
CITY OF KELOWNA

MEMORANDUM

Date: September 24, 2001
File No.: 6660-00; B/Ls 8710; 8711 & 8712
To: City Manager
From: Director of Planning and Development Services
Subject: Hillside Development Guidelines and Proposed Bylaw Amendments

1.0 **RECOMMENDATION**

THAT the Kelowna Hillside Development Guidelines attached as Schedule A to the report from the Planning and Development Services Department dated July 19, 2001 be endorsed by Council as a process for evaluating subdivision, development permit and building permit applications located within Hillside Areas;

AND THAT this endorsement come into effect concurrent with the adoption of bylaws to amend the Official Community Plan Bylaw No. 7600, Zoning Bylaw No. 8000, and Subdivision and Development Servicing Bylaw No. 7900 for Hillside Areas;

AND THAT the Official Community Plan Bylaw No. 7600 be amended to include amendments contained in Schedule B to the report from the Planning and Development Services Department dated July 19, 2001;

AND THAT the Zoning Bylaw No. 8000 be amended to include those amendments contained in Schedule C to the report from the Planning and Development Services Department dated July 19, 2001;

AND THAT the Subdivision and Development Servicing Bylaw No. 7900 be amended to include those amendments contained in Schedule D to the report from the Planning and Development Services Department dated July 19, 2001;

AND FURTHER THAT the Official Community Plan and Zoning Bylaw amending bylaws be forwarded to a Public Hearing for consideration.

2.0 **BACKGROUND**

At its meeting of July 30, 2001, Council received a report outlining a process for considering alternative development standards to hillside areas that included general guidelines as well as specific amendments to the OCP, Zoning and Subdivision Bylaws. The intent is to minimize the effects of development on the natural environment of the hillside areas, including road cuts and fills, tree cutting, regrading and the visual impact of urban development on hillsides over 10% slope, while preserving areas with slopes of 30% and greater.

Council directed staff to circulate the alternative hillside development standards once again to a list that included:

- The Urban Development Institute
- Canadian Home Builders

- Southern Interior Construction Association
- CORD Environmental Advisory Committee
- Consulting Engineers of British Columbia
- Utility Companies
- Irrigation Districts, and
- Residents Associations

The report and proposed amendments were also placed on the City's website, and notice placed in Council Highlights to encourage wider circulation.

Some additional feedback has been received, with suggestions for further clarification of some areas for easier reference. Copies of correspondence received with staff replies have been placed in the Council Reader File. The changes proposed are considered to be minor in nature, with no effect on the substance or nature of the proposed bylaws.

Staff would like to acknowledge all contributors to this process, especially Urban Systems, Ekistics Town Planning Inc, and Emil Anderson Construction. It is recommended that the appropriate amending bylaws proceed to Public Hearing without delay.

Hazel Christy, MBA, MCIP
Special Projects Planning Manager

Steve Muenz
Development Engineering Manager

Approved for inclusion

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

HC/hb