
CITY OF KELOWNA

MEMORANDUM

Date: January 13, 2003

File No.: File No. OCP01-015 (3360-20)

To: City Manager

From: Planning & Development Services Department

Purpose: To amend the Generalized Future Land Use Map of the Official Community Plan and to amend the Quail Ridge Area Structure Plan (ASP) to allow for an increase in density from 880 units to 990 units as permitted by the CD6-Comprehensive Residential Golf Resort zones.

Owner: Destination Resorts Inc. **Applicant/Contact Person:** New Town Planning Services Inc. / Cathy MacArthur

At: Quail Ridge

Existing Zone: CD6-Comprehensive Residential Golf Resort Zone

Report Prepared by: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP01-015 to amend Map 19.1 of the Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600 by changing the Future Land Use designation of:

- Lot 9, Secs. 15 & 22, Twp. 23, ODYD, Plan KAP52038 except Plans KAP52922, KAP55964 and KAP56795, located on Quail Run Drive, Kelowna, BC, from the Multiple Unit Residential – Low Density designation to the Single/Two Unit Residential designation;
- Plan KAP67478, Park, located on Capistrano Drive, Kelowna, BC, from the Multiple Unit Residential – Low Density designation to the Major Park /Open Space designation; and
- A portion of Lot 4, Secs. 14 & 15, Twp. 23, ODYD Plan KAP54660, located on Country Club Drive, Kelowna, BC, from the Commercial designation to Multiple Unit Residential – Medium Density designation;
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as shown on Map “A” attached to the report of Planning & Development Services Department, dated January 13, 2003, be considered by Council;

THAT the Quail Ridge Area Structure Plan be amended by increasing the number of units to 990 and revising the buildout schedule, as outlined in the report of the Planning & Development Services Department dated January 13, 2003 be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP01-015 be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

The applicant is requesting amendments to the Quail Ridge Area Structure Plan to allow for:

- an increase in the number of permitted dwelling units to 990 in keeping with the permitted density of the existing CD6 zone; and
- the provision of a revised housing buildout schedule.

2.0 BACKGROUND

2.1 The Proposal

The requested amendments to the Quail Ridge Area Structure Plan through the Official Community Plan amendment are detailed as follows:

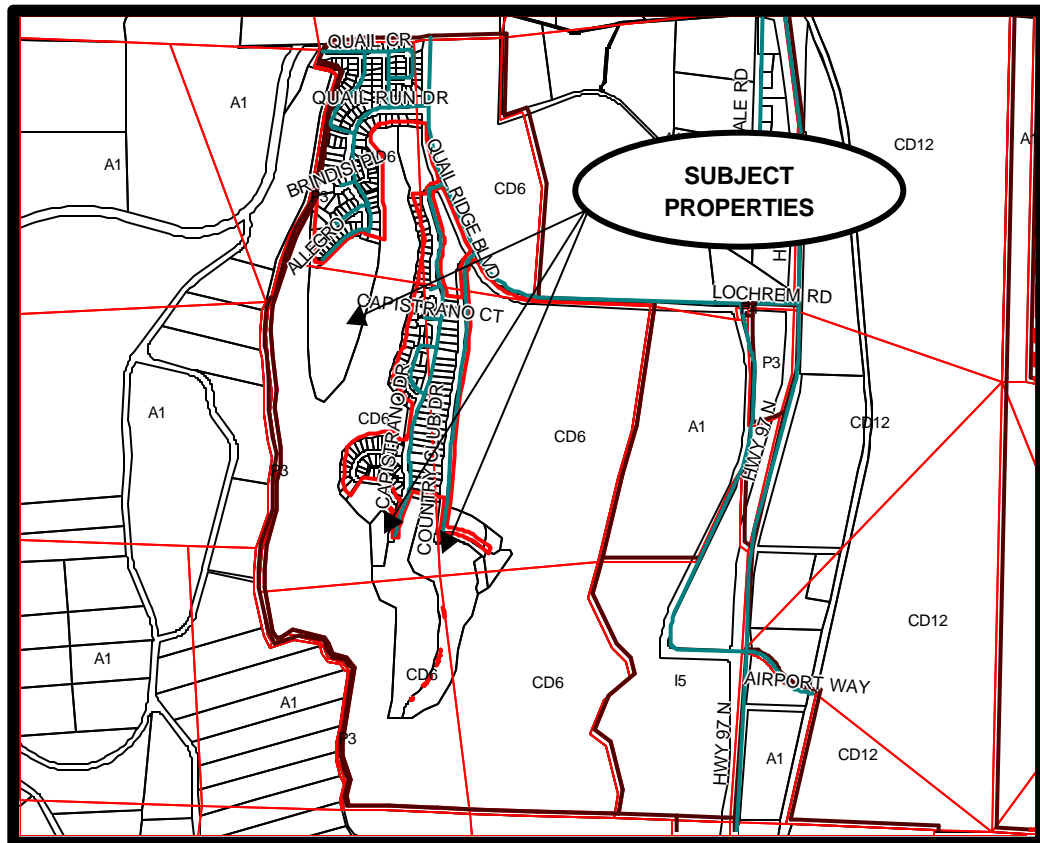
- The current number of residential units permitted in accordance with the Area Structure Plan is 880. The applicant is requesting that this number be increased to 990 residential units, which is compliance with the maximum density allowed under the CD6 zone. The total Quail Ridge Area Structure Plan area is 220 ha ($220 \times 4.5 = 990$). It is recognized in the current ASP that the total was 110 units below the maximum allowed which allowed for some flexibility in the allocation of units in areas shown as future residential (i.e. Knoll 3 Pier Mac Lands).
- Provision of a revised Section 10.5 – *Concept Plan for the Quail Ridge Village Centre* (copy attached) which outlines the Land Use Summary for the Village Centre. The number of residential units proposed for the Village Centre increases from 315 to 400. This increased unit allotment within the Village Centre incorporates the transfer of unused unit allotment from other developed/developing properties, which are unable to develop to their full allotment primarily due to topographic constraints.
- Provision of a revised Table VI – *Population – Residential Area* that outlines the composition of the 990 units.
- Provision of a new Quail Ridge Housing Buildout Schedule – Figure A (as attached) and a corresponding Composite Plan illustrating the unit allotment.

2.2 Site Context

Adjacent zones and uses to the Quail Ridge Development are, to the:

- North - A1 – Agriculture 1; agricultural land in ALR
- East - A1 – Agriculture 1 & I5 - Extraction; agricultural land in ALR & Pier Mac Sand and Gravel operation
- South - A1 – Agriculture 1; Okanagan University College property
- West - A1 – Agriculture 1; city owned land (landfill)

QUAIL RIDGE



2.4 Current Development Policy

2.4.1 City of Kelowna Strategic Plan (1992)

Objectives of the Strategic Plan that are applicable to this proposal are to encourage a range of housing types and densities in new areas overall and to encourage higher densities than in existing areas.

2.4.2 Kelowna Official Community Plan (1994-2013)

The OCP Future Land Use designation of the subject property is Comprehensive Residential Golf Resort.

3.0 TECHNICAL COMMENTS

3.1 Works & Utilities

The Works & utilities Department comments and requirements regarding this application are as follows:

1. Domestic water and fire protection

- (a) This development is within the service area of the Glenmore-Ellison Improvement District (GEID). GEID has expressed their concerns regarding the adequate supply of water for present and proposed development expansion. The developer is required to make satisfactory arrangements with the GEID to study and correct the water supply deficiencies. All charges for service connections, and upgrading costs are to be paid directly to the GEID.
- (b) The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw. The applicant must provide water computations for this development to confirm the available water supply.

2. Sanitary Sewer

The subject properties are serviced by a combination of gravity mains and lift stations. The lift stations were sized for a total of 979 units and should be adequate to handle the proposed increase in density.

3. Landfill related issues

- a) Since the adoption of the Quail Ridge Comprehensive Development Plan, management and operation of the landfill has evolved to conform to new regulations and some of the text of the CDP must be amended to reflect the changes. The recommended changes are as follows:

Odour Aspects

Delete the first paragraph relating to the sludge composting.

The prevailing wind direction is north and south away from Quail Ridge. From airport weather data the frequency of westerly winds is approximately 5 per cent and, given further consideration to seasonal factor and intervals between the turning over the compost cover, the presence of the a composting **facility** is acceptable to Quail Ridge, during the interim as it relates to development of other portions of the site and the golf course now in operation.

City operation

In addition to the measures that Quail Ridge has planned and will implement, the City in its planned operation of the landfill is also undertaking significant measures unrelated to Quail Ridge or its development.

For example, using a basic operational strategy to reduce noise and visual impact, the City plans to build up the outside rim of the landfill and then fill the inside, thus closing the active face at the outset. Knolls and natural elevation facing east will be kept in a natural state. In the future, ~~solid waste~~ **enclosed** composting is planned to take place in a vessel with odour control. To minimize traffic on the landfill itself, a transfer station is planned to provide a collection point for delivery vehicles and the City plans to reduce usage of tracked vehicles where possible.

Lastly, in addition to other landfill management practices that are ongoing, the City ~~is preparing~~ **has completed** a comprehensive site development plan for the landfill site ~~that will be initiated in 1994 and targeted for completion by the end of 1995 as part of meeting Provincial regulations~~ **which was adopted by Council in October 2001.**

3.2 Glenmore Ellison Improvement District

The Board of Trustees of the Glenmore Ellison Improvement District have received, reviewed and approved the report from Mould Engineering titled "Quail Ridge Development Water Supply Review for Increased Growth" dated September 10, 2002. The proposed increase in growth from 880 units to 990 units has been approved based on the information and detail provided by Mould Engineering. GEID approval for any proposed development will be necessary in accordance with this report.

4.0 PLANNING COMMENTS

The Planning & Development Services Department has no concerns with the proposed amendments to the Quail Ridge Area Structure Plan. The proposal to increase the number of allowable residential units from 880 to 990 is in compliance with the CD6 zoning requirements. In addition the re-allotment of the units as proposed is appropriate given the topographic constraints of those areas that were developed or proposed for development to a lower density than originally allotted. The affected stakeholders have been notified of the proposed changes to the unit allotment and all but one have provided letters in support of this application.

One stakeholder with a proposed allotment of 25 units has been advised of the proposed amendments and unit allotments, however, has not submitted a letter indicating support or non-support for the proposal.

Given the topographic conditions of the sites involved it will be determined through the development process for each lot whether the densities proposed may be achieved.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

AB/SG/sg

FACT SHEET

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| 1. APPLICATION NO.: | OCP01-015 |
| 2. APPLICATION TYPE: | Official Community Plan amendment to facilitate the proposed amendments to the Quail Ridge Area Structure Plan |
| 3. OWNER:
· ADDRESS
· CITY/ POSTAL CODE | Destination Resorts Inc.
6 – 3185 Via Centrale
Kelowna, BC V1V 2A7 |
| 4. APPLICANT/CONTACT PERSON:
· ADDRESS
· CITY/ POSTAL CODE:
· TELEPHONE/FAX NO.: | New Town Planning Services Inc./
Cathy MacArthur-Keth Funk
1450 Pandosy Street
Kelowna, BC V1Y 1P3
860-8185/860-0985 |
| 5. APPLICATION PROGRESS:
Date of Application:
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
Staff Report to Council: | November 1, 2001

January 13, 2003 |
| 6. LEGAL DESCRIPTION: | Various |
| 7. SITE LOCATION: | Quail Ridge |
| 8. CIVIC ADDRESS: | N/A |
| 9. AREA OF SUBJECT PROPERTY: | 220 ha |
| 10. EXISTING ZONE CATEGORY: | CD6 – Comprehensive Residential Golf Resort |
| 11. PURPOSE OF THE APPLICATION: | To amend the Generalized Future Land Use Map of the Official Community Plan and to amend the Quail Ridge Area Structure Plan (ASP) to allow for an increase in density from 880 units to 990 units as permitted by the CD6-Comprehensive Residential Golf Resort zones |
| 12. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | Not applicable |

Attachments

(Not attached to the electronic copy of the report)

- Existing Section 10.5 of Quail Ridge ASP
- Proposed replacement to Section 10.5 of the Quail Ridge ASP:
Concept Plan for the Quail Ridge Village Centre
- Existing Table VI of Quail Ridge ASP
- Proposed Table VI of Quail Ridge ASP: *Population – Residential Area*
- Proposed Quail Ridge Housing Buildout Schedule – *Figure A*
- OCP Mapping Changes