
CITY OF KELOWNA

MEMORANDUM

Date: July 7, 2004

File No.: Z04-0027

To: City Manager

From: Planning & Corporate Services Department

Purpose: To rezone from the A1-Agriculture 1 zone to the RU1-Large Lot Housing zone in order to facilitate a 16 lot single detached housing subdivision within the Southwest Okanagan Mission Sector area of the City

Owner: Sundowner Holdings Ltd. & Woodlawn Projects Inc. **Applicant/Contact Person:** Protech Consultants Ltd./Grant Maddock

At: 5377 Hedeman Court

Existing Zone: A1 – Agriculture 1 **Proposed Zone:** RU1 – Large Lot Housing

Report Prepared By: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATIONS

THAT Rezoning Application No. Z04-0027 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of part of Lot 2, Sec. 24, Twp.28, SDYD, Plan 41091 located on Hedeman Court, Kelowna, BC, from the A1 – Agriculture 1 zone to the RU1 – Large Lot Housing zone as shown on Map "A" attached to the report of Planning & Corporate Services Department, dated June 28, 2004, be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

2.0 SUMMARY

The applicant proposes to rezone the subject property from the current A1 – Agriculture 1 zone to the RU1 – Large Lot Housing zone to permit the development of 16 single family residential lots. The application is in accordance with the Area Structure Plan for Neighbourhood One of the Southwest Okanagan Mission Sector Plan.

2.1 Advisory Planning Commission

This application was reviewed by the Advisory Planning Commission at the meeting of May 11, 2004 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z04-0027, for 5377 Chute Lake Road, Lot 2, Plan 41091, Sec. 24, Twp. 28, ODYD, by Protech Consultants Ltd (Grant Maddock) to rezone the western portion of the property from the A1-Agriculture 1 zone to the RU1-Large Lot Housing zone, in order to facilitate a 16 lot single family residential subdivision.

3.0 BACKGROUND

3.1 The Proposal

The proposed subdivision comprises 16 single family lots ranging in size from 715 m² to 1260 m². Access to the proposed subdivision will be from a new cul de sac that will extend off Hedeman Court. The property is undeveloped at this time and, as a result of last years Okanagan Mountain Park fire, lost all tree cover that had existed on the property.

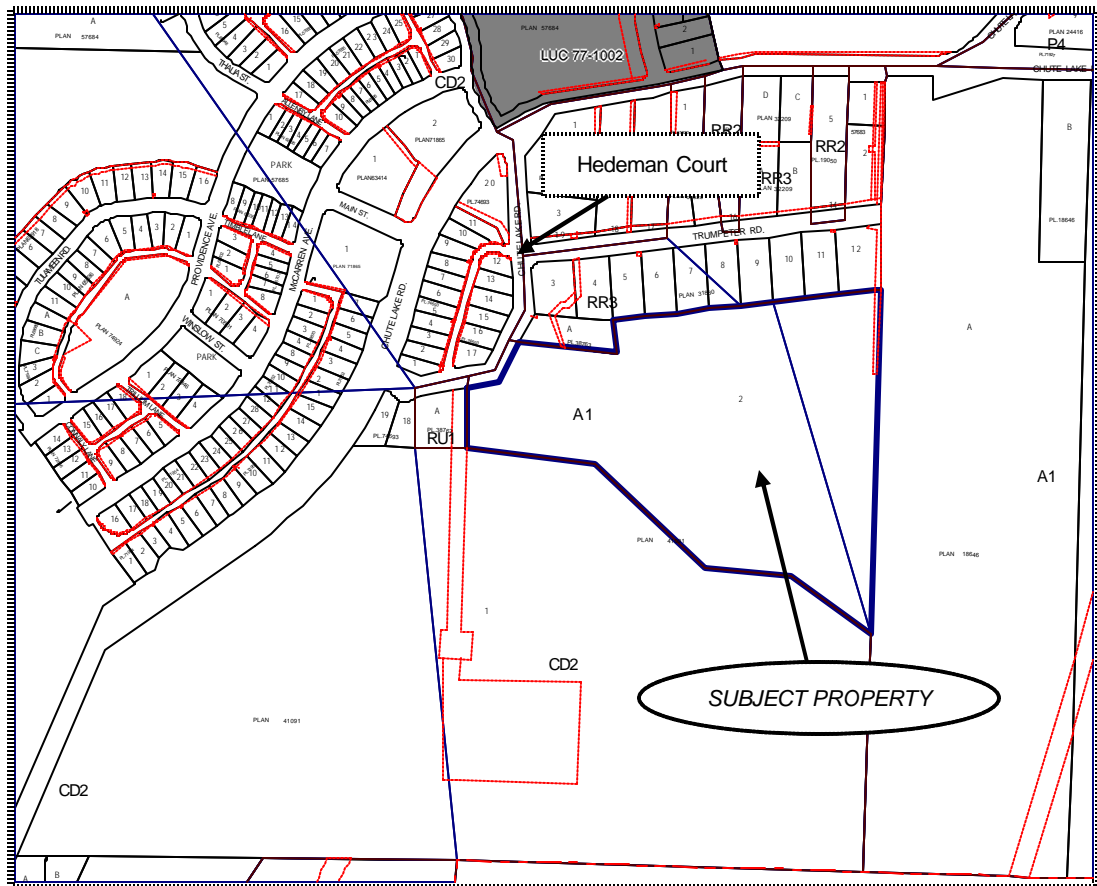
There is a concurrent subdivision application being processed with this rezoning application.

The proposal, as compared to the requirements of the RU1 zone requirements are as follows:

CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Lot Area (m ²)	715 - 1260	550 m ²
Minimum Lot Width (m)	~18 min	16.5 m*
Minimum Lot Depth (m)	32 min.	30.0 m

3.2 Site Context

The subject property is located east of Hedeman Court (formerly known as Chute Lake Road – as a result of the re-alignment of Chute Lake Road this portion was renamed) and south of Trumpeter Road in the Southwest Okanagan Mission Sector area of the City.



Adjacent zones and uses are, to the:

- North - RR3 – Rural Residential 3; single family dwellings
- East - A1 – Agriculture 1; undeveloped
- South - CD2 – Kettle Valley Comprehensive Residential Development; undeveloped, Adams Reservoir
- West - CD2 – Kettle Valley Comprehensive Residential Development & RU1 – Large Lot Housing; single family lots

3.3 Current Development Policy

3.3.1 City of Kelowna Strategic Plan

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. This site, adjacent to the Kettle Valley Development, meets those criteria.

3.3.2 Official Community Plan

The Official Community Plan Future Land Use Map identifies the site as single/two unit residential. This proposed application to rezone from A1 – Agriculture 1 to RU1 – Large Lot Housing is in compliance with this designation.

3.3.3 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.

3.3.4 Neighbourhood One Area Structure Plan (ASP)

The Neighbourhood One ASP designates this area for residential single family/cluster estate development. Large lot single-family homes characterize this designation; lots are typically larger than 600 m². The policies and guidelines of the ASP for the single-family/cluster estate areas that would apply to a subdivision proposal are:

- The approximate gross density permitted for this designation is 9 units/ha (the applicants are proposing ~8.3 units/ha);
- In areas adjacent to existing single family neighbourhoods outside of the plan area, lots shall be a minimum of 20 m wide with no more than two lots backing on to any existing lot; and
- A mix of single-family lot sizes (widths and areas) are encouraged;

4.0 TECHNICAL COMMENTS

4.1 Works & Utilities

The Development Engineering Technician for this project is Kelly Hanson.

The following Works & Services are required for this subdivision:

.1 General

- a) Identify any natural features and satisfy any requirements of the Environmental Division.

- b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- c) SOUTH MISSION ROAD TRIGGERS: Offsite roadworks identified in the Southwest Mission Sector Plan are triggered at various stages of development based on subdivided lots or units. These works are identified in the Sector Plan and numerous components are triggered by developments occurring in the area at this time. However, other major developers in the area have committed to constructing these works as they are needed. Therefore this development is not required to build any of these road segments as long as the other developers in the area remain committed to building these roads. If the subdivision is delayed for some time in the future additional offsite roads may be triggered.

.2 Geotechnical Report

- a) Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering.

NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

.3 Water

- a) The property is located within the City water service area.
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw.
- c) The existing water system is has a limited to a maximum service elevation of 522m. Proposed lots must be below this elevation until further works (booster station and reservoir) are constructed for higher elevation service. All lands above the 522m contour are to have a Restrictive Covenant registered on title identifying that there is no water service available at this time until additional infrastructure works are constructed.
- d) Identify any water distribution pipes that may be needed in the future to service the higher portions of the property. These may be required in the proposed roads and should be installed at this time to avoid trenching in "new" roads.

.4 Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections.

.5 Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.

.6 Roads

- a) Urbanize the frontage of Hedeman Court fronting the property. Match the existing road and install curb & gutter.

.7 Charges and Fees

- a) Development Cost Charges (DCC's) are payable. The Sector B Road DCC charges are to paid in full at time of subdivision – the delayed 1/3, 1/3 payment option is not available for Road DCC's for Sector B.
- b) Water Extended Service Area Latecomers (ESA's):

ESA#	Frontender	Component	Anniversary	Rate/unit \$
1	Kettle Valley	Intake/pipe/PS etc	April 16	976
2	Kettle Valley	Reservoir (Adams)	April 16	814

- c) The property is within Sewer Connection Area No. 28 (Okaview) and is subject to a \$10,900 charge per single family lot; however, the cost of installing sewers for the development may be applied as credits towards this amount.
- d) Sewer Specified Area Administration Fee of \$250.00 to extend the service boundary.
- e) Water Specified Area Administration Fee of \$250.00 to extend the service boundary.

4.2 Environment Division

The drainage route, sensitive area and steeper areas need protection. Covenant areas need to be identified as well as right of ways.

4.3 Fire Department

Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision, Development and Servicing Bylaw.

Please note that this development is situated within a wildland interface area.

4.4 Inspection Services

Geotechnical report required.

4.5 FortisBC, Shaw Cable, Telus

Underground facilities required for this subdivision.

5.0 PLANNING COMMENTS

The proposed use of the site complies with the OCP Single/Two Unit residential designation of the Southwest Okanagan Mission Sector Plan.

Through the concurrent subdivision application, the existing drainage corridor will be protected and the stormwater management for this area will be incorporated within this existing drainage corridor. Subdivision of the property is contingent on the provision of community water and sanitary sewer to the proposed development.

The areas identified as open space on the subject property are outside of the area under application for rezoning and subdivision and will be protected through future development of the subject property.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion



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

RGS/SG/sg

Attachment

FACT SHEET

- | | |
|---|--|
| 1. APPLICATION NO.: | Z04-0027 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER #1:
· ADDRESS
· CITY/ POSTAL CODE
OWNER #2:
· ADDRESS
· CITY/ POSTAL CODE | Sundowner Holdings Ltd.
179 Arbour Stone Rise NW
Calgary, Alberta T3G 4N4
Woodlawn Projects Inc.
2 nd Floor 215 Lawrence Avenue
Kelowna, BC V1Y 6L2 |
| 4. APPLICANT/CONTACT PERSON:
· ADDRESS
· CITY/ POSTAL CODE:
· TELEPHONE/FAX NO.: | Protech Consultants Ltd./Grant Maddock
200 – 1449 St. Paul Street
Kelowna, BC V1Y 2E4
860-1771/860-1994 |
| 5. APPLICATION PROGRESS:
Date of Application:
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
Staff Report to Council: | April 16, 2004 |
| 6. LEGAL DESCRIPTION: | Part of Lot 2, Sec. 24, Twp. 28, SDYD, Plan 41091 |
| 7. SITE LOCATION: | East of Hedeman Court, South of Trumpeter Road |
| 8. CIVIC ADDRESS: | 5377 Hedeman Court |
| 9. AREA OF SUBJECT PROPERTY: | 8.1 ha |
| 10. AREA OF PROPOSED REZONING: | 1.92 ha |
| 11. EXISTING ZONE CATEGORY: | A1 – Agriculture 1 |
| 12. PROPOSED ZONE: | RU1 – Large Lot Housing zone |
| 13. PURPOSE OF THE APPLICATION: | To rezone from the A1-Agriculture 1 zone to the RU1-Large Lot Housing zone in order to facilitate a 16 lot single detached housing subdivision within the Southwest Okanagan Mission Sector area of the City |
| 14. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

Attachments

(Not attached to the electronic copy of the report)

- Location Map
- Proposed Plan of Subdivision

Transit Route Map

