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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** June 25, 2003

**File No.:** OCP03-0006/Z03-0025

**To:** City Manager

**From:** Planning & Corporate Services Department

**Purpose:** To amend the Official Community Plan Future Land Use map and rezone the property in order to allow for a 13 lot single family residential development and a potential school site

**Owner:** Gazelle Enterprises Inc., R265 Enterprises Ltd., Emil Anderson Construction Co. Ltd., Gilmar Management Ltd., Gillen Investments Inc.

**Applicant/Contact Person:** Summit South Developments Joint Venture/Mike Jacobs

**At:** 5198 South Ridge Drive

**Proposed OCP Designation:** Single/Two Unit Residential & Educational/Major Institutional

**Existing Zone:** RU2 – Medium Lot Housing zone and P2 – Education & Minor Institutional

**Proposed Zone:** RU2 – Medium Lot Housing zone and P2 – Education & Minor Institutional

**Report Prepared by:** Shelley Gambacort

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SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

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### 1.0 RECOMMENDATIONS

THAT OCP Bylaw Amendment No. OCP03-0006 to amend Map 19.1 of the Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600 by changing the Future Land Use by re-designating a portion of Lot A, DL 1688s, SDYD, Plan KAP68646 except Plans KAP68647, KAP70485, KAP71342 and KAP72474, located on South Ridge Drive, Kelowna, BC, from the Single/Two Unit Residential & Educational/Major Institutional designation to the Single/Two Unit Residential & Educational/Major Institutional designation, as shown on Map "A" attached to the report of Planning & Corporate Services Department dated June 25, 2003, be considered by Council;

AND THAT Rezoning Application No. Z03-0025 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of part of Lot A, DL 1688s, SDYD, Plan KAP68646 except Plans KAP68647, KAP70485, KAP71342 and KAP72474, located on South Ridge Drive, Kelowna, BC, from the RU2 – Medium Lot Housing zone and the P2 – Education & Minor Institutional zone to the RU2 – Medium Lot Housing zone and the P2 – Education & Minor Institutional zone as shown on Map "A" attached to the report of Planning & Corporate Services Department dated June 25, 2003, be considered by Council;

AND THAT the OCP Bylaw Amendment and Zone Amending bylaw be forwarded to a Public Hearing for further consideration.

## 2.0 SUMMARY

Currently the area shown on the north side of South Crest Drive extension is designated for a future school site and the area on the south side is designated for single/two unit residential development. This application proposes the exchange of these land uses by designating the area on the north side of the South Crest Drive extension as single/two unit residential development and designating the area on the south side for a future school site.

There is a concurrent subdivision application being processed for 13 single family residential lots and one future school site.

### 2.1 Advisory Planning Commission

This application was reviewed by the Advisory Planning Commission at the meeting of June 3, 2003 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Official Community Plan Application No. OCP03-0006 and Rezoning Application No. Z03-0025, 5198 South Ridge Drive, Lot A, Plan 68646, Sec. 19, Twp. 29, SDYD, Summit South Developments Joint Venture (Mike Jacobs), to amend the Official Community Plan Future Land Use map and rezone the property to the P2-Education & Minor Institutional zone and the RU2-Medium lot Housing zone in order to allow for a 13 lot single family residential development and a potential school site.

## 3.0 BACKGROUND

### 3.1 The Proposal

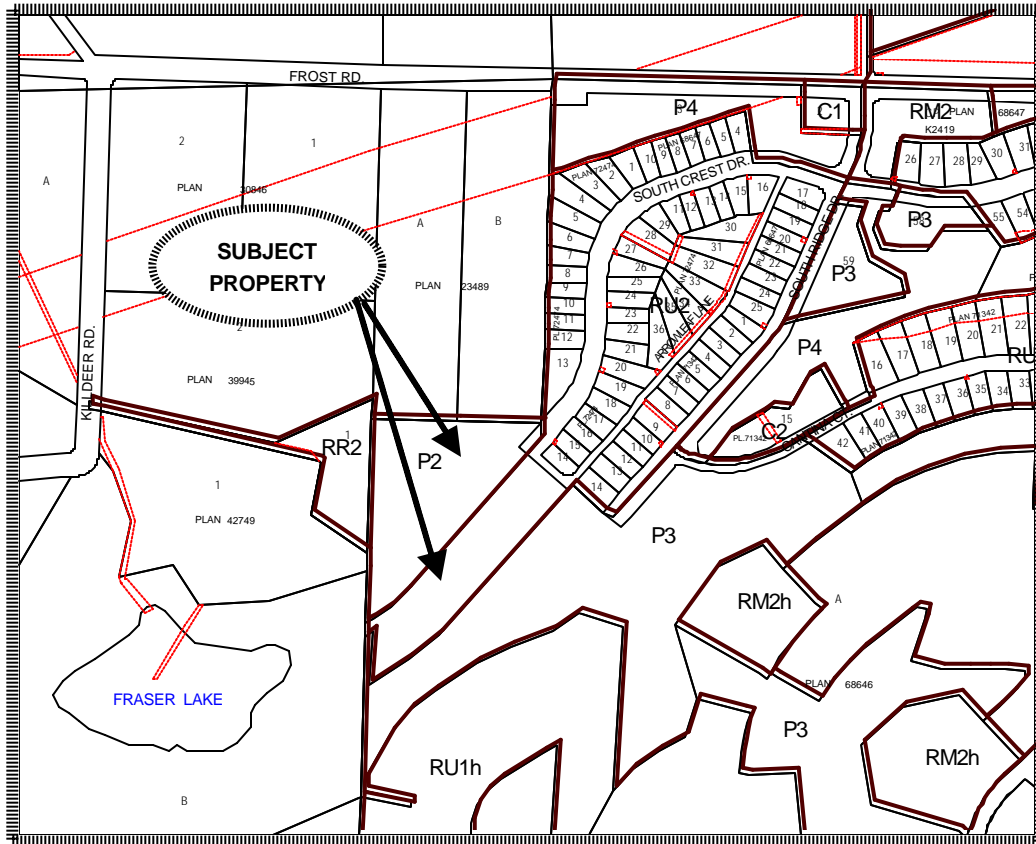
Presently the land to the north of the South Crest Drive extension is designated Institutional and zoned P2 – Education and Minor Institutional for a future school site and the land to the south is zone RU2 for single family residential development. Further review of the potential road alignments in this area has shifted the extension of South Crest Drive slightly to the north, which results in a slightly smaller P2 site. Therefore, it has been determined and agreed to by the School District, that a more suitable location at this time would be on the south side of the future extension of South Crest Drive. This essentially results in an exchange of the existing land uses, which this application proposes.

There is a concurrent subdivision application being processed, which proposes 13 RU2 single family residential lots and one P2 lot.

CRITERIA	PROPOSAL	RU2 ZONE REQUIREMENTS
Site Area (m <sup>2</sup> )	468 – 1045.1	400
Site Width (m)	13 – 22.5	13 (15 for corner lot)
Site Depth (m)	31.4 min	30

### 3. Site Context

The property is located at the east end of the existing South Crest Drive and forms part of the South Ridge Neighbourhood development.



Adjacent zones and uses are, to the:

- North - A1 – Agriculture 1; rural residential
- East - RU2 – Medium Lot Housing; single family development
- South - P3 – Parks & Open Space; open space
- West - RR2 – Rural Residential & A1 – Agriculture 1; rural residential

### 34 Current Development Policy

#### 3.4.1 City of Kelowna Strategic Plan (1992)

The Kelowna Strategic Plan supports the orderly progression of urban development, in particular, infill development, where the extension of required municipal servicing can easily be accommodated within an existing urban area.

#### 3.4.2 Kelowna Official Community Plan (1994-2013)

The Official Community Plan designates the subject property for single/two unit residential development and Educational/Major Institutional.

3.4.3 Southwest Okanagan Mission Sector Plan

The Southwest Okanagan Mission Sector Plan identifies generalized road locations, density, and form of housing. The current proposal is in accordance with the general parameters set out in the Plan.

4.0 TECHNICAL COMMENTS

4.1 Works & Utilities

OCP Comments:

- a) There are no engineering comments regarding the OCP change.

Zoning Comments:

- a) No comments for the zoning. All requirements will be addressed through subdivision.

4.2 Fire Department

Fire Department access and hydrants as per the BC Building Code and the Subdivision, Development & Servicing bylaw (minimum 150 lps).

4.3 Inspection Services

Provide a geotechnical report at the time of subdivision and submit a map showing all areas of fill.

4.4 Terasen, Shaw Cable, Telus

No concerns

4.5 RCMP, SD#23

No response

5.0 PLANNING COMMENTS

The Planning and Corporate Services Department has no concerns with this proposal as it is essentially an exchange of the P2 and RU2 zoning designations and meets the objectives of the policy documents in place for this area.

R. G. Shaughnessy  
Subdivision Approving Officer

RGS/SG/sg

Approved for inclusion

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

**FACT SHEET**

1. **APPLICATION NO.:** OCP03-0006/Z03-0025
2. **APPLICATION TYPE:** Official Community Plan amendment and Rezoning
3. **OWNERS:** Gazelle Enterprises Inc., R265 Enterprises Ltd., Emil Anderson Construction Co. Ltd., Gilmar Management Ltd., Gillen Investments Inc.
  - . **ADDRESS** c/o 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/ POSTAL CODE:** Kelowna, BC V1Y 2W1
  - . **TELEPHONE/FAX NO.:** 762-9999/762-6171
5. **APPLICATION PROGRESS:**
  - Date of Application:** May 9, 2003
  - Servicing Agreement Forwarded to Applicant:**
  - Servicing Agreement Concluded:**
  - Staff Report to Council:** June 25, 2003
6. **LEGAL DESCRIPTION:** Lot A, DL 1688S, SDYD, Plan KAP68646 except Plans KAP68647, KAP70485, KAP71342 and KAP72474
7. **SITE LOCATION:** West end of South Crest Drive
8. **CIVIC ADDRESS:** 5198 South Ridge Drive
9. **AREA OF SUBJECT PROPERTY:** 38 ha
10. **AREA OF PROPOSED REZONING:** 1.19 ha
11. **EXISTING ZONE CATEGORY:** RU2 – Medium Lot Housing zone and P2 – Education & Minor Institutional
12. **PROPOSED ZONE:** RU2 – Medium Lot Housing zone and P2 – Education & Minor Institutional
13. **PURPOSE OF THE APPLICATION:** To amend the Official Community Plan Future Land Use map and rezone the property in order to allow for a 13 lot single family residential development and a potential school site

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| 14. | <b>MIN. OF TRANS./HIGHWAYS FILES NO.:</b><br><b>NOTE: IF LANDS ARE WITHIN 800 m OF A</b><br><b>CONTROLLED ACCESS HIGHWAY</b> | N/A  |
| 15. | <b>DEVELOPMENT PERMIT MAP 7.1</b><br><b>IMPLICATIONS</b>   | None |
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**Attachments**

*(Not attached to the electronic copy of the report)*

- Location Map
- Proposed Zoning Map “A”