
CITY OF KELOWNA
MEMORANDUM

Date: January 12, 2004
File No.: File No. ASP03-0001
To: City Manager
From: Planning & Corporate Services Department
Purpose: Request to Prepare an Area structure plan for Neighbourhood 3 (OCP Reference Area #13)
Owners: No. 21 Great Projects, Vincent & Pamela Blaskovitch, Interval Investment Inc., 392187 BC Ltd., Oracle Investments Inc., Debo Holdings Ltd., City of Kelowna
**Applicant/
Contact Person:** Stantec Consulting Ltd./Marnie Skobalski
At: Ivens & Paret Road
Report Prepared By: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Municipal Council approve the authorization for Stantec Consulting Ltd. to prepare an Area Structure Plan for the properties identified in Schedule "A" attached to the report of the Planning & Corporate Services Department dated January 12, 2004;

AND THAT preparation of the Area Structure Plan take into consideration the items identified in the report from the Planning & Corporate Services Department dated January 12, 2004 and the various Terms of Reference provided by the following City Departments to the applicant:

- Transportation
- Environment
- Drainage
- Parks
- Works & Utilities

AND FURTHER THAT the applicant be advised that support to prepare the Area Structure Plan does not necessarily embody support for adoption of the Plan to be presented.

2.0 BACKGROUND

The applicant has submitted a request to prepare an Area Structure Plan and have met with the Planning and Corporate Services staff to review the requirements for the preparation of an Area Structure Plan based on Council Policy #247.

The applicant has been made aware that the Area Structure Plan must provide a detailed inventory of existing post-fire conditions on the site and meet the policies and objectives identified in the Official Community Plan and the Southwest Okanagan Mission Sector Plan with regard to potential future land uses. These are identified in general terms in Table 19.1 in the Official Community Plan as being, public open space, School/College / University, Neighbourhood Commercial, single/two unit residential, Multiple Unit Residential (Low), Multiple Unit Residential (Medium), and Agriculture.

In addition to the standard submission requirements of an Area Structure Plan and because of the topographic considerations of this site and current site conditions resulting from the recent Okanagan Mountain Park Wildfire, specific attention should be directed to the provision of:

- A contour map and slope analysis;
- A map indicating the developable and un-developable areas;
- A map indicating the distribution of land uses by type and density;
- The total projected population for the Area Structure Plan and the projected densities;
- A map of the transportation and utility networks including size and type of service; and
- A visual impact assessment.

Staff from various departments within the City of Kelowna are preparing “Terms of Reference” documents which will be available to the consultants preparing the Area Structure Plan.

3.0 DEPARTMENT/AGENCY COMMENTS

The following comments have been provided by the various City departments and affected agencies as a result of this request to prepare an Area Structure Plan.

3.1 Works & Utilities

- a) Provide a servicing report for Water, Sanitary Sewer, Drainage and Road Networks for this neighbourhood. The report is to include any impacts outside of the plan area. The South Mission Sector Plan is to be used as the foundation of the study. Review financial implications and construction strategies for each service.
- b) For the major roads as identified in the Sector Plan and the 20 year servicing Plan for this area, review the trigger points and financial implications.
- c) Determine if and where Hillside Standards/guidelines will be appropriate within the Area Structure Plan.
- d) Provide a pre-plan and road network plan for the full neighbourhood. Roads must be proved out topographically to confirm viability of alignments. Determination of road alignments is critical between adjacent land developments.
- e) Requirements for Environmental and Fire Mitigation plans/studies will be determined by the City’s Environmental Division and the Fire Department.

- f) Consult with the other utilities (gas, electrical, cable, telephone) to determine any special needs.
- g) Provide a Geotechnical review of the ASP area to confirm the feasibility of developing the lands and identify any special geotechnical, hydrogeological and environmental issues related to the neighbourhood.
- h) Identify wells and irrigation systems within the area and any issues related to them.

3.2 Environment

Neighborhood #3 Study Area – Environmental Policies

- .1 Areas of 30% slope or greater within the Special Study Area will be designated as environmentally sensitive, and will either remain in a natural state where previously undisturbed, or be revegetated/ rehabilitated to a natural condition with indigenous species.
- .2 The City will seek to acquire major environmentally sensitive areas within the Special Study that are geotechnically stable and safe from post-fire hazards (Bellevue Creek Canyon and linkage to Woodhaven). Jack Smith Lake (portions that are acceptable for park and conservation) require assessment and review and also require a review for hydrological condition and permanency of water. Smaller wetland areas and areas of heritage value will require evaluation for park and pathways and/or for protection by means of a Section 219 Covenant.
- .3 Pedestrian accessibility to and within environmentally sensitive areas will be restricted by signage and fencing where appropriate.
- .4 No drainage will be permitted to discharge onto environmentally sensitive areas from development areas. It is possible that some of the ponds or wetlands may be modified for drainage usage where appropriate.
- .5 The development area will be required to incorporate erosion and sediment control (development and post-fire mitigation), and fire hazard mitigation techniques within subdivision and building schemes.

Park Policy

- .1 The City will develop a passive park containing pedestrian trails and viewpoints on portions of City property that are not considered to be environmentally sensitive.
- .2 Park development will be low maintenance, and landscaping will incorporate indigenous species.

Development Policy

- .1 Areas within the Area Structure Plan not considered to be environmentally sensitive will be considered for low density single family residential uses on urban services.
- .2 Development lands will be required to provide appropriate pedestrian linkages to enhance the city wide system of linear connections proposed to extend from Crawford Falls and Bellevue Creek.
- .3 Rear property lines of adjacent residential development will not be permitted to extend past the ridge line in order to protect the environmentally sensitive slopes of the Mission Ridge Escarpment.
- .4 A minimum 15 metre building line setback shall be established from the ridge line to protect the visual aesthetics of Bellevue Creek Canyon.

3.3 Parks Division

1. Parks would like to link the trails of Bellevue Creek with the park space around Jack Smith Lake with a linear park. Depending on the topography, this might be best achieved in the land to the immediate south of the area structure plan.
2. Parks would like to work closely with the developer on the park and open space system.
3. Parks will require 2 neighbourhood/community parks (approximately 0.6HA each), one in the upper section around Jack Smith Lake, and the other near the town center commercial area. The DCC parks should be connected to the linear park and open space trail system. Parks would like to work closely with the developer on the exact location of these parks.

3.4 Regional District of Central Okanagan

The Regional District has interest in achieving the following objectives and recommends that the City request the following items to be addressed in preparation of the Area Structure Plan for Neighbourhood 3.

1. Support of Crown Land Policies, in particular the relationship to the Myra Bellevue Provincial Park. The area structure plan should address the potential for connections between the provincial park and Woodhaven Regional District park when designing the “major park/open space” designation on the City’s OCP.
2. Management of Aggregate Supply and Demand - The June 2000 Aggregate Study identifies this area as Primary Aggregate Supply

Potential. The ASP should assess the opportunities to extract aggregate to meet City demand requirements in advance of new development.

3. South Slope Management Policies – The Regional Board has several policies with respect to the South Slopes that should be referenced in assessment of future development in this Area Structure Plan.
4. Visual Analysis – Viewscape analysis should include an assessment of impact from prime tourist features (such as Okanagan Lake and Highway 97 between Westside Road and Okanagan Lake Bridge) as well as from designated town centres such as the Westbank Town Centre.

3.0 CONCLUSION

The Planning and Corporate Services Department supports the request to proceed with the preparation of an Area Structure Plan at this time.

It will be necessary to include in the Area Structure Plan a section on post-fire mitigation as a result of the damage incurred to the area from the Okanagan Mountain Park fire.

It should be noted that support of the recommendation to proceed with preparation of an Area Structure Plan, should in no way be construed as approval for the Area Structure Plan proposal which will be presented to City Council at a future date.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion

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

RGS/SG/sg

Attachments

(Not attached to the electronic copy of the report)

- Schedule “A – Boundary of Neighbourhood 3 Area Structure Plan
- Stantec Consulting Ltd. Request to Prepare an Area Structure Plan document