
CITY OF KELOWNA
MEMORANDUM

Date: December 12, 2001
File No.: File No. OCP01-018/Z01-1016/TA01-015
(3360-20)

To: City Manager

From: Planning & Development Services Department

Purpose: To amend the Official Community Plan Future Land Use Map to reflect the proposed uses in the rezoning application;

To rezone Phase One of the Glenmore Highlands Area Structure Plan from the existing zones (A1, P3, P4, RU1, RU4 & RM3) adopted in 1983 to the various zones proposed to facilitate the development of 457 units comprised of a mixture of single family lots and multi-family lots and containing a commercial component, parks & open space and associated utilities; and

To amend the Zoning Bylaw No. 8000 by incorporating a new zoning designation of RU2h – Medium Lot Housing (Hillside area) and RU2hs – Medium Lot Housing (Hillside Area) with Secondary Suite

Owner: Glenwest Properties Ltd. &
Glenmore-Ellison
Improvement District

Applicant/Contact Person: Ekistics
Town Planning Inc./Paul Rosenau

Existing Zones: A1 – Agriculture 1;
P3 – Parks & Open Space; P4 – Utilities;;
RU1 – Large Lot Housing, RU4 – Low
Density Cluster Housing, and RM3 – Low
Density Multiple Housing

Proposed Zones: P3 – Parks & Open
Space, P4 – Utilities, RU1h – Large Lot
Housing (Hillside Area), RU2h – Medium
Lot Housing (Hillside Area), RU2hs –
Medium Lot Housing (Hillside Area) with
Secondary Suite, RU4 – Low Density
Cluster Housing, RM2 – Low Density Row
Housing, RM5 – Medium Density Multiple
Housing and C3 – Community
Commercial

Proposed Official Community Plan Designations:
Single/Two Family Residential, Commercial and Public Services Utilities

At: Northwest of Begbie and Union Roads

Report Prepared by: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATIONS

THAT Map 15.1 Generalized Future Land Use Map of the Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600 be amended by deleting the Multi-family Residential – low density and Multi-family Residential – low density transition designations and replacing with the Single/Two Family Residential, Commercial and Public Services Utilities designations, from that Part of Lot A, Sections 4, 5, 8 and 9, Township 23, ODYD, Plan KAP69724, as shown on Map "A" attached to the report of Planning & Development Services Department dated December 12, 2001, located off Union Road and Begbie Road, Kelowna, BC;

AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by adding the RU2h – Medium Lot Housing (Hillside Area) and the RU2hs – Medium Lot Housing (Hillside Area) with Secondary Suite as outlined in the report of the Planning & Development Services Department dated December 12, 2001;

AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of part of Lot A, Sections 4, 5, 8 and 9, Township 23, ODYD, Plan KAP69724; Lot 1, Section 4, Township 23, ODYD, Plan KAP47867 located on Union Road, Kelowna, BC from the A1 – Agriculture 1, P3 – Parks & Open Space, P4 - Utilities, RU1 – Large Lot Housing, RU4 – Low Density Cluster Housing and the RM3 – Low Density Multiple Housing zones to the P3 – Parks & Open Space, P4 – Utilities, RU1h – Large Lot Housing (Hillside Area), RU2h – Medium Lot Housing (Hillside Area), RU2hs – Medium Lot Housing (Hillside Area) with Secondary Suite, RU4 – Low Density Cluster Housing, RM2 – Low Density Row Housing, RM5 – Medium Density Multiple Housing and the C3 – Community Commercial zones as shown on Map "A" attached to the report of the Planning & Development Services Department dated December 12, 2001;

AND THAT the OCP Amendment, zone amendment and text amendment bylaws be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the OCP amendment, text amendment and zone amending bylaws be withheld pending the execution and registration, by the owner of the subject property, of a Servicing Agreement acceptable to the City of Kelowna.

2.0 SUMMARY

This rezoning application is for the development of Phase One of the Glenmore Highlands Area Structure Plan, which was adopted by Council in April 2000. Phase One is comprised of two legal parcels, totalling approximately 78 ha, located northwest of Union and Begbie Roads and will facilitate the development of 457 units consisting of large and medium lot single family housing, low density cluster housing, low density row housing and medium density multiple housing. In addition, there will be a community commercial component, parks & open space and a utility zoned parcel.

The proposed zoning designations will replace the zoning designations that have been in place since 1983 and will be incorporating the recently adopted Kelowna Hillside Development Guidelines.

In support of this rezoning application the applicant has submitted the Glenmore Highlands Phase One document, dated November 2001, which is attached to this report and throughout this report reference will be made to various Figures found in the attached document and the page number on which they are found.

2.1 Advisory Planning Commission

The application was reviewed by the Advisory Planning Commission at their meeting of April 3, 2001 and the following recommendation was passed:

That the Advisory Planning Commission supports Rezoning Application No. Z01-1016 by Ekistics Town Planning Inc. (Paul Rosenau), to rezone Phase 1 of the Glenmore Highlands Area Structure Plan (314 single family units) from the existing zones (P3, P4, RU1 & RU4) adopted in 1983 to the P3 – Parks and Open Space zone; the P4 – Utilities zone; the RU1 – Large Lot Housing zone; the RU2 – Medium Lot Housing zone and the RU3 – Small Lot Housing zone as per the Area Structure Plan

3.0 BACKGROUND

3.1 Glenmore Highlands Area Structure Plan

The Glenmore Highlands Areas Structure Plan (ASP), adopted April 2000, encompasses all of the undeveloped lands north of Cara Glen Way between Clifton Road on the west and the Glenmore Valley on the east. The north boundary generally aligns with the south boundary of the Stephen's Coyote Ridge Regional Park (refer to Figure 18 from the ASP attached).

The entire Glenmore Highlands ASP comprises approximately 720 ha and the Phase One component is approximately 78.2 ha, which represents ~10% of the overall planned development and will accommodate 457 units. The maximum development potential of the entire ASP area is ~2,800 new units.

3.2 Glenmore Highland Phase One Rezoning

3.2.1 Site Conditions

The Phase One area topography has an elevation difference of 110 metres and ranges from the relatively gentle slopes in and around Walroy Lake to the more rugged terrain of the Ridge neighbourhoods. The area within the proposed Phase One boundary generally drains in an eastward direction towards the actual Glenmore Valley and ultimately feeds into the Brandts Creek system.

Within the Phase One area slopes in excess of 30% have been identified as shown on Figure 5 (page 8). To preserve the integrity of these lands the applicant has indicated that Section 219 "no-disturb" covenants will be registered on every affected parcel to prohibit site disturbance within the slope protection areas. Specifically, the covenants will prohibit the construction of any permanent structures, the removal of significant trees or the excavation of soils. The removal of minor tree limbs below the tree canopy or the clearing of underbrush to minimize the risk of wildfire spread will be permitted.

3.2.2 The Concept Plan

The area under application for the Phase One development and the zoning designations proposed are shown on Figure 11 (page 29).

The area under application is bounded by the Glenmore Highlands property line to the east and the Union Road corridor to the west and south, as well as being determined by the proposed expansion of the Glenmore-Ellison Improvement District (GEID) service area boundaries.

A new GEID water reservoir is proposed to be constructed on the summit of the easternmost ridge at an elevation of 535 m (P4 parcel on Figure 11) and will be capable of servicing lands located between the elevations of 430 m and 535 m.

3.2.3 The Proposed Neighbourhoods

There are seven separate neighbourhoods proposed within the Phase One development area and these neighbourhoods will be developed in stages as shown on Figure 7 (page 21) and are detailed below.

The first three neighbourhoods that will be developed are located at the western end of Union Road and are:

- The Terrace Neighbourhood – the terrace of land located above the Glenmore Valley homes on Portview Avenue. There are 64 RU1h lots proposed for this neighbourhood. A natural area park (part of the wildlife corridor proposed in the ASP) will follow along the western perimeter of the neighbourhood and the applicant proposes a Neighbourhood Park located on an east facing terrace overlooking the Glenmore Valley.
- The Still Pond Neighbourhood – the triangle of land at the south end of Still Pond confined between two ridges of land. There are 18 RU2h lots and 15 RU2hs for a total of 33 lots proposed for this neighbourhood. The RU2hs lots will have lane access with the homes fronting the Still Pond Neighbourhood Park.
- The South Ridge Neighbourhood – located along the southern half of the ridge that forms a backdrop to Glenmore Valley's Drake Road. There are 36 RU1 lots proposed and 7 low-density cluster housing units proposed for this neighbourhood. (Note: This is an informal reference name only – the applicant is aware that a South Ridge Neighbourhood already exists within the City). This is the first neighbourhood proposed for subdivision. An application for 41 single family lots and the reservoir lot is being processed concurrently with this rezoning application.

The remaining four neighbourhoods proposed as part of the Phase One development will be accessed off the west end of Begbie Road and are:

- The Walroy Lake Neighbourhood – the crescent of land located south of the Begbie Road extension overlooking Walroy Lake. There are 84 RU2h lots and 18 RM2 – Low Density Row Housing units proposed for this neighbourhood. The proposed 3000 m² Walroy Lake Neighbourhood Park is located in the central part of this neighbourhood overlooking Walroy Lake.
- The North Ridge Neighbourhood – located along the northern half of the ridge immediately above the neighbouring property, which contains an existing operating dog kennel. (Note: The kennel is located on Lot A, Plan 6609 and is a panhandle lot. The landowner has been in contact with the Planning & Developments Services Department expressing his concerns with respect to the buffering of the proposed residential neighbourhood and the kennel). There are 30 RU2h lots proposed for this neighbourhood.
- The Begbie Rise Neighbourhood – the lands located on the north side of the Begbie Road extension rising up toward Stephen's Coyote Ridge Regional Park on the northern edge of Glenmore Highlands. There are 78 RU1h lots and 4 RU2h lots proposed for this neighbourhood.

- The Walroy Knoll Neighbourhood – the lands located east of the future village, between Walroy Lake and Still Pond. There are 27 RM2 – Low Density Row Housing lots and 76 RM5 – Medium Density Multiple Housing lots proposed for this neighbourhood.

3.2.4 Proposed Land Uses and Zoning

As the majority of the development within the Glenmore Highlands ASP comprises hillsides, the recently approved Kelowna Hillside Development Guidelines will be utilized as a basis for the development within the ASP. This hillside form of development will be supported by the following proposed design concepts:

- Modification of the road design requirements in accordance with the Kelowna Hillside Development Guidelines;
- Adaption of the form and character of the homes to a hillside environment by siting the buildings as close to the fronting and/or flanking street as possible, while complying with the reduced setback requirements as illustrated by Figure 23 (page 63);
- Incorporation of the wetlands into the development concept based on site specific “reserve zone” and “management zone” setbacks through Environmental Development Permits; and
- Providing an environmental and recreational network focused around a large open space area that will form the centrepiece of the community.

The Phase One rezoning proposal contains five different forms of residential development, a sports and recreation club and three different classifications of Park, as illustrated on Figure 8 (page 25).

As shown on Figure 11 (page 29), the Phase One zoning designations proposed for the residential uses are:

- 177 RU1h – Large Lot Housing (Hillside Area) lots;
- 137 RU2h – Medium Lot Housing (Hillside Area) lots;
- 15 RU2hs – Medium Lot Housing (Hillside Area) lots with suites;
- 7 RU4 – Low Density Cluster Housing units (*principal uses are single and semi-detached housing*);
- 45 RM2 – Low Density Row Housing units (*principal uses are single and semi-detached housing, duplex housing and row housing*); and
- 76 RM5 – Medium Density Multiple Housing (Hillside Area) units (*principal uses are apartment, congregate, and stacked row housing and group homes major*)

The zoning criteria, as shown on the following tables, outlines the RU1h hillside requirements with the conventional zoning criteria shown in brackets, where it differs from the hillside criteria.

RU1h – LARGE LOT HOUSING (Hillside Area)

| CRITERIA | RU1h Required (RU1) |
|-----------------------------|---|
| Site Area (m ²) | 550 |
| Site Width (m) | 16.5/17 corner/15 lane access |
| Site Depth (m) | 30 |
| Site Coverage (%) | 40 /50 w/paved surfaces |
| Height max. (m/storeys) | 9.5/2½ and 6 for accessory bldg w/suite |

| | |
|------------------------|--|
| Setbacks (m) | |
| Front | 3.0/6.0 from back of curb or sidewalk to front entry garage or carport <i>(4.5/6.0 from property line to front entry garage or carport)</i> |
| Rear | 7.5/1.5 accessory bldg. |
| Side (1 or 1½ storey) | 2.0 |
| Side (2 or 2½ storey) | 2.3 |
| Side (flanking street) | 3.0/6.0 from back of curb or sidewalk to front entry garage or carport <i>(4.5/6.0 from property line to front entry garage or carport)</i> |

RU2h & RU2hs – MEDIUM LOT HOUSING (Hillside Area) with suites

| CRITERIA | RU2h & RU2hs (RU2) REQUIREMENTS |
|--|--|
| Site Area (m²) | 400 |
| Site Width (m) | 13/12 lane access/15 corner |
| Site Depth (m) | 30 |
| Site Coverage (%) | 40 (50 w/paved surfaces) |
| Height max. (m/storeys) | 9.5/2½ and 6 for accessory bldg w/suite |
| Setbacks (m) | |
| Front | 3.0/6.0 from back of curb or sidewalk to front entry garage or carport <i>(4.5/6.0 from property line to front entry garage or carport)</i> |
| Rear (1 or 1½ storey/ 2 or 2½ storey/ accessory) | 6.0/7.5/1.5 |
| Side (1 or 1½ storey) | 1.5 |
| Side (2 or 2½ storey) | 1.8 |
| Side (flanking street) | 3.0/6.0 from back of curb or sidewalk to front entry garage or carport <i>(4.5/6.0 from property line to front entry garage or carport)</i> |
| Side (no vehicular access to rear yard) | 3.0 |

Note: In addition to the above noted criteria the applicant is proposing the following requirements as part of the Phase One design guidelines:

- The garage shall be stepped back a minimum of 0.6 metres from the principal front façade of the home.
- The building must be sited as close to the fronting and/or flanking street as possible while complying with the setback regulations.
- On parcels that exceed 1000 m² (RU1)/750 m² (RU2) in lot area or have a lot width of 30 m (RU1)/24 m (RU2) or more or are panhandle lots, requirements that the building be set as close to the fronting and/or flanking street as possible do not apply. *This provision is proposed to address circumstances whereby lots have been deliberately oversized to incorporate and retain significant natural features such as rocky outcroppings or large trees. In these situations, building placement is to be more site-specific and responsive to actual conditions.*

Additional requirements that are incorporated in the RU1h, RU2h and RU2hs zones.

- Notwithstanding the overall building height regulations, the maximum height of any vertical wall element facing a front, flanking or rear yard (including walkout basements) is the lesser of 6.5 m or 2 storeys, above which the building mass must be stepped back at least 1.2 m.
- For all decks, supporting posts or columns shall not exceed the lesser of 4.5 m or 1 storey in height.

The C3 – Community Commercial zoned area will contain the village centre commercial area on the west side of Union Road and the proposed Sports and Recreation Club on the east side of Union Road adjacent to Still Pond. Development within this C3 zoned area will require Development Permit applications.

The proposed Glenmore-Ellison Improvement District water reservoir site, which is required to provide water service to the Phase One proposed development, will be zoned P4 – Utilities.

3.0 SERVICING

NOTE that the zoning submission generally illustrates the servicing concept and that modifications may be made through the approval of detailed designs.

3.1 Water

All 457 units and the commercial site within the proposed Phase One development area will be serviced by the Glenmore-Ellison Improvement District for the water supply. In order for GEID to service this area an application has been made to expand their service area to include all of the proposed Phase One development. This application has been submitted and is waiting for official approval from the Ministry. Details of this application are contained in Appendix C of the attached Phase One Rezoning document.

As part of the water servicing requirements a new water reservoir and booster pump system will be constructed on the eastern most ridge of the South Ridge Neighbourhood. In addition, upgrades to the existing GEID water system will be necessary to adequately service the entire Phase One development.

The water distribution system is shown on Figure 27 (page 73) which illustrates that the majority of the Phase One development is within pressure zone 4 (elevation 440m – 505m) with the exception of approximately 22 lots above the 505 m elevation, shown shaded in green, which will be supplied water from the new reservoir through the booster pump system.

An updated map showing the overall water distribution plan for the Glenmore Highlands project is found in Appendix E of the attached Phase One Rezoning document.

3.2 Sanitary Sewer

There is an existing main sanitary sewer stub, which was installed for the purpose of servicing the Glenmore Highlands property, located on Union Road at the intersection of Millard Place. In order to service Phase One this sanitary sewer main will be extended ~150 m to the east of the Glenmore Highlands property.

The majority of the Phase One development will be serviced by gravity sewer however there are two areas in the northeast corner of the Phase One development that will require the construction of two separate sanitary pump stations in order to pump the sewage up to the Walroy Lake end where the gravity system will then be utilized.

This gravity system will follow along the east boundary of Walroy Lake and Still Pond and, as mentioned previously, the right-of-way will also be utilized as part of the linear trail system. Refer to Figure 28 (page 75) for the proposed sewer locations. It should be noted that while there are areas where rear lot servicing is shown, this is to be avoided, if possible, by installing the sewer deeper in the streets. However, these issues will be resolved through the subdivision process.

Of note is the proposed construction of a sewerline along the eastern edge of Walroy Lake and Still Pond. The installation and end result of this proposed sewer location, in order to meet the accessibility standards of the Works and Utilities Department, will probably have a fairly visible effect on the area adjacent to the lakes. A fairly substantial loss in the trees around the lake is foreseen, and the possible requirement for some retaining walls along the required access lane above the proposed sewer. While this result will provide a fairly nice, flat walking path above the sewer, it may look a lot different than the natural setting that exists today. The technical aspects of this sewer will be dealt with during the subdivision process.

3.3 Drainage

Drainage for the Phase One proposed development area is in a general eastward direction towards the Glenmore Valley area and ultimately feeds into the Brandts Creek system.

Figure 29 (page 77) illustrates the five catchment areas. As part of the drainage plan there are two outflow control structures required, one at the south end of Walroy Lake and one at the south end of Still Pond. These are required in accordance with the Stormwater Management Plan for the regulation of the pond levels and storage/discharge characteristics.

3.4 Off-Site Road Works

Off-site works required by this phase of development include the following:

3.4.1 North End Connector

By the build out date of Phase 1 (proposed to be 2007) significant off-site roadway improvements are triggered. To date, we have been indicating to the development community that the relevant portion of the North End Connector (Spall to Gordon) will be in place when necessary (sometime around 2003-2004) and that it would not be a 'front end' requirement of any single development. In any event, it is again a requirement of this development application, and we will again assume it to be in place by the build-out, noted at 2007. Also, while not directly related, the Skyline/Clifton realignment is also assumed to be in place by 2007. The City has committed to coordinate and construct these works in accordance with the 20 Year Servicing Plan; no further contribution is required from the developer.

3.4.2 Glenmore Road 4 Laning

Glenmore Road expansion to 4 lanes from Glenmeadows Road to Dallas Road is required for this phase of development. This 4-laning of Glenmore Road is not a City priority at this time. The rezoning of the Highlands will advance the need for the road thereby committing DCC and City funds earlier than anticipated. The cross-section proposed for a twenty year life includes a raised landscaped median with rural shoulders and ditches. Bikepaths will be placed beside the sidewalks along the property lines. The total cost of this roadwork is anticipated to be about \$3,500,000. The City will coordinate and construct the works; however, the developer will be required to provide an up front contribution equivalent to Development Cost Charges for the build out of this phase.

Based on a total of 457 units, the LC amount will be \$ 1,202,310 (438 Edu's at \$2,745/unit). Note that Equivalent Dwelling Units (EDU) for apartments is 57, though actual units are 76. This is to be provided in the form of a Letter of Credit (LC). The LC will be reduced as DCC's are paid or as payments for construction are made. The City will require cash contributions at the time of construction based on monthly progress claims of the construction project. At the time of construction, the City will require the contractor to provide an estimate of the monthly project claims and the anticipated billing dates. These will be used in determining the dates (and amounts) that funds must be received by the City from Blenk Development. If payment is not received on time, the remaining value of the letter of credit will be called and used as the City sees fit on the project. We anticipate that the total time frame over which the project is completed will be 4 or 5 months. DCC credits will be applied on a dollar for dollar basis for future subdivisions, for future subdivisions or developments in this phase, the developer will pay the DCC rate of the day.

3.4.3 Intersection at Glenmore Road and Union Road

Traffic signals and a separate northbound left-turn bay (built to City/TAC standards) are triggered after 100 units are developed on the site. Therefore construction by the Developer will be required at the time of subdivision after the 100th unit. A Security bond will not be required until a subdivision application or a development application exceeds the 100 unit trigger and will form part of a new Servicing Agreement at that time. At that time (100 units), the City will also re-assess the need (timing) for these intersection improvements. These works are not part of the City DCC projects and therefore not subject to DCC credits.

3.4.4 Union Road

On Union Road from the Highlands property line to Millard Place, the City requires construction of two 3.5m lanes with two 1.5m bike lanes for a carriageway width of 10m complete with C&G and sidewalk both sides. Sidewalks will need to be located at property lines. The City is obligated to complete this section as funds were collected from adjacent developments. The applicant is required to design and construct the works, as part of the subdivision application but the City will reimburse the applicant for this cost based on the lowest of three bids. Bonding is not required for these works. The City will reimburse the applicant based on contract progress claims as determined at that time.

3.4.5 Begbie Road

The Begbie Road connection from the Highlands property line to Glenmore Road will need to be acquired and constructed to a rural Class I Collector standard (20m dedication - 10.0m road) by the applicant. A security deposit for this work is not required at this time. The applicant will need to acquire any land needed and provide security for the works when the subdivision phase fronting the road is developed. This road is not a City DCC project and therefore not subject to DCC credits.

3.4.6 Intersection of Glenmore and Begbie

At the intersection of Glenmore Road and Begbie Road, a separate northbound left-turn bay is required on Glenmore Road built to City/TAC standards for the existing posted speed limit of 80 km/h. This will be at the applicant's cost. The applicant will need to acquire any land needed and provide security for the works when the subdivision phase fronting Begbie road is developed.

3.4.7 Servicing Agreement

A Servicing Agreement is required prior to Final Adoption of this bylaw for the Glenmore 4 laning bonding requirements and the future triggers for offsite works as noted above. The Agreement will need to be registered on title as a Restrictive Covenant.

4.0 THE PARKS NETWORK

The Glenmore Highlands ASP established potential locations for Neighbourhood Parks, Community Parks as well as Linear Parks and Open Space (including wetlands). The ASP also designated a number of Wildlife Corridors within the Highlands that are intended to be left in a natural, undisturbed state to provide routes of movement through the ASP area for the indigenous wildlife. In addition, a comprehensive system of trails, natural areas and open space will link Phase One with the remainder of the Glenmore Highlands community. The proposed parks and environmental network will preserve approximately 21% of Phase One for recreational use as shown on Figure 12 (page 34). Portions of these park areas qualify for Development Cost Charge credits. These areas that are to be credited are shown shaded yellow in Figures 3, 4, 5, 6, & 7 of Appendix A of the attached Phase One Rezoning document

There are three park categories associated with the Phase One rezoning proposal and they are:

- 4.1 Community Park – The Village Centre Community Park is located adjacent to Walroy Lake east of Union Road and is 1.6 ha in size. It is proposed that the Community Park will act as a staging area for the park system throughout the entire Glenmore Highlands development. As shown on Figure 13 (page 37) the Community Park is split into two portions by Union Road, with a pedestrian underpass proposed to serve as a link. The portion on the west side of Union Road will be developed in conjunction with the development of the Village Centre and the proposed elementary school while the portion between Union Road and Walroy Lake is planned for development within the time frame of the Phase One development.
- 4.2 Neighbourhood Parks – There are three Neighbourhood Parks proposed within the Phase One Development and they are the Terrace Neighbourhood Park, the Still Pond Neighbourhood Park and the Walroy Neighbourhood Park. Facilities within these parks could include children's playgrounds, walkway links, docks and open play areas. Canada Post mail kiosks will be located within these Neighbourhood Parks.
 - The Terrace Neighbourhood Park is approximately 2,300 m² in size and will serve as a pedestrian link between the upper Terrace Neighbourhood and the lower Terrace Neighbourhood and is shown on Figure 14 (page 39).
 - The Still Pond Neighbourhood Park (Figures 15 & 16 pages 41 & 42) is approximately 3.1 ha in size and is located along the southern and eastern edges of Still Pond and includes a ridge that rises 58 metres above the water edge and offers a panoramic view of the Phase One development and beyond. The GEID water reservoir is located adjacent to the northwest corner of the ridge portion of the park. There will be a linear trail system along the eastern shore of Still Pond that will connect through to the Walroy Neighbourhood Park system. The trail system will also run along the south side of Still Pond to the west side providing pedestrian access to the Sports and Recreation Club site.

- The Walroy Neighbourhood Park (Figure 17 page 44) is approximately 1,500 m² in size and is located northwest of Walroy Lake with a pedestrian link to the linear trail that runs along the east side of Walroy Lake and Still Pond.

It is the intention of the developer and the recommendation of staff that an agreement be negotiated that will deal with the dedication of all DCC parks contained in Blenk's portion of the ASP. As subdivision proceeds, at any time the City may be in a surplus or deficit position relative to DCC parkland. It is intended that the dedications balance out over the term of the ASP, and to this end appraisal work is being undertaken. It is proposed that this agreement be registered on the balance of the lands.

4.3 Natural Area Parks

Throughout the Phase One development area there will be ~3.6 km of hiking trails that connect the wetlands with the ridges and the various neighbourhoods. There are two significant areas designated as Natural Area Parks. The area along the west and south side of the Terrace Neighbourhood and the trail system along the eastern edge of the wetlands (Still Pond and Walroy Lake). The trail system along the east side of the wetlands will not only serve as a connection between two neighbourhoods but will also serve as the proposed sanitary sewer right-of-way. This section will develop as a Class 1 trail with a 3.0 metre wide crushed granular surface. A Class 4 trail standard will be applied in most other natural areas within Phase One.

4.4 The Wetlands

There are eighteen wetlands identified within the ASP and two of the largest, Walroy Lake (3.96 ha) and Still Pond (2.22 ha) are situated within Phase One. In addition, as part of the Phase One application process, mitigation work will be undertaken around Wetlands #10b and #10c, which are located just west of the Phase One boundary.

A summary of the Mitigation works as shown on Figure 19 (page 47) follows:

Wetland 9 – Walroy Lake

- Create one littoral shelf along the northeast shoreline and one along the west shoreline to provide areas for new shallow open water habitat, complete with planting of the reserve zones;
- Create two waterfowl nesting areas adjacent to the northeast shelf;
- Restoration of riparian edge along the northern shoreline;
- Create Class 1 waterfront trail along eastern edge; and
- Restrict public access in sensitive habitat areas.

Wetland 10a – Still Pond

- Create a littoral shelf along the south shoreline complete with the necessary planting;
- Filling ~552m² of the southern edge of Still Pond adjacent to new littoral shelf;
- Reconstruction of the weir between Walroy Lake and Still Pond to enhance the natural wetland cycle;
- Create Class 1 waterfront trail along the eastern edge; and
- Restrict public access in sensitive habitat areas.

An Environmental Development Permit (DP01-10,033) has been approved but not issued that addresses the setbacks and mitigation strategies associated with these wetland areas.

The conditions of this Development Permit are outlined below and all referenced material may be found in Appendix B of the Phase One Rezoning submission document attached to this report:

1. The Environmental Modification and Enhancement for Still Pond (Wetland 10A), Walroy Lake (Wetland 9) and Wetland 10B be constructed in general accordance with Schedules "A", "B", "C" and "D" attached to the Permit.

Note: This Environmental development Permit does not include the area containing the sanitary sewer right of way. This will require a separate Environmental Development Permit.

2. Compliance with the following:
 - a) Environmental Assessment and Recommendations outlined in the EBA Engineering Consultants Ltd. Report dated August 29, 2001;
 - b) The Ministry of Water, Land and Air Protection letter of approval dated July 30, 2001 (File #A303914)
 - c) The Ministry of Water, Land and Air Protection, Habitat Protection Officer letter dated July 23, 2001-09-24
3. An Environmental Monitor is required to monitor and report progress of all works and conditions as outlined in the Development Permit. The City of Kelowna Environment Manager must receive written reports every two (2) weeks during construction of these works with a final monitoring report at the time the works are completed.
4. All areas that are graded for work up until October 30, 2001 must be stabilized and re-seeded prior to October 30, 2001. For works in 2002 all areas that are graded for work must be re-seeded or stabilized within 30 days to prevent weed growth and erosion.
5. Prior to issuance of the Environmental Development Permit, an Erosion and Sediment Control Plan must be submitted to and approved by the City of Kelowna Works & Utilities Department.
6. Prior to Issuance of the Environmental Development Permit a schedule of works must be submitted to the City of Kelowna Planning & Development Services Department.
7. Prior to issuance of the Environmental Development Permit a Weed Control Plan for graded areas must be submitted and approved by the Environment Manager. This plan shall address the denuded north shoreline area, which has an infestation of weeds in the immediate upland (2-3 metres) area and should be graded/weeded and re-seeded in consultation with the environmental consultant.

8. Prior to Issuance of the Environmental Development Permit the applicant shall be required to post with the City a Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the above required modification and enhancements, as determined by the an environmental consultant and approved by the City of Kelowna Environment Manager.

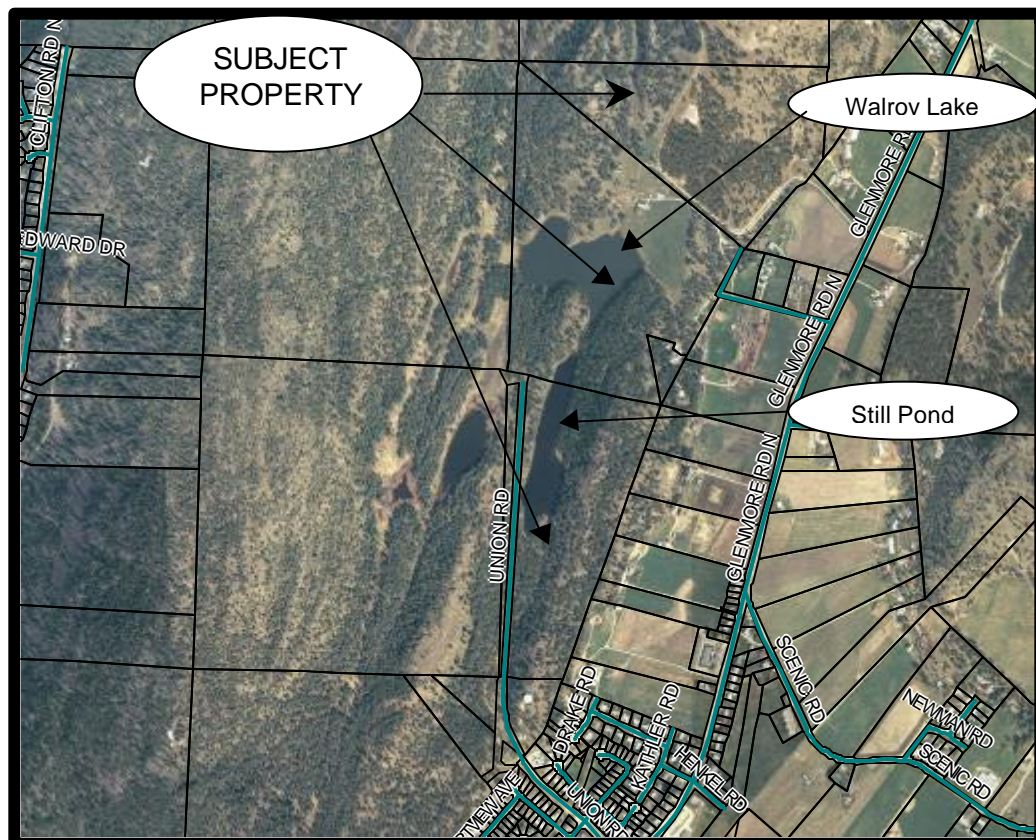
5.0 PHASING PLAN

The Phase One Rezoning is proposed to be developed in eight phases as outlined on Figure 30 (page 83). The development of the road, water sanitary sewer system, storm sewer system and the environmental work have been addressed in this proposed phasing program as outlined in the attached Phase One document.

6.0 SITE CONTEXT

Adjacent zones and uses to the proposed Phase One development are, to the:

- North - A1 – Agriculture 1; Rural undeveloped
- East - A1 – Agriculture 1, rural agriculture parcels; RU1 – Large Lot Housing, RU2 – Medium Lot Housing; RU6 – Two Dwelling Housing; existing developed Glenmore Valley residential subdivisions.
- South - P3 – Parks and Open Space (in accordance with the original zoning for Glenmore Highlands); undeveloped
- West - P3 – Parks and Open Space & RU1 – Large Lot Housing (in accordance with the original zoning for Glenmore Highlands);



6.1 Current Development Policy

The area referred to in this application as Phase One was partially zoned in 1983 as RU1, RU4, P3 and P4 with the balance as A1. Based on the current zoning, including the areas zoned A1, the development potential is for ~279 units.

6.1.1 City of Kelowna Strategic Plan (1992)

The proposed Phase One development of the Glenmore Highlands Area Structure Plan is in keeping with the Strategic Plan as the plan encourages a range of housing types and densities in new areas and requires a full level of urban services at the same time as development occurs.

6.1.2 Kelowna Official Community Plan (1994-2013)

Through this application the OCP is being amended to reflect the proposed zoning for the Phase One of development.

7.0 TECHNICAL COMMENTS

7.1 Works & Utilities

7.1.1 General

- a) This report identifies the Works and Services required for this development and when they must be provided.
- b) The applicant has confirmed with the City, the Works and Services needed to service this development (refer to specific sections below);
- c) Prior to Final Adoption of the Zone Amending Bylaw, the applicant must:
 - i) Apply for subdivision approval (can be a block plan);
 - ii) Execute a Servicing Agreement, for these works, to be registered as a Restrictive Covenant against the title of the lands.
- d) The Glenmore Highlands Phase One Concept Report (November 2001 Final Edition) prepare by Ekistics Town Planning Inc. outlines the servicing strategy proposed for this phase of development. Additional comments on the servicing strategies are noted below.

7.1.2 Water

- a) The lands in this first phase of development will be served by the Glenmore Ellison Improvement District. 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) 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.
- c) A boundary adjustment must be approved before Final Adoption.

7.1.3 Sanitary Sewer

- a) The Sewer is available approximately 700m south of Begbie Road, on Glenmore Road and may be utilized if feasible.
- b) Internally, a sewermain is proposed behind the lots adjacent to Walroy Lake, and in many rear-lot locations in the Walroy Lake neighbourhood. Rear-lot servicing is to be avoided in new developments if at all possible. A preferred option is that sewers in the fronting roads be installed deeper. A sewer adjacent to Walroy lake could be in a zone below the water level of the Lake, and in an environmentally sensitive area, both of which would make future maintenance of the main very difficult. If sewer mains are unavoidable in rear-lots, then a minimum 4.5 m Statutory Right-of-Way is required with a 3.0m flat pad area above the sewer for vehicle access. Longitudinal grades are not to exceed 10%. Side slopes are to be 3H:1V (1.75H:1V maximum where approved).
- c) The ground along the rear-lot sewer proposed at the North end of Walroy Lake is relatively flat, clear of trees and above the water level.
- d) Where sewers are provided through rear lots and physical access along the Statutory Right-of-way may be impeded (such as by fences or lot grading), an increased side yard setback (or Statutory Right-of-way) will be needed for each lot to allow equipment access.
- e) Figure 28 of the Concept Report shows a sewermain in the Terrace Neighbourhood traversing through the middle of some lots proposed immediately above the houses on Portview Crescent. The 4.5m Statutory Right-of-way that is required for the Sewer, through the middle of the new lots, would certainly jeopardize the use of those new lots and would likely reduce the building envelope. As mentioned above, a rear-lot sewer should be avoided if possible; but if unavoidable, it should be at the rear of the lot under a Statutory Right-of-way with an access pad as described above and house side-yard setbacks to allow equipment access.

7.1.4 Drainage

- a) Further modelling of Brandts Creek basin was completed by the applicant to combine with Glenmore Highland's models to confirm impacts on Brandts Creek. Previous Brandts Creek Basin studies did not include any contribution from the Highlands. The letter from InterCad dated November 29, 2001 says *"The results of this analysis indicate that the Brandt's Creek system has adequate capacity to accommodate the proposed development. However, to balance the storage capacity at detention pond W2 (located north of Applebrook Crescent), it will be necessary to modify the size of the flow control orifice at that location. This can be done quite simply by replacing the existing removable orifice plate with a new orifice plate in order to increase the orifice size from 250mm to 275mm diameter."* The City will co-ordinate this replacement, at the time of subdivision of the first phase, at the cost of the developer.
- b) Offsite Works include:
 - i) Extension of drainage system on Union Road.
 - ii) Extension of drainage system on Begbie Road
 - iii) Extension of drainage system north of Begbie Road (catchment 1C)
 - iv) Orifice upgrade as noted above on pond W2 (Applecree) of the Brandts Creek drainage system.

These offsite works will be required at the time of subdivision with the associated phase fronting it.

7.1.5 Roads

- a) The applicant has completed a Traffic Impact Assessment.
- b) At the time of subdivision, internal roads must be dedicated and constructed, or bonded for, to the Hillside Road standards. The Zoning Bylaw and the Subdivision Bylaw have been amended for Hillside Road standards.

(Note: The off-site road issues have been addressed in Section 3.4 of this report)

7.2 Inspections Department

Geotechnical Reports will be required at the time of subdivision.

The sentence dealing with the maximum height of the support of a deck should mention retaining walls. The posts could be sitting on a 1.4 m wall.

7.3 Fire Department

All emergency access lanes or roadways are to be a minimum 6.0 m wide and to be maintained year round. Looping of roadways should be encouraged whenever possible. The Phase One report offers little or no wildfire/interface mitigation (types of construction, fuel reduction etc.)

7.4 Parks Manager

- Parks Division has previously indicated that it was not prepared to accept the dedicated park or open space (natural area) on the +30% slope around and below the reservoir site. Please refer to Fig. 3, Still Pond Park, 26 Jun 01, this is the plan that I believe to be agreed to. Also refer to Fig.1, Overall Parks Plan, 27 Jun 2001. The proposed park at Still Pond as per Jun 2001 has no open space or parklands as per this recent submission on +30% slopes above the pond.
- Any ROW for a u/g utility will NOT be included as part of a park for dedication purposes, for instance, the long stretch along Still Pond is a utility first and secondly as park use for a trail regardless of the park class. The same goes for the intake and outlet for storm water facilities at Blair Pond and any ROW for u/g utilities beside the pond. Are the plans complete for the stormwater works yet? Parks Division has not been circulated a copy of any plan for Blair Pond.
- A park and recreation use may be occurring on top of the right of way, but at the discretion of Works and Utilities.
- All plans must include the full width of the ROW that cross a proposed park. Any utility ROW encumbers all but the use of the ROW for trail purposes in a park.
- The P3 shown beside the RU2h and across from the RM2 is not a dedicated park and is part of a wildlife corridor. This is a natural area open space, if anything.

- All entry feature signs for the proposed development to be located on private property and not on city Blvd. This includes any landscape treatment around the entry feature.

7.5 Environment Manager

Mitigation work to be done in accordance with the approved Environmental Development Permit. Timing of the completion of the work is an issue that needs to be resolved prior to approval of the rezoning and issuance of the Development Permit. There are a few discrepancies in the EBA Report dated August 29, 2001, (attached in Appendix B), that need to be resolved prior to issuance of the Development Permit.

7.6 Ministry of Environment

The Ministry of Water, Land and Air Protection, Southern Interior Region, has reviewed this application and recommend that any proposed buildings or structures on the property in question be not less than fifteen point zero (15.0) metres from the natural boundary of any creeks and that the underside of the floor system, of any area used for habitation or storage of goods damageable by floodwater, be not less than one point five (1.5) metres above the natural boundary of any creeks.

Further, no area below the required elevation should be used for installation of furnaces or other fixed equipment susceptible to damage by floodwater.

We recommend that, prior to approval of the above, consideration be given to a drainage system if the property is subject to flooding from local runoff or a high groundwater table.

We recommend that no alteration, obstruction or infilling of gulleys or seasonal drainage courses be permitted.

We advise that if any changes to the location or nature of any watercourse is contemplated, then an Approval of Notification under Section 9 of the Water Act is required. For further information, please contact the Water Management Program the Fish Wildlife and Habitat Program in Penticton at 490-8200. Please be aware that work in a watercourse is normal limited to a period of time called a "work window". These windows have been established to minimize the impact of development activities on the fisheries resource. The windows vary from stream to stream, may be brief (often one month), and are typically in the summer period. Applications for authority to do work in a watercourse should be submitted well in advance of the applicable work window to ensure that adequate time is available for adjudication.

7.7 Glenmore-Ellison Improvement District

The Trustees have given approval in principal to supplying domestic water to 465 residential units, plus a recreation centre and park in the Glenmore Highlands area. The area included in the application is part of the 465 units approved.

The approval is subject to the Developer paying a minimum of \$600,000 in Capital Expenditure charges (CEC's) prior to registering of this subdivision.

The CEC's owing on Phase 1a calculate as follows:

| | |
|---|------------------|
| Single family residential lots – 50 lots @ \$2,700.00 = | \$135,000 |
| Multi-Family residential lots – 7 units @ \$2,500.00 = | \$ 17,500 |
| <u>TOTAL</u> | <u>\$152,500</u> |

The balance (\$600,000.00 - \$152,500.00 = \$447,500.00) will be a credit against future development in Phase 1.

The approval is also subject to the installation of an on-site water system capable of supplying the domestic and fire flow demands in accordance with City of Kelowna Bylaw #7900. The on-site works include expansion of the District's Union Road Pump Station to include three additional booster pumps. Design drawings for the on-site works must be submitted for approval prior to commencing construction.

The District has a concern about the width of the panhandle on Lot 42. This lot will be the site of the balancing reservoir and the 4.5 meter width shown on the plan is not adequate to accommodate the water lines and electrical service required for the facility. The developer has been asked to review the panhandle width with their engineering staff.

7.8 Shaw Cable

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

7.9 Telus

Developer to provide underground structure as per Telus specifications.

7.10 RCMP

No Comment

7.11 SD #23

No response

7.12 BC Gas

Gas is available in the area of this development. More detailed drawings will be required to establish the design requirements.

7.13 Canada Post

This application will require the installation of centralized mail delivery equipment.

8.0 PLANNING COMMENTS

The Planning and Development Services Department is supportive of the development application as presented. However, there are items to be addressed through the ongoing subdivision process, which will occur in a phased manner and these are:

- Timing of environmental mitigation;
- Detailed site grading;
- Identification of no-disturb areas;

- Location of utility right-of-way corridors;
- Emergency access routes for each phase ;
- Trail locations and design standards; and
- Wildfire assessment.

Council may wish to note that the Phase 1 zoning boundary excludes a panhandle lot accessing off Begbie Road. The applicant has attempted to incorporate this property into this rezoning application, however, to date discussions are still on-going.

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 8 th Avenue |
| · CITY/ POSTAL CODE | Vancouver, BC V6H1C5 |
| 4. APPLICANT/CONTACT PERSON: | Ekistics Town Planning Inc./Paul Rosenau |
| · ADDRESS | 1107 West 8 th 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: | December 11, 2001 |
| 6. LEGAL DESCRIPTION: | Lot A, Sections 4, 5, 8 and 9, Township 23, ODYD, Plan KAP69724 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: | 78.2 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 & Open Space, P4 – Utilities, RU1h – Large Lot Housing (Hillside Area), RU2h – Medium Lot Housing (Hillside Area), RU2hs – Medium Lot Housing (Hillside Area) with Secondary Suite, RU4 – Low Density Cluster Housing, RM2 – Low Density Row Housing, RM5 – Medium Density Multiple Housing and C3 – Community Commercial |
| 12. PURPOSE OF THE APPLICATION: | To rezone Phase One 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 ASP - Figure 18
Glenmore Highlands Phase One Document dated November 2001