
CITY OF KELOWNA

MEMORANDUM

DATE: January 11, 2006

TO: City Manager

FROM: Planning & Corporate Services Department

APPLICATION No.: Z05-0021

OWNER: Colin B. Day

CONTACT PERSON: Kathleen MacKenize, Prospect at Black Mountain LP

LOCATION: 1075 Henderson Drive

PURPOSE: To rezone the subject property from the A1 – Agriculture 1 to the RU1h – Large Lot Housing (Hillside Area) zone, the RU4h - Low Density Cluster Housing (Hillside Area) zone and the P3 – Parks & Open Space zone in order to facilitate a residential subdivision with parks and open space.

EXISTING ZONE: A1 – Agriculture 1

PROPOSED ZONES: RU1 – Large Lot Housing, RU4h - Low Density Cluster Housing (Hillside Area) and P3 – Parks & Open Space

REPORT PREPARED BY: Corine (Cory) Gain, MCIP, CPT

1.0 RECOMMENDATION

THAT Rezoning Application No. Z05-0021 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classifications of Lot A Section 24 Township 26 Osoyoos Division Yale District Plan KAP79411 located between the west end of Henderson Drive and east of Long Pine Drive, Kelowna, BC from A1 Agriculture 1 Zone to RU1h – Large Lot Housing (Hillside Area) zone, RU4h - Low Density Cluster Housing (Hillside Area) zone and the P3 – Parks & Open Space zone as shown on Map 'A' attached to the report of the Planning and Development Services Department dated January 11, 2007 be considered by Council;

AND FURTHER THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

The applicant is proposing to rezone the subject property from A1 – Agriculture 1 to the RU1h – Large Lot Housing (Hillside Area) zone, the RU4h - Low Density Cluster Housing (Hillside Area) zone and the P3 – Parks & Open Space zone in order to facilitate a residential subdivision with parks and open space. The subject property forms part of the land within the Bell Mountain Area Structure Plan area which was endorsed by Council in September of 2003.

3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of April 26, 2005 it was resolved:

THAT the Advisory Planning Commission supports Rezoning Application No. Z05-0021, (E of) Lone Pine Drive, Lot SE ¼, Sec 24, Twp. 26, ODYD, by 285876 Alberta Ltd & R266 Enterprises (Kathleen MacKenzie), to rezone from the A1-Agriculture 1 zone to the RU1h-Large Lot Housing (Hillside Area) zone, RU4h-Low Density Cluster Housing (Hillside Area) zone, and the P3-Parks and Open Space zone in order to allow for the development of a single family residential subdivision (approximately 200 + lots) containing two low density cluster housing lots, and park and open space areas.

4.0 PROPOSAL

The proposal is to rezone the land for primarily RU1h single family residential development with two RU4h - Low Density Cluster Housing (Hillside Area) lots that would permit single family and semi-detached style housing (Approximately 231 single family and 18 mutli-family units). The remainder of the property is proposed to be zoned P3 – Parks & Open Space with the provision of a 0.4 ha neighbourhood park in the north east corner of the proposed development and a City Wide park at the peak of Mine Hill. Linear trail connections are also proposed within the areas designated as open space.

Access to the proposed development will be from the extension of Loseth Drive and through the extension of Henderson Drive. There will be future access points to the east as the land within the Black Mountain area develops. All lots will be serviced by a community sewer system and water system. The water purveyor in this area is Black Mountain Irrigation District.

All RU1h lots will meet the minimum parcel size requirements of 16.5 minimum lot width (17 m corner lots), 30 m minimum lot depth and 550 m² minimum lot area. In order to adequately address steep slope issues and hillside development guidelines many lots will be larger than the minimum lot size. No lots will be approved at the time of subdivision with slopes greater than 30% being protected by a Section 219 no disturb/no build restrictive covenant. The developer is proposing to install extensive landscaping as shown on the attached typical retaining wall/landscape plan to address concerns related to the hillside development guidelines. Each retaining wall is proposed to be a maximum of 1.2 m in height and will be terraced back 1.2 m for as many courses as is appropriate or required on any given slope. The intent is to vegetate the hillside for both stability and aesthetic purposes. Additionally, the Building Scheme proposed by the developer limits the height of future dwellings to one storey at the front elevation and to 2 storeys on the rear/downslope side of the lot.

5.0 SITE CONTEXT

The property is located east of the Toovey Neighbourhood, north of Loseth Drive and west of Henderson Drive.

Adjacent zones and uses are, to the:

North	A1	Agriculture 1: <i>Agricultural holdings</i>
East	A1	Agriculture 1: <i>Area under application for development in accordance with the Bell Mountain Area Structure Plan by Melcor Developments as Black Mountain Estates</i>
South	A1	Agriculture 1: <i>Rural residential and existing single family residential subdivision</i>
West	RU1	Large Lot Housing: <i>Existing single family residential subdivision</i>

6.0 CURRENT DEVELOPMENT POLICY

6.1 City of Kelowna Strategic Plan (2004)

- Goal 1/Objective 3: *To maintain, respect and enhance our natural environment/Manage human impacts on our natural environment, including Okanagan Lake and the surrounding hillsides.*
- Goal 3/Objective 4: *To foster the social and physical well being of residents and visitors/Realize construction of housing forms and prices that meet the needs of Kelowna residents*
- Goal 3/Objective 6: Provide infrastructure (utilities, transportation, parks, and facilities) that keeps pace with population growth and evolving opportunities.
- Goal 3/Objective 7: Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

6.2 Official Community Plan (OCP)

- Section 7.1.2 **Environment, Alternative Hillside Standards** shall be considered "within the context of a Hazardous Condition Development Permit" with the intention of minimizing "the effects of development on the natural environment of hillside areas, defined as lands in their natural state that have a slope angle of 10% and greater for a minimum height of 6 metres while preserving areas with slopes of 30% and greater". "Effects to be minimized may include cuts and fills, tree cutting, regrading and the visual impact in general of urban development on hillsides".
- Section 7.9.11 **Retention of Natural Areas** states: "Encourage all development and infrastructure projects to conserve wetlands, wildlife habitat, trees or other indigenous vegetation. Encourage alternative development methods, such as considering increasing density, narrowing right-of-ways or cluster housing."
- Section 7.9.12 **Indigenous Plants** states: "Encourage, wherever possible, the use of indigenous plants in landscape planting schemes".
- Section 8.1.44 **Integration** recommends encouraging "the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities".
- Section 8.1.45 **Cluster Housing** encourages "especially in environmentally sensitive areas the creation of cluster housing with the aim of maximizing amenity space and lessening environmental

impact, including retention of steep sloped areas as natural open space, public or private...”

- 14.1.1 **Parks and Leisure Policies, Parks and Open Space** states that the City should “endeavour to provide a variety of parks and open spaces to meet the diverse needs of the community”.
- 14.1.4 **Natural Open Space** directs that a minimum of 5% of the City’s total area should be protected as publicly owned natural open space.
- 14.1.28 **Dedication of Natural Areas** states that “At time of subdivision or rezoning, encourage landowners, where appropriate, to dedicate any significant natural areas/features for preservation or for public use.
- 14.1.30 **Viewing Areas and Interpretative Centres** encourages “the creation of natural environment viewing areas and interpretative facilities where such can be done without jeopardizing sensitive natural vegetation or wildlife”.

6.3 Kelowna Hillside Development Guidelines (2001)

- Section 2.1 *Design Principles - Cityscape Principles* refers to “scenic quality”. In response to expressed concerns about this issue the applicant has prepared and submitted a visual impact assessment image, a copy of which is attached for this report for reference. Recognition of the “natural character of Kelowna’s hillsides are one of the features that make it a unique place to live and visit” the applicant has incorporated provisions in the proposed building scheme to protect the the view from the west of the houses to be constructed along the ridgeline. Views from the hillside are protected for public enjoyment by way of a city-wide park to be located at the top of Mine Hill.
- Section 2.1 *Design Principles – Clustering* recommends that residential units be clustered to help retain open space in hillside settings. This principles will be used on the two proposed RU4 zoned sites.
- Section 2.3 *Building Design – Terrain Adaptive Architecture* is relevant to the proposed development. To this end the applicant has stated the intention to incorporate provisions in the proposed building scheme to restrict the height of building faces with high visibility on the hillside. The building scheme will also require the use of colours and materials complementary to the textures and colours of the hillside setting.
- Section 3.1 *Subdivision Planning* provides extensive direction with respect to consideration of site opportunities and constraints. The intent is “to promote a clear appreciation of the unique hillside qualities of each site with the purpose of identifying and understanding the specific opportunities or constraints that will result in the preparation of responsible development plans”. The Planning principles incorporated into the Hillside Development Guidelines are “intended to respect the physical and environmental character of the hillside setting in which development is proposed”. These principles will be applied in the subdivision process.

- The provisions of Section 3.3 *Grading and Earthworks* will be considered in the context of Environmental Development Permit (DP06-0164). In particular, the intent of Section 3.3.3 *Retaining Walls* is proposed to be incorporated into the development plans.
- The guidelines provided in Section 3.5 *Building Design and Structures* will be incorporated into the development through a very detailed architectural design covenant to be registered on each lot in the subdivision.
- Section 3.6 *Open Space and Landscape Character* directs development to retain natural hillside landscapes for aesthetic and environmental purposes. The intent of the guidelines presented in the section are: "To reduce the visual and environmental impacts and to reduce the risk of personal injury or property damage resulting from site disturbances" and "To balance opportunities to meet market needs and personal tastes with the need to create landscapes that complement the natural hillside environments".

The applicant has provided correspondence dated December 18, 2006 addressing issues related to the Hillside Development Guidelines and crime prevention considerations. A copy of that correspondence is attached for information.

6.4 Handbook for Environmental & Hazardous Condition – Development Permit Areas

- Section 5 of the handbook states as follows:
"The OCP designates Natural Environment and Hazardous Condition Development Permit Areas:
 - For protection of natural areas from potential detrimental effects of development; and
 - For protection of life and property from natural disasters and hazards which can be anticipated".

NOTE: In accordance with *Appendix G – Wildland Fire Management* an Environmental Development Permit has been applied for (DP06-0164) relative to the designation of the property as both Wildfire Hazard and Natural Hazard areas. The Development Permit will address specific aspects of the development particularly relative to fire mitigation and protection of steep slopes. Registration of a Section 219 Restrictive Covenant incorporating the requirements identified in the July 22, 2005 Fire Mitigation/Wildfire Hazard Assessment Report prepared by R.J.P. Holdings Ltd. will be required as part of the subdivision process.

7.0 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; and second kitchen) on larger serviced urban lots.

- The purpose of the RU4h – Low Density Cluster Housing (Hillside Area) zone is to provide for comprehensively planned clusters of single detached and semi-detached housing, in a strata format with urban services, in order to preserve topography, natural features, open space, or environmentally sensitive features.
- 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 Community Development & Real Estate Manager

The applicant should contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserve.

8.2 Community Planning Manager

Map Guide indicates that a large proportion of this property consists of slopes exceeding 45%. The preliminary plan shows some effort to avoid steep slopes within the development. The whole site involves slopes of a minimum 15%. Level passenger loading requirements would therefore apply. The layout of the proposed development appears to be unfriendly to pedestrians both due to the steep slopes and the street layout. Connectivity for pedestrians is minimal. The applicant should address these concerns as stated in the Hillside Development Guidelines Section 2.1 Cityscape Principles – Liveability.

8.3 Environment Manager

We have no objection to the proposed zoning; provided, the areas proposed for residential land use are on lands with less than 30% slope.

1. Preliminary site plan shows home sites on steep sloped areas. Development should not occur on these steep slope areas. It is recommended to retain all steep sloped (30%) areas as natural corridors for habitat and visual quality. Retention of 30% slopes may be considered as off sets to encroachment of Environmental Sensitive Area 2 (refer to Figure 4 in Environmental Assessment Report, August 18, 2005) in other areas of the property.
2. Minimize cut and fill slopes where possible and utilize natural topography in the development design.
3. Minimize the road construction (utilize recommended hillside design guidelines for construction of roads in steep sloped areas).

Also, refer to additional recommendations detailed in the Environmental Assessment Report for the proposed Mine Hill Development dated August 18, 2005.

8.4 Fire Department

Fire Dept access, fireflows and hydrants as per BC Building Code and City of Kelowna Subdivision Bylaw. This is a recognized interface wildland area; a

hazard assessment will be required. [Note: A report has been submitted relative to DP06-0164].

8.5 Fortis

Will provide underground electrical service. Provision will be required for loop feed through development.

8.6 Inspection Services Department

Hillside development guidelines to be addressed by engineer for site grading, foundation perimeter drainage and roof drainage connections to either storm sewer or engineered approved rock pits. Steep slope lots, building platforms and fill lots to be reviewed by professional for slope protection and soil bearing capacity.

8.7 Black Mountain Irrigation District (BMID)

BMID has no objections. Would like to address the details in regards to capital cost charges and water system requirements at time of individual subdivision applications.

8.8 Ministry of Transportation

Requirements for our approval:

- * Submission and approval of engineered design drawings for the required road upgrades at the intersection of Loseth Road & Hwy 33
- * Construction of the road upgrade improvements on the south side of the Loseth Road/Hwy 33 intersection (works to be completed by others).
- * Installation of the signals at Loseth Road & Hwy 33.
- * Inspection and approval by Ministry staff prior to signals going into full operation.

To date, we have not received any engineered drawings for the Hwy 33/Loseth intersection, either civil or electrical. We have received CTQ's cost estimate for these works for a total of \$261,690.47 - see attached. Mr. Allan Kirschner has submitted an Irrevocable Letter of Credit in the amount of \$180,000.00. The remaining balance would be \$81,690.47.

We would be prepared to accept bonding in the form of an Irrevocable Letter of Credit for \$81,690.47 from Prospect at Black Mountain with the proviso that a covenant be registered on the title of the property that restricts the issuance of any occupancy permits until the signals have been installed and are operating to the Ministry's satisfaction.

8.9 Park Manager

Parks Staff have reviewed the applicant's updated Area Structure Plan and we make the following comments:

1. Neighbourhood Park requirements will include:

- As square shaped as possible to accommodate efficient recreation programming and layout of facilities;
 - The park will front roads on 2 sides; We encourage the Developer to consider fronting housing onto a third side;
 - The park grade will be 2% to accommodate the play field, but may extend to a maximum grade of 5% in other areas of the park;
 - To accommodate the correct grade, fill may be needed to be placed; Compaction will be to 95% MPD. Please contact the Parks Division at the detailed design stage to discuss further.
2. All parkland shall not be disturb by the Applicant and/or Contractors during the building process without prior permission from the Parks Division. If the subdivision construction will alter the grades of the parks, a detailed grading plan shall be submitted to the Parks Division for review and approval. Any unauthorized disturbance shall be restored at the Applicant's expense.
 3. Temporary fencing (silt fencing, snow fencing, etc.) shall be erected around the perimeter of the parkland during the construction phase to prevent disturbance and damage.
 4. After subdivision grading is complete, the applicant will be required to delineate the private property lines adjacent to all parkland with a minimum 4' high black chain link fence or approved equivalent (ranch fencing, split rail fencing, etc.) located 6" within the private property.
 5. All parkland shall be free and clear of noxious weeds, debris and garbage.
 6. Prior to the City assuming ownership for any public lands, the applicant will retain a registered professional forester (RPF) 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 forested area. The plan and work will be reviewed and approved by the Parks Division prior to undertaking any work. All approved recommendations of the RPF's report shall be implemented prior to transfer in ownership of the lands to the City of Kelowna.
 7. All public trails shall be built to Parks Division's specifications and standards. Please contact Terry Barton at (250) 469-8830 for more information.
 8. All proposed plant material (trees, shrubs, ground covers and sod) within the roadway boulevard shall be reviewed and approved by Parks Staff.

8.10 Shaw Cable

Owner/developer to install an underground conduit system per Shaw Cable drawings and specifications.

8.11 Telus

Will provide underground facilities to this development. Developer will be required to supply and install conduit. Developer to provide a 3 m x 4 m easement for a switching equipment cabinet.

8.12 Works & Utilities

These are Works and Utilities initial comments that are subject to the Ministry of Transportation comments and requirements.

.1 Subdivision.

- a) All the steep slopes must be identified and a Restrictive Covenant must be registered for all the steep slopes and environmentally sensitive areas.
- b) Provide easements as may be required.

.2 Geotechnical Study

- a) 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:
- b) The Geotechnical report must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.
 - (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - (ii) Site suitability for development.
 - (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - (iv) Any special requirements for construction of roads, utilities and building structures.
 - (v) Suitability of on-site disposal of storm water, including effects upon adjoining lands.
 - (vi) Slope stability, rock fall hazard and slippage including the effects of drainage on the site.
 - (vii) Identify in detail all slopes greater than 30%.
 - viii) Top of bank assessment and location including recommendations for property line locations, building setbacks, and ground water disposal locations.
 - ix) Recommendations for items that should be included in a Restrictive Covenant.

- x) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- xi) Any items required in other sections of this document.
- xii) Recommendations for roof drains and perimeter drains.
- xiii) Recommendations for construction of detention or infiltration ponds and their effects on the downstream properties.

.3 Domestic Water and Fire protection.

- a) The proposed development is within the service area of the Black Mountain Irrigation District (BMID). All charges and securities for service connections and system upgrading costs are to be paid directly to the BMID as stated in BMID letter dated December 12, 2002
- b) The applicant is to provide the City of Kelowna the assurance that the supply of domestic water and fire protection is achievable in accordance with the City standards for all the zones and elevations contemplated under this application.

.4 Sanitary Sewer.

- a) The development located downstream has rerouted the sanitary sewer to Garner Road and therefore avoided sewer mains of marginal capacity. The Garner sanitary sewer trunk has the capacity to handle the proposed development.
- b) An application for inclusion in the Specified Area service boundary must be made and an administration levy of \$250.00 is required to incorporate this development into Sewer service area # 1.

.5 Drainage.

- a) A comprehensive detailed site drainage management plan and design to comply with the City's drainage and policy manual is a requirement of this application. The study must address the effect of detention ponds (if any) upon the downstream properties.
- b) The off-site downstream storm drainage system has been constructed by the adjacent property owner. The downstream drainage infrastructure has been designed to handle the storm runoff generated on the south slopes of the subject property. The oversize portion of the work constructed to accommodate the subject property is subject to a Latecomer charge payable prior to the registration of the subdivision. The Latecomer charge has yet to be determined.

.6 Power and Telecommunication services.

The services to and within this development are to be installed underground. It is the developer's responsibility to make an application to the respective

utilities companies. The utility companies are then required to obtain the City's approval before commencing their works.

.7 Roads.

Loseth Drive.

- a) Loseth Drive is designated as a collector road. The off-site section between the subject property and the end of the existing construction of road and utilities will be required to service the development of the subject property. It is expected that the property, through which Loseth must be extended, will be developed ahead of this application, however, should the development below the subject property not proceed then it will be the responsibility of the Mine Hill development to secure the right of way and extend Loseth Road to the boundary of the subject property.
- b) The off-site road and utilities extension works to cost are estimated at **\$220,000.00** inclusive of a bonding contingency.
- c) The portion of Loseth Road and services constructed through the adjacent property will be eligible for Latecomer under the provisions of the Local Government Act.

Henderson Drive.

The older section of Henderson drive was constructed to a standard that is below current local road standards and therefore is not suitable as an alternate access to the proposed development beyond the 14 lots shown on the preliminary layout plan submitted in support of this application.

.8 Engineering.

Design, construction, supervision and inspection of all off-site civil works and servicing must be performed by a Civil Engineer and all such work is subject to the approval of the City Engineer.

.9 DCC Credits.

None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits

.10 Bonding and Levies summary.

- a) Bonding (offsite upgrading)
Loseth Road off-site construction \$220,000.00
- b) Levies.
Sanitary sewer area inclusion fee \$250.00

9.0 PLANNING COMMENTS

This application is supported by relevant Council adopted planning and development documents, including the Official Community Plan and the Bell Mountain Area Structure Plan. A concept plan for development has been provided with the rezoning application and further detail will be required through the Natural Environment and Hazardous Condition (Slope and Wildfire) Development Permit and subdivision applications to ensure that site grading and building locations can be addressed in a sensitive manner.

At the time of subdivision, the Subdivision Approving Officer will give consideration to identifying building envelopes, landscape and no disturbance areas by subdivision reference plans and restrictive covenant. Restrictions limiting the height of future dwellings may also be incorporated into a restrictive covenant to reinforce the provisions contained within the developers building scheme to ensure that the down slope elevations of the homes to be constructed do not exceed 2 storeys in height.

Bob Shaughnessy
Subdivision Approving Officer

Approved for inclusion

Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

RGS:cg

Attachments

- December 18, 2006 Letter from Prospect at Black Mountain
- Location Map
- Map 'A' – Proposed Zoning Map including trail connections
- Concept Plan
- Slope Analysis Plan
- Preliminary Phasing Plan
- Impact Analysis Image
- Typical Retaining Wall/Landscape Plan



December 18, 2006

City of Kelowna Planning Department,
1435 Water Street,
Kelowna, B. C.
Attn: Corinne Gain,

Re: Rezoning application Z05-0021 – Prospect at Black Mountain

Dear Cory,

I am writing to add some information for our rezoning application and associated Development Permit and Subdivision application. We were asked for further information regarding two areas of the application. The first was to outline the ways in which we have adhered to the Kelowna Hillside Development Guidelines and the other was to review the plan from a crime prevention perspective.

We have reviewed at length the Kelowna Hillside Development Guidelines and feel we have addressed them in the way we have developed our land use plan. In keeping with the guidelines we have done the following:

- provided and used in our planning a detailed topographic survey
- provided a post development grading plan showing cuts and fills
- Identified site features
- done a detailed slope analysis

We have analyzed all the on-site and off-site considerations listed in the guidelines. We have done a geotechnical study, an environmental assessment and a wildfire hazard mitigation plan.

Roads largely follow the contour lines of the slope and are designed to minimize, as much as possible, cuts and fills in order to reduce the overall visual impact. We propose cluster housing in two areas. We have been careful to minimize the visual impact along the ridgelines and summit of the property.

We have a detailed plan for wild fire hazard mitigation. This will also greatly improve the area for wild life and plant habitat.

We will be providing areas of park and open space equaling more than 35% of the overall site. Extensive work will be done in the open space areas to improve the wild fire hazard. This will also improve the animal and plant habitat. We will be building walking trails through the Park and Open Space areas, which, in conjunction with sidewalks, will provide pedestrian and



bicycle access throughout the development. The trail and sidewalk system will provide pedestrian and bicycle access to the adjacent neighborhoods.

Trees will be retained on the steep open space slopes. After wildfire mitigation work has been done there will still be a significant number of trees which will provide visual screening of the ridgelines.

The architectural approval process will ensure that the home built on each lot is appropriate for that particular lot. As much as possible views for homes above will be preserved. We will have specific building envelope covenants and no disturb areas where they are needed. We will have a comprehensive landscape plan that encourages water smart planting, appropriate planting types and materials and that ensures views will not be blocked in the future by tall trees. Landscaping will reduce the visual impact of development.

In later stages of the development a park will be dedicated at the highest point of the property. This will preserve a significant natural feature for the City of Kelowna and will provide very significant view opportunities for the public.

Our roads follow the natural contours of the site as much as possible. We have considered public safety, maintenance and operational considerations and are satisfied these have not been compromised in the design of our development.

Our grading will be in accordance with the Hillside Development Guidelines. Extensive post development landscaping will be done to reduce the visual impact of the development on the open (not treed) slopes.

Retaining walls will be used to reduce site disturbance in some areas. We plan to use an "Allan Block" type wall and in certain areas, natural rock walls. They will be landscaped in order to soften their appearance. All walls in excess of 1.2 meters will have detailed design drawings sealed by a professional structural engineer.

There are no watercourses, wetlands or other sources of ground water identified on the site. Appropriate measures will be undertaken to ensure erosion is kept to a minimum.

The installation of utilities will be in appropriate locations in consultation with the City and other utility providers. Storm water management will be in accordance with the storm water management plan for the area.

It is our intention to register a very detailed architectural design covenant on each lot in the subdivision. We will require each homeowner to obtain approval prior to applying for a building permit. In the design guidelines we address architectural massing, use of colour and materials in keeping with the Hillside Development Guidelines.



In our initial application for subdivision the areas being developed have virtually no trees. On the steep slopes above Toovey Heights we will be doing wildfire hazard mitigation work in accordance with our wildfire hazard management plan. Trees will be selectively removed and pruned, underbrush cleared. This will reduce the wildfire hazard but it will also greatly improve the forest health.

We have reviewed and implemented many of the "Crime Prevention through Environmental Design" protocols, published in pamphlets by the RCMP, CMHC and Delta area policing strategies. Some of the principles we have looked at and incorporated into our neighborhood design are as follows:

- Minimize the number of entry and exit points on a block
- Design roadways to discourage through traffic
- Maximize resident's ability to view public spaces
- Provide appropriate lighting

Some of the principles we have incorporated into our house design are as follows:

- Clearly delineate private property from public space
- Provide unobstructed views of surrounding area
- Ensure that entrances are visible and overlooked by a window
- Use solid core exterior doors
- Use solid doorframes with proper strike plates

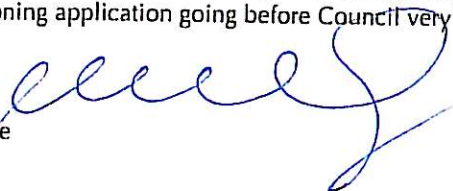
During the construction period security services will be employed to help make the construction site less vulnerable to crime.

Prospect at Black Mountain will encourage and organize a community meeting to meet with the local crime prevention officers to implement a Neighborhood Watch program once homes are occupied. This program recognizes that neighbors watching out for neighbors discourages crime and draws the community together.

I hope this is helpful. Please let me know if you would like any further information. We look forward to our rezoning application going before Council very soon.

Yours truly,

Kathleen Mackenzie
Dave Coombs

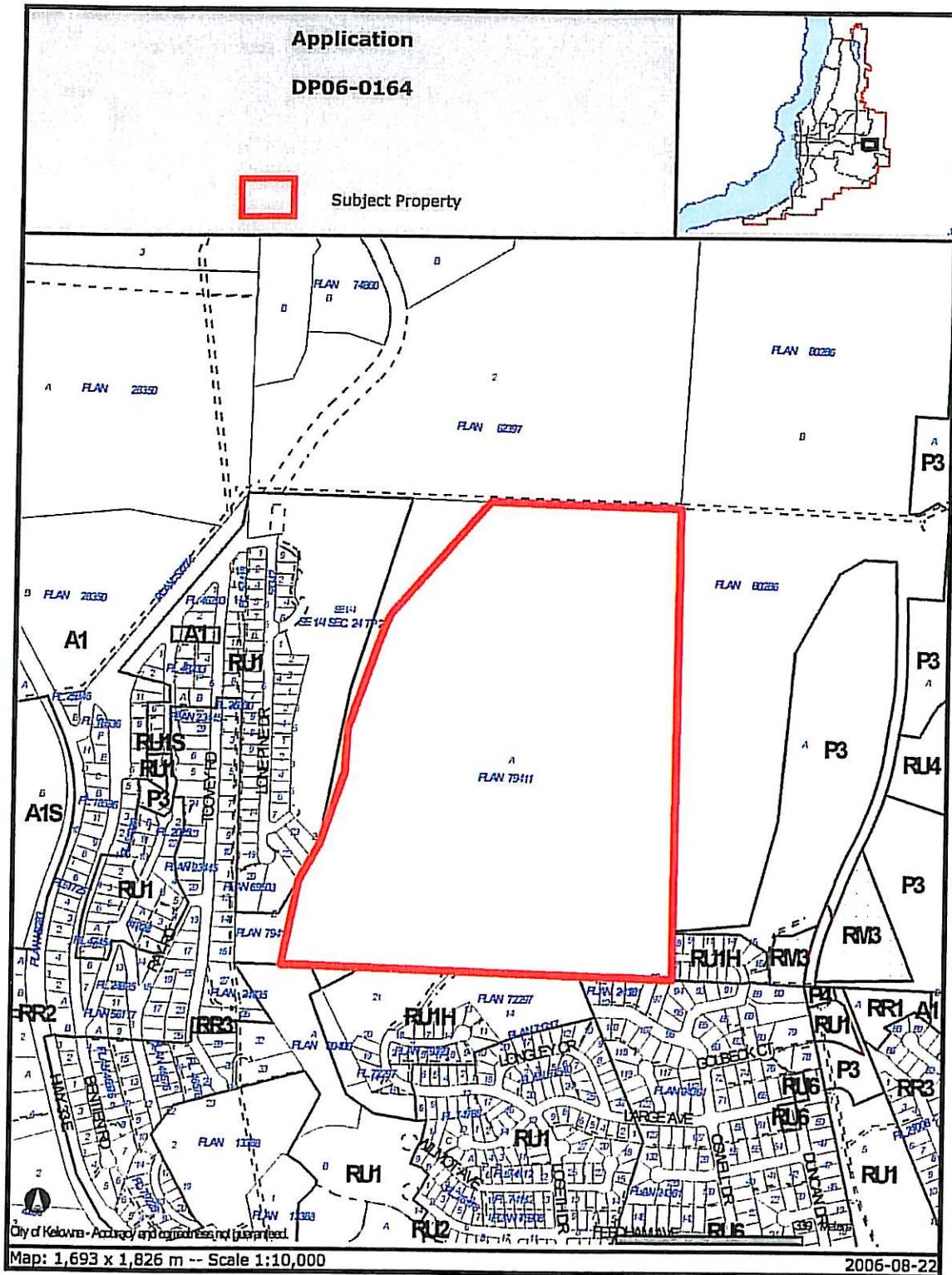


Encl. R.J.P. Holdings Ltd. Fire Mitigation
Makonis Consulting Monitoring Bonding

LOCATION MAP

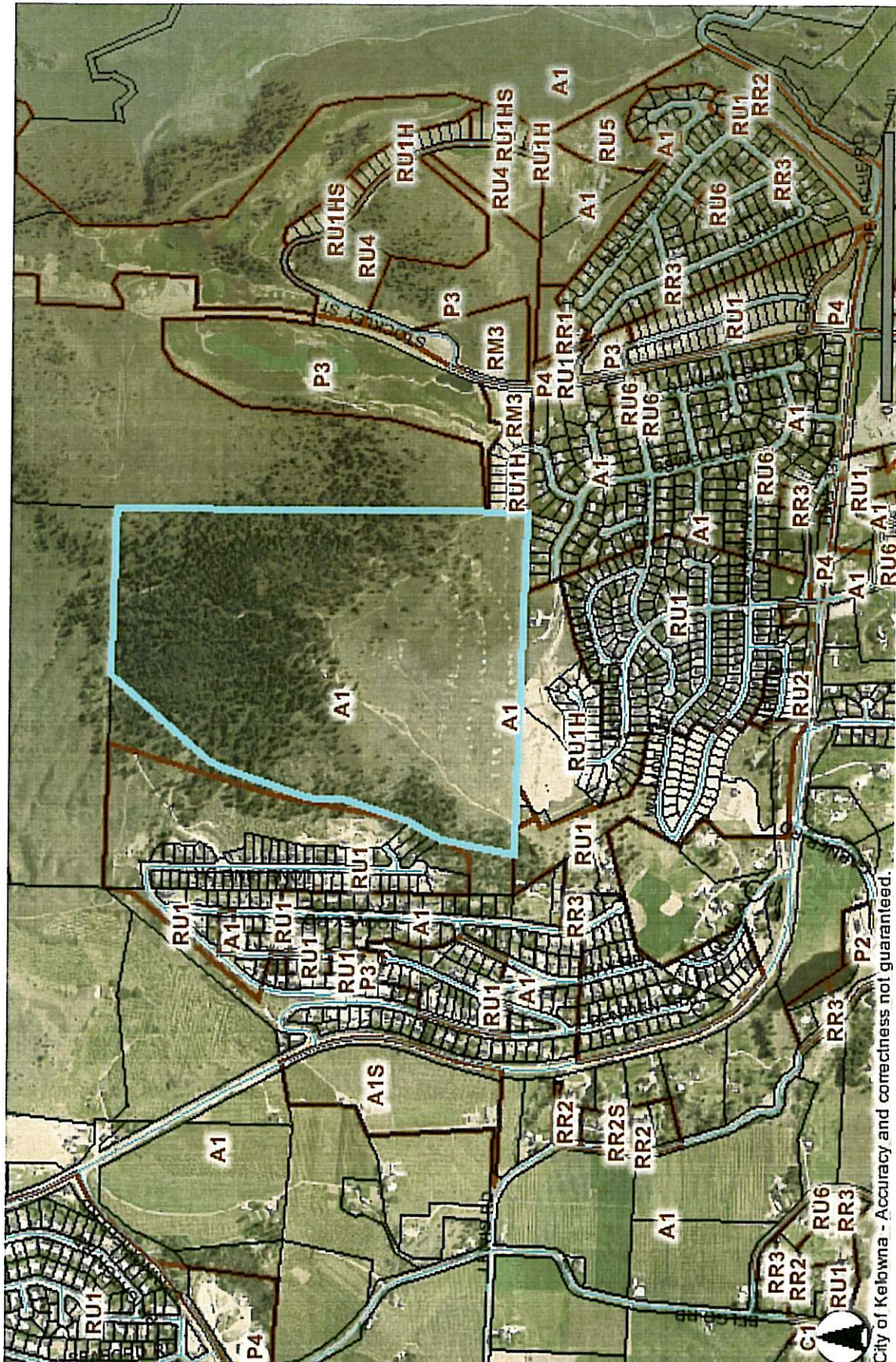
Map Output

Page 1 of 1



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

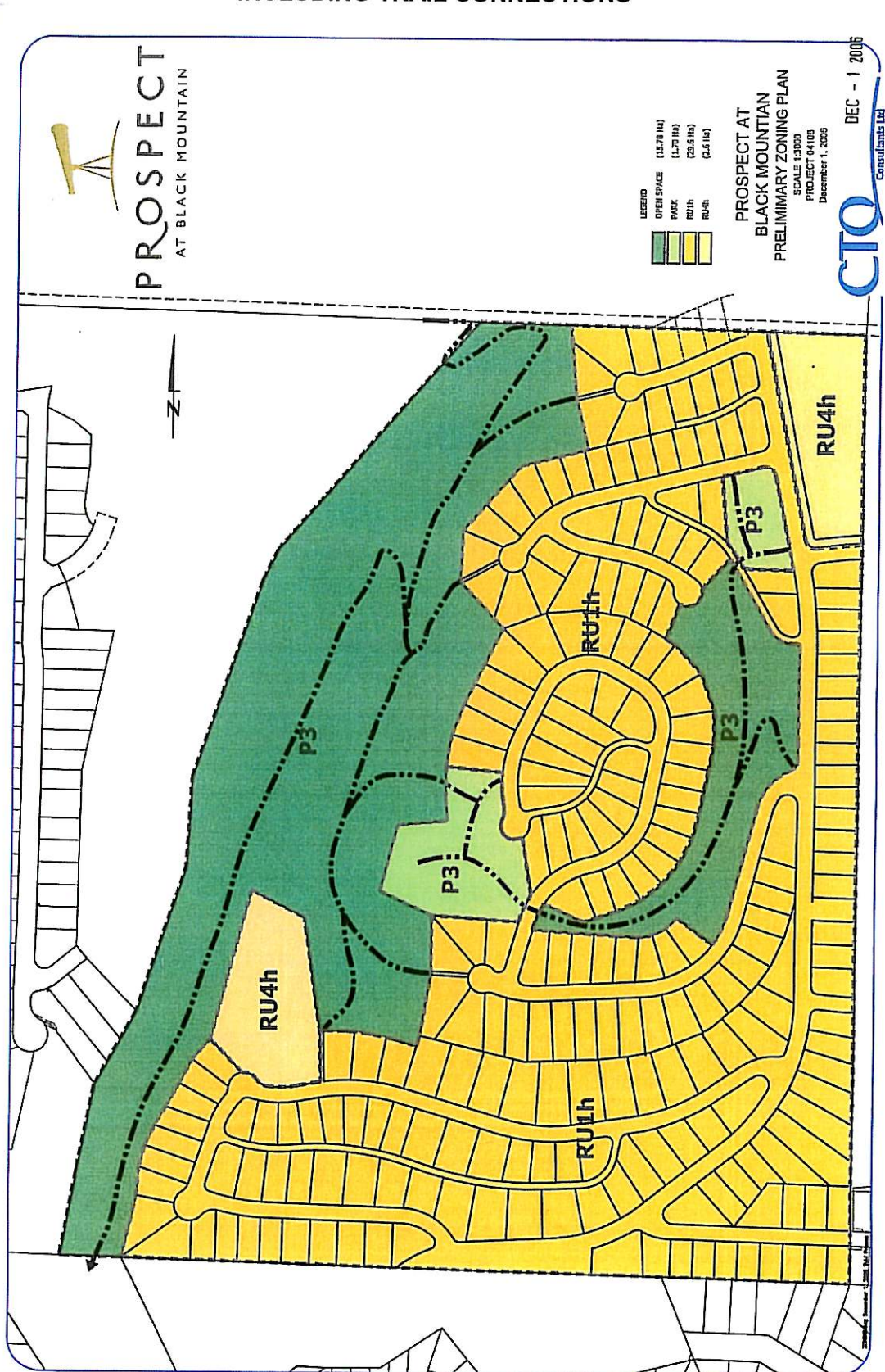
LOCATION MAP



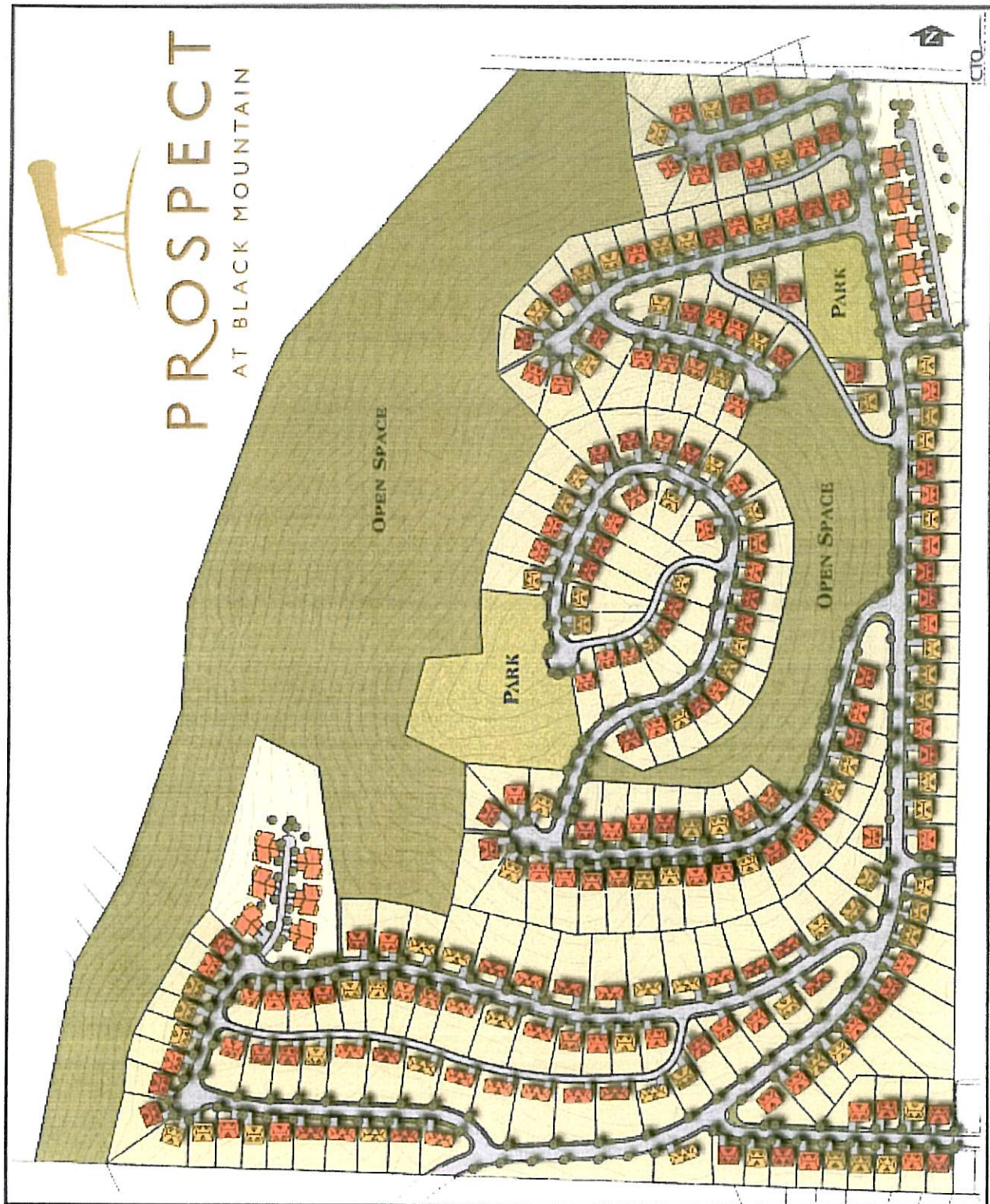
City of Kelowna - Accuracy and correctness not guaranteed.

MAP 'A'

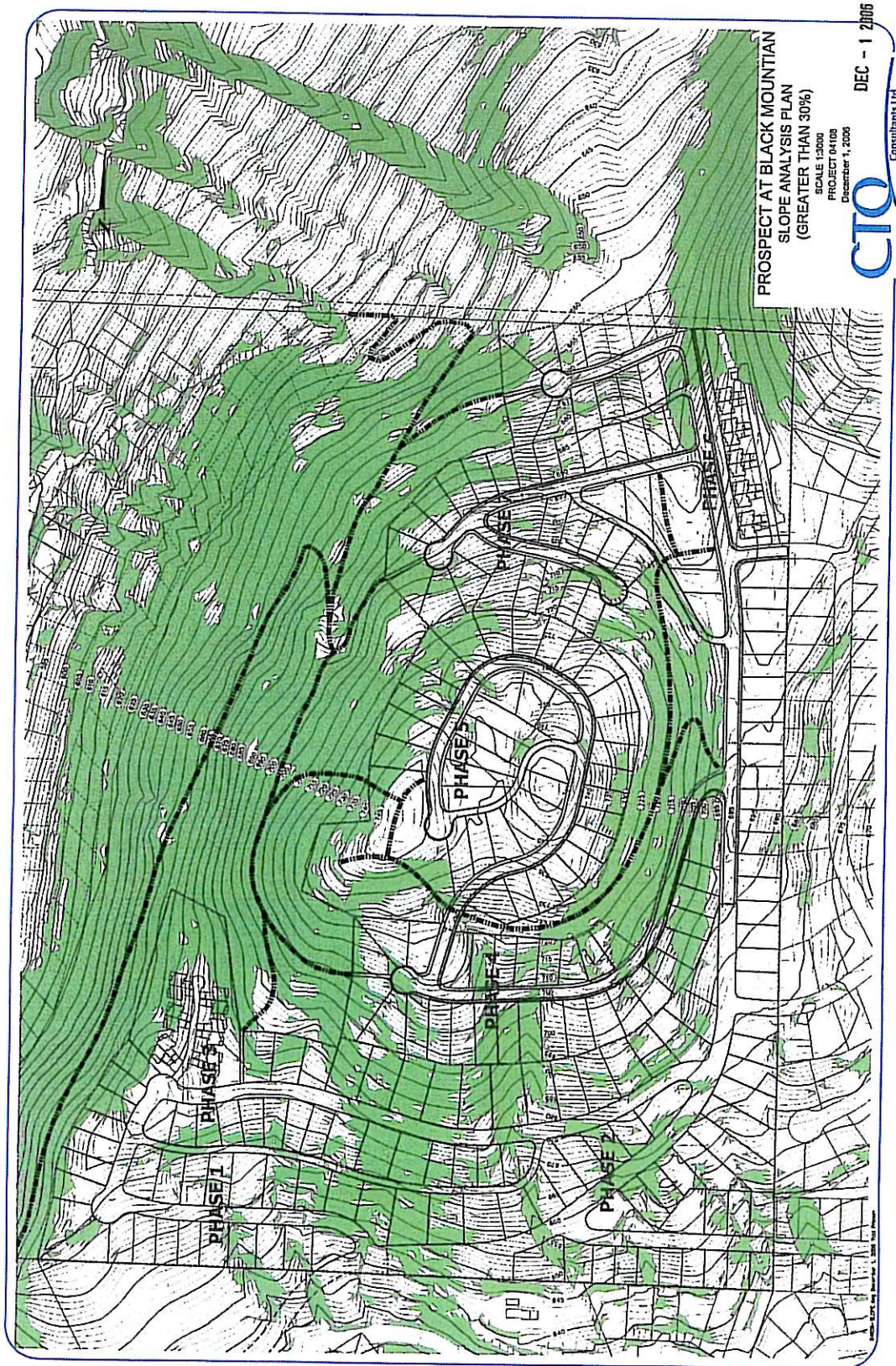
PROPOSED ZONING MAP
INCLUDING TRAIL CONNECTIONS



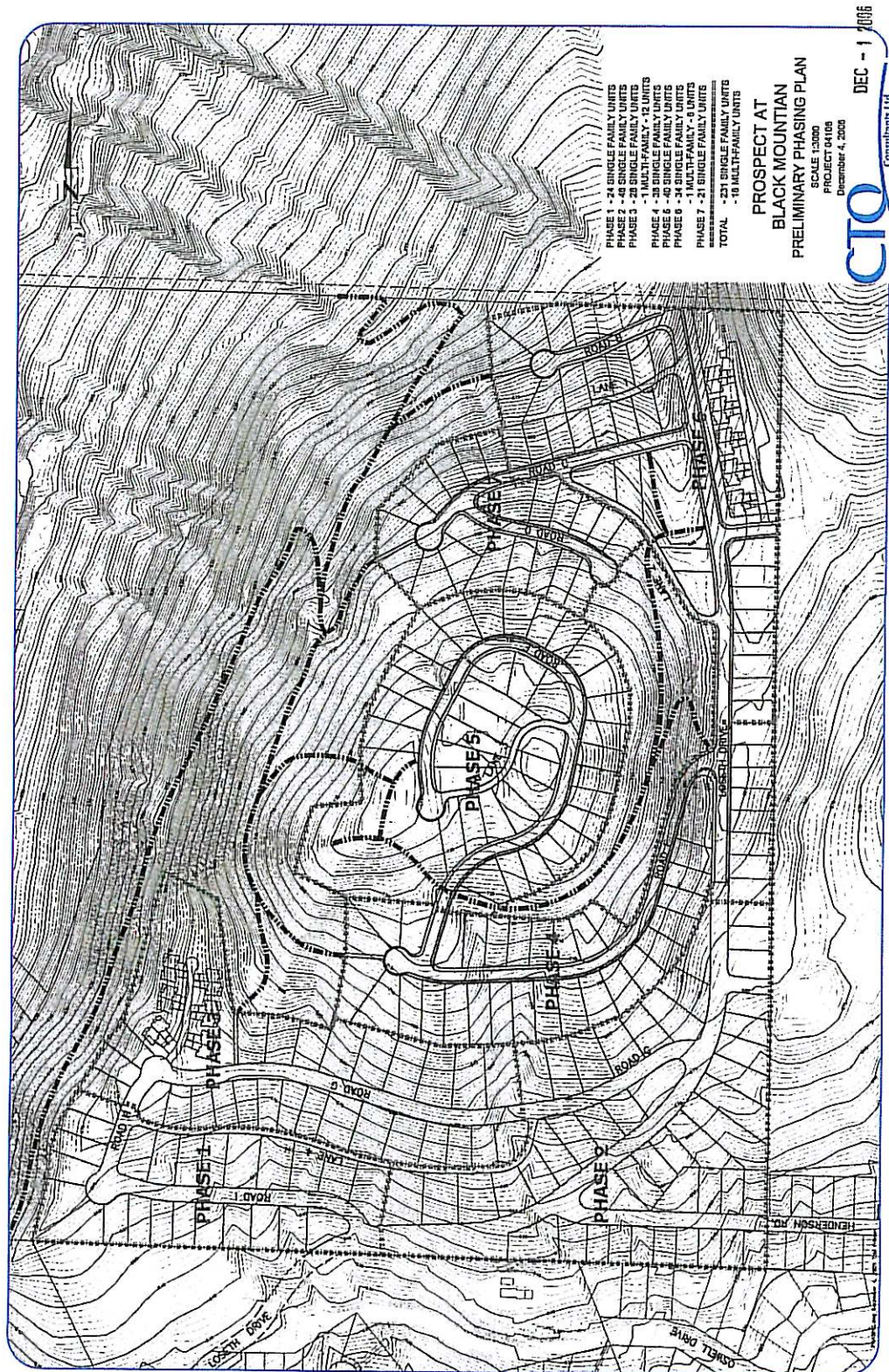
CONCEPT PLAN



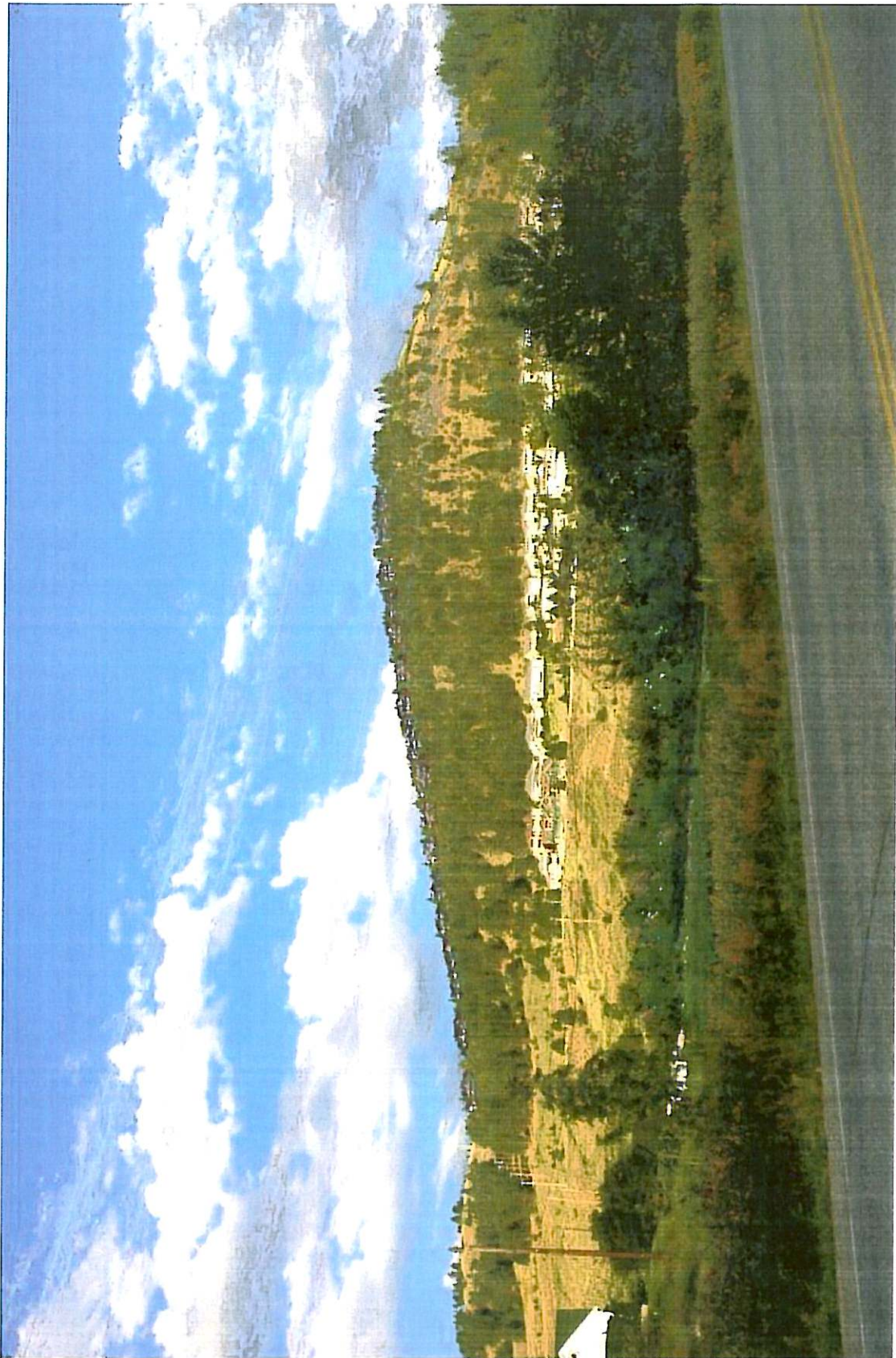
SLOPE ANALYSIS PLAN (GREATER THAN 30%)



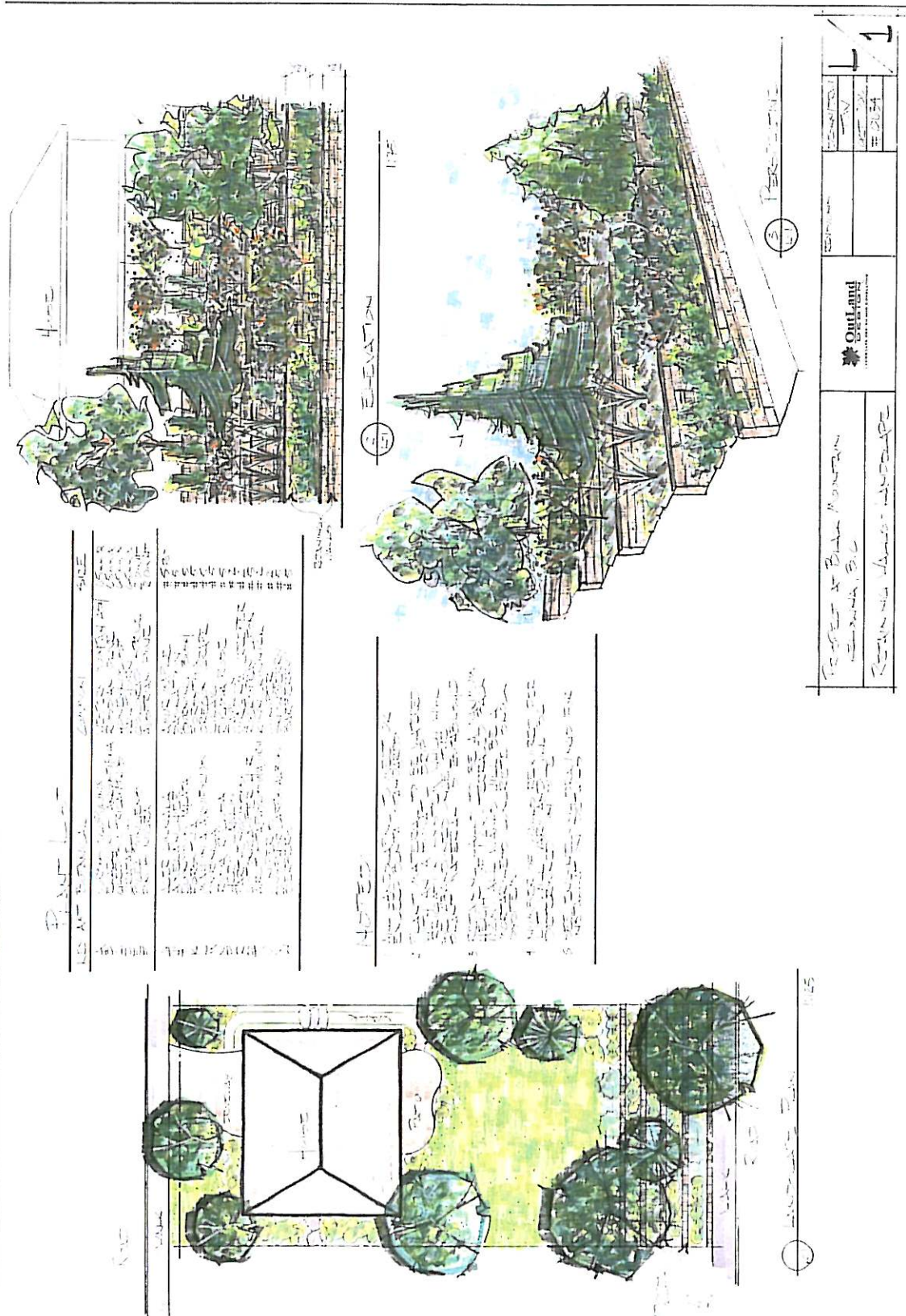
PROSPECT AT BLACK MOUNTAIN
PRELIMINARY PHASING PLAN



IMPACT ANALYSIS



TYPICAL RETAINING WALL/LANDSCAPE PLAN



City of Kelowna Planning Department,
1435 Water Street,
Kelowna, B. C.
Attn: Corinne Gain,

Dear Cory,

We have reviewed at length the Kelowna Hillside Development Guidelines and feel we have addressed them in the way we have developed our land use plan. In keeping with the guidelines we have done the following:

- We have analyzed all the on-site and off-site considerations listed in the guidelines. We have done a geotechnical study, an environmental assessment and a wildfire hazard mitigation plan.

We have a detailed plan for wild fire hazard mitigation. This will also greatly improve the area for wild life and plant habitat.

We will be providing areas of park and open space equaling more than 35% of the overall site. Extensive work will be done in the open space areas to improve the wild fire hazard. This will also improve the animal and plant habitat. We will be building walking trails through the Park and Open Space areas, which, in conjunction with sidewalks, will provide pedestrian and

Trees will be retained on the steep open space slopes. After wildfire mitigation work has been done there will still be a significant number of trees which will provide visual screening of the ridgelines.

In later stages of the development a park will be dedicated at the highest point of the property. This will preserve a significant natural feature for the City of Kelowna and will provide very significant view opportunities for the public.

Our grading will be in accordance with the Hillside Development Guidelines. Extensive post development landscaping will be done to reduce the visual impact of the development on the open (not treed) slopes.

There are no watercourses, wetlands or other sources of ground water identified on the site. Appropriate measures will be undertaken to ensure erosion is kept to a minimum.

It is our intention to register a very detailed architectural design covenant on each lot in the subdivision. We will require each homeowner to obtain approval prior to applying for a building permit. In the design guidelines we address architectural massing, use of colour and materials in keeping with the Hillside Development Guidelines.



In our initial application for subdivision the areas being developed have virtually no trees. On the steep slopes above Toovey Heights we will be doing wildfire hazard mitigation work in accordance with our wildfire hazard management plan. Trees will be selectively removed and pruned, underbrush cleared. This will reduce the wildfire hazard but it will also greatly improve the forest health.

We have reviewed and implemented many of the "Crime Prevention through Environmental Design" protocols, published in pamphlets by the RCMP, CMHC and Delta area policing strategies. Some of the principles we have looked at and incorporated into our neighborhood design are as follows:

- Minimize the number of entry and exit points on a block
- Design roadways to discourage through traffic
- Maximize resident's ability to view public spaces
- Provide appropriate lighting

Some of the principles we have incorporated into our house design are as follows:

- Clearly delineate private property from public space
- Provide unobstructed views of surrounding area
- Ensure that entrances are visible and overlooked by a window
- Use solid core exterior doors
- Use solid doorframes with proper strike plates

During the construction period security services will be employed to help make the construction site less vulnerable to crime.

Prospect at Black Mountain will encourage and organize a community meeting to meet with the local crime prevention officers to implement a Neighborhood Watch program once homes are occupied. This program recognizes that neighbors watching out for neighbors discourages crime and draws the community together.

I hope this is helpful. Please let me know if you would like any further information. We look forward to our rezoning application going before Council very soon.

Yours truly,

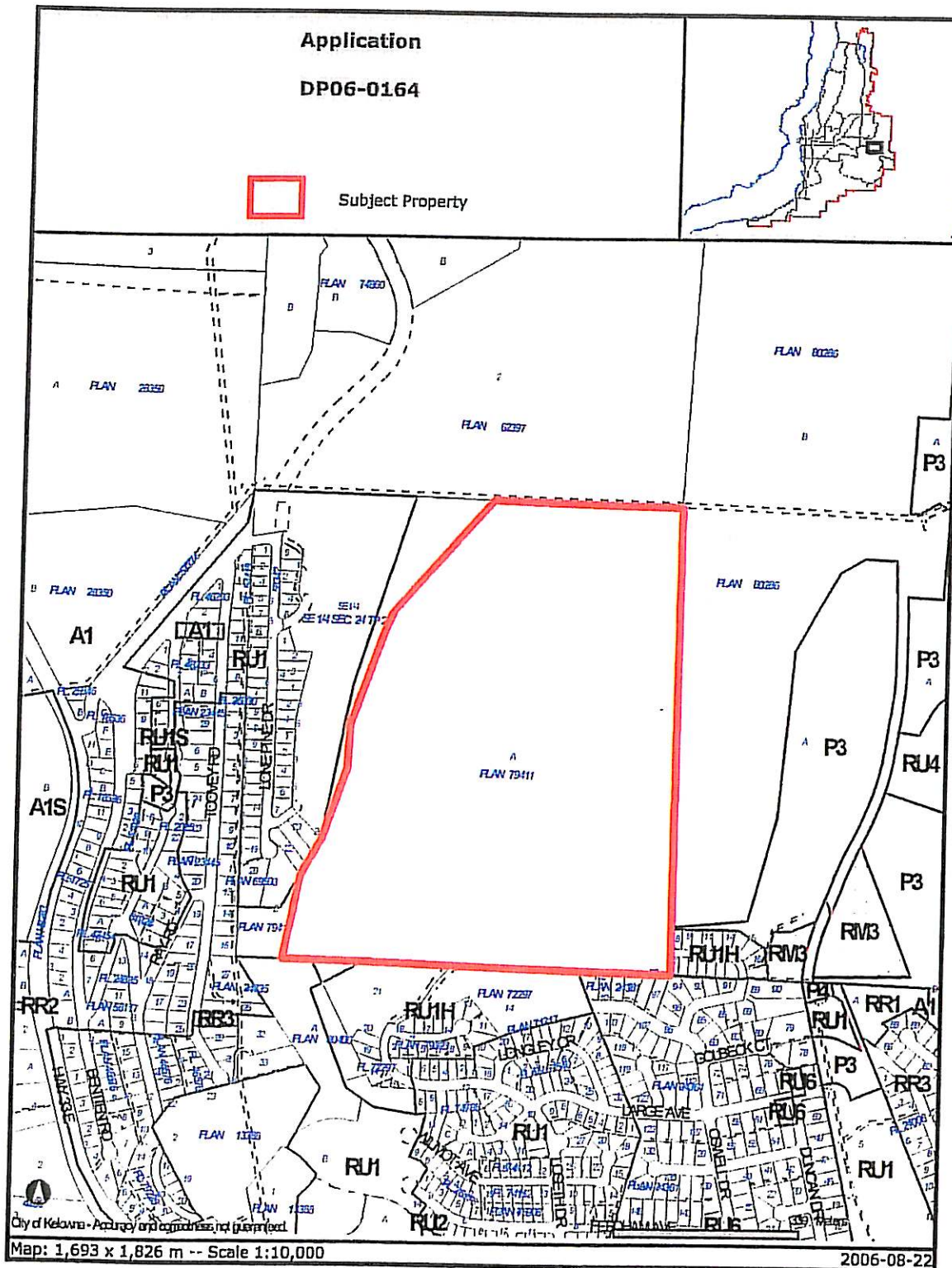
Kathleen Mackenzie
Dave Coombs

Encl. R.J.P. Holdings Ltd. Fire Mitigation
Makonis Consulting Monitoring Bonding

MAP 'A'

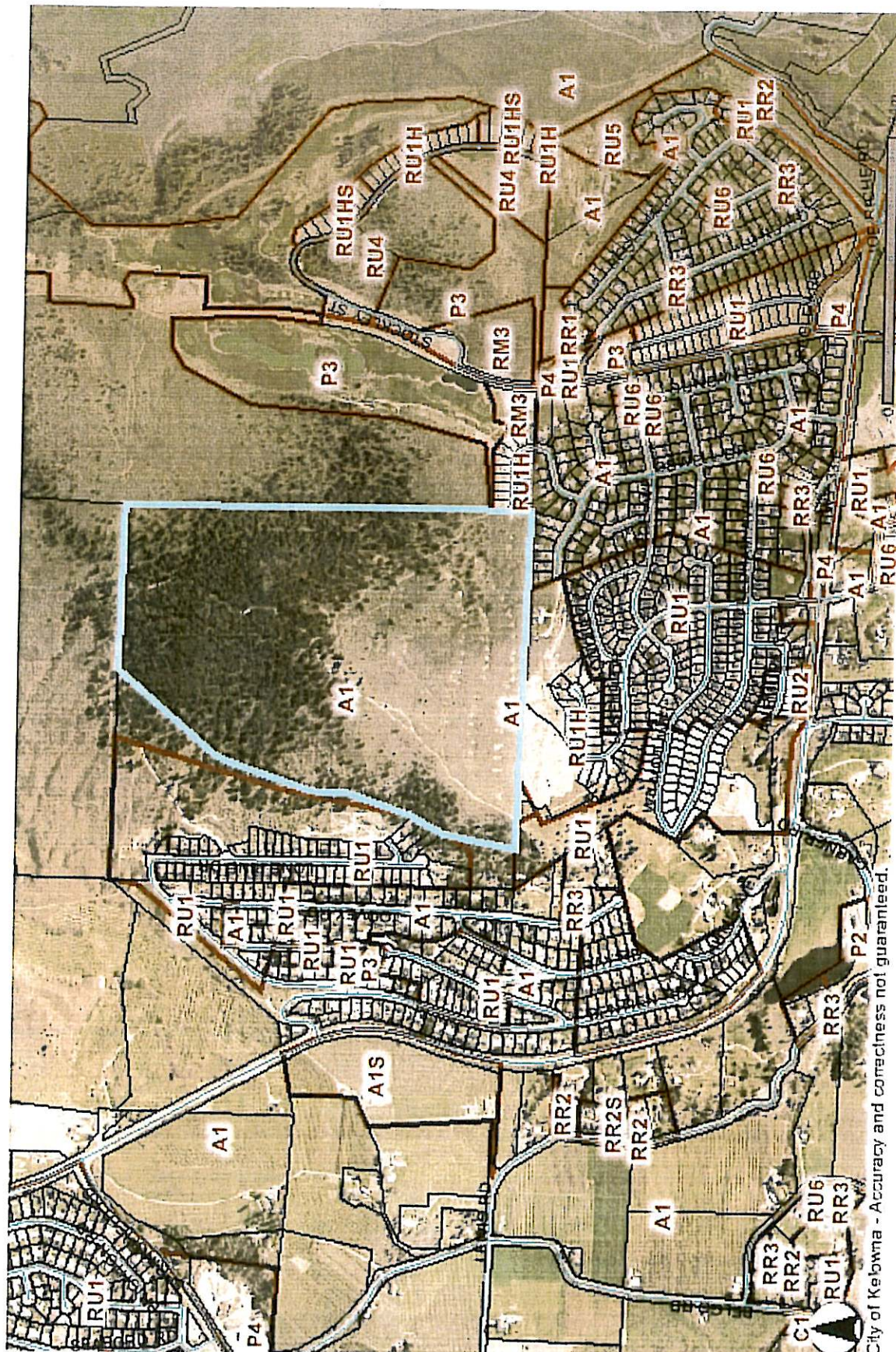
Map Output

Page 1 of 1



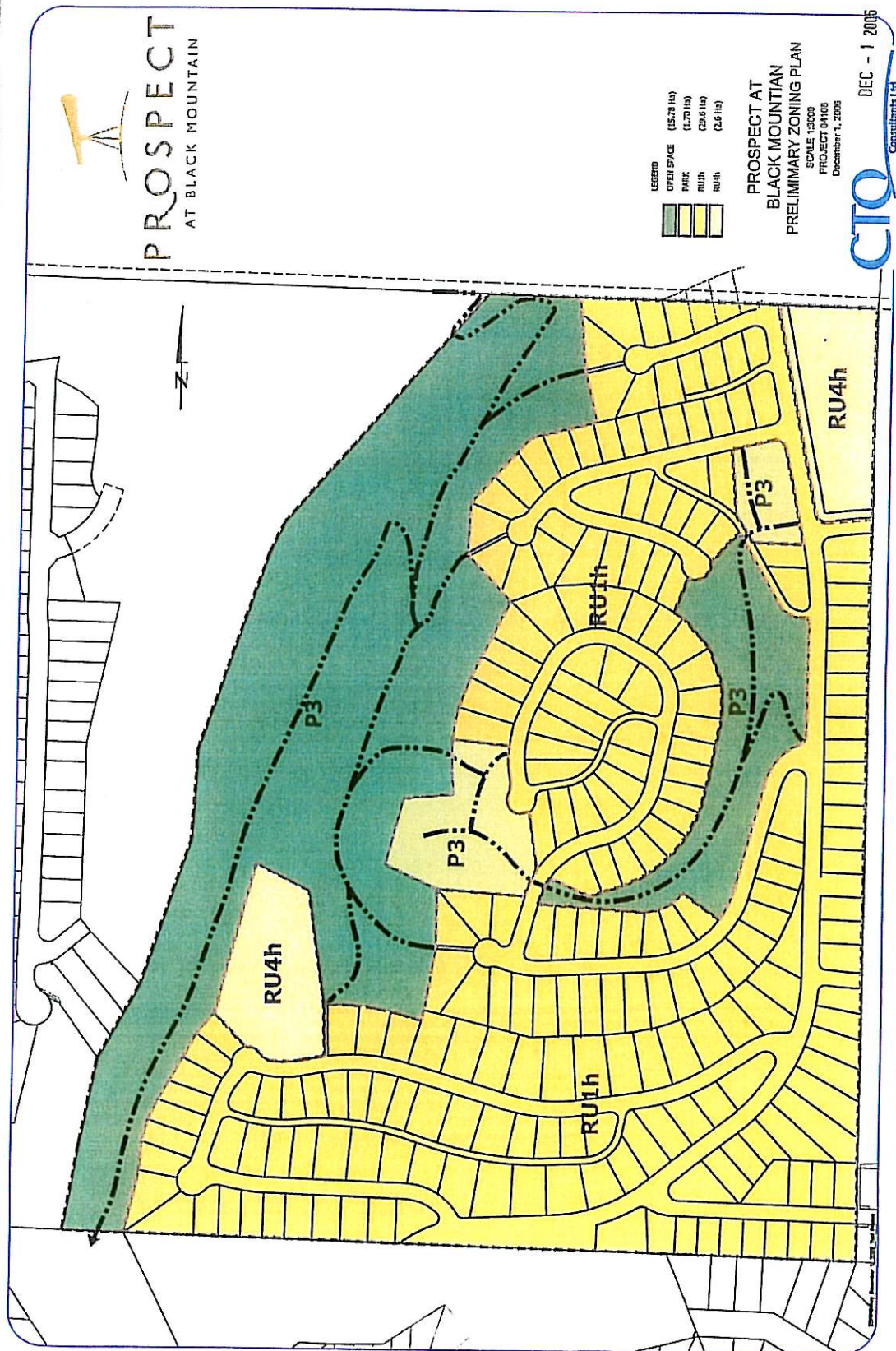
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

LOCATION MAP

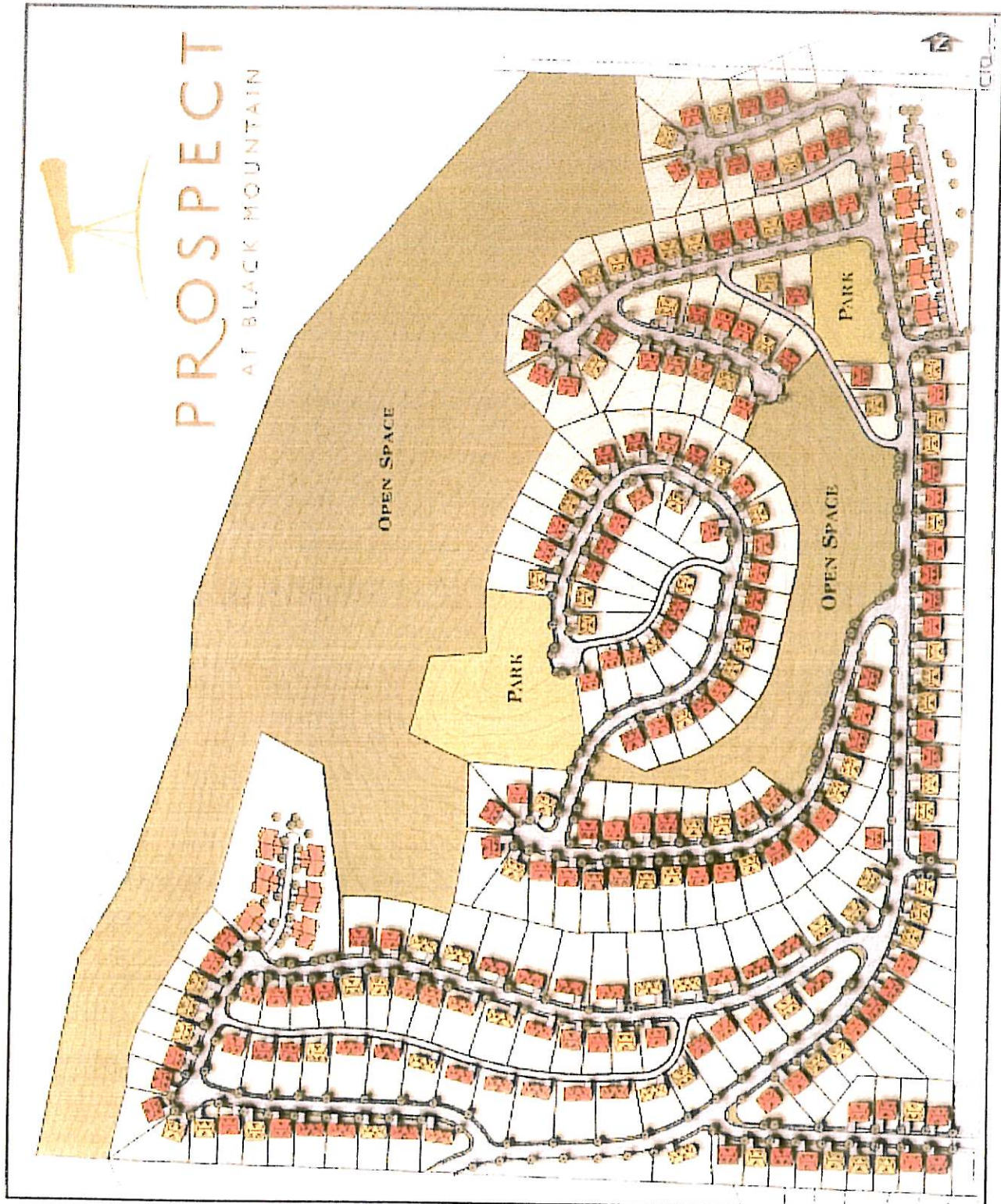


MAP 'A'

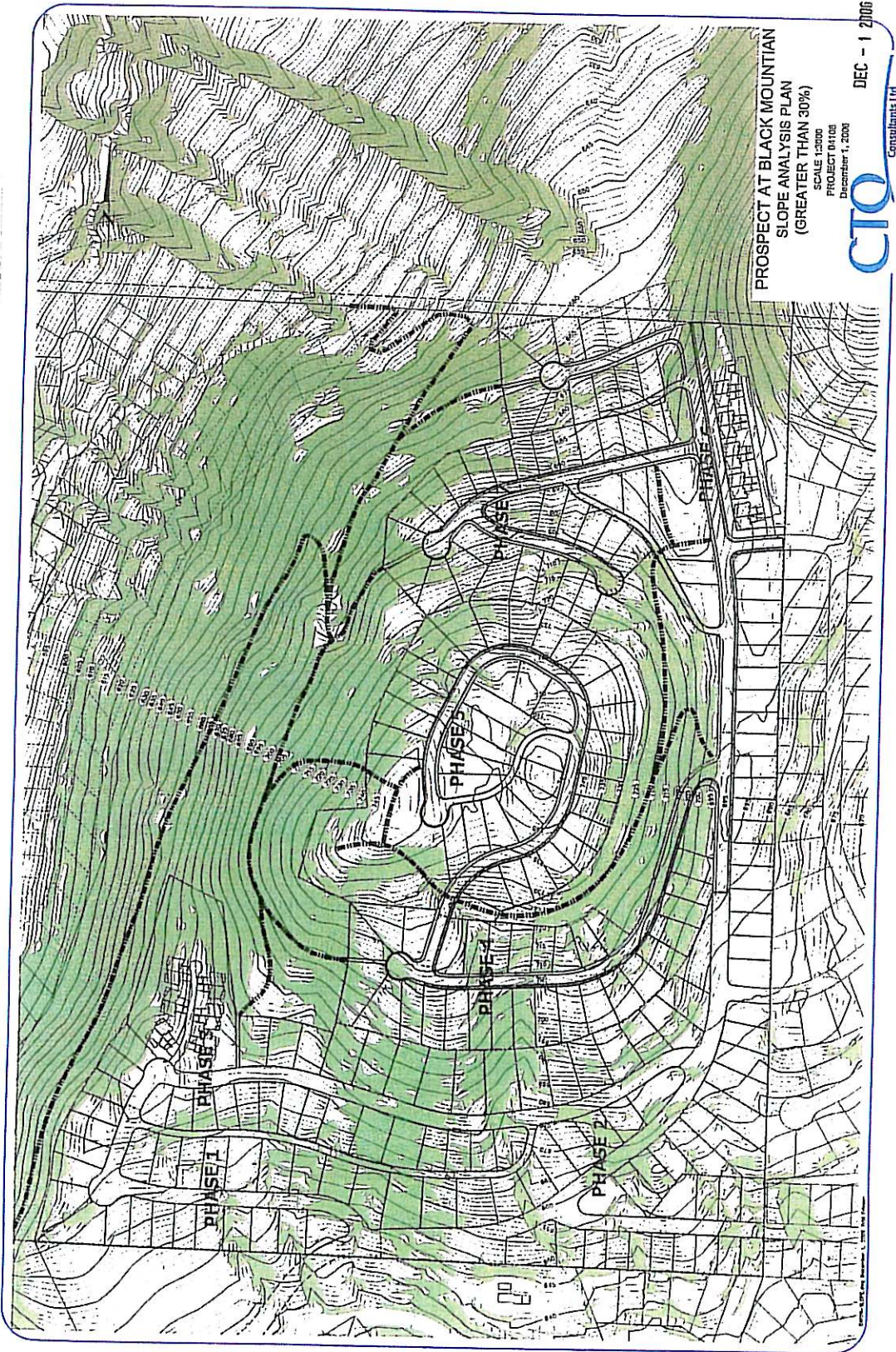
PROPOSED ZONING MAP
INCLUDING TRAIL CONNECTIONS



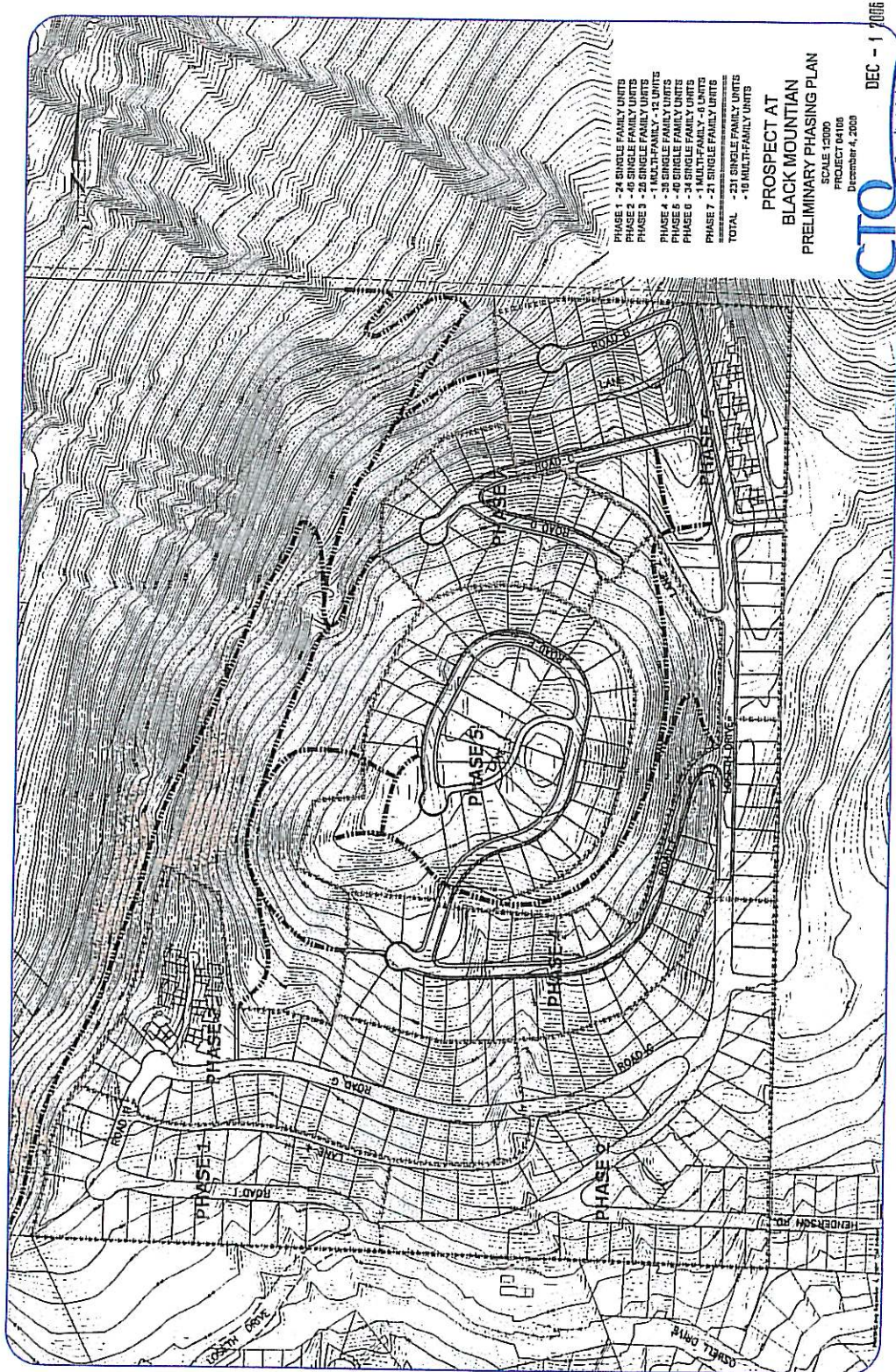
CONCEPT PLAN



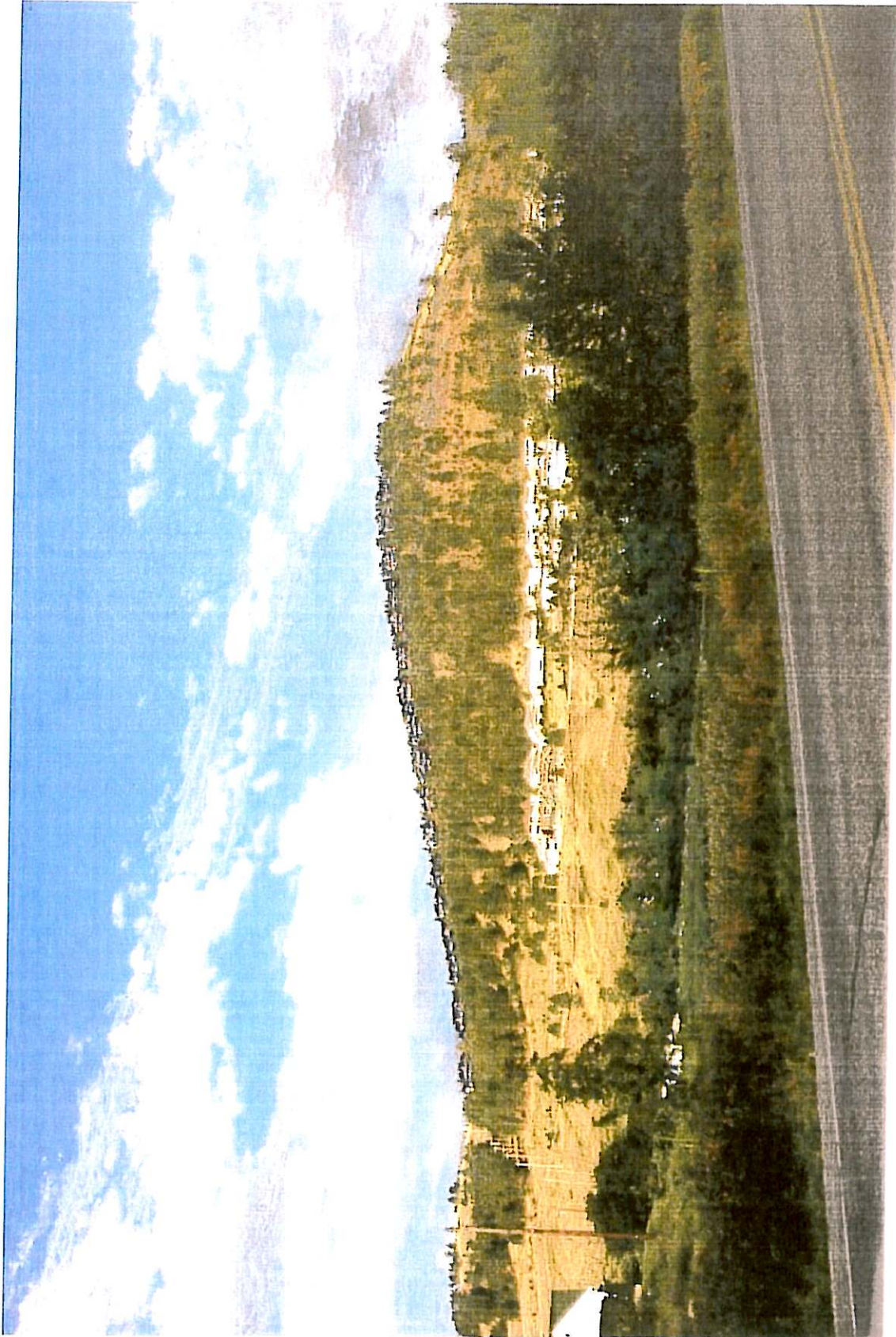
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