

City of Kelowna Public Hearing AGENDA



Tuesday, July 28, 2015
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030 - Official Community Plan* Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after July 14, 2015 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

3. Individual Bylaw Submissions

3.1 5267 Chute Lake Road, BL11110 (Z15-0021) - David Rolleston 4 - 9

To consider a Rezoning Application to rezone the subject property from the RR3 - Rural Residential 3 zone to the RU1-Large Lot Housing zone to facilitate a two lot subdivision.

3.2 3699 Highway 97 North, BL11111 (Z15-0028) - University Business Park Ltd. 10 - 21

To rezone the subject property to add the "rls" (Retail Liquor Store) designation to the property in order to allow a commercial unit to be used as a retail liquor store.

3.3 225 Clifton Road and (W of) Union Road, BL11112 (OCP15-0012) & BL11113 (Z15-0016) - Glenwest Properties Ltd. 22 - 33

To amend the Official Community Plan Future Land Use Designation and to rezone portions of the subject properties in order to accommodate the development of a single family subdivision.

4. Termination

5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
 - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
 - (ii) The Chair will recognize ONLY speakers at the podium.
 - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public

Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

(g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

REPORT TO COUNCIL



Date: July 13, 2015
RIM No. 1250-30
To: City Manager
From: Urban Planning, Community Planning & Real Estate (LB)
Application: Z15-0021 **Owner:** David Reginald John Rolleston
Address: 5267 Chute Lake Road **Applicant:** David Rolleston
Subject: Rezoning Application
Existing OCP Designation: S2RES - Single / Two Unit Residential
Existing Zone: RR3 - Rural Residential 3
Proposed Zone: RU1 - Large Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z15-0021 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 24, Township 28, SDYD, Plan KAP79725, located on 5267 Chute Lake Road, Kelowna, BC from the RR3 - Rural Residential 3 zone to the RU1 - Large Lot Housing zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

2.0 Purpose

To consider a Rezoning Application to rezone the subject property from the RR3 - Rural Residential 3 zone to the RU1-Large Lot Housing zone to facilitate a two lot subdivision.

3.0 Urban Planning

Urban Planning Staff supports the request to rezone the subject property to the RU1 - Large Lot Housing zone to facilitate a two lot subdivision. The proposal is consistent with the Official Community Plan Future Land Use designation of S2RES - Single / Two Unit Residential. Though currently zoned rural residential, suburban residential development has expanded around this older area and the property is now surrounded by the areas of Kettle Valley and the Upper Mission. Rezoning to the RU1 - Large Lot Housing zone is an appropriate change to allow the lot to be subdivided.

The applicant intends to retain the existing dwelling on the eastern portion of the property. The location of the house and detached garage comply with required setbacks and no variances to subdivision or development regulations are required. Due to the topography and desire to reduce the number of driveway accesses along arterial roads, the properties will share driveway access from Chute Lake Road. An access agreement will be registered on Title as part of the subdivision process.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting neighbouring properties within 50 m. No major concerns were identified during this consultation. At the time of writing, Staff has not been contacted with any questions or concerns about the application.

4.0 Proposal

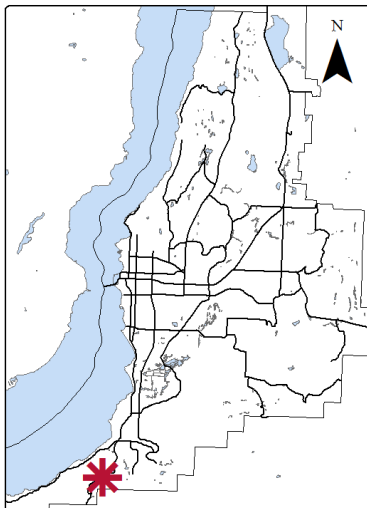
4.1 Site Context

The subject property is located on the south side of Chute Lake Road near Kettle Valley in the Southwest Mission Sector. The property is designated S2RES - Single / Two Unit Residential in the Official Community Plan and is within the Permanent Growth Boundary. The surrounding area is characterized by low density residential development.

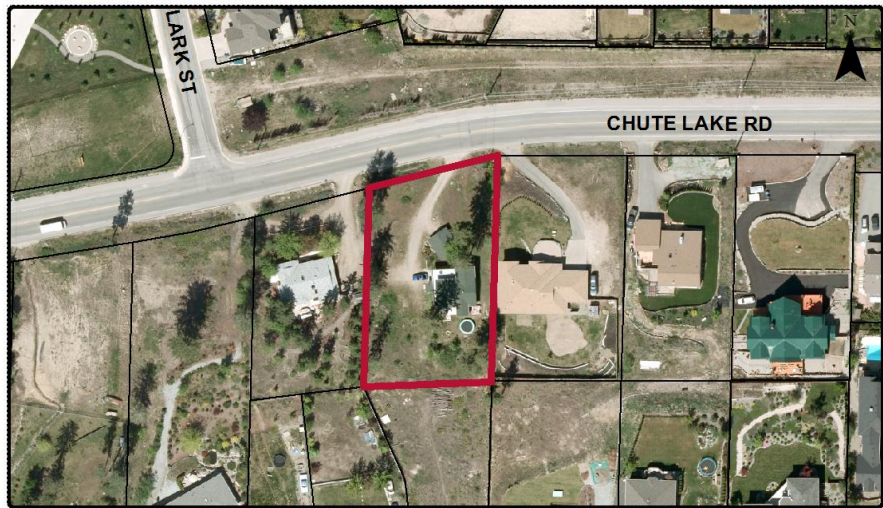
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD2 - Kettle Valley Comprehensive Residential Development Land Use Contract 77-1002	Single dwelling housing
East	RR3 - Rural Residential 3	Single dwelling housing
South	RR3 - Rural Residential 3	Single dwelling housing
West	RR3 - Rural Residential 3	Single dwelling housing

Subject Property Map: 5267 Chute Lake Road



CONTEXT



SUBJECT PROPERTY

4.2 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL (West Portion)	PROPOSAL (East Portion)
Existing Lot/Subdivision Regulations			
Lot Area	550 m ²	984.0 m ²	1,310.6 m ²
Lot Width	16.5 m	17.1 m	21.4 m
Lot Depth	30.0 m	59.6 m	63.4 m

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Sensitive Infill.¹ Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Development Engineering Department

- See attached memorandum, dated June 5, 2015.

7.0 Application Chronology

Date of Application Received: May 4, 2015

Date Public Consultation Completed: May 4, 2015

Report prepared by:

 Laura Bentley, Planner

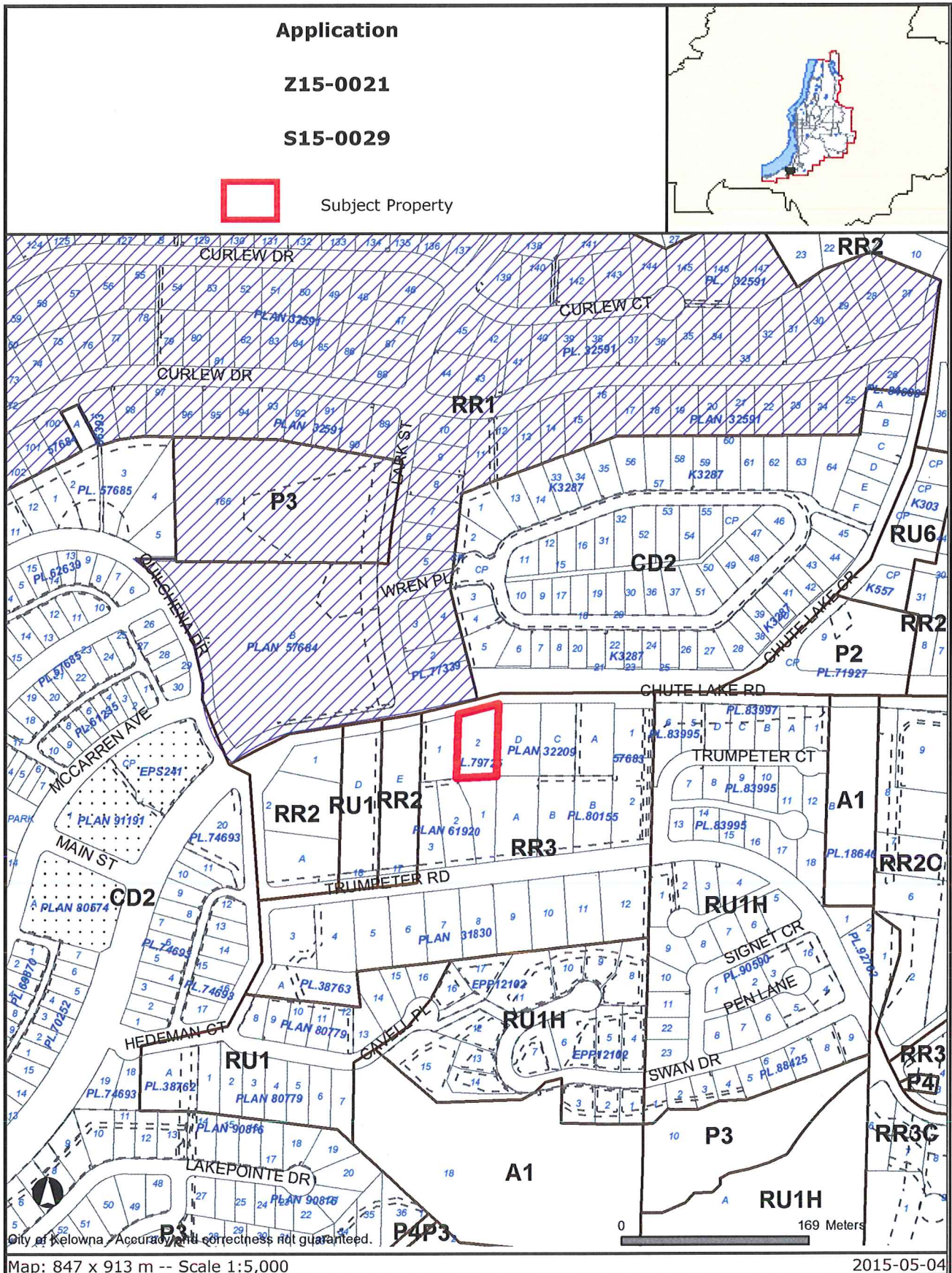
Reviewed by: Lindsey Ganczar, Planning Supervisor

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map
 Development Engineering Memorandum

¹ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).



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

2015-05-04

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.

CITY OF KELOWNA

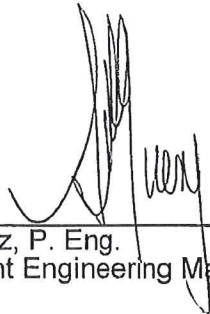
MEMORANDUM

Date: June 5, 2015
File No.: Z15-0021
To: Land Use Management (LB)
From: Development Engineer Manager (SM)
Subject: 5267 Chute Lake Rd Lot 2 Plan 79725

The Development Engineering comments and requirements regarding this application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under file S15-0029.



Steve Muenz, P. Eng.
Development Engineering Manager

JF

5267 CHUTE LAKE RD, KELOWNA, BC

PID: 026-511-452 LOT 2, PLAN 79725

ORIGINAL LOT

AREA: ± 2,294.6m²

PROPOSED NEW LOT

AREA: ± 984.0m²

ALLOWABLE BUILDING AREA: ± 581.8m²

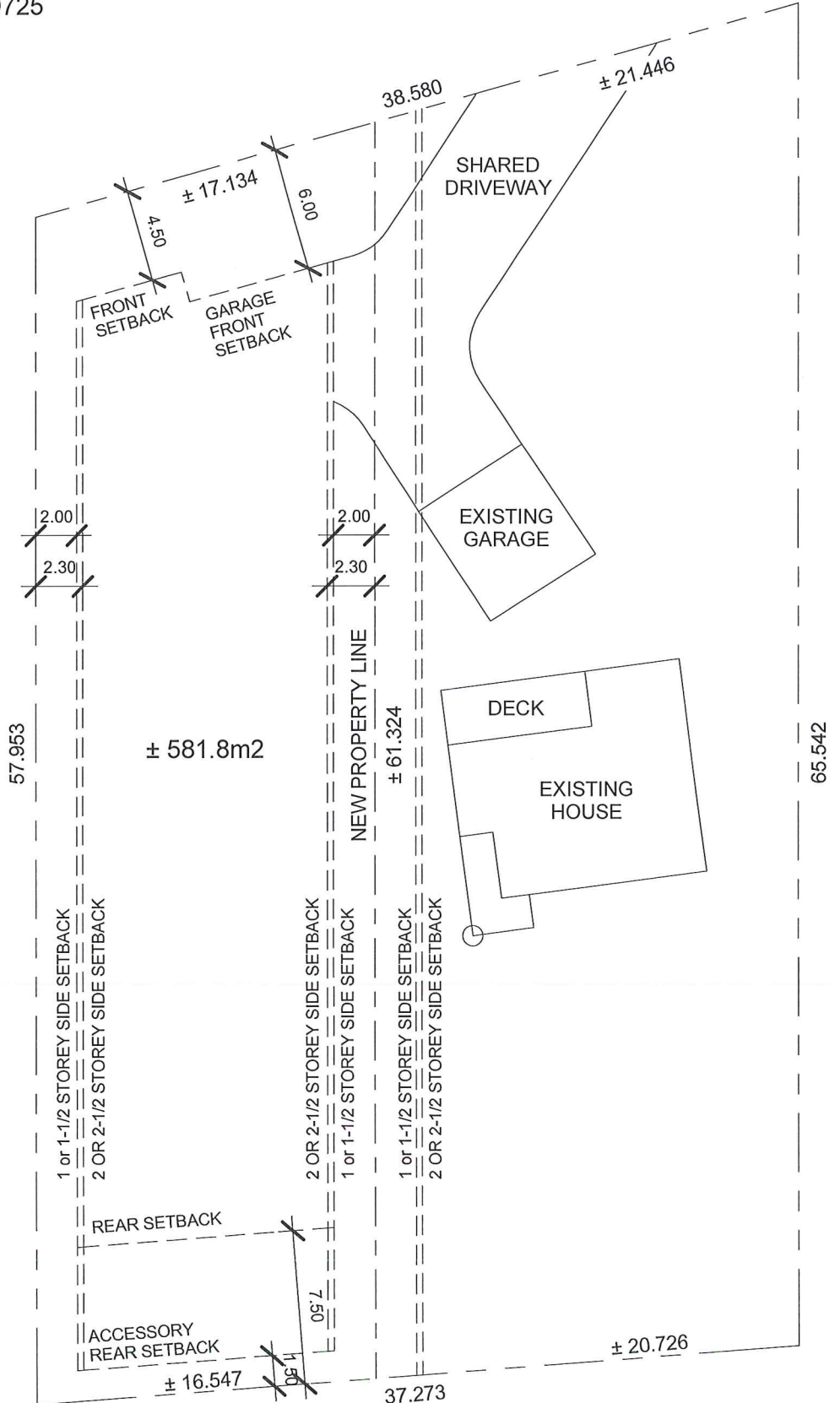
RU1 ZONING

INFILL LOT SETBACKS:

FRONT: 4.5M (HOUSE)
6.0m (GARAGE)

SIDE: 2.3m (2 or 2-1/2 STOREY)
2.0m (1 or 1-1/2 STOREY)

REAR: 1.5m (ACCESSORY)
7.5m (HOUSE)



REPORT TO COUNCIL



Date: 7/13/2015
RIM No. 1250-30
To: City Manager
From: Community Planning Dept., Community Planning and Real Estate (PMcV)
Application: Z15-0028 **Owner:** University Business Park Ltd.
Address: 3699 Hwy 97 N. **Applicant:** Glen Mehus
Subject: Rezoning
Existing OCP Designation: Service Commercial
Existing Zone: C3 - Community Commercial
Proposed Zone: C3 lp/rls - Community Commercial (Liquor Primary/Retail Liquor Sales)

1.0 Recommendation

THAT Rezoning Application No. Z15-0028 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Sections 35, Township 26, O.D.Y.D., Plan KAP57139, located at 3699 Highway 97 N., Kelowna, BC from the C3 - Community Commercial zone to the C3lp/rls - Community Commercial (liquor primary/retail liquor sales) zone be considered by Council.

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To rezone the subject property to add the "rls" (Retail Liquor Store) designation to the property in order to allow a commercial unit to be used as a retail liquor store.

3.0 Urban Planning

Council Policy 359 provides some guidance related to the location of liquor stores that aims to limit potential land use conflicts and community disturbance issues related to liquor stores and liquor primary establishments. In addition, the Liquor Control & Licensing Branch (LCLB) requires that any new or relocated private liquor stores must be a minimum of 1km from another private liquor store (location of government liquor stores excluded). The proposed liquor store relocation complies with these policies given that the closest private liquor store is located at the Packing House liquor store on Finns Road (located approximately 1.1km away).

The applicant has provided a copy of the pre-clearance approval letter from the Liquor Control and Licensing Branch, which notes the location of the Licensee Retail Store to be relocated is currently located in Summerland.

The applicant has communicated their proposal to rezone the subject property with adjacent occupants of the commercial properties, and has received no negative comments. This is considered to meet the requirements of Council policy 367.

The Community Planning Department recommends that the rezoning be supported given that there will be no increase in building area, no traffic concerns were identified, and no negative impacts from the relocation are anticipated.

4.0 Proposal

4.1 Background/Project Description

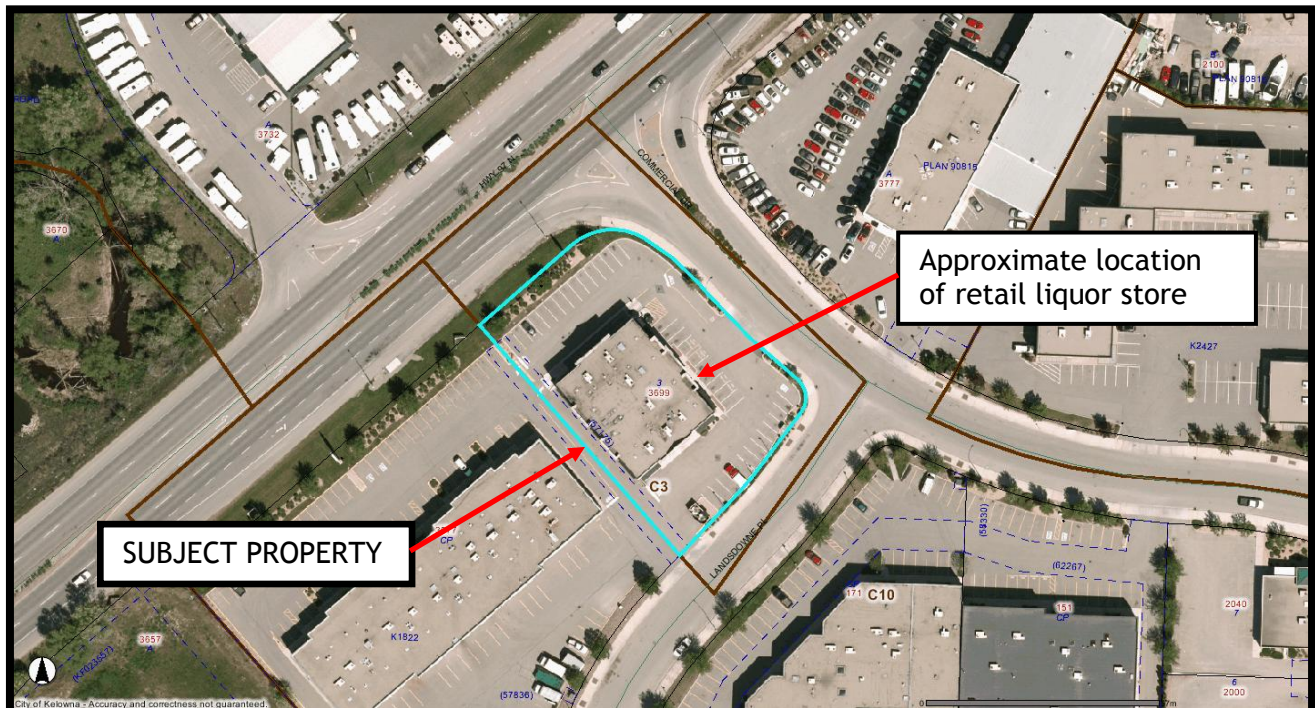
The subject property was developed as the University Business Park in 1994. The building on the subject property was constructed in 2004.

This application seeks to rezone the subject property from the current C3 - Community Commercial zone to the proposed C3lp/rls - Community Commercial (Liquor Primary/Retail Liquor Sales) zone in order to add the RLS designation to the property to allow the use of the site for a liquor store. The applicant proposes to relocate a liquor store license from Summerland to the subject property. There will be no increase to the existing building area.

4.2 Site Context

Subject Property Map:

3699 Highway 97 N.



The subject property is located south of the intersection of Highway 97 N. and Commercial Dr. The neighbourhood area is developed with a range of service commercial uses to the south, and a recreational vehicle sales and service facility to the northwest.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
Northwest	I2 - General Industrial	Recreational Vehicle sales and service
Northeast	C10 - Service Commercial	Automobile dealership - sales & service
Southwest	C10 - Service Commercial	Multiple service commercial units
Southeast	C10 - Service Commercial	Multiple service commercial units

5.0 Current Development Policies

As per Council Policy #359 (Liquor Licensing Policy & Procedures), the following considerations should be made for the location of liquor stores/retail liquor sales (RLS):

- Continue to require new or relocated RLS establishments to apply for a rezoning application to allow for "Retail Liquor Sales" in applicable zones.
(complies)
- No Retail Liquor Sales shall be approved for (in conjunction with) Liquor Primary Establishments with person capacity that exceed 150 persons.
(complies)
- Any new or relocated Retail Liquor Sales establishment shall not be located within 300m of an existing Liquor Primary establishment with a capacity greater than 350 persons.
(complies)

6.0 Technical Comments

6.1 Building & Permitting Department

No comment.

6.2 Development Engineering Department

The Developments Engineering comments and requirements regarding this application to rezone the subject property to C3RLS are as follows:

General

- a) The development of a liquor retail outlet on the subject property does not compromise any Municipal infrastructure or services.
- b) The subject property is fully serviced in accordance with the Subdivision, Development and Services bylaw. This application does not trigger any offsite upgrades.

6.3 Fire Department

No concerns.

6.4 R.C.M.P.

No concerns.

7.0 Application Chronology

Date of Application Received: May 27, 2015

Report prepared by:

Paul McVey, Urban Planner

Reviewed by:

Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion:

Ryan Smith, Community Planning Manager

Attachments:

Subject Property Map

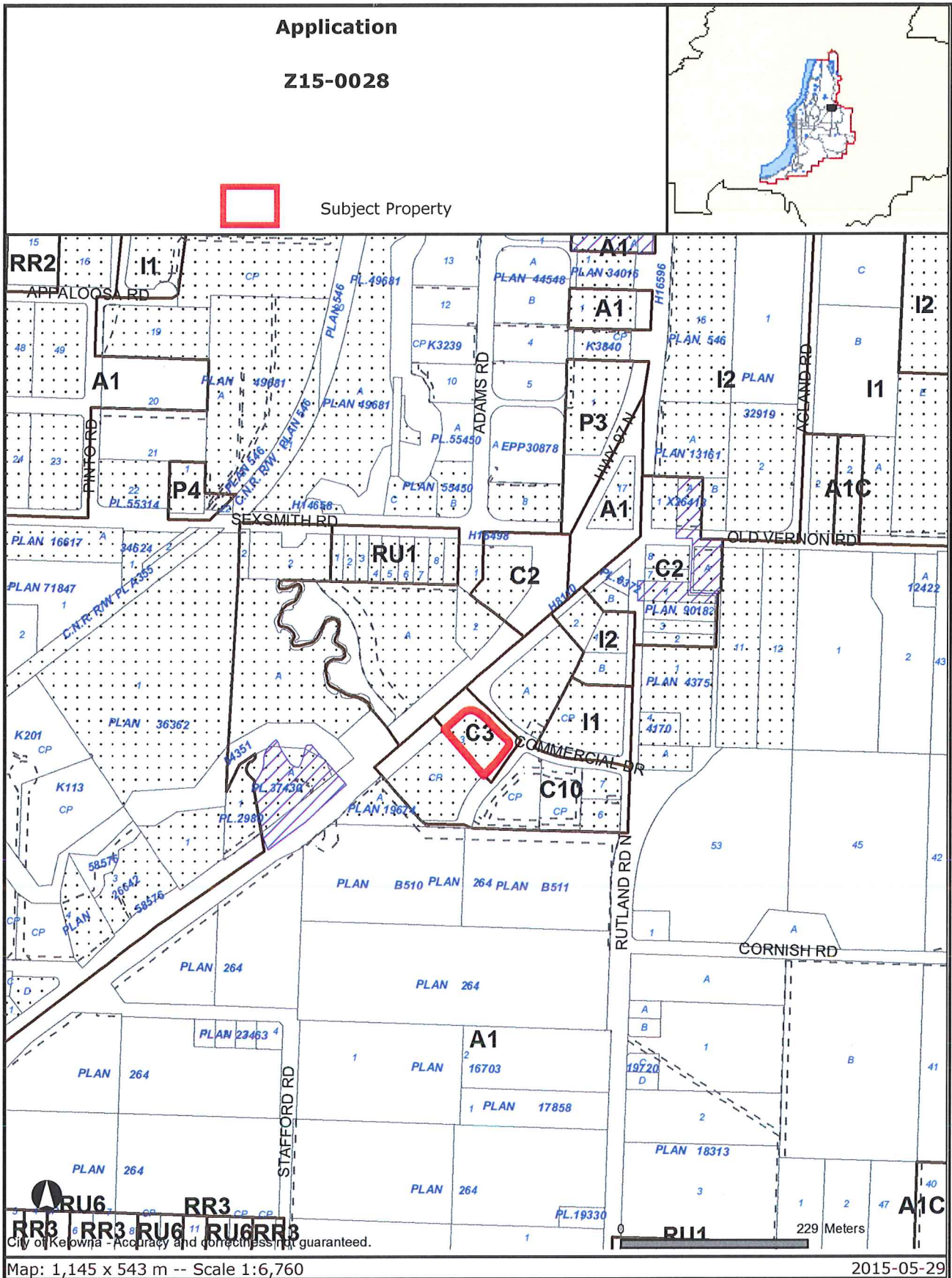
Site Plan

Floor Plan

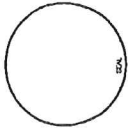
Site photo

Rationale letter

LCLB Pre-Clearance Approval letter



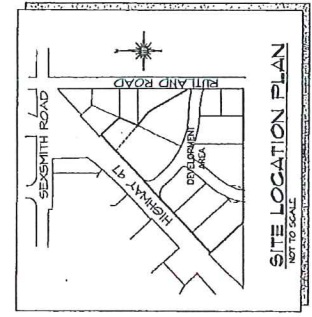
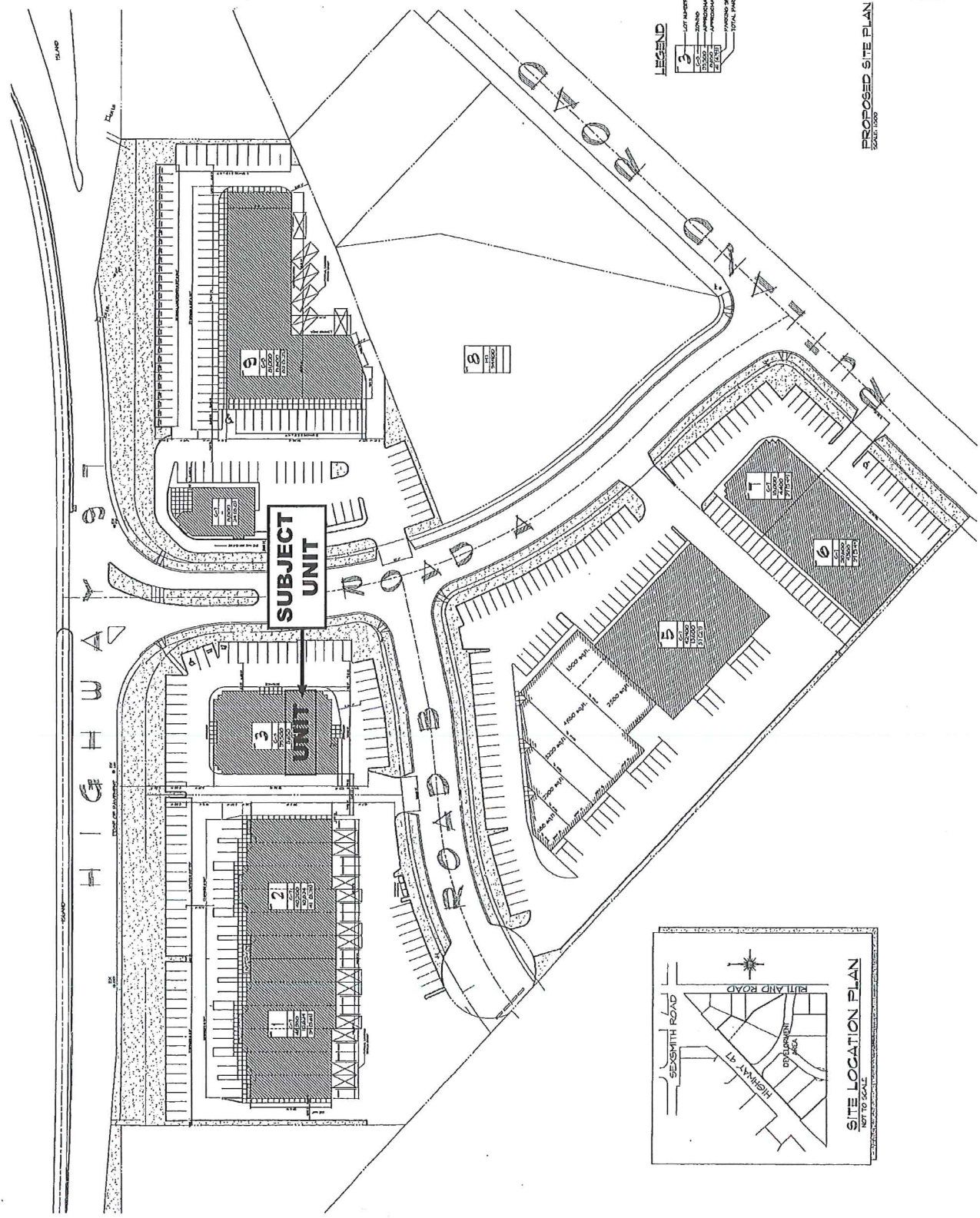
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

LEGEND

3	LOT NUMBER
---	APPROXIMATE SITE AREA
---	APPROXIMATE BUILDING AREA
---	APPROXIMATE TOTAL AREA
---	TOTAL IMPROVED AREA



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SCALE	AS NOTED
DRAWN	PHL
CHECKED	
PROJECT NO.	1070000
DRAWING NO.	

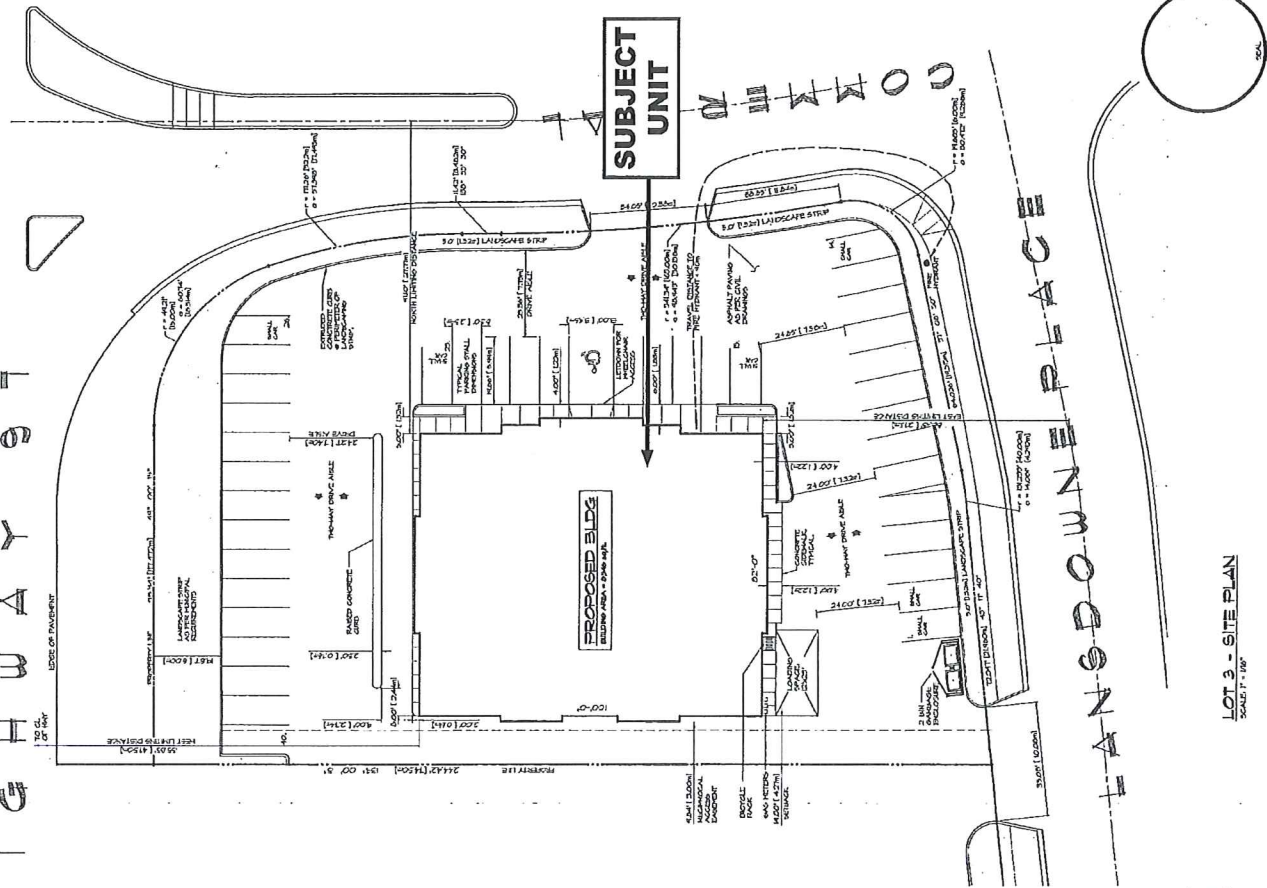
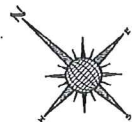
PROPOSED BUILDING
LOT 4
MAY 97 / RUII AND ROAD, CLONARA

KRAHN & ASSOCIATES
ENGINEERING LTD.

Abbottford
Kelowna
Kamloops
Vancouver
Victoria
Whistler

NO.	DATE	DESCRIPTION
1	1/15/88	PRELIMINARY STUDY
2	2/15/88	CONCEPT
3	3/15/88	CONCEPT

H I G H W A Y 9 7



LOT 3 - SITE PLAN
SCALE 1" = 16'

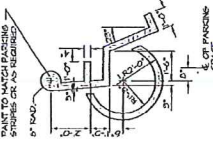
A-1

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DRAWN	DAVID YOST
CHECKED	PAUL FONG
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DRAWING NO.	

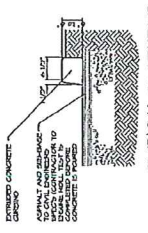
LOT 3, HIGHWAY 97 & KILBOY RD. - SHERBORN TOWN, ILLINOIS 62450
 400 N. W. 11th St. Suite 100
 Schaumburg, IL 60196
 Tel: 815-399-3300
 Fax: 815-399-3301
 www.4d-engineers.com

4D ENGINEERING STRUCTURAL ENGINEERS
 400 N. W. 11th St. Suite 100
 Schaumburg, IL 60196
 Tel: 815-399-3300
 Fax: 815-399-3301
 www.4d-engineers.com

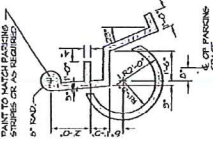
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TYPICAL EXTERIOR BOLLARD
 DETAIL 1 (SEE SECTION 1, A1)



TYPICAL EXTRUDED CONCRETE CURB
 DETAIL 2 (SEE SECTION 1, A1)



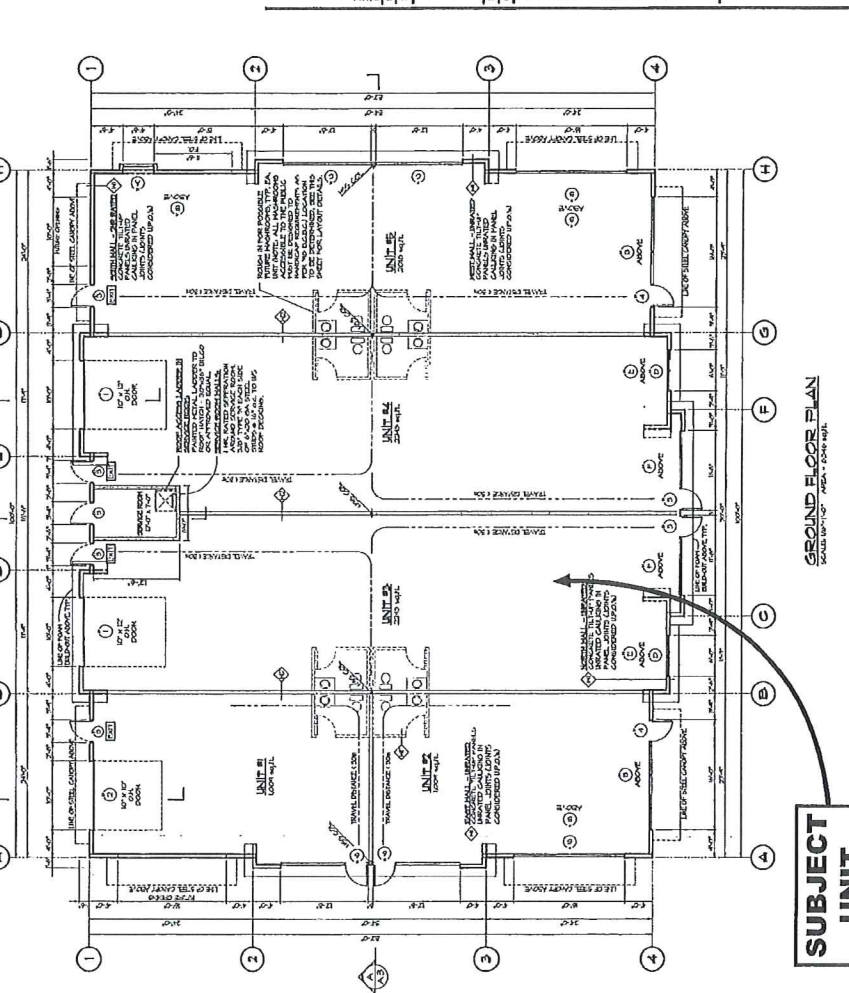
TYPICAL H/C PARKING SIGNAGE
 DETAIL 3 (SEE SECTION 1, A1)

BY-LAW ANALYSIS

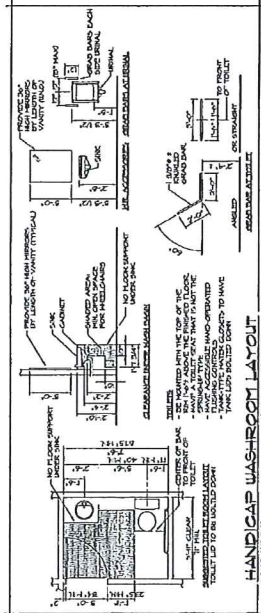
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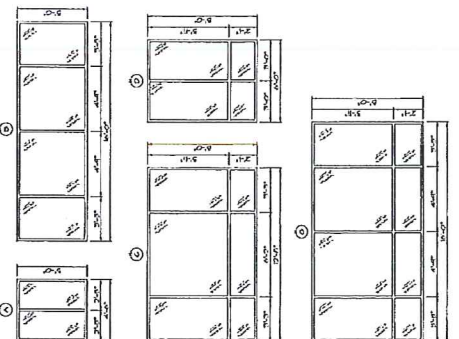
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SUBJECT UNIT



HANDICAP WASHROOM LAYOUT



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- SPECIAL NOTES**
1. ALL WINDOWS REFERRED TO BY CALL NUMBER SHALL BE AS SHOWN.
 2. ALL WINDOWS REFERRED TO BY CALL NUMBER SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 3. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH THE SCHEDULE.
 4. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH THE SCHEDULE.
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- DOOR SCHEDULE**
1. ALL DOORS TO BE AS SHOWN UNLESS OTHERWISE NOTED.
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NO.	SYMBOL	DESCRIPTION	NOTES
1	[Symbol]	1'-0\"/>	
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3	[Symbol]	3'-0\"/>	
4	[Symbol]	4'-0\"/>	
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7	[Symbol]	7'-0\"/>	
8	[Symbol]	8'-0\"/>	
9	[Symbol]	9'-0\"/>	
10	[Symbol]	10'-0\"/>	

RATIONALE LETTER

The proposed location of the Reids Corner Liquor Store of #103 3699 Hwy 97N is an ideal location for a liquor store. The store location allows for easy access not only from the highway heading north but from those living or coming through the north part of Rutland Road, Old Vernon Road area as well as those living and working along Sexsmith Road and areas to the north. The current access allows for safe entrance and exit into and from the location. Once the new six lane highway construction is complete the access will be even safer and easier to the store.

The proposed location is on a bus route with stops within a half a block of the store allowing anyone using public transportation access for shopping via the use of a bus. It would also allow those university students living in residences on campus the means to travel to the store with ease to make a purchase.

A liquor store at this location will allow for those living in the area and the areas around the University and airport access to a liquor store without having to continue further into the city. With the many commercial and industrial businesses in the surrounding area it would allow for a convenient stop on the way home to pick something up.

The store would also complement the other businesses operating in the area including the takeout pizza business on one side and a Subway store on the other side, both of which have a takeout style menu. Approval of a liquor store in this location is a win, win situation for all adjoining businesses as it will allow customers a greater variety of shopping in the area they work or live in.

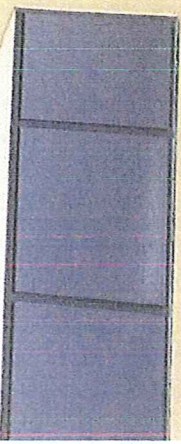
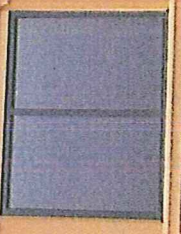
The Reids Corner Liquor Store operating from this location could create a job opportunities for UBC students to possibly find part time employment on a bus route allowing them to continue their studies.

After talking to the tenants throughout the University Business Park area the consensus was that this liquor store would be a great addition to the area. Most folks indicated they looked forward to having a store conveniently located to their work or homes.

In closing, I believe that this store will make a great addition not only to the immediate area but to the outlying areas offering a convenience service to all.



WINE CENTRAL



Magan Pizzeria

WINE CENTRAL
OPEN

WINE CENTRAL
#103-3699

WINE CENTRAL
WINE
WINE CENTRAL
OPEN
WINE CENTRAL
#103-3699

WINE CENTRAL
DRINKING ZONE ONLY



Job #2300703-26

April 16, 2015

Autumn Pastures Enterprises Ltd.
Via email: perchliquor@telus.net

Attention: Gerald Bugera

Re: Application for Transfer of Location – Pre-Clearance Approval
Licensee Retail Store # 195233
Proposed Establishment Name: Reid's Corner Liquor
Current location: 9 – 7519 Prairie Valley Road, Summerland
Proposed location: 103 – 3699 Hwy 97 North, Kelowna
Pre-Clearance Approval Expiry: July 16, 2015

Your application to relocate the above-noted Licensee Retail Store (LRS) has met all site eligibility requirements.

To continue to move forward, the following information is required:

- Floor plans:** one 8½" x 11" scaled plan, must:
 - o be clear, legible, and of sufficient size and detail,
 - o provide room size dimensions,
 - o detail all entrances and exits, the cash register area, any storage areas, washrooms, coolers, adjoining doors and other fixtures, and
 - o clearly identify the area proposed for licensing and any adjoining unlicensed areas.

- Signage:** a sketch or picture of all proposed exterior signage. As a reminder, signs are subject to Branch approval.

This information must be submitted within 90 days or the application may be terminated. If additional time is required please contact me to discuss whether PCA may be extended based on your situation. Extensions will generally only be considered when delays are due to circumstances beyond the applicant's control.

Additional Information and Requirements

After the floor plans and signage have been approved, the application may proceed to Approval in Principle (AIP). The AIP period provides 12 months for completion of construction and/or renovations of your proposed LRS. Instructions for arranging an establishment inspection will be provided and you will be asked to submit the following information:

- Zoning confirmation:** a letter or email from your local government stating that the proposed site is zoned appropriately for operation of a LRS.

**Liquor Control and
Licensing Branch**

Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8
Telephone: 250 952-5787
Facsimile: 250 952-7066

Location:
4th Floor, 3350 Douglas Street
Victoria BC
[http:// www.pssg.gov.bc.ca/lclb](http://www.pssg.gov.bc.ca/lclb)

- **Valid interest:** your application included valid interest in the form of an offer to lease for the proposed location; a copy of the fully executed lease document confirming your valid interest is required before your application can be approved. You are reminded that valid interest must be maintained at both the current and proposed site until the relocation is finalized.

You are encouraged to submit these documents as soon as they are available so that your application can be progress as quickly as possible, and to ensure there are no delays during the final stages of the application process.

As a reminder, your licence will expire on November 30, 2015. To avoid unnecessary delays in your application, additional fees, and interruptions in your operations please make sure the licence is renewed before it expires.

If you have any questions, please contact me at 250-952-7057.

Sincerely,



Katie Ray-Wilks
Case Manager

cc: Amanda Haugan, consultant (via email)

REPORT TO COUNCIL



Date: July 13, 2015
RIM No. 1250-30
To: City Manager
From: Community Planning, Community Planning and Real Estate (DB)
Application: OCP15-0012/ Z15-0016 **Owner:** Glenwest Properties Ltd., INC.NO. C0889227
Address: 225 Clifton Road **Applicant:** Blenk Development Corporation
(W of) Union Road
Subject: Z15-0016 / OCP15-0012
Existing OCP Designation: Single / Two Unit Residential, Single / Two Unit Residential Hillside, Major Park & Open Space
Proposed OCP Designation: Single / Two Unit Residential Hillside, Major Park & Open Space
Existing Zones: P3- Parks and Open Spaces, RU1H - Large Lot Housing Hillside, RU2H - Medium Lot Housing Hillside, RU4 - Low Density Cluster Housing
Proposed Zones: P3- Parks and Open Spaces, RU2H - Medium Lot Housing Hillside

1.0 Recommendation

THAT Official Community Plan Bylaw Amendment No. OCP15-0012 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of Lot D Section 8 Township 23 Osoyoos Division Yale District Plan KAP75116 Except Plans EPP24895 And EPP24897, located at 225 Clifton Rd N from S2RES - Single/Two Unit Residential to S2RESH - Single/Two Unit Residential Hillside as shown Map "A" attached to the report of Community Planning dated July 13, 2015 be considered by Council;

AND THAT Official Community Plan Bylaw Amendment No. OCP15-0012 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of the North East ¼ of Section 5 Township 23 Osoyoos Division Yale District Except Plans 896, B645, KAP69724, EPP24895 AND EPP24897, located (W OF) Union Rd from S2RES- Single/Two Unit Residential to S2RESH - Single/Two Unit Residential Hillside, from the PARK - Major Park & Open Space to S2RESH - Single/Two Unit Residential Hillside, from S2RESH - Single/Two Unit Residential Hillside to PARK - Major Park & Open Space Area, and from S2RES - Single / Two Unit Residential to PARK - Major Park & Open Space Area as shown Map "A" attached to the report of Community Planning dated July 13, 2015 be considered by Council;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the purpose of Section 879 of the Local Government Act, as outlined in the Report of the Community Planning dated July 13, 2015 be considered by Council;

AND THAT Rezoning Application No. Z15-0016 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot D Section 8 Township 23 Osoyoos Division Yale District Plan KAP75116 Except Plans EPP24895 And EPP24897, located at 225 Clifton Rd N from the RM3 - Low Density Multiple Housing to RU2H - Medium Lot Housing Hillside and from the RM3 - Low Density Multiple Housing to the RU4 - Low Density Cluster Housing as shown Map "B" attached to the report of Community Planning dated July 13, 2015 be considered by Council;

AND THAT Rezoning Application No. Z15-0016 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of the North East ¼ of Section 5 Township 23 Osoyoos Division Yale District Except Plans 896, B645, KAP69724, EPP24895 AND EPP24897, located (W OF) Union Rd from RU1H - Large Lot Housing Hillside to RU2H - Medium Lot Housing Hillside, from RU4 - Low Density Cluster Housing to RU2H - Medium Lot Housing Hillside, from P3 -Parks and Open Spaces to RU2H - Medium Lot Housing Hillside, from RU2H - Medium Lot Housing Hillside to RU4 - Low Density Cluster Housing, from RU1H - Large Lot Housing Hillside to P3 -Parks and Open Spaces, and from RU2H - Medium Lot Housing Hillside to P3 -Parks and Open Spaces shown Map "B" attached to the report of Community Planning dated July 13, 2015 be considered by Council;

AND THAT the Official Community Plan Bylaw Amendment and the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

2.0 Purpose

To amend the Official Community Plan Future Land Use Designation and to rezone portions of the subject properties in order to accommodate the development of a single family subdivision.

3.0 Community Planning

This application is requesting approval to amend the OCP future land use designation and rezone portions of the "Forest Edge" Phase of the Wilden neighborhood. The detailed lot configuration and road design has now been created for this phase and this application is intended to align the zoning and OCP designations with the proposed lot layout. The overall proposal is in general accordance with the area structure plan and will result in a net gain in natural open space while reducing site grading.

The bulk of the proposed amendments are seen to be an administrative exercise to reflect the more detailed site development that has resulted in the proposed subdivision layout.

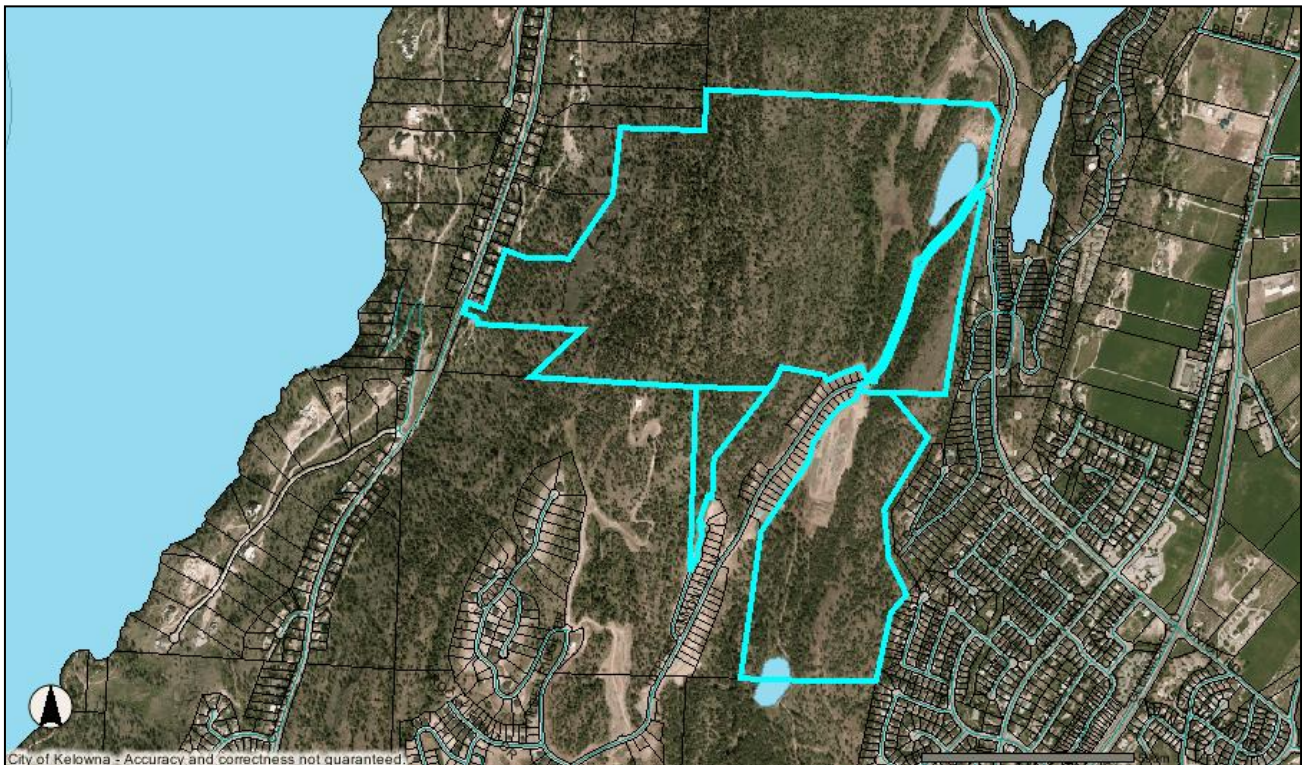
4.0 Proposal

4.1 Project Description

The applicant is proposing to amend the OCP future land use designation and rezone parts of the subject properties required to facilitate the development of the "Forest Edge" Phase of the Wilden development. The proposal is in general accordance with the Glenmore Highlands Area Structure Plan (2000) and Glenmore Highlands Phase 2 rezoning (2003) and will result in a net gain in natural open space while ensuring long term protection of steep terrain.

4.2 Site Context

Subject Properties Map:



The subject property is located at the Northwest of town in a predominantly single family neighbourhood. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM3 - Low Density Multiple Housing	Single Family Housing
East	P3 - Parks and Open Space RU1h - Large Lot Housing (Hillside Area)	Single Family Housing
South	P3 - Parks and Open Space	Single Family Housing
West	P3 - Parks and Open Space RU1h - Large Lot Housing (Hillside Area)	Parks and Single Family Housing

3.0 Current Development Policies

3.1 Kelowna Official Community Plan (OCP)

Future Land Use

Single/Two Unit Residential (S2RES)¹: Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Non residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

Development Process

Compact Urban Form.² 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.

Sensitive Infill.³ Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

Housing Mix.⁴ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

5.0 Technical Comments

Development Engineering Department

Development Engineering comments and requirements regarding this application for an adjustment to the zoning to facilitate the Forest Edge of the Wilden Development (63 RU2H lots) are as follows:

¹ City of Kelowna Official Community Plan - Future Land Use Chapter.

² City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

The proposed rezoning is in general conformance with the Glenmore Highlands Phase 2 Rezoning.

Development Engineering Branch will review and issue for construction drawings and provide servicing requirements when a PLR application is submitted.

Application Chronology

Date of Application Received:	March 27, 2015
Public Notification Received:	June 30, 2015
Referral Comments Received:	June 23, 2015

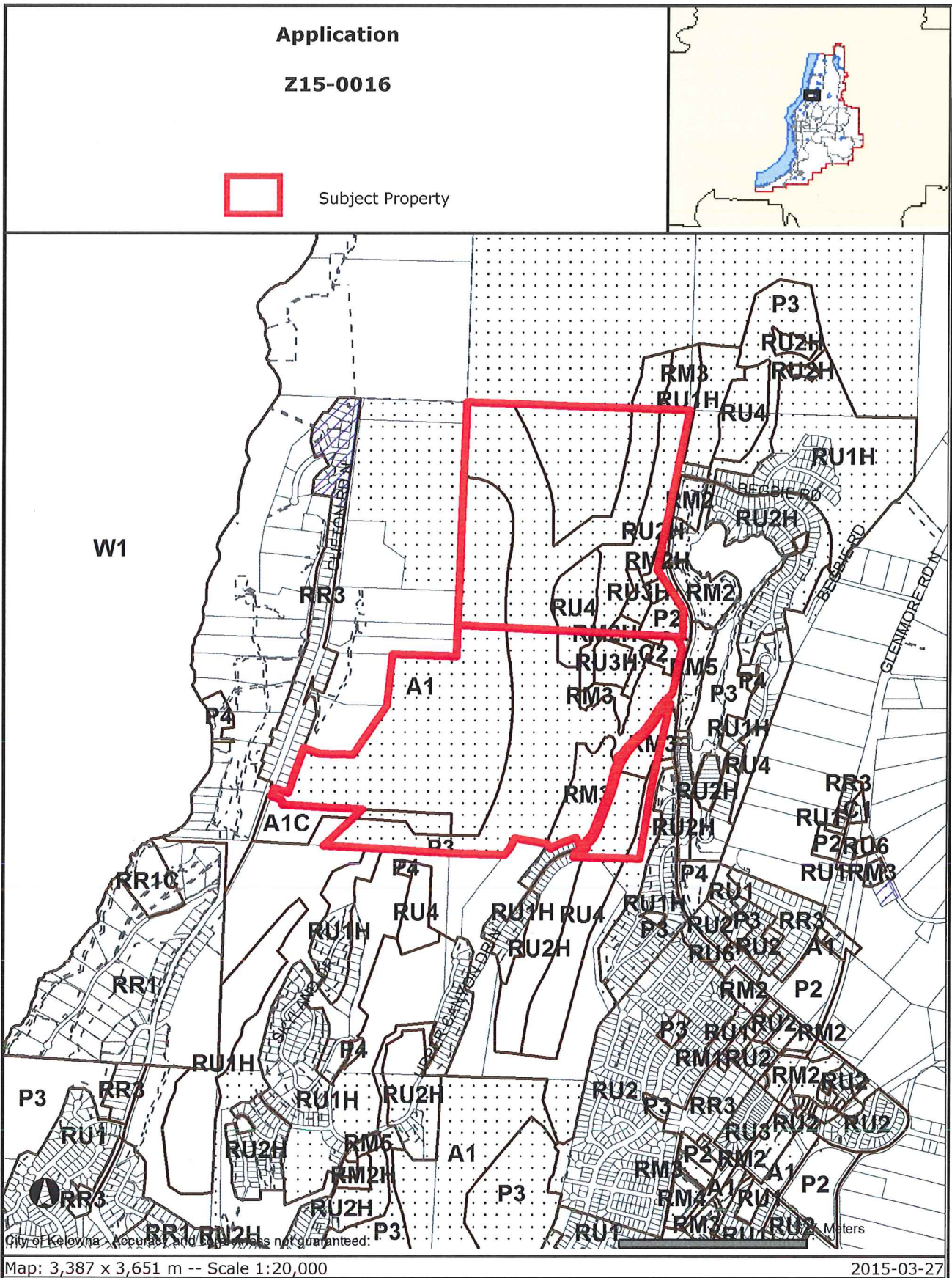
Report prepared by:

Damien Burggraeve, Land Use Planner

Approved for Inclusion: Todd Cashin, Suburban and Rural Planning

Attachments:

- Map A
- Map B
- Subject Property Map
- Subdivision Layout
- Development Engineering Requirements
- Public Consultation



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.

Subject Property Notes:

Amend the OCP for a portion of the subject property from Single/Two Unit Residential (S2RES) to Single/Two Unit Residential - Hillside (S2RESH).

Subject Property Notes:

Amend the OCP for a portion of the subject property from Single/Two Unit Residential (S2RES) to Major Park and Open Space (PARK).





Subject Property Notes:

Amend the OCP for a portion of the Subject Property from Single/Two Unit Residential Hillside (S2RESH) to Major Park and Open Space (PARK).

Subject Properties Notes:

Amend the OCP for portions of the Subject Properties from Major Park and Open Space (PARK) to Single/Two Unit Residential - Hillside (S2RESH).

**MAP "A" OCP AMENDMENT
OCP15-0012**

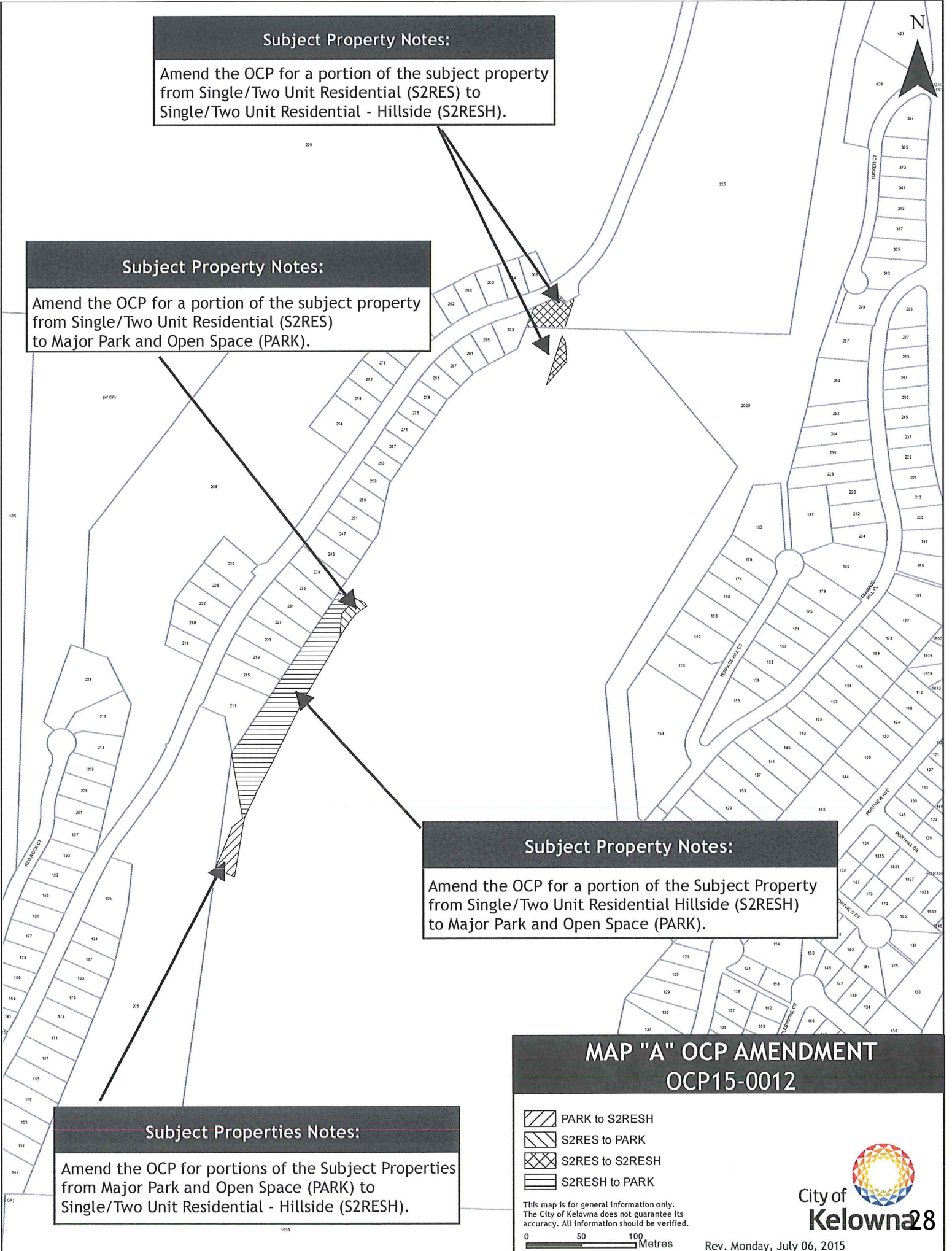
-  PARK to S2RESH
-  S2RES to PARK
-  S2RES to S2RESH
-  S2RESH to PARK

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

0 50 100 Metres



Rev. Monday, July 06, 2015





Subject Property Notes:
 Rezone a portion of the subject property from RM3 Low Density Multiple Housing to RU2h Medium Lot Housing.

Subject Property Notes:
 Rezone a portion of the subject property from RM3 Low Density Multiple Housing to RU4 Low Density Cluster Housing.

Subject Property Notes:
 Rezone a portion of the subject property from RU1h Large Lot Housing to RU2h Medium Lot Housing.

Subject Property Notes:
 Rezone a portion of the subject property from RU4 Low Density Cluster Housing to RU2h Medium Lot Housing.









Subject Property Notes:
 Rezone a portion of the subject property from RU1H Large Lot Housing (Hillside Area) to P3 Parks and Open Space

Subject Property Notes:
 Rezone a portion of the subject property from RU2h Medium Lot Housing to RU4 Low Density Cluster Housing.

Subject Property Notes:
 Rezone a portion of the subject property from RU2h Medium Lot Housing to P3 Parks and Open Space.

Subject Property Notes:
 Rezone a portion of the subject property from P3 Parks and Open Space to RU2h Medium Lot Housing.

MAP "B" PROPOSED ZONING
 File Z15-0016

-  P3 to RU2H
-  RM3 to RU2H
-  RM3 to RU4
-  RU1H to P3
-  RU1H to RU2H
-  RU2H to P3
-  RU2H to RU4
-  RU4 to RU2H

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.





June 29, 2015
(Hand Delivered)

Attn: Property Owner

Re: Proposed Zoning and OCP Amendment at Wilden
City File Z15-0016 & OCP15-0012

As an adjacent land owner, we would like to provide you with information on the current Zoning and Official Community Plan (OCP) Amendment application for a new development area of single family lots at Wilden.

Design Rationale:

Wilden is proposing to develop approximately 63 single family lots in the next development neighbourhood within Phase 2 of Wilden. The approximately 6.0 ha neighbourhood site is located to the east of Upper Canyon Drive (see attached), with all lots proposed for development to be zoned RU2h (Medium Lot Housing - Hillside Area).

Development of single family lots on this site is in keeping with both the OCP and Area Structure Plan for Wilden. Through the detailed planning and servicing design process it was determined that some adjustments to the development area boundaries were desirable to achieved better integration with the existing topography and a reduction in the development footprint. These boundary adjustments necessitated the Zoning and OCP Amendment application.

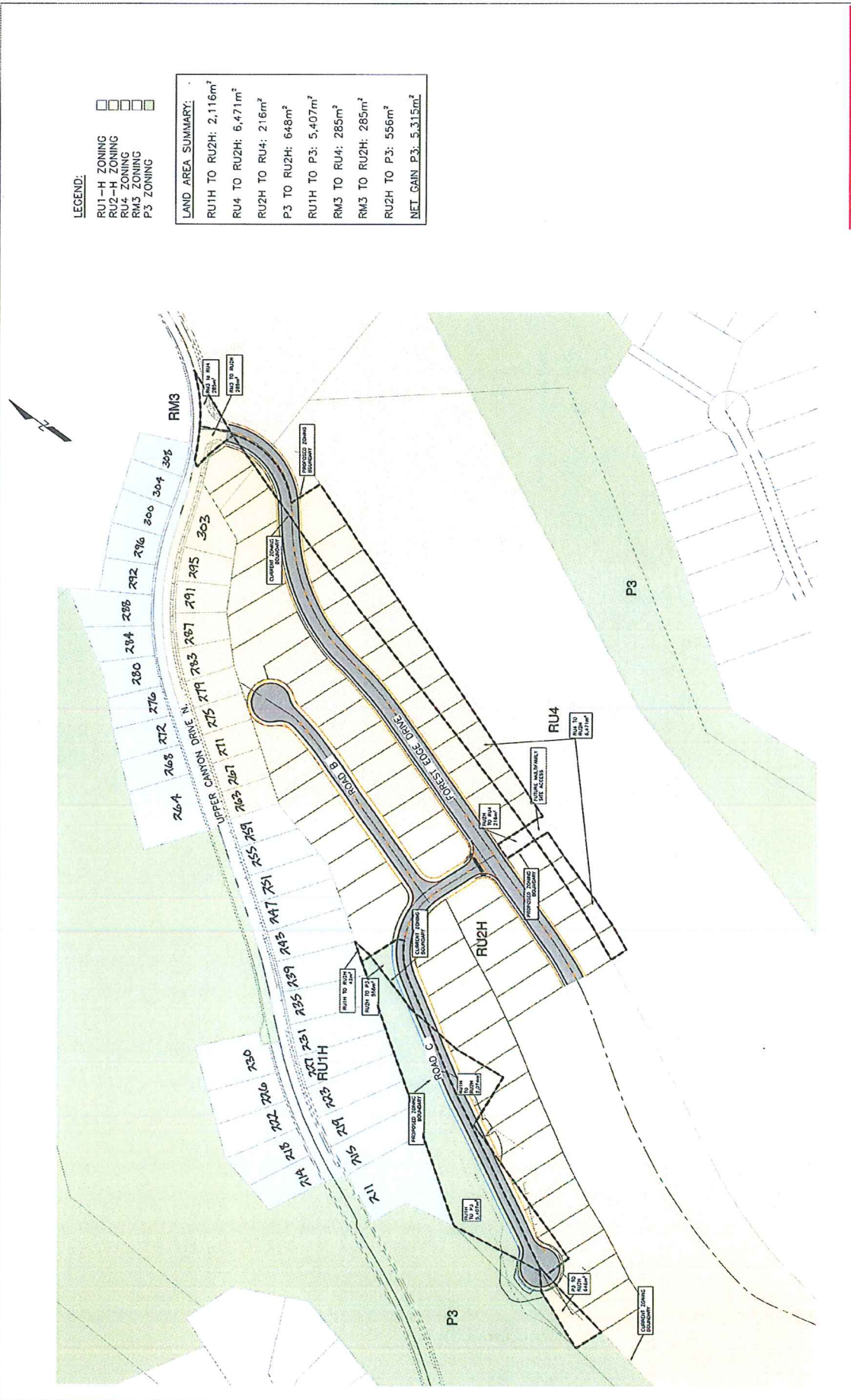
A summary of the proposed changes to the current zoning is as shown and summarized on the Rezoning Site Plan attached for your reference.

Contact Information:

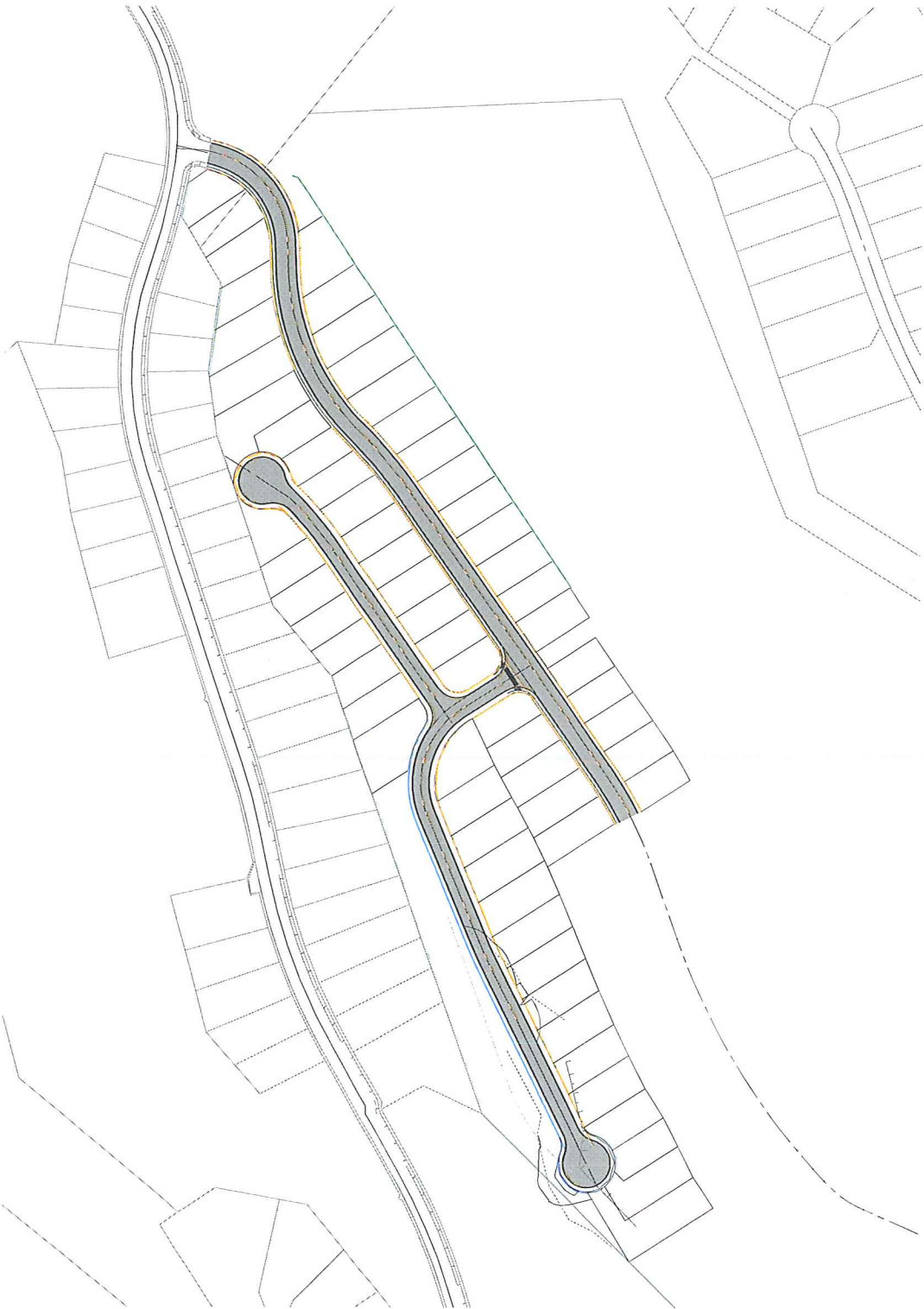
Please contact Wilden or The City of Kelowna if you have any questions or would like to discuss the application further. We would appreciate hearing from you with any comments you may have on this application prior to it being considered by City Council.

Wilden:	City of Kelowna:
Russ Foster	Damien Burggraave, RPP, MCIP
Wilden Project Manager	Planner II / Deputy Approving Officer
Blenk Development Corp.	Subdivision, Agriculture & Environment Dept.
132 Sky Court, Kelowna, BC V1V 3A2	1435 Water Street, Kelowna, BC V1Y 1J4
Phone: 250 762-2325	Phone: 250 469-8473
Email: foster@blenkdev.com	Email: dburggraave@kelowna.ca

Thank-you



ISSUED FOR DEVELOPMENT PERMIT 15-00-01	
THE CITY OF KELOWNA	WSP
DIVISION: MUNICIPAL DRAWING NO: P101 REV NO: 1	PROJECT: WELSH PHASE 2 FOREST EDGE REZONING SITE PLAN SCALE: 1:1000 DATE: JUNE 2015 APPROVED: [Signature] DATE: JUNE 2015
WSP WASHINGTON PLANNING & CONSULTING 1000 W. 10TH ST. SUITE 100 VANCOUVER, BC V6H 2G6 TEL: (604) 273-8800 FAX: (604) 273-8811	PROJECT NO: 15-00-01 SHEET NO: 1 OF 1 DATE: 2015-06-23 SCALE: NOT ACCURATE OVER LONG DISTANCES
NAD 83 REVISION: 0 REVISION: 1 REVISION: 2 REVISION: 3 REVISION: 4 REVISION: 5 REVISION: 6 REVISION: 7 REVISION: 8 REVISION: 9 REVISION: 10 REVISION: 11 REVISION: 12 REVISION: 13 REVISION: 14 REVISION: 15 REVISION: 16 REVISION: 17 REVISION: 18 REVISION: 19 REVISION: 20 REVISION: 21 REVISION: 22 REVISION: 23 REVISION: 24 REVISION: 25 REVISION: 26 REVISION: 27 REVISION: 28 REVISION: 29 REVISION: 30 REVISION: 31 REVISION: 32 REVISION: 33 REVISION: 34 REVISION: 35 REVISION: 36 REVISION: 37 REVISION: 38 REVISION: 39 REVISION: 40 REVISION: 41 REVISION: 42 REVISION: 43 REVISION: 44 REVISION: 45 REVISION: 46 REVISION: 47 REVISION: 48 REVISION: 49 REVISION: 50 REVISION: 51 REVISION: 52 REVISION: 53 REVISION: 54 REVISION: 55 REVISION: 56 REVISION: 57 REVISION: 58 REVISION: 59 REVISION: 60 REVISION: 61 REVISION: 62 REVISION: 63 REVISION: 64 REVISION: 65 REVISION: 66 REVISION: 67 REVISION: 68 REVISION: 69 REVISION: 70 REVISION: 71 REVISION: 72 REVISION: 73 REVISION: 74 REVISION: 75 REVISION: 76 REVISION: 77 REVISION: 78 REVISION: 79 REVISION: 80 REVISION: 81 REVISION: 82 REVISION: 83 REVISION: 84 REVISION: 85 REVISION: 86 REVISION: 87 REVISION: 88 REVISION: 89 REVISION: 90 REVISION: 91 REVISION: 92 REVISION: 93 REVISION: 94 REVISION: 95 REVISION: 96 REVISION: 97 REVISION: 98 REVISION: 99 REVISION: 100	REVISION: 1 REVISION: 2 REVISION: 3 REVISION: 4 REVISION: 5 REVISION: 6 REVISION: 7 REVISION: 8 REVISION: 9 REVISION: 10 REVISION: 11 REVISION: 12 REVISION: 13 REVISION: 14 REVISION: 15 REVISION: 16 REVISION: 17 REVISION: 18 REVISION: 19 REVISION: 20 REVISION: 21 REVISION: 22 REVISION: 23 REVISION: 24 REVISION: 25 REVISION: 26 REVISION: 27 REVISION: 28 REVISION: 29 REVISION: 30 REVISION: 31 REVISION: 32 REVISION: 33 REVISION: 34 REVISION: 35 REVISION: 36 REVISION: 37 REVISION: 38 REVISION: 39 REVISION: 40 REVISION: 41 REVISION: 42 REVISION: 43 REVISION: 44 REVISION: 45 REVISION: 46 REVISION: 47 REVISION: 48 REVISION: 49 REVISION: 50 REVISION: 51 REVISION: 52 REVISION: 53 REVISION: 54 REVISION: 55 REVISION: 56 REVISION: 57 REVISION: 58 REVISION: 59 REVISION: 60 REVISION: 61 REVISION: 62 REVISION: 63 REVISION: 64 REVISION: 65 REVISION: 66 REVISION: 67 REVISION: 68 REVISION: 69 REVISION: 70 REVISION: 71 REVISION: 72 REVISION: 73 REVISION: 74 REVISION: 75 REVISION: 76 REVISION: 77 REVISION: 78 REVISION: 79 REVISION: 80 REVISION: 81 REVISION: 82 REVISION: 83 REVISION: 84 REVISION: 85 REVISION: 86 REVISION: 87 REVISION: 88 REVISION: 89 REVISION: 90 REVISION: 91 REVISION: 92 REVISION: 93 REVISION: 94 REVISION: 95 REVISION: 96 REVISION: 97 REVISION: 98 REVISION: 99 REVISION: 100



ISSUED FOR DEVELOPMENT PERMIT 15-08-01

THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION
MUNICIPAL

REK DEVELOPMENT CORP. (RDC)
WILDEN PHASE 2F FOREST EDGE
REZONING SITE PLAN

DATE: BR DESIGN DR
APPROVED: M.H. DATE: JUNE 2015
SCALE: NOT ACCURATE OVER LONG DISTANCES

WSP
ENGINEERING & PLANNING - KEDWARDS
1000 W. 15TH ST. SUITE 100
KELOWNA, BC V1Y 9S4
TEL: (250) 868-3311 FAX: (250) 868-3311

NO.	DATE	BY	REVISION
1	2015-06-23	BR	ISSUED FOR DEVELOPMENT PERMIT
0	2015-02-23	BR	ISSUED FOR DEVELOPMENT PERMIT

NAD 83
INSERTION BASE POINT - 0, 0, 0
Locations and corners of existing utilities, structures, trees, etc. are not guaranteed to be correct. The City of Kelowna does not warrant the accuracy of the information provided in this plan. The City of Kelowna does not warrant the accuracy of the information provided in this plan. The City of Kelowna does not warrant the accuracy of the information provided in this plan.

LEGEND

MANHOLE	□	MANHOLE	□
POLE	●	POLE	●
PAVED ROADS	—	PAVED ROADS	—
LAMP STANDARD	□	LAMP STANDARD	□
CATCH BASIN	□	CATCH BASIN	□
UTILITY	—	UTILITY	—
TREES	○	TREES	○
UTILITY MONUMENT	○	UTILITY MONUMENT	○

CITY OF KELOWNA
MEMORANDUM

Date: April 29, 2015
File No.: Z15-0016
To: Planner II, Land Use Management (DB)
From: Development Engineering Manager
Subject: 225 Clifton Rd N Forest Edge Wilden Phase 2F

Development Engineering comments and requirements regarding this application for minor adjustments to the zoning boundaries to facilitate the Phase 2F Wilden Development are as follows:

The proposed rezoning is in general conformance with the Glenmore Highlands Phase 2 Rezoning.

Development Engineering Branch will review and issue for construction drawings and provide servicing requirements when a PLR application is submitted.

Steve Muenz, P.Eng.
Development Engineering Manager

JF