
CITY OF KELOWNA

MEMORANDUM

Date: August 11, 2004

File No.: Z04-0030

To: City Manager

From: Planning & Corporate Services Department

Purpose: To rezone from the A1-Agriculture 1 zone to the P3-Parks & Open Space zone; the RM3-Low Density Multiple Housing zone; and the RU2-Medium Lot Housing zone in order to facilitate 29 single family lots, 1 low density multiple family lot and a parks & open space lot within the Southwest Okanagan Mission Sector area of the City

Owner: 427743 BC Ltd. **Applicant/Contact Person:** Emil Anderson
Construction Co Ltd./Mike Jacobs

At: 543 South Crest Drive

Existing Zone: A1-Agriculture 1 **Proposed Zones:** P3-Parks & Open Space,
RM3-Low Density Multiple Housing, and
RU2-Medium Lot Housing

Report Prepared By: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATIONS

THAT Rezoning Application No. Z04-0030 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of part of Lot B, Sec.24, Twp. 28, ODYD, Plan 30848, located on South Crest Drive Kelowna, BC from the A1 – Agriculture 1 zone to the P3-Parks & Open Space and RU2-Medium Lot Housing zones as shown on Map "A" attached to the report of Planning & Corporate Services Department, dated August 11, 2004 be considered by Council;

THAT Rezoning Application No. Z04-0030 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of part of Lot B, Sec.24, Twp. 28, ODYD, Plan 30848, located on South Crest Drive Kelowna, BC from the A1 – Agriculture 1 zone to the RM3-Low Density Multiple Housing zone, as shown on Map "A" attached to the report of Planning & Corporate Services Department, dated August 11, 2004 be considered by Council;

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

AND THAT final adoption of the zone amending bylaw for that part of Lot B, Sec.24, Twp. 28, ODYD, Plan 30848, proposed for RM3 – Low Density Multiple Housing zone be considered in conjunction with Council's consideration of a Development Permit on the subject property;

2.0 **SUMMARY**

The applicant proposes to rezone the subject property from the current A1 – Agriculture 1 zone to the P3-Parks & Open Space zone; the RM3-Low Density Multiple Housing zone; and the RU2-Medium Lot Housing zone to allow for the development of 29 single family lots, 1 low density multiple family lot and a parks & open space. The application is in accordance with the Official Community Plan and the Area Structure Plan for Neighbourhood Two of the Southwest Okanagan Mission Sector of the City.

2.1 **Advisory Planning Commission**

The Advisory Planning Commission at their meeting of June 8, 2004 reviewed the application and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z04-0030, for 5110 Killdeer Road, Lot B, Plan 30845, Sec. 24, Twp. 28, ODYD, by Emil Anderson Construction Co. Ltd. (Mike Jacobs), to rezone from the A1-Agriculture 1 zone to the P3-Parks & Open Space zone; the RM3-Low Density Multiple Housing zone; and the RU2-Medium Lot Housing zone in order to facilitate 29 single family lots, 1 low density multiple family lot and a parks & open space lot.

3.0 **BACKGROUND**

3.1 **The Proposal**

The proposed subdivision comprises 29 single family lots ranging in size from 457 m² to 982 m², and one low density multi-family lot 7,260 m² in size. The area within the FortisBC right of way is designated as P3 – Parks and Open space. Access to the proposed subdivision will be from South Crest Drive and a new proposed road off South Crest Drive. The property is currently undeveloped at this time.

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

The proposal, as compared to the requirements of the RU2 – Medium Lot Housing zone requirements are as follows:

CRITERIA	PROPOSAL	RU2 ZONE REQUIREMENTS
Lot Area (m ²)	457 - 982	400
Minimum Lot Width (m)	13 (15) min	13 (15 corner lot)
Minimum Lot Depth (m)	35.07 – 44.51 min.	30.0 m

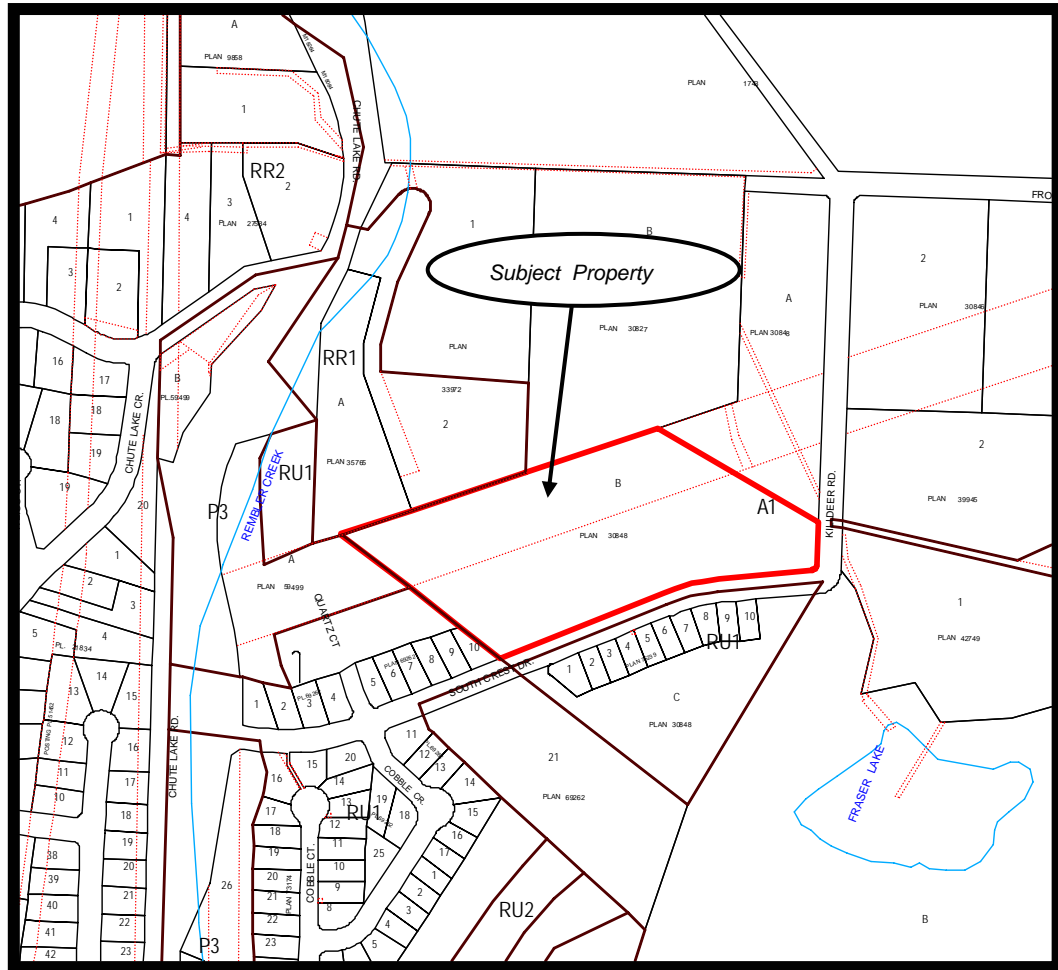
3.2 **Site Context**

The property is located at the northwest corner of South Crest Drive and Killdeer Road.

Adjacent zones and uses are, to the:

- North - RR1 – Rural Residential 1, A1 – Agriculture 1; rural lots, one property currently under application for RU1 zoned single family residential development.
- East - A1 – Agriculture 1; rural lots
- South - RU1 – Large Lot Housing; new single family residential subdivision
- West - RU1 – Large Lot Housing & P3 – Parks & Open Space; single family residential.

LOCATION MAP



3.3 Current Development Policy

3.3.1 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. This site, within the Neighbour Two Area Structure Plan, meets those criteria.

3.3.2 Kelowna Official Community Plan (1994-2013)

The Official Community Plan Future Land Use Map identifies the site as single/two unit residential and multiple unit residential-low density. This proposed application to rezone from A1 – Agriculture 1 to RU2 – Medium Lot Housing, RM3 – Low Density Multiple Housing, and P3 – Parks & Open Space complies with these designations.

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 Two Area Structure Plan (ASP)

The Neighbourhood Two ASP designates this area for single/two family and multiple family (low density) residential development. The general design principles of the ASP that would apply to the proposed development are:

- Offer housing of various types and sizes, in order to encourage a diverse mix of households, including different age groups and socio-economic levels.
- Ensure that the public realm will encourage an active public life so that a strong sense of community may develop.
- Create a well-ordered transportation network, which will be inviting to pedestrians and cyclists, and efficient for automobiles and public transit.

The utility right-of-way has also been identified within the ASP as providing a relatively level transportation for pedestrians and cyclists between Neighbourhoods One, Two and Three.

4.0 **TECHNICAL COMMENTS**

4.1 **Works & Utilities**

- .1) General – 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, 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 this commitment is maintained.
- .2) Geotechnical Report – Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **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 – The property is located within the City Water service area.
- .4) Sanitary Sewer – Provide an adequately sized sanitary sewer system complete with individual lot connections.
- .5) Drainage – Provide an adequately sized drainage system complete with individual lot connections.
 - a) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this subdivision; and,
 - iii) An Erosion and Sediment Control Plan.

.6) Roads

- a) South Crest Road must be upgraded to a full urban standard including curb and gutter, storm drainage system, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. The road is designated an urban class 2 collector road. Dedicate and construct the road in accordance with City standard SS-R7, (20m dedication, 11.3m road).
- b) For the internal road fronting the RM3 portion, the Subdivision Bylaw requires a Collector class 2 road standard (SS-R7 - 18m dedication, 11.3m roadway) with sidewalk on one side. The remaining section of roadway may be designated an urban class 2 local road (SS-R4, 15m dedication, 9.1m roadway).
- c) Temporary asphalt cul-de-sacs or turn-a-round, will be required at each terminal end of roads that will be extended in the future. Additional dedication or a Statutory Right-of-Way may be needed.

.7) Power and Telecommunication Services and Street Lights – All proposed distribution and service connections are to be installed underground.

4.2 Parks Division

The hydro corridor is required for a future Linear Park.

5.0 PLANNING COMMENTS

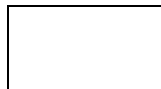
The proposed use of the site complies with the Official Community Plan Generalized Future Land Use designations and the policies and guidelines of the Neighbourhood 2 Area Structure Plan. The applicant has been encouraged to work with the adjacent property owner to incorporate the small triangular portion of Lot A, Plan 30848 into the proposed development of the RM3 site.

Through the concurrent subdivision application, the servicing requirements will be addressed, which will ensure the provision of community water and sanitary sewer to the proposed development.

R. G. Shaughnessy
Subdivision Approving Officer

RGS/SG/sg

Approved for inclusion



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

RGS/SG/sg

Attachment

FACT SHEET

- | | |
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| 1. APPLICATION NO.: | Z04-0030 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: <ul style="list-style-type: none">• ADDRESS• CITY/ POSTAL CODE | 427743 BC Ltd.
2959 Conlin Court
Kelowna, BC V1Y 7S7 |
| 4. APPLICANT/CONTACT PERSON: <ul style="list-style-type: none">• ADDRESS• CITY/ POSTAL CODE:• TELEPHONE/FAX NO.: | Emil Anderson Construction Co. Ltd./
Mike Jacobs
907 Ethel Street
Kelowna, BC V1Y 2W1
762-9999/762-6171 |
| 5. APPLICATION PROGRESS: <ul style="list-style-type: none">Date of Application:Servicing Agreement Forwarded to Applicant:Servicing Agreement Concluded:Staff Report to Council: | May 5, 2004

August 11, 2004 |
| 6. LEGAL DESCRIPTION: | Lot B, Sec. 24, Twp. 28, SDYD, Plan 30848 |
| 7. SITE LOCATION: | Northwest corner of South Crest Drive and Killdeer Road |
| 8. CIVIC ADDRESS: | 543 South Crest Drive |
| 9. AREA OF SUBJECT PROPERTY: | 4.05 ha |
| 10. AREA OF PROPOSED REZONING: | 4.05 ha |
| 11. EXISTING ZONE CATEGORY: | A1 – Agriculture 1 |
| 12. PROPOSED ZONE: | P3-Parks & Open Space, RM3-Low Density Multiple Housing, and RU2-Medium Lot Housing |
| 13. PURPOSE OF THE APPLICATION: | To rezone from the A1 zone to the P3, RM3 and the RU2 zones in order to facilitate 29 single family lots, 1 low density multiple family lot and a parks & open space lot within the Southwest Okanagan Mission Sector area of the City |
| 14. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | None |

Attachments

(Not attached to the electronic copy of the report)

- Location Map
- Proposed Plan of Subdivision

Transit Route Map

