

Further, the proposal will shift development from an area subject to hazardous conditions due to steep slopes into an area with gentler slopes that is more suited to residential development. The OCP's environment objectives are also being met, as the single family lands will be amalgamated into adjacent parkland, forming a larger area of contiguous natural open space and better achieving the preservation of environmentally sensitive areas.

4.0 Proposal

4.1 Background

The applicant team has been in discussion with City staff regarding the future use of the three (3) lots of single family development in question. The area is subject to very steep slopes exceeding 30% grade. The area is also contiguous with adjacent land that is designated for park use. The applicant is prepared to dedicate to the City the area zoned for three single family lots in exchange for the ability to transfer those three units into an adjacent area of already designated within the CD2 zone for multiple family development.

4.2 Project Description

The applicant is seeking to accomplish a density transfer consisting of three dwellings from an area designated for single family development into an area designated for low density multiple unit residential development. Within the CD2 zone, the three units of single family are designated Type I - Hillside Single Family. It is proposed that these three units be transferred to an area of 0.59 hectares designated Type VII - Cluster Multi-Family. Under the provisions of the Type VII designation, density is set at a maximum of 15 Units Per Hectare (UPH), which would presently permit the development of 8 dwelling units. In order to add three units to this area, maximum density must be increased to 20 UPH.

There are several other areas within the CD2 zone that are designated Type VII. A simple amendment to the maximum density of the Type VII designation would result in far more units permitted elsewhere. So, it is proposed that a Type VII(a) designation be created having a maximum density of 20uph that applies only to the intended lands. This would allow the addition of three dwelling units without changing the intent of the land use designation or granting additional density elsewhere in the Kettle Valley lands.

In addition, the text amendment includes the replacement of the Kettle Valley Regulating Plan map and associated key maps, as their photocopy quality has degraded to a point where interpretation is becoming a challenge.

4.3 Site Context

The lands subject to the text amendment consist of two portions of the much larger parcels of 5554 and 5570 Mountainside Drive. The area of the single family parcels being dedicated to the City is approximately 0.2ha, while the area receiving the extra density is approximately 0.59ha. The properties are situated at the south end of Mountainside Drive extension, where it becomes Chute Lake Road. A future public road divides the two portions of the subject properties.

The lands are situated near the southernmost boundary of the City of Kelowna, and are within the Southwest Mission Sector Plan area. The single family lands are subject to very steep slopes, sometimes in excess of 30%, while the multi-family site is subject to far gentler slopes between 0-20%. As a result, much of the subject lands are within the City's Hillside Development Permit Area, and Natural Environment and Hazardous Conditions Development Permit Area. While the lands are generally in a natural state at present, development on these lands will trigger the above Development Permit processes.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD2 - Kettle Valley	Low density single dwelling housing
East	A1 - Agriculture 1	Open grasslands, forest
South	CD2 - Kettle Valley	Open grasslands
West	CD2 - Kettle Valley	Open grasslands

Subject Property Map: Portion of 5570 Mountainside Dr.



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

Environmentally Sensitive Area Linkages.² Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors.

Steep Slopes.³ Prohibit development on steep slopes (+30% or greater for a minimum distance of 10 metres) except where provided for in ASPs adopted or subdivisions approved prior to adoption of OCP Bylaw 10500.

Cluster Housing.⁴ Require new residential development to be in the form of cluster housing on / or near environmentally sensitive areas and areas of steeper slopes to lessen site disturbance and environmental impact on those areas identified on the Future Land Use Map 4.1 as single-two unit residential hillside. Steeply sloped areas should be retained as natural open space, public or private. The intent of the clustering would be to preserve features identified through the Development Permit process that otherwise might be developed and to maximize open space in order to:

- a. Protect environmentally sensitive areas of a development site and preserve them on a permanent basis utilizing the most appropriate tools available;
- b. Facilitate creative and flexible site design that is sensitive to the land's natural features and adaptive to the natural topography;
- c. Decrease or minimize non-point source (i.e. asphalt roofs, driveways and parking) pollution impacts by reducing the amount of impervious surfaces in site development;
- d. Promote overall cost savings on infrastructure installation and maintenance; and
- e. Provide opportunities for social interaction, walking and hiking in open space areas.

Natural Area Parks and Open Space.⁵ Provide a city-wide network of natural area parks which meet the following criteria:

- contains representative Okanagan ecosystems;
- contains areas of outstanding natural beauty (including areas with high visual sensitivity and high visual vulnerability, such as rocky outcrops, ridge lines, hilltops, silt slopes, canyons, and water edges);
- the land area is contiguous and forms part of a larger open space network;
- contains conservation areas;
- protects viewshed corridors; and
- where appropriate, trails which maximize public safety while minimizing human impact on the most sensitive and vulnerable areas.

To achieve the above, the City will need to acquire land. In determining what land to acquire, the City will assess:

- costs/benefits to ensure the City is receiving a public asset, rather than a maintenance liability;
- liability from natural and man-made hazards (falling rocks, debris, hazardous trees, fuel modification etc.) to ensure hazards are mitigated in advance of acquisition;

² City of Kelowna Official Community Plan, Policy 5.15.3 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.15.12 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.22.1 (Development Process Chapter).

⁵ City of Kelowna Official Community Plan, Policy 7.12.2 (Infrastructure Chapter).

- maintenance access to ensure it is acceptable; and
- opportunities for linear trails, view points, staging areas etc. to ensure availability of a public recreation component.

6.0 Technical Comments

6.1 Land Use Management - Environment

Land Use Management - Environment staff support the subject text amendment application to facilitate the density transfer and dedication of land to the City. The land being dedicated will be of benefit to adjoining parkland and will aid in creating contiguous areas of natural open space and preservation of environmentally sensitive areas. A Natural Environment and Hazardous Conditions Development Permit will be required prior to any further development on site.

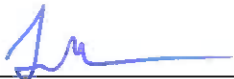
6.2 Real Estate & Building Services

No comment.

7.0 Application Chronology

Date of Application Received: February 9, 2012

Report prepared by:



James Moore, Land Use Planner

Reviewed by:



Todd Cashin Manager, Manager, Environment & Land Use

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

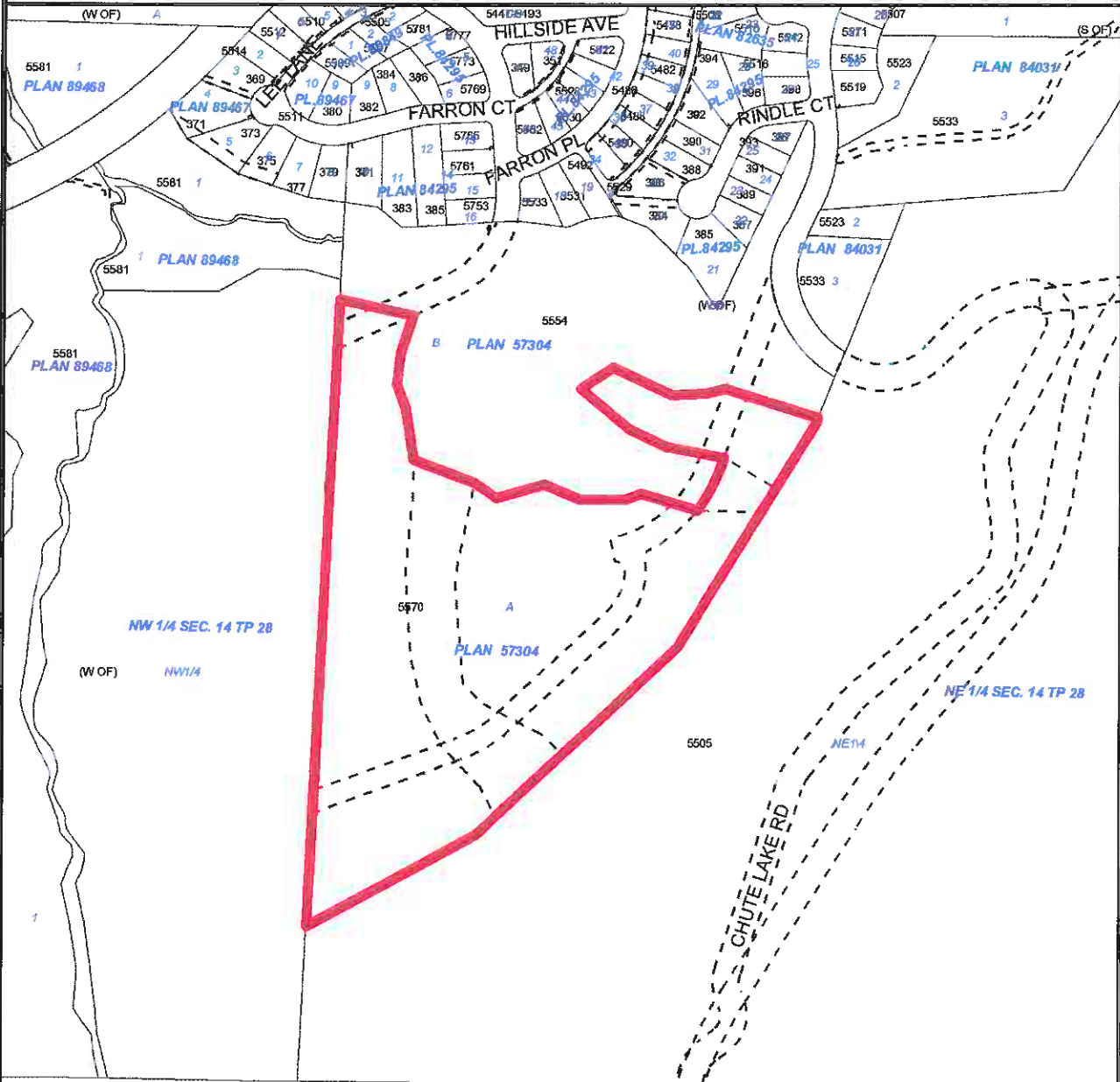
Subject Property Map
Text Amendment Maps

ADDRESS

TA12-0002



Subject Property



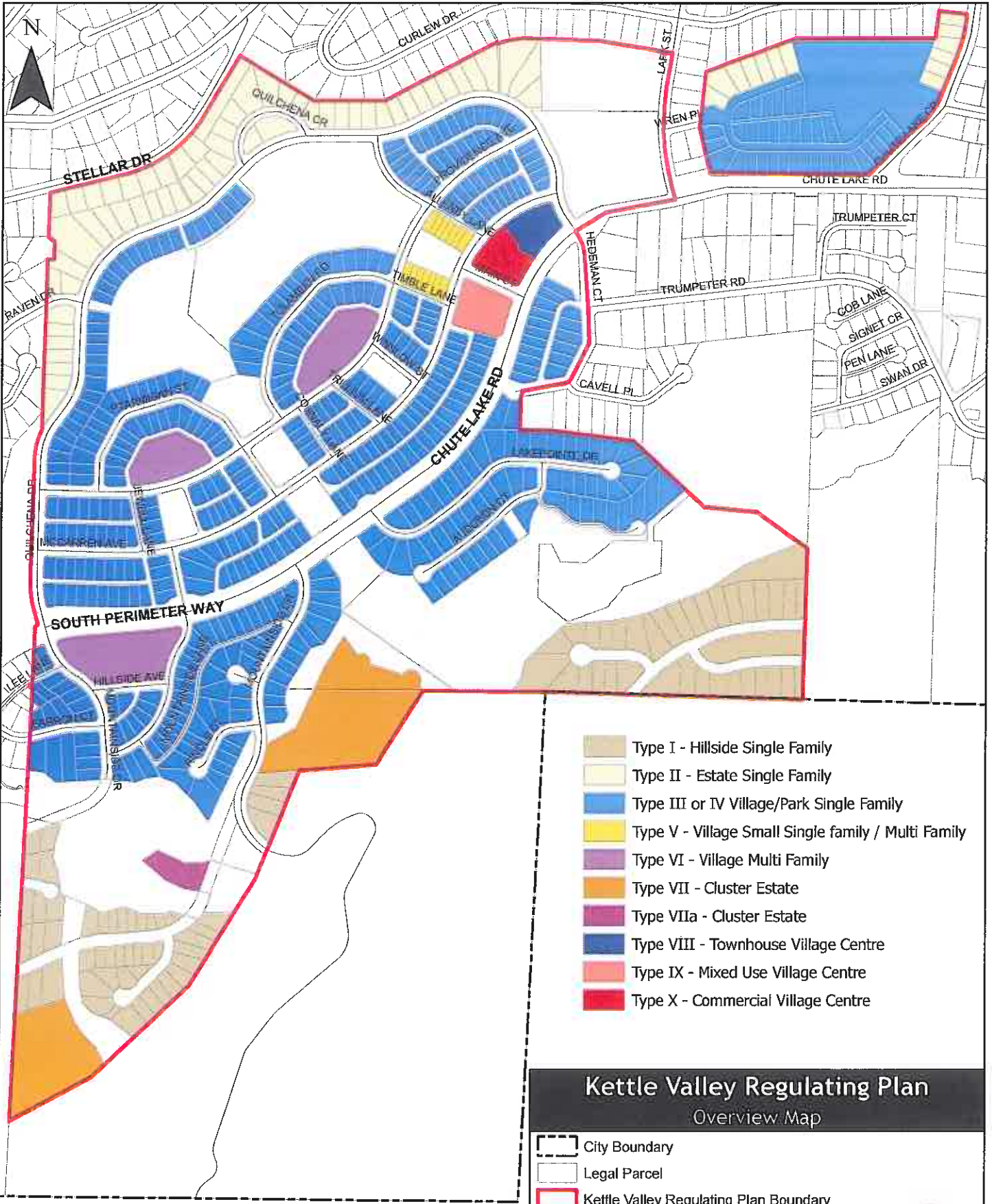
City of Kelowna - Accuracy and correctness not guaranteed.

0 169 Meters

Map: 847 x 913 m -- Scale 1:5,000

2012-02-09

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.



- Type I - Hillside Single Family
- Type II - Estate Single Family
- Type III or IV Village/Park Single Family
- Type V - Village Small Single family / Multi Family
- Type VI - Village Multi Family
- Type VII - Cluster Estate
- Type VIIa - Cluster Estate
- Type VIII - Townhouse Village Centre
- Type IX - Mixed Use Village Centre
- Type X - Commercial Village Centre

Kettle Valley Regulating Plan Overview Map

- City Boundary
- Legal Parcel
- Kettle Valley Regulating Plan Boundary

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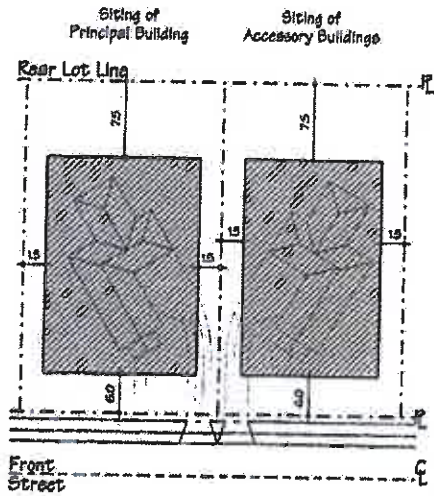
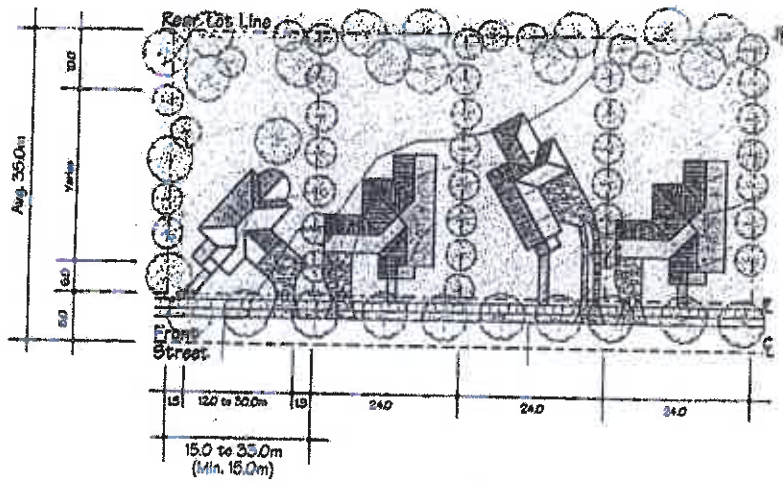


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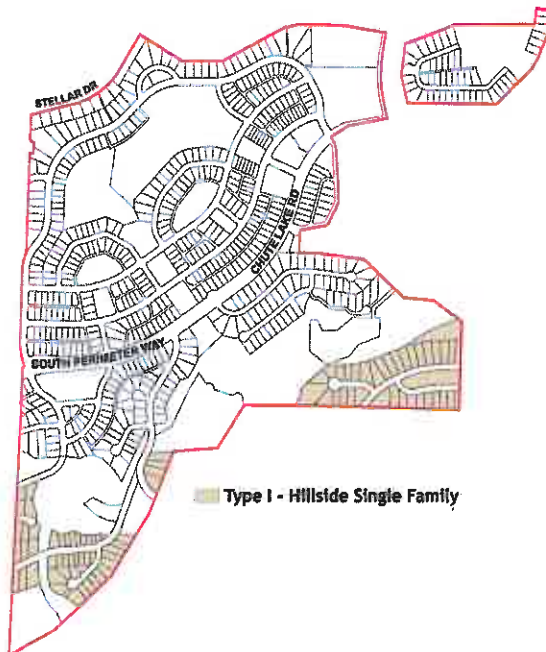
KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS



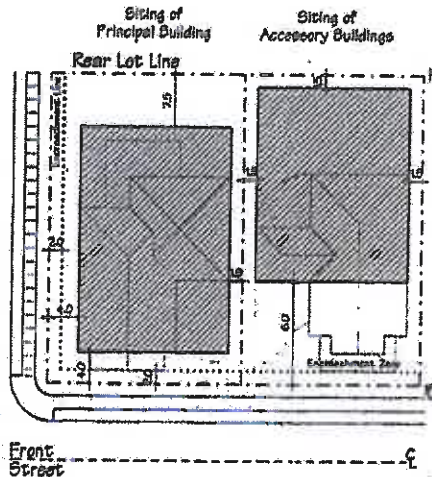
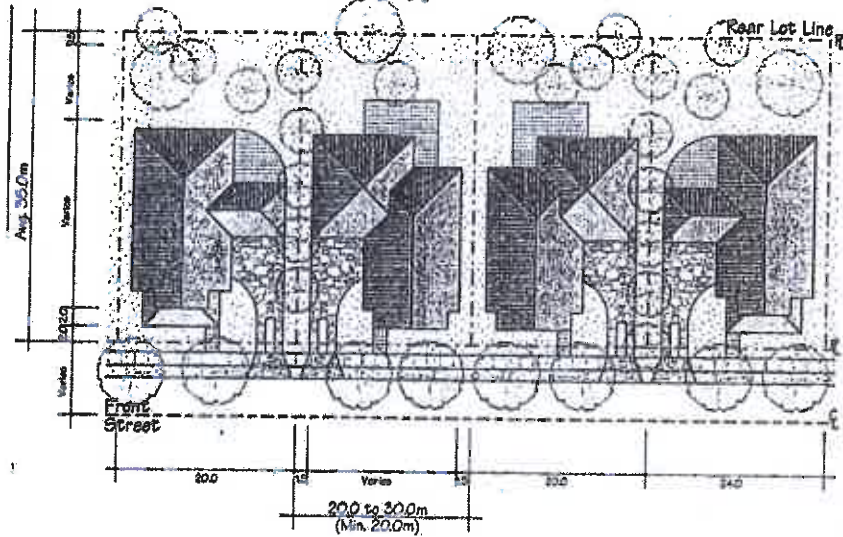
HILLSIDE SINGLE FAMILY

Lots with Front Street Access
 Minimum Lot Area = 525 m²
 Maximum Lot Coverage = 35%



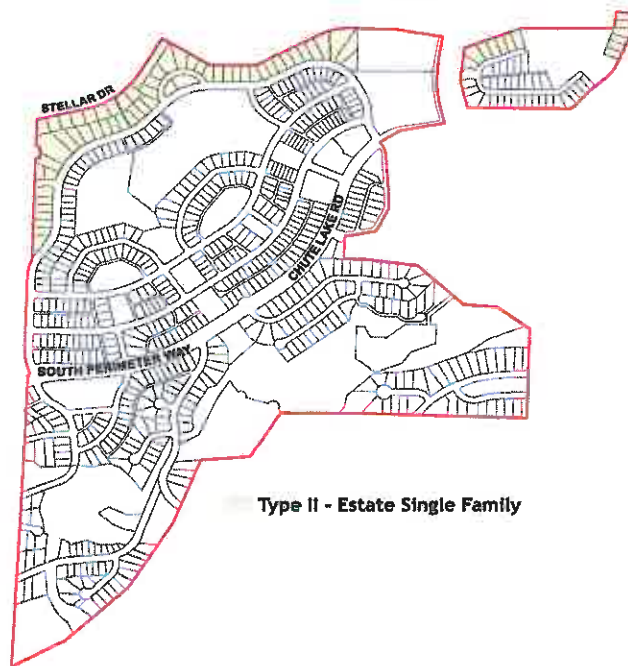
KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS



ESTATE SINGLE FAMILY

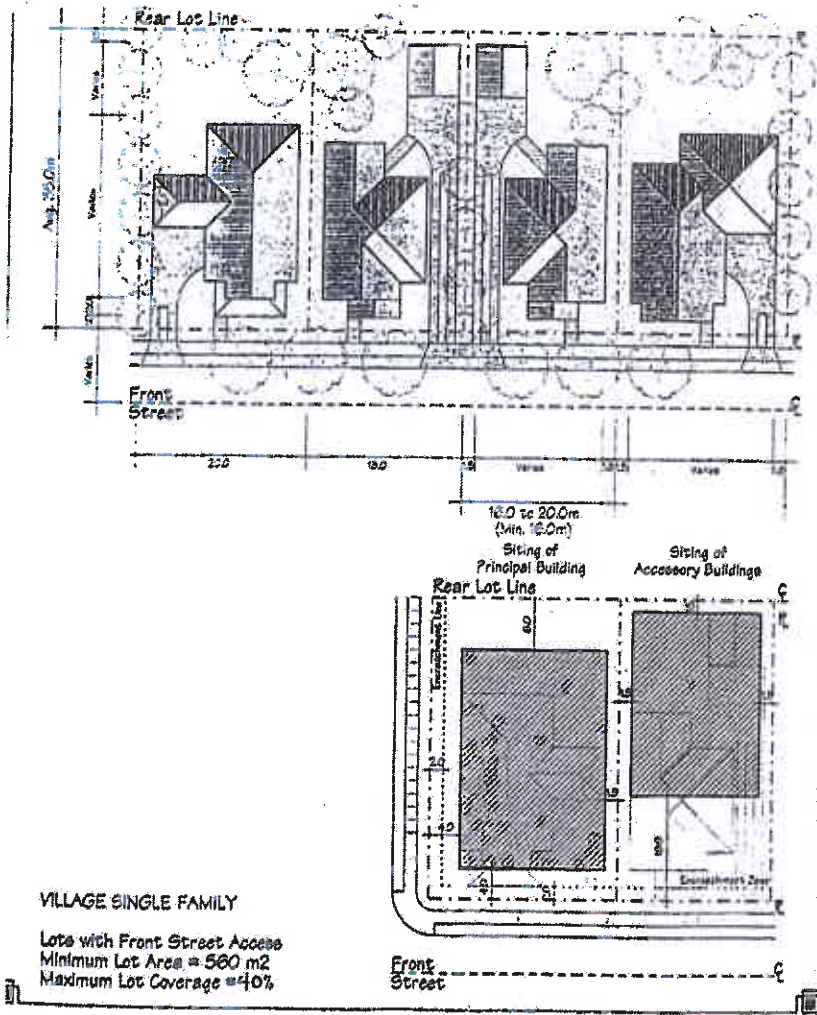
Lots with Front Street Access
 Minimum Lot Area = 700 m²
 Maximum Lot Coverage = 35%



Type II - Estate Single Family

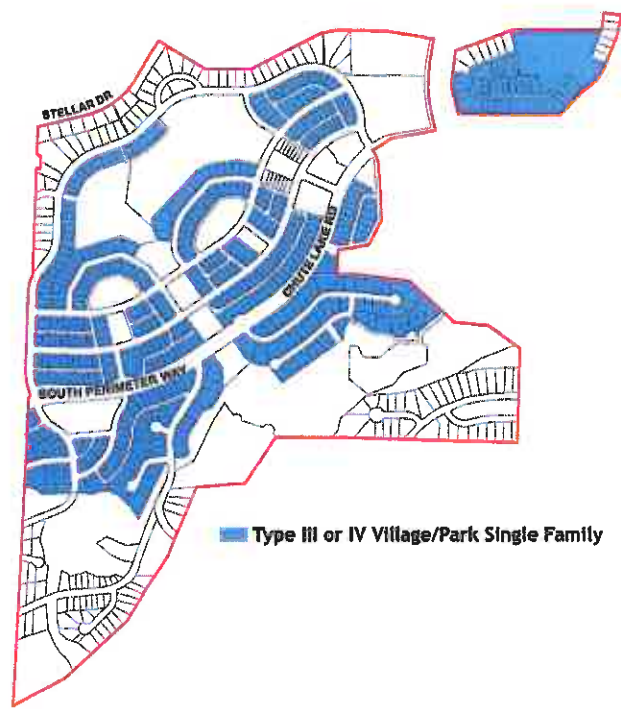
KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS



VILLAGE SINGLE FAMILY

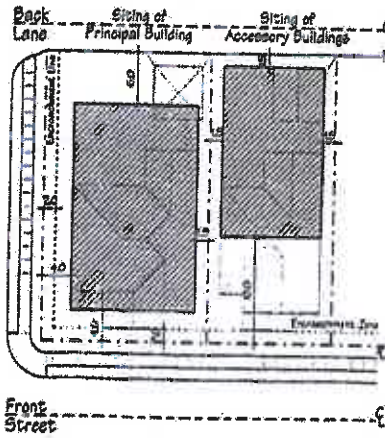
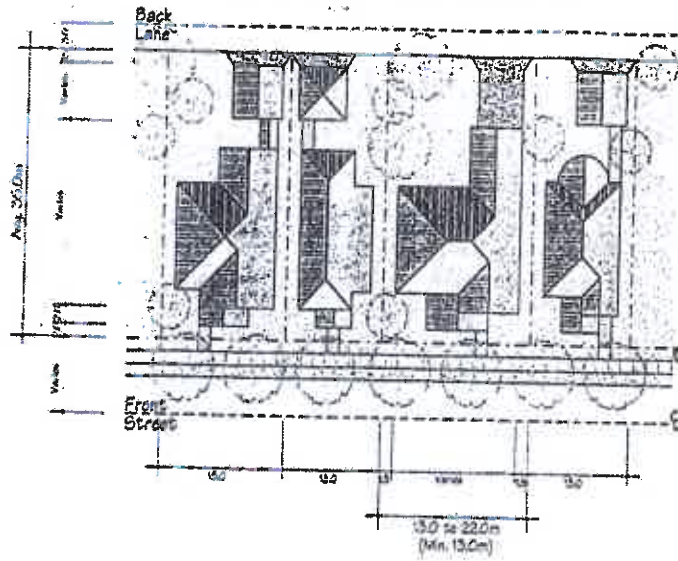
Lots with Front Street Access
 Minimum Lot Area = 560 m²
 Maximum Lot Coverage = 40%



■ Type III or IV Village/Park Single Family

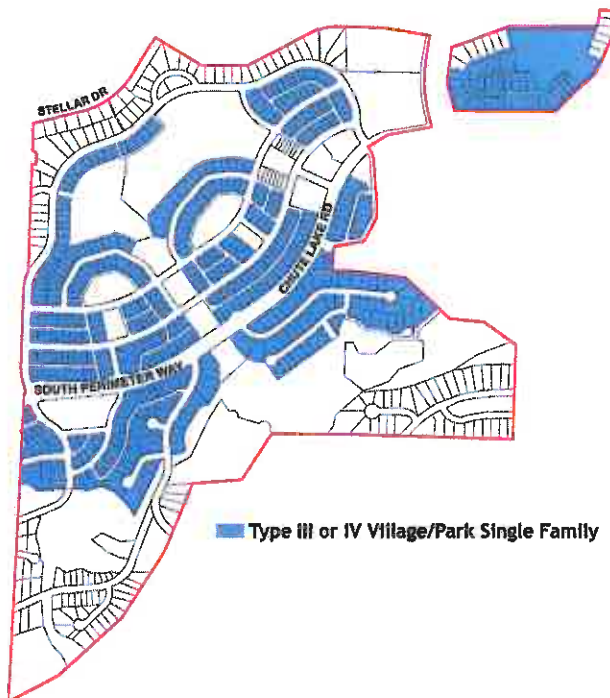
KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS



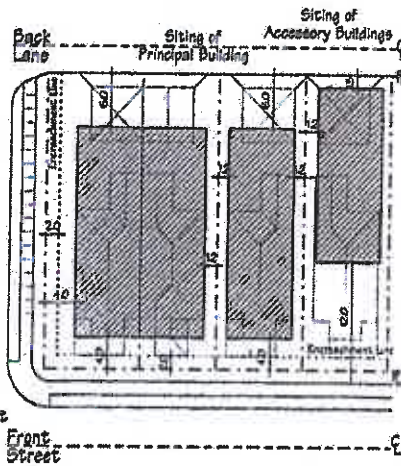
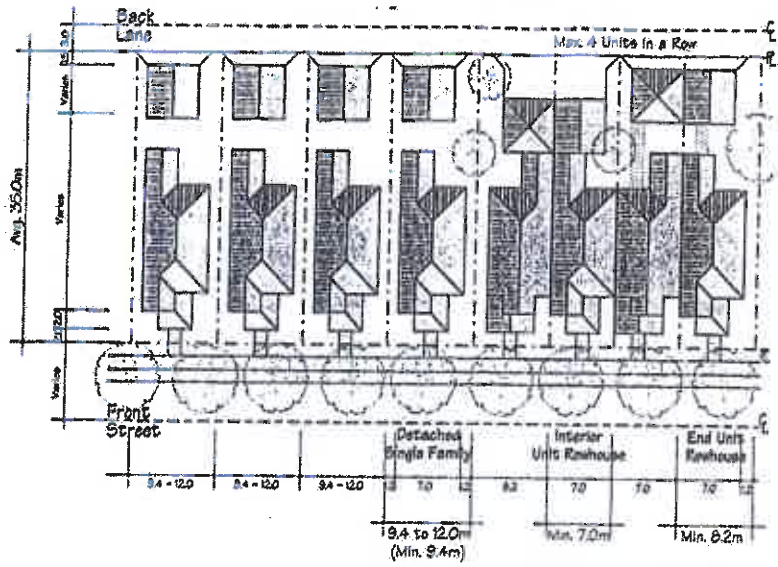
VILLAGE SINGLE FAMILY

Lots with Rear Lane Access
 Minimum Lot Area = 455 m²
 Maximum Lot Coverage = 40%



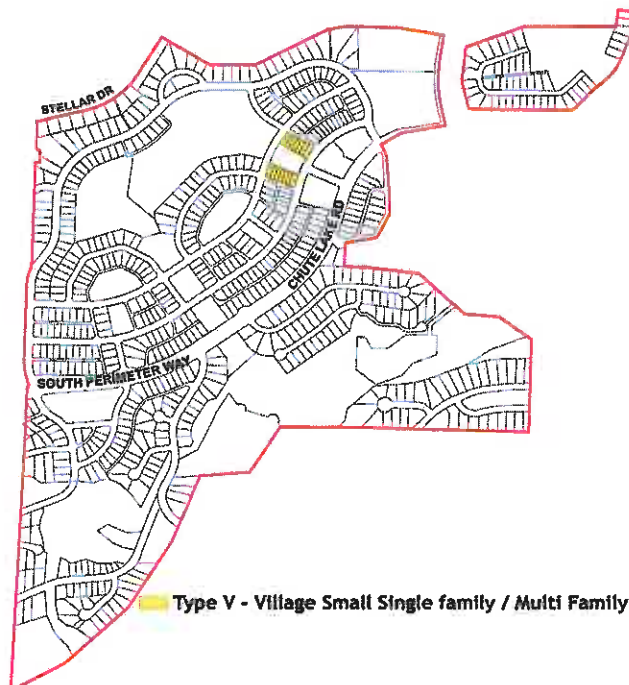
KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS



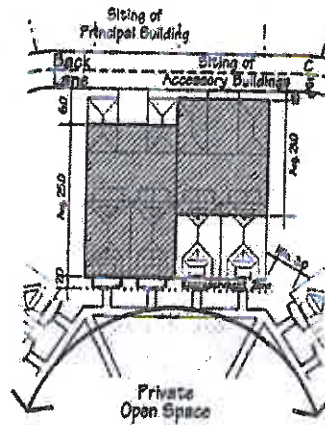
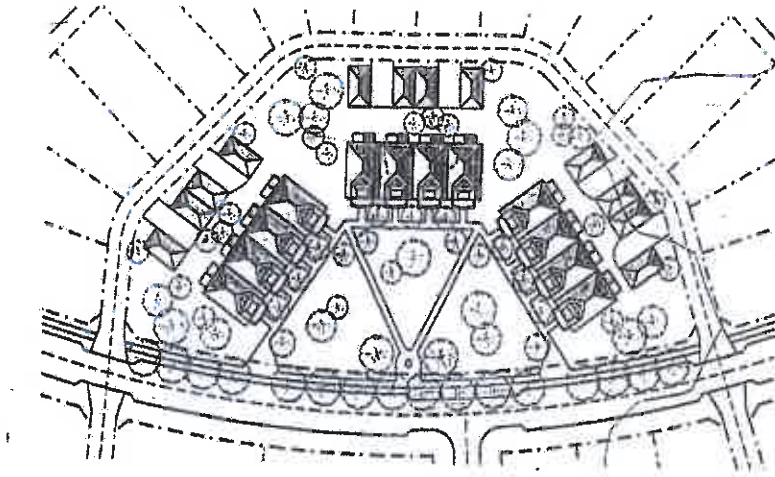
**VILLAGE SMALL SINGLE-FAMILY/
 MULTI-FAMILY**

Rowhouses with Rear Lane Access and/or
 Narrow Single Family Lots
 Minimum Lot Area = 245 m² per dwelling unit
 Maximum Lot Coverage = 50%



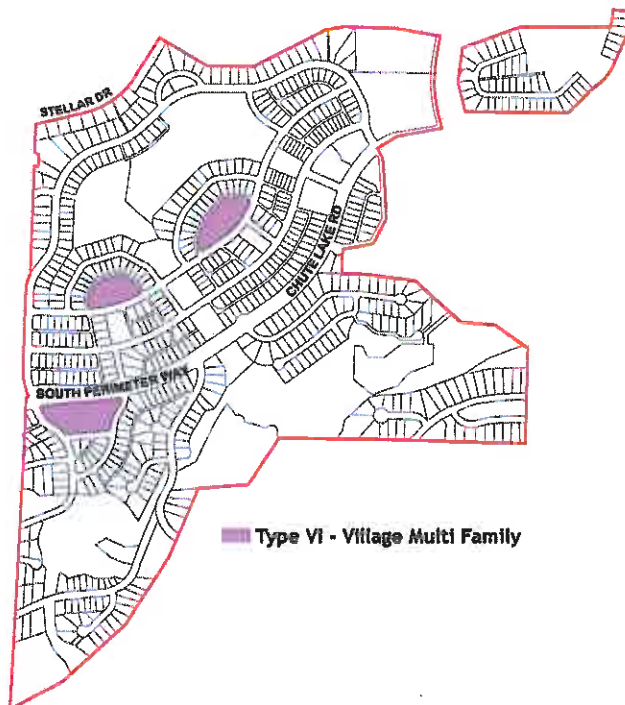
KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS



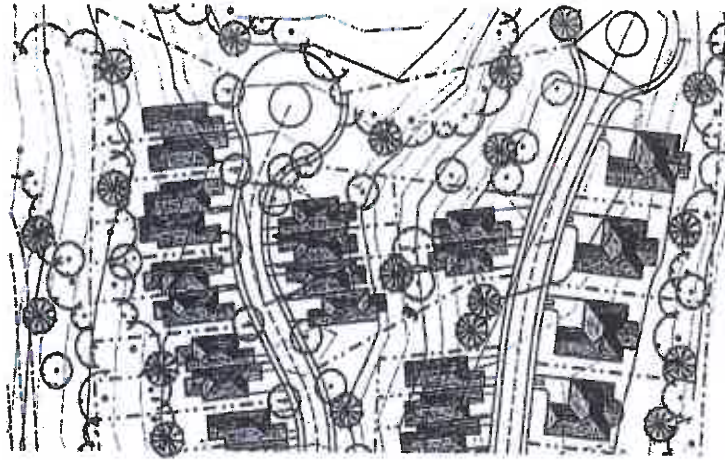
VILLAGE MULTI-FAMILY

Strata Units with Rear Lane Access
Minimum Parcel Area = 5,000 m²
Maximum Net Density = 35 UPH
Maximum Lot Coverage = 45%
Minimum Parcel Frontage = 100 m



KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS

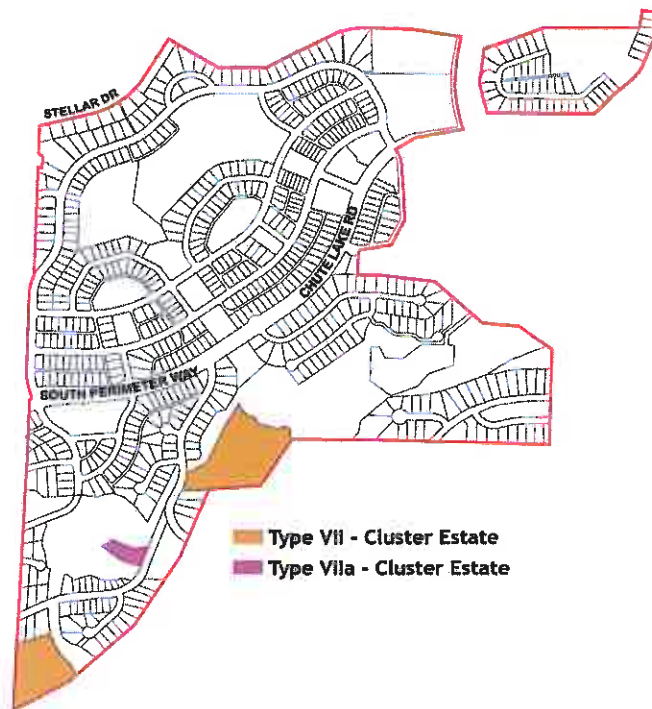


CLUSTER MULTI-FAMILY

Housing Types Permitted:
One Family Dwellings
Semi-Detached Single Family Dwellings
to a Maximum of 4 Units per Building

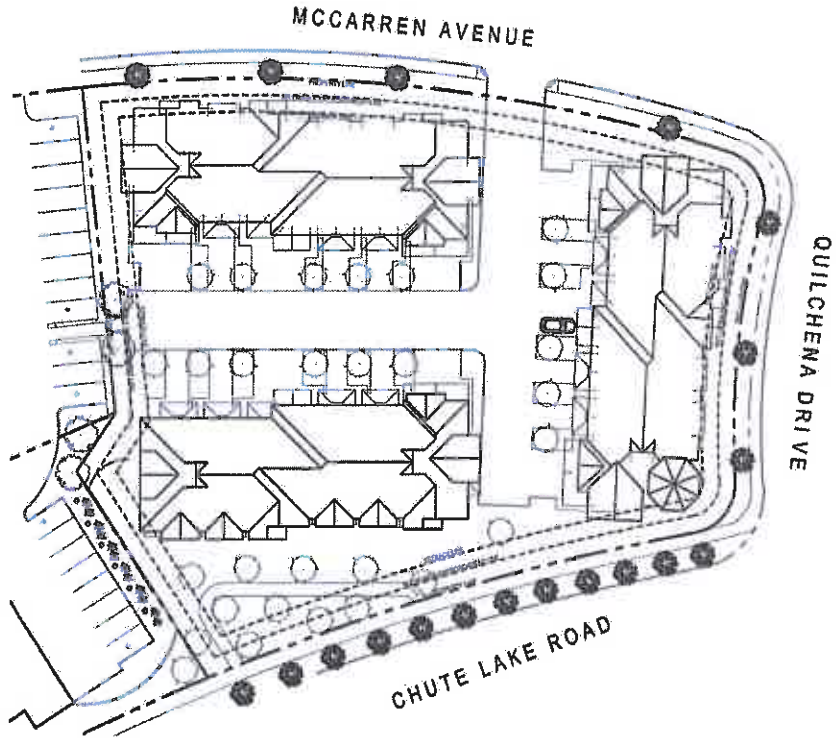
Minimum Parcel Area = 5,000 m²
Minimum Parcel Frontage = 9 m
Maximum Parcel Coverage = 35%
Maximum Net Density = 15 UPH
Maximum Net Density = 20 UPH for Type VII (A)

Minimum Bareland Strata Lot Area = 225 m²
Maximum Bareland Strata Lot Coverage = 60%



KETTLE VALLEY PROPERTIES

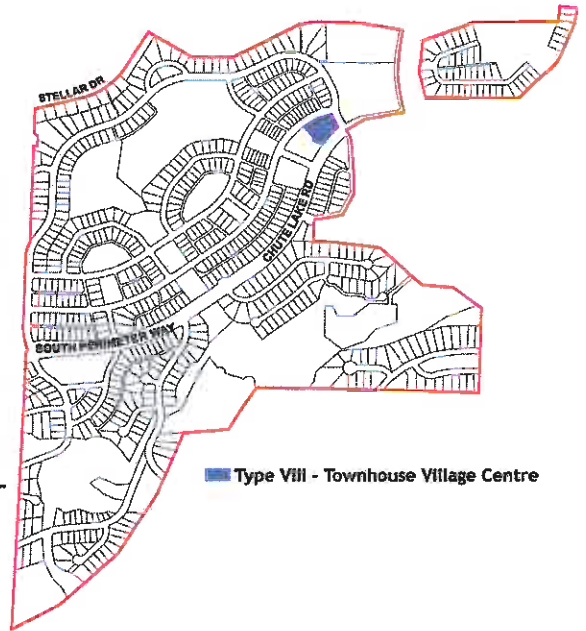
PRIVATE REALM DESIGN STANDARDS



TOWNHOUSE VILLAGE CENTRE

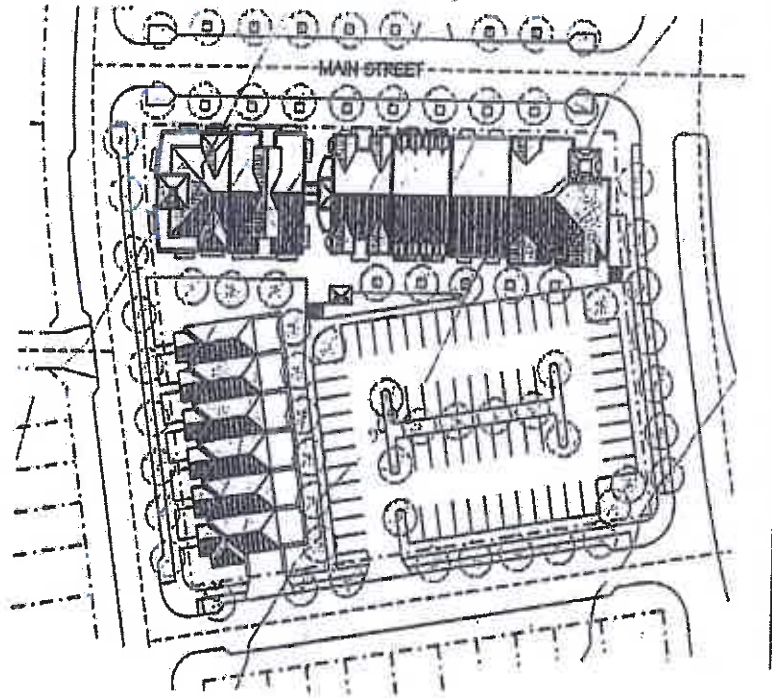
Minimum Parcel Area = 4,000 m²
Maximum Floor Area Ratio = 1.0

Location: Within the Village Centre Area
Maximum Number of Self Contained Suites = 21 UNITS
Maximum Lot Coverage = 40%



KETTLE VALLEY COMPREHENSIVE RESIDENTIAL DEVELOPMENT

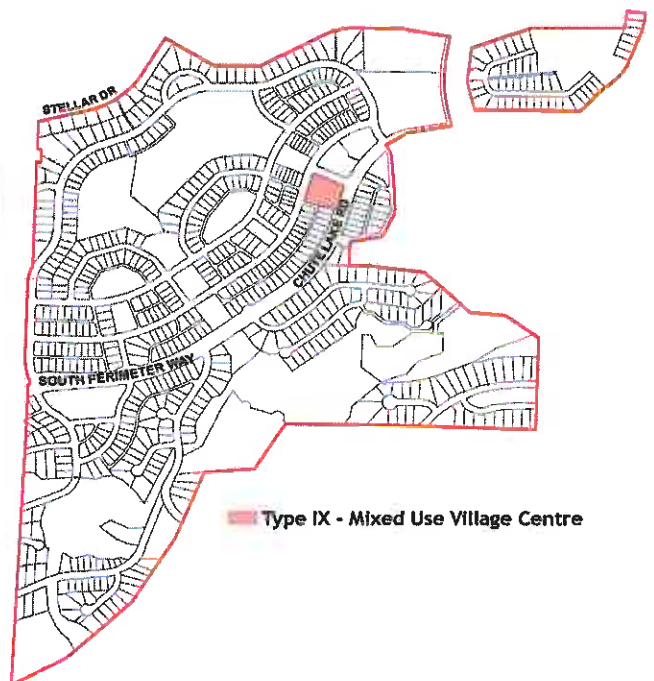
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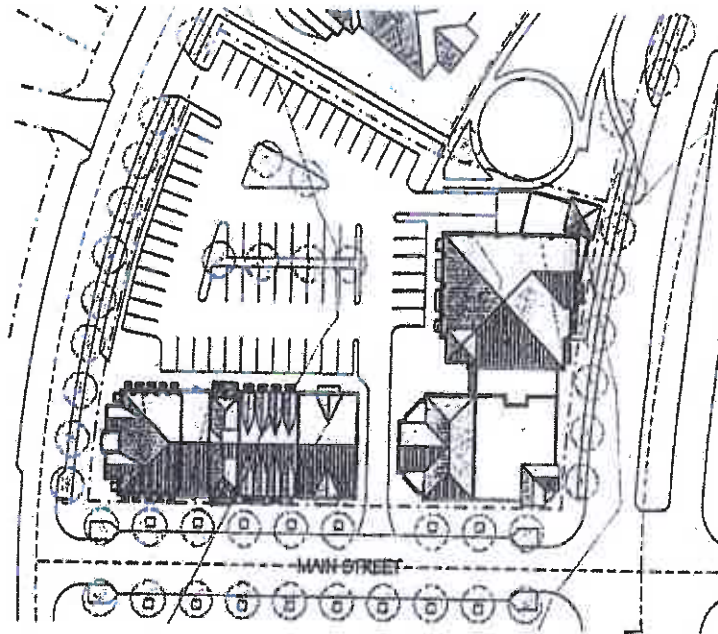
MIXED USE VILLAGE CENTRE

Minimum Parcel Area = 4,000 m²
Maximum Floor Area Ratio = 1.0
0.2 FAR bonus for under building parking for a total FAR of 1.2

Location: Within the Village Centre Area
Maximum Number of Residential Units = 107 UPH
Maximum Lot Coverage = 50%



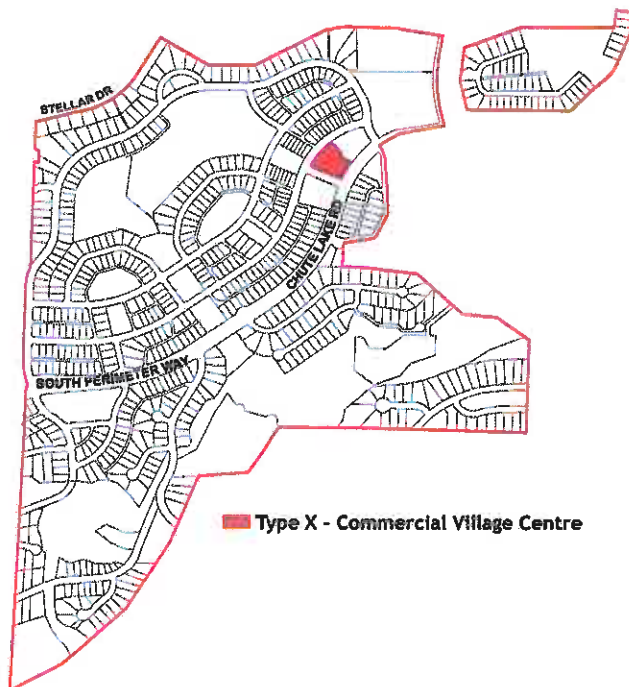
■ Type IX - Mixed Use Village Centre



VILLAGE CENTRE COMMERCIAL

Minimum Parcel Area = 4,000 m²
 Maximum Floor Area Ratio = 0.7

Location: Within the Village Centre Area
 Maximum Lot Coverage = 50%



■ Type X - Commercial Village Centre