
CITY OF KELOWNA

MEMORANDUM

Date: November 29, 2002
File No.: Z02-1039 and OCP02-0012

To: City Manager

From: Planning & Development Services Department

APPLICATION NO. Z02-1039 and OCP02-0012 OWNER: Various

AT: 908 El Paso Rd and 650 McKenzie Rd APPLICANT: Protech Consultants (1989) Ltd.

PURPOSE: To amend the Generalized Future Land Use Map 19.1 of the Official Community Plan Bylaw 7600 to allow for the subject properties to be rezoned to facilitate the creation of 31 urban residential lots.

EXISTING ZONE: A1-Agriculture 1 and RR1 – Rural Residential 1

PROPOSED ZONE: RU2 – Medium Lot Housing

REPORT PREPARED BY: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP02-0012 to amend Map 19.1 of the Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600 by changing the Future Land Use designation of part of Lot B Sec. 25, Twp. 26, ODYD, Plan KAP49886, located on El Paso Road, Kelowna, B.C., from the Rural/Agricultural designation to the single/Two Unit Residential designation, as shown on Map "A" attached to the report of Planning & Development Services Department, dated November 21, 2002, be considered by Council;

AND THAT Rezoning Application No. Z02-1039 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Sec. 25, Twp. 26, ODYD, Plan KAP49886, located on McKenzie Road, Kelowna, B.C. from the RR1 – Rural Residential 1 zone to the RU2 – Medium Lot Housing zone be considered by Council;

AND THAT Rezoning Application No. Z02-1039 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of part of Lot B Sec. 25, Twp. 26, ODYD, Plan KAP49886, located on El Paso Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RU2 – Medium Lot Housing zone as shown on Map "B" attached to the report of Planning & Development Services Department, dated November 21, 2002, be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP02-0012 and zone amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

The applicant is proposing to amend the Official Community Plan and rezone the two subject properties to facilitate a subdivision of 31 single unit urban residential lots. The proposed agricultural lot remainder is situated in the Agricultural Land Reserve and the portion proposed for subdivision was conditionally excluded from the Agricultural Land Reserve. The initial approval for partial exclusion from the Agricultural Land Reserve was granted by the Land Reserve Commission in 1991. The decision was amended to facilitate this subdivision layout in 2002.

The proposed subdivision layout requires an amendment to the Official Community Plan along the western portion of Lot B, Plan 49886, in particular in the location of proposed lots 14 to 31 shown on the attached proposed subdivision layout.

3.0 ADVISORY PLANNING COMMISSION

The subject application was reviewed by the Advisory Planning Commission at the meeting of September 24, 2002 and the following recommendation was passed:

That the Advisory Planning Commission supports Official Community Plan Amendment Application No. OCP02-0012 and Rezoning Application No. Z02-1039, 908 El Paso Rd, Lot B, Plan KAP49886, Secs. 25 & 26, Twp. 26, ODYD, by Protech Consultants (1989) Ltd. to amend the OCP Designation from Rural/Agriculture to Single/Two family residential and to rezone from the A1-Agriculture 1 zone and RR1 - Rural Residential 1 to the RU2 - Medium Lot Housing to allow for a 31 lot residential subdivision.

4.0 BACKGROUND

4.1 The Proposal

The proposed Official Community Plan amendment, rezoning and subdivision layout will facilitate the creation of 31 single unit urban residential lots adjacent to an existing RU1 – Large Lot Housing residential area. The applicants have received conditional approval from the Land Reserve Commission in 2002 amending a previous decision of the Land Reserve Commission to exclude the western portion of the subject properties. The recent decision of the Land Reserve Commission recognizes the proposed boundaries of this proposed subdivision layout.

CRITERIA	PROPOSAL	RU2 ZONE REQUIREMENTS
Site Area (m ²)	548.6 to 720.4	400
Site Width (m)	15.24 to 17.07	13.0 & 15.0 for a corner
Site Depth (m)	36.0 to 42.2	30.0

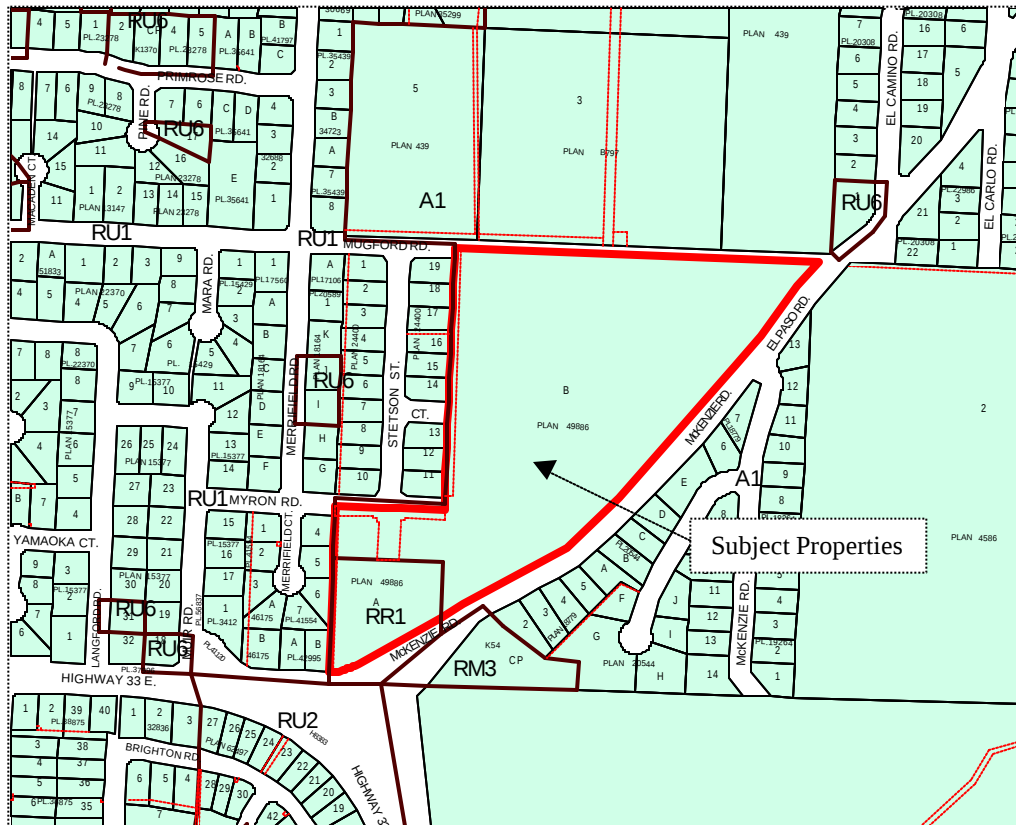
4.2 Site Context

The site is located in the Rutland Sector area and north of Highway 33 E, west of McKenzie Road and south of Mugford Road. The property rises from an elevation of 415 m along the west property line to an elevation of 465 m at the intersection of Mugford Road and El Paso Road.

Adjacent zones and uses are, to the:

- North - A1 – Agriculture 1 and RU1 – Large Lot Housing; Orchards in the Agricultural Land Reserve and Urban residential lots
- East - A1 – Agriculture 1; rural residential lots and orchards in the Agricultural Land Reserve
- South - RU2 – Medium Lot Housing and RM3 – Low Density Multiple Housing; Urban residential lots across Highway 33 E and a 5 unit - multiple unit housing on McKenzie Road
- West - RU1 – Large Lot Housing; Urban residential lots.

The subject properties are indicated on the map below.



4.3 Existing Development Potential

The existing development potential for the larger lot is Agricultural and associated uses and for the smaller lot is rural residential and associated uses.

4.4 Current Development Policy

4.4.1 City of Kelowna Strategic Plan (1992)

The Kelowna Strategic Plan encourages a more compact urban form by increasing densities through infill development and provide a buffer between agricultural and urban uses.

4.4.2 Kelowna Official Community Plan

The Kelowna Official Community Plan encourages a more efficient use of land through the creation of smaller lot sizes and the integration of different housing forms within neighbourhoods in an effort to create healthy diverse communities. The Plan supports the provision of a distinct boundary between the urban and rural uses by utilizing roads as buffers to preserve larger farm units and areas.

4.4.3 Rutland Sector Plan

The Rutland Sector Plan supports the creation of buffers to reduce the urban-rural conflict and to reduce the impact of urban uses on agricultural uses. The

Plan also supports a more compact urban form through continued infill development.

5.0 TECHNICAL COMMENTS

5.1 Works and Services Department, Black Mountain Irrigation District and the relevant utility agencies Comments

The technical requirements relating to the subdivision to create an additional lot will be addressed in the concurrent subdivision application.

5.2 Planning & Development Services Department Comments

The Land Reserve Commission has approved, by resolution, the exclusion of the land as represented on the attached proposed subdivision layout.

An Official Community Plan (OCP) amendment would be necessary, but it could be supported as it would be consistent with the Agriculture Plan and Urban - Rural Agricultural Boundary. The Agriculture Plan and OCP also support development that utilizes roads (Policy 11.1.19), among other things, as a buffer between urban development and agricultural land. The proposed 20 metre road would likely provide sufficient distance between the residential and farm uses. It may also be appropriate to consider additional buffering in the form of fencing and landscaping, and potential bonding, along the east site of the proposed new road as per OCP Policy 11.1.20 and .21.

The Planning and Development Services Department also supports this RU2 – Medium Lot Housing rezoning application as it is supported in our relevant current development policies relative to encouraging a more compact urban housing form.

R.G. (Bob) Shaughnessy
Subdivision Approving Officer

Approved for inclusion

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

RGS/JD/jd
Attach.

FACT SHEET

1. **APPLICATION NO.:** Z02-1039 and OCP02-0012
2. **APPLICATION TYPE:** Rezoning and OCP Amendment
3. **OWNER 1:** Kiyomatsu and Toshiye Yamaoka
· **ADDRESS** 650 McKenzie Road
· **CITY/POSTAL CODE** Kelowna, BC V1X 2B1

OWNER 2: R & B Construction Ltd., Inc. no. 593980
· **ADDRESS** 535 Milton Road
· **CITY/POSTAL CODE** Kelowna, BC V1X 6H7
4. **APPLICANT/CONTACT PERSON:** Protech Consultants (1989) Ltd. /
Grant Maddock
· **ADDRESS** 200 – 1449 St. Paul Street
· **CITY/POSTAL CODE** Kelowna, BC V1Y 2E4
· **TELEPHONE/FAX NO.:** 860 – 1771 / 860 - 1994
5. **APPLICATION PROGRESS:**
Date of Application: September 4, 2002
Date Application Complete: September 6, 2002
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
Staff Report to Council: December 4, 2002
6. **LEGAL DESCRIPTION:** Lots A & B, Section 25, township 26,
ODYD, Plan KAP49886
7. **SITE LOCATION:** North of Highway 33 E, west of McKenzie
Road and south of Mugford Road
8. **CIVIC ADDRESS:** 908 El Paso Road and 650 McKenzie
Road
9. **AREA OF SUBJECT PROPERTY:** 7.76 ha (19.17 ac)
10. **AREA OF PROPOSED REZONING:** 3.15 ha (7.8 ac)
11. **EXISTING ZONE CATEGORY:** A1 – Agricultural 1 and RR1 – Rural
Residential 1
12. **PROPOSED ZONE:** RU2 – Medium Lot Housing
13. **PURPOSE OF THE APPLICATION:** To amend the Official Community
Plan to allow for the subject properties
to be rezoned to facilitate the creation
of 31 urban residential lots and 1
agricultural lot.
14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** #2-81-20046
**NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY**
15. **DEVELOPMENT PERMIT MAP 19.1
IMPLICATIONS** Single / Two Unit Residential; notify GIS
of addition

Attachments that are missing from the Electronic Version

Subject Property Map
Proposed Subdivision Layout
Map A – OCP Amendment Map
Map B – Zoning Amendment Map