

Memo



Date: January 29/10
To: City Manager
From: Community Sustainability Division
File No: Z08-0071 **Applicant:** Bill Bonn
At: 543 South Crest Drive **Owner:** Tysen Properties Ltd.
Purpose: TO REZONE A PORTION OF THE SUBJECT PROPERTY FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE RU2h - MEDIUM LOT HOUSING (HILLSIDE AREA) AND RU6 - TWO DWELLING HOUSING ZONES
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: RU2(h) - Medium Lot Housing (Hillside Area)
RU6 - Two Dwelling Housing

Report Prepared by: Luke Turri

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z08-0071 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portion of Lot C, Section 24, Township 28, SDYD, Plan 30848, located at 543 South Crest Drive, Kelowna, B.C. from the from the RU1 - Large Lot Housing zone to the RU2h - Medium Lot Housing (Hillside Area), and RU6 - Two Dwelling Housing zones, as shown on Map "A" attached to the report of the Land Use Management Department, dated January 29, 2010, be considered by Council;

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

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

AND THAT final adoption of the zone amending bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

2.0 SUMMARY:

This applicant is seeking to rezone a portion of the subject property from the RU1 - Large Lot Housing zone to the RU2h and RU6 zones to create ten (10) residential lots.

3.0 ADVISORY PLANNING COMMISSION:

The above noted application was reviewed by the Advisory Planning Commission at the meeting on January 19, 2010 and the following recommendation was passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z08-0071, for 543 South Crest Drive; to rezone the subject property from RU1 to RU2h and RU6 to create ten (10) residential lots.

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4.0 BACKGROUND:

The subject property is approximately 1.3ha (3.23 acres) in size and is zoned RU1 - Large Lot Housing. The property owner had originally intended for the property to be an expansion of the previous RU1 subdivision along South Crest Drive. Since that time, a new direction has been chosen, with the intention of meeting the highest and best use of the land while adding housing variety to the neighbouring area.

4.1 Proposal

The subdivision plan contemplates an eastward extension of Horn Crescent with nine RU2(h) - Medium Lot Housing (Hillside Area) Lots, one RU6 - Two Dwelling Housing lot. Two of these nine RU2 lots would front South Crest Drive and seven - RU2 lots would front the extension of Horn Crescent, as well as a single RU6 lot at the eastern end of this road extension.

The remainder parcel to the south of the extension of Horn Crescent will remain vacant (currently zoned RU1 - Large Lot Housing). The applicant is currently evaluating various development options for this uniquely configured parcel.

4.2 Site Context

The subject property is accessed from the western portion of South Crest Drive, located east of Chute Lake Road in the southwest Mission area.

Specifically, the adjacent zones and uses are:

- North** RU1 - Large Lot Housing
RU2 - Medium Lot Housing
RM3 - Low Density Multiple Housing
- East** A1 - Agriculture 1
- South** RU1h - Large Lot Housing (Hillside Area)
A1 - Agriculture 1
- West** RU1h - Large Lot Housing (Hillside Area)

4.3 Site Location Map

Subject property: 543 South Crest Drive



5.0 DEVELOPMENT POTENTIAL/CURRENT POLICY:

5.1 Future Land Use Designation

The subject property is designated as Single/Two Unit Residential, which allows for a variety of one and two dwelling building forms, along with limited complimentary uses (i.e. minor care centre, neighbourhood park, etc) on a site-specific basis.

6.0 **TECHNICAL COMMENTS:**

6.1 Building & Permitting

Structural and Geotechnical Engineering consultants required to submit schedules and insurance at time of Building Permit application.

6.2 Development Engineering Branch

See attached.

6.3 Fire Department

Turn-a-round required as per BCBC 2006 and City of Kelowna Subdivision Bylaw at east end of Horn Crescent. Access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

6.4 Shaw Cable

Owner/developer to install an underground conduit system.

6.5 Telus

Telus will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.

7.0 **LAND USE MANAGEMENT DEPARTMENT:**

While the property is currently zoned RU1, the proposed RU2h and RU6 zones are appropriate zoning designations given the previous development in the surrounding area that has created a well-established land-use pattern. The RU2h zone is prevalent in the area and has established a predominant streetscape relationship for this area of the Upper Mission.

Submitted by:



Danielle Noble
Manager, Urban Land Use

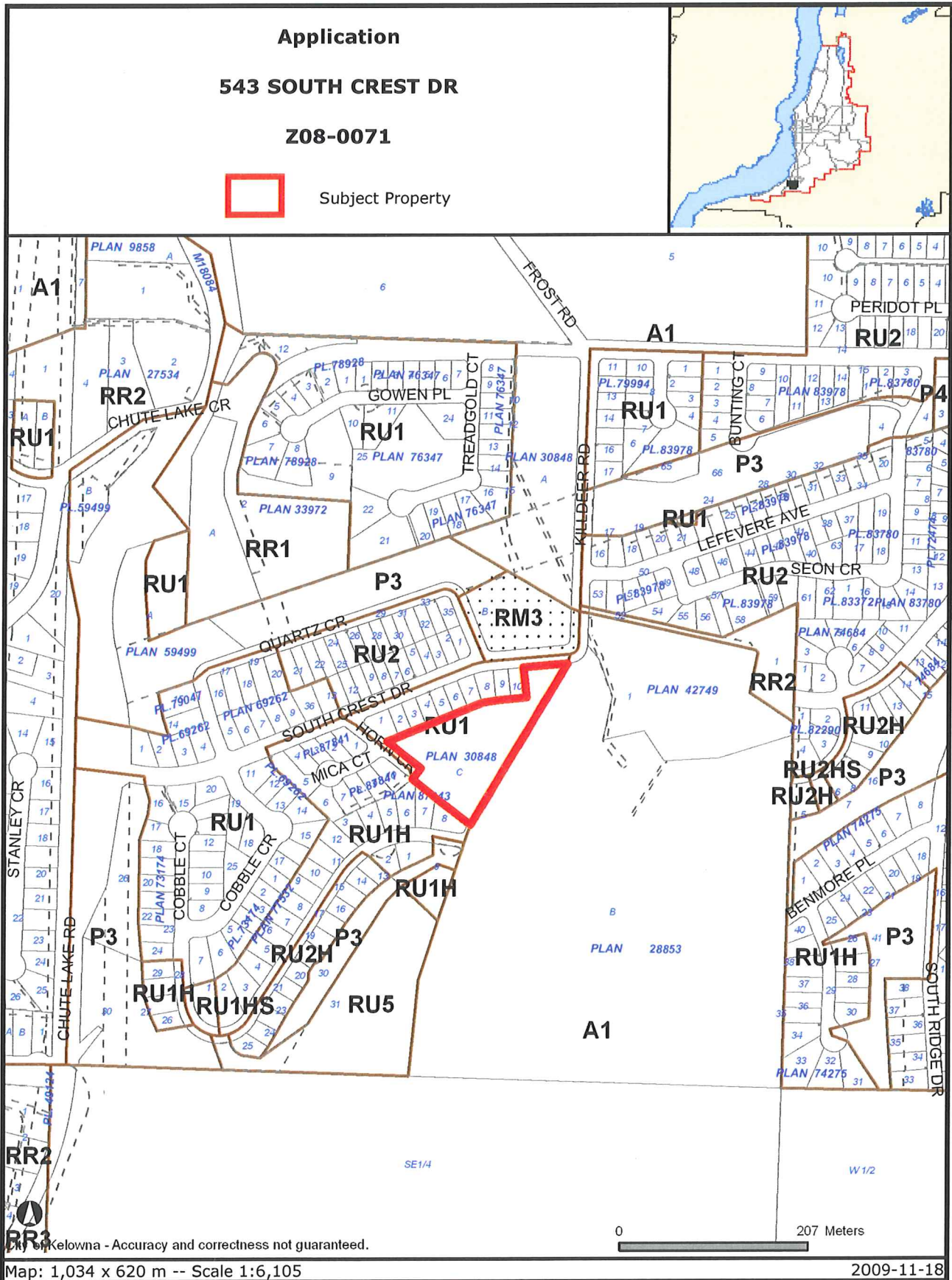
Approved for inclusion:



Shelley Gambacort
Director, Land Use Management

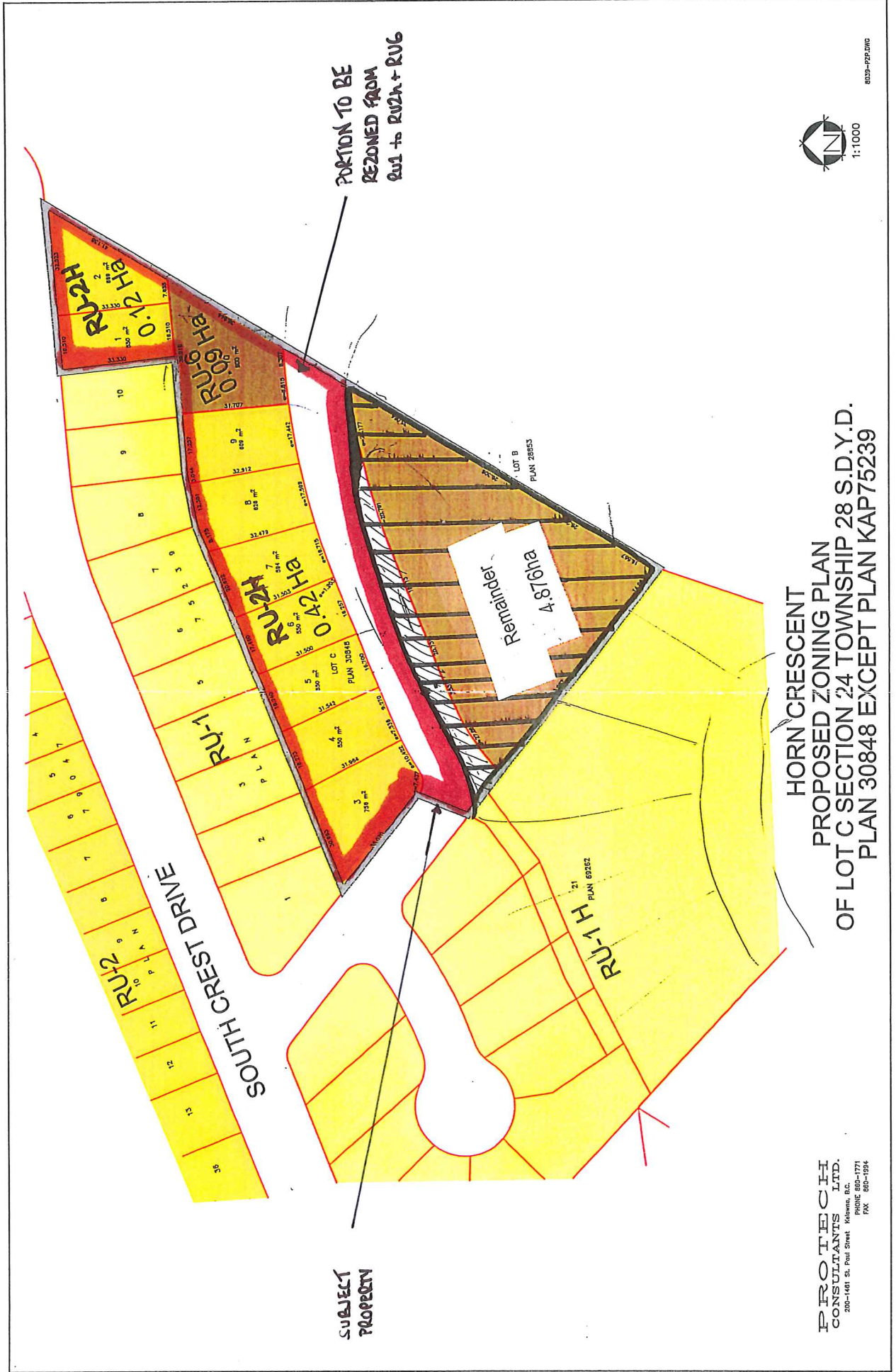
Attachments:

Subject Property Map
Proposed Map "A"
Development Engineering Branch Comments



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.

MAP "A" - 543 SOUTH CREST DRIVE - Z08-0071



HORN CRESCENT
PROPOSED ZONING PLAN
OF LOT C SECTION 24 TOWNSHIP 28 S.D.Y.D.
PLAN 30848 EXCEPT PLAN KAP75239

PROTECH
CONSULTANTS LTD.
200-1481 St. Paul Street, Kelowna, B.C.
PHONE 880-1771
FAX 880-1584

6039-P22.DWG

CITY OF KELOWNA
MEMORANDUM

Date: January 13, 2010
File No.: S08-0077, Z08-0071, DP08-0182
To: Planning and Development Officer (LT)
From: Development Engineering Manager
Subject: Subdivision Application – PLR Requirements **REVISED**

LOCATION: 543 South Crest Drive	ZONE RU-2,RU6 & RM-3
APPLICANT: Protech Consultants Ltd.	
LEGAL: Lot C Plan KAP75239	

WORKS AND SERVICES REQUIREMENTS

The City's Development Services Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Approval of a subdivision plan. The Development Engineering Technician for this project is Sergio Sartori.

The following Works & Services are required for this subdivision:

.1) General

- a) A pre-plan is required for adjacent lands to confirm intersection and road alignments.
- b) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.
- c) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

.2) Geotechnical Report

- 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: **NOTE: 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.**

The Geotechnical reports 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 and sanitary waste, including effects upon adjoining lands.
- (vi) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- (vii) Identify slopes greater than 30%.
- ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- iii) Recommendations for items that should be included in a Restrictive Covenant.
- iv) 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.
- v) Any items required in other sections of this document.
- vi) Recommendations for erosion and sedimentation controls for water and wind.
- vii) Recommendations for roof drains and perimeter drains.
- viii) Recommendations for construction of detention or infiltration ponds if applicable.

.3) Water

- a) The property is located within the City of Kelowna service area.
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.
- c) Remove or relocate any existing service connections encroaching on the proposed lots.

.4) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections.

.5) Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this subdivision; and,
 - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

.6) Roads

- a) South Crest Drive has been upgraded to a full urban standard including curb and gutter, sidewalk, piped storm drainage system, fillet pavement, street lights no further works are required.
- b) Road A is designated an urban class 2 local road. Dedicate and construct the road in accordance with City standard SS-R4, 15.0m dedication, 9.1m road).

- c) Provide traffic control and street name signs where required. The City will install all signs and traffic control devices at the developer's expense.
- d) Provide a Street Sign, Markings and Traffic Control Devices Drawing.
- e) Dedicate and Construct all walkways in accordance to City standard drawing SS-R28. Note: the dedication width for walkways is 2.4 m. Fence heights are to be as follows:
 - Rear yard - 1.8 m above average grade level.
 - Side Yard - 1.2 m above average grade level to rear of existing home or 15 m from front property line on new lots, thereafter 1.8 m to rear property line.
 (All grade changes to occur at posts with top of fabric remaining parallel to previous section).
- f) Grade the fronting road boulevards in accordance with the standard drawing and provide a minimum of 50 mm of topsoil. Major cut/fill slopes must start at the property lines.
- g) Verify that physical driveway access will satisfy City requirements for all lots. For steeper lots (15% and greater), show driveways on the lot grading plan with grades or profiles. Where lots are serviced by onsite sewage disposal systems, show limits of cut and fill lines.
- h) Re-locate existing poles and utilities, where necessary.
- i) Private access roads must be constructed and paved to the City standard SS-R2.
- j) 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) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground
- b) Street lights must be installed on all roads.
- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.
- d) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

.8) Design and Construction

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

- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.9) Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

.10) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

.11) Charges and Fees

- a) Development Cost Charges (DCC's) are payable.
- b) Water Extended Service Area Latecomers (ESA's):

ESA#	Front ender	Component	Anniversary (rates change)	*Rate/unit \$
3	South Ridge	600 pipe Hedeman	October 10/10	141.00
4	South Ridge	600/400 pipe Killdeer	October 10/10	469.00
11	No. 21 Great Projects	Reservoir South Crest	November 3,10	1098.00

*(these fees are to be confirmed at time of subdivision)

- c) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv) Engineering and Inspection Fee: 3% of construction value (plus GST).

- d) Sewer Specified Area Administration Fee of \$250.00 to amend service boundary.

- e) Water Specified Area Administration Fee of \$250.00 to amend service boundary.

Steve Muenz, P.Eng.
Development Engineering Manager

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