
CITY OF KELOWNA

MEMORANDUM

DATE: May 20, 2005

TO: City Manager

FROM: Planning & Corporate Services Department

OWNER/ APPLICANT:
Gazelle Enterprises

CONTACT PERSON:
Grant Gaucher

APPLICATION NO.: OCP05-0004 & Z05-0016

LOCATION: 565 South Crest Drive

PURPOSE: To amend the OCP Future Land Use Designation and rezone to allow for the development of a 15 lot single family residential subdivision.

EXISTING OCP DESIGNATION:
Educational/Major Institutional

PROPOSED OCP DESIGNATION:
Single/Two Unit Residential &
Major Park/Open Space

EXISTING ZONE:
P2 – Education & Minor Institutional

PROPOSED ZONE:
RU2 - Medium Lot Housing, P3 – Park and
Open Space

REPORT PREPARED BY: Shelley Gambacort

1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP05-0004 to amend Map 19.1 of the *Kelowna 2020* - Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation of Lot 14, DL 16885, SDYD, Plan 74684, located on South Crest Drive, Kelowna, BC, from the Educational/Major Institutional designation to the Single/Two Unit Residential and Major Park/Open Space designations, as shown on Map "A" attached to the report of Planning & Corporate Services Department, dated May 20, 2005, be considered by Council;

THAT Rezoning Application No. Z05-0016 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 14, DL 16885, SDYD, Plan 74684, located on South Crest Drive, Kelowna, BC, from the P2 – Education & Minor Institutional zone to the RU2 - Medium Lot Housing and P3 – Park and Open Space zones as shown on Map "B" attached to the report of Planning & Corporate Services Department, dated May 20, 2005, be considered by Council;

AND FURTHER THAT the OCP Bylaw Amendment No. OCP05-0004 and zone amending bylaw be forwarded to a Public Hearing for further consideration;

2.0 SUMMARY

The applicant is proposing to amend the Future Land Use designation of the subject property from Educational/Major Institutional to Single/Two Unit Residential and Rezone from the P2 – Education & Minor Institutional to the RU2 - Medium Lot Housing and the P3 – Park and Open Space in order to facilitate a 15 lot single family residential subdivision.

2.1 Advisory Planning Commission

The two applications were reviewed by the Advisory Planning Commission at their meeting of April 5, 2005, and the following recommendation was passed:

THAT the Advisory Planning Commission supports Official Community Plan Application No. OCP05-0004 and Rezoning Application No. Z05-0016, for 565 South Crest Drive, Lot 14, Plan 74684, Sec. 19, Twp. 29, ODYD, by Gazelle Enterprises Inc (Grant Gaucher), to amend the Official Community Plan Future Land Use designation for a portion of the subject property from Education/Major Institutional to Single / Two Family Residential; and to rezone the subject property from the P2-Education and Minor Institutional zone to the RU2-Medium Lot Housing zone, in order to facilitate a 15 lot single family residential subdivision.

3.0 BACKGROUND

In 2003 an Official Community Plan amendment and a Rezoning application were processed that designated the area on the north side of the South Crest Drive extension from Educational/Major Institutional to Single/Two Unit Residential and designated the area on the south side of South Crest Drive from the Single/Two Unit Residential designation to Educational/ Major Institutional in order to facilitate a future school site.

4.0 THE PROPOSAL

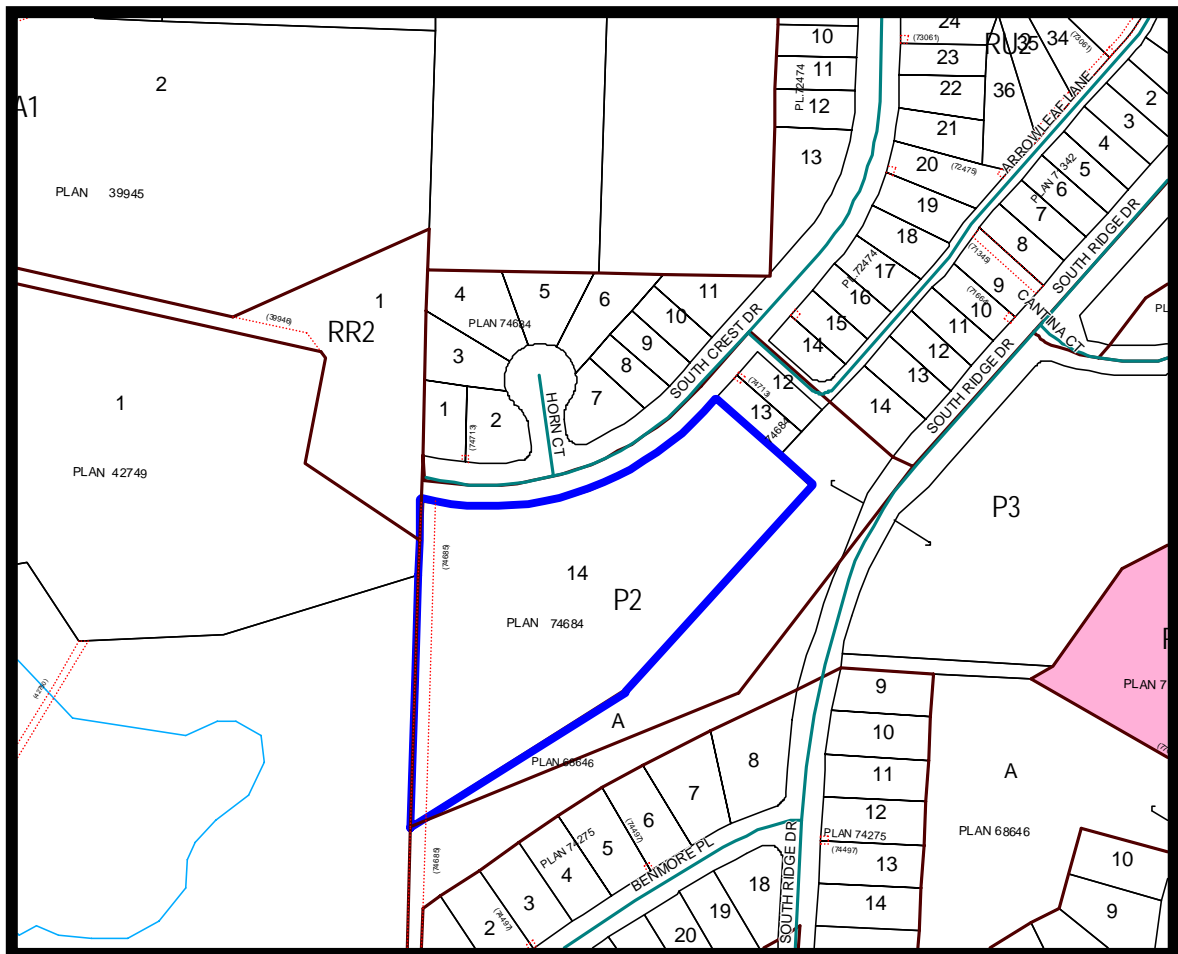
The property owner has held this property for the past two years, in-keeping with the agreement made with the School District to purchase this property within 2 years. Now that the two year time frame is up, and as the School District is not prepared to acquire the property, the applicant is requesting an OCP amendment from the Educational/Major Institutional designation to the Single/Two Unit Residential designation and a rezoning from the P2 – Education & Minor Institutional zone to the RU2 - Medium Lot Housing, P3 – Park and Open Space. The applicant has also submitted a concurrent subdivision application for the creation of 15 single family lots which will form part of the South Ridge development.

5.0 SITE CONTEXT

The property is located on the south side of South Crest Drive across from Horn Court.

Adjacent zones and uses are, to the:

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



6.0 CURRENT DEVELOPMENT POLICY

- CITY OF KELOWNA STRATEGIC PLAN 2004 EDITION

The Strategic Plan objectives relating to development are:

- Manage human impacts on our natural environment, including Okanagan Lake and the surrounding hillsides.

- Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.
- KELOWNA 2020 – OFFICIAL COMMUNITY PLAN

Through this application the OCP is being amended to reflect the proposed land use and zoning for the proposed development.

7.0 PROPOSED DEVELOPMENT POTENTIAL

- The purpose of the RU2 - Medium Lot Housing zone is to provide a zone for single detached housing, and compatible secondary uses (i.e. bed & breakfast, care centres minor, group homes minor, home based businesses major & minor, second kitchen) on larger serviced urban lots.
- The purpose of the P3 – Parks and Open Space zone is to provide a zone for the preservation and enhancement of open space and limited public facilities.

8.0 TECHNICAL COMMENTS

8.1 Works & Utilities

The following Works & Services are required for this subdivision:

.1) General

- a) Confirm that the road alignment is suitable with the adjacent land owner.
- b) The existing utilities through proposed lots 1 and 4 should be abandoned and the lines diverted to the new pipes in the proposed road. The existing SROW could then also be cancelled on those lots.
- c) Black chain link fencing (1.2m high) is required on all Single Family lots bordering City Open Space parcels to limit any potential encroachments. The shorter fence is to allow larger wildlife the ability to jump over, in case of fire or other threats.

.2) Geotechnical Report

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering.

.3) Water

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. Provide water calculations for this subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

.4) Sanitary Sewer

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

.5) Drainage

- a) Provide an adequately sized drainage system. The Pre-design report for this development indicated that individual ground water disposal systems will be utilized instead of connections. Confirmation is required that 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.
- b) Completion of the detention ponds is required.

.6) Roads

- a) This application is not in the Hillside Zone for this development therefore regular standards apply. The internal Road is designated an urban class 2 local road. Dedicate and construct the road in accordance with City standard SS-R4 (15m dedication, 9.1m road).
- b) Provide a temporary cul-de-sac at the end of the internal road. Because of the short length of this road a temporary asphalt turn around may be used above the curb at the end of the road. Temporary Statutory Rights of Way will be required to accommodate the radius until the road is extended in the future.

.7) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground.
- b) Street lights must be installed on all roads.

8.2 Fire Department

Fire Dept access, fireflows and hydrants as per BC Building Code and City of Kelowna Subdivision, Development, and Servicing Bylaw. If this is a recognized interface wildland area, a hazard assessment will be required. Roads should provide an alternate means of egress/access and should be looped when possible.

8.3 Parks Division

Parks requires the applicant to fence the rear property lines adjacent to the P3 zoned property with a minimum 4' high black vinyl chain link fence. Ensure the fence is constructed and inspected by City Staff prior to legally registering the lots.

The applicant and/or the construction contractors shall not encroach into or disturb any existing and proposed City lands.

The Parks Division will require a full size copy, together with an 8 1/2 x 11 copy of the survey plans showing the limits of the natural open space area.

9.0 PLANNING COMMENTS

When the Neighbourhood 2 Area Structure Plan was approved in January of 2001 the provision of one elementary school site was part of the requirements as identified through the Southwest Okanagan Sector Plan and by School District No. 23.

In 2003 an Official Community Plan amendment and a Rezoning application were processed that designated the subject property as Education/Major Institutional on the OCP Future Land Use map and zoned the property P2 – Education & Minor Institutional. The School Board, at that time, agreed to review this potential school site in the South Ridge area, as well as other options in the upper Mission area, to determine which area would be a more appropriate school site location. It was the School Districts intention to complete the evaluation and negotiate acquisition of the school site within a two-year time frame (refer to attached School District's letter dated February 28, 2003).

Now that the two year time frame has expired, the School District is not prepared to support the release of the lands from the OCP Institutional designation until such time as an appropriate school site in the area is identified. The School District is looking at securing a site within the Neighbourhood 3 area; however, as the preparation of the Neighbourhood 3 Area Structure Plan is still in the initial stages, the School District is not prepared to recommend a release of the South Crest Drive site until the appropriate approvals for the Neighbourhood 3 site are in place.

The applicant has dealt with the School District in good faith and now that the two year period has expired and the School District is not prepared to acquire the property, they wish to subdivide the subject property rather than hold it undeveloped indefinitely.

R. G. Shaughnessy
Subdivision Approving Officer

RGS/SG/sg

Approved for inclusion
R.L. (Ron) Mattiussi, MCIP
Director of Planning and Corporate Services



Attachments

(Not attached to the electronic copy of the report)

- Location Map "A"
 - Plan of Proposed Subdivision
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