
CITY OF KELOWNA
MEMORANDUM

DATE: February 2, 2006
TO: City Manager
FROM: Planning & Development Services Department
APPLICATION No.: Z05-0076
OWNER-APPLICANT/CONTACT PERSON: Emil Anderson Construction Co. Ltd./
Greg Asling
LOCATION: East of South Crest Drive
PURPOSE: To rezone from the A1-Agriculture 1 zone to the RU1h – Large Lot Housing (Hillside Area) zone and P3 – Parks & Open Space zone in order to facilitate an 18 lot single family residential subdivision and a park.
EXISTING ZONE: A1 – Agriculture 1 **PROPOSED ZONE:** RU1h – Large Lot Housing (Hillside Area) and P3 – Parks & Open Space
REPORT PREPARED BY: Shelley Gambacort

1.0 RECOMMENDATIONS

THAT Rezoning Application No. Z05-0076 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 21, Sec. 24, Twp. 28, SDYD, Plan KAP69262, located on South Crest Drive, Kelowna, BC from the A1 – Agriculture zone to the RU1h – Large Lot Housing (Hillside Area) and P3 – Parks & Open Space zones as shown on Map "A" attached to the report of Planning & Corporate Services Department, dated February 1, 2006 be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

The applicant proposes to rezone the subject property from the A1 – Agriculture 1 zone to the RU1h – Large Lot Housing (Hillside Area) and P3 – Parks & Open Space zones to allow for the development of 18 single family lots and an open space/wildlife corridor lot. The application is in accordance with the Official Community Plan future land use designation and the Area Structure Plan for Neighbourhood Two of the Southwest Okanagan Mission Sector of the City for single & two unit residential development.

2.1 Advisory Planning Commission

The Advisory Planning Commission at their meeting of December 6, 2005 reviewed the application and the following recommendation was:

THAT the Advisory Planning Commission supports Rezoning Application No. Z05-0076, for (E of) South Crest Drive, Lot 21, Plan 69262, Sec. 24, Twp. 28, ODYD, by Emil Anderson Construction Co. Ltd. (Greg Asling), to rezone from the A1-Agriculture 1 zone to the RU1h-Large Lot Housing (Hillside Area) in order to facilitate an 18 lot single family residential subdivision.

3.0 THE PROPOSAL

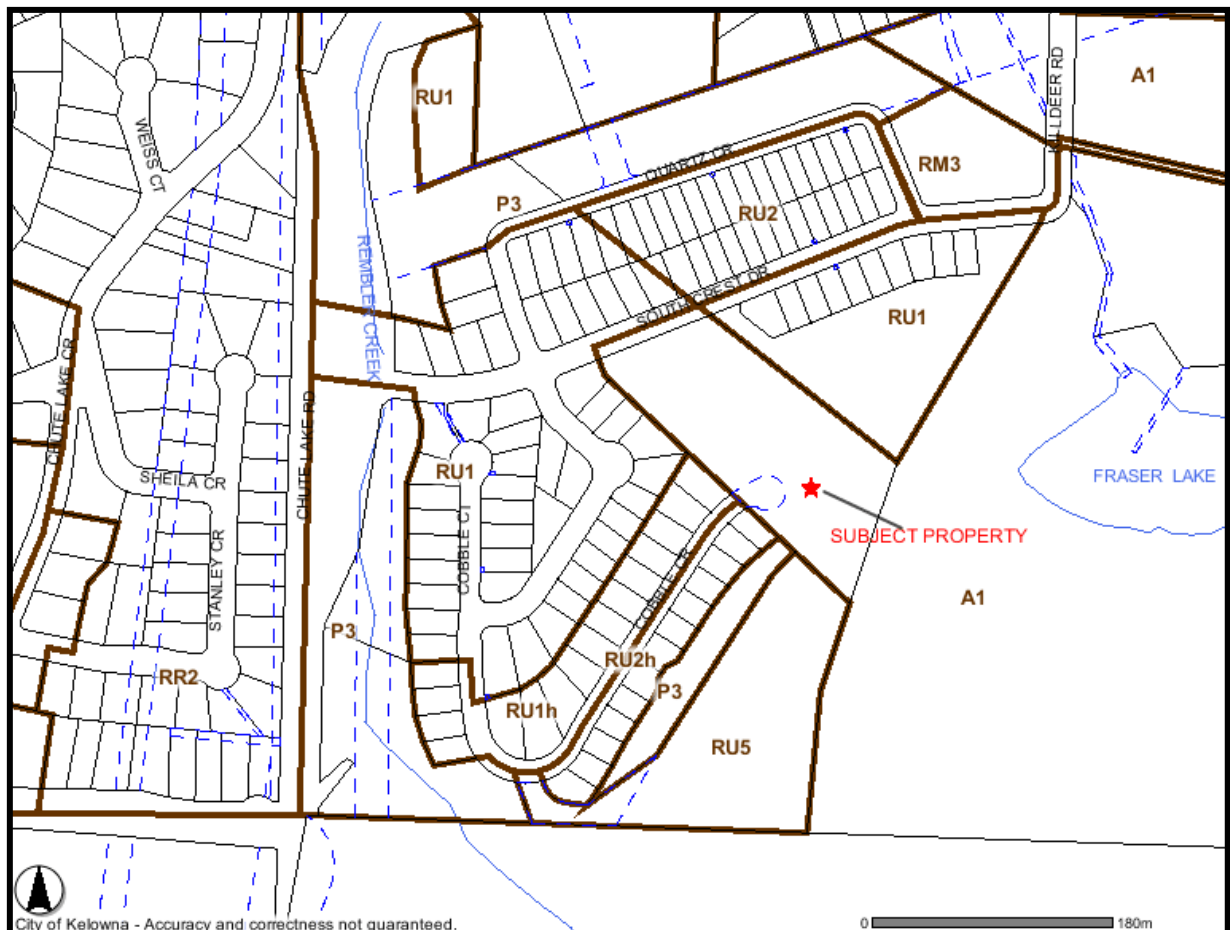
The subdivision proposal is for 18 single family residential lots. The requirements of the City of Kelowna RU1h – Large Lot Housing (Hillside Area) zone are that each proposed lot must have a minimum area of 550 m², a minimum width of 16.5 m (17 m for corner lots), and a minimum depth of 30 m.

The proposed P3 zoned component of the application is to facilitate the protection of a wildlife corridor that extends from the Rembler Creek corridor through to Fraser Lake located to the east of the subject property.

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

4.0 SITE CONTEXT

The property is located on the south side of South Crest Drive, east of Cobble Crescent and west of Killdeer Road.



Adjacent zones and uses are, to the:

- North - RU1 – Large Lot Housing zone & RU2 – Medium Lot Housing zone; single family residential lots.
- East - RU1 – Large Lot Housing zone; single family residential lots and future lots.
- South - A1 – Agriculture 1; rural undeveloped
- West - RU1h – Large Lot Housing (Hillside area), RU2h – Medium Lot Housing (Hillside area), P3 – Park & Open Space & RU5 – Bareland Strata Housing; single family residential lots and future bareland strata site.

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

The OCP Future Land Use designation of the subject property is Single/Two Family residential.

6.0 PROPOSED DEVELOPMENT POTENTIAL

- 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.

7.0 TECHNICAL COMMENTS

7.1 Works & Utilities

Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering. 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.

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) Dedication and Construction of internal roads will be required in accordance with the Subdivision Bylaw at the time of subdivision.
- c) The road along Lots 18 and 9 east property lines 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 1 local road. Construct the road in accordance with City standard SS-R3.
- d) The common driveway along Lots 9-12 will require a turn-a-round.
- e) Registration of Lot #8 to be approved upon determination of the detailed alignment of Killdeer Road on the neighbouring property.
- f) Provide traffic control and street name signs where required. The City will install all signs and traffic control devices at the developer's expense.
- g) Provide a Street Sign, Markings and Traffic Control Devices Drawing.
- h) 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.

7.2 Parks Division

- a. The OCP Future Land Use Map shows a significantly larger natural open space area than the Applicant's proposed subdivision plan. We recommend to the Planning Department to investigate the discrepancy and advise the Applicant on the appropriate size for the natural open space corridor. (*Note: The plan attached has been revised to allow for a minimum 15 m wide corridor*).
- b. To prevent private/public encroachment into the natural area park, the Applicant will be required to fence the rear and/or side yards of all properties (Lots 1 and 2) adjacent to parkland with a min. 4' high black chain link fence.
- c. The roadway curb adjacent to the park should be designed with a vertical barrier curb to prevent vehicles from entering.
- d. Before the City assumes responsibility for the natural area park, the Applicant will be required to retain a registered professional forester or recognized equivalent to develop and implement a plan to reduce potential wildfire hazards. The plan will address fuel reduction, forest health and the protection of significant characteristics of the forest area. The plan and work will be reviewed and approved by the Parks Division prior to undertaking any work.
- e. The parkland shall be free and clear of noxious weeds, debris and garbage.
- f. The parkland shall not be disturbed by the Applicant and/or Contractors during the building process without prior permission from the Parks Division. Any disturbance shall be restored at the Applicant's expense.

- g. Before the City assumes responsibility for the parkland, the Applicant will be responsible to schedule an inspection meeting with Parks Staff.

7.3 Environment Manager

No concerns.

8.0 PLANNING COMMENTS

The proposed use of the site complies with the Official Community Plan Generalized Future Land Use designation of Single/Two Unit Residential and the policies and guidelines for Neighbourhood 2 in the South West Okanagan Mission Sector Plan.

The plan of proposed subdivision achieves the required road connectivity through the adjacent properties in addition to providing for the open space/wildlife corridor.

Through the 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

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

Attachments

(Not attached to the electronic copy of the report)

- Subject Property Map
- Map "A" showing plan of proposed subdivision