
CITY OF KELOWNA

MEMORANDUM

DATE: June 16, 2005
TO: City Manager
FROM: Planning & Corporate Services Department
APPLICATION No.: OCP05-0008 & Z05-0020
OWNER/APPLICANT: Nicola Consiglio **CONTACT PERSON:** Mark Consiglio
LOCATION: 5127 Chute Lake Road

PURPOSE: To amend the Official Community Plan Future Land Use designation for a portion of the subject property from Future Urban Reserve to Single/Two Unit Residential and Major Park/Open Space; and to rezone the subject property from the A1-Agriculture 1 zone to RR2h – Rural Residential 2 (Hillside area) zone, RR3h – Rural Residential 3 (Hillside area) zone, RU1h – Large Lot Housing (Hillside area) zone, P3 – Parks & Open Space zone and P4 – Utilities zone in order to facilitate a residential subdivision.

EXISTING OCP DESIGNATION:
Single/Two Unit Residential & Future Urban Reserve

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

EXISTING ZONE:
A1 – Agriculture 1 zone

PROPOSED ZONES:
RR2 – Rural Residential 2 zone, RR3 – Rural Residential 3 zone, RU1h – Large Lot Housing (Hillside area) zone, P3 – Parks & Open Space zone and P4 – Utilities zone

REPORT PREPARED BY: Shelley Gambacort

1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP05-0008 to amend Map 19.1 of the *Kelowna 2020 - Official Community Plan* Bylaw No. 7600 by changing the Future Land Use designation of part of Lot 1, Sec. 24, Twp. 28, SDYD, Plan 5485 except Plans 18646, KAP49406, KAP50989 and KAP64523, located on Chute Lake Road, Kelowna, BC, from the Future Urban Reserve designation to the Single/Two Unit Residential & Major Park/Open Space designations, as shown on Map "A" attached to the report of Planning & Corporate Services Department, dated June 16, 2005, be considered by Council;

THAT Rezoning Application No. Z05-0020 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Sec. 24, Twp. 28, SDYD, Plan 5485 except Plans 18646, KAP49406, KAP50989 and KAP64523, located on Chute Lake Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RR2 – Rural Residential 2 zone, RR3 – Rural Residential 3 zone, RU1h – Large Lot Housing (Hillside area) zone, P3 – Parks & Open Space zone and P4 – Utilities zones as shown on Map "B" attached to the report of Planning & Corporate Services Department, dated June 16, 2005, be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP05-0008 and zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction.

2.0 SUMMARY

The applicant is requesting an amendment to the Official Community Plan Future Land Use designation for a portion of the subject property from Future Urban Reserve to Single/Two Unit Residential designation in order to proceed with a rezoning application for the entire property from the A1 – Agriculture 1 zone to the RR2h – Rural Residential 2 (Hillside Area) zone, RR3h – Rural Residential 3 (Hillside area) zone, RU1h – Large Lot Housing (Hillside area) zone, P3 – Parks & Open Space and P4 – Utilities zone, to facilitate a residential subdivision with a proposed open space corridor. The proposed P4 – Utilities zone component is to facilitate the existing Terasen Gas Utility Station.

2.1 Advisory Planning Commission

The 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. OCP05-0008 and Rezoning Application No. Z05-0020, for 5127 Chute Lake Road, Lot 1, Plan 5485, Sec. 24, Twp. 28, ODYD, by Nicola Consiglio, to amend the Official Community Plan Future Land Use designation for a portion of the subject property from Future Urban Reserve to Single/Two Family Residential; and to rezone the subject property from the A1-Agriculture 1 zone to RR2h - Rural Residential 2 (Hillside area) zone, RR3h - Rural Residential 3 (Hillside area) zone and RU1h - Large Lot Housing (Hillside area) zone in order to facilitate a residential subdivision, subject to dropping the "s" designation.

3.0 BACKGROUND

The northern third (approximately) of the subject property is currently designated for the Single/Two Unit residential development on the OCP Future Land Use map, with the balance of the property designated as Future Urban Reserve. The Future Urban Reserve designation is primarily in place due to the current lack of availability of water. At present, the maximum contour elevation for water service is 520m, based on the elevation of the Adams reservoir. The area of the subject property, above this contour elevation, is not serviceable at this time unless further water system facilities are built. Given the current development trends, construction of another water reservoir facility that would be capable of servicing the areas above the 520m contour is presently being designed for construction in the near future by the developer of the adjacent lands.

3.1 THE PROPOSAL

The preliminary development proposal for the subject property proposes approximately:

- 11 lots zoned RR2h – Rural Residential (Hillside Area) , minimum parcel size 4000 m²;
- 20 lots zoned RR3h – Rural Residential (Hillside Area), minimum parcel size 1,600 m²;
- 39 lots zoned RU1h – Large Lot Housing (Hillside Area), minimum parcel size 550 m²;
- area zoned P3 – Parks and Open Space to facilitate the linear corridor; and
- 1 lot zoned P4 – Utilities zoned lot to facilitate the existing Terasen Utility Station.

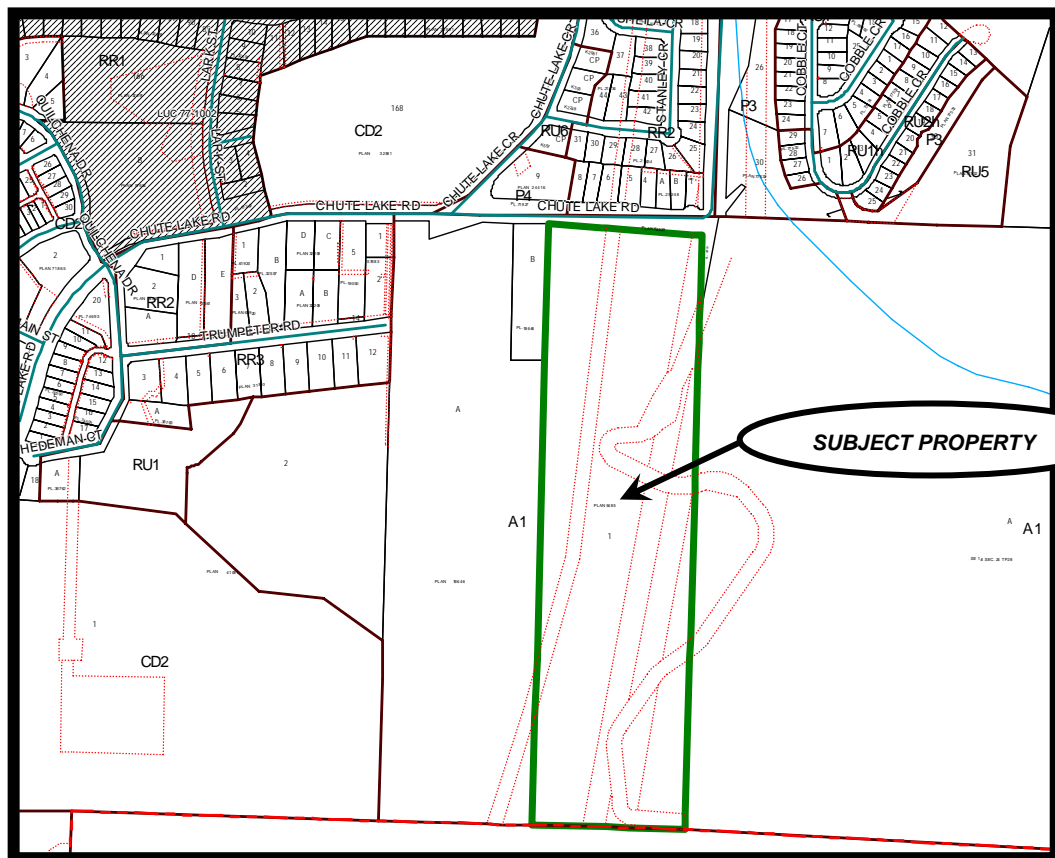
The preliminary plan of proposed subdivision provides the necessary road connectivity to the adjacent properties and also provides an open space corridor that will allow for a linear trail through the subject property and which will continue through the adjacent land to the west and east as development occurs in the future.

4.0 Site Context

Adjacent zones and uses are, to the:

- North - RR2 – Rural Residential 2 & P4 – Utilities; *existing single family residential development & Cedar Creek Community Centre*
- East - Agriculture 1; *undeveloped*
- South - City Boundary
- West - A1 – Agriculture 1; *undeveloped (under application for RU1 single family residential development) & Mobile Home Park*

The property is located on the south side of Chute Lake Road east of Chute Lake Crescent.



5.0 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.

6.0 PROPOSED DEVELOPMENT POTENTIAL

- The purpose of the RR2h – Rural Residential 2 (Hillside Area) zone is to provide a zone for country residential development, and complementary uses, on medium sized lots in areas of high natural amenity and limited urban services.
- The purpose of the RR3h – Rural Residential 3 (Hillside Area) zone is to provide a zone for country residential development on smaller lots, and complementary uses, in areas of high natural amenity and limited urban services.
- The purpose of the RU1h – Large Lot Housing (Hillside Area) 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.
- The purpose of the P4 – Utilities zone is to provide a zone for private and public utilities.

7.0 TECHNICAL COMMENTS

7.1 Works & Utilities

7.2 Environment Manager

This property is not a designated Natural Environment area in the OCP

7.3 Parks Division

As consistent with the Official Community Plan Section 14.32 we will require a 10 metre wide right of way for public access for a linear trail. Upon review of the applicant's revised subdivision plan this requirement has been fulfilled.

7.4 Fire Department

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

8.0 PLANNING COMMENTS

The applicant has been working closely with the developer of the lands to the west (Applications: OCP05-0003 & Z05-0014) to ensure continuity in the road network, linear park and servicing requirements, as shown on the attached plan of proposed subdivision. The Open Space corridor recognizes the area that had been identified in the ASP for a linear park corridor, which will continue through the adjacent lands as they develop.

The proposed OCP and Rezoning applications are in conformity with the Neighbourhood One Area Structure Plan, which designated the subject property for single family residential use while recognizing the need for an additional water reservoir to service the area above the 520 m contour. However, in order to proceed with development below the 520 m contour the Adam's Reservoir requires an additional cell. The developer of the property to the west is prepared to front-end the cost, and construct, the additional cell for the Adam's Reservoir in addition to providing the water reservoir needed to service property above the 520 m contour.

There is a concurrent subdivision application being processed that will ensure all servicing issues are addressed to facilitate the proposed subdivision.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion

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

RGS/SG/sg

Attachments

(Not attached to the electronic copy of the report)

- Location Map
 - Map "A"
 - Map "B"
 - Preliminary Plan of Subdivision
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