
CITY OF KELOWNA

MEMORANDUM

Date: June 18, 2003

File No.: Z02-1061

To: City Manager

From: Planning & Corporate Services Department

Purpose: To rezone the next Phase of the Glenmore Highlands Area Structure Plan from the existing zones (A1, RR1, RR3, RU1, RU4, RM3, RM5, C2, P2, P3 & P4) adopted in 1983 to the various zones proposed to facilitate the development of approximately 1,250 units comprised of a mixture of single family lots and multi-family lots and containing a commercial component, parks & open space and associated utilities

Owner: Glenwest Properties Ltd **Applicant/Contact Person:** Ekistics
Town Planning Inc./Paul Rosenau

Existing Zones: A1 – Agriculture 1; RR3 – Rural Residential 3; RU1 – Large Lot Housing, RU4 – Low Density Cluster Housing, RM3 – Low Density Multiple Housing; RM5 – Medium Density Multiple Housing; C2 – Neighbourhood Commercial; P2 – Education & Minor Institutional; and P3 – Parks & Open Space;

Proposed Zones: RU1h – Large Lot Housing (Hillside Area), RU2h – Medium Lot Housing (Hillside Area), RU3hs – Small Lot Housing (Hillside Area) with Secondary Suite, RU4 – Low Density Cluster Housing, RM2h – Low Density Row Housing (Hillside Area), RM3 – Low Density Multiple Housing; RM5 – Medium Density Multiple Housing; C1 – Local Commercial; C2 – Neighbourhood Commercial – Community Commercial; P2 – Education & Major Institutional; P3 – Parks & Open Space, and P4 – Utilities

At: West of Union Road and East of Clifton Road & Rio Drive

Report Prepared by: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATIONS

THAT OCP Bylaw Amendment No. OCP03-0009 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 A, Sec. 6, Twp. 23, ODYD, Plan KAP70041; Lot A, Sec. 32, Twp. 26, ODYD, Plan KAP55949 except Plan 70047; South West 1/4 of Sec. 5, Twp. 23, ODYD; North West 1/4 of Sec. 5, Twp. 23, ODYD; Part of Lot 8, Sec. 8, Twp. 23, ODYD, Plan 29568; North East 1/4 of Sec. 5, Twp. 23, ODYD, except Plans 896, B645 & KAP69724; Part of Lot A, Secs. 4, 5, 8, & 9, Twp. 23, ODYD, Plan KAP69724 except Plan KAP71944; Part of South East 1/4 of Sec. 8, Twp. 23, ODYD except Plan 22400 & KAP69724; Part of North East 1/4 of Sec. 8, Twp. 23, ODYD except Plan KAP69724; Part of South East 1/4 of Sec. 17, Twp. 23, ODYD; Part of South West 1/4, Sec. 16, Twp. 23,

ODYD, located west of Union Road and East of Clifton Road & Rio Drive, Kelowna, BC, **from** the Single/Two Unit Residential, Multiple Unit Residential – low density, Multiple Unit Residential – low density transition, Mixed Residential Commercial, Major Park/Open Space, Future Urban Reserve designations **to** the Single/Two Unit Residential, Multiple Unit Residential – low density, Neighbourhood Commercial, Public Services/Utilities, Major Park/Open Space designations, as shown on Map “A” attached to the report of Planning & Corporate Services Department, dated June 18, 2003, be considered by Council;

AND THAT OCP Bylaw Amendment No. OCP03-0009 to amend Map 7.1 of the Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600 by refining the Natural Environment/Hazardous Condition Development Permit Area Designation (slopes over 30%) for Lot A, Sec. 6, Twp. 23, ODYD, Plan KAP70041; Lot A, Sec. 32, Twp. 26, ODYD, Plan KAP55949 except Plan 70047; South West 1/4 of Sec. 5, Twp. 23, ODYD; North West ¼ of Sec. 5, Twp. 23, ODYD; Part of Lot 8, Sec. 8, Twp. 23, ODYD, Plan 29568; North East ¼ of Sec. 5, Twp. 23, ODYD, except Plans 896, B645 & KAP69724; Part of Lot A, Secs. 4, 5, 8, & 9, Twp. 23, ODYD, Plan KAP69724 except Plan KAP71944; Part of South East ¼ of Sec. 8, Twp. 23, ODYD except Plan 22400 & KAP69724; Part of North East ¼ of Sec. 8, Twp. 23, ODYD except Plan KAP69724; Part of South East ¼ of Sec. 17, Twp. 23, ODYD; Part of South West ¼, Sec. 16, Twp. 23, ODYD, located west of Union Road and East of Clifton Road & Rio Drive, Kelowna, BC, as shown on Map “B” attached to the report of Planning & Corporate Services Department, dated June 18, 2003, be considered by Council;

AND THAT OCP Bylaw Amendment No. OCP03-0009 to amend Map 6.2 of the Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600 by adding the General Commercial Development Permit Area Designation for that Part of the South West ¼ of Sec. 5, Twp. 23, ODYD; located west of Union Road and East of Clifton Road & Rio Drive, Kelowna, BC, as shown on Map “A” attached to the report of Planning & Corporate Services Department, dated June 18, 2003, be considered by Council;

AND THAT OCP Bylaw Amendment No. OCP03-0009 to amend Map 14.2 of the Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600 by adding the Trail Network for Lot A, Sec. 6, Twp. 23, ODYD, Plan KAP70041; Lot A, Sec. 32, Twp. 26, ODYD, Plan KAP55949 except Plan 70047; South West 1/4 of Sec. 5, Twp. 23, ODYD; North West ¼ of Sec. 5, Twp. 23, ODYD; Part of Lot 8, Sec. 8, Twp. 23, ODYD, Plan 29568; North East ¼ of Sec. 5, Twp. 23, ODYD, except Plans 896, B645 & KAP69724; Part of Lot A, Secs. 4, 5, 8, & 9, Twp. 23, ODYD, Plan KAP69724 except Plan KAP71944; Part of South East ¼ of Sec. 8, Twp. 23, ODYD except Plan 22400 & KAP69724; Part of North East ¼ of Sec. 8, Twp. 23, ODYD except Plan KAP69724; Part of South East ¼ of Sec. 17, Twp. 23, ODYD; Part of South West ¼, Sec. 16, Twp. 23, ODYD, located west of Union Road and East of Clifton Road & Rio Drive, Kelowna, BC, as shown on Map “C” attached to the report of Planning & Corporate Services Department, dated June 18, 2003, be considered by Council;

AND THAT Zoning Bylaw Text Amendment No. TA03-0007 to amend City of Kelowna Zoning Bylaw No. 8000 as detailed in Schedule “A”, attached to the report of the Planning & Corporate Services Department dated June 18, 2003, be considered by Council;

AND THAT Rezoning Application No. Z02-1061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Sec. 6, Twp. 23, ODYD, Plan KAP70041; Lot A, Sec. 32, Twp. 26, ODYD, Plan KAP55949 except Plan 70047; South West 1/4 of Sec. 5, Twp. 23, ODYD; North West ¼ of Sec. 5, Twp. 23, ODYD; Part of Lot 8, Sec. 8, Twp. 23, ODYD, Plan 29568; North East ¼ of Sec. 5, Twp. 23, ODYD, except Plans 896, B645 & KAP69724; Part of Lot A, Secs. 4, 5, 8, & 9, Twp. 23, ODYD, Plan KAP69724 except Plan KAP71944; Part of South East ¼ of Sec. 8, Twp.

23, ODYD except Plan 22400 & KAP69724; Part of North East ¼ of Sec. 8, Twp. 23, ODYD except Plan KAP69724; Part of South East ¼ of Sec. 17, Twp. 23, ODYD; Part of South West ¼, Sec. 16, Twp. 23, ODYD, located west of Union Road and East of Clifton Road & Rio Drive, Kelowna, BC, **from** the A1 – Agriculture 1; RR3 – Rural Residential 3; RU1 – Large Lot Housing, RU4 – Low Density Cluster Housing, RM3 – Low Density Multiple Housing; RM5 – Medium Density Multiple Housing; C2 – Neighbourhood Commercial; P2 – Education & Minor Institutional; and P3 – Parks & Open Space zones **to** the RU1h – Large Lot Housing (Hillside Area), RU2h – Medium Lot Housing (Hillside Area), RU3hs – Small Lot Housing (Hillside Area) with Secondary Suite, RU4 – Low Density Cluster Housing, RM2h – Low Density Row Housing (Hillside Area), RM3 – Low Density Multiple Housing; RM5 – Medium Density Multiple Housing; C1 – Local Commercial; C2 – Neighbourhood Commercial – Community Commercial; P2 – Education & Major Institutional; P3 – Parks & Open Space, and P4 – Utilities zones as shown on Map "D" attached to the report of Planning & Corporate Services Department, dated June 18, 2003, be considered by Council;

AND FURTHER THAT the OCP Bylaw Amendment No. OCP03-0009, Zoning Bylaw Text Amendment No. TA03-0007 and Zone Amending Bylaw be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

This rezoning application is for the development of the next phase (referred to as Phase Two) of the Glenmore Highlands Area Structure Plan, which was adopted by Council in April 2000. The Phase Two proposal, is comprised of 10 separate legal parcels, totalling approximately 290.6 hectares located west of Union Road and east of Clifton Road & Rio Drive. This Phase Two component will facilitate the development of approximately 1,275 residential units consisting of large, medium and small lot single family housing, low density cluster housing, low density and medium density multiple housing. In addition, there will be a two neighbourhood commercial areas, one small C1 area located adjacent to the *Upper Village Park* area and a C2 area adjacent to Union Road in the *Village Main Street* area. This application also includes the designation of various park & open space areas and two utility zoned parcels.

Phase One was 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.

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.

2.1 Advisory Planning Commission

This application for rezoning was reviewed by the Advisory Planning Commission at the February 11, 2003 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z02-1061 – 145, 185, 205 Clifton Road/1360 Glenmore Road/W of Union Road and East of Clifton Road & Rio Drive - Lot A, Plan KAP70041, Sec. 6, Twp. 23; Lot A, Sec. 32, Twp. 26, Plan KAP55949 except Plan 70047; West 1/2 of Sec. 5, Twp. 23, except Plan 20895; Lot 8, Sec. 8, Twp. 23, Plan 29568; NE1/4 of Sec. 5, Twp. 23, except Plans 896, B645 & KAP69724; Lot A, Secs. 4, 5, 8, & 9, Twp. 23, Plan KAP69724 except Plan KAP71944; East 1/2 of Sec. 8, Twp. 23, except Plan 22400 & KAP69724; South 1/2 of Sec. 16, Twp. 23; all of ODYD, by Ekistics

Town Planning (Paul Rosenau), to rezone from the existing zones (A1, RR1, RR3, RU1, RU4, RM3, C2, P2, P3 & P4) adopted in 1983 to the RU1h – Large Lot Housing (Hillside Area) zone; the RU2h – Medium Lot Housing (Hillside Area) zone; the RU3hs – Small Lot Housing (Hillside Area) zone with Secondary Suite zone; the RM3 – Low Density Multiple Housing Zone; the RM5 – Medium Density Multiple Housing zone; the P2 – Education & Minor Institutional zone; Parks & Open Space zone; the P4 – Utilities zone; the C1 – Local Commercial zone; and the C3 – Community Commercial zone in accordance with the approved Glenmore Highlands Area Structure Plan.

**Note: The applicant has since amended the application to apply for the C2 – Neighbourhood Commercial zone, as discussed later in this report.*

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. Phase One received zoning approval July 15, 2002. The Phase Two component encompasses approximately 290.6 ha, which represents ~40% of the overall planned development and will accommodate approximately 1,275 units. The maximum development potential of the entire ASP area is ~2,800 new units.

3.2 Glenmore Highland Phase Two Rezoning

3.2.1 Site Conditions

The Phase Two area topography has an elevation difference of over 250 metres and ranges from 435 m in the Village Centre area to 737 m, which is the highest elevation in the City of Kelowna and will be the site of the future Summit Park. As stated in the applicant's submission for this rezoning "the Phase Two landscape is composed of a complex ridge and valley topography that generally runs parallel to Okanagan Lake".

The applicant has submitted a slope analysis within the Phase Two proposal, which shows that there are large areas where slopes are in excess of 30% and as a result these areas will be zoned P3, designated as open space and dedicated to the City.

Prior to any tree removal to facilitate road construction, lot grading and building envelopes it will be necessary to obtain a Development Permit authorizing the tree removal. Areas designated as 30% or greater, located on private property, will generally be protected by way of a no-disturb/no tree removal Section 219 Covenant.

3.2.2 The Concept Plan

The area under application for the Phase Two development and the zoning designations proposed are shown on Figure 7 - Map "D" attached to this report. For comparison purposes Figure 6 is also attached which shows the existing zoning.

Phase Two will be fully serviced by the City of Kelowna water and sewer systems, Phase One is being serviced by the Glenmore Ellison Improvement District.

3.2.3 The Proposed Phasing

There are seven separate phases proposed within the Phase Two development area and these phases will be developed as shown on Figure 14 attached to this report. This phasing plan proposes that the development commence at the extension of Rio Drive and continue in a northerly and north-westerly direction towards the Village Centre area which is shown as Phase 2G (see Figure 14).

3.2.4 Proposed Land Uses and Zoning

As the majority of the development within the Glenmore Highlands ASP comprises hillsides, the City of Kelowna Hillside Street Standards will be utilized. The hillside standards have been designed for environmental sensitivity with reduced physical impacts in mind.

Residential Uses

The Phase Two rezoning proposal contains seven different forms of residential development and they are:

- RU1h – Large Lot Housing (Hillside Area)
- RU2h – Medium Lot Housing (Hillside Area)
- RU3h/s – Small Lot Housing (Hillside Area)
- RU4 – Low Density Cluster Housing units (principal uses are single and semi-detached housing)
- RM2h – Low Density Row Housing (Hillside Area) units (principal uses are single and semi-detached housing, duplex housing and row housing)
- RM3 – Low Density Multiple Housing (principal uses are apartment, congregate housing, group home major, row housing, semi-detached housing and stacked row housing)
- 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 and RU2h hillside requirements.

RU1h – LARGE LOT HOUSING (Hillside Area)

CRITERIA	RU1h Requirements
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 4.5 for accessory bldg.
Setbacks (m)	
Front	3.0/6.0 from back of curb or sidewalk to front entry garage or carport
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

RU2h – MEDIUM LOT HOUSING (Hillside Area)

CRITERIA	RU2h REQUIREMENTS
Site Area (m ²)	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 4.5 m for accessory bldg w/suite
Setbacks (m)	
Front	3.0/6.0 from back of curb or sidewalk to front entry garage or carport
Rear - 1 or 1½ storey -	6.0
2 or 2½ storey -	7.5
accessory bldg. -	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
Side (no vehicular access to rear yard)	3.0

Additional requirements that are incorporated in the RU1h and RU2h 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 RU3h/s zone has not been developed at this point; therefore, the following table outlines the current RU3 requirements, which will also apply to the hillside zone with secondary suites. The only changes to this zone will be the addition of the following requirements shown in italics. Refer also to Schedule "A" attached to this report.

RU3 – SMALL LOT HOUSING

CRITERIA	RU3 REQUIREMENTS
Site Area (m ²)	325
Site Width (m)	10.5/12 lane access/12 corner
Site Depth (m)	30
Site Coverage (%)	40 (50 w/paved surfaces)
Max. FAR	0.55
Height max. (m/storeys)	9.5/2½ and 4.5 m for accessory bldg.
Setbacks (m)	
Front	3.5
Rear (1 or 1½ storey/ 2 or 2½ storey/ accessory)	6.0/7.5/1.5
Side (1 or 1½ storey)	1.2
Side (2 or 2½ storey)	1.5
Side (flanking street)	4.5
Side (no vehicular access to rear yard)	4.5

Note: In the RU3 zone one side yard may be reduced to 0.0 m provided there is a 2.4 m clear easement registered against the abutting lot.

- *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 multi-family designations are primarily located in the Village Centre area and around the Local Commercial area. Development within the multi-family zoned areas will also require Development Permit applications.

Commercial Uses

There are two commercial components to the Phase Two Rezoning application. A C1 – Local Commercial zone located in the area north of the Rio Drive extension, which will provide a limited range of local commercial services and will likely contain a convenience store.

Within the second commercial component, the village centre commercial area on the west side of Union Road, the applicant initially requested C3 – Community Commercial zoning. The reason for proposing the C3 zone was not for the range of uses allowed within the C3 zone but rather to allow for the increased building form and density permitted within the C3 zone as opposed to the C2 zone.

However, according to the commercial hierarchy established in the OCP, the Village Centre for the Glenmore Area, including Glenmore Highlands, is located at the Kane/Glenmore Road intersection. This Village Centre currently has ~7000 m² of commercial floor space as per the OCP's definition of a Village Centre. This Kane Road commercial area is already zoned and developed as a C3 Village Centre commercial area.

The Glenmore Highlands area is identified as being one of the areas that could include a Neighbourhood Centre. The OCP defines a Neighbourhood Centre as being approximately 3000 m² and typically with C2 – Neighbourhood Commercial Zoning. In order to proceed with this Phase Two rezoning application at this time, the applicant has agreed to amend the application originally requesting the C3 zone to the C2 – Neighbourhood Commercial zone. This amendment is on the understanding that the Planning & Corporate Services Department acknowledges that future development plans for this commercial area would be in keeping with the permitted uses of the C2 zone but with the form and character more in keeping with the current C3 zoning regulations. As the City is presently conducting a commercial study, in consultation with various stakeholders, the outcome of this study may result in development options that would be more appropriate in this area. The developer has referred to the form of commercial development identified in the Kettle Valley Comprehensive Residential zone as being more in keeping with their vision of what they are hoping to achieve in the area adjacent to Union Road in the *Village Main Street* area of the Glenmore Highlands development and the Planning & Corporate Services Department concurs with this. When the development of this commercial area is more imminent and detailed plans have been developed illustrating a specific type of development, it will then be determined what the most appropriate means of achieving the proposed development would be (i.e. through rezoning, 219 Covenant restricting lands use, CD zone etc.).

Parks and Open Space

Within the Phase Two zoning boundaries there is a proposed City Wide Park (Summit Park), a Community Park (Blair Pond area) and four Neighbourhood Parks, in addition to substantial area throughout the proposed development that will be designated as open space (see Figure 9 - Map "C" attached) and dedicated to the City. In addition, there is a significant trail network proposed that will connect the various neighbourhoods and park areas throughout the entire Glenmore Highlands Development. This trail network will be incorporated into the Linear Park Concept Plan, Map 14.2 of the OCP.

The Developers are in the process of entering into a Parks Agreement with the City of Kelowna, which address the required size and configuration of the City Wide Park, Community Park and the four Neighbourhood Parks in addition to the terms for compensation.

4.0 Current Development Policy

The area referred to in this application as Phase Two was zoned in 1983 as shown on the attached Figure 6.

4.1 City of Kelowna Strategic Plan (1992)

The proposed Phase Two 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.

4.2 Kelowna Official Community Plan (1994-2013)

There is a concurrent OCP amendment application being processed to recognize the proposed local commercial area, the medium density multiple housing area and to accurately reflect those areas being developed for single family residential development.

In addition, the developer, on recommendation from the Planning & Corporate Services Department, is shifting the edge of the Future Urban Reserve boundary slightly west so that the land east of (and including) the Wildlife Corridor will be designated for development at this time. This affects a small area that is slated for RU4 – Low Density Cluster Housing and allows for the designation of the Wildlife Corridor as P3 – Parks and Open Space as part of the Phase Two Rezoning. This results in the majority of the Wildlife Corridor on the western edge of the Phase Two rezoning by including the majority of the Wildlife Corridor area will become the new Future Urban Reserve boundary.

5.0 TECHNICAL COMMENTS

5.1 Works & Utilities

The following Works & Services are required to support development of these lands.

.1 General

- a) The subject land area under this rezoning application is very large consisting of approximately 265 hectares of land generally from Rio Drive in the south, to Begbie Road in the north. Due to such a large application and its potentially extended time frame for build out (20years) it is difficult to project the needs and timing of improvements required offsite to support it.
- b) With timing projected over some 20 years, real change to infrastructure could occur such as unanticipated new roads, traffic routing changes, changes to pedestrian needs, changes to commercial district traffic demands, utility infrastructure changes, growth from lands beyond the current OCP and outside the City, which may create new or different needs that would be unexpected at this time. Because of this, we will delay the review of offsite requirements until the time of subdivision or development. Therefore there are no offsite works required at this time. At the time of subdivision or development, further utility or traffic studies will be required.

.2 Water

- a) The property is located within the City of Kelowna service area.
- b) Major offsite water system improvements, in accordance with the 20 year Servicing Plan, will be required with the first subdivision or development within this area. Works required will be detailed at the time of subdivision or building permit. The developer may be required to construct these works when actual subdivisions/developments trigger them. DCC credits will be applicable if the developer constructs.
- c) The internal water distribution plan is shown by the applicant in the Glenmore Highlands Phase two application December 2002. The concept is acceptable but is subject to detailed design at the time of subdivision or development.

.3 Sanitary Sewer

- a) The internal sanitary sewer collection system is shown by the applicant in the Glenmore Highlands Phase two application December 2002. The concept is acceptable but is subject to detailed design at the time of subdivision or development.
- b) Confirm previous InterCAD reports that limit the Glenmore Highlands population to 6,651 people of which 5,045 people will generate sewage contributing to the Valley Road trunks. The downstream infrastructure is capable of supporting this population except for the pipes noted below.
- c) The existing pipe on Cross Road, from Ritchie Court to Valley Road is limited to a service population of approximately 800 people. This is in our DCC program and may be triggered by this development.

The developer may be required to construct these works when actual subdivisions trigger this need. DCC credits will be applicable.

- d) The existing pipe on Union Road, from Millard Place to Glenmore Road has a capacity of 3,800 people. The ASP indicated that 4,838 people will contribute to this pipe. When the capacity is reached, this pipe will need to be replaced by the development. It is not part of the DCC program.

.4 Drainage and Lot Grading

- a) The general stormwater management plan is shown by the applicant in the Glenmore Highlands Phase two application December 2002. The concept is acceptable but is subject to detailed design at the time of subdivision or development.
- b) Previously, through work on the ASP and Phase 1 zoning, InterCAD (Engineer's for this development) confirmed that Brandts Creek will handle the anticipated flows. However, offsite pipes or natural drainage routes connecting to Brandts Creek have not been confirmed for adequacy. Offsite improvements must be determined at the time of subdivision or development of each area. Improvements will be at the cost of the developer.

.5 Roads

- a) Provide written confirmation that all proposed internal road alignments, profiles, and design criteria satisfy the Subdivision, Development, and Servicing Bylaw and are able to access each node/neighbourhood. Identify all roads (or components of roads) where the minimum criteria is proposed to be compromised.

Note: *Written confirmation has been received from InterCAD dated March 19, 2003 (copy attached) stating that the preliminary road alignments shown on this Phase 2 zoning application have been developed using the design criteria laid out in the Hillside Street Standards.*

- b) Where major roads cross wildlife corridors, address how safety of vehicles and wildlife is proposed.
- c) Where one sidewalk is required on a road, such as the collector road running through the development, it should be continuous on one side rather than staggered along development frontages either side.
- d) At the time of subdivision, servicing adjacent lands will need to be addressed.
- e) Major roads (offsite) are identified in the 20 year Servicing Plan and must be constructed when triggered. The developer may be required to build a triggered road in order to support the proposed subdivision or development. This will be determined at the time of subdivision or building permit.

As development occurs, traffic impact studies may be required to confirm major road triggers or to determine upgrades required on existing roads that are not included in the 20 year servicing plan.

5.2 Fire Department

Interface assessments will be required for each phase in order to determine wildfire risk. Fire Department access and hydrants as per the BC Building Code and the City of Kelowna Subdivision, Development and Servicing Bylaw.

5.3 Parks Department

.1 Park Allocation

To be as per Final Glenmore Highlands Parks Agreement, Schedule A - DCC Parks Formula.

.2 Park Locations and Distribution

To be as per final Glenmore Highlands Parks Agreement, Figure 2 - Overall Park Network.

Summit Park – The temporary parking lot and access trail as shown on the Trail Network Plan – Figure 9 will work well subject to securing a statutory right-of-way over the property within the Future Urban Reserve area.

.3 Trails and Linear Parks

Note: The following concerns will be addressed at the time of subdivision.

- The Glenmore Highlands Area Structure Plan provides a class system of trails for differential use and levels of physical ability (Table 4 and Figure 21). At the time of Subdivision a hierarchy of trails and standards should be described in more detail and indicated on the plans. The Parks Division can assist the developer in refining trail routes and standards.
- It appears that much of the proposed trail system traverses slopes in excess of 30%. Developing trails along such topography can be difficult, expensive, unsafe due to unstable soils and can have environmental ramifications. All trail network corridors must be verified and approved by the Parks Division and the Environmental Division before subdivision. Primary trails (direct pedestrian commuter trails between neighbourhoods and community amenities such as the village centre and schools) should not exceed grades of 10%.
- The vertical alignments and grades as presented on the Trail Network Plan (May 2003) appear to be satisfactory. At the time of subdivision the developer will be required to show how they plan to connect the upper trail network to the lower trail network. A standard sidewalk treatment along collectors is not acceptable as a trail connection. Given the steep grades in the area, a linear park of recreational corridor adjacent to the road would be acceptable if this is what the developer is intending when indicating the trail symbol parallel and adjacent to roads.

- Both the OCP and the Glenmore / Clifton / Dilworth / Sector Plan place a strong emphasis on trails and linear park systems. The trail network proposed on Figure 9 - Map “C” of the Glenmore Highlands Phase Two rezoning submission indicates two strong North-South routes through the Glenmore Highlands community. One of the networks services the upper benches and provides a connection to the Clifton Road area and ultimately Knox Mountain Park. The other trail network services the lower benches and provides connections to the village centre and existing neighbourhoods in the lower Glenmore area. To make this network complete and functional, there is a need to connect the upper trail / linear park system to the lower system with a trails. At least one trail must be accessible for pedestrian commuter purposes (Class 1 Trail).

.4 Trail Heads

At strategic locations along the linear park system, trails heads that will enable parking, staging areas and trail maps, must be provide.

.5 Parks Master Plan

It is advisable that a parks master plan be prepared that indicates the types and level of activity and the treatment proposed for each park. and how the activities relate to activities in other parks, topography and the surrounding natural context.

.6 Tot Lots

The proposed neighbourhood park locations are widely disbursed but largely meet the criteria of 1 kilometre radius. However it should be noted that due to topography, the actual walking routes may be longer than 1 kilometre and grades make access more difficult. One problem that the Parks Division has been experiencing in hillside communities relates to providing convenient recreational opportunities for families with young children. Long, steep slopes make access impossible without using vehicles. With respect to the Landrover Park, the Parks Department will accept the configuration if:

- the minimum developable area is consistent with the area noted in the Parks Agreement;
- the undevelopable area of park is left as natural open space that does not require maintenance;
- the area indicated as “The Commons” on the concept plan is achievable with grades in the nature of 2-3%
- the park should not be perched up in a way that the intended activities can not be identified from the adjacent road.

5.4 Public Health Comments

We have no objection at this time. A construction permit for the waterworks system is required from the Public Health Engineer.

5.5 Aquila

Will provide underground electrical service to this development.

5.6 Telus

Telus will provide underground facilities to this development. Developer will be required to supply and install conduit as per Telus policy.

Developer to provide a number of 3 metre x 4 metre easements at no cost to Telus for a switching equipment cabinets. Telus will require 24 hour access to the switching cabinets. The number of easements required for switching equipment cabinets will be dependent on the phasing of the development and physical cable distances.

5.7 Inspection Services, BC Gas, Shaw Cable

No comment.

5.8 School District 23

No comment

6.0 PLANNING COMMENTS

The Planning & Corporate Services Department has worked closely with the applicant to ensure that the proposed OCP amendment and Rezoning designations most accurately reflect what was designated in the Area Structure Plan and is physically achievable given the topographic constraints of the land.

There will be a number of servicing items to be addressed through the ongoing subdivision process or through the Development Permit process prior to subdivision, 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.

It is important to note that no commitment is being made at this time to actual road alignments or subdivision lot layouts. These will be determined through the subdivision process within the framework provided by the zoning designations.

Hazel Christy, MBA, MCIP
Manager Special Projects

Approved for inclusion

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

HC/SG/sg

**SCHEDULE A
AMENDMENTS TO CITY OF KELOWNA ZONING BYLAW NO. 8000**

Section 13.3 RU3 – Small Lot Housing

Be amended by adding the following designation:

- RU3hs – Small Lot Housing (Hillside Area) with Secondary Suite

Section 13.3.5 (c) be amended by adding the following:

- For the RU3hs zone the maximum height of any vertical wall element facing a front, side or rear yard (including walkout basements) is the lesser of 6.5m or 2 storeys, above which the building must be stepped back at least 1.2m.

Section 13.3.5 be amended by adding the following:

- (h) For the RU3hs zone, all decks, supporting posts or columns shall not exceed the lesser of 4.5m or 1 storey in height, such measurements to include the height of any support structure or retaining wall.

FACT SHEET

1. **APPLICATION NO.:** OCP03-0009 / TA03-0007 / Z02-1061
2. **APPLICATION TYPE:** Official Community Plan Amendment / Text Amendment / Rezoning
3. **OWNER:** Glenwest Properties Ltd./Blenk Dev. Corp.
· **ADDRESS** 3 – 1470 Water Street
· **CITY/ POSTAL CODE** Kelowna, BC V1Y 1J4
4. **APPLICANT/CONTACT PERSON:** Ekistics Town Planning Inc./Paul Rosenau
· **ADDRESS** 1107 West 8th Avenue
· **CITY/ POSTAL CODE:** Vancouver, BC V6H 1C5
· **TELEPHONE/FAX NO.:** 604-739-7526/604-739-7532
5. **APPLICATION PROGRESS:**
 Date of Application: December 23, 2002
 Staff Report to Council: June 18, 2003
6. **LEGAL DESCRIPTION:** Lot A, Sec. 6, Twp. 23, ODYD, Plan KAP70041; Lot A, Sec. 32, Twp. 26, ODYD, Plan KAP55949 except Plan 70047; South West 1/4 of Sec. 5, Twp. 23, ODYD; North West 1/4 of Sec. 5, Twp. 23, ODYD; Part of Lot 8, Sec. 8, Twp. 23, ODYD, Plan 29568; North East 1/4 of Sec. 5, Twp. 23, ODYD, except Plans 896, B645 & KAP69724; Part of Lot A, Secs. 4, 5, 8, & 9, Twp. 23, ODYD, Plan KAP69724 except Plan KAP71944; Part of South East 1/4 of Sec. 8, Twp. 23, ODYD except Plan 22400 & KAP69724; Part of North East 1/4 of Sec. 8, Twp. 23, ODYD except Plan KAP69724; Part of South East 1/4 of Sec. 17, Twp. 23, ODYD; Part of South West 1/4, Sec. 16, Twp. 23, ODYD
7. **SITE LOCATION:** West of Union Road and East of Clifton Road & Rio Drive
8. **CIVIC ADDRESS:** 145, 185 & 205 Clifton Road; 1630 Glenmore Road; E of Grainger Road; E of Rio Drive and W & N of Union Road
9. **AREA OF PHASE TWO REZONING:** 290.6 ha
10. **EXISTING ZONE CATEGORY:** A1 – Agriculture 1; RR3 – Rural Residential 3; RU1 – Large Lot Housing, RU4 – Low Density Cluster Housing, RM3 – Low Density Multiple Housing; RM5 – Medium Density Multiple Housing; C2 – Neighbourhood Commercial; P2 – Education & Minor Institutional; and P3 – Parks & Open Space

- | | |
|--|---|
| 11. PROPOSED ZONE: | RU1h – Large Lot Housing (Hillside Area),
RU2h – Medium Lot Housing (Hillside Area),
RU3hs – Small Lot Housing (Hillside Area)
with Secondary Suite, RU4 – Low Density
Cluster Housing, RM2h – Low Density Row
Housing (Hillside Area), RM5 – Medium
Density Multiple Housing; C1 – Local
Commercial; C3 – Community Commercial;
P2 – Education & Major Institutional; P3 –
Parks & Open Space, and P4 – Utilities |
| 12. PURPOSE OF THE APPLICATION: | To rezone the next Phase of the Glenmore
Highlands Area Structure Plan, adopted in
1983, to the various zones proposed to
facilitate the development of approximately
1,222 units comprised of a mixture of single
family lots and multi-family lots and containing
a commercial component, parks & open
space and associated utilities |
| 14. OCP MAP 6.2; 7.1; 14.2; and 19.1
IMPLICATIONS | Commercial Development Permit Area
designation; Natural Environment/Hazardous
Condition Development Permit designation;
Linear Park Concept Plan trail designations;
Future Land Use Designations |
-

Attachments

(not attached to electronic version of report)

Location Map
Proposed Generalized Future Land Map – Map “A”
Natural Environment/Hazardous Condition Development Permit
Area Designation Amendments – Map “B”
Figure 9 – Map “C” – Parks & Environmental Network Plan
Figure 7 – Map “D” – Proposed Zoning
Glenmore Highlands ASP - Figure 18
Figure 6 – Existing Zoning
Figure 14 – Phasing Plan
InterCAD Consulting Engineers Letter dated March 19, 2003