
CITY OF KELOWNA

MEMORANDUM

Date: May 7, 2002
File No.: 6530-06

To: City Manager

From: Special Projects Planning Manager

Subject: Adjustment of Neighbourhood 3 Boundaries, Southwest Mission Sector Plan

RECOMMENDATION:

THAT the boundaries of Neighbourhood 3 as outlined in the Southwest Mission Sector Plan be amended to coincide with the realigned extension of Gordon Drive,

AND THAT no rezoning for the subject area shown on Map A attached, be granted until an Area Structure Plan for Neighbourhood 3 is commenced.

SUMMARY:

A request has been received from the owner of property within the area designated as Neighbourhood 3 to adjust the boundaries of the Area Structure Plan area to coincide with the proposed Gordon Drive extension. This would allow the development of an area just north of the proposed Gordon Drive extension lying between Neighbourhood 2 and the infill development approved at the end of Steele Road (refer to Map A attached). The proposed development would accommodate approximately 40 single family residential lots. Currently, the Southwest Mission Sector Plan shows the area as being within the proposed Neighbourhood 3 (refer to Map B attached).

BACKGROUND:

The area in question is a portion of property lying between the eastern boundary of Neighbourhood 2, zoned for single family development (Progressive Construction) and subdivisions approved off the end of Steele Road and Paret Road. With the availability of more detailed information since the endorsement of the Southwest Mission Sector Plan in 1994, and its adoption into the Official Community Plan in 1995, the alignment of the proposed Gordon Drive extension has changed somewhat. Its S-curve is currently more pronounced than shown within the Southwest Mission Sector Plan, and located in the vicinity of the power line right-of-way. This new alignment bisects Neighbourhood 3. The Gordon Drive extension has been constructed to a rough grade, and it is proposed to be completed to a sub-grade this year.

While staff are concerned about setting a precedent for exempting areas from the requirement to prepare an Area Structure Plan, they acknowledge that the realigned Gordon Drive extension can be used to redefine the boundaries of Neighbourhood 3. Recent engineering work, since the adoption of the Southwest Mission Sector Plan allows more certainty to be attached to the location of the Gordon Drive extension right of way.

It can also be argued that this portion of Neighbourhood 3 acts as a transition to the existing developments on Barnaby, Steele and Paret (as anticipated by Section 4.3.2.2. of the SWMSP Transition and Infill Areas), and therefore should be exempted from the Area Structure Plan requirement.

In addition, letters have been received from the major property owners within Neighbourhoods One and Two indicating that they have no objection to the boundaries of Neighbourhood Three being modified in this manner.

CONCLUSION:

In view of the foregoing, it is recommended that the boundaries of Neighbourhood 3 be amended by resolution of Council.

Hazel Christy, MBC, MCIP
Special Projects Planning Manager

Approved for inclusion

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

/hb
Attach.