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## CITY OF KELOWNA

# MEMORANDUM

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**DATE:** August 19, 2005

**TO:** City Manager

**FROM:** Planning & Corporate Services Department

**APPLICATION No.:** OCP05-0007

**OWNER:** Pier Mac Petroleum Installation Ltd.

**APPLICANT/CONTACT PERSON:** 678502 BC Ltd./Gary Yates

**LOCATION:** 3205 Quail Ridge Boulevard

**PURPOSE:** To amend the Official Community Plan Future Land use designation, for a portion of the subject property, from Rural/Agricultural to Single/Two Unit Residential in order to facilitate a single family residential subdivision.

**EXISTING OCP DESIGNATION:** Rural/Agricultural

**PROPOSED OCP DESIGNATION:** Single/Two Unit Residential

**EXISTING ZONE:** CD6 – Comprehensive Residential Golf Resort

**REPORT PREPARED BY:** Shelley Gambacort

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### **1.0 RECOMMENDATIONS**

THAT OCP Bylaw Amendment No. OCP05-0007 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 A, Secs. 14, 15, 22 & 23, ODYD, Plan KAP56201 except Plan KAP68068, located on Quail Ridge Boulevard, Kelowna, BC, from the Rural/Agricultural designation to the Single/Two Unit Residential designation, as shown on Map "A" attached to the report of Planning & Corporate Services Department, dated July 27, 2005, **not** be considered by Council.

### **2.0 SUMMARY**

To amend the Official Community Plan Future Land use designation for a portion of the subject property, from Rural/Agricultural to Single/Two Unit Residential in order to facilitate a single family residential subdivision.

## **2.1 Advisory Planning Commission**

The application was 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. OCP05-0007, for 3205 Quail Ridge Boulevard, Portion of Lot A, Plan 56201, Sec. 15, Twp. 23, ODYD, by 678502 BC Ltd. (Gary Yates), to amend the Official Community Plan Future Land use designation for a portion of the subject property, from Rural/ Agricultural to Single/Two Family Residential in order to facilitate a single family residential subdivision.

## **3.0 THE PROPOSAL**

The applicant has received a Preliminary Layout Review letter for a 47 lot single family residential subdivision to the east of the subject property. There have been six lots of this proposed 47 lot subdivision registered leaving a balance of 41 proposed lots to be created. The applicant is proposing to include the subject property, as outlined on the attached Location Map, with the property to the east and expand the remaining proposed 41 lot single family residential subdivision to create 52 single family residential lots. In order to incorporate this area with the subdivision layout as proposed (copy attached) a knoll will be re-graded as part of the site preparation.

The Quail Ridge Area Structure Plan (ASP) identifies the area to be re-graded on the Physical Features Map (copy attached) as “Knoll #2”, with an elevation of 562 m. The final grade proposed after development would be approximately 550 – 552 m.

As stated in the ASP (February 1994):

“The property generally rises to the west from Highway 97, approximately 60 – 70m over 500m, to a rolling treed plateau that starts at the BC Gas right-of-way and is approximately 500m wide. The topography then changes abruptly and rises sharply again to three prominent knolls, the highest being 570m elevation.”

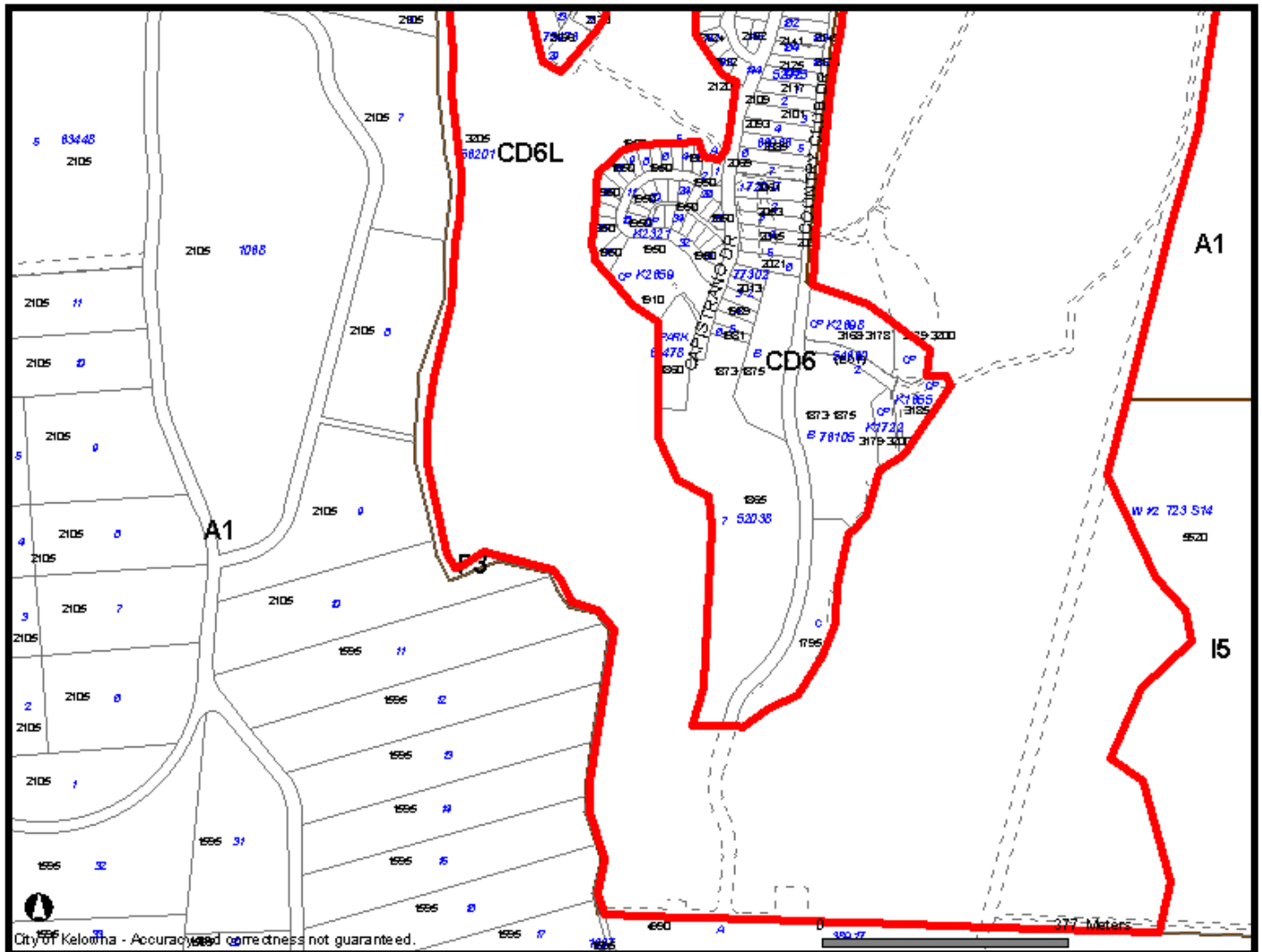
Knoll #1 is where the GEID water reservoir is sited and is at an elevation of 568 – 570m. and Knoll #3 is located at the south end of the subject property at 530m and is an area undeveloped at this time.

## **4.0 SITE CONTEXT**

Adjacent zones and uses are, to the:

- North - CD6 – Comprehensive Residential Golf Resort; *residential*
- East - CD6 – Comprehensive Residential Golf Resort; *land under application for single family residential development*
- South - CD6 – Comprehensive Residential Golf Resort; *golf course*
- West - CD6 – Comprehensive Residential Golf Resort; *golf course*

The property is within the area including the golf course and is located west of Country Club Drive.



## 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.
- Staff has reviewed this application, and it may move forward without affecting either the City's financial plan or waste management plan.

## **6.0 TECHNICAL COMMENTS**

### **6.1 Works & Utilities**

The application does not compromise Works & Utilities requirements as long as the proposed change will not increase the overall permitted amount of units for the Quail Ridge development.

### **6.2 Environment Manager**

The proposed change in land use is contrary to the original ASP. The area that is currently designated as private recreational was based on the biophysical information provided at the time of the original ASP. In order to properly assess the proposed land use change, we request the applicant provide detailed development approval information (i.e. environmental review). The information is required to determine what is there, what has changed since the original ASP, and if the effects of the proposed development will satisfy OCP policies & objectives, and other City bylaws and regulations. This development approval information will assist the City in determining conditions or requirements to be imposed in the proposed subdivision and land use change. (Note: A Visual Impact Assessment was prepared to address these comments).

### **6.3 Parks Manager**

The intent of the Quail Ridge ASP was to protect significant open space on the subject property and provide linear parks and trails where accessible. However, this requirement was not translated into the current COP. As well, an on-site visit by Parks Staff revealed that the natural open space no longer exists. Therefore, we have not comment on this application.

## **7.0 PLANNING COMMENTS**

The area under application contains primarily land in excess of 30% slopes and as a result will need to address the statements within the Quail Ridge Area Structure Plan pertaining to steep slope areas. These statements are:

- The development will protect 30% major slope areas by restrictive covenants. Minor and site specific slope conditions within development areas will be dealt with during the development permit of subdivision approval process. Strict construction access and control will protect these areas. Sensitive development and landscaping will enhance and maintain the site for sustainable and effective use.
- The plan defines a minimum of 47.4 acres of Natural Parkland, consisting of mature Ponderosa Pine woodland on slopes that equal or exceed 30%. This natural landscape will be deemed non-disturbance areas, with informal hiking and selected trail development where terrain is suitable.

It appears through the preliminary drawings provided and attached to this report that there are large portions of the subject property that are deemed 30% slope and greater. It will be the responsibility of the applicant to clearly identify these areas and address how these areas will be protected or if disturbed what mitigation will be provided to justify support for this application.

Furthermore, the Planning Department is concerned with the development proposal to expand into the golf course lands allowing for the removal of Knoll #2. If this does occur it will set a precedent for a similar treatment of Knoll #3, which is designated for 110 multi-family units.

The Visual Impact Assessment provided by the applicant indicates that the “intervention poses little to no impact on residential, agricultural or industrial uses with sight lines to the subject property. The view shed is limited to areas of farmland and industrial enterprises. Residential settlement is dispersed on farms and no visibility of the site is possible from other Quail Ridge residences or from the UBC Okanagan campus”. However, this departments concern is not only with the visual aspect of the proposed re-grading and development, but with the loss of this significant feature.

#### **7.1 Alternate Recommendations**

Should favourable consideration be given to this application the following recommendations may apply:

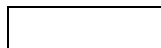
THAT OCP Bylaw Amendment No. OCP05-0007 to amend Map 19.1 of the *Kelowna 2020* - Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation of part of Lot A, Secs. 14, 15, 22 & 23, ODYD, Plan KAP56201 except Plan KAP68068, located on Quail Ridge Boulevard, Kelowna, BC, from the Rural/Agricultural designation to the Single/Two Unit Residential designation, as shown on Map “A” attached to the report of Planning & Corporate Services Department, dated July 27, 2005, be considered by Council.

AND THAT the OCP Bylaw Amendment No. OCP05-0007 be forwarded to a Public Hearing for further consideration;

Andrew Bruce  
Current Planning Manager

AB/SG/sg

Approved for inclusion



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

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**Attachments**

*(Not attached to the electronic copy of the report)*

- Location Map
  - Current Plan of Subdivision issued a Preliminary Layout Review Letter.
  - Draft Plan of Subdivision including area under application
  - Quail Ridge ASP – Parks & Open Space Plan
  - Quail Ridge Physical Features Map
  - Cross-sections of re-grading
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