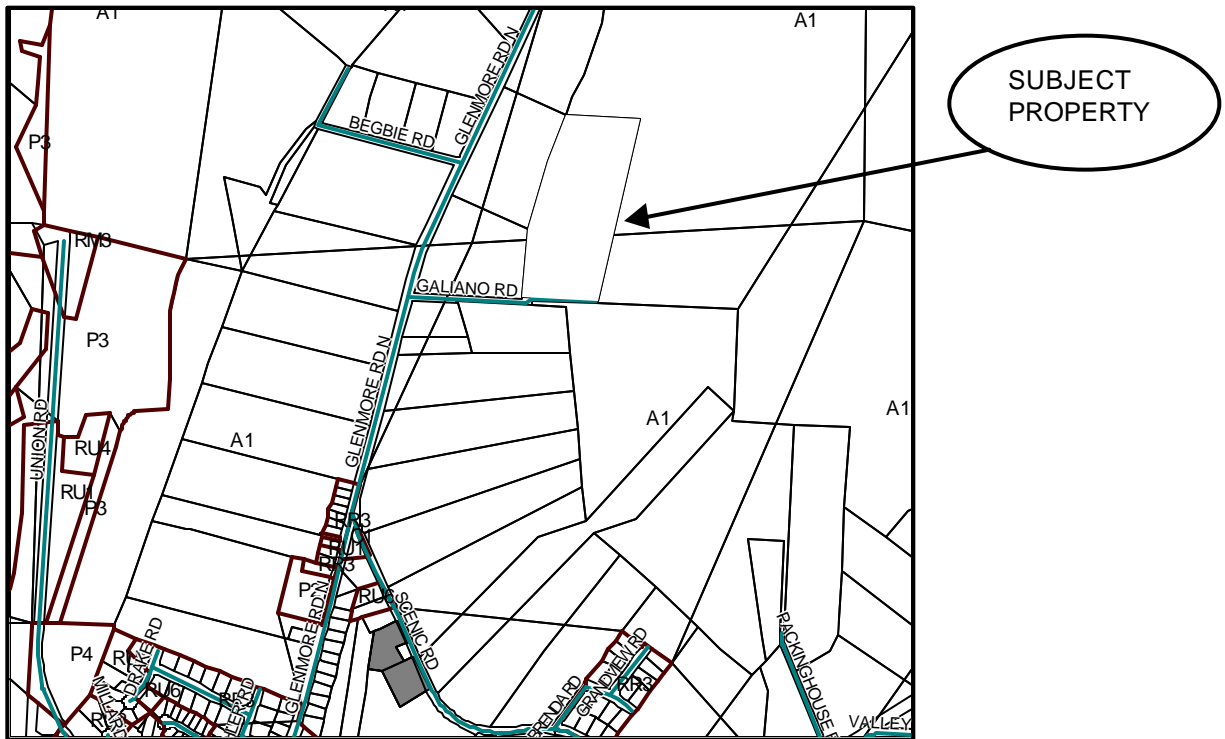
- ❶ Section 5.01 of Mobile Home Parks ByLaw No. 5453-83 specifies that a minimum of 5% of the gross site area shall be devoted to tenant's recreational use and shall be located in a convenient and accessible location. The recreation area shall not include buffer areas, parking areas, ancillary buildings, mobile home spaces, roadways and storage areas.

#### 4.2 Site Context

The property is located in McKinley, east of Glenmore Road North and north of Galiano Road. The area is predominantly zoned A1 and is used for rural and agricultural uses. One property zoned RM3 – Low Density Multiple Housing and two C9 – Tourist Commercial zoned properties are located approximately 500 metres north of the subject property. To the south, at the corner of Glenmore Road North and Scenic Road, several single family lots, one two-dwelling and one commercially zoned lot can be found. Adjacent zones and uses are, to the:

North - A1 – Agriculture 1 – wooded area / agricultural use  
East - A1 – Agriculture 1 – wooded area  
South - A1 – Agriculture 1 – agricultural use / rural residential / wooded area  
West - A1 – Agriculture 1 – agricultural use

#### Site Map



#### 4.3 Existing Development Potential

The subject property is zoned A1 – Agriculture 1. The purpose of this zone is to provide for rural areas and agricultural uses, as well as for complementary uses suitable in an agricultural setting.

#### 4.4 Current Development Policy

##### 4.4.1 Kelowna Official Community Plan

The Official Community Plan identifies the future land use designation of the subject property as rural/agricultural. The Official Community Plan specifies that generally land areas within this designation will not be supported for more intensive development than that allowed under the current zoning. Exceptions are made in specific circumstances to satisfy civic objectives for the provision of industrial or park/recreation uses.

Sufficient land has been designated within the OCP to accommodate development for the next twenty years. Unused servicing capacity in other areas should be taken up before moving into new areas. Making more

efficient use of existing services and using those services to capacity will also assist in addressing housing affordability and community sustainability.

#### 4.4.2 City of Kelowna Strategic Plan (1992)

The Strategic Plan includes the objective of reducing the use of agricultural land for urban development. Since the property is both zoned and designated for rural/agricultural use, the proposed mobile home park development is not consistent with this objective of the Strategic Plan.

### 5.0 TECHNICAL COMMENTS

The application has been circulated to various departments and agencies, and the following relevant comments have been received:

#### 5.1 Works and Utilities

##### .1) General

- a) An overall preplan of the area is required to identify future road networks and access points to Glenmore Road.
- b) As this area was not envisioned for urban development we recommend that an Area Structure Plan be prepared for the whole area around this mountain as there are numerous issues that should be considered (i.e. roads) before committing to this proposal.

(Note: The Planning and Development Services Department is currently not prepared to undertake an ASP. The applicant was advised that, should he wish to proceed towards the ASP approach, the first step would be to apply for an OCP amendment to designate the subject area as an ASP area. An ASP application should have the consent of all property owners within the proposed boundaries of the ASP.)

- c) Prior to Initial Consideration by Council:
  - i) Confirm, to the satisfaction of the City, any Works and Services needed to service this development (refer to specific sections below); and
  - ii) Provide preliminary designs and cost estimates.
- d) A Building Permit application must be applied for before final adoption of the Zone Amending Bylaw.
- e) A Servicing Agreement is required for all Municipal Works and Services within City lands. This will be required before adoption of the zone-amending bylaw.
- f) Prior to Final Adoption of the Zone Amending Bylaw:
  - i) Provide detailed designs;
  - ii) Provide detailed cost estimates;
  - iii) Provide adequate bonding; and
  - iv) Execute a Servicing Agreement, for these works. This may be registered as a Restrictive Covenant against the title of the lands if the development is phased or the works exceed \$1,000,000.

##### .2 Geotechnical Report

- a) Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE:** The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed development. The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings.
- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
  - (ii) Site suitability for development.
  - (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
  - (iv) Any special requirements for construction of roads, utilities and building structures.
  - (v) Suitability of any on-site disposal of storm water including effects upon adjoining lands.
  - (vi) Slope stability, rock fall hazard and slippage including the effects of drainage on the site.
  - (vii) Identify slopes greater than 30%.
  - viii) Top of bank assessment and location including recommendations for building setbacks, and ground water disposal locations if proposed.
  - ix) Recommendations for items that should be included in a Restrictive Covenant.
  - x) Any items required in other sections of this document.
  - xi) Recommendations for erosion and sedimentation controls for water and wind.
  - xii) Recommendations for roof drains and perimeter drains if proposed.
  - xiii) Recommendations for construction of detention or infiltration ponds if applicable.

### .3 Water

- a) The property is located within the Glenmore Ellison Improvement District (GEID) service area.
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations to confirm this. Ensure that every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

### .4 Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system. Sanitary sewer exists on Glenmore Road at Scenic Road and must be extended from this point up to and including the frontage of the site.

- b) The Engineer must provide detailed construction estimates for bonding purposes and confirm that the downstream pipes are adequate.

.5 Drainage

- a) Provide an adequately sized drainage system. The Engineer must provide confirmation of any downstream works required and provide detailed construction estimates for bonding purposes.
- b) Provide the following drawings:
  - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
  - ii) A detailed Stormwater Management Plan for this subdivision; and,
  - iii) An Erosion and Sediment Control Plan (can be provided with other plans).
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Identify clearly on a contour map, or lot grading plan, the top of bank(s).
- e) Where ditches are provided they must be adequately lined and protected for the design flows.

.6) Roads

- a) The OCP did not envision this type of density in this location. A Traffic Impact Analysis (TIA) is required to address the following:
  - i) Overall road access to the Hillside lands around the Galiano Road area.
  - ii) Offset intersections off Glenmore Road, specifically Begbie Road. The Begbie Road intersection is fairly close and may conflict with Galiano traffic. For information, a left turn bay is required by the Glenmore Highlands development on Glenmore Road for Begbie Road.
  - iii) Review upgrades to Glenmore Road and construction of the Glenmore Bypass.
- b) For information, to date, we have been indicating to the development community that the portion of the North End Connector from Spall to Gordon is required because of the increase traffic demand and will be in place when necessary (sometime around 2003-2004) but that it would not be a 'front end' requirement of any single development. Though it is needed, there is no requirement for construction of it by this development.
- c) Glenmore Road expansion to 4 lanes from Glenmeadows Road north to Kane Road was identified as a requirement for the Glenmore Highlands development but would also be triggered by this development if it proceeded first. This road is a Development Cost Charge (DCC) Road. The City does not have sufficient funds available to partner in financing this DCC improvement. Development Cost Charge (DCC) credits would apply but would probably far less than the cost of the work. The applicant must 'front-end' this improvement and provide security for it prior to Final Adoption.
- d) Galiano Road may be designated as a Collector class 2 road depending on the outcome of studies required above (this is subject to change). Collector class 2 dedication and construction would be in accordance with City standard SS-R7, (20m dedication , 11.3m road). Fronting the development a full urbanized road would be required. For the section beyond the site a rural standard road would be required. The grades of

the road must satisfy the City Collector road standards i.e. maximum 10%. The existing road does not meet this standard and will need to be rebuilt to satisfy it. This may affect neighbouring properties and additional land may be required to accomplish this.

- e) Provide traffic control and street name signs where required. The City will install all signs and traffic control devices at the developer's expense.
- f) Provide a Street Sign, Markings and Traffic Control Devices Drawing.
- i) Grade the fronting road boulevards in accordance with the standard drawing. Major cut/fill slopes must start at the property lines.

.7) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground
- b) Street lights must be installed on Galiano Road from Glenmore Road to the site and including the frontage.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Remove aerial trespass(es) if applicable.

.8) Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.9) Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is



not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

.10) Latecomer Provisions

- a) Under the provisions of the Municipal Act, Latecomer provisions may be available for extended Works and Services fronting other properties that could connect to them. This includes water, storm sewer, sanitary sewer and road works.  
The consulting engineer is to prepare and submit the Latecomer information. The City will prepare the actual Latecomer Agreement(s) and forward to the owner(s) for signature. The Latecomer Agreements must be submitted for Council's adoption prior to the notice to proceed with the works and/or issuance of building permit.

.11) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as B.C. Gas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

.12) Charges and Fees

- a) Development Cost Charges (DCC's) are payable.
- b) DCC credits will be available, for DCC Works installed by the applicant, based on the lowest of the following:
  - i) DCC's payable for that class of item (i.e. roads),
  - ii) The value of the DCC item as estimated for the DCC Bylaw, or
  - iii) The actual cost of construction of the item as verified by contract costs.
- c) Fees per the "Development Application Fees Bylaw" include:
  - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - iii) Engineering and Inspection Fee: 3% of construction value (plus GST).
  - iv) Latecomer Processing Fee: \$1,000.00 (plus GST) per agreement (no charge for 1 day agreements).

5.2 Transportation Demand Management

The applicant states that this is an effort to provide affordable housing in the area. Occupants of "affordable housing" are also high frequency transit users and are likely to walk for more of their trips. The City and BC Transit has no intention of delivering transit this far north in the near future, therefore any residents requiring access to transit must walk to at least Scenic Rd. (only three buses per day) or more likely Union Rd. (30 minute service).

The department would expect to see a sidewalk built on at least the south side of Galiano Road and along the entire east side of Glenmore Road from Galiano Rd. to the north property line of North Glenmore Elementary school. It wouldn't be safe or even reasonable to expect people to walk to the school or the store among the 80 km/h + traffic along Glenmore Rd.

### 5.3 Glenmore-Ellison Improvement District (GEID)

Only part of the property is currently graded for water rights and the District is not in the position to supply further water at this immediate time. The elevation of the development presents some problems with water pressures. This issue can be rectified, however the costs will be quite high.

Additional comments provided by Mould Engineering to GEID:

- a) The property is 6.14 ha in size with 2.83 ha classified as Grade 'A' land. The remainder of the area does not have water rights. The District currently cannot supply additional land with water prior to completing considerable upgrade work to at McKinley reservoir. The project is pending sufficient funds being available to complete the work.
- b) Considerable water system works are required in order to supply this development. Detailed engineering drawings of the proposed water system will have to be submitted to the District for approval. The applicant's consulting engineer should contact the District to discuss details of the design prior to starting the drawings.
- c) Capital Expenditure Charges, at the most current rate, must be paid prior to development approval. Both the irrigated and the dryland multi-family rates will apply, as 3.31 ha of the property does not have water rights.
- d) A booster pump station and reservoir are required to supply the entire property with water for domestic and fire fighting purposes. A water main could be installed along Galiano Road, and a booster station equipped with two 10hp pumps could be situated near the Glenmore Road intersection. A 450,000 litres reservoir must be located on the neighbouring property east of the development, at elevation  $\pm 511\text{m}$ , to provide a minimum service pressure of 275 kPa (40 psi). As well, the reservoir will provide adequate fire flow storage for a 60lps fire flow for a duration of 1.5 hours.
- e) An estimate has been prepared to provide the developer with an order of magnitude of costs for this project. Without an allowance for bedrock and securing a site for the pump station and reservoir, it is estimated the project could cost \$350,000.00. The on-site distribution system has not been included. If the developer wishes to proceed, additional engineering services are required to prepare a more accurate cost estimate.

### 5.3 Agricultural Advisory Committee

The Committee is concerned about the possibility of trespass occurring onto the adjacent agricultural uses, and about the incompatibility of the two uses. The Committee recommends the following:

- a) A 2.0 m minimum high fence be located around the perimeter of the site;
- b) That the existing vegetation be retained within the allocated landscape/buffer areas;

- c) That additional landscaping be located on the south western portion of the site within the landscape / buffer area; and
- d) That a minimum of two rows of trespass inhibiting shrubs be located on the developers side of the perimeter fence.

#### 5.5 Ministry of Agriculture and Food

The proposed development would put 95 homes adjacent to the ALR, which includes farms raising sheep and cattle. The sheep are vulnerable to predation by domestic dogs, adult residents may be tempted to trespass on farmland to exercise their pets, and young residents will be looking for space to play and explore. The Ministry believes that a dense development such as the proposed is likely to result in conflict between its residents and farming.

If the development does go ahead, it is recommended that it be surrounded by dog-proof fencing, especially along the west side adjacent to the ALR. The west side should have a robust 15-metre buffer zone as per Schedule A-3 of the Land Reserve Commission's "Landscaped Buffer Specifications". This buffer would provide a visual screen and inhibit trespass by people and pets.

#### 5.6 BC Gas

No gas at site.

#### 5.7 Fire Department

Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision By-law. Fire flows to conform to Subdivision By-law for multi family dwellings.

#### 5.8 Parks Manager

.1) Parks Division will support under the condition that the following applies for all city lands or boulevard (BLVD) landscape:

- A. Plant materials list:
  - i) Latin name
  - ii) common name
  - iii) size at planting
  - iv) plant symbol key
  - v) indicate existing trees
- B. Plant material specifications:
  - i) Deciduous Tree - caliper @300mm above rootball (min. 60mm)
  - ii) Deciduous Shrub - spread (min. 450mm)
  - iii) Coniferous Tree - height (min. 2.5m)
  - iv) Coniferous Shrub - spread (min. 450mm)
  - v) Seed/Sod Mix according to location and proposed activity use.
- C. Scale of plan and north arrow clearly indicated on plan.
- D. All plant materials (trees, shrubs, ground covers and seed/sod) used in BLVD to be reviewed by Parks Division. All materials located in BLVD to meet city standard for size and method of installation.

- .2) All mulch areas on private property that abut city lands to use acceptable plastic edge to prevent mulch migrating into grass blvd or sidewalks.

- .3) BLVD maintenance (irrigation, shrubs, ground cover, sod) is the responsibility of owner/occupant.
- .4) All BLVD tree maintenance is responsibility of Parks Division.
- .5) Planting plan to include all u/g utility locations in BLVD.

5.9 School District No. 23

The proposed development may result in approximately 36 to 50 additional elementary students and 18 - 24 additional middle & secondary students. It will result in additional staffing accommodation and school bus requirements and costs. Please note that these comments are based on the original proposal for 123 units.

5.10 Shaw Cable

Owner/Contractor to supply & install conduit system as per Shaw Cable drawings & specifications.

5.11 Telus

Telus will provide underground facilities to this development. Developer will be required to supply and install as per Telus policy.

5.12 West Kootenay Power

WKP will provide underground electrical service.

## 6.0 PLANNING COMMENTS

The Planning and Development Services Department is not supportive of the proposed development of this site with a modular home park. Mobile or modular home parks have the potential to offer an affordable form of housing and are generally supported by this department. However, the specific location of the proposed modular home development cannot be supported due to it being situated outside of the OCP area designated for residential development. The future land use designation of the subject property is not consistent with the proposed development. Furthermore, the proposal is contrary to the Strategic Plan objective of reducing the use of agricultural land for urban development. Although the subject property is not in the Agricultural Land Reserve, there are adjacent ALR properties to the west, south and north.

The proposed development has an impact on the 20-year Capital Plan, which has been created with the OCP as its basis. Allowing a large number of units to develop outside of the limits of the OCP potentially compromises the number of units that can be supported in the area proposed for development within the next twenty years. In order to not compromise the integrity of the OCP and the 20-year Capital Plan, non-support of these applications is strongly recommended. The developer is encouraged to attempt finding a different location for a mobile home park, which would be located within the limits of the OCP for residential development.

## 7.0 ALTERNATE RECOMMENDATION

THAT Council defer consideration of the OCP amendment application No. OCP01-005 and rezoning application No. Z01-1030, both for Lot B, Section 9, Township 23, ODYD, Plan 30819, except Plan 38902, located on Galiano Road, Kelowna, B.C., until the applicant has addressed all outstanding servicing issues, such as a Traffic Impact Analysis, details in the proposed design of Galiano Road, confirmation of GEID water supply, and confirmation of work to be completed on Glenmore Road.

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Andrew Bruce  
Current Planning Manager

Approved for inclusion

☐

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

KGB  
Attach.

### **FACT SHEET**

- |                                                                                                                            |                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. APPLICATION NO.:</b>                                                                                                 | Z01-1030 / OCP01-005                                                                                                                                                                       |
| <b>2. APPLICATION TYPE:</b>                                                                                                | Rezoning / OCP Amendment /                                                                                                                                                                 |
| <b>3. OWNER:</b>                                                                                                           | Su-Jen Yeh Chang                                                                                                                                                                           |
| . ADDRESS                                                                                                                  | 6863 Fremlin St.                                                                                                                                                                           |
| . CITY                                                                                                                     | Vancouver, BC                                                                                                                                                                              |
| . POSTAL CODE                                                                                                              | V6P 3W3 and                                                                                                                                                                                |
|                                                                                                                            | Tsou Lan-Li Lai                                                                                                                                                                            |
|                                                                                                                            | 2540 132 <sup>nd</sup> Street                                                                                                                                                              |
|                                                                                                                            | Surrey, BC, V6P 1X5                                                                                                                                                                        |
| <b>4. APPLICANT/CONTACT PERSON:</b>                                                                                        | New Town Services / Keith Funk                                                                                                                                                             |
| . ADDRESS                                                                                                                  | 1450 Pandosy Street                                                                                                                                                                        |
| . CITY                                                                                                                     | Kelowna, BC                                                                                                                                                                                |
| . POSTAL CODE                                                                                                              | V1Y 1P3                                                                                                                                                                                    |
| . TELEPHONE/FAX NO.:                                                                                                       | 860-8185 / 860-0985                                                                                                                                                                        |
| <b>5. APPLICATION PROGRESS:</b>                                                                                            |                                                                                                                                                                                            |
| Date of Application:                                                                                                       | May 8, 2001                                                                                                                                                                                |
| Servicing Agreement Forwarded to Applicant:                                                                                | N/A                                                                                                                                                                                        |
| Servicing Agreement Concluded:                                                                                             | N/A                                                                                                                                                                                        |
| Staff Report to APC:                                                                                                       | June 7, 2001                                                                                                                                                                               |
| Staff Report to Council:                                                                                                   | August 7, 2001                                                                                                                                                                             |
| <b>6. LEGAL DESCRIPTION:</b>                                                                                               | Lots B, Section 9, Twp. 23, O.D.Y.D.,<br>Plan 30819, except Plan 38902                                                                                                                     |
| <b>7. SITE LOCATION:</b>                                                                                                   | North of Galiano Road, east of<br>Glenmore Drive North                                                                                                                                     |
| <b>8. CIVIC ADDRESS:</b>                                                                                                   | 2250 Galiano Road                                                                                                                                                                          |
| <b>9. AREA OF SUBJECT PROPERTY:</b>                                                                                        | 61563m <sup>2</sup>                                                                                                                                                                        |
| <b>10. AREA OF PROPOSED REZONING:</b>                                                                                      | 61563m <sup>2</sup>                                                                                                                                                                        |
| <b>11. EXISTING ZONE CATEGORY:</b>                                                                                         | A1 – Agriculture 1                                                                                                                                                                         |
| <b>12. PROPOSED ZONE:</b>                                                                                                  | RM 7 – Mobile Home Park                                                                                                                                                                    |
| <b>13. PURPOSE OF THE APPLICATION:</b>                                                                                     | To Rezone the Subject Property to<br>the RM 7 – Mobile Home Park zone<br>and to change the future land use<br>designation to rural/agricultural to<br>construct a 95-unit mobile home park |
| <b>14. MIN. OF TRANS./HIGHWAYS FILES NO.:</b><br><b>NOTE: IF LANDS ARE WITHIN 800 m OF A<br/>CONTROLLED ACCESS HIGHWAY</b> | N/A                                                                                                                                                                                        |
| <b>15. DEVELOPMENT PERMIT MAP 13.2<br/>IMPLICATIONS</b>                                                                    | Mandatory multiple family residential<br>DP                                                                                                                                                |

**ATTACHMENTS**  
**(Not included in electronic version of report)**

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- Location Map
- Site Plan
- Landscape Plan