
CITY OF KELOWNA

MEMORANDUM

Date: August 26, 2004
File No.: **ASP04-0001**

To: City Manager

From: Planning & Corporate Services Department

PURPOSE: TO SEEK PERMISSION TO PREPARE AN AREA STRUCTURE PLAN FOR 800 AC. ± IN MCKINLEY LANDING KNOW AS "VINTAGE LANDING"

OWNERS: 622664 BC LTD. (GRANT GAUCHER), GLENHIGH ESTATES

APPLICANT: TRUE CONSULTING GROUP / BOB EVANS

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Municipal Council approve the authorization for True Consulting Group to prepare an Area Structure Plan for the properties identified in Schedule "A" attached to the report of the Planning and Corporate Services Department dated August 26, 2004;

AND THAT preparation of the Area Structure Plan take into consideration the items identified in the report of the Planning and Corporate Services Department dated August 26, 2004 and the various Term of Reference provided by the following City Departments to the applicant;

- Transportation
- Environment
- Drainage
- Parks
- Works and Utilities
- Finance

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

2.0 BACKGROUND

The G Group of Companies originally submitted an application for a development proposal on the subject properties with a Comprehensive Development Proposal consisting of a;

1. Resort hotel and Conference Centre,
2. Wellness Village,
3. Golf Course,
4. Vineyard and Cottage Winery, and
5. Education and Retreat Centre.

As the subject properties are located within an area identified as “Future Urban Reserve”, an application for an Official Community Plan amendment (OCP03-0002) has been submitted and approved by Council to change the future land use designation of the subject properties noted in the OCP from the “Future Urban Reserve” designation to the “Area structure Plan” designation in order to support the proposed Comprehensive Development of the site. That application was presented at a Public Hearing on May 25, 2004, and was given final adoption on June considered by Council on June 28, 2004.

That OCP amendment added to Table 19.1 “Potential ASP Development Components” the following comments regarding potential uses for the identified areas;

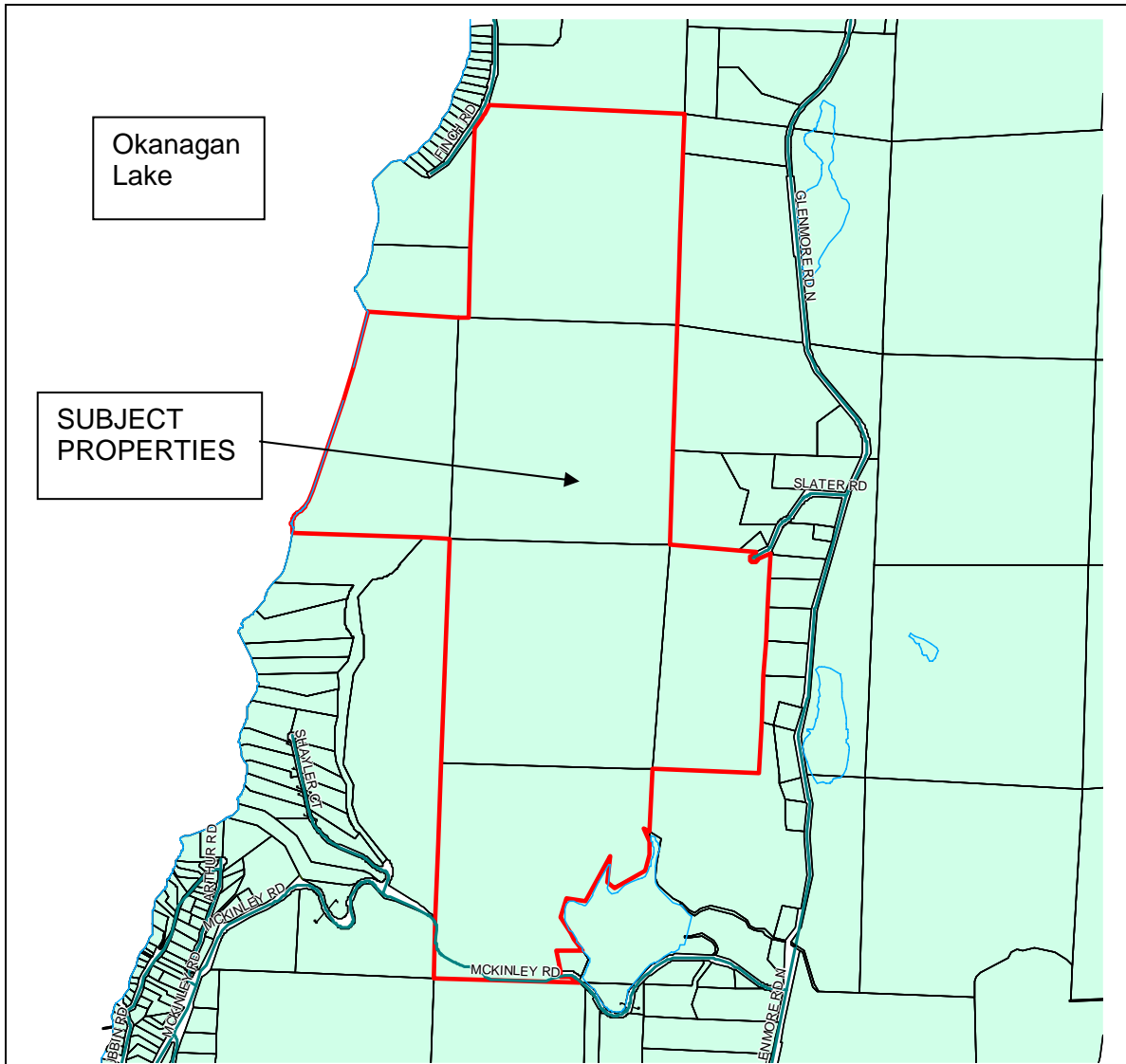
“Potential Future Land Uses include Comprehensive Commercial Resort and Wellness Centre, Golf Course, Vineyard and Future Urban Reserve”

The applicant, working on behalf of the owners has submitted an application for a request to prepare an Area Structure Plan, and have reviewed the requirements for the preparation of an Area Structure Play based on Council Policy #247

The applicant has been made aware that the area structure plan must provide a detailed analysis of all of the following issues;.

- Environmental Inventory, Impact Assessment
- Transportation
- Sanitary Sewer
- Water
- Drainage
- Fire Hazard assessment
- Soils assessment
- Economic Review to address the impact of accepting new services into the City Maintenance program

SUBJECT PROPERTY MAP



3.0 DEPARTMENT AND AGENCY COMMENTS

The following comments have been received from the various City departments and affected agencies in response to the Official Community Plan amendment application (OCP03-0002) which authorized the change in land use of the subject properties to permit the ASP application;

3.1 FortisBC

Will provide underground electrical service to this development. There will be significant upgrade requirements to our system to meet the demands of this development.

3.2 Fire Department

Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision By-law. Proposed multi story structure will require access design considerations. Confirm that fire flows will be achievable.

3.3 Parks Manager

1. Parks requires a 10 meter wide linear park along the McKinley Reservoir measured from the top of bank.
2. Parks requires a continuous 10 meter wide linear park extending from McKinley Reservoir north across the subject property to the north property line to accommodate the extension of the city-wide walking and biking trail.
3. Steep slopes greater than 30% are to be designated natural open space park (undisturbed).
4. Parks requires a public right-of-way agreement adjacent to Okanagan Lake to allow public access on the boardwalk/walkway.
5. Additional details are required on landscape roadway treatment and boulevards.
6. As part of the Clark Smith subdivision S00-075, the City outlined its desire for a natural open space park around a high point partly on that property and partly on this one. Please ensure that the proper park dedication is taken to protect this view point and the natural open space surrounding it.

3.4 Shaw Cable

Owner/developer to supply and install an underground conduit system as per Shaw Cable drawings and specifications.

3.5 Telus

Developer to provide two 3 metre x 4 metre easements, one located in Area A and one located Area B, both at no cost to TELUS for a switching equipment cabinets. TELUS will require 24 hour access to the switching cabinets.

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

3.6 Terasen Utility Services

No gas - no comment.

3.7 Works and Utilities Department

The City's Works & Utilities Department recommendations for the previous application (OCP03-0002) are identified below.

The preparation of the Area Structure Plan will require the following issues to be addressed. As Council has advanced this proposal without requiring a Sector Plan or an amendment to the "20 Year Servicing and Financial Strategy", the Area Structure Plan will have to address servicing issues in such a manner as to be neutral to the "20 Year Servicing and Financial Strategy", and must identify how the proposed development can be serviced without compromising the development of the Future Urban Reserve lands beyond the scope of this project in this sector of the City.

The Development Engineering Technician for this project is Kelly Hanson.

.1) General

- a) The application is premature as it is beyond the current servicing horizon as detailed in the OCP. In order for this development to proceed the OCP and the 20 Year Servicing Plan and Financial Strategy will need to be amended.
- b) If the application is supported, we recommend that a Sector Plan be established for the North Westerly end of the City to determine the ultimate development characteristics of the whole area. This is needed to provide direction for staff and determine adequate infrastructure capacity.
- c) Basic Servicing Plans for Water, Sewage, Drainage, Transportation, and Power and Telecommunication utilities, were prepared by Earth Tech for the applicant. These preliminary plans did not address all the downstream issues nor did they provide a financial strategy. Detailed studies and analysis are still required and must be acceptable to the utility owners.
- d) A Financial Strategy Plan, acceptable to the City and other regulating authorities is required.
- e) Prior to rezoning a Servicing Agreement, registered on title, will be required, complete with applicable Performance Securities. A financial strategy by the applicant (acceptable to the City) needs to be completed before the Performance Security is determined. Costs of providing the services has not been determined at this time and is premature until all studies are complete.

.2) Geotechnical Report

- a) A Geotechnical review of the area to confirm the feasibility of developing the lands and to identify any special geotechnical, hydrogeological and environmental issues related to the lands, will be required prior to any Sector Plan, ASP, or Rezoning.

.3) Water

- a) The property, as indicated in the Kelowna Joint Water Committee Water Servicing Plan, is in the future service area of Glenmore Ellison Improvement District. McKinley Landing Water Works (a private utility) is also in close proximity to the site. Neither one of these water purveyors is presently capable of servicing the site without major system improvements. The applicants engineer, Earth Tech, has shown a new water intake and supply system that would be needed. The site must be serviced by one of these water purveyors but confirmation is required from them that they are willing to undertake the servicing of this land. Approval will be required from Provincial Authorities. A final servicing plan and financial strategy is required from the applicant.

.4) Sanitary Sewer

- a) The proposed development must be connected to a municipal sewer system. An onsite treatment facility is not supported
- b) As this area is not in the current City Servicing Strategy a full detailed review of the existing infrastructure to, and including, the Wastewater Treatment Centre is required. Current capacity of the system is for those lands identified in the 20 Servicing Plan and OCP. The Planning and Corporate Services Department will need to review the allocation of the projected growth areas for the 20 year OCP as this will affect the improvements associated with the current plan.
- c) The proposed routes shown by Earth Tech in the applicant's submission is not supported, though are technically an option with downstream improvements. The preferred route is through the McKinley landing area to Clifton Road. Further study is required. Preliminary costs for the Clifton Road route are in the magnitude of \$15,000,000. A final servicing plan and financial strategy is required from the applicant.

.5) Drainage

- a) Earth Tech has provided a Stormwater Servicing Plan but further details and modelling are required to confirm this plan.
- b) Outfall to Okanagan Lake require review and approval from Provincial Authorities and the City's. Works & Utilities Department.
- c) Within the McKinley Reservoir (GEID) drainage basin, minimum development should occur to minimize impacts to this reservoir for drinking water. GEID should approve any development that occurs within this catchment and should endorse any preliminary development reports affecting them.
- d) A final servicing plan and financial strategy is required from the applicant.

.6) Roads

- a) A Traffic Impact Study is required. Terms of Reference will be provided by the Transportation Section once direction from Council and Planning is known.
- b) The Road network shown by Earth Tech may require revisions after the traffic impact study is complete.
- c) Existing Roads are already being stressed so improvements and other links will be necessary. Generally the Transportation Section is looking for linkage to Highway 97 and airport, connection of the “Ridge” road through Glenmore Highlands, upgrading Glenmore Road to 4 lanes up to McKinley Road, and upgrade Glenmore Drive 2 lanes to Lake Country.
- d) This development will also impact the road system in Lake Country so consideration should be given to any improvements necessary in that Municipality.
- e) Other links to consider include a North – South road, connection to Finch road , connection to McKinley, and connection to Glenmore Drive not necessarily Slater Road as shown on Earth Tech’s drawing.
- f) Hillside standards are proposed by the applicant. This is supported.
- g) A final servicing plan and financial strategy is required from the applicant. There are no costs determined at this time.

.7) Environmental

- a) Environmental Issues will be dealt with by the Environmental Division separately.

4.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

Council adopted a recommendation to change the future land use of the subject properties to an “Area Structure Plan” designation on June 28, 2004 as part of the Official Community Plan amendment application OCP03-0002.

As Council has amended the future land use designation of these lands to “Area Structure Plan” area and have identified the list of supported uses for these lands, the Planning and Corporate Services Department supports this request to proceed with the preparation of an Area Structure Plan. However, it must be stressed that the applicant’s submission of an outline for the preparation of the Area Structure Plan should not be deemed complete. As per Council Policy #247, once Council has approved the preparation of the Area Structure Plan, staff and the applicant will meet to complete the outline and provide specific direction to commence the first draft of the Area Structure Plan.

The Planning and Corporate Services Department still has concerns with the development of these lands before the previously anticipated 20 year development horizon for this area. Substantial detail will be required to address the potential economic impact to the rate payers of the City of Kelowna that may be triggered by infrastructure requirements created by the development of the site.

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

Should Council approve the preparation of the Area Structure Plan, staff and the applicant will follow the procedure outlined in Council Policy 3247 as follows;

- 1) Application
- 2) Consideration by Council
- 3) Start up Meeting
- 4) Preparation of a Draft
- 5) Preparation of a Second Draft
- 6) Review of Second Draft Area Structure Plan
- 7) Public Information Meeting
- 8) Submission of Final Draft Area Structure Plan and /or Zoning Bylaw amendment.

Andrew Bruce
Manager of Development Services

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning and Corporate Services

PMc/pmc
Attach.

FACT SHEET

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|---|---|
| 1. APPLICATION NO.: | ASP04-0001 |
| 2. APPLICATION TYPE: | Area Structure Plan |
| 3a. OWNER: <ul style="list-style-type: none">• ADDRESS• CITY• POSTAL CODE | 622664 BC Ltd (Grant Gaucher)
#200 – 3275 Lakeshore Rd.
Kelowna, BC
V1W 3S9 |
| 3b. OWNER: <ul style="list-style-type: none">• ADDRESS• CITY• POSTAL CODE | Glenhigh Estates Ltd (Inc.No.130403)
#200 – 537 Leon Ave.
Kelowna, BC
V1Y 2A9 |
| 4. APPLICANT/CONTACT PERSON: <ul style="list-style-type: none">• ADDRESS• CITY• POSTAL CODE• TELEPHONE/FAX NO.: | True Consulting Group / Bob Evans
477 Leon Ave.
Kelowna, BC
V1Y 6J4
862-3600/862-4849 |
| 5. APPLICATION PROGRESS: <ul style="list-style-type: none">Date of Application:Date Application Complete:Servicing Agreement Forwarded to Applicant:Servicing Agreement Concluded:Staff Report to Council: | August 23, 2004

August 26, 2004 |
| 6. LEGAL DESCRIPTION: | <ul style="list-style-type: none">1. Lot A, Plan 18402, Sec 21, Twp. 23, O.D.Y.D.,2. NW ¼, Sec. 21, Twp. 23, O.D.Y.D., Exc. Plans DD24364, 18403,3. SW ¼ Sec. 28, Twp. 23, O.D.Y.D.,4. NW ¼, Sec. 28, Twp. 23, O.D.Y.D.5. FRAC. NE ¼, Sec. 29, Twp. 23, O.D.Y.D., Said to contain 91 Ac. More or less6. W ½ of the SE ¼ Sec 28 Twp 23 O.D.Y.D. Exc. Part Shown as Road on Plan 20134 |
| 7. SITE LOCATION: | McKinley Landing, North of McKinley Reservoir, Between Okanagan Lake and End of Slater Road |
| 8. CIVIC ADDRESS: | 2010 McKinley Road
West of Slater Road
3650 Finch Road
End Of Slater Road |

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| 9. AREA OF SUBJECT PROPERTY: | 322.3 Ha. |
| 10. AREA OF PROPOSED REZONING: | |
| 11. EXISTING ZONE CATEGORY: | A1 – Agriculture 1 |
| 12. PROPOSED ZONE: | Comprehensive Development Zone |
| 13. PURPOSE OF THE APPLICATION: | To Seek Permission To Prepare An Area Structure Plan For 800 Ac. ± In McKinley Landing Known As “Vintage Landing” |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY | Pending |
| 15. DEVELOPMENT PERMIT MAP 6.2
IMPLICATIONS | Pending |