

Date: November 20, 2001
File No.: (3360-20) **OCP01-010/Z01-1043**

From: Planning & Development Services Department

APPLICATION NO. OCP01-010 OWNER: MARLENE R. COLLINSON
Z01-1043

APPLICANT: WILLIAM ED COLLINSON

PURPOSE: TO AMEND THE OFFICIAL COMMUNITY PLAN TO CHANGE THE FUTURE LAND USE DESIGNATION OF THE SUBJECT PROPERTY FROM RURAL/AGRICULTURAL TO SINGLE/TWO FAMILY RESIDENTIAL

TO REZONE THE SUBJECT PROPERTY FROM THE A1 –
AGRICULTURE 1 ZONE TO THE RU6b – TWO DWELLING
HOUSING WITH BOARDING AND LODGING HOUSE ZONE TO
PERMIT THE CONSTRUCTION OF A 10 BEDROOM SENIORS
BOARDING AND LODGING HOUSE

EXISTING ZONE: A1 – AGRICULTURE 1

PROPOSED ZONE: RU6b – TWO DWELLING HOUSING WITH BOARDING OR LODGING HOUSE

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z01-1043, to amend City of Kelowna Bylaw No. 8000 by changing the zoning classification of Parcel A, (Plan B7278) of Lot 11, Blk 8, Sec. 32, Twp. 26, O.D.Y.D., Plan 896 Exc. Plan 24197, located on 551 Sherrydale Crescent, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RU6b – Two Dwelling Housing with Boarding and Lodging House zone **not** be approved by Council.

2.0 SUMMARY

The applicant proposes the construction of a 10 bedroom seniors boarding and lodging home on the subject property. In order to permit this construction, the subject property must be rezoned from the existing A1 – Agriculture 1 zone to the RU6b – Two Dwelling Housing with Boarding and Lodging House zone. As the existing future land use designation of the City of Kelowna Official Community Plan is for “Rural / Agriculture”, an OCP Amendment to “Single/Two Family Residential” future land use designation has been made concurrently with the application to rezone the subject property. The subject property is also located within the “Agricultural Land Reserve”. However, the Land Reserve Commission has advised that pursuant to section 21(1) of the Agricultural Land Reserve Act, that the subject property is not subject to the restrictions of the use of agricultural land within the ALR.

2.1 Advisory Planning Commission

The above noted application was reviewed by the Advisory Planning Commission at the meeting of October 9th, 2001 and the following recommendation was passed:

THAT the Advisory Planning Commission supports applications OCP01-010 and Z01-1043, for 551 Sherrydale Crescent, by Ed Collinson, to amend the Future Land Use Designation from Rural Agricultural to Single/Two Family Residential, and to rezone the subject property from the A1 – Agricultural 1 zone to the RU6b – Two Dwelling Housing with Boarding or Lodging House zone, subject to a landscape buffering plan being submitted to the Planning and Development Services Department prior to forwarding to Council for initial consideration.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located in a rural/agricultural neighbourhood adjacent to Valley Road in the Glenmore Valley. The subject property is approximately .6 ha in area, and the size is approximately 139.6 m deep by 45.7 m wide. The character of the neighbourhood is rural, and is surrounded by ongoing agricultural activities, except for the “Sandpointe” bare-land strata walled community across Valley Road to the west, and an existing four-plex building located across Sherrydale Road to the north. The four-plex building was constructed property in 1970 at a time when the property was part of the Regional District, prior to amalgamation with the City of Kelowna. Valley Road is considered the boundary between the urban development to the north and west, and the rural land uses to the south and east.

There is an existing dwelling located in the middle of the lot. The south portion of the lot has been used for agricultural uses in conjunction with the neighbouring property. The applicant has advised that the existing dwelling will be decommissioned.

The proposed seniors boarding home building is designed to be located adjacent to the Valley Road frontage, with access from Sherrydale Cr. The site plan indicates parking for 7 vehicles located behind the proposed dwelling.

The dwelling is designed as a 370 m², two storey building constructed over a foundation consisting of a partial basement and crawl space. The second storey is designed with one bedroom, a full bath room, and a recreation room. The first storey is designed with nine bedrooms units, each containing a half bathroom. The main floor is also designed with a large kitchen, a communal dining room and living room, shared bath and shower rooms, laundry room, as well as an office and media room. The basement area is proposed to be used for storage.

The proposal as compared to the RU6b zone requirements is as follows:

CRITERIA	PROPOSAL	RU6b ZONE REQUIREMENTS
Site Area (m ²)	6,396m ²	700m ²
Site Width (m)	37.7 m	18m
Site Coverage (%)	5.7%	40% Buildings 50% Buildings and Paved areas
Total Floor Area (m ²)	429.7m ²	N/A
F.A.R.	0.07	N/A
Storeys (#)	2 ½ Storeys	2 ½ Storeys max.
Setbacks (m)		
- Front	6.0 m	4.5m
- Rear	113 m	6.0m for 1 Storey 7.5m for 2 Storey
- Flanking Side (east)	5.4 m	2.0m for 1 or 1 ½ Storey 2.3m for 2 Storey
- West Side	5.4 m	2.0m for 1 or 1 ½ Storey 2.3m for 2 Storey
Parking Stalls (#)	7 Stalls provided	1 stall per 2 sleeping rooms 2 stall per principal dwelling (7 Stalls required)

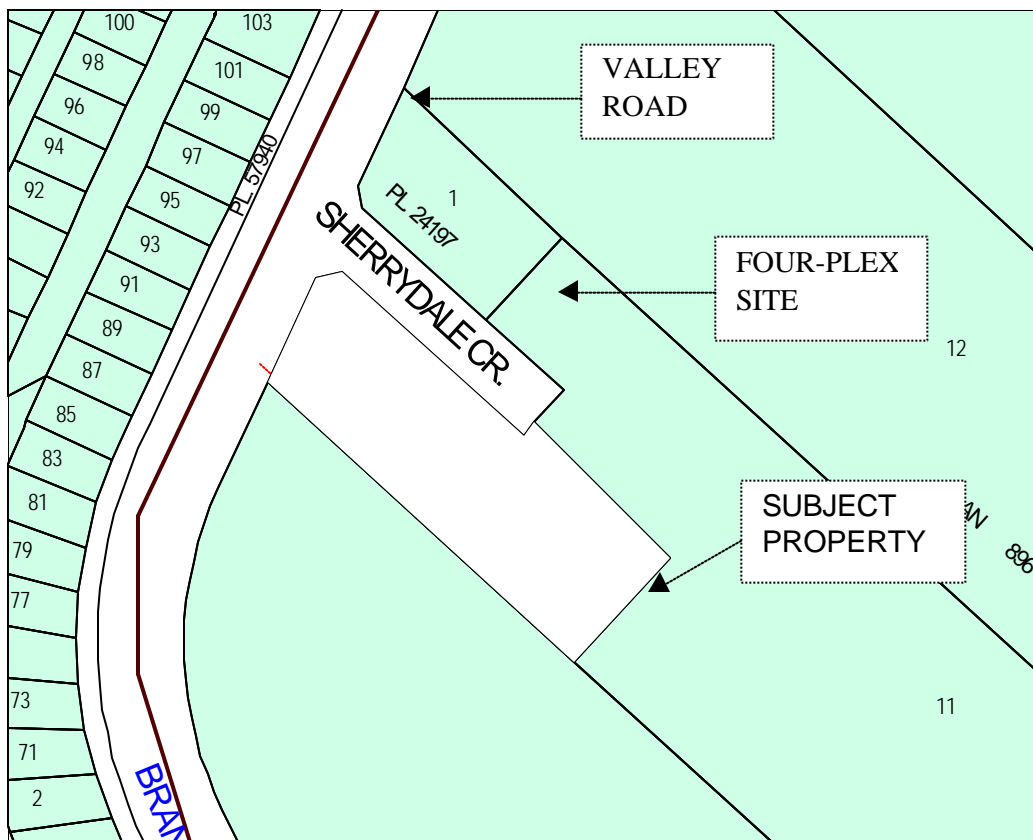
3.2 Site Context

The subject property is located adjacent to Valley Road, across from the Sandpointe bare-land strata walled community in the Glenmore Valley. The subject property is generally level at the rear half, where there is an existing dwelling, and slopes down towards Valley Road approximately 5m. The existing neighbourhood is developed to a rural character and Sherrydale Cr. is constructed to a rural standard. The property and the lands situated east of Valley Road are located with the ALR. The neighbourhood is predominantly agricultural, with the exception of an existing four-plex building located across Sherrydale Cr. from the subject property.

Adjacent zones and uses are, to the:

- North - A1 – Agriculture 1 / Sherrydale Cr., existing 4 unit townhouse
- East - A1 – Agriculture 1, Agricultural uses
- South - A1 – Agriculture 1, Agricultural uses
- West - RU5 – Bareland Strata Housing / Valley Road, Sandpointe community

SUBJECT PROPERTY MAP



3.3 Existing Development Potential

The existing zone of A1 - Agricultural 1 allows for agriculture, animal clinics – major (in existence prior to July 1, 1998), aquaculture, greenhouses and plant nurseries, mobile homes, single detached housing, and utility services – minor impact as permitted principal uses. The zone also permits agricultural dwellings – additional, agri-tourism accommodation, animal clinics – major and minor, bed and breakfast homes, care centres major and minor, group homes- minor, home based businesses – minor, major, rural, kennels and stables, and wineries and cideries as permitted secondary uses. The subject property is located within the ALR.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The subject property is currently designated as “Rural” future land use designation in the Official Community Plan. The proposed use is inconsistent with the Future Land Use designation and therefore, the applicant has submitted an OCP Amendment Application.

3.4.2 City of Kelowna Strategic Plan (1992)

This proposal is consistent with the Strategic Plan’s Affordable Housing objectives of “providing an adequate supply of housing for families and seniors who require assistance”.

The Strategic Plan also states that “The City will, in its plans and policies concerning future urban development, place an emphasis on more efficiently using serviced land within existing urban areas through infill and will provide for an increased density of development within established urban areas through re-development of areas which are in transition. Urban areas which are targeted include the Central City area with emphasis on the waterfront and north end, Rutland, and South Padosy particularly along major traffic arteries and near the town centres, the Glenmore Valley and Highway 97 corridor.”

3.4.3 Glenmore/Clifton/Dilworth Sector Plan

The Glenmore/Clifton/Dilworth Sector Plan designates the subject property with a “Rural/Agricultural” future land use designation.

3.4.3 City of Kelowna Agriculture Plan

The City of Kelowna Agriculture Plan raises concerns for the impact of non-farm uses introduced or expanded into agricultural area on existing small lots as follows;

“The non-farm use of these properties would likely have an impact on the adjacent agricultural operations. New residential or commercial development will generate greater potential for conflict. In addition, this type of development leads to greater speculation on other agricultural lands in the vicinity and reduces the viability of continuing agricultural activity. Given the potential impact on agricultural operation and expectations it would be appropriate for the City, as a general principle, to discourage non-farm use of land less than 2 acres (0.8 ha) in an agricultural context.”

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments have been submitted:

4.1 Fire Department

Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision By-law.

The number of persons sleeping within shall determine the requirement for the installation of a fire alarm system.

4.2 Inspection Services Department

Media Room can be converted to bedroom. Upstairs appears to have 2nd kitchen. Plans would have to be clarified/revised at building permit stage.

4.3 Irrigation District (GEID)

The District's engineer has now reviewed the above noted application.

Due to fire flow consideration the 150mm watermain on Sherrydale Crescent will have to be upgraded to 200 mm. Also, an additional fire hydrant will be required. The existing 19 mm domestic service will need to be replaced with a 25 mm service and the installation of a meter will be required on the domestic service. The developer will be required to cover the cost of these upgrades.

Capital Charges will be levied at the Institutional rate and must be paid prior to the approval of the Building Application. The current rate is \$2,100.00 for the first 250 m² plus \$4.50 per m² for sprinklered or \$6.50 for unsprinklered. All fees are based on current rates and are subject to change.

Provided all the conditions as mentioned in the engineer's letter of October 1, 2001 are met the Board of Trustees have no objection to this development.

Revised Comments dated October 31, 2001-11-08

The calculations of the fire flow required for the building as shown in letter of October 1, 2001, were based on the building not having an internal sprinkler system, since the plans submitted did not show them. We understand, however, that a sprinkler system will be incorporated and will be shown on the drawing submitted for a building permit.

The provision of sprinklers will reduce the fire flow to 4,800 lpm(60 lps) which can be supplied by the existing hydrant and 150 mm pipeline. The water system upgrading noted in the October 1, 2001 letter will not be necessary if the building is equipped with sprinklers.

The size of the domestic service noted in the October 1, 2001 letter will have to be increased to provide flows to the sprinklers. The size of the service will depend on the design of the sprinkler system and should be verified with the supplier.

4.4 Shaw Cable

Owner/Contractor to supply and install an underground conduit system as per Shaw Cable drawings and specifications.

4.5 Works and Utilities Department

The following requirements identify the necessary servicing improvements required to upgrade the servicing to the site to the Subdivision and Development Servicing Bylaw requirements. However, the requirements identified in Section 1, General requirements of the Works and Utilities comments refer to the proposed development in relation to the lands beyond the subject property. There has been no future development potential identified for this area as the lands lie within the Agricultural Land Reserve, and are limited to uses permitted by the Agricultural Land Reserve Act and as identified in the related General Orders.

To have Council consider development of the subject property and require the servicing improvements identified in the Works and Utilities comments would contravene the Farm Practices Protection (Right to Farm) Act in that there would be undue pressure placed on the surrounding properties in that there would be increased services in place in anticipation of development potential of the ALR lands and the potential for increased conflict between the ongoing farming uses and the surrounding community.

Should Council consider supporting this application for a boarding home use on the subject property, staff recommend the applicant apply for a Development Variance Permit application to vary the servicing standards of the Subdivision Development and Servicing bylaw as they relate to the proposed site development.

The Works & Utilities Department comments and requirements regarding this application to rezone from A1 – Agriculture 1 to RU6b – Two Dwelling Housing with Boarding and Lodging House are as follows:

.1) General

- a) This report identifies the Works and Services required for this development and when they must be provided.
- b) The Works and Utilities Department have concerns with the proposed land usage on the east side of Valley Road. Existing Works and Services were not intended or sized to service anything greater than agricultural land. The

existing City services (sanitary sewer, drainage, and road systems) were designed based on the Official Community Plan (OCP) and did not anticipate a change to it. We are uncertain of the impacts on the GEID water system. Prior to rezoning a review of the impacts on services downstream should be undertaken by the City or the applicant. However, before a review can be done the anticipated limits of development need to be determined so that a review can be done to assess the impacts on the Development Cost Charge program for this area.

- c) As this area was not envisioned for urban development we recommend that an Area Structure Plan be prepared for the whole area around this development.
- d) An overall preplan of the area is required to identify future road networks beyond Sherrydale Crescent to confirm the type and standard of road required.
- e) Prior to Initial Consideration by Council, the applicant must confirm, to the satisfaction of the City, any Works and Services needed to service this development (refer to specific sections below); and, provide preliminary designs and cost estimates.
- f) Prior to Final Adoption of the Zone Amending Bylaw, the applicant must:
 - i) Apply for subdivision approval (can be a block plan);
 - ii) Provide detailed designs for offsite works;
 - iii) Provide detailed cost estimates;
 - iv) Provide an adequate security deposit (letter of credit) for the offsite works; and,
 - v) Execute a Servicing Agreement, for these works, to be registered as a Restrictive Covenant against the title of the lands.
- g) Prior to construction of Works and Services within City roads and Statutory Rights-of-Way, a Servicing Agreement is required.
- h) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

.2 Geotechnical Report

- a) Prior to Final Reading, 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 subdivision.**

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.
- viii) Recommendations for items that should be included in a Restrictive Covenant.
- ix) Any items required in other sections of this document.
- x) Recommendations for erosion and sedimentation controls for water and wind.
- xi) Recommendations for roof drains and perimeter drains.
- xii) Recommendations for construction of detention or infiltration ponds if applicable.

.3 Water

- a) The property is located within the Glenmore Ellison Improvement District (GEID). The water system must be capable of supplying domestic and fire flow demands for the project in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (the Bylaw).
- b) Prior to Final Reading, confirmation is required from GEID that the water system components proposed satisfy the Bylaw and that security is in place for any offsite Works and that all associated fees are paid.

.4 Sanitary Sewer

- a) Extend an adequately sized sanitary sewer pipe along the frontage of Sherrydale Crescent.

- b) Abandon and backfill existing septic tanks in accordance with Building Department requirements. Identify, on the Lot Grading Plan, the location of the existing tanks and fields. All existing residences, if remaining, must be connected to the sewer. Only one service is to be provided for the lot with individual buildings connected onsite.

.5 Drainage

- a) Extend an adequately sized drainage system along Sherrydale Crescent.
- 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 development; and,
 - iii) An Erosion and Sediment Control Plan (may be combined with other drawings.
- c) The agricultural Lands east of Valley Road including this parcel were not anticipated in the Brandts Creek Drainage detention system. With the change from an agricultural zone to an urban zone the increased run-off must be detained onsite and released at a pre-development rate. The developer's Engineer will need to model drainage from the site and determine the detention requirements.
- d) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- e) Where ditches are provided they must be adequately lined and protected for the design flows.

.6) Roads

- a) Sherrydale Crescent is anticipated to be a future collector class 2 road (Standard SS-R7) and must be upgraded to a full urban standard including curb and gutter, sidewalk, piped storm drainage system, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.
- b) Additional dedication and half road construction is required along the east portion of Sherrydale Crescent frontage to the east end of the lot. As road construction could be delayed until the northern adjacent lands are developed and dedicated obtained, the City would accept cash-in lieu of construction for the half road construction.

- c) Glenmore Road frontage must be upgraded to a full urban standard including curb and gutter, sidewalk, drainage facilities, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.
- i) Re-locate existing poles and utilities, where necessary.
- j) Driveway access is not permitted onto Glenmore Road. A restrictive covenant in favour of the City of Kelowna, registerable under Section 219 of the Land Title Act, must be granted to the effect that vehicular access is not permitted.
- k) A temporary asphalt cul-de-sac or turn-around is required at the terminal end of the road that will be extended in the future. Additional dedication or a Statutory Right-of-Way may be needed.

.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 all roads.
- 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.

.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 are available for the following items:
 - i) Storm sewer installation on Sherrydale Crescent
 - ii) Sanitary sewer installation on Sherrydale Crescent

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.

.11) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.
- 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 Fee: \$50.00 per newly created lot (GST exempt).
 - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv) Engineering and Inspection Fee: 3% of construction value (plus GST).
 - v) Latecomer Processing Fee: \$1,000.00 (plus GST) per agreement (no charge for 1 day agreements).
- d) The additional cost for oversize works required by the City, which are not DCC creditable items, may be reimbursed to the owner subject to availability of funds. The oversize cost must be verified by actual construction tender or invoice.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Glenmore/Clifton/Dilworth Sector Plan and Official Community Plan identifies the area to the east of Valley Road as “Rural/Agricultural” future land use designation. The Glenmore Valley Sector Plan (1989) had also noted that the area east of Valley Road should remain in the ALR. The Glenmore/Clifton/Dilworth Sector Plan identifies the urban growth in the Glenmore Valley as cause for increase in conflict between urban and rural uses. The list includes the impacts on the residential uses in the form of noise, sprays, odours and dust. However, the list also includes the impacts on the agricultural uses in the form of conflicts between vehicles and farm equipment using the same roads, increases in trespassers, theft and vandalism, increased exposure to liability resulting from other’s personal injuries, and negative impacts from urban drainage and runoff as concerns to the agricultural uses. The Glenmore/Clifton/Dilworth Sector Plan goes on to state that “Generally, land areas within this designation will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of industrial or park/recreation uses”.

Historically, ongoing agricultural uses are a form of an industrial operation, with associated noxious fumes and pesticide over-spray associated with them. While on the surface, a use such as a seniors boarding home may seem like an idyllic use next door to an agricultural use, that agricultural use is a business, and may produce noise, smells and other impacts that may have an affect on the quiet enjoyment of the residents of the seniors home. The concern is that the additional residential uses on lands adjacent to operating farms increase the potential for conflict and complaints about farm practices, regardless of the protection for those agricultural uses established through the “Farm Practices Protection Act”.

The applicant has discussed this application with the Land Reserve Commission, and has been advised that pursuant to section 21(1) of the Agricultural Land Reserve Act, that the subject property is not subject to the restrictions of the use of agricultural land within the ALR. A copy of this letter is attached for reference.

The Planning and Development Service Department has had discussions with the applicant regarding the appropriateness and timing of this proposed development. The servicing issues identified in the Works and Utilities Department are based upon a substantial number of unknowns, relating to future development potential for the lands beyond, that have not been identified. At this time, the neighbourhood of the subject property is located within the Agricultural Land Reserve, and as such is precluded from development. However, as the subject property has been permitted some form of development regardless of the land being within the ALR, the implications of developing the subject property in isolation of the surrounding area does cause concerns.

The Planning and Development Services cannot support this application. The Official Community Plan designates the subject property as “Rural/Agricultural” future land use, and the property is located within the Agricultural Land Reserve. The Glenmore/Clifton/Dilworth Sector Plan identifies Valley Road as the boundary between the ALR and non-ALR lands and does not support non-agricultural uses to the east of Valley Road.

In light of the above, the Planning and Development Services Department does not support these applications for an OCP amendment and to rezone the subject property, and recommends that City Council does not give this application initial consideration.

6.0 ALTERNATIVE RECOMMENDATIONS

Should Council choose to support the proposed OCP amendment and rezoning, staff suggests that Council consider this application in isolation from adjacent rural agricultural lands. Staff further recommend that, if Council supports this application in isolation, that they also be prepared to support a Development Variance Permit to reduce the servicing requirements to a minimum level, sufficient to service the subject property only. Due to the surrounding ALR status of the agricultural lands, Council should waive the requirement to provide services to lands beyond the subject property. The following alternate recommendation is provided should Council choose to support this application.

THAT OCP Bylaw Amendment No. OCP01-010 to amend Map 15.1 of the Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600 by changing the Future Land Use designation of Parcel A, (Plan B7278) of Lot 11, Blk 8, Sec. 32, Twp. 26, O.D.Y.D., Plan 896 Exc. Plan 24197, located on Sherrydale Crescent, Kelowna, B.C., from the Rural / Agriculture designation to the Single/Two Family Residential designation, as shown on Map “A” attached to the report of Planning & Development Services Department, dated November 20, 2001, be considered by Council;

THAT Rezoning Application No. Z01-1043 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Parcel A, (Plan B7278) of Lot 11, Blk 8, Sec. 32, Twp. 26, O.D.Y.D., Plan 896 Exc. Plan 24197, located on Sherrydale Crescent, Kelowna, B.C. from the A1 – Agriculture 1 zone to the RU6b – Two Dwelling Housing with Boarding or Lodging House zone be considered by Council;

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

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be withheld until the owner has executed a Servicing Agreement acceptable to the City of Kelowna.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

PMc/pmc
Attach.

FACT SHEET

1. **APPLICATION NO.:** OCP01-010
Z01-1043
2. **APPLICATION TYPE:** OCP Amendment/Rezoning
3. **OWNER:** Marlene R. Collinson
· **ADDRESS** #3 – 549 Sherrydale Cr.
· **CITY** Kelowna, BC
· **POSTAL CODE** V1V 2E6
4. **APPLICANT/CONTACT PERSON:** William Ed Collinson
· **ADDRESS** #100 – 1100 Lawrence Ave
· **CITY** Kelowna, BC
· **POSTAL CODE** V1Y 6M4
· **TELEPHONE/FAX NO.:** 860-8890/862-9233
5. **APPLICATION PROGRESS:**
 Date of Application: August 29, 2001
 Date Application Complete: August 30, 2001
 Servicing Agreement Forwarded to Applicant: N/A
 Servicing Agreement Concluded: N/A
 Staff Report to Council: November 20, 2001
6. **LEGAL DESCRIPTION:** Parcel A, (Plan B7278) of Lot 11, Blk 8, Sec. 32, Twp. 26, O.D.Y.D., Plan 896 Exc. Plan 24197
7. **SITE LOCATION:** South East Corner of Valley Road and Sherrydale Cr.
8. **CIVIC ADDRESS:** 551 Sherrydale Cr.
9. **AREA OF SUBJECT PROPERTY:** 6,396m²
10. **AREA OF PROPOSED REZONING:** 6,396m²
11. **EXISTING ZONE CATEGORY:** A1 – Agriculture 1
12. **PROPOSED ZONE:** RU6b – Two Dwelling Housing with Boarding and Lodging House
13. **PURPOSE OF THE APPLICATION:** To Amend The Official Community Plan To Change The Future Land Use Designation Of The Subject Property From Rural/Agricultural To Single/Two Family Residential,

To Rezone The Subject Property From The A1 – Agriculture 1 Zone To The RU6b – Two Dwelling Housing With Boarding And Lodging House Zone To Permit The Construction Of A 10 Bedroom Seniors Boarding and Lodging House

- | | | |
|-----|--|-----|
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY | N/A |
| 15. | DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | N/A |

Attachments

Subject Property Map

Map A

8 pages of site elevations / diagrams

Letter from Land Commission