
CITY OF KELOWNA

MEMORANDUM

Date: October 31, 2001
File No.: 6660-00
To: City Manager
From: Director of Planning and Development Services
Subject: Amendments to Kelowna Hillside Development Guidelines and Subdivision Development Services Bylaw No. 7900

1.0 RECOMMENDATION

THAT the Kelowna Hillside Development Guidelines endorsed by Council at its meeting of October 1, 2001, be further amended as noted in the report from the Planning and Development Services Department dated October 31, 2001;

AND THAT the amended Kelowna Hillside Development Guidelines be endorsed by Council;

AND THAT the proposed amendments to the Subdivision and Development Services Bylaw No. 7900 contained in the report from the Planning and Development Services Department dated October 31, 2001, be included in Bylaw No. 8712.

2.0 BACKGROUND

Following Council's initial consideration of the Hillside Development Guidelines and Alternative Bylaw Standards package on July 30, 2001, and up to the Public Hearing for the proposed OCP and Zoning Bylaw changes on October 30, 2001, staff have received input from a variety of sources, including members of the development community, the general public and environmental professionals.

3.0 PROPOSED CHANGES

Based on the input received, staff would recommend the following amendments to the Kelowna Hillside Development Guidelines:

- DELETE paragraph 2 in Section 1.1 Overview (page 1.1)

(Development on the slopes that surround Kelowna will create opportunities for increasing the land base available for housing. However, current development standards and issues such as natural hazards, visual quality and serviceability remain obstacles to progress in this area)

- ADD to the end of the first of the *Guidelines* under Planning Principles on page 3-4 the following:

In a way that will reduce overall visual impacts.

The purpose of the above noted changes is to further clarify the intent of the Guidelines and allow for flexibility to deal appropriately with individual site specific conditions.

Staff propose the following additions to the amendments previously considered by Council to the Subdivision, Development and Services Bylaw No. 7900:

- ADD the words *where possible* to the last bullet pertaining to cul-de-sacs on page 5 of proposed Schedule 4 so that the sentence reads:

A secondary emergency access must be provided where possible for all public cul-de-sac streets that are in excess of the maximum length as specified by the City of Kelowna.

- AMEND the dimensions on the Standard Detail Drawings as shown on the drawings and contained within Table 1 attached to this report
- ADD notations to Standard Detail Drawing SS-H15 as follows:
 1. *Where single family abuts both sides, travel lane may be reduced to 4.5m. In this case, boulevards must be treated with a low profile, weed free, auto-accessible surface. The road gravel bases to extend to the full width of the right-of-way (6.0m).*
 2. *Where longitudinal grades exceed 5% the lane is to be shaped with an inverted crown in the centre.*

The above noted changes are proposed by staff in order to increase flexibility to deal with site specific conditions, provide further clarity and ease of working with the standards, and allow for developers to provide variety by allowing different lane treatments within the overall standard.

Hazel Christy, MBA, MCIP
Special Projects Planning Manager

Steve Muenz, P. Eng.
Development Engineer

Approved for inclusion

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

HC/hb
Attach.

Table 1 and the Standard Detail Drawings

Will be circulated at the meeting.