
CITY OF KELOWNA
MEMORANDUM

Date: February 26, 2007
File No.: Z06-0047
To: City Manager
From: Planning & Development Services Department
Subject:

APPLICATION NO. Z06-0047 **APPLICANT:** Protech Consultants Ltd.
AT: 4885 South Ridge Dr. **OWNERS:** Hilltop Sand & Gravel Co. Ltd.

PURPOSE: TO REZONE PART OF THE SUBJECT PROPERTY FROM RU4 – LOW DENSITY CLUSTER HOUSING, RU2 – MEDIUM LOT HOUSING AND P3 – PARKS AND OPEN SPACE TO RU5 – BARELAND STRATA HOUSING TO ALLOW FOR A 10 LOT BARELAND STRATA SUBDIVISION.

EXISTING ZONES: RU4 - Low Density Cluster Housing
RU2 - Medium Lot Housing
P3 - Parks and Open Space

PROPOSED ZONE: RU5 – Bareland Strata Housing
P3 - Parks and Open Space

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

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0047 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classifications of Lot A District Lot 357 Similkameen Division Yale District Plan KAP77848 Except Plans KAP78751, KAP80522, KAP81111 and KAP81112 located at 4485 South Ridge Drive, Kelowna, BC to those shown on Map 'B' attached to the report of the Planning and Development Services Department dated February 22, 2007 be considered by Council;

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

2.0 SUMMARY

This application seeks to rezone a portion of the subject property from RU4 – Low Density Cluster Housing, RU2 – Medium Lot Housing, and P3 – Parks and Open Space to RU5 – Bareland Strata Housing to allow for a 10 lot Bareland strata subdivision. The zone boundary for the P3 area is being adjusted to concur with the proposed lot lines and the RU2 portion is being rezoned to RU5 to reflect that it will become common property of the Strata Corporation responsible for the development. A map amendment to the Official Community Plan land use designations is being processed concurrently with this rezoning application.

3.0 ADVISORY PLANNING COMMISSION

THAT the Advisory Planning Commission supports Rezoning Application No. Z06-0047, for 4885 South Ridge Drive, Part of Lot A, Plan 77848, Sec. 39, Twp. 29, ODYD, by Protech Consultants Ltd (R. Boyer), to rezone the subject property from RU4 - Low Density Cluster Housing to RU5 - Bareland Strata Housing in order to facilitate a proposed 10 lot bareland strata subdivision.

4.0 BACKGROUND

4.1 The Proposal

The applicant intends to subdivide the subject property as Phase IX of "The Quarry" single-family residential development. Rezoning the property would allow for a 10-lot bareland strata housing development located on the ridgeline above an existing public park/sports field. The proposed application meets the requirements of the RU5 – Bareland Strata Housing zone.

4.2 Site Context

The subject property is a split zoned lot located northwest of the intersection of South Ridge Drive and Arbor View Drive. At the base of a steep slope (angle greater than 50%) along the western edge of the subject area is an existing public park/sports field development. The remainder of the surrounding area has been developed primarily as a single-family neighbourhood. More specifically, the adjacent land uses are as follows:

North	RR2 - Rural Residential 2 RR3 - Rural Residential 3
South	RU1 - Large Lot Housing
East	RU1 - Large Lot Housing
West	P3 - Parks and Open Space RU2 - Medium Lot housing

4.3 Site Location Map

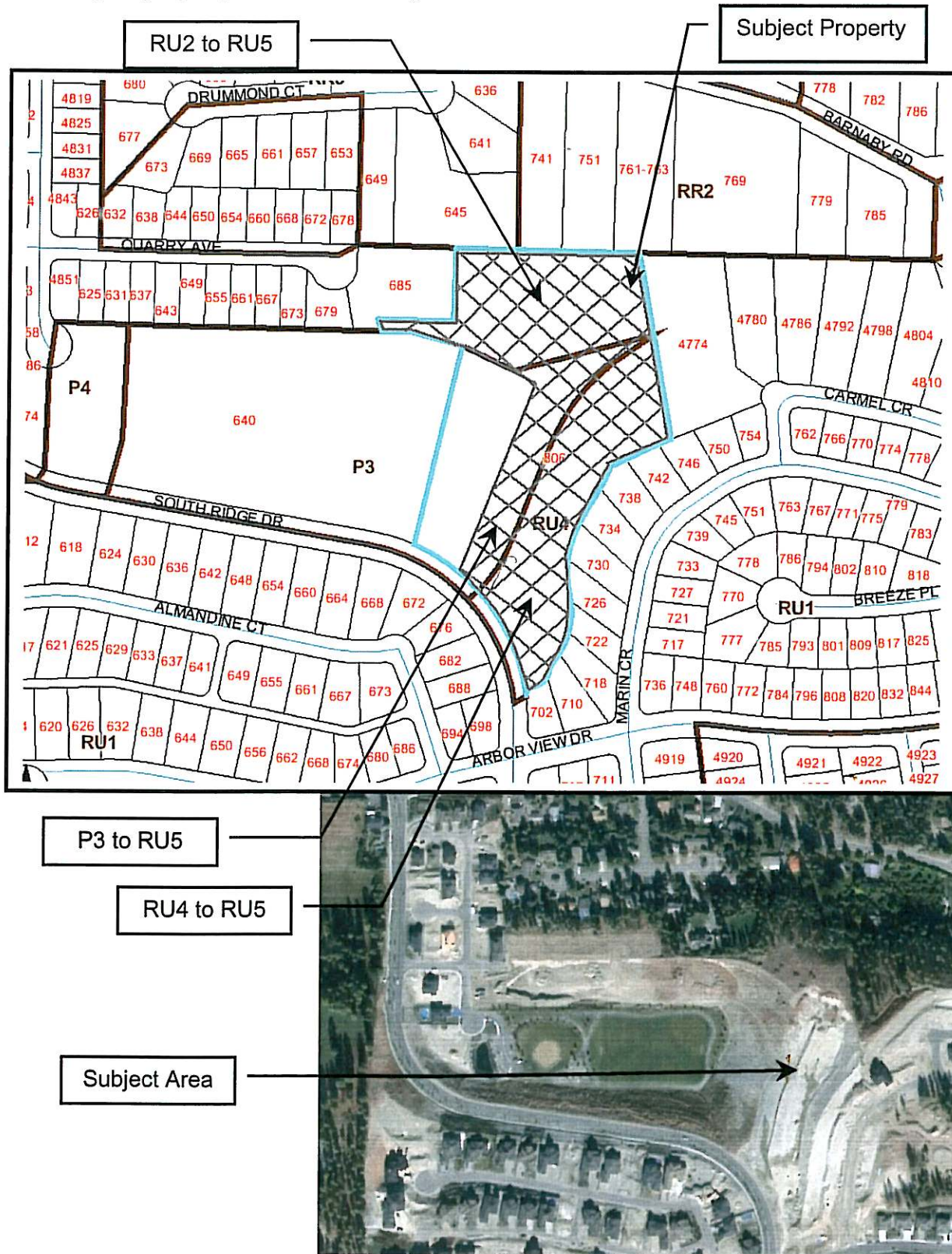
See subject property map on the next page.

4.4 Current Development Policy

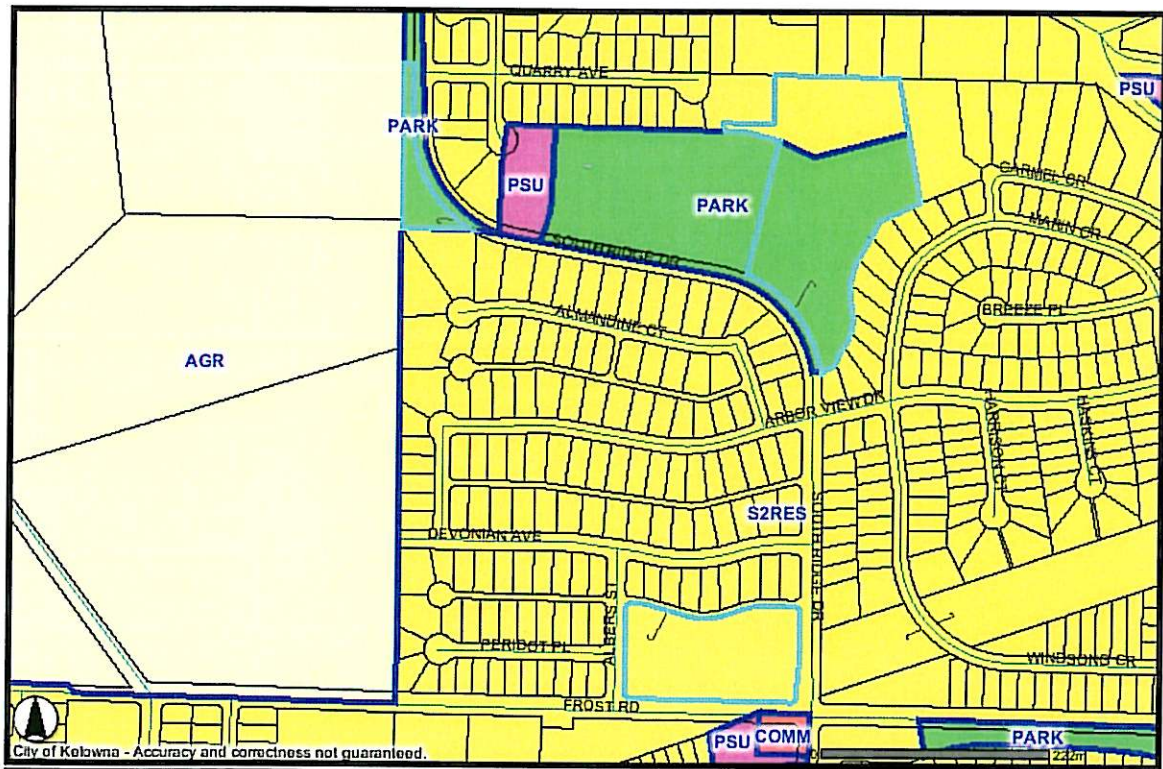
According to Zoning Bylaw 8000, the purpose of the current RU4 – Low Density Cluster Housing zone classification is to provide for comprehensively planned clusters of single detached and semi-detached housing, in a conventional strata format with urban services, in order to preserve topography, natural features, open space, or environmentally sensitive features.

The proposed RU5 – Bareland Strata Housing zone, provides for bareland strata use on serviced urban lots at the same density. However, the RU5 zoning designation will create fee simple bare land strata lots with homes dispersed over each of the lots rather than conventional strata units clustered in one area of the site.

Subject property: 4885 South Ridge Dr.



4.4.1 Kelowna 2020 Official Community Plan (OCP)



Future Land Use Designation - The property is designated both Major Park and Open Space and Single/Two Unit Residential, pursuant to Map 19.1 of the OCP. Since much of the area proposed to be rezoned is designated as Major Park/Open an application to amend the OCP to align the designations with the zoning designation proposed for the site will be required. However, the extent of the park designation appears to be a mapping error for which the applicant should not be responsible for. As such, the City will undertake to correct the mapping error concurrently with consideration of the subject rezoning application. The OCP designation will concur with the boundaries of the proposed RU5 lot as Shown on Map 'A' attached to this report.

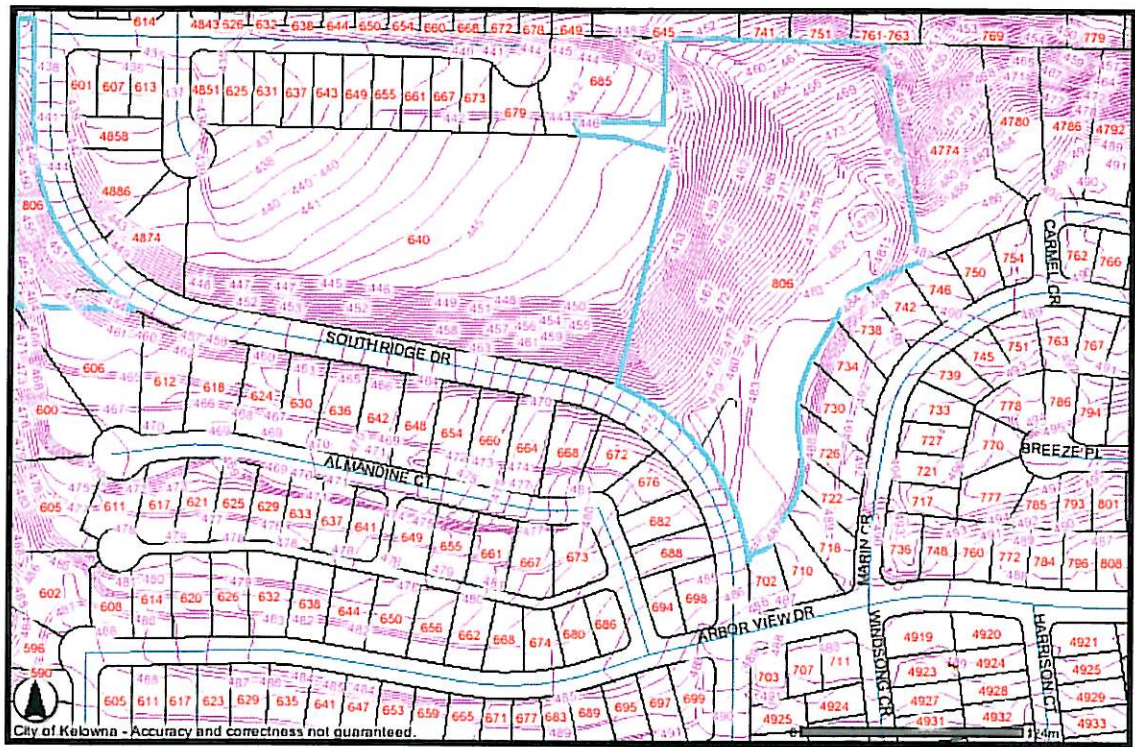
OCP Section 8.1.34 **Land Utilization within Single Detached Areas** states that the City should “work towards achieving more efficient use of land within developed single-detached neighbourhoods”. The subject proposal meets the spirit of this objective.

The following contour map attached on page 5 of this report demonstrates the topographical characteristics of the subject property with respect to slope-related issues. The subject property is located within both the Hazardous Condition Development Permit area identified on Map 7.1 of the OCP and the Wildland Fire Hazard area identified on Map 7.2 of the OCP. As such the subdivision must adhere to the appropriate development permit guidelines in Chapter 7 Environment of the OCP. Of particular importance is the guideline under the Erosion/Land Slip/Rock Fall subsection requiring construction to be setback a minimum of 10 metres from ridgelines. Additionally, the slope issues associated with this parcel make it subject to the Kelowna Hillside Development Guidelines. The Subdivision Approving Officer has worked with the applicant to ensure that the slope issues are being addressed through

extensive landscaping and protective no disturb covenants prior to subdivision approval (Refer to the attached landscape plans).

The applicant has incorporated provision of City Parks Department with access to the park land property directly to the west along the common property at the western boundary of the subject property. The applicant has agreed to provide the City Parks Department access across the common property for parks maintenance purposes by way of a 3.0 m wide Statutory Right-of-Way.-

CONTOUR MAP



The building envelopes on the proposed RU5 lots are located at a distance of 14 m to 24 m from the top of the slope/ridgeline. These building envelopes will be confirmed by means of a reference plan attached to a restrictive covenant to be registered against the titles of the proposed properties at the time of subdivision approval.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department is satisfied that the developer has given due consideration to the Official Community Plan objectives relative to the development proposed for the subject property and recognizes that this application is consistent with previously identified development plans for the subject property. In particular, the conceptual landscape plans, identification of building envelopes and the protection of the steep slope by the park designation and/or no-build/no-disturbance restrictive covenant on the bareland strata corporation common property as demonstrated on the attached plans verifies the applicant's intent to develop the site in a manner consistent with the OCP guidelines.



Bob Shaughnessy
Subdivision Approving Officer

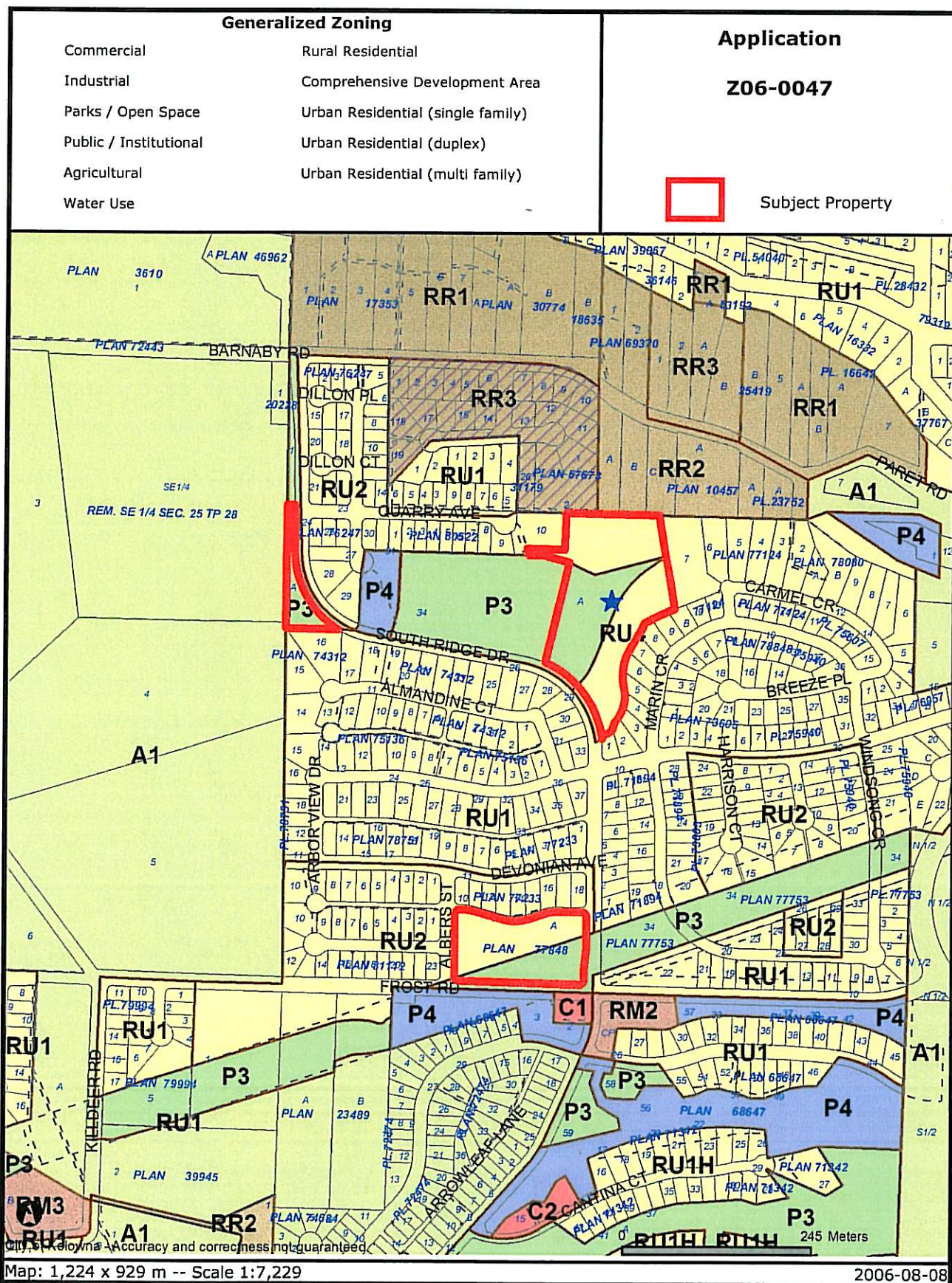
Approved for Inclusion ☐

Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

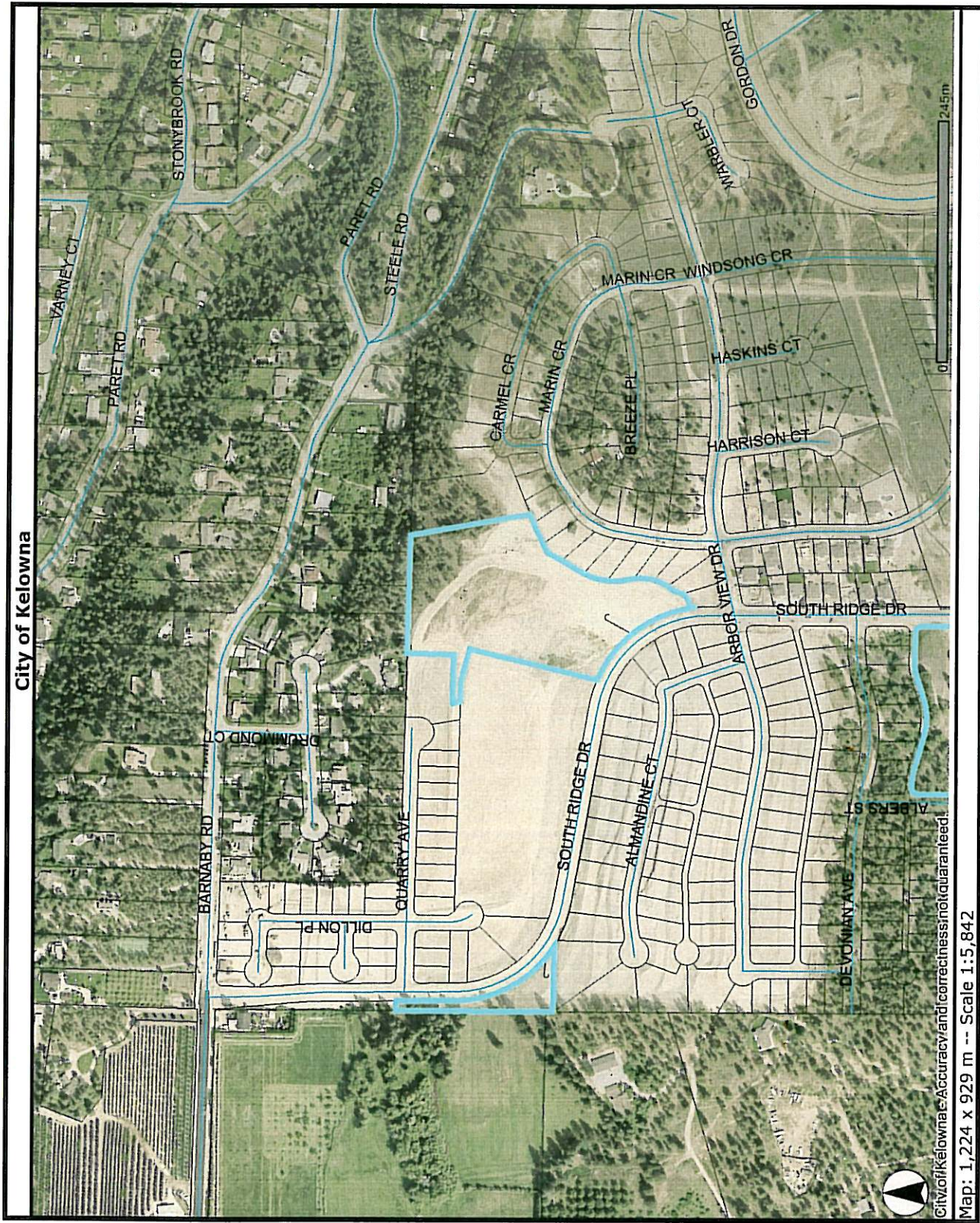
MP/SG/cg

ATTACHMENTS

- Location Map/Generalized Zoning Map
- Orthophoto Map (Scale: 1:5,842)
- Map 'A' – Proposed OCP Map
- Map 'B' - Proposed Zoning Map (Colour)
- Map 'B' – Proposed Zoning Map (Black & White)
- The Quarry Strata – Conceptual Landscape Plan
- The Quarry Strata – Sections + Elevations
- The Quarry Phase IX – Landscape/Access R/W Plan
- The Quarry – Future Strata Road Building Envelopes/Covenant Areas (1)
- The Quarry – Future Strata Road Building Envelopes/Covenant Areas (2)
- The Quarry - Lot Grading Plan

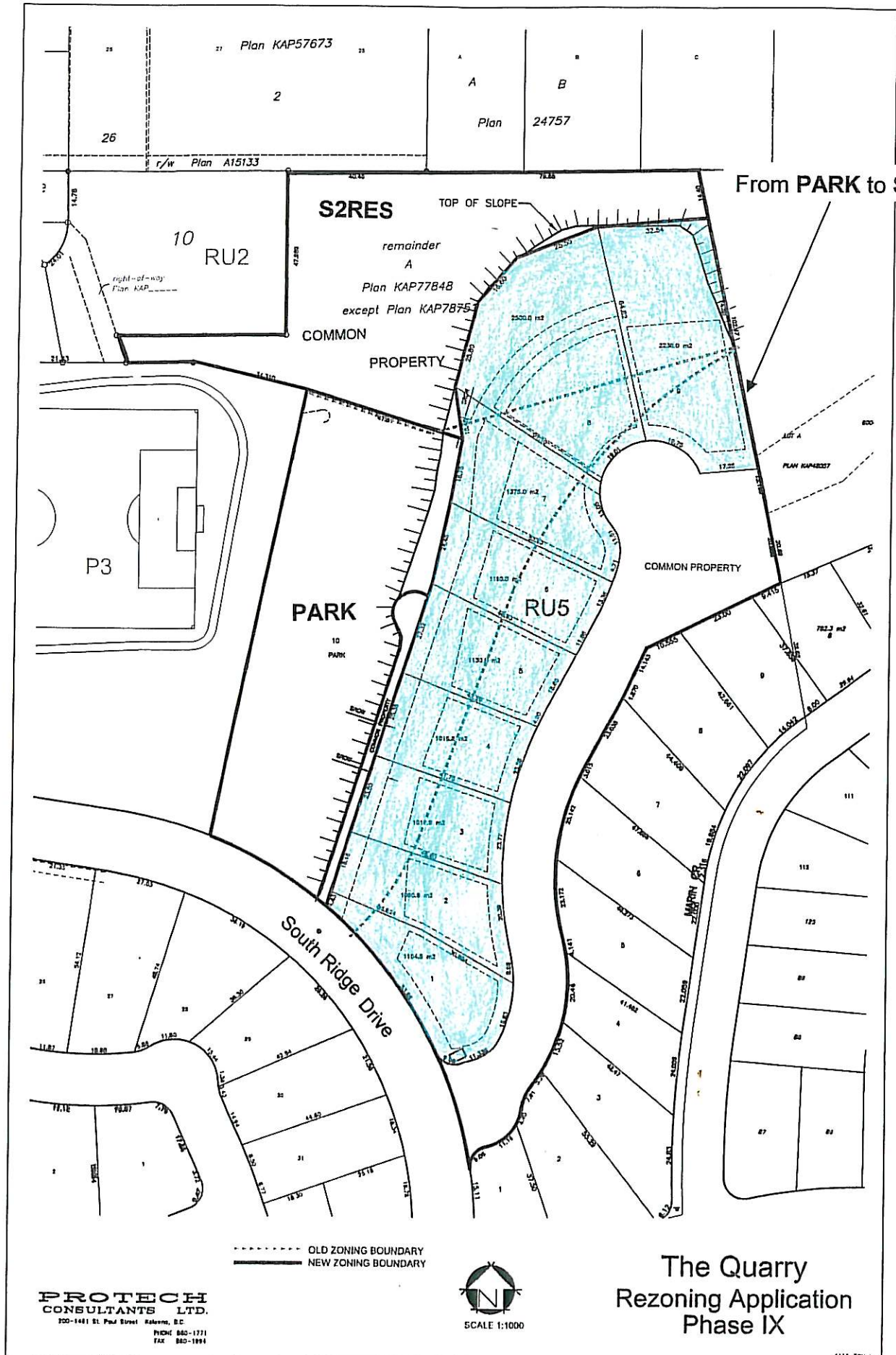


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

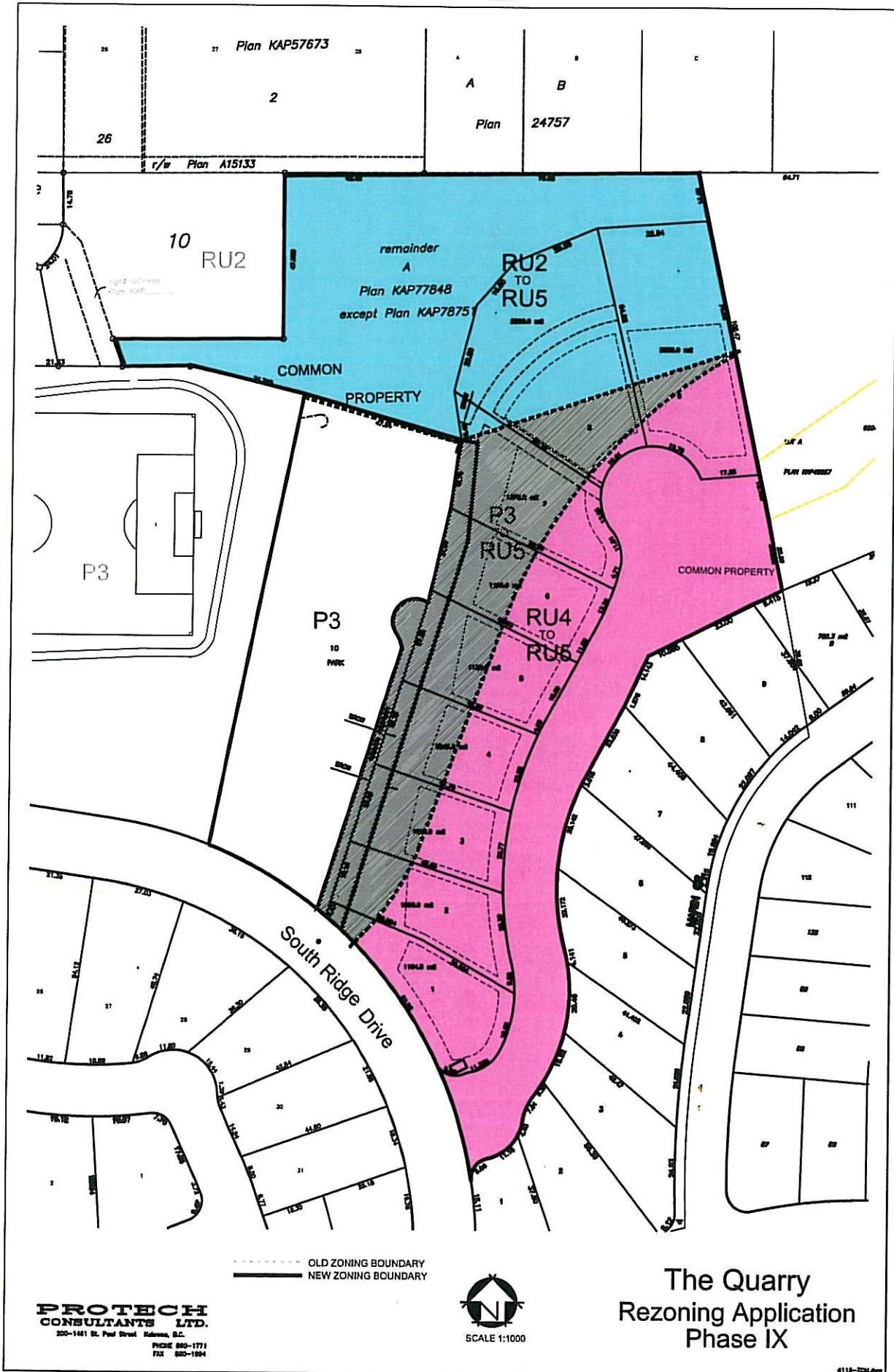


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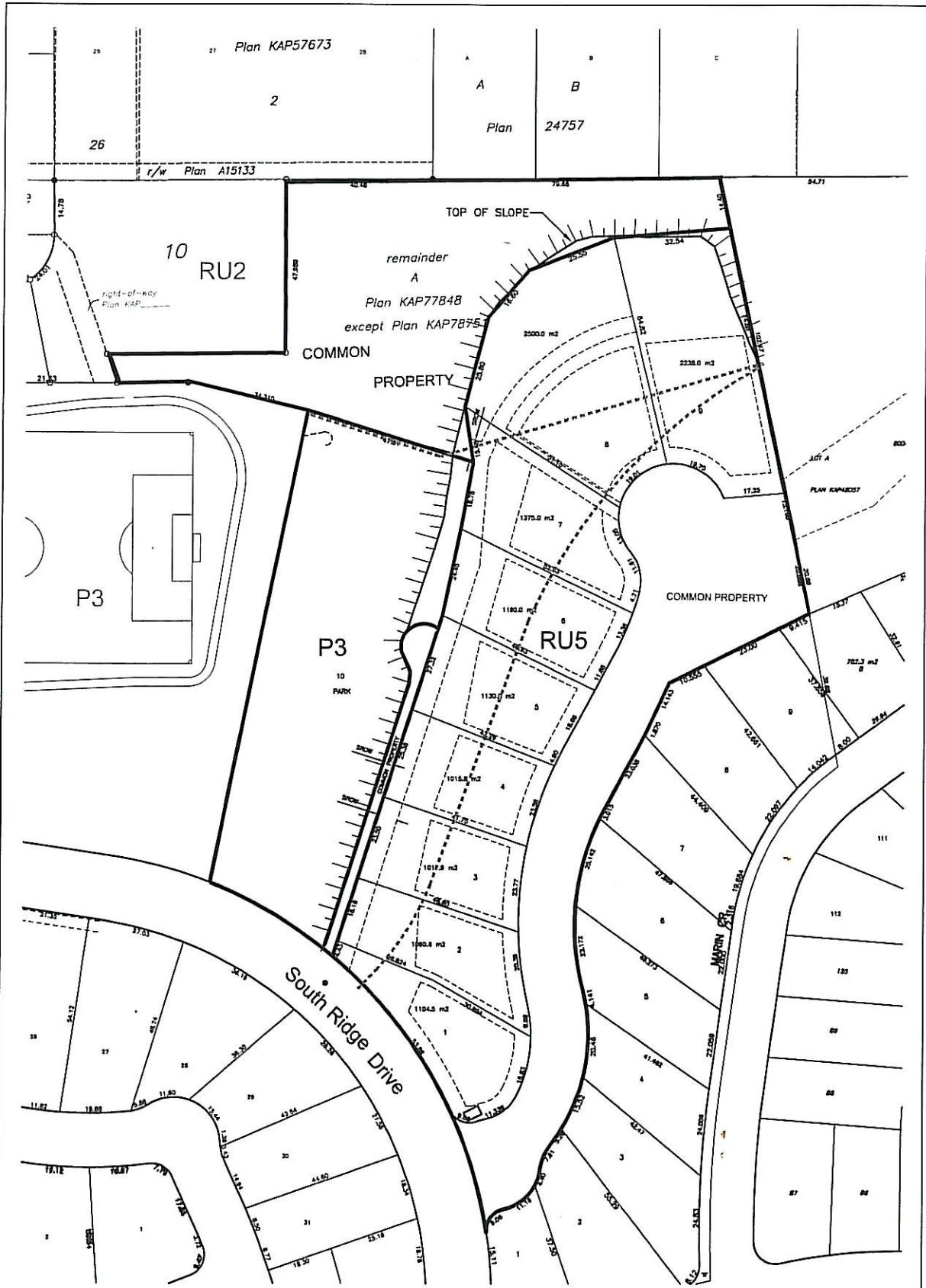
MAP 'A'



MAP 'B'



MAP 'B'



----- OLD ZONING BOUNDARY
 ————— NEW ZONING BOUNDARY

PROTECH CONSULTANTS LTD.
 200-1481 St. Paul Street, Kelowna, B.C.
 PHONE 860-1771
 FAX 860-1934



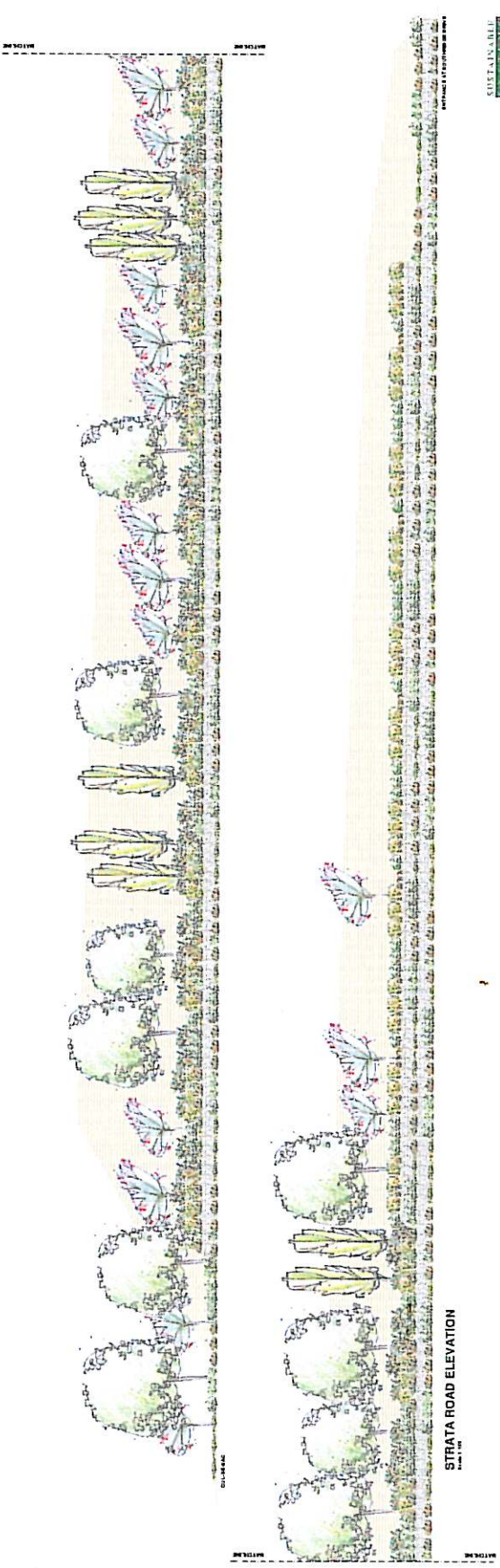
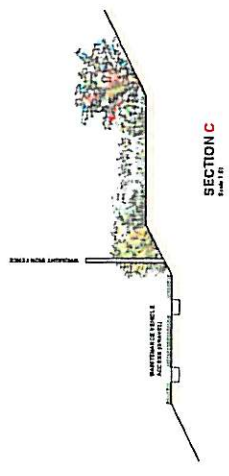
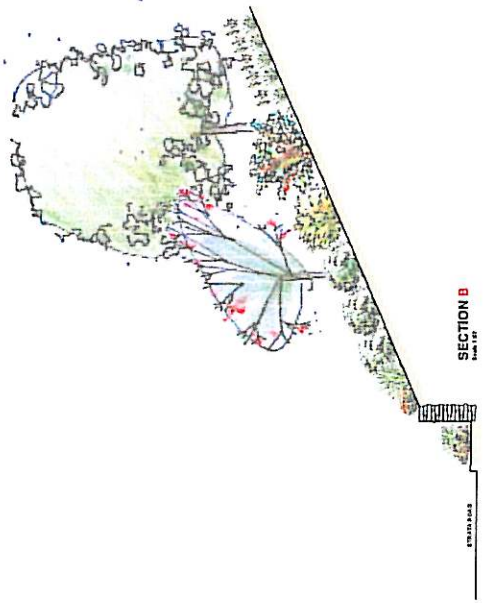
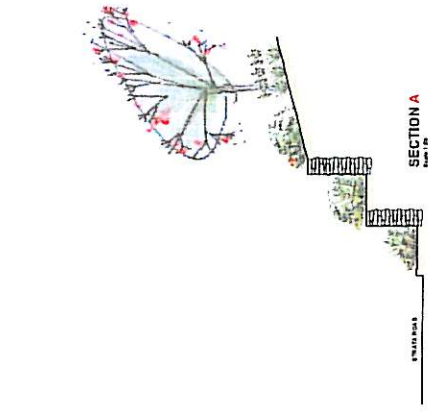
SCALE 1:1000

The Quarry
 Rezoning Application
 Phase IX



CONCEPTUAL LANDSCAPE PLAN

629-111011



SECTIONS + ELEVATIONS

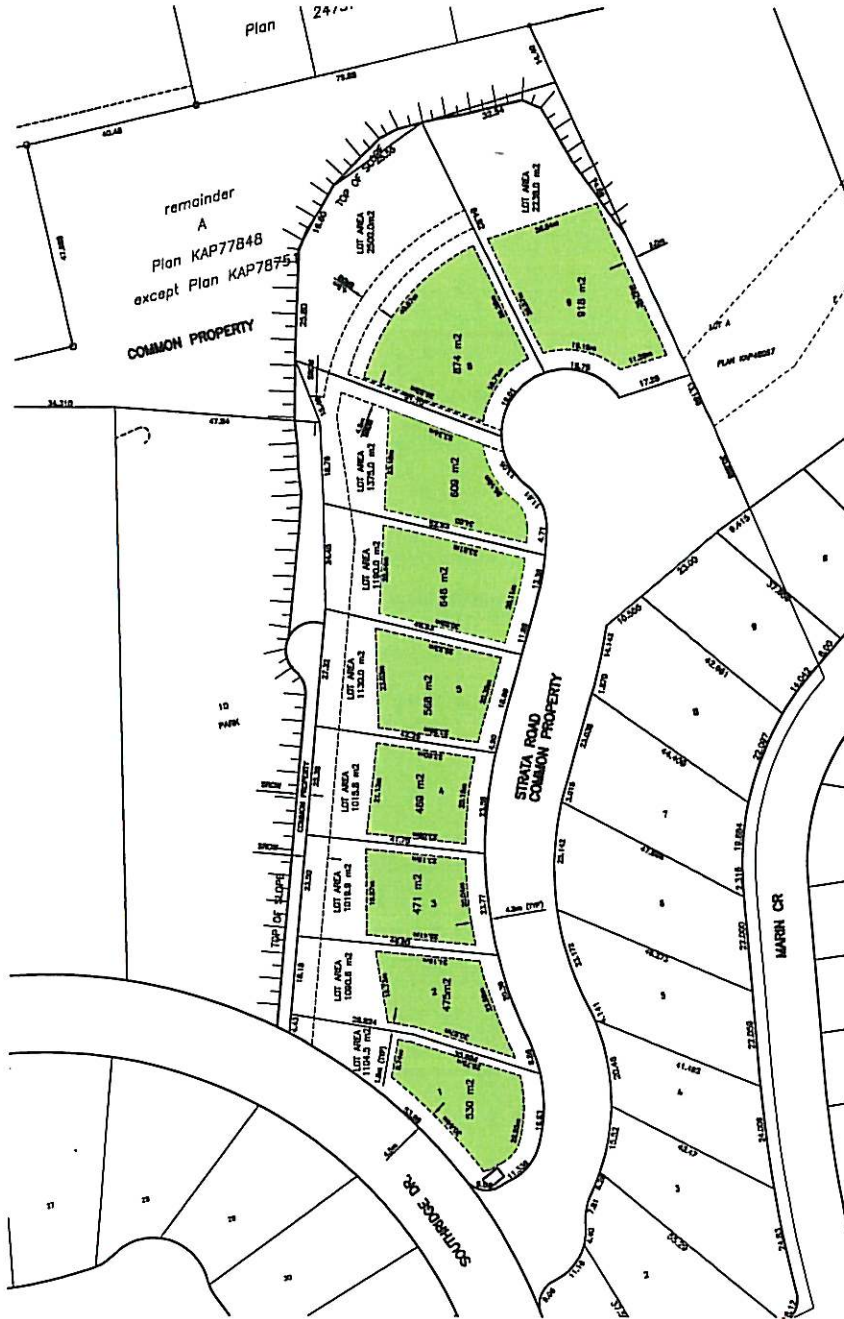
THE QUARRY STRATA



JANUARY 2017



PROTECH CONSULTANTS LTD. 2000 - 1441 St. Paul Street, Kelowna, B.C. Phone: 866-1111 Fax: 866-1114		THE CITY OF KELOWNA PRECINCTS DEPARTMENT THE QUARRY FUTURE STRATA ROAD BUILDING ENVELOPES		DRAWN: [] CHECKED: [] APPROVED: [] DATE: [] SCALE: 1:200	PROJECT NO.: [] SHEET NO.: 0
Legend: - - - - - Boundary - - - - - Easement - - - - - Right of Way - - - - - Utility - - - - - U.S. National	Building: - - - - - Lot - - - - - Common Space - - - - - Other	DATE: [] BY: [] FOR: []			



THE CITY OF KELOWNA THE QUARRY FUTURE STRATA ROAD BUILDING ENVELOPES		DRAWN: [blank] CHECKED: [blank] APPROVED: [blank] DATE: [blank]	PROJECT NO.: 4116 BLDG ENV: 0
PROTECH CONSULTANTS LTD. 2200 - 1181 St. Paul Street Kelowna B.C. Phone: 800-1771 Fax: 800-1184		CLIENT: [blank] PROJECT: [blank] DATE: [blank]	REVISION: [blank]
Legend: Water: [blank] Sewer: [blank] Storm: [blank] Gas: [blank] Electric: [blank]		Other: [blank] [blank] [blank] [blank]	

