
CITY OF KELOWNA

MEMORANDUM

Date: July 25, 2002
File No.: DVP02-0069 (3060-20/3090-20)

To: City Manager

From: Planning & Development Services Department

Purpose: To vary the requirement that access to the development is only permitted from the rear lane in order to allow direct access from South Ridge Drive

Owner: 369736 BC Ltd., R265 Enterprises Ltd., Emil Anderson Construction Co. Ltd., Gilmar Management Ltd. and Gillen Investments

Applicant/Contact Person: Summit South Development Joint Venture/Mike Jacobs

At: South Ridge Drive

Existing Zone: RU2 – Medium Lot Housing Zone

Prepared by: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Municipal Council authorize the issuance of Development Variance Permit No. DVP02-0069, Summit South Development Joint Venture; Lots 1 – 14, DL1688S, SDYD, Plan KAP71342, located on South Ridge Drive, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

Section 13.2.6 (b), Access to RU2 - Medium Lot Housing: To vary the requirement restricting on-site access by way of the rear lane only, to allow vehicular access from South Ridge Drive.

2.0 SUMMARY

The applicant recently registered the subdivision plan creating the second phase of the development referred to as South Ridge. This Development Variance Permit is for Lots 1 – 14, which front on South Ridge Drive with a lane (known as South Crest Lane) located along the rear of the properties.

3.0 BACKGROUND

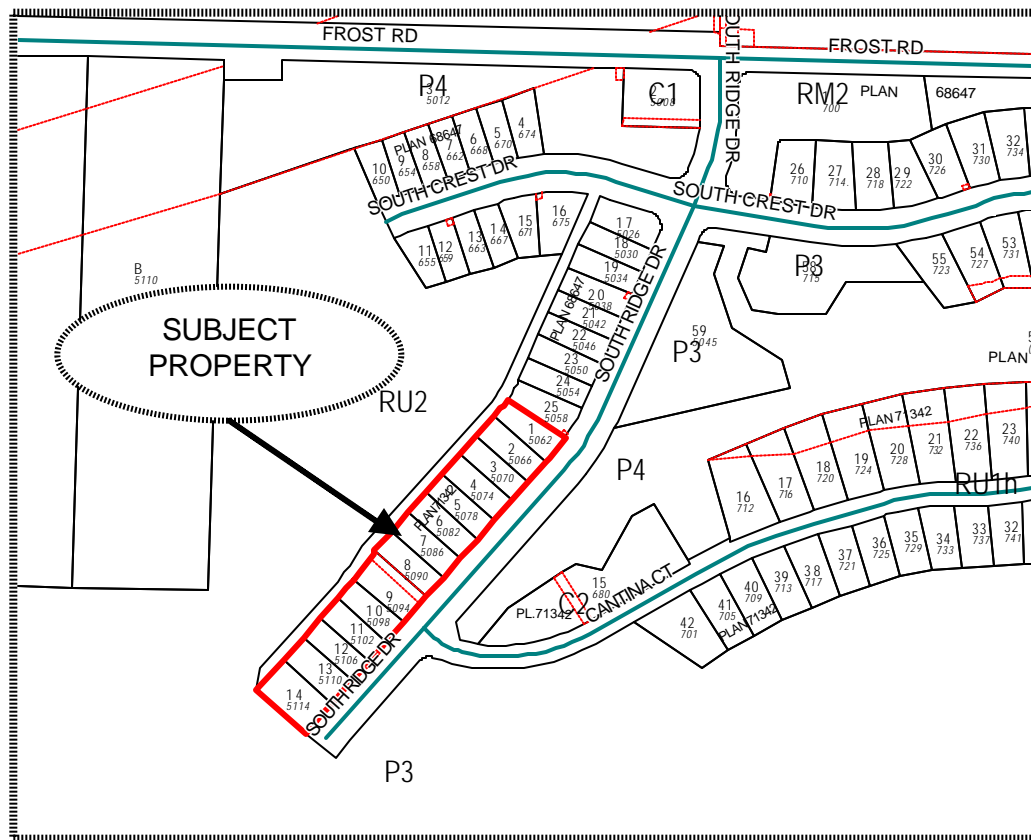
3.1 The Proposal

The purpose of the lane is to provide access to the lots on the downhill side of the lane. Physical access from the lane to the lots on the uphill side, Lots 1 – 14, is not feasible due to the topographic conditions.

A Development Variance Permit was issued in June 2001 for the Phase 1 lots fronting South Ridge Drive, which authorized the same variance being requested under this application.

3.2 Site Context

The subject properties are located on the west side of South Ridge Drive, across from Cantina Court.



The adjacent zone and uses are as follows:

- North - RU2 – Medium Lot Housing; single family residential subdivision
- East - P3 – Parks & Open Space, P4 – Utilities & C2 – Neighbourhood Commercial; park, storm water detention and vacant commercial lot
- South - P3 – Parks & Open Space; future park
- West - RU2 – Medium Lot Housing; future single family subdivision

3.3 Current Development Policy

3.3.1 City of Kelowna Strategic Plan (1992)

The proposal is consistent with the Strategic Plan objective of developing a more compact urban form by increasing densities through infill and redevelopment within existing urban areas and to provide for higher densities within future urban areas.

3.3.2 Kelowna Official Community Plan (1995 –2013)

The RU2 – Medium Lot Housing zone is consistent with the Official Community Plan for Single/Two Family Residential.

4.0 TECHNICAL COMMENTS

4.1 Inspection Services

No concerns

4.2 Works & Utilities

No objections as there are rollover curbs on South Ridge Drive.

5.0 PLANNING COMMENTS

The Planning and Development Services Department has reviewed this application and have no concerns with requested variance.

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

Attachments

FACT SHEET

- | | |
|---|---|
| 1. APPLICATION NO.: | DVP02-0069 |
| 2. APPLICATION TYPE: | Development Variance Permit |
| 3. OWNER: | 369736 BC Ltd., R265 Enterprises Ltd.,
Emil Anderson Construction Co. Ltd.,
Gilmar Management Ltd. and Gillen
Investments |
| . ADDRESS | 907 Ethel Street |
| . CITY/ POSTAL CODE | Kelowna, BC V1Y 2W1 |
| 4. APPLICANT/CONTACT PERSON: | Summit South Developments Joint
Venture/Mike Jacobs |
| . ADDRESS | 907 Ethel Street |
| . CITY | Kelowna, BC V1Y 2W1 |
| . TELEPHONE/FAX NO.: | 762-9999/762-6171 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | July 24, 2002 |
| Date of report to Council: | July 25, 2002 |
| 6. LEGAL DESCRIPTION: | Lots 1 – 14, DL1688S, SDYD, Plan
KAP71342 |
| 7. SITE LOCATION: | West side of South Ridge Drive, 150 m
south of South Crest Drive |
| 8. CIVIC ADDRESS: | 5062 – 5114 South Ridge Drive |
| 9. EXISTING ZONE CATEGORY: | RU2 – Medium Lot Housing |
| 10. PURPOSE OF THE APPLICATION: | To vary the requirement that access to
the development is only permitted from
the rear lane in order to allow direct
access from South Ridge Drive |
| 11. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | N/A |

Attachments

(Not attached to the electronic copy of the report)

Location Map
Subdivision Plan