
CITY OF KELOWNA

MEMORANDUM

Date: August 22, 2001
File No.: File No. Z01-1016
(3360-20)

To: City Manager

From: Planning & Development Services Department

Purpose: To amend the boundary of the Glenmore Ellison Improvement District to include Phase One of the Glenmore Highlands development to facilitate approximately 481 lots.

Owner: Glenwest Properties Ltd. **Applicant/Contact Person:** Ekistics Town Planning Inc./Paul Rosenau

At: Northwest of Begbie and Union Roads

Report Prepared by: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT City Council support the application by the Glenmore Ellison Improvement District to amend their water service boundary to include the first phase of the Glenmore Highlands development to facilitate approximately 481 lots.

2.0 BACKGROUND

The water supply and distribution plan for Phase One of the Glenmore Highlands Development recommends that the 481 lots within this first phase receive water from the Glenmore Ellison Improvement District (GEID). This phase is located in the most northern section of the overall area structure plan development, adjacent to the Glenmore Ellison Improvement District boundary and service area, which makes it more suited to receive water service from GEID rather than the City. The City's water utility division has reviewed this and agrees with the recommendation put forward by the developer. Discussion has also taken place between the developer and Glenmore Ellison Improvement District confirming the availability of the water supply by GEID for this phase of the Glenmore Highlands development and the GEID Board of Trustees is in support of this proposal.

Future phases of the Glenmore Highlands Development will be serviced by the City of Kelowna water utility.

Based on the above information, it is recommended that City Council support the boundary adjustment application to include the Phase One development of the Glenmore Highlands Area Structure Plan within the Glenmore Ellison Improvement District service area.

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

FACT SHEET

1. **APPLICATION NO.:** Z01-1016
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Glenwest Properties Ltd.
· **ADDRESS** c/o 1107 West 8th Avenue
· **CITY/ POSTAL CODE** Vancouver, BC V6H1C5
4. **APPLICANT/CONTACT PERSON:** Ekistics Town Planning Inc./Paul Rosenau
· **ADDRESS** 1107 West 8th Avenue
· **CITY/ POSTAL CODE:** Vancouver, BC V6H 1C5
· **TELEPHONE/FAX NO.:** 604-739-7526/604-739-7532
5. **APPLICATION PROGRESS:**
 Date of Application: March 6, 2001
 Staff Report to Council:
6. **LEGAL DESCRIPTION:** NE ¼ Sec. 5, Twp. 23, ODYD except Plans 896 & B645; NE ¼ Sec. 8, Twp. 23, ODYD; SE ¼ of Sec. 8, Twp. 23, ODYD except Plan 22400; Lot A, Sec. 9, Twp. 23, ODYD, Plan 1763; Lot B, Sec. 9, Twp, 23, ODYD, Plan 1763 except Plan 6609; Lot C, Sec. 9, Twp. 23, ODYD, Plan 1763 except Plan 22400; Lot A, Secs. 4 & 5, Twp. 23, ODYD, Plan 22390; Lot 1, Sec. 8, Twp. 23, ODYD, Plan 22400; and Lot 1, Sec. 4, Twp. 23, ODYD, Plan KAP47867
7. **SITE LOCATION:** West end of Union and Begbie Roads
8. **CIVIC ADDRESS:** 1600, 1615, 1800, 1850 Union Rd., 2007 & 2025 Begbie Rd.
9. **AREA OF PHASE ONE REZONING:** 78.02 ha
10. **EXISTING ZONE CATEGORY:** A1 – Agriculture 1, P3 – Parks & Open Space, P4 – Utilities, RU1 – Large Lot Housing, & RU4 – Low Density Cluster Housing
11. **PROPOSED ZONE:** P3-Parks and Open Space, P4-Utilities; RU1-Large Lot Housing; RU2-Medium Lot Housing, RU3-Small Lot Housing, RU4-Low Density Cluster Housing, RM5-Medium Density Multiple Housing and RR1-Rural Residential 1
12. **PURPOSE OF THE APPLICATION:** To rezone Phase 1 of the Glenmore Highlands Area Structure Plan
14. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** Not applicable

Attachments

(Not attached to the electronic copy of the report)

- ♦ Location Map
- ♦ Glenmore Highlands Phase One Zoning Plan