
CITY OF KELOWNA

MEMORANDUM

DATE: June 25, 2007
TO: City Manager
FROM: Planning & Development Services Department

APPLICATION No.: Z05-0033

OWNER: Watermark Developments Ltd.
CONTACT PERSON: John Hertay

LOCATION: 285 Arab Road, 2960 Appaloosa Road

PURPOSE: To rezone a portion of the subject properties from the A1 – Agriculture 1 zone to the RU2s – Medium Lot Housing with Secondary Suite zone and the P3 – Parks and Open Space zone and the P4 – Utilities zone to facilitate the development of a 129 lot single family residential with secondary suite subdivision.

EXISTING ZONE: A1 – Agriculture 1
PROPOSED ZONE: RU2s – Medium Lot Housing with Secondary Suite, P3 – Parks and Open Space, P4 - Utilities

REPORT PREPARED BY: Danielle Noble

1.0 RECOMMENDATION

THAT Rezoning Application No. Z05-0033 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a part of the North ½ of the South East ¼ of Section 3, Twp 23, ODYD, located off Arab Rd., and a part of Lot 5, Plan 18861, Section 3, Twp 23, ODYD, located off Appaloosa Rd., Kelowna, B.C., from the A1 – Agriculture 1 zone to the RU2s – Medium Lot Housing (with Secondary Suite) zone, the P3 – Parks and Open Space zone, and the P4 – Utilities zone, as shown on Map 'A' attached to the report of Planning and Development Services Department, dated June 25, 2007, be considered by Council;

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

2.0 SUMMARY

The applicant is requesting a rezoning from the A1 – Agriculture 1 zone to the RU2s – Medium Lot Housing with Secondary Suite zone to facilitate a 129 lot single family residential with secondary suite subdivision. A 0.67 ha linear park will be dedicated to the City along the existing Terasen Gas right-of-way traversing a portion of the subject property. Furthermore, a 0.12 ha P4 (Public Utility) lot is being proposed for a storm detention pond.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on June 5, 2007 the Advisory Planning Commission reviewed this application, and the following recommendation was passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z05-0033, for 285 Arab Road, Lot SE ¼, Plan Sec. 3, Twp. 23, ODYD, by Water Mark Development Ltd., to rezone a portion of the subject property from the A1 - Agriculture 1 zone to the RU2s - Medium Lot Housing with Secondary suite zone, P3 - Parks and Open Space zone, and P4 - Utilities zone, to facilitate a 129 lot single family modular home residential subdivision.

4.0 BACKGROUND

The University South Area Structure Plan (ASP) Future Land Use Map was recently amended and incorporated into the Official Community Plan in February 2007. Currently, the only development within the ASP boundaries that has occurred is the College Heights 73 unit bareland strata modular home park subdivision in the south east corner of the ASP boundary west of the Hollywood Road N. extension and an industrial subdivision east of the Hollywood Road N. extension.

This 129 lot subdivision proposes its initial principal access west of the existing rural residential subdivision accessed off of Arab Road. The future UBCO Neighbourhood Collector road and future Central Okanagan Bypass are anticipated to be immediately north of the subject property.

The APC reviewed the original rezoning application, which sought the RU5 – Bareland Strata Housing zone. At that time, APC favourably endorsed the proposal. However, changing market demands and other variables have impacted the development proposal and the applicant now wishes to seek out RU2s zoning, to accommodate the potential for secondary suite uses given the development proposal's proximity to UBCO.

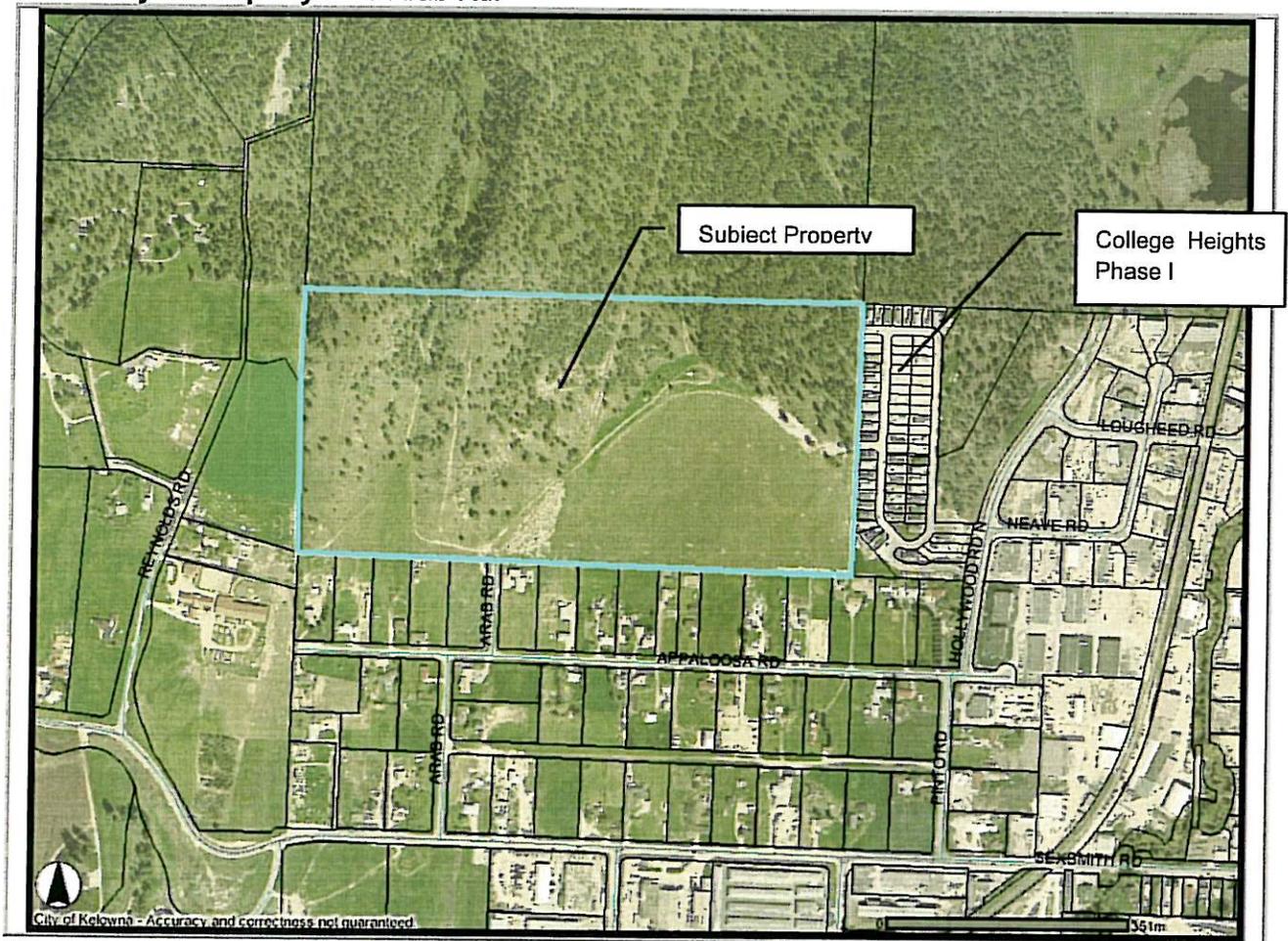
CRITERIA	PROPOSAL	RU2s ZONE REQUIREMENTS
Site Area (m ²)	552.8 – 1,036	400
Site Width (m)	14 min.	13
Site Depth (m)	30.1 min.	30

5.0 SITE CONTEXT

The subject property is north of Appaloosa Road and west of the Hollywood Road N. extension.

Adjacent zones and uses are, to the:

- North - P2 – Education & Major Institutional; *UBC Okanagan campus*
- East - A1 – Agriculture 1 & RU5 – Bareland Strata Housing; *undeveloped and College Heights modular home park*
- South - A1 – Agriculture 1 & RR2 – Rural Residential 2; *rural residential lots*
- West - A1 – Agriculture 1; *agricultural properties*

Subject Property: 285 Arab Rd.**6.0 PLANNING & DEVELOPMENT SERVICES COMMENTS**

The Planning & Development Services Department notes that the proposed zone amendment is congruent with the recently adopted Area Structure Plan for the subject property. This proposed RU2s rezoning is in an area that would have less visual impact than the existing College Heights Phase I modular home bareland strata subdivision, as it is a flatter site with a gentler incline to the north. Through the concurrent subdivision application the Planning department will review the proposed layout with the intent to achieve a more sensitive development with respect to site grading. Servicing issues will be addressed through the concurrent subdivision application.

It is noted that although the large lot rural residential parcels to the south are not in the ALR, the land is zoned A1 and some of the residents in the area have animals on their property. It would be prudent to ensure that homes on the most southerly lots are constructed as far to the north as possible to provide separation from potential nuisance odours from adjoining lots with animals. In addition, it should a requirement that a buffer consisting of fencing and significant landscaping be provided by the developer along the southern boundary of the development to provide visual screening and reduce conflict between animals and people / pets (especially dogs). The concurrent subdivision application will include the provision of physical and visual screening from properties to the south.



Bob Shaughnessy
Subdivision Approving Officer

Approved for inclusion:

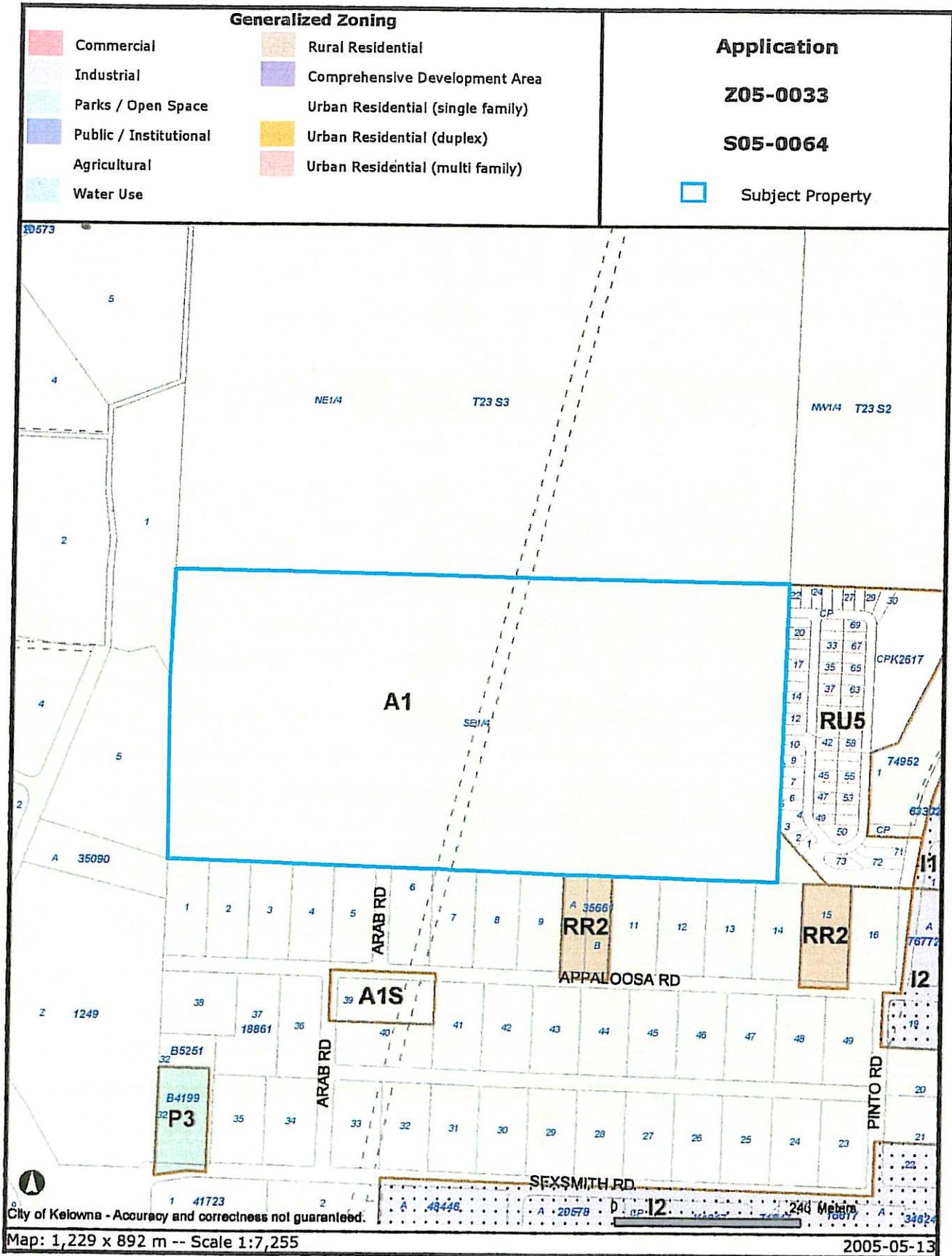
MB

psd Ron Dickinson
Inspection Services Manager

Attach.
BS/DN

Attachments

- Location Map
- Future Land Use Concept Plan
- Proposed Zoning Map
- Schematic Landscape Plan (Outlining P3 and P4 allocations)



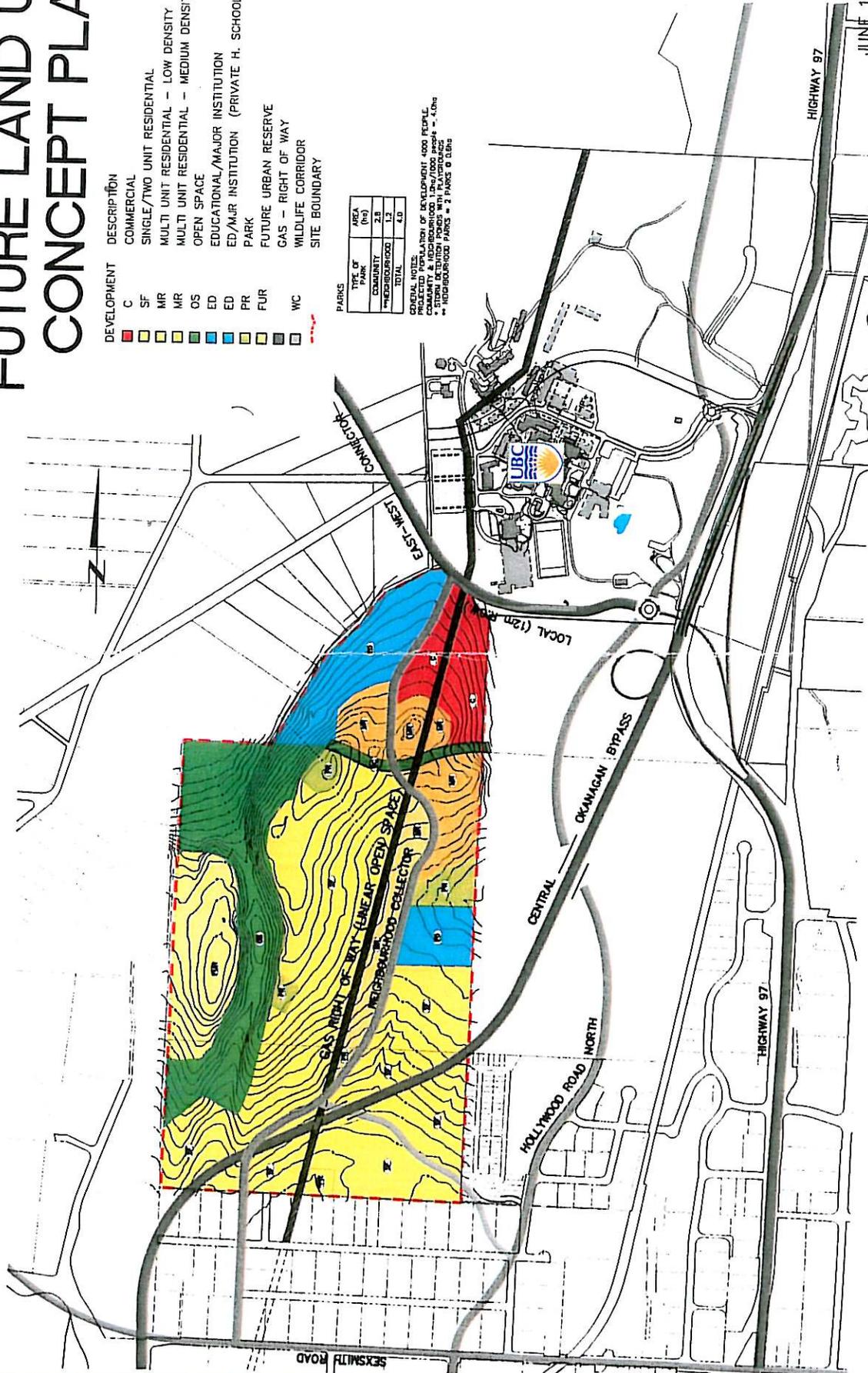
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

FUTURE LAND USE CONCEPT PLAN

DEVELOPMENT	DESCRIPTION	AREA (Ha)
C	COMMERCIAL	6.3
SF	SINGLE/TWO UNIT RESIDENTIAL	41.8
MR	MULTI UNIT RESIDENTIAL - LOW DENSITY	4.3
MR	MULTI UNIT RESIDENTIAL - MEDIUM DENSITY	8.5
OS	OPEN SPACE	18.7
ED	EDUCATIONAL/MAJOR INSTITUTION	3.0
ED	ED/MAJ INSTITUTION (PRIVATE H. SCHOOL)	7.7
PR	PARK	4.0
FUR	FUTURE URBAN RESERVE	4.0
WC	GAS - RIGHT OF WAY	8.5
	WILDLIFE CORRIDOR	
	SITE BOUNDARY	

PARKS	TYPE OF PARK	AREA (Ha)
	COMMUNITY	2.8
	NEIGHBOURHOOD	1.2
	TOTAL	4.0

GENERAL NOTES:
 1. TOTAL POPULATION OF DEVELOPMENT 4000 PEOPLE.
 2. COMMUNITY & NEIGHBOURHOOD
 3. STORM DETENTION POND WITH FLATFLOORS - 4.0ha
 4. NEIGHBOURHOOD PARKS = 2 PARKS @ 2.0ha



JUNE 19, 2006
 Project: 04026
 Scale: 1:10,000

CTQ
 Consultants Ltd

