

City of Kelowna Public Hearing REVISED AGENDA



Tuesday, April 1, 2014
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 reason-able 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 March 21, 2014 (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 Bylaw No. 10918 (Z13-0042) - 3112 Watt Road, Ian & Marguerite Sissett 5 - 37

To consider a proposal to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone. in order to permit the conversion of an existing accessory building into a carriage house.

- 3.2 WITHDRAWN BY STAFF - Bylaw No. 10924 (OCP13-0021) - Thomson Flats, Melcor Development Ltd. 38 - 52

To amend the Area Structure Plan in the Official Community Plan Bylaw No. 10500.

- 3.3 Bylaw No. 10930 (Z14-0007) - 375 Gibson Road, Robert Holden 53 - 85

To consider a proposal to rezone the subject property from the A1 - Agriculture 1 zone to the A1t - Agriculture 1 with Agri-Tourist Accommodation Zone.

- 3.4 Bylaw No. 10929 (OCP14-0003) and Bylaw No. 10931 (Z14-0004) - 103 Clifton Road N, 145 Clifton Road, 185 Clifton Road N, and (E of) Upper Canyon Drive, Glenwest Properties Ltd. 86 - 101

To amend the Official Community Plan in order to change the future land use designations of part of the subject properties in order to accommodate the development of a single-family subdivision and to rezone portions of the subject properties from the P3 - Parks and Open Space, RU1H - Large Lot Housing (Hillside Area) and RR1 - Rural Residential 1 zones to the RU1H - Large Lot Housing (Hillside Area) and P3 - Parks & Open Space zones 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 resrepresentation (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: March 3, 2014
RIM No. 1250-30
To: City Manager
From: Urban Planning, Community Planning & Real Estate (JM)
Application: Z13-0042 **Owners:** Ian & Marguerite Sisett
Address: 3112 Watt Road **Applicant:** Ian Sisett
Subject: Rezoning Application
Existing OCP Designation: S2RES - Single / Two Unit Residential
PARK - Major Park and Open Space
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: RU1c - Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z13-0042 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9, District Lot 14, ODYD, plan 6069, located on 3112 Watt Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone be, considered by Council;

AND THAT 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 in conjunction with Council's consideration of a Development Variance Permit for the subject property.

2.0 Purpose

To consider a proposal to rezone the subject property in order to permit the conversion of an existing accessory building into a carriage house.

3.0 Urban Planning Department

Urban Planning staff are supportive of the proposed land use change to permit a carriage house on the subject property. Sensitive infill and densification in established urban neighbourhoods is supported by policy direction in the Official Community Plan, and the lot can accommodate the private open space and parking demands of the carriage house.

However, the proposal also triggers a variance to the maximum height of a carriage house. Staff do have some concerns over the proposed variance. The overall height of the building and the number of second storey windows may increase the potential for privacy impacts on adjoining properties, and the magnitude of the variance (37.7%) is substantial. Should Council support the

land use, the merits of the Development Variance Permit request will be considered by Council alongside final adoption of zoning.

4.0 Proposal

4.1 Background

In 2012, the applicant requested and received three variances in order to permit a second storey to be constructed over a previously existing single storey structure (DVP12-0032), whose siting was illegal. At that time, staff recommended against the proposal, and there were several concerns raised by neighbouring residents. The proponent previously made application to develop a carriage house in 2009, but subsequently withdrew the application.

In accordance with Council Policy No. 367, the applicant has conducted Neighbour Consultation to provide an early opportunity for dialogue about a project between the proponent and surrounding residents. Of the 16 properties consulted, 9 were in support of the proposal, 1 was opposed, and 7 did not provide a response. Two properties within the required 50m radius were not consulted, as the applicant felt that their interests would be unaffected by the proposal. Staff also received a letter from the one land owner in opposition noting as justification that the carriage house may present privacy challenges, that it sets a precedent for over-height carriage houses, that it may trigger the proliferation of carriage houses on Watt Road, and that such development can contribute to noise problems.

4.2 Project Description

The applicant is proposing to convert the upper level of an existing accessory building into a carriage house. The main level of the accessory building is currently occupied by a two car garage exiting directly onto Watt Road, and a games room of approximately 32m² in area. The upper level is approximately 45.3 m² in area and is currently used as a storage area. Once converted, the upper level would contain a one bedroom dwelling accessed from the top of a common staircase into the accessory building.

Landscaped private open space is accessible to the carriage house on the north and east sides of the building. Ample parking is provided for the use in the existing driveway.

No changes to the exterior of the building are proposed as part of this application. Nevertheless, a Development Permit is required to evaluate the form and character of the proposal and will be executed at a staff level. Despite previous variances required to legalize the siting and size of the accessory building, an additional variance is required to permit a carriage house in excess of 4.5 m in height.

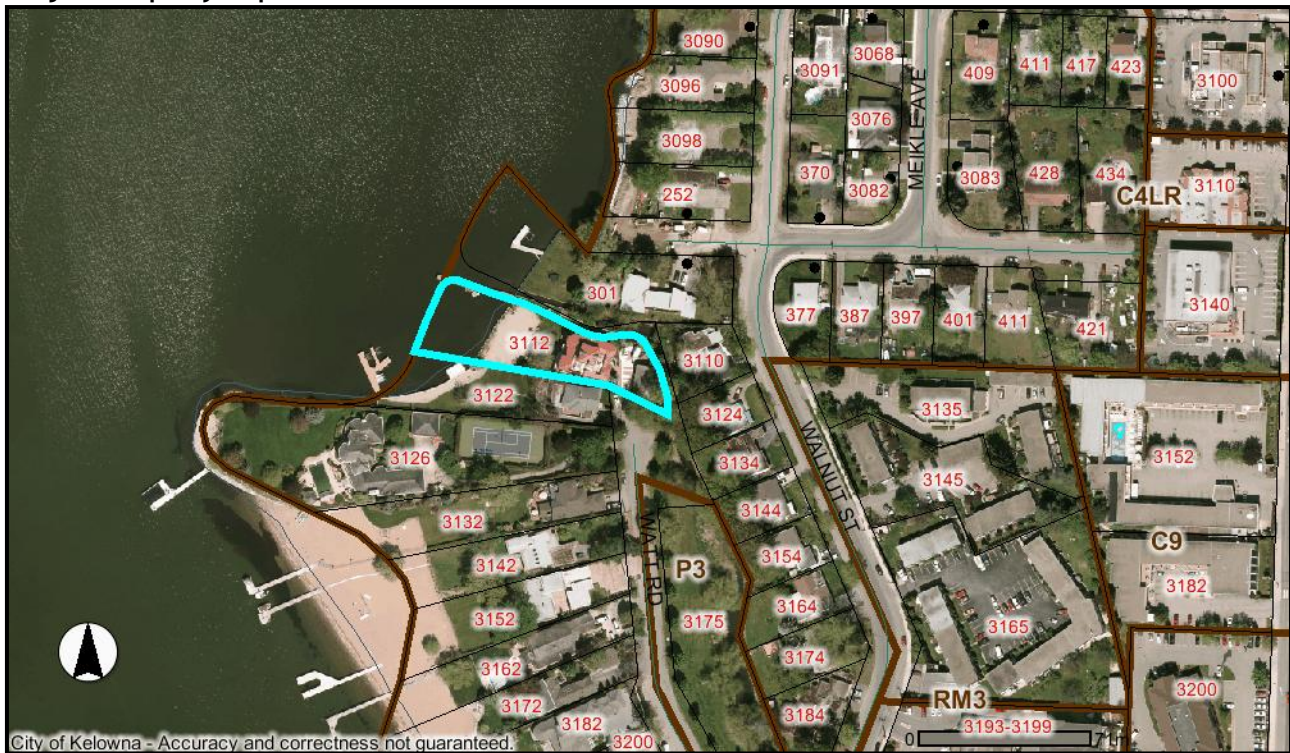
4.3 Site Context

The subject property is approximately 0.25ha in area and is situated at the northern terminus of Watt Road. The parcel fronts Okanagan Lake at the south side of the mouth of Fascieux Creek, and presently contains a principal dwelling and an accessory building. Development surrounding the parcel consists principally of low density single family residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Fascieux Creek, Low Density Residential
East	RU1 - Large Lot Housing	Fascieux Creek, Low Density Residential
South	RU1 - Large Lot Housing	Low Density Residential
West	Okanagan Lake	Okanagan Lake

Subject Property Map: 3112 Watt Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	2,547 m ²
Lot Width	16.5 m	Approx. 20.0 m
Lot Depth	30.0 m	Approx. 98.0 m
Development Regulations (Principal Dwelling)		
Height	Lesser of 9.5m or 2 ½ storeys	2 ½ storeys
Floor Area	-	Approx. 530 m ²
Development Regulations (Carriage House)		
Height	4.5 m	6.2 m ^①
Front Yard (east)	18.0 m	3.4 m*
Side Yard (south)	1.0 m	1.08 m
Side Yard (north)	1.0 m	exceeds
Rear Yard (west)	1.5 m	exceeds
Site Coverage (bldgs)	40%	16%
Site Coverage (bldgs & parking)	50%	21%
Other Regulations		
Minimum Parking Requirements	3	exceeds
Lot Coverage	Lesser of 14% or 90 m ²	102 m ² *
Private Open Space	30 m ²	exceeds
Building Separation	4.5 m	exceeds
^① Variance to the maximum height of a carriage house from 4.5 m permitted to 6.2 m proposed. * Varied as per Development Variance Permit No. DVP12-0032.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Policy 5.2.3 Complete Suburbs.¹ Support a mix of uses within Kelowna's suburbs (see Map 5.1 - Urban Core Area), in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

Policy 5.22.6 Sensitive Infill² 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.

Policy 5.22.7 Healthy Communities³ Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- 2) Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- 3) Range hood above the stove and the washroom to vent separately to the exterior of the building. The size of the penetration for this duct thru a fire separation is restricted by BCBC 06, so provide size of ducts and fire separation details at time of Building Permit Applications.
- 4) A fire rated exit stairwell is required from the suite to the exterior c/w fire rated doors that open into the stairwell and a fire rating on the bottom of the stairs. Please provide these details on the building permit drawing sets.
- 5) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

See attached Memorandum, dated December 17, 2013.

6.3 RCMP

The RCMP have no comments regarding this application.

¹ Official Community Plan Objective 5.2 Community Sustainability

² Official Community Plan Objective 5.22 Residential Land Use Policies.

⁴ Official Community Plan Objective 5.22 Residential Land Use Policies.

6.4 Fire Department

Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met. Additional visible address is required from Watt Rd.

6.5 Interior Health Authority

There are primary distribution facilities within Watt Rd. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.

6.6 Interior Health Authority

Interests are unaffected.

6.7 Shaw Cable

Shaw Cable approves proposed rezoning application at 3112 Watt Road.

Owner/developer to supply and install an underground conduit system per Shaw Cable drawings and specifications.

6.8 Telus

TELUS has no comment regarding this application.

7.0 Application

Date of Application Received: November 15, 2013

Neighbour Consultation: January 25, 2014

Additional Information Received: February 18, 2014

Report prepared by:

James Moore, Planner II

Reviewed by:

☐

Ryan Smith, Urban Planning Manager

Approved for Inclusion

☐

D. Gilchrist, Div. Director, Community Planning & Real Estate

Attachments:

Subject Property Map (1 page)

Site Plan/Landscape Plan (1 page)

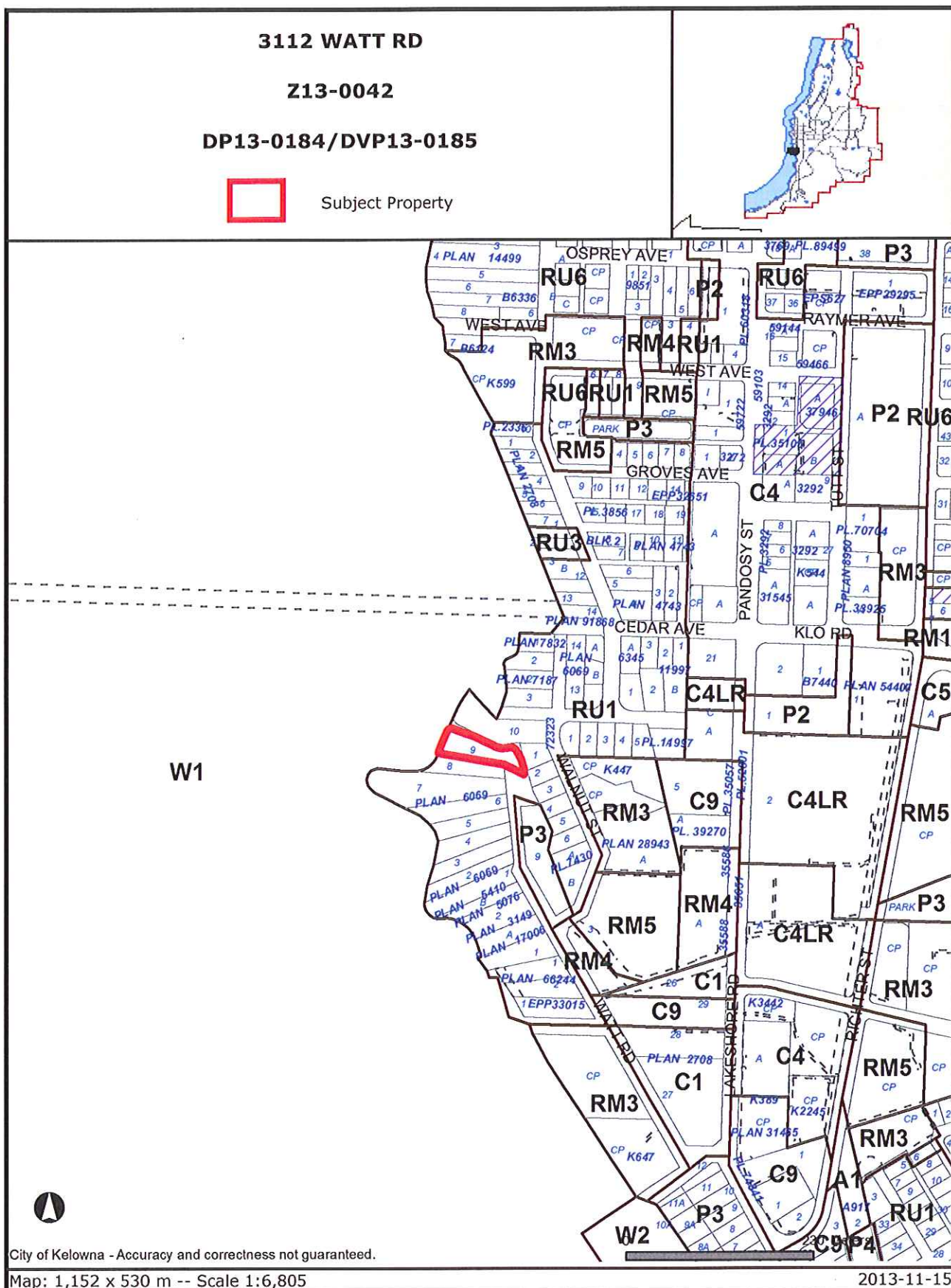
Elevations (1 page)

Floor Plans (2 pages)

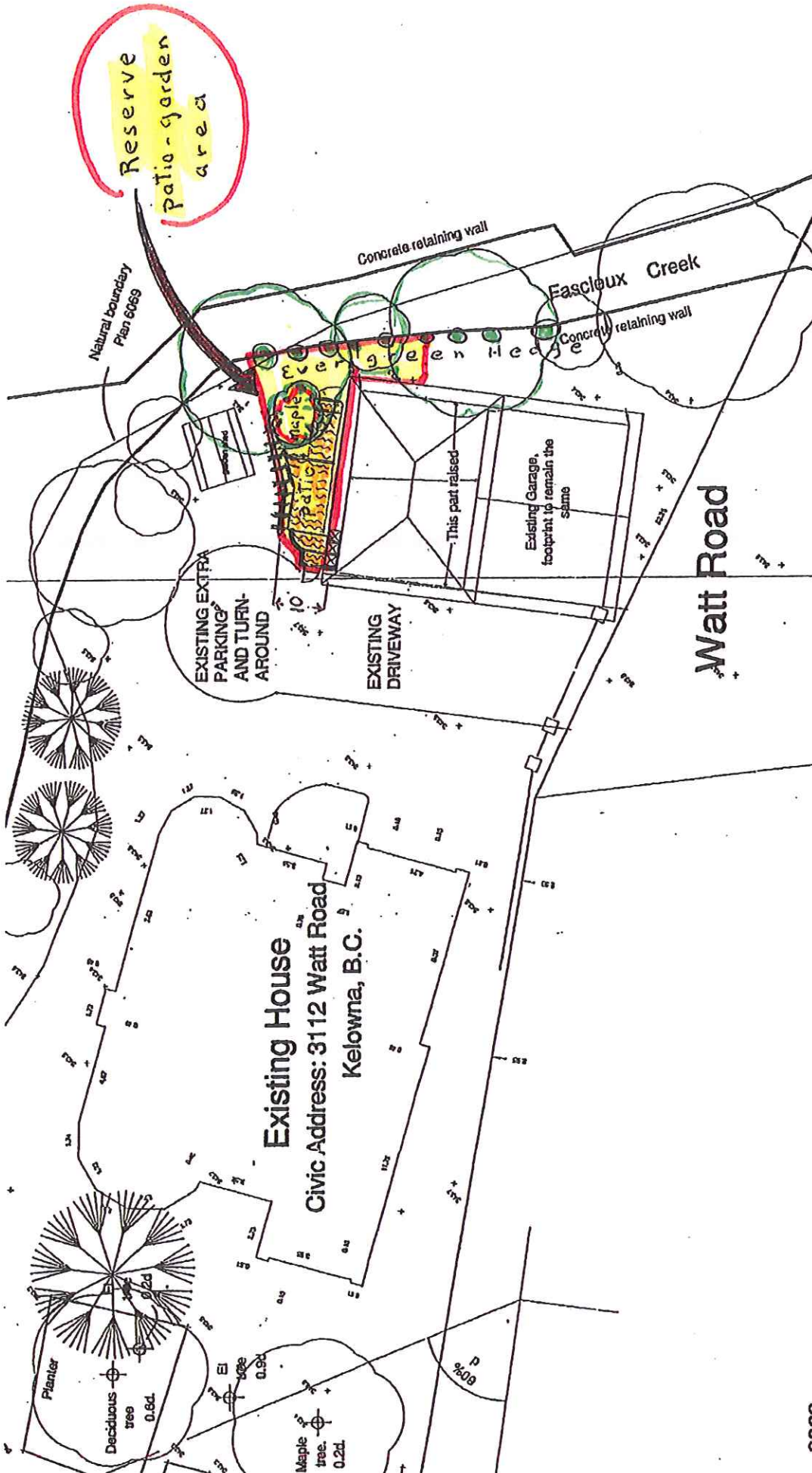
Applicant's Site Photos (7 pages)

Applicant's Evidence of Consultation (14 pages)

Development Engineering Memorandum, dated December 17, 2013 (1 page)



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.



DRAWN BY Martin Weninger	DATE April 15, 2006	SHEET NO. 1
	SCALE 1/16"=1'-0"	
Unit# 103-200 Dougal Road North, Kelowna, BC V1X 3K5 Tel: (250) 765-6898 Fax: (250) 765-6078		



Unit# 103-200
Dougal Road North, Kelowna, BC V1X 3K5
Tel: (250) 765-6898 Fax: (250) 765-6078

SCALE:

1/4" = 1'-0"

DRAWN BY
Marian Manning

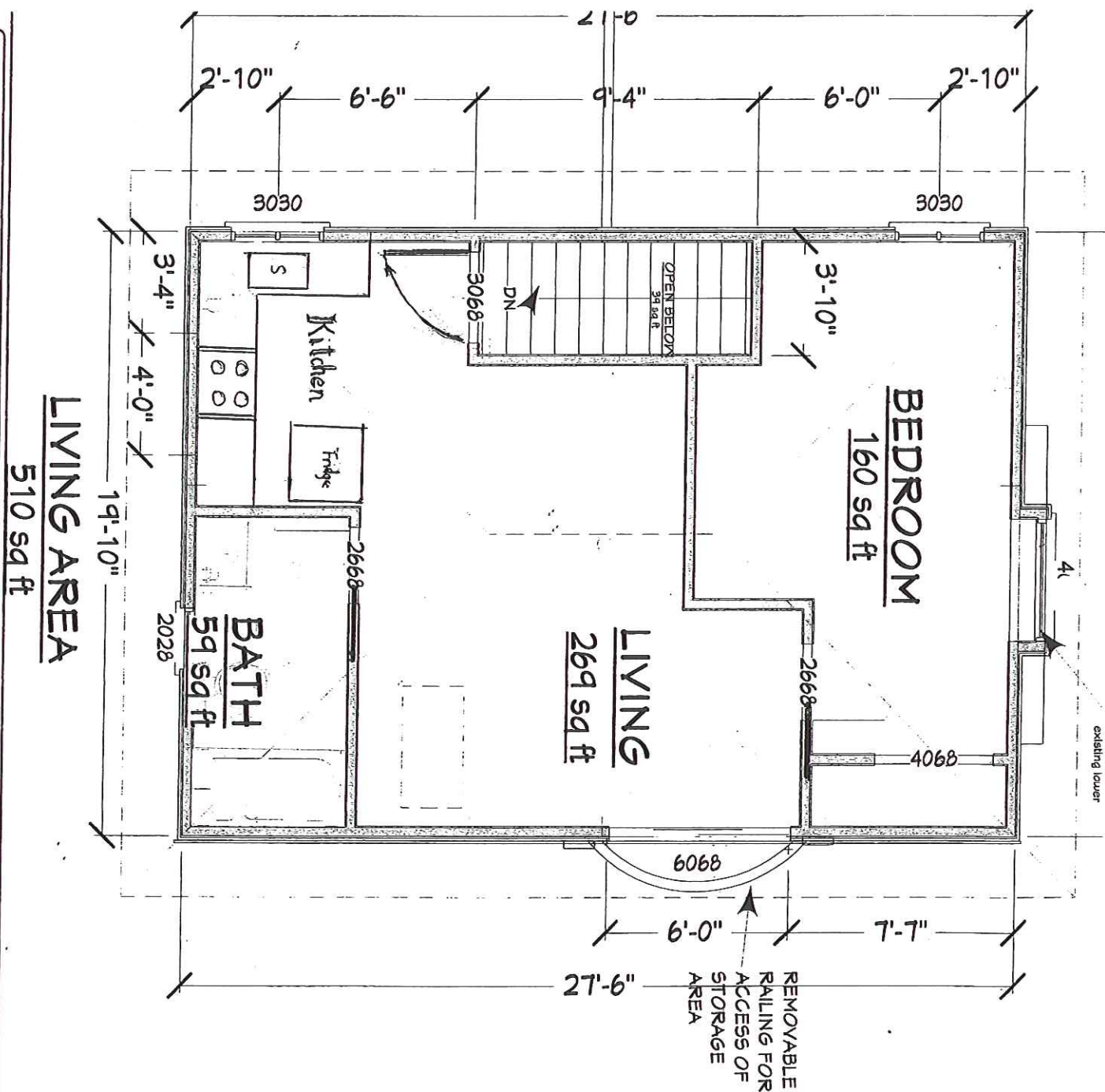
DATE
December 2010

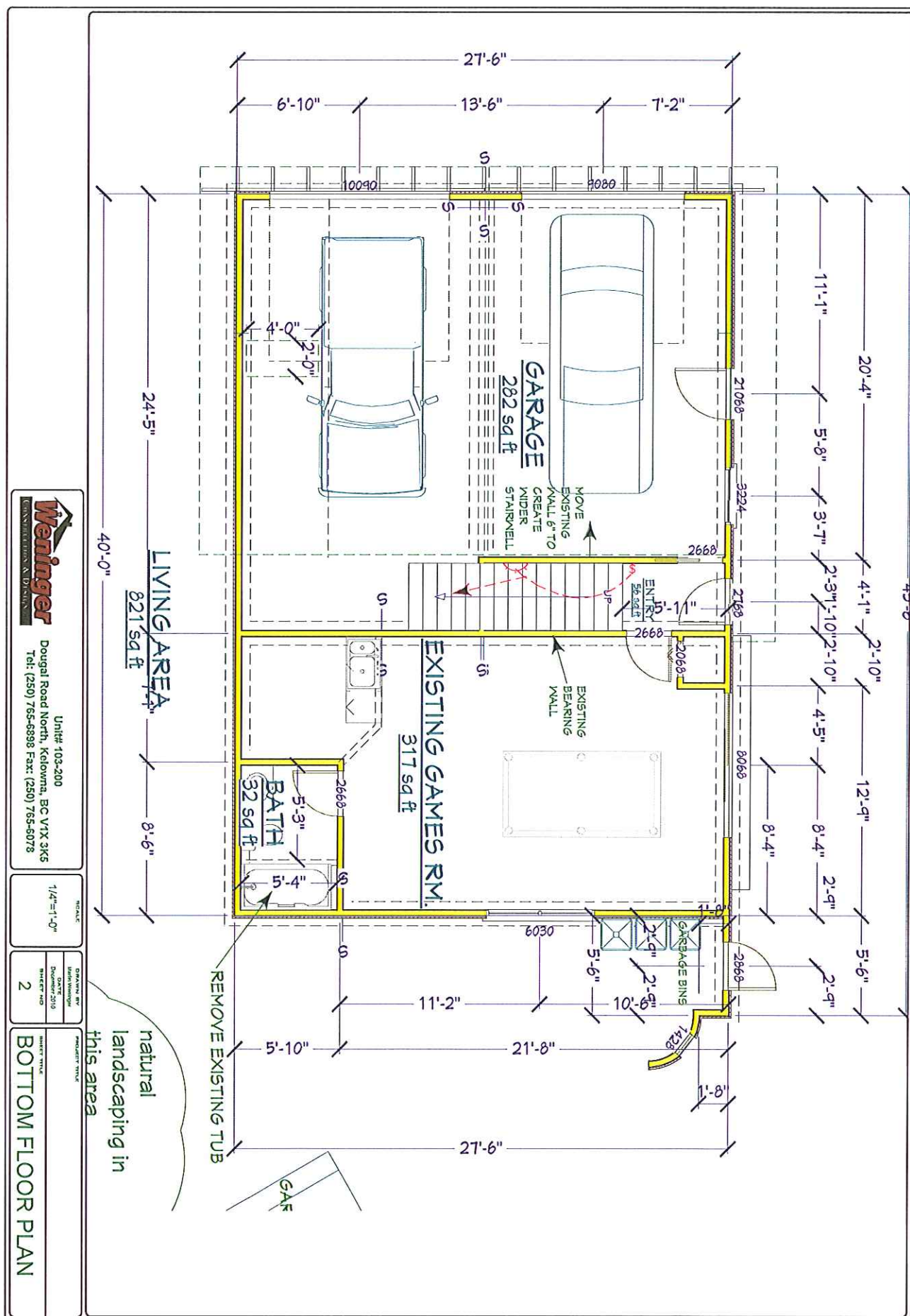
3

PROJECT TITLE

SHEET TITLE

TOP FLOOR PLAN







Carriage House Application

3112 Watt Road

City of Kelowna



ORIGINAL 1987



STUCCO 2010



RAISED ROOF CONST.



PATIO GARDEN CONST.



GARAGE

View - Watt Rd.



HOUSE

View - Driveway



DRIVEWAY - GARAGE

View - Watt Rd

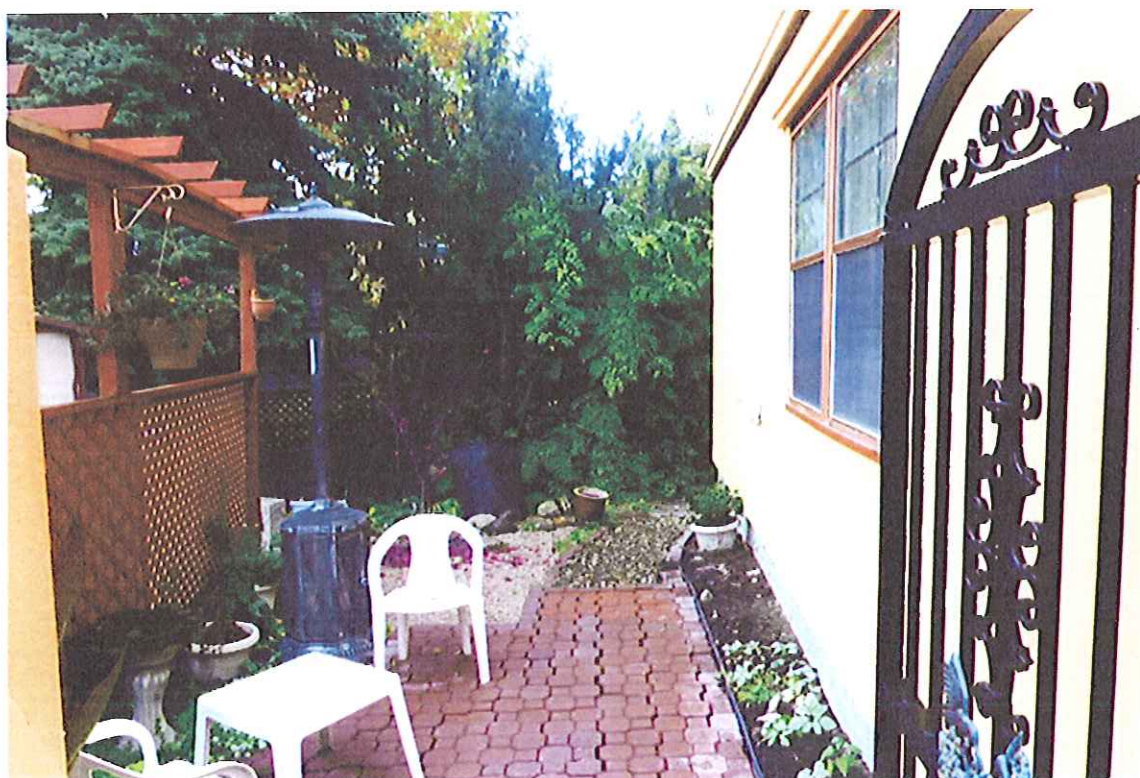


DRIVEWAY - GARAGE

North looking South



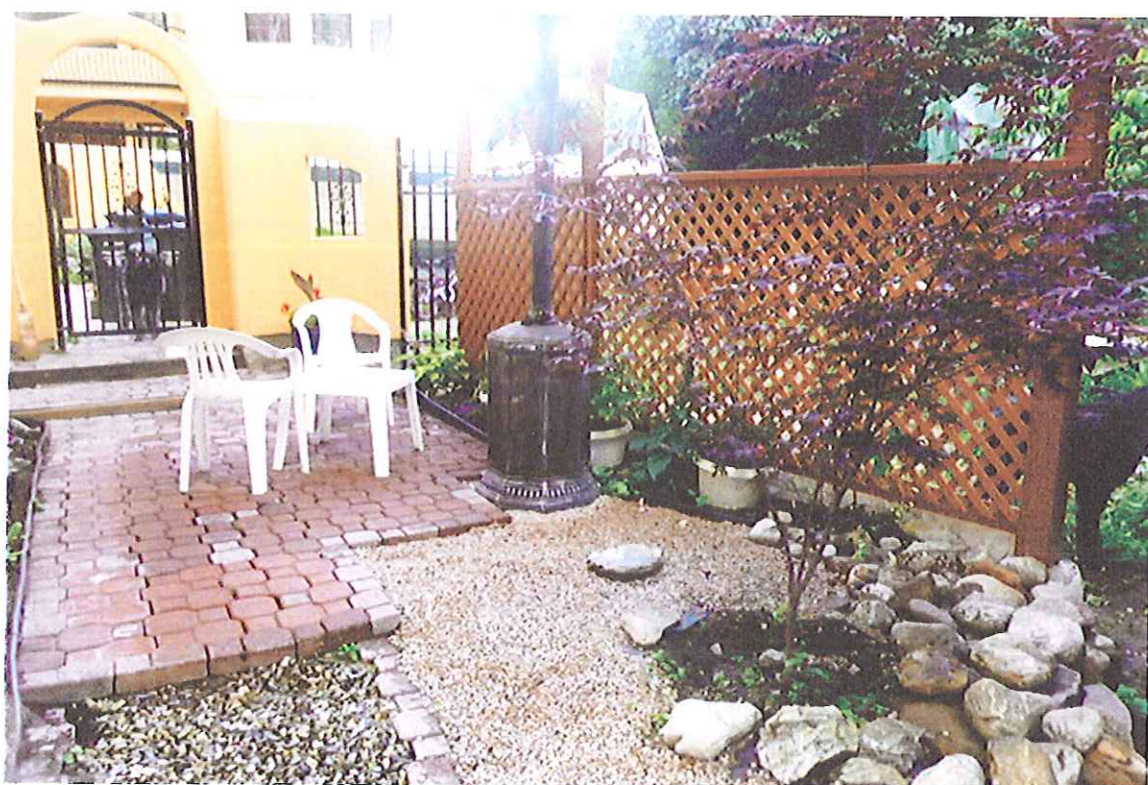
NORTH WALL - Patio fence



PATIO AREA



GARAGE - Creekside east wall.



Reserve Patio Garden portion

Contact list			Response		
Neighbours on Watt Road		Mail Contact date	Support	Opposed	no response
Paul Lee	3122 Watt Road	Jan 25/14			<u>?</u>
	#15 Blue Ridge Place				
	N.W. Calgary, Alberta				
Barry & Carol Johnson	3124 Watt Road		<u>X</u>		
Michael & Michele Neill	3132 Watt Road		<u>X</u>		
Mike & Linda Currie-West	3142 Watt Road				<u>?</u>
Rob & Lori McFarlane	3152 Watt Road		<u>X</u>		
Dr. & Mrs. Manley	3162 Watt Road			<u>X</u>	<u>X</u>
Peter & Jan Woolsey	3172 Watt Road		<u>X</u>		
Dr. Adrian Bak/Sandy Baker	3182 Watt Road				<u>?</u>
Terry Gold	3200 Watt Road		<u>X</u>		
Julie Braaten	3206 Watt Road		<u>X</u>		
Paula Scutt	3214 Watt Road		<u>X</u>		
Tom Treadgold	3274 Watt Road				<u>?</u>
Albert Weisstock	3255 Watt Road		<u>X</u>		
Ian & Caroline Pooley	3110 Walnut	Jan 23/14	<u>X</u>		
Warwick Shaw & Jane Hatch	3124 Walnut	Jan 25/14			<u>?</u>
James Walasko	301 Miekle Avenue	Jan 25/14			<u>?</u>
	329 Douglas Dale Point S.E.				
	Calgary, Alberta T2Z 3A3				

Re: Carriage House Proposal - Watt Road

From: **BILL SCUTT** (billscutt@shaw.ca)

Sent: January-29-14 11:39:12 AM

To: msisett@hotmail.com

My mother Paula Scutt and I fully support your application for a carriage house at 3112 Watt Rd. We are away in California right now, but are happy to sign your application when we return, if so required.

From: Marguerite Sisett

Sent: Saturday, January 25, 2014 4:09 PM

To: billscutt@shaw.ca

Reply To: Marguerite Sisett

Subject: Carriage House Proposal - Watt Road

As per our conversation

Cheers Ian

January 17, 2014

Julie Braaten

3206 Watt Road

Kelowna, B.C.

Re: Carriage House Proposal 3112 Watt Road, Kelowna.

As owners of 3112 Watt Road, we are seeking rezoning with the City of Kelowna to allow existing garage attached space of Approximately 480 sq. feet for carriage house usage.

We generally seek extension of our rights of use and enjoyment of the premises. Also, recent property damage events have alerted us to the need for fuller security measures. We would very much appreciate your support in this application. A copy of this letter is enclosed together with a stamped return addressed envelope. We invite your early response.

If you have any questions, we welcome your call at 250 762-3211

Yours truly

Ian and Marguerite Sisett

Reply to Mr. & Mrs. Sisett – comments below

I, Julie Braaten confirm that I support this application.

Signed

Julie Braaten

Print name(s):

Julie Braaten

January ²⁶ 17, 2014

Dr. & Mrs. Manley

3162 Watt Road

Kelowna, B.C.

Re: Carriage House Proposal 3112 Watt Road, Kelowna.

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Yours truly

Ian and Marguerite Sisett

Reply to Mr. & Mrs. Sisett – comments below

Feb 2, 2014

Dear Marguerite and Ian:

After looking into the matter and after much discussion, Manley and I have decided we are not in favor of a carriage house. We are in full support, however, if you choose to have someone house-sit while you are away for security purposes. It was very nice talking with you last week Ian. Kind Regards,

Signed Joanne Manley. Print name(s): Joanne + Manley March

January 17, 2014

Carol and Barry Johnson

3124 Watt Road

Kelowna, B.C.

Re: Carriage House Proposal 3112 Watt Road, Kelowna.

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Yours truly

Ian and Marguerite Sisett

Reply to Mr. & Mrs. Sisett - comments below

Subject to providing adequate OFF STREET parking
Signed *Carol Johnson* Print name(s): *CAROL JOHNSON*

January 17, 2014

Michelle & Michael Neill

3132 Watt Road

Kelowna, B.C.

Re: Carriage House Proposal 3112 Watt Road, Kelowna.

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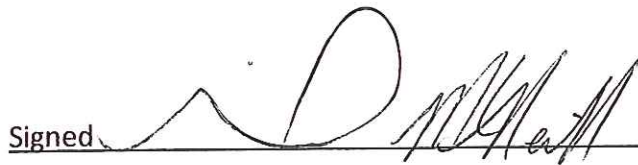
Ian and Marguerite Sisett



Reply to Mr. & Mrs. Sisett – comments below

SUPPORT

Signed



Print name(s):

MICHAEL & MICHELE NEILL

January 17, 2014

Lori & Rob McFarlane

3152 Watt Road

Kelowna, B.C.

Re: Carriage House Proposal 3112 Watt Road, Kelowna.

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Yours truly

Ian and Marguerite Sisett

Reply to Mr. & Mrs. Sisett – comments below

Signed



Print name(s): Rob + Lori McFarlane

January 17, 2014

Jan & Peter Woolsey

3172 Watt Road

Kelowna, B.C.

Re: Carriage House Proposal 3112 Watt Road, Kelowna.

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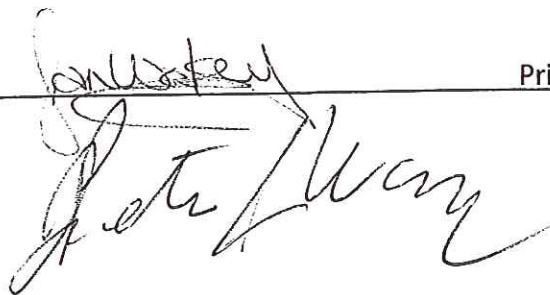
Ian and Marguerite Sisett

Reply to Mr. & Mrs. Sisett – comments below

S U P P L E M E N T

Signed

Print name(s): Ian & Peter Woolsey



January 17, 2014

Terry Gold
3200 Watt Road
Kelowna, B.C.

Re: Carriage House Proposal 3112 Watt Road, Kelowna.

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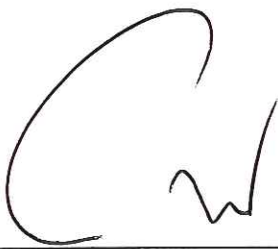
Ian and Marguerite Sisett



Reply to Mr. & Mrs. Sisett – comments below

SUPPORT

Signed



Print name(s):

TERRY GOLD

JAN 25, 2014

Re: Carriage House Proposal - Watt Road

From: **BILL SCUTT** (billscutt@shaw.ca)

Sent: January-29-14 11:39:12 AM

To: msisett@hotmail.com

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Sent: Saturday, January 25, 2014 4:09 PM

To: billscutt@shaw.ca

Reply To: Marguerite Sisett

Subject: Carriage House Proposal - Watt Road

As per our conversation

Cheers Ian

January 17, 2014

Albert Weisstock

3255 Watt Road

Kelowna, B.C.

Re: Carriage House Proposal 3112 Watt Road, Kelowna.

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Yours truly

Ian and Marguerite Sisett



Reply to Mr. & Mrs. Sisett – comments below

*I have no objections to this application
for change of use*

Signed



Print name(s):

ALBERT WEISSTOCK
% WITMAR HOLDINGS LTD.



Mr James Malasko
329 Douglas Dale Point S.E.
Calgary, Alberta
T2Z 3A3

Sent Jan 25/19

January 17, 2014

Mr. James Walasko

329 Douglas Sale Point S.E.

Calgary, Alberta

T2Z 3A3

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Yours truly

Ian and Marguerite Sisett

Reply to Mr. & Mrs. Sisett – comments below

Signed _____

Print name(s): _____

January 17, 2014

Caroline & Ian Pooley

3110 Walnut Road,

Kelowna, B.C.

Re: Carriage House Proposal 3112 Watt Road, Kelowna.

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Ian and Marguerite Sisett

Reply to Mr. & Mrs. Sisett – comments below

SUPPORT

Signed

Ian Pooley

Print name(s):

IAN POOLEY

January 17, 2014

The Occupant

3124 Walnut Road

Kelowna, B.C.

Re: Carriage House Proposal 3112 Watt Road, Kelowna.

As owners of 3112 Watt Road, we are seeking rezoning with the City of Kelowna to allow existing garage attached space of Approximately 480 sq. feet for carriage house usage.

We generally seek extension of our rights of use and enjoyment of the premises. Also, recent property damage events have alerted us to the need for fuller security measures. We would very much appreciate your support in this application. A copy of this letter is enclosed together with a stamped return addressed envelope. We invite your early response.

If you have any questions, we welcome your call at 250 762-3211

Yours truly

Ian and Marguerite Sisett



Reply to Mr. & Mrs. Sisett – comments below

Signed _____

Print name(s): _____

CITY OF KELOWNA
MEMORANDUM

Date: December 17, 2013
File No.: Z13-0042
To: Urban Planning (JM)
From: Development Engineering Manager (SM)
Subject: 3112 Watt Rd RU1 to RU1c

Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. The service will be adequate for this application.

2. Sanitary Sewer


Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

3. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

Report to Council



Date: 3/3/2014

File: ASP13-0001
OCP13-0021
1200-10

To: City Manager

From: Department Manager, Policy & Planning

Subject: Thomson Flats - Request to amend the Official Community Plan and to prepare an Area Structure Plan (two phases)

Existing OCP Designation: FUR - Future Urban Reserve

Existing Zoning: A1 - Agriculture 1

Report Prepared by: Gary Stephen / Lindsey Ganczar

Recommendation:

THAT Council authorize the amendment of the Official Community Plan (OCP) to create an Area Structure Plan boundary, as shown in Attachment 1 of the report.

AND THAT Council authorize the preparation of a two-phase Area Structure Plan for a maximum of 1400 dwelling units (800 units in Phase 1, 600 units in Phase 2) on the following properties:

- **AREA 1** - SE ¼ of Sec 24, Tp 28;
- **AREA 2** - W ½ of SW ¼ Sec 19, Tp 29 & E ½ of SE 1/4 Sec 19, Tp 29; and
- **AREA 3** - Lot 1, Plan 28237 & Lot 2, Plan 28237.

Purpose:

To consider a request for authorization to amend the Official Community Plan (OCP) and prepare an Area Structure Plan (ASP) for the Thomson Flats area, in accordance with the Kelowna 2030 - Official Community Plan and Council Policy No. 247¹. The applicant is seeking authorization to investigate the potential for the development of up to 1400 dwelling units in two phases, consisting predominantly of single dwelling housing.

Policy & Planning Comments:

The Kelowna 2030 - Official Community Plan (OCP) directs the majority of development to urban centres in the form of multi-unit residential development. However, the OCP does

¹ Council Policy No. 247 - Hierarchy of Plans (Sector Plans/Structure Plans/Redevelopment Plans), Approved June 4, 1996

make some provision for low density development in several specific areas of Kelowna identified in the plan.

In order to determine if an OCP amendment for an additional ASP area is reasonable in this location at this time, an analysis of existing ASP growth nodes was conducted to determine potential total build-out vs. units constructed to date in those areas. ASP areas considered within that analysis included:

- Black Mountain / Kirschner Mountain
- South West (SW) Mission (Neighbourhoods 1, 2, 3)
- Tower Ranch
- University South
- Glenmore Highlands
- North Clifton
- Eagle Ridge
- Diamond Mountain

The above ASP areas have a combined projected build-out of approximately 12,000 units (including single and two-unit dwellings, and multi-residential units). As of the end of 2013, approximately 4,000 units have been developed within the existing ASP areas. Therefore, there are approximately 8,000 units remaining, of which 5400 are anticipated as single and two-unit dwellings.

By using annual development statistics, with 17 years remaining in the timeline of the current OCP 2030 growth strategy, it is possible to determine roughly the number of years of supply remaining for single and two-unit dwelling development. 5400 units developed over the 17 years remaining in the OCP equates to approximately 320 units developed per year until the end of the current OCP.

However, when evaluating both short and longer term housing start trends, the average annual number of building permits issued for new single and two-unit dwellings has been:

- 366 units/year over the past 5 years;
- 566 units/year over the past 10 years; and
- 594 units/year over the past 24 years.

Based on 5400 units remaining to be developed, the current approved ASP areas have approximately 9 to 14 years left of development. This falls short of the 17 years remaining in the OCP and the City may require more land for single and two-unit residential development within the planning horizon of the existing OCP. Based on historical averages, there is potential that the Thomson Flats land will be required to meet demand. The timing for the completion and implementation of this project would not realistically bring new lots to the market before five (5) years. Therefore, staff is supportive of pursuing the preliminary planning and servicing analysis as requested.

With respect to multiple unit development the OCP projected the need for 12,000 new units by 2030 and those units would be split approximately 50% / 50% between Urban Core and Suburban locations. The anticipated annual development of multiple units over the OCP 20 year horizon would be on the order of 575 units per year. While the 10 year average split

between single / two unit residential (SU) and multiple unit residential (MU) is 44% / 56%, recent trends have been lower and the expected annual multiple unit allocation has not been achieved, primarily due to economic conditions and the difficulty selling and financing multiple unit projects. Overall the OCP projects that the housing split between SU and MU would be on the order of 43% SU / 57% MU and since the OCP was adopted the recent trend is approximately 61% SU and 39% MU. There is considerable capacity for multiple unit growth remaining within the Urban Centres and the Urban Core Area.

While there may be statistical reasons for supporting the approval of new planning work in Southwest Mission, there are philosophical issues on urban vs. sprawl growth; directing development in North Kelowna vs. South Kelowna, and potential changes in housing market preferences that all should be considered prior to authorizing the applicants to undertake a lengthy and costly exercise.

It needs to be recognized that even though this project is designated as Future Urban Reserve, it is currently outside of the 2030 OCP growth strategy and was not intended for development within the 2030 time horizon. Adding a new growth area without the context of a full OCP Review means there may be significant impacts to the 20 Year Servicing Plan and Financing Strategy in that the allocation of more growth units challenges our growth strategy objectives and could impact servicing requirements and Development Cost Charges (DCCs).

Also, the 2030 OCP growth strategy envisages a split between single / two units and multiple units of 43% to 57%. The housing unit distribution was intended to balance the projected units between growth nodes (on the basis of land availability) and an overall objective of densification in urban centres and urban core areas to meet multiple objectives of the OCP growth strategy.

Despite these challenges, this site (as opposed to other potential ASP locations) is considered a unique situation in that Council supported this site to be designated as Future Urban Reserve within the Permanent Growth Boundary (PGB) and that services to the subject properties are currently available at the west and north property lines. Policy & Planning recommends that the applicant be authorized to engage the appropriate professional resources to work with Staff to examine the viability of development on the subject properties. The completed assessment will be presented to Council in the form of an ASP for further consideration.

Proposal:

Background:

In preparation for the OCP review in 2007/2008, Policy and Planning sent letters to all major property owners in the City, particularly those in suburban locations, to determine if there was interest in having future land uses redesignated for the next OCP. The owners were encouraged to submit letters or other documentation in support of their requests.

Policy & Planning received numerous proposals from various areas in the City, including requests from the owners of the Thomson Flats lands and the North Glenmore/McKinley lands. The submissions were analyzed by the consultant who determined that the development units requested by those submissions outside the PGB had twice as many units proposed as necessary to satisfy the 20 year growth strategy.

As part of the OCP review, the City conducted an analysis of population growth and housing needs and it was determined that based on housing preferences at that time, Kelowna would need an additional 1000 one & two unit dwellings for the 20 year horizon to 2030, over and above what units remained within existing development nodes (University South, Tower Ranch, Black Mountain, Bell Mountain, Kirschner Mountain and the three neighbourhoods in SW Mission) inside the Permanent Growth Boundary (PGB).

In discussion with Council in the fall of 2009, prior to the first OCP land use open house, Policy & Planning outlined how and where those extra 1000 units could be accommodated. Council was informed that either North Glenmore (Eagle Ridge, Diamond Mountain) or SW Mission (Thomson Flats) were suitable. The Council of the day decided that they wanted to see more growth in North Glenmore in support of UBC Okanagan, so those properties were brought inside the PGB as potential Area Structure Plan projects.

At the same time, Council did not support more growth in SW Mission in the current OCP, but did acknowledge the long term potential of the area. Therefore, the Thomson Flats and Crawford Estates areas were allowed to remain within the PGB but designated as Future Urban Reserve (i.e. consideration beyond a 20 year horizon) with no Area Structure Plan designation.

In November, 2013 Melcor Developments made a formal application to the City (on behalf of the Thomson Flats land owners) seeking to redesignate the subject lands from Future Urban Reserve to an ASP area, and authorization to proceed with the ASP.

While the application requesting authorization to prepare an ASP does contain some details regarding servicing, these details should be understood to be preliminary and conceptual in nature. Details regarding all aspects of the proposal will be addressed in the next phases of ASP development. Should the request be authorized, the next phases of the ASP process are as follows, as outlined in Council Policy No. 247:

1. Development of a Terms of Reference (TOR) in cooperation with the Applicant, City staff, and legal representation, as necessary;
2. Preparation of a draft ASP for review by City staff, in accordance with the TOR;
3. Preparation of second draft ASP for review by City staff;
4. Holding of a Public Information Meeting (PIM);
5. Submission of Final draft ASP and associated OCP and Zoning Bylaw amendment applications;
6. The remainder of the process will follow standards practices for OCP / Zoning Bylaw amendments.

Project Description:

The applicant is proposing to prepare an ASP over five parcels located along the City's south boundary east of Chute Lake Road. The ASP is divided into three areas. The majority of the ASP will focus on the three most western parcels (Areas 1 and 2) with only high level planning conducted on the two easterly parcels at this time (Area 3). More detailed ASP work will be required at a future date for the eastern lots when the applicant wishes to move forward. All of the parcels are currently in their natural state and have a variety of slopes. None of the properties are presently serviced by water or sanitary sewer.

The ASP submission proposes the development of up to 800 dwelling units in Areas 1 and 2. The units will consist primarily of single dwelling housing, with the potential for some compact cluster housing. Other uses will include parks, open space and amenities. Area 3 may include approximately 600 additional units at a later time. The suggested development yield is somewhat theoretical at this time until the completion of the more detailed analysis of servicing capacity, road network requirements, as well as environmental and hazardous conditions including steep slopes, as part of the ASP process.

The applicant will explore with City staff issues such as servicing, road access, storm drainage, topography, visual impact assessment, and environmentally sensitive features before bringing the ASP forward for Council consideration.

Site Context:

The subject properties are situated along the southern City boundary between Chute Lake Road to the west and Bellevue Creek to the east. There are mountain bike and hiking trails throughout the property, as well as evidence of roads from unauthorized vehicle use.

The subject properties also contain many challenging constraints to development, including steep slopes, environmentally sensitive features, and wildfire hazard. While these challenges are understood to be common among hillside development, there are additional features with which staff will be concerned, focused primarily on transportation linkages and standards.

Subject Properties Map:

The subject properties map is Attachment 1 of the report.

Internal Circulation:

Infrastructure Planning
Development Engineering Branch
Transportation & Mobility
Subdivision, Environment & Agricultural Branch
Urban Planning

Hierarchy of Plans:

Area Structure Plans provide an important link between an OCP, which is prepared at a broad community scale, and an actual development proposal prepared at a property scale. ASPs provide Council and Staff with the ability to identify impacts, to resolve issues, and to set standards for larger scale developments in advance of a formal rezoning or Development Permit application.

Existing Policy:

Council Policy No. 247 establishes the Hierarchy of Plans and lays out the broad processes by which an ASP is to be prepared (outline above under "Background"). This policy is reinforced by direction in the OCP that describes the role of ASPs.

The request for authorization is consistent with Council Policy No. 247 and guidelines of the OCP.

Financial/Budgetary Considerations:

The application fee required for the preparation of Area Structure Plans reflects the magnitude of these plans and their impact on staff time and associated legal resources. As such, it is not anticipated that there will be significant financial or budgetary consideration. However, it is difficult to anticipate the precise costs for each application.

Personnel Implications:

The development of Area Structure Plans does require significant staff resources from multiple departments. Staff resources will be required from the Policy & Planning Department, where it is anticipated that 20% of the time of one Planner will be required throughout the ASP process. Infrastructure Planning has indicated that due to the potential impact of such a major project on servicing, both within and outside this sector, there could be a workload impact of up to 1 person year or more depending on the outcomes of the technical analysis and subsequent plan changes.

Other departments, such as Urban Planning, Development Engineering, Subdivision, Regional Services, Communications, and Real Estate and Building Services will also be impacted to varying degrees.

External Agency/Public Comments:

This application for authorization was circulated to the Regional District of Central Okanagan (RDCO). Their comments are provided as Attachment 2 of the report.

The coming phases of the ASP process will provide additional opportunities for both external agencies and the general public to submit comments and to make representations. The application will be referred to external agencies as necessary, and the public will be provided with multiple opportunities to provide input including the holding of a Public Information Meeting and a Public Hearing. Further opportunities will be considered where appropriate during the development of the ASP.

Submitted by:

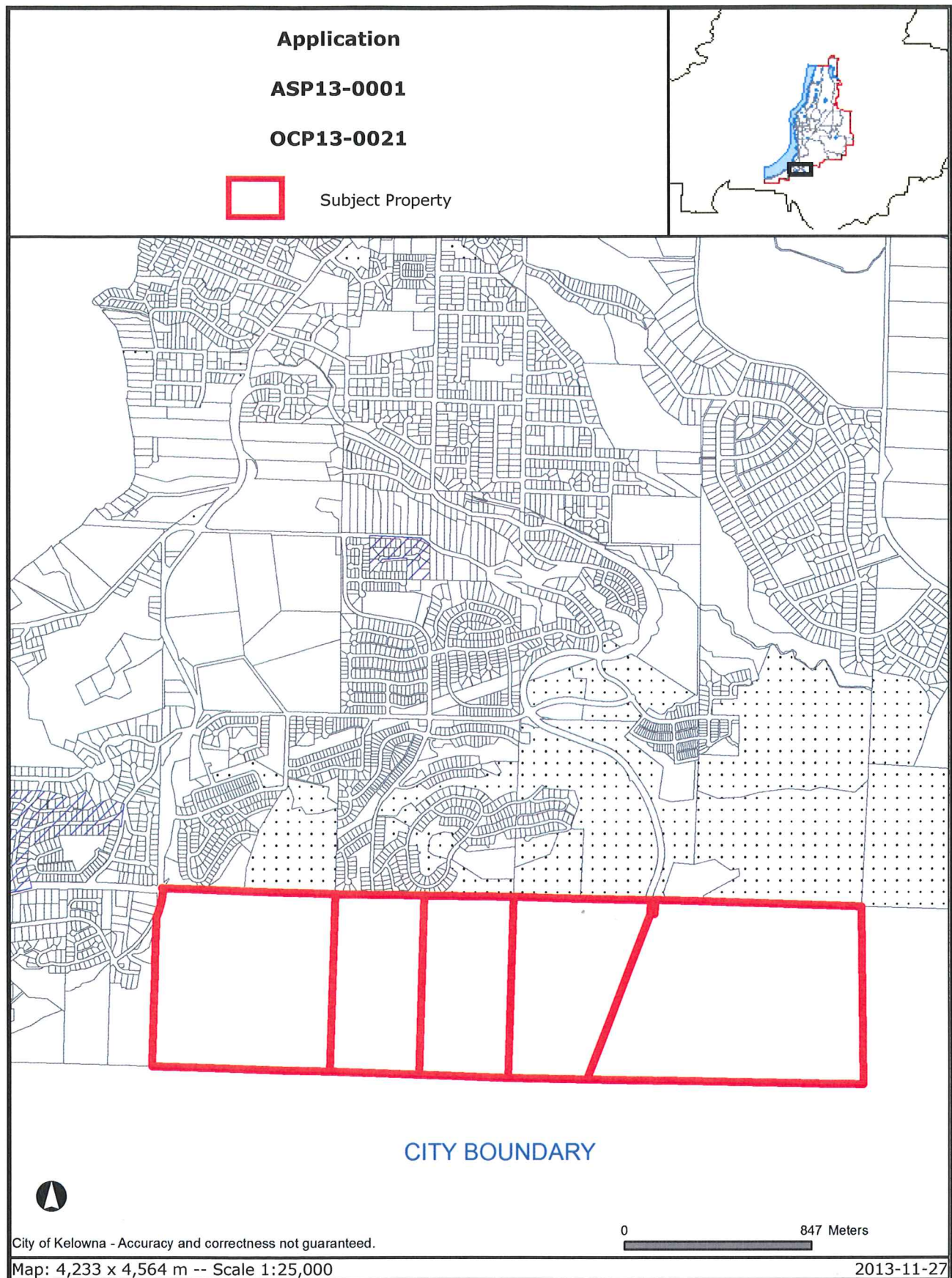
Gary Stephen, Long Range Planning Manager
Policy & Planning

Approved for Inclusion: ☐ Danielle Noble-Brandt, Department Manager,
Policy & Planning

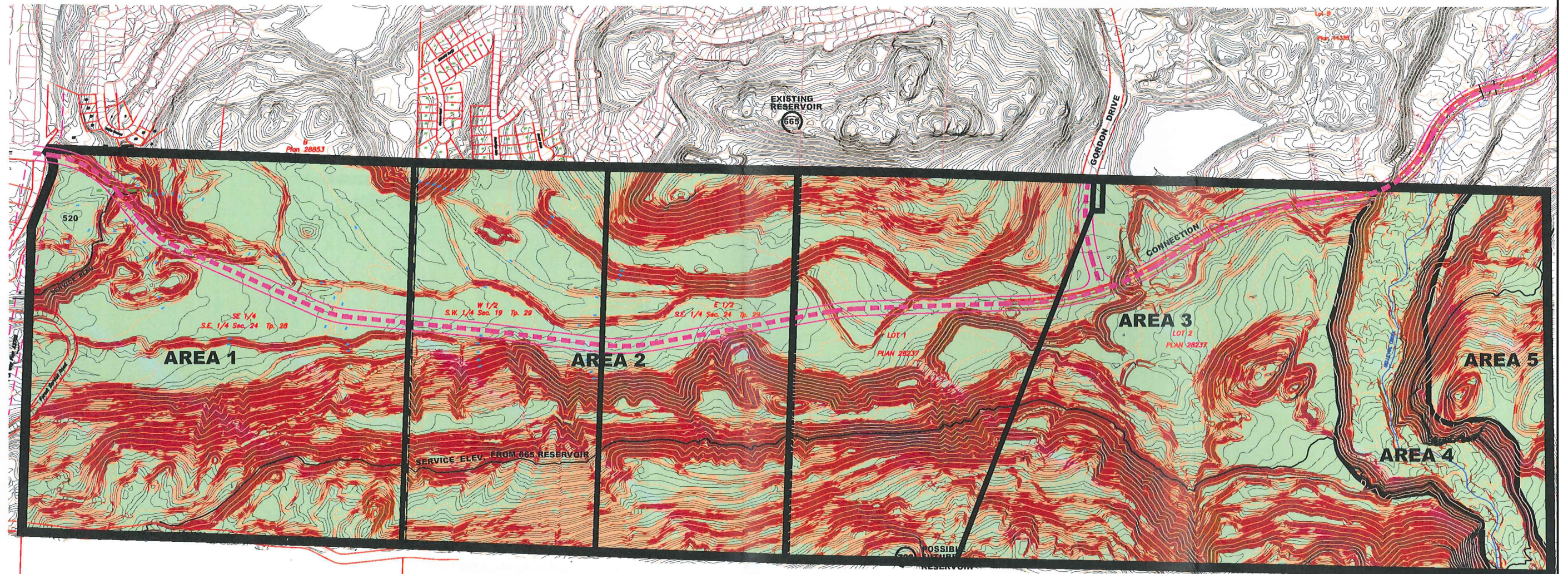
Cc: Utilities Planning Manager, Infrastructure Planning
Manager, Development Engineering
Manager, Transportation & Mobility
Director, Subdivision, Environment & Agricultural Branch
Manager, Urban Planning

Attachments:

1. Subject Property Map
2. Proposed ASP Phasing Map
3. Circulation comments from RDCO
4. Technical Memorandum from Development Engineering



*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.*



SE 1/4 SEC 24 TP 28
63.95 ha

W 1/2
SW 1/4 SEC 19 TP 29
32.44 ha

E 1/2
SE 1/4 SEC 19 TP 29
32.74 ha

LOT 1
PLAN 28237
40.50 ha

LOT 2
PLAN 28237
87.97 ha

AREA 1	
0%-20%	32.95 ha
20%-30%	11.08 ha
30%-PLUS	19.92 ha

AREA 2	
0%-20%	26.63 ha
20%-30%	14.66 ha
35%-PLUS	23.89 ha

AREA 3	
0%-20%	40.66 ha
20%-30%	18.23 ha
35%-PLUS	39.75 ha

AREA 4	
0%-20%	8.75 ha
20%-30%	1.16 ha
35%-PLUS	7.25 ha

AREA 5	
0%-20%	5.01 ha
20%-30%	3.79 ha
35%-PLUS	4.02 ha

PROTECH
CONSULTING 2012

200 - 1481 St. Paul Street Kelowna B.C. Phone 880-1771
FAX 880-1994

SLOPE ANALYSIS
THOMSON FLATS ASP

1:4000

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DEVELOPMENTS LTD.

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13043-S1

Lindsey Ganczar

From: Ron Fralick [ron.fralick@cord.bc.ca]
Sent: Wednesday, December 18, 2013 8:29 AM
To: Lindsey Ganczar
Cc: David Widdis; Susan Fraser; Sandra Mah; Margaret Bakelaar; Chris Radford; Michael Noga; Dan Wildeman; Cathy MacKenzie; Jennifer Maximuik
Subject: City of Kelowna OCP Amendment & ASP Authorization (OCP 13 - 0021 & ASP 13 - 0001)

Hi Lindsey,

I wish to thank you and Danielle Noble-Brandt with the opportunity to discuss this matter on December 12, 2013. Based on that discussion and Regional District staff review of the OCP amendment/ASP authorization, we wish to provide the following comments for your consideration.

The subject lands are located immediately to the north of properties that are within the Central Okanagan East Electoral Area of the Regional District of Central Okanagan (RDCO). The adjoining lands to the south within the RDCO are part of the South Slopes Official Community Plan Bylaw No. 1304 (adopted June of 2012) and designated as 'Rural Resource'. A significant block of adjoining lands to the south (640 acres) represents the 'Kelowna Mountain' development that is identified in the South Slopes OCP via a map notation as a "Recreation Resort Study Area". Section 4.3 of the South Slopes OCP stipulates that a secondary planning process must be fulfilled prior to the Regional Board considering whether the development or a subset of the proposed development should be provided for in the OCP. This secondary planning process would be similar to requirements within the City of Kelowna for an ASP (as proposed for the lands identified in the City referral).

It is noted that City of Kelowna staff indicated concern in January of 2010 with regard to a proposed subdivision and future development at 'Kelowna Mountain' which is summarized as follows,

- Subdivision is a likely precursor to potentially significant resort development just outside the City in an area where water availability, sanitary sewer, roads and fire protection will be an issue.
- This location just outside the City would appear to be trying to capitalize on proximity to the City as a tourism destination and the only access is through the City of Kelowna. Significant development in this area will impact City services, particularly traffic on the road network, without the ability to charge DCC's or even receive tax contributions to at least off-set part of the cost.
- In addition to the technical issues, there are a number of policy issues that should be considered such as, development of any nature in this area would not be consistent with the Regional District Growth Management Strategy that seeks to contain growth in existing settlement areas with full urban services.
- The City of Kelowna existing OCP does not address lands outside City boundaries but the OCP does contain growth management policy direction that by and large is intended to limit sprawl (develop a compact urban form), support Transportation Demand Management and protect environmentally sensitive/hazardous condition areas from development.

With respect to growth management noted in bullets #3 & #4 above, the Regional District has coordinated a review and update of the Regional Growth Strategy (2000) over the past two years. A focus of this work is to update the RGS to be consistent with the updated OCP's in the region and to ensure that growth is coordinated and managed efficiently and effectively to minimize impact on future generations. The current RGS (2000) identifies that the region supports growth and redevelopment in existing settlement areas with full services prior to supporting growth elsewhere. In addition, proposals for new growth areas shall assess the impact on existing services and facilities, and the ability of local governments and agencies to provide services in a timely, affordable, and effective manner. Undertaking an ASP should incorporate these policies. The review and update of the RGS continues to support these policies relating to new growth areas stressing the importance to assess impacts on services as well as transportation, air quality, natural environment and climate change. The RGS review recognized the subject ASP area as located in the future urban reserve designation in Kelowna's current OCP. The Kelowna OCP states that these lands are not projected to be developed within the 20

year time horizon of the OCP, however it is becoming evident that there are pressures to develop in this area within the 20 year time horizon. The goal of growth management for the region, as identified throughout the RGS review, is to ensure growth is managed efficiently and effectively to minimize impact on future generations. Undertaking an ASP for the area is important to help assess impacts of growth and this is supported through the RGS.

Regional District staff also wishes to bring to your attention Regional District Fringe Areas Development Policy of 2007 (Policy Resolution No. 301/07), part of which states,

“Approval of a land use application may be subject to a boundary expansion by an adjacent community that is able to service the land and proposed development with full urban services and to manage the forest interface. In this instance, approval of the land use application may be subject to an extension of municipal fire protection and water purveyor boundaries and subject to a reduction in interface hazards (e.g. flooding, wildfire, beetle infestation).”

We wish to note that the City of Kelowna initiated an investigation a couple of years ago for a very significant boundary adjustment that proposed to amalgamate lands within the South Slopes OCP and lands in the Ellison area. As part of that investigation, an agent representing the Roman Catholic Church and their 62 ha (154 acre) adjoining parcel within the RDCO (Part of the NW ¼ Sec. 13, Tp. 28) provided a letter to the City of Kelowna indicating their desire to become part of the City. For reasons unknown, the City abandoned the boundary adjustment initiative several months later.

As you are also aware, activities and development occurring at ‘Kelowna Mountain’ has been very contentious over the past several years, and most recently the ‘Kelowna Mountain’ landowner has filed a legal petition in the Supreme Court of B.C. against the Regional District. The legal issue is on-going and has not been resolved to date therefore the Regional District refrains from commenting further on this matter.

In recognition of the above, the Regional District is very concerned that endorsement of the OCP amendment/ASP authorization by the City of Kelowna will lead to further pressure for development to occur in the South Slopes area (both within the City and outside City boundaries). It is prudent that both the City and RDCO work collaboratively to ensure that the public interest is being served prior to approvals being granted that would allow further development to take place in this area.

Should the City of Kelowna decide to allow the OCP amendment/ASP authorization to proceed, the Regional District recommends that the following be included in any Terms of Reference to identify how development of the subject lands will be serviced and to identify all potential impacts and mitigation strategies resulting from those impacts:

- Transportation (road access/road linkages, impact of regional transportation network and transit, pedestrian and bicycle routes, etc.)
- Provision of community water, sanitary sewer & storm drainage/flooding and erosion issues
- Geotechnical & visual impacts
- Environmental assessment(s)
- Parks/Open Space - RDCO Parks Services staff request future consultation on the area sector plan for the Thomson Flats as it develops (noted below). Parks Services has interests in connectivity opportunities between the RDCO, City of Kelowna and Provincial owned lands and parks. Additional RDCO Parks Services objectives and policies can be found in the South Slopes OCP under Section 10 Community Facility, Parks, Recreation and Heritage.
- Utilities
- Emergency services

As there would inevitably be multi-jurisdictional impacts, it is recommended that provincial ministries/agencies and the Regional District be included and consulted with during the ASP process.

Should you have any questions or concerns regarding the above comments, please do not hesitate to contact me.

Regards,

CITY OF KELOWNA

MEMORANDUM

Date: February 03, 2014

File No.: ASP13-0001

To: Policy and Planning Department (DN-B)

From: Development Engineering Manager (SM)

Subject: Plan 28237 Lots 1, 2 W & E Half Quarter Sec 19 TP 29 Thomson Flats

The Development Engineering comments regarding this application to receive authorization to commence preparation of an Area Structure Plan are as follows:

The intent of this application is for the developer to receive Council's approval to proceed with an Area Structure Plan.

As to servicing requirements, it is obvious that upgrades would be required. However, this is no different than any other development. The current and future servicing - water, sanitary, drainage and transportation have set limitations based on the 2010-2030 Official Community Plan. Through a series of studies which would be identified as part of an ASP, required upgrades would be identified so as to expand these limitations. In general, there should be no barriers that would prevent this development from being properly serviced and similarly, there should be no barriers of having this development being integrated into the City's infrastructure. The City's current DCC Program and the current Capital Works Program does not include this development. As such, any offsite infrastructure requirements that are necessary to make this a successful development for both the developer and the City would be at the sole cost of the developer. Other upgrades and the associated costs that are directly attributable to this development would be borne by the developer.

Staff met briefly with the developer and his engineer, and in generalities, the capacities of the existing services were identified and what would be required to facilitate this development.

The following are the initial servicing requirements that have been identified. As the ASP progresses, additional servicing requirements will be identified.

1. Transportation

- A Traffic Impact Assessment (TIA) will be required. Prior to commencing the TIA, an acceptable Terms of Reference is to be to the City's satisfaction. The Terms of Reference will require automobile mobility, pedestrian mobility, transit mobility and cyclist mobility.
- The TIA will determine the impact on the three current principle north-south links to this area - Lakeshore Road/Chute Lake Road, Gordon Drive and Stewart Road West
- The TIA will determine the impact on the current principle east-west links to this area - Frost Road and Barnaby Road. The analysis will determine if the future east-west link - South Perimeter Road is required.
- The TIA will identify recommended upgrades to the various transportation facilities and the timing of these upgrades based on subdivision and lot approvals.

2. Water

- Development of these lands will trigger several projects identified within the existing 2030 20 Year Servicing Plan. In two separate meetings with the Protech Consulting the specific projects were identified and the lead utility engineer was invited to review the existing 20 Year Servicing Plan and the affected projects with the City of Kelowna Infrastructure Planning Division. Staff will then revisit the associated capital planning models and in order to discern how timelines and cost share formulas can be revised to feasibly service the Thomson Flats before 2030. Affected projects include transmission watermain construction, pump station improvements and reservoir expansion.

3. Storm

It is noted that considerable disturbance to the terrain of an upslope neighboring property will pose challenges to designers of drainage system and onsite containment of a development proposal for the Thomson Flats area. Utility Planners will look forward to seeing an proposed ASP including changes to existing drainage corridors and ponds. The number of Detention ponds proposed should be kept to a minimum and protected by SROW for utility maintenance including equipment access.

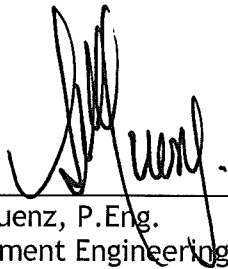
4. Sanitary

A complete analysis of the downstream sanitary sewer system will be required. All upgrades that are required beyond what is indicated as part of the 2030 20Year Servicing Plan will be at the sole cost of the developer.

In granting the authority for this ASP, associated studies would identify solutions to existing and future infrastructure challenges. In particular, an east-west road through the Thompson Flats would ease the traffic concerns on Lakeshore Road and Gordon Drive.

Development Engineering has no further comments at this point in time with regard to this application, however, a comprehensive report will be provided if and when City Council grants authorization to commence the ASP preparation for Thomson Flats.

Based on the above, Development Engineering recommends that the developer receive approval to proceed with an Area Structure Plan.



Steve Muenz, P.Eng.
Development Engineering Manager

JF

REPORT TO COUNCIL



Date: 10 March 2014

RIM No. 1200-10

To: City Manager

From: Department Manager, Policy & Planning

Application:	ASP13-0001, OCP13-0021	Owners:	Melcor Lakeside Inc. Canadian Horizons Land Development Corp.
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Address:	Thomson Flats	Applicant:	Melcor Development Ltd.
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Subject: Supplemental Report

Existing OCP Designation: FUR - Future Urban Reserve

Proposed OCP Designation: ASP - Area Structure Plan

Existing Zoning: A1 - Agriculture 1

Recommendation:

THAT Council receives for information the supplemental report from the Policy & Planning Department dated March 10, 2014 with respect to Area Structure Plan Application No. ASP13-0001 and Official Community Plan Bylaw Amendment Application No. OCP13-0021;

AND THAT Council has considered the public consultation process for the purpose of Section 879 of the *Local Government Act* and agrees that a public consultation process not be required as it will be a component of the Area Structure Plan (ASP) process;

AND FURTHER THAT the Official Community Plan (OCP) Amending Bylaw be forwarded to a Public Hearing for further consideration.

Purpose:

To consider the public consultation process for the Area Structure Plan and Official Community Plan Bylaw Amendment and to forward the OCP Amending Bylaw to a Public Hearing.

Policy & Planning Comments:

On March 3, 2014, Council approved a request by Melcor Developments Ltd. to amend the OCP to allow for a new designated ASP within the plan boundary, and to seek authorization to prepare the related ASP.

The ASP process involves extensive public engagement over a lengthy time period, and therefore staff feel that public consultation prior to initial consideration is not necessary.

Report prepared by:

Gary Stephen, Long Range Planning Manager

Approved for Inclusion:



Danielle Noble-Brandt, Department Manager
Policy & Planning

REPORT TO COUNCIL



Date: 3/10/2014

RIM No. 1250-30

To: City Manager

From: Subdivision, Agriculture & Environment Services (MS)

Application: Z14-0007 **Owner:** Karmjit S. Gill
Balvir K. Gill

Address: 375 Gibson Road **Applicant:** Robert Holden

Subject: Rezoning Application

Existing OCP Designation: Resource Protection Area

Existing Zone: A1 - Agriculture

Proposed Zone: A1t - Agriculture 1 with Agri-tourist Accommodation

1.0 Recommendation

THAT Rezoning Application No. Z14-0007 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of *Lot 4 Section 25 TWP 26 ODYD Plan 1760 Except Plan KAP60715* located on 375 Gibson Road, Kelowna, BC from the A1 - Agriculture zone to the A1t - Agriculture 1 with Agri-tourist Accommodation zone, be considered by Council;

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

2.0 Purpose

The applicant is requesting permission from City Council to rezone the parcel located at 375 Gibson Road to allow for the addition of Agri-tourist Accommodation (A1t). The rezoning to A1t would facilitate the development and operation of nine (9) recreational vehicle (RV) sites which may be operated on a seasonal basis subordinate to the agricultural operation. The applicants have submitted an application for a Farm Protection Development Permit as part of the application package.

3.0 Subdivision, Agriculture & Environment Services

Agri-tourist accommodation is a "permitted use" in the Agricultural Land Reserve (ALR) according to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (see Section 5.5 below). While the use is permitted by the Agricultural Land Commission (ALC),

the activity is not designated as a “farm use” and therefore may be regulated or prohibited by a local government bylaw.

In 2010, the City of Kelowna adopted the addition of the A1t zone into the Zoning Bylaw No. 8000, in order to regulate and better address community concerns, including property line buffering, site coverage, number of units and homeplating principles for agri-tourist accommodation.

This proposal complies with the A1t zoning requirements of Section 11 of the Zoning Bylaw No. 8000. The proposal is ancillary to a bona fide agricultural operation, designed to supplement rather than replace farming income. Further, the proposal complies with other policies such as siting, proposed buffers, minimizing the impact on productive agricultural land, and homeplating.

The applicant has worked with staff in order to make the proposal comply with the requirements of the A1t zone, as well as homeplating principles outlined in our Farm Protection Development Permit Guidelines. The proposed vegetation buffer and fencing is accordance with the Ministry of Agriculture Guide to Edge Planning¹. The proposal complies with the following A1 - Agri-tourist Accommodation requirements:

- The agri-tourist accommodation is accessory and subordinate to a bona fide farming operation;
- Site coverage of the agri-tourist accommodation does not exceed 5%;
- 9 Agri-tourist accommodation units (RV sites) for a property of 9.76 ha;
- Agri-tourist accommodation units are no closer than 10 m from the nearest property line;
- Permeable surface for the RV sites;
- Vegetation and fencing along the neighbour’s property line;
- Vegetated buffer between the RV site and the orchard; and
- Homeplating principles, leaving as much of the agricultural productive area intact as possible.

According to the City of Kelowna Zoning Bylaw No. 8000, **Agri-tourist Accommodation**² means:

“the seasonal availability of short term accommodation for tourists on a farm, orchard, or vineyard in association with an agri-tourism activity which is subordinate and secondary to the principal agricultural use. Typical uses include but are not limited seasonal farm cabins, and campsites/recreational vehicle sites. Seasonal, in this instance, means the accommodation must be available for use only between April 1 and October 31 of each year”.

The owner is concurrently planning on building a residence for himself and his family, and a fruit stand on the property. A primary residence is an allowed use in accordance with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation³ Part 2 (2). Retail sales,

¹ Ministry of Agriculture and Lands, 2009. Guide to Edge Planning: http://www.agf.gov.bc.ca/resmgmt/sf/publications/823100-2_Guide_to_Edge_Planning.pdf (Accessed March 5, 2012)

² City of Kelowna Zoning Bylaw 8000 - Section 2; p. 2-2.

³ ALC, 2004. ALC Use, Subdivision and Procedure Regulation, http://www.alc.gov.bc.ca/legislation/Reg/ALR_Use-Subd-Proc_Reg.htm#sec2 (Accessed March 5, 2013).

if at least 50% of the produce comes from the farm, are considered a farm use, and can be regulated, but not prohibited by local government. Therefore, the construction of the fruit stand and the residence will be subject to a building permit, but are exclusive of the rezoning application consideration and process.

In order to accommodate the fruit stand and parking facilities, a variance to the front yard setback for the zone will be required. Staff do support the required variance as it assists with the objective of leaving intact as much agricultural lands as possible (e.g. homeplating).

4.0 Proposal

4.1 Background

The applicant is proposing to establish an agri-tourist accommodation to supplement his farm income. The proposal includes establishing 9 recreational vehicle (RV) units on the subject property (see Map 1). The farm is currently fully planted in apples, with the exception of the southwest corner of the property, which until recently had an aging residence and some sheds and debris (see Map 2). The applicant has worked over several years to replant the orchard, including undertaking significant earthworks to regrade slopes so that it is easier to plant, pick, and maintain the trees. The applicant has demolished the aging residence and removed the old sheds and debris from the southwest corner of the property. It is in this corner where the fruit stand and RV sites are proposed.

The applicant currently farms 57.7 ha (142.5 ac) in the Kelowna area: 34.5 ha (87.5 ac) are owned while the remaining properties are leased. The farms are currently planted with:

- Apples 43.9 ha (108.5 ac);
- Cherry 10.1 ha (25 ac);
- Grapes 2.0 ha (5 ac); and
- Pears 1.6 (4 ac).

4.2 Project Description

The applicant is proposing to establish an agri-tourism operation to supplement his farm income. The RV campsite is part of an overall integrated plan for the orchard. The vision is to also build a fruit stand, to sell produce only from this farm and other local orchards that are owned and / or leased. The agri-tourism RV sites are proposed adjacent to the fruit stand, and the applicant envisions that the fruit stand and RV uses would complement each other. The fruit stand building would also function as an education centre, as an amenity space for RV visitors and as a hall to provide tours and information sessions about farming. The applicant plans to instruct and inform visitors, as well as school groups, customers of the fruit stand and the general public about farming in the Okanagan. Topics to be included are noted below:

- The history of each fruit produced;
- The process and tools involved in producing the fruit;
- The types of fruit available of each variety;
- The ideal use of each fruit, and how to tell freshness of the product; and
- A graphic display of the varieties and types of fruit.

The subject property is fully planted with 9 ha (22 ac) ha of apples. The owner has undertaken significant investment in the orchard in the last several years, by grading some of the steep slopes to make it easier to farm. At purchase, there was a main residence, a mobile home, a small greenhouse and a number of sheds at the southeast corner of the

property (See Figure 3, below). The applicant has removed the existing structures and debris under a demolition permit. The proposal includes siting the fruit stand and RV site in this same corner, which has been significantly disturbed. The proposal also includes building a main residence just to the north of the RV site, for the applicant and his family, along Gibson Road. There is a small, 60 m² dwelling at the northwest corner of the property that is used for farm help. Fencing and landscaping has been proposed along the neighbour's property line immediately to the east, and trees and shrubs are proposed to provide a vegetated buffer between the RV campsite and the orchard.

4.3 Site Context

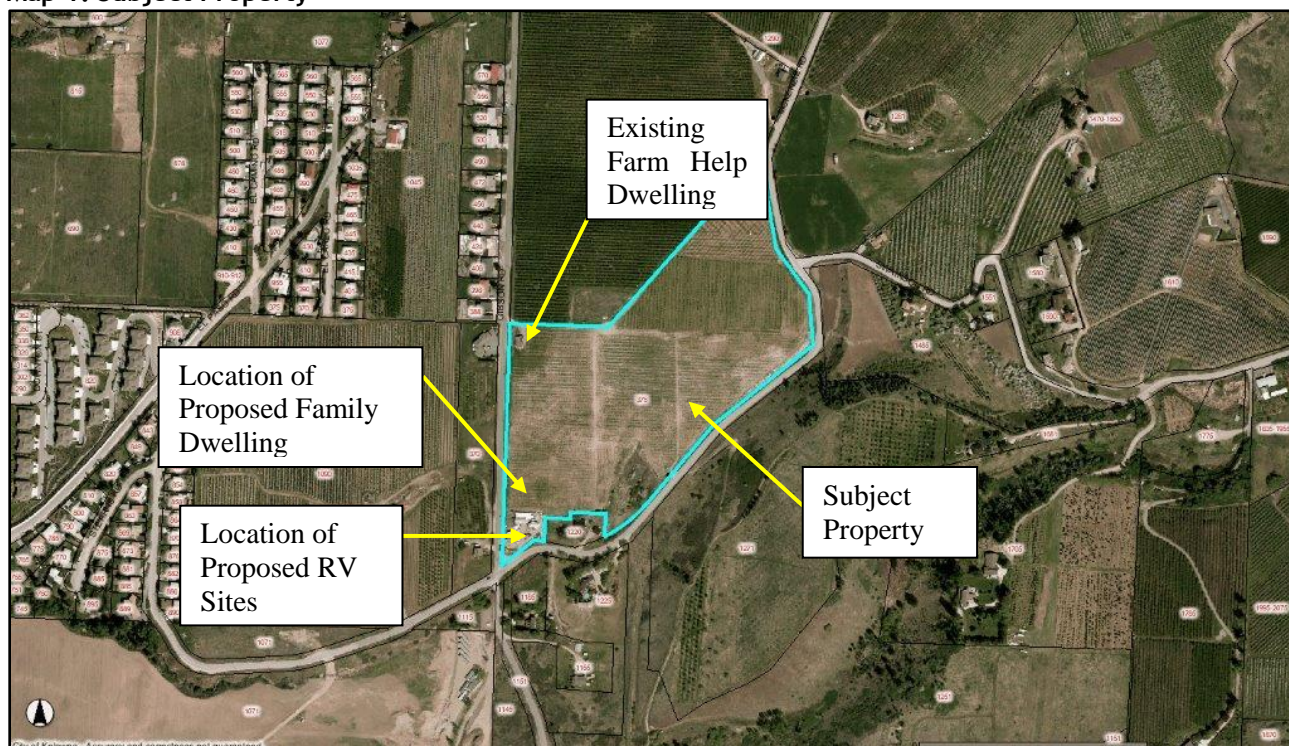
The subject property is located at 375 Gibson Road along the upper Rutland Bench in the eastern part of the City. Twelve rural residential lots are near the subject property to the northwest (see Map 1) while several rural residential lots are directly to the south. The property underwent a homesite severance subdivision in 1997.

The subject property is in the ALR: land use to the north, east, south and southeast is agricultural and is surrounded completely by properties in the ALR (see Map 2). The subject property is also within the Black Mountain Irrigation District (BMID) water supply area.

4.4 Parcel Summary

Parcel Size: 9.75 ha (24.1 ac)
Elevation: 506 masl to 530 masl

Map 1: Subject Property



Map 2: Southwest corner (All structures in this 2009 image have since been removed)



Map 3 - ALR in the area



Photo 1: Location of proposed fruit stand - corner of Gibson and McKenzie.



Photo 2: Location of proposed RV park - looking towards east neighbour.



4.5 Zoning of Adjacent Property

The zoning of adjacent properties is outlined below.

Table 1: Zoning of Adjacent Property

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>	<i>ALR</i>
North	A1 - Agriculture 1	Agricultural	Yes
Northwest	A1 - Agriculture 1	Rural Residential	Yes
East	A1 - Agriculture 1	Agricultural / Rural Residential	Yes
Southwest	A1 - Agriculture 1	Agricultural	Yes
South	A1 - Agriculture 1	Agricultural / Rural Residential	Yes
West	A1 - Agriculture 1	Agricultural	Yes

4.6 Subdivision and Development Criteria

Subdivision and development criteria for the Agricultural A1t zone include the requirements as noted in the table below.

Table 2: Subdivision and Development Criteria

CRITERIA	A1 (Agricultural) ZONE REQUIREMENTS
Subdivision Regulations	
Minimum Lot Area	4.0 hectare (2.0 hectare within the ALR)
Minimum Lot Width	40.0 m
Minimum Front Yard	6.0 m
Minimum Setback from Fruit Stands	15.0 m from any lot line (Note: this will require a front yard variance for the Fruit Stand to accommodate homeplating principles)
Minimum Rear Yard	10.0 m except it is 3.0 m for accessory buildings
Maximum Site Coverage	10% for residential development (inclusive of agri-tourist accommodation) and 35% for agricultural structures.
Other Regulations	Agri-tourist accommodation shall not be located on lots smaller than 4.0 ha in size. Agri-tourist accommodation units shall be permitted to the Table in Section 11.1.8 of the Zoning Bylaw No. 8000, where parcels from 9.0 to 9.99 permit a maximum of 9 units.

4.7 Agricultural / Soils Capability

According to the Canada Land Inventory (CLI), the subject property contains primarily Class 5 and Class 6 Agriculture Capability, with a small portion of Class 6 that occurs on the top north and northwest corner. With improvements, the agricultural capability of the property could be improved to predominately Class 1 and 2, with some Class 3 in the southwest corner (see attachment).

It is important to note that the factors upon which the CLI classification is based is that the soils will be managed under a largely mechanized system. In addition, the classification does not take into consideration capability for certain crops, including tree fruits, fruits, vineyards and ornamental plants⁴.

The soils are predominately Kelowna soil type with some Rutland soil type occurring, according to the BCLI Soil Classification System. These are predominately orthic dark brown soils. These soils are typically suited to tree fruits and vineyards.

5.0 Current Development Policies

5.1 2030 Official Community Plan: Greening Our Future

Objective 5.33 Protect and enhance local agriculture⁵.

Policy. 1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture,

Policy .6 Agri-tourist Accommodation. Agri-tourist accommodation will only be approved and operated in a manner that supports agricultural production and which limits the impact on agricultural land, City services and the surrounding community.

Objective 5.34 Preserve productive agricultural land⁶.

Policy .3 Homeplating. Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.

Farm Protection DP Guidelines⁷

The objectives of the Farm Protection DP Guidelines are to:

- protect farm land and farm operations;
- minimize the impact of urban encroachment and land use conflicts on agricultural land; and
- minimize conflicts created by activities designated as farm use by ALC regulation and non-farm uses within agricultural areas.

Guidelines

1.2 On agricultural lands, where appropriate, locate all buildings and structures, including farm help housing and farm retail sales, within a contiguous area (i.e. homeplate). Exceptions may be permitted where the buildings or structures are for farm use only;

1.3 On agricultural and non-agricultural lands, establish and maintain a landscape buffer along the agricultural and/or property boundary, except where development is for a

⁴ Agriculture and Agri-Food Canada, 2014. Overview of Classification Methodology for Determining Land Capability for Agriculture. (Accessed Feb. 18, 2014) <http://sis.agr.gc.ca/cansis/nsdb/cli/classdesc.html>

⁵ City of Kelowna 2030 Official Community Plan (2011) - Development Process Chapter; p. 5.35.

⁶ City of Kelowna 2030 Official Community Plan (2011) - Development Process Chapter; p. 5.36.

⁷ City of Kelowna 2030 Official Community Plan (2011) - Farm Protection Development Permit Chapter; p. 15.2 - 15.4.

permitted farm use that will not encourage public attendance and does not concern additional residences (including secondary suites)

1.3.1 Consistent with guidelines provided by Ministry of Agriculture "Guide to Edge Planning" and the ALC report "Landscape Buffer Specifications" or its replacement;

1.3.2 Incorporate landscaping that reinforces the character of agricultural lands. A majority of plant material selected should include low maintenance, indigenous vegetation;

1.3.3 Preserve all healthy existing mature trees located within the buffer area;

1.3.4 Integrate double rows of trees, including coniferous trees, and dense vegetation into the buffer;

1.3.5 Install and maintain a continuous fence along the edge of agricultural land. A permeable fence which allows for the movement of wildlife (i.e. split rail) in combination with dense and continuous evergreen hedge is preferred. Impermeable fencing will not be permitted.

5.2 Zoning Bylaw 8000

Section 2.3 - General Definitions⁸

Agritourist Accommodation means the seasonal availability of short term accommodation for tourists on a farm, orchard, or vineyard in association with an agri-tourism activity which is subordinate and secondary to the principal agricultural use. Typical uses include but are not limited seasonal farm cabins, and campsites/recreational vehicle sites. Seasonal, in this instance, means the accommodation must be available for use only between April 1 and October 31 of each year.

Section 11.1 - Agriculture 1⁹

- a) Purpose - Agri-tourist accommodation shall be accessory and subordinate to a legitimate agriculture operation. The intent is to augment or subsidize and not to replace or complete with farm income.
- c) Site coverage for agri-tourist accommodation shall not exceed 5% inclusive of buildings, landscaping, access, and servicing/sanitary facilities.

5.3 City of Kelowna Strategic Plan

Objective¹⁰: Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

Action towards this objective¹¹: Evaluate the effectiveness of City policies and bylaws in preserving agricultural lands.

5.4 City of Kelowna Agriculture Plan

Agri-tourist Accommodation¹². Pursue an amendment to the Zoning Bylaw to include agri-tourist accommodation uses in conjunction with bona fide agricultural operation, consistent with conditions under the Land Commission Policy #375/97.

⁸ City of Kelowna Zoning Bylaw 8000 - Section 2; p. 2-2.

⁹ City of Kelowna Zoning Bylaw 8000 - Section 11; p. A1-1 to A1-4.

¹⁰ City of Kelowna Strategic Plan (2004); p. 7.

¹¹ City of Kelowna Strategic Plan (2004); p. 29.

¹² City of Kelowna Agriculture Plan; p. 85.

5.5 Agricultural Land Commission Agricultural Land Reserve Use, Subdivision and Procedure Regulation¹³

Part 1 - Definitions and Interpretation

- 1(1) "agri-tourism" means a tourist activity, service or facility accessory to land that is classified as a farm under the *Assessment Act*.

Part 2 - Permitted uses for land in an agricultural land reserve

- 3(1) The following land uses are permitted in an agricultural land reserve unless otherwise prohibited by a local government bylaw or, for lands located in an agricultural land reserve that are treaty settlement lands, by a law of the applicable first nation government:
- (a) accommodation for agri-tourism on a farm if
 - (i) all or part of the parcel on which the accommodation is located is classified as a farm under the *Assessment Act*,
 - (ii) the accommodation is limited to 10 sleeping units in total of seasonal campsites, seasonal cabins or short term use of bedrooms including bed and breakfast bedrooms under paragraph (d), and
 - (iii) the total developed area for buildings, landscaping and access for the accommodation is less than 5% of the parcel

6.0 Technical Comments

6.1 Development Engineering Department

Development Engineering undertook a site visit to assess and measure sight distances and turning radius' for the entry / exit to the RV campsite from McKenzie Road. The entry / exit location and corresponding sight distances and turning radius' as proposed are considered to be satisfactory.

6.2 Building & Permitting

This property appears to have 2 dwellings, yet only one address exists in Property Inquiry (PI). Prior to addressing dwelling that has access to McKenzie Rd, it would need to be determined if the dwelling is legal.

Staff notes that the second dwelling (80 sq. m) at the northwest corner of the property has been placed on the property in 2005 as a picker's cabin (farm help use), under Building Placement Permit BP #29198.

6.3 Policy and Planning

The proposed rezoning from A1 to A1t for agri-tourist accommodation and fruit stand, OCP Policy 5.33.5 (Agri-tourism, Wineries, Cideries, Retail Sales) supports agri-tourism uses that aid established farm operations. The intent of the zoning application for both the 9 RV rental spaces and the fruit stand is consistent with this OCP Policy.

¹³ Agricultural Land Reserve Use, Subdivision and Procedure Regulation; Retrieved from: http://www.alc.gov.bc.ca/legislation/Reg/ALR_Use-Subd-Proc_Reg.htm#sec3

In regards for the application FH14-001 for farm help housing in the current dwelling at the northwest corner of the property, OCP Policy 5.34.2 (Farm Help Housing) allows for accommodation for farm help on the same agricultural parcel where agriculture is the principal use on the parcel and a need is demonstrated for the overall operation of the farm. It should be noted, that temporary farm worker housing is the preferred solution.

While the proposed fruit stand complies with City and ALC regulations it is not clear how the proposed community centre space would fit as a permitted use. There is some concern that once constructed the community centre space could be repurposed for other uses not permitted, thereby generating an enforcement issue.

6.4 Shaw Cable

Owner / developer to supply and install an underground conduit system per Shaw Cable drawings and specifications.

7.0 Application Chronology

Date of Application Received: February 19, 2014

Agricultural Advisory Committee February 27, 2014

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting on February 27, 2014 and the following recommendation was passed unanimously:

THAT the Agricultural Advisory Committee recommends that Council supports Rezoning Application No. Z14-0007 for the property located at 375 Gibson Road, Kelowna, BC to rezone the subject property from the A1 - Agriculture 1 zone to the A1t - Agriculture 1 with Agri-tourist Accommodation zone in order to facilitate the development and operation of nine (9) recreational vehicle (RV) sites which may operate on a seasonal basis subordinate to the agricultural operation.

Report prepared by:

Melanie Steppuhn, Land Use Planner

Reviewed by:



Todd Cashin, Manager, Subdivision, Agriculture & Environment Services

Approved for Inclusion:



Shelley Gambacort, Director, Subdivision, Agriculture & Environment Services

Attachments:

Soil Classification Map
 Soil Classification Description and Legend
 BCLI Land Capability Map
 BCLI Land Capability Description and Legend
 Proposed Subdivision Plans (10 pages)
 Application by Landowner's Agent (including Letter of Intent)

Soil Classification

The soil classification for the subject property is broken into two sections with soil types as defined below.

Portion of Site / %	Soil Type	Description
Central North Portion 100%	KE - Kelowna	<u>Land:</u> gently to moderately sloping sandy to loamy eolian veneer (10-30 cm) overlying glacial till <u>Texture:</u> surface textures are loam or sandy loam over subsoils of sandy to gravelly loam <u>Drainage:</u> well drained, moderately pervious and a moderate water holding capacity <u>Classification:</u> Orthic Dark Brown
Central Portion 100%	R - Rutland	<u>Land:</u> generally level to gently sloping <u>Texture:</u> moderately textured veneer over very coarse glaciofluvial deposits. Surface soil textures are sandy loam or loamy sand, with subsoil textures are gravelly sand or gravelly loamy sand. Stones and cobbles are common. <u>Drainage:</u> rapidly drained and rapidly pervious, slow surface runoff and low water holding capacity <u>Classification:</u> Orthic Dark Brown
Southeast Portion 100%	GR - Gartrell	<u>Land:</u> Depressions or seepage areas <u>Texture:</u> medium textured to coarse textured fluvioglacial deposits <u>Drainage:</u> poorly drained when in lower areas with moderately pervious <u>Classification:</u> Regio Humic Gleysol

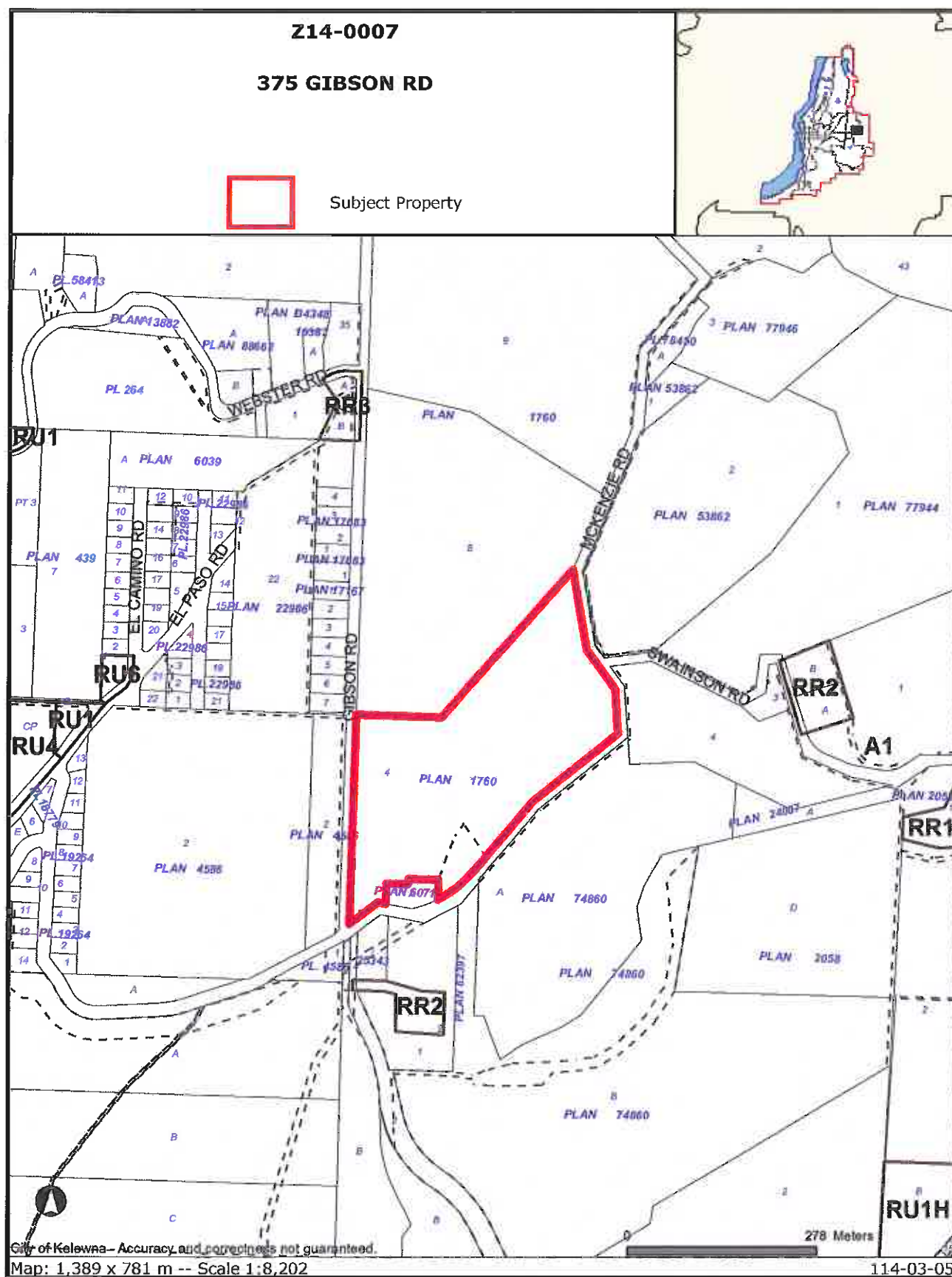
BCLI Land Capability

Legend

1	Land in this Class has no or only very slight limitations that restrict its use for the production of common agricultural crops. Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.
2	Land in this Class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. Land in Class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which do not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.
3	Land in this Class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. The limitations are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
4	Land in this Class has limitations that require special management practices or severely restrict the range of crops, or both. Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
5	Land in this Class has limitations which restricts its capability to producing perennial forage crops or other specially adapted crops. Land in Class 5 is generally limited to the production of perennial forage crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions.
6	Land in this Class is non-arable but capable of producing native and/or uncultivated perennial forage crops. Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practices. Some unimproved Class 6 land s can be improved by draining, diking and/or irrigation.
7	Land in this Class has no capability for arable agriculture or sustained natural grazing. All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but does not provide natural sustained grazing for domestic livestock due to unsuited natural vegetation. Also included are rock land, other non-soil areas, and small water bodies not shown on the maps. Some unimproved Class 7 land can be improved by draining, diking, irrigation, and/or levelling.

BCLI Land Capability

Portion of Site	Land Capability Rating, Unimproved	Land Capability Rating, With Improvements
North and Central	100% Class 5	70% Class 1 / 30% Class *1
West	70% Class 5A / 30% Class 5TA	70% Class 2T / 30% Class *3T
Southeast	100% Class 6TA	100% Class 6



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.

BCLI Land Capability

Legend

1	Land in this Class has no or only very slight limitations that restrict its use for the production of common agricultural crops. Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.
2	Land in this Class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. Land in Class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which do not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.
3	Land in this Class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. The limitations are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
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6	Land in this Class is non-arable but capable of producing native and/or uncultivated perennial forage crops. Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practices. Some unimproved Class 6 land s can be improved by draining, diking and/or irrigation.
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BCLI Land Capability

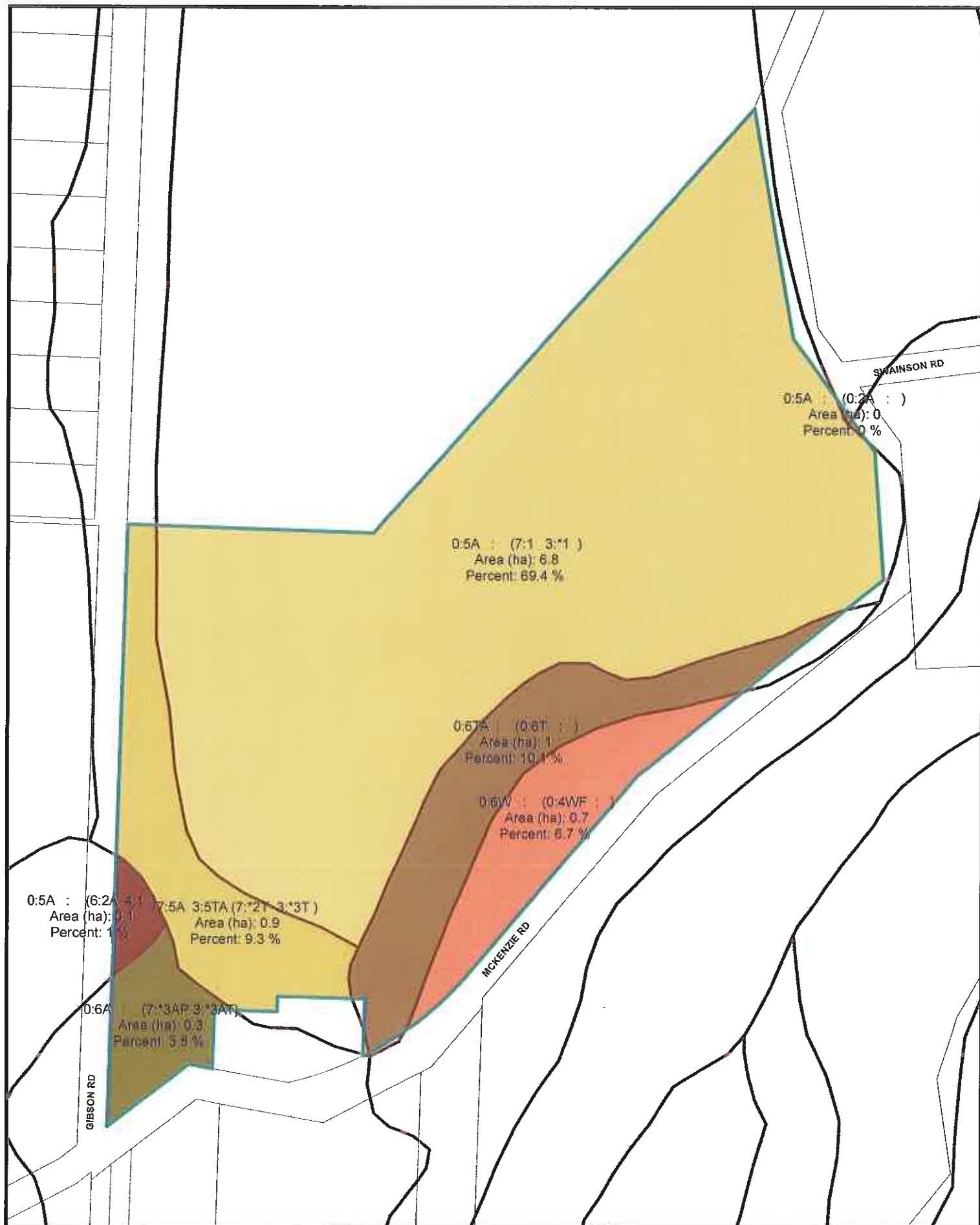
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North and Central	100% Class 5		70% Class 1 / 30% Class *1		
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Southeast	100% Class 6TA		100% Class 6		

Soil Classification

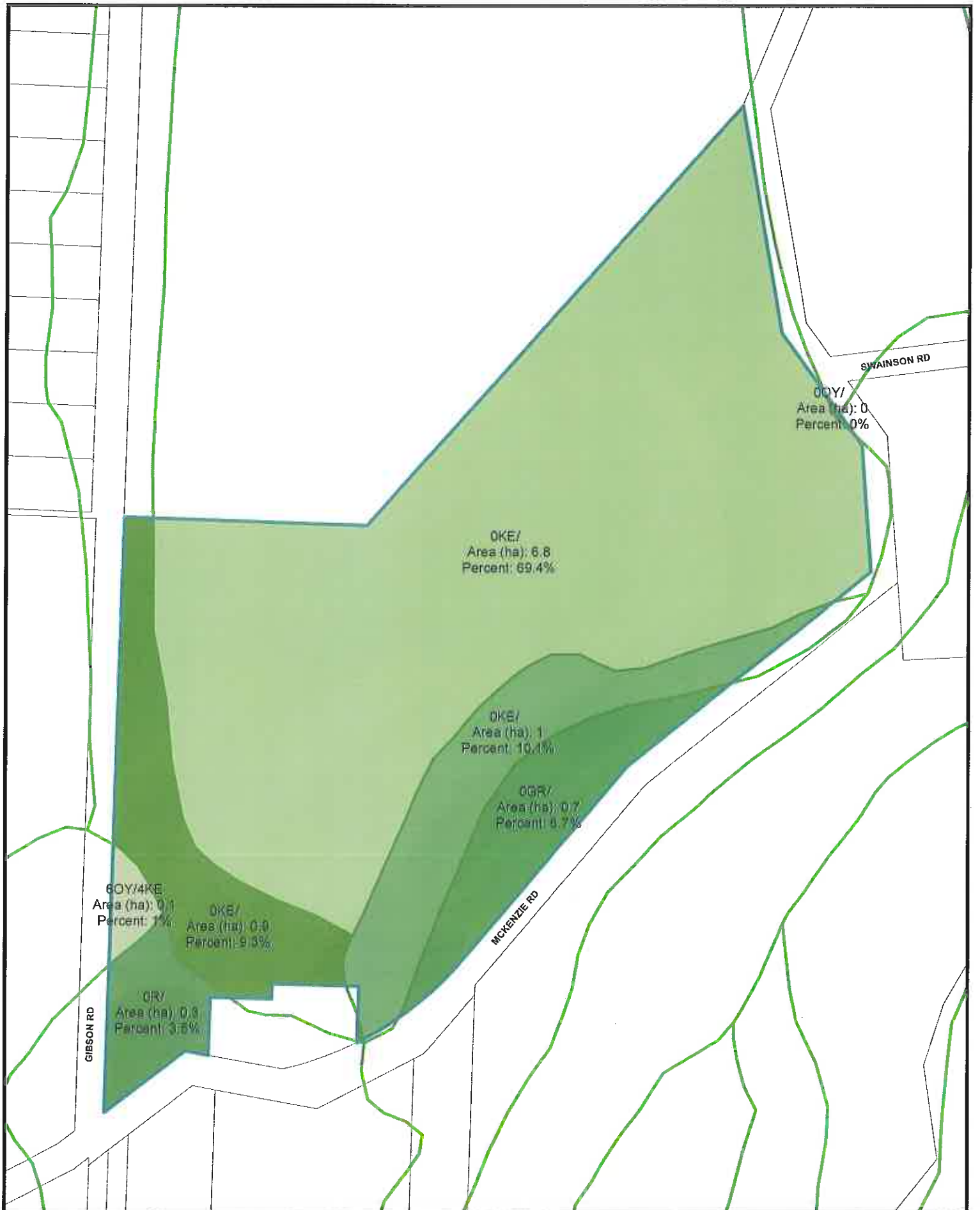
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Land Capability = Brown/ Soil Class = Green



Land Capability = Brown/ Soil Class = Green





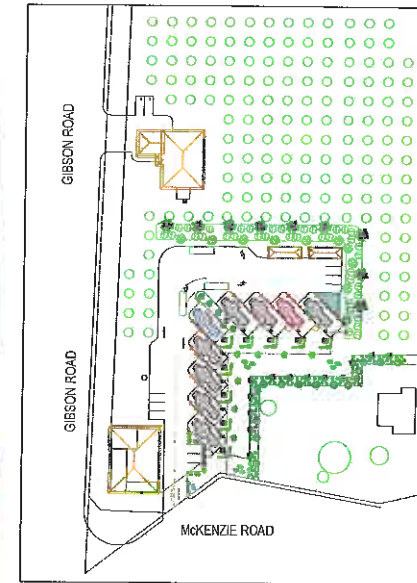
A
SOUTH VIEW FACING McKENZIE ROAD
ENTRANCE TO FRUIT STAND AND RV LOTS



B
SOUTH VIEW FACING CORNER OF
McKENZIE AND GIBSON ROADS
LOCATION OF FRUIT STAND



C
SOUTH VIEW FACING McKENZIE ROAD
LOOKING AT OPEN GREEN SPACE



SITE PLAN



D
WEST VIEW FACING CORNER
McKENZIE AND GIBSON ROADS
LOCATION OF FRUIT STAND



E
WEST VIEW FACING GIBSON ROAD
LOOKING AT OPEN GREEN SPACE



F
NORTH FACING ORCHARD
LOOKING AT RESIDENCE IN DISTANCE



HISTORICAL ORTHO PICTURE



G
EAST FACING NEIGHBOURS PROPERTY
LOOKING AT RV LOT YARD



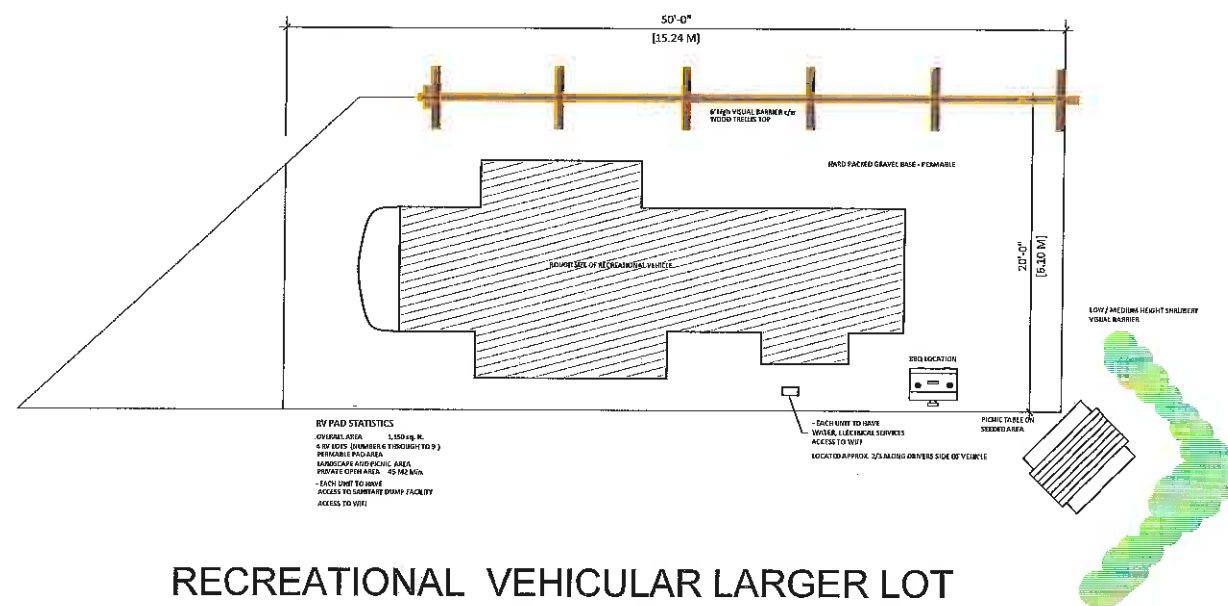
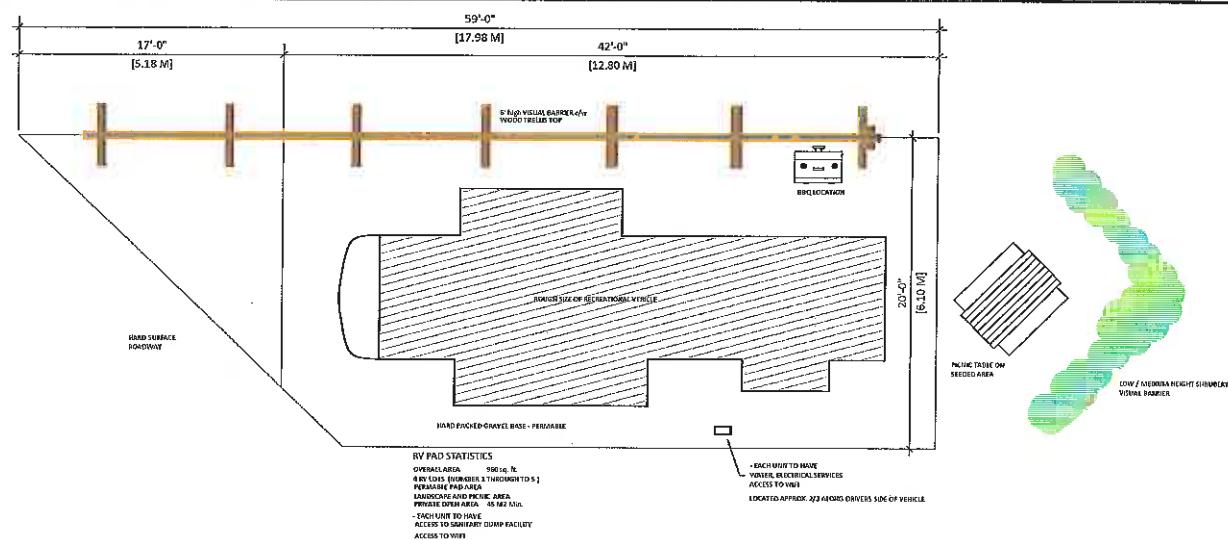
H
NORTH FACING ORCHARD
LOOKING AT RV LOT YARD




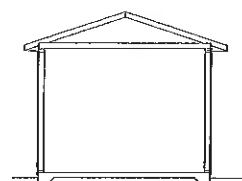
J
NORTH FACING ORCHARD
LOOKING AT RV LOT YARD

DATE		NO.	REV.	REVISION
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HOLDEN'S DRAUGHTING & DESIGN 827 HAWKINS AVE KESWICK, B.C. V6Y 1A5 Phone: 250.868.0922 Fax: 250.868.0922 Email: hdd@hddesigns.ca				
PROJECT LOT 4, PLAN 1780 378 GIBSON ROAD KELOWNA, B.C.				
SHEET TITLE EXISTING PHOTOGRAPHIC VIEWS				
DRAWN	B.A.H.	SHEET NO.		A0
CHECKED		DATE		Rev. 0
SCALE		DATE		40-2015
DATE	Jun. 2/2014			

73



DATE		NO.		REVISION	
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<p>DO NOT SCALE THESE DRAWINGS.</p>					
<p>HOLDENS DRAUGHTING & DESIGN 60 DOUGLAS AVENUE KILLOWLA, B.C. V7Y 0J3</p>					
				<p>Phone: 250-680-0922 Fax: 250-680-0922</p>	
PROJECT					
<p>LOT 4, PLAN 1/40 578 GIBSON ROAD KILLOWLA, B.C.</p>					
SHEET 1/10					
RECREATIONAL VEHICULAR UNIT TYPES					
DESIGNER B.A.H.		SHEET NO.		A3	
CHECKED					
SCALE					
DATE Jan. 27/2016		Rev. 0			

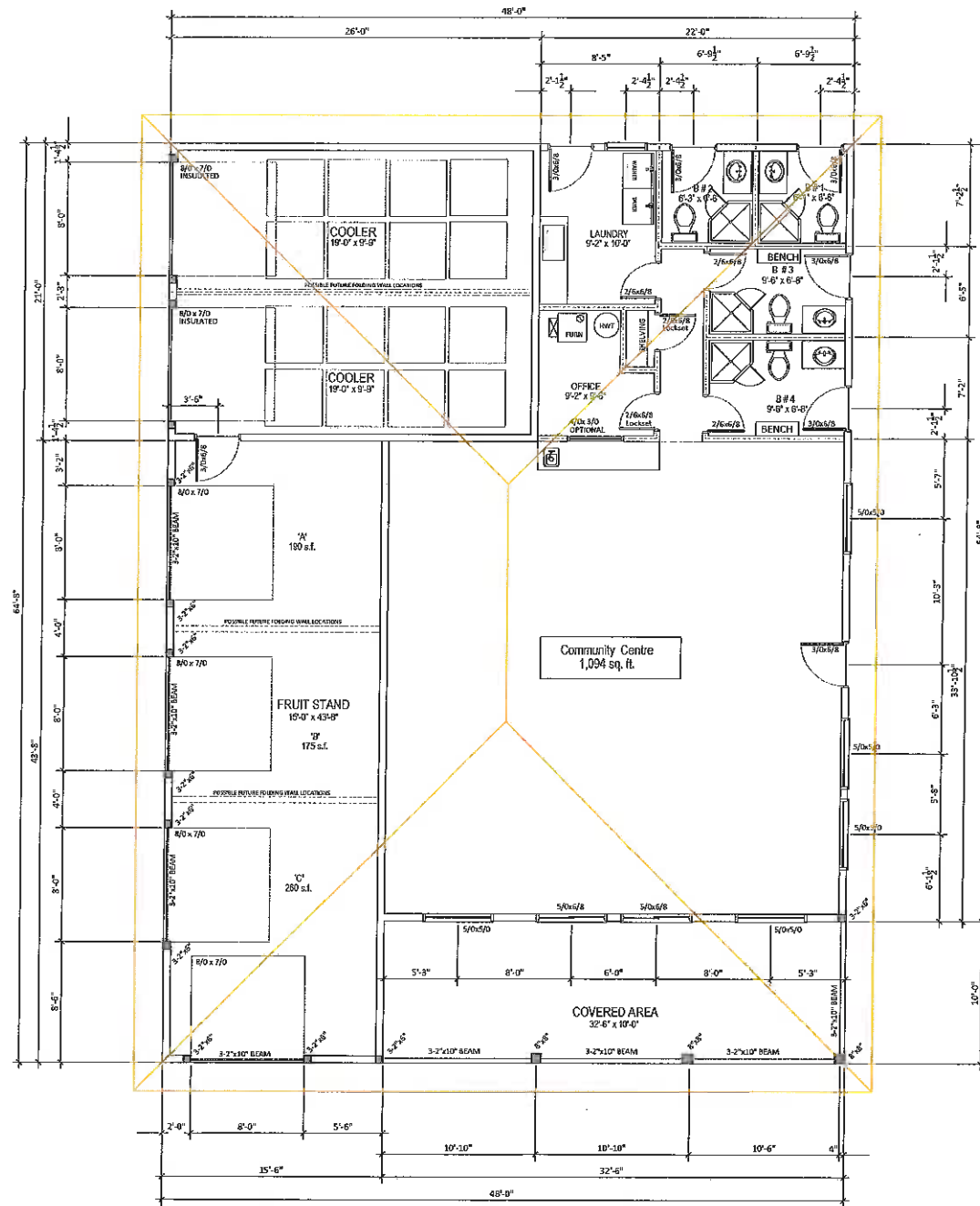


A black and white architectural drawing of a building facade. The building has a gabled roof with a textured pattern. The facade consists of a series of vertical slats or shutters, with three distinct door-like openings in the center. The drawing is simple and schematic, showing the basic form and structure of the building.

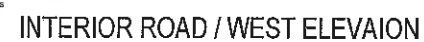
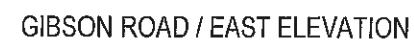
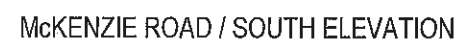
Architectural drawing of a building facade showing a series of arches and columns. The drawing includes dimensions: 33'-0" for the total width, 5'-8" for the spacing between columns, and 12'-0" for the height. The arches are labeled with "3/06/18".

STORAGE UNIT
50 sq. ft. INTERIOR AREA
3/8" x 8" DOOR
LOCK SUPPLIED BY AIRTEA

GIBSON

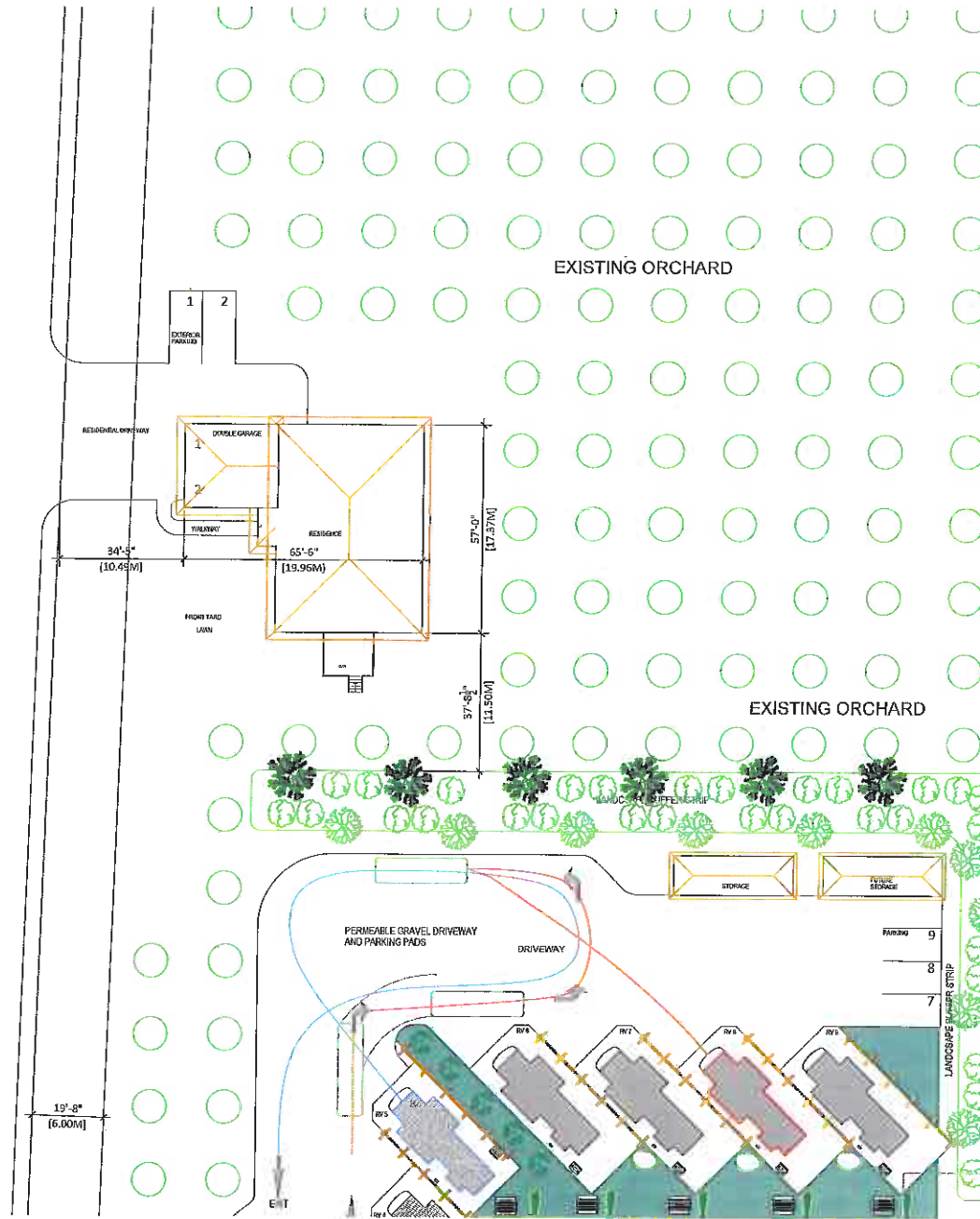
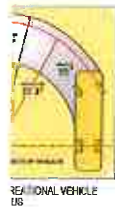


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<p>HOLDEAFS DRAFTING & DESIGN 430 HUNTER AVENUE WILLOWDALE, B.C. V7C 1A8 Phone: 250-688-0007 Fax: 250-688-0002 Email: hld@hld.ca</p>				
<p>PROJECT LOT 4, PLAN 1700 675 DESSON ROAD KELOWNA, B.C.</p>				
<p>SHEET TITLE FRUIT STAND PLAN</p>				
DRAWN B.A.H.	SHEET NO. A5		Rev. 0	
CHECKED				
SCALE				
DATE Jan. 9/2014				

40-20



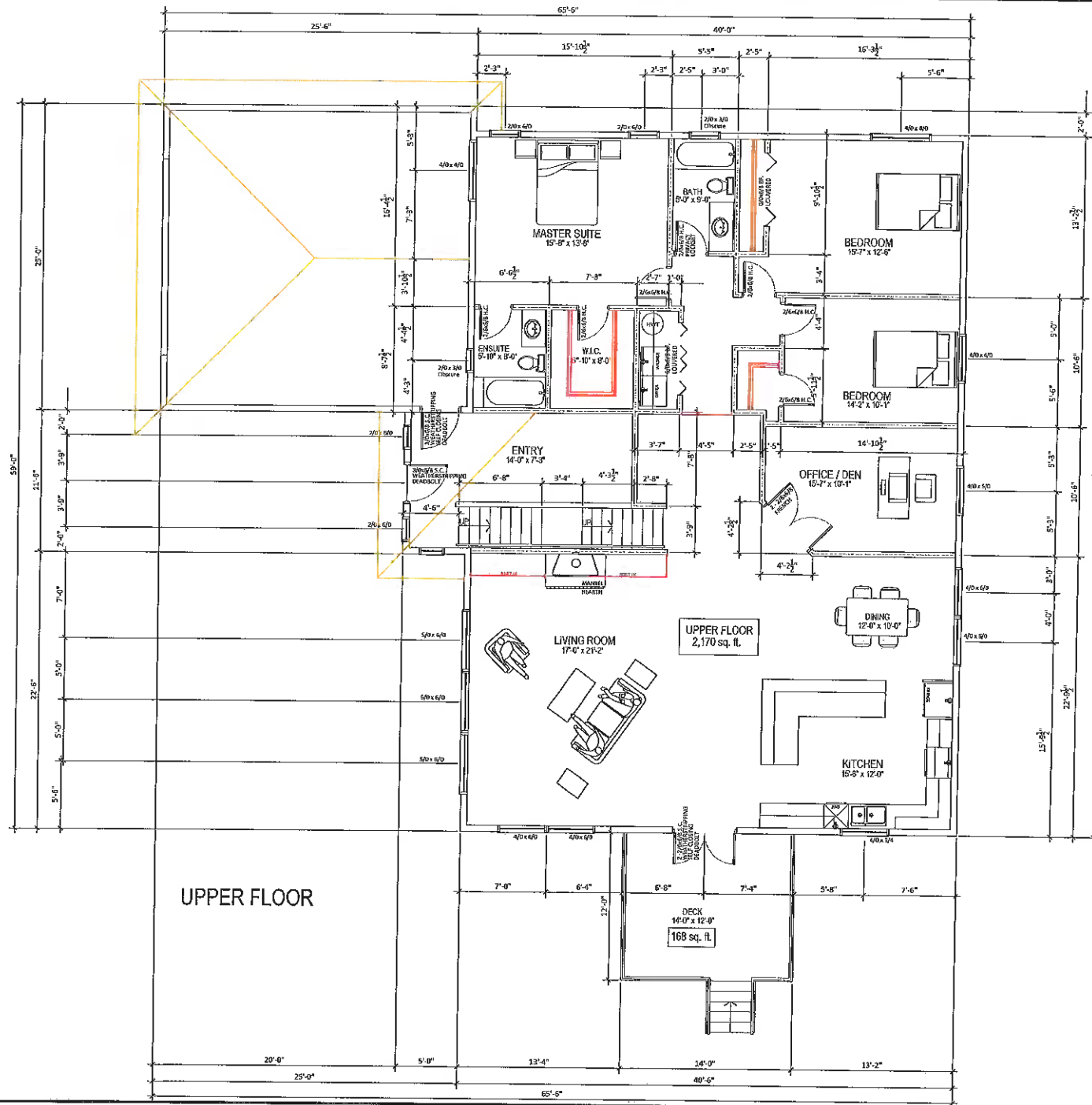
GIBSON ROAD



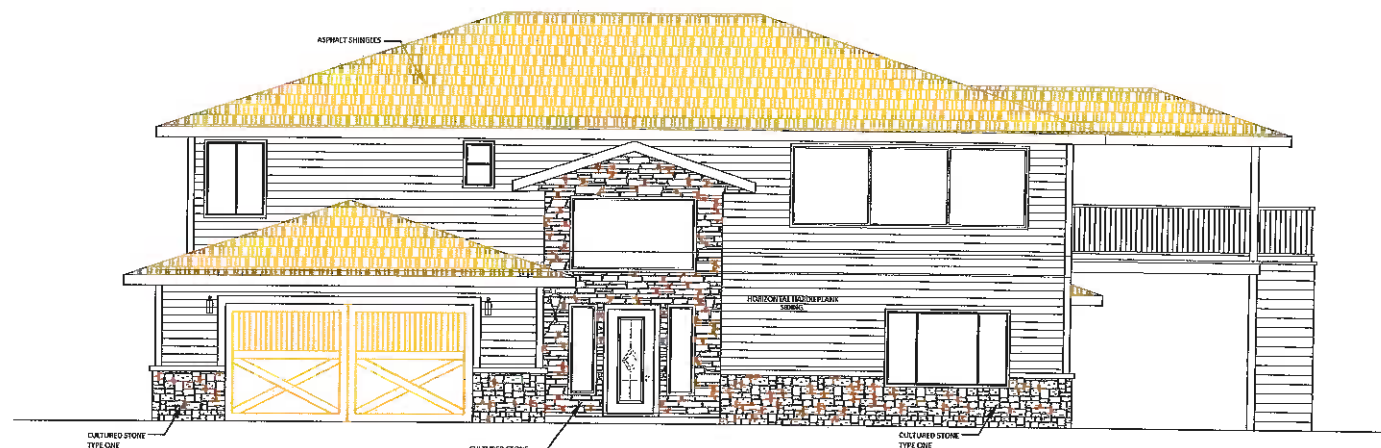
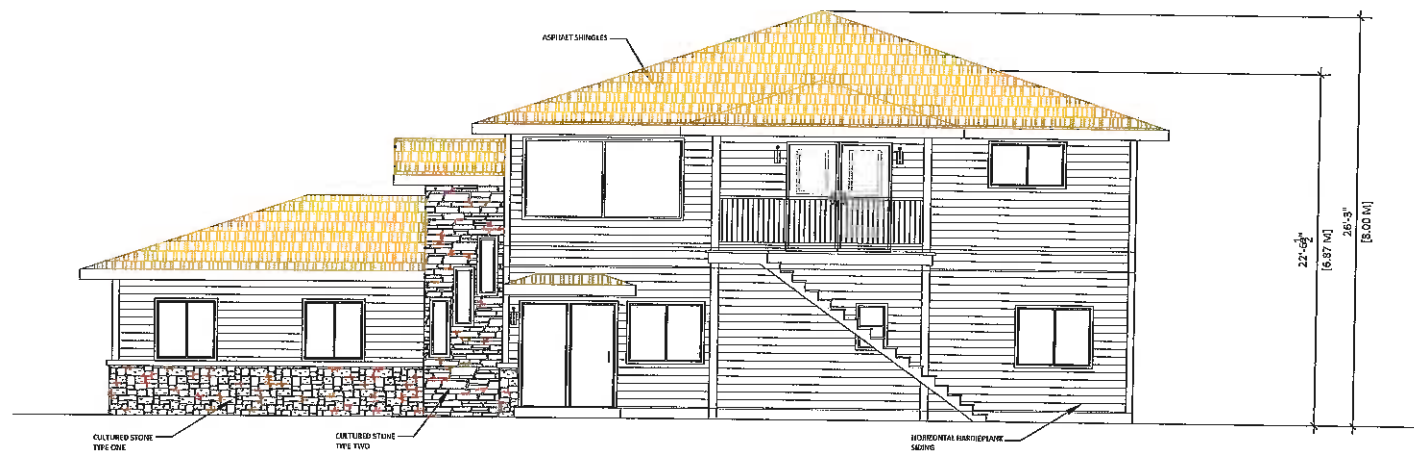
ORTHOGRAPHIC VIEW

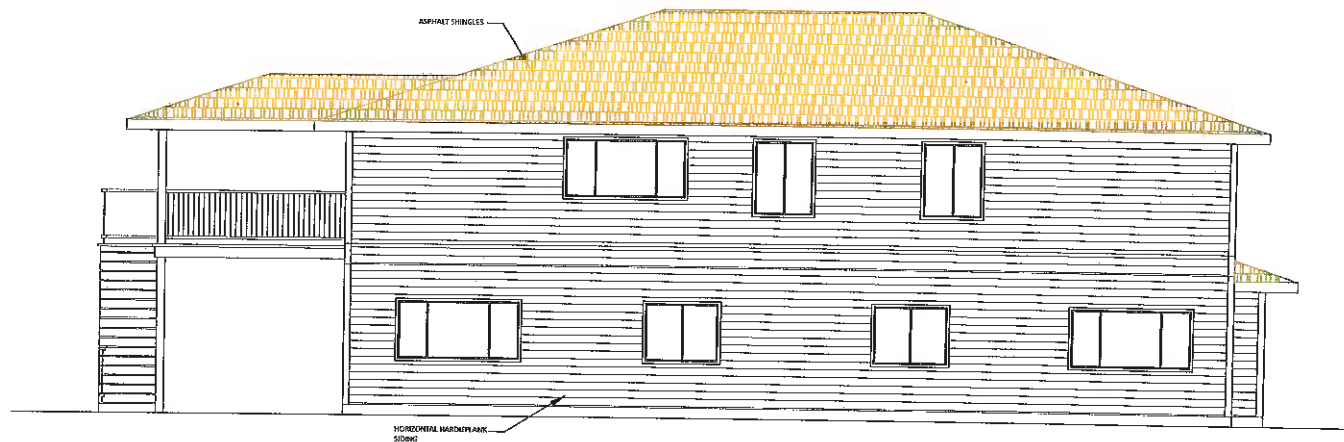
DATE: 10/10/2013	
BY: J.A.H.	
CHECKED: J.A.H.	
SCALE: 1:100	
DATE: 10/10/2013	
Rev. 0	
40-2013	
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HOLDEYS DRAUGHTING & DESIGN 4111 HUNTER AVENUE VICTORIA, BC V8N 3A5 Phone: 250.614.0018 Fax: 250.614.0019 Email: info@holdeys.com	
PROJECT LOT 4, PLAN 1700 375 GIBSON ROAD KELOWNA, B.C.	
SHEET TITLE OVERALL SITE PLAN	
DRAWN J.A.H.	CHECKED J.A.H.
SCALE 1:100	DATE 10/10/2013
Rev. 0	
40-2013	

GIBSON



DATE		NO.	BY	REVISION
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<p>HOLDEN'S DRAFTING & DESIGN 420 DUNDAS AVENUE KILGORE, B.C. V1Y 1A5 Phone: 250.632.0002 Fax: 250.632.0002 Email: holdens@shaw.ca</p>				
<p>PROJECT LOT 4, PLAN 1760 875 GIBSON ROAD KELOWNA, B.C.</p>				
<p>SHEET TITLE UPPER FLOOR PLAN RESIDENCE</p>				
<p>DRAWN R.A.H.</p> <p>CHECKED</p> <p>SCALE</p> <p>DATE Nov. 29/2014</p>	<p>SHEET NO. A9</p> <p>Rev. 0</p>			

[illegible]



EAST ELEVATION



NORTH ELEVATION

<table border="1"> <tr> <td>DATE</td> <td>NO.</td> <td>BY</td> <td>REVISION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>				DATE	NO.	BY	REVISION												
DATE	NO.	BY	REVISION																
<p><small>Copyright Reserved</small> This drawing is an instrument of service for the specific project. The drawing and design are the exclusive property of the drafter and shall not be used in whole or in part without written consent. The drafter shall not be responsible for the construction of the project. The drafter shall not be responsible for the construction of the project. The drafter shall not be responsible for the construction of the project.</p>																			
<p>HOLDENS DRAFTING & DESIGN 220 SUMMIT AVENUE KELOWNA, B.C. V1Y 1A1 Phone: 250.866.0862 Fax: 250.866.0862 H.D.D. Direct: 250.866.0862</p>																			
<p>PROJECT LOT 4, PLAN 1780 672 GIBSON ROAD KELOWNA, B.C.</p>																			
<p>SHEET TITLE RESIDENCE ELEVATIONS NORTH & EAST</p>																			
<p>DRAWN R.A.H. CHECKED R.A.H. SCALE 1/8" = 1'-0" DATE JAN. 17, 2014</p>	<p>SHEET NO. A11 Rev. 0 40-2013</p>																		

February 10, 2014

City of Kelowna Community Planning
1435 Water Street
Kelowna, B.C. V1Y-1J4

In regards to: 315 / 375 Gibson Road application of rezoning from A1 to A1-2
Farm Protection Development Permit

This application is submitted for three intertwined reasons.

The existing property had residential structures at the corner of Gibson and McKenzie Road, these structures have been removed in the past few years, and currently there is an 800 sq. ft. cabin on the property. The rest of the property is currently being utilized as an orchard.

The first purpose of requesting this rezoning is to allow for 9 unit recreational vehicle use. Speaking with several R.V. dealers in town there is a large need for such locations, and they are volunteering to recommend any location in town. Concluding that renting out these nine locations should not be very difficult, and the more visitors we have to our city the better.

On the corner of Gibson and McKenzie we are proposing a combination fruit stand and community centre. The owner currently has several hundred acres of orchard in operation with a vast variety of products; several types of cherries, apples, pears and peaches to name a few. As well as to utilize this building to market his products, the other half of the building is planned for a unique use.

The plan is to use the rest of the building as an education centre. To instruct and inform the R.V. visitors, school children, customers of the fruit stand and the general public.

To inform on:

- The History of each Fruit
- The Process and tools involved in producing the fruit
- The types of fruit available of each variety
- The ideal use of each fruit, how to tell freshness of the product.
- Along with a graphic display of the varieties / types etc.

Removing the cabin, and constructing a new residence on the property is also requested.

To allow a family member, a required residence plus to be directly on site and in proximity to the 9 Unit Recreational Vehicle Area of the property and the Fruit Stand / Community Centre.

The end result would mean the removal of an old cabin structure the repair of the scar where the other residential structure stood, and the loss of a few fruit producing trees. In return the completed product would be a Fruit Stand / Community Centre that would be beneficial to the owner as well as to one and all. The construction of a nine unit recreational vehicle rental area, which I am informed is desperately required in this area. Lastly the construction of a family residence to oversee the other two components.

Yours Truly
Robert A. Holden

Prepared for:
Karmjit S. Gill / Owner.

REPORT TO COUNCIL



Date: March 5, 2014
RIM No. 1250-30
To: City Manager
From: Subdivision, Agriculture & Environment Services, Community Planning and Real Estate (DB)
Application: OCP14-0003/ Z14-0004 **Owner:** Glenwest Properties Ltd.
Address: 103 Clifton Rd N, 145 Clifton Rd, 185 Clifton Rd N and (E of) Upper Canyon Drive **Applicant:** Glenwest Properties Ltd.
Subject: 2014 03 17 Report Z14-0004 OCP14-0003

Existing OCP Designation: 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 Area), RR1- Rural Residential 1

Proposed Zones: RU1H - Large Lot Housing (Hillside Area), P3- Parks and Open Space

1.0 Recommendation

THAT Official Community Plan Bylaw Amendment No. OCP14-0003 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of:

1. Part of the South West $\frac{1}{4}$ of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895 and EPP24897 located (E of) Upper Canyon Drive. from the Major Park & Open Space designation to the Single/Two Unit Residential-Hillside designation and from the Single/Two Unit Residential-Hillside designation to the Major Park & Open Space designation;
2. Part of the North West $\frac{1}{4}$ of Section 5 Township 23 ODYD Except Plans 20895, KAP88266, EPP24895 and EPP24897, located at 185 Clifton Rd. N. from the Major Park & Open Space designation to the Single/Two Unit Residential-Hillside designation and from the Single/Two Unit

Residential-Hillside designation to the Major Park & Open Space designation;

3. Part of Lot A Section 6 Township 23 ODYD Plan KAP70041, located at 145 Clifton Rd from the Major Park & Open Space designation to the Single/Two Unit Residential-Hillside designation and from the Single/Two Unit Residential-Hillside designation to the Major Park & Open Space designation; and

4. Part of The Fractional North East ¼ Section 6 Township 23 ODYD Except Plans 25017, KAP82511 and EPP12985, located at 103 Clifton Rd N from the Major Park & Open Space designation to the Single/Two Unit Residential-Hillside designation and from the Single/Two Unit Residential-Hillside designation to the Major Park & Open Space designation;

as shown Map "A" attached to the report of Subdivision, Agriculture & Environment Services, dated March 5, 2014 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 Subdivision, Agriculture & Environment Services, dated March 5, 2014;

AND THAT Rezoning Application No. Z14-0004 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:

1. Part of the South West ¼ of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895 and EPP24897 located (E of) Upper Canyon Drive from the P3 - Parks and Open Space zone to the RU1H - Large Lot Housing (Hillside Area) zone and from the RU1H-Large Lot Housing (Hillside Area) zone to the P3 - Parks & Open Space zone;

2. Part of the North West ¼ of Section 5 Township 23 ODYD Except Plans 20895, KAP88266, EPP24895 and EPP24897, located at 185 Clifton Rd. N. from the P3 -Parks and Open Space zone to the RU1H - Large Lot Housing (Hillside Area) zone and from the RU1H-Large Lot Housing (Hillside Area) zone to the P3 - Parks & Open Space zone;

3. Part of Lot A Section 6 Township 23 ODYD Plan KAP70041, located at 145 Clifton Rd. from the P3 -Parks and Open Space zone to the RU1H - Large Lot Housing (Hillside Area) zone and from the RU1H-Large Lot Housing (Hillside Area) zone to the P3 - Parks & Open Space zone; and

4. Part of The Fractional North East ¼ Section 6 Township 23 ODYD Except Plans 25017, KAP82511 and EPP12985, located at 103 Clifton Rd N from the RR1 - Rural Residential 1 zone to the RU1H-Large Lot Housing (Hillside Area) zone.

as shown on Map "B" attached to the report of Subdivision, Agriculture & Environment Services, dated March 5, 2014, 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 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 FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the issuance of a Preliminary Layout Review by the City of Kelowna's Subdivision Approving Officer.

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 Subdivision, Agriculture and Environment Services comments

This application is requesting approval to amend the OCP future land use designation and rezone portions of the "Rocky Point" 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. However, it should be noted that included in this application is the southeast portion of 103 Clifton Road N which was never included as part of the original 2003 Glenmore Highlands Area Structure Plan As the applicant did not originally own the property and has since acquired the land. Given the topographic conditions of this portion of 103 Clifton Road it is a logical extension of the proposed subdivision.

Given the very challenging topography of the balance of 103 Clifton Rd N, the applicant has indicated that future development plans (other than this application) will be limited to the creation of up to four large estate lots under the existing RR3 zoning designation.

The OCP also identifies a strip of land directly west of the proposed rezoning as Major Park and Open Space which will accommodate a future linear trail. This area was previously protected with a blanket public access right of way as part of a previous application and the applicant has indicated that they would prefer to defer the actual dedication of this area until they proceed with the future development of the balance of 103 Clifton Rd N.

4.0 Proposal

4.1 Project Description

The applicant is proposing to amend the OCP future land use designation and rezone portions of the subject properties in order to facilitate the development of phase 2E of the Wilden "Rocky Point" development. The proposal is in general accordance with the Glenmore Highlands Area Structure Plan (2000) and Glenmore highlands Phase 2 rezoning (2003).

OCP Amendment

The applicant is proposing to amend the OCP Future Land Use designation by adjusting the boundaries of the areas designated as Major Park and Open Space and single/two unit residential-Hillside in order to accommodate the proposed subdivision layout. It should be noted that the land area to be designated as Major Park and Open Space exceeds the land area proposed to be designated as single/two unit residential-Hillside.

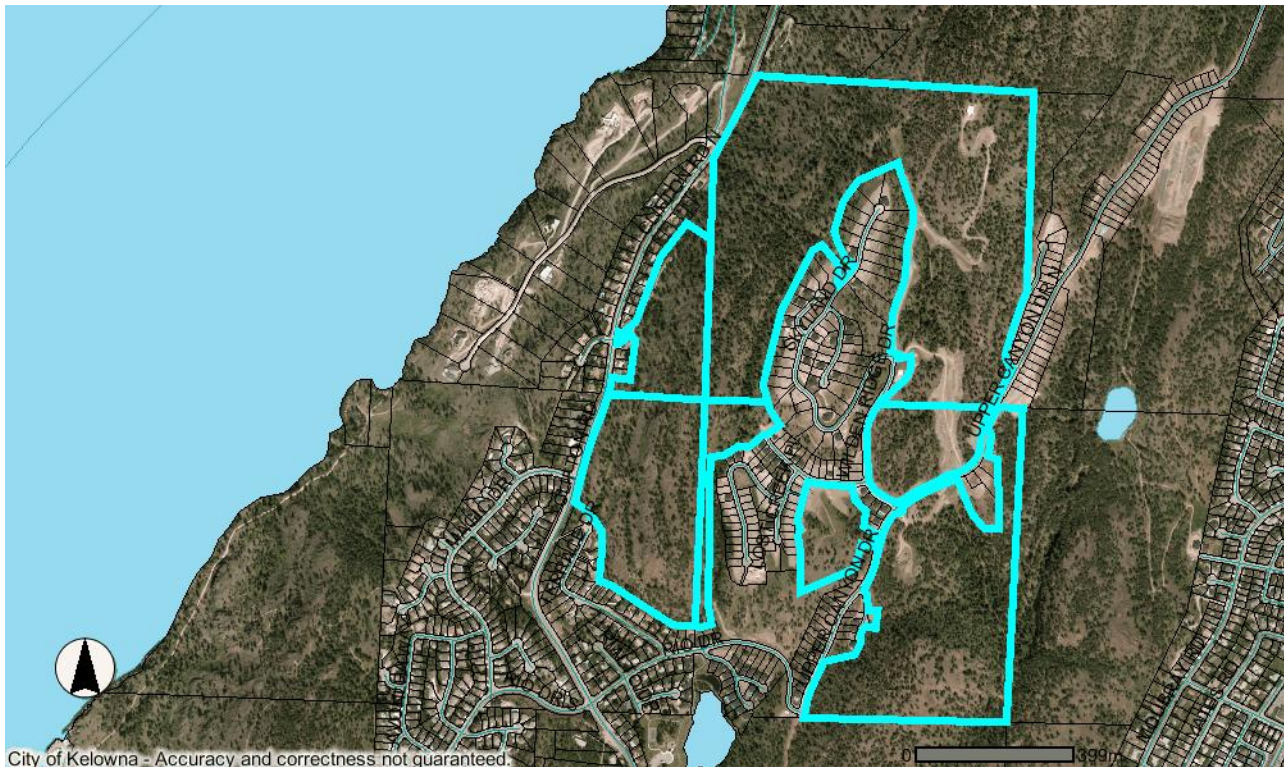
Rezoning

The applicant is seeking approval to rezone parts of the subject properties from P3 to RU1h zone and from RU1h to P3 zone to accommodate the proposed subdivision layout and ensure land uses align with the proposed layout. This proposed rezoning will result in a net gain in P3 land and ensure long term protection of steep terrain. This proposed rezoning is in general accordance with the Glenmore Highland Area Structure Plan.

The applicant is also proposing to rezone a triangular section of Lot NE1/4, plan T23S6 (103 Clifton Rd N) from the existing RR3 zone (Rural Residential 3) to the proposed RU1h to accommodate phase 2E subdivision of the Wilden development.

4.2 Site Context

Subject Properties Map:



The subject property is located in the Glenmore-Clifton-Dilworth Sector of the City in a predominantly single family neighbourhood. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agricultural Zone	Resource Protection
East	P3 - Parks and Open Space RU1h - Large Lot Housing (Hillside Area) A1 - Agricultural Zone	Single Family Housing

South	RU1 - Large Lot Housing RU2h - Medium Lot Housing (Hillside Area) A1 - Agricultural Zone	Single Family Housing
West	RR1 - Rural Residential 1 RU2h - Medium Lot Housing (Hillside Area) A1 - Agricultural Zone	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. Nonresidential 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 Phase 2E Wilden Development (80 RUH single family 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).

Refer to Development Engineering Report under files: ASP97-001, Z02-1061, DP04-0012.

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

Infrastructure Planning - Parks & Public Spaces

- Iplan - Parks has a general concern about how the grading and remnant park space will be treated in the vicinity of the intersection of Upper/Lower and Rocky Point Roads and would like to be circulated when plans for this area are developed in greater detail.
- No disturbance to P3 zoned lands will occur without prior authorization by Iplan - Parks.
- Park boundary sign posts will be installed on P3 zoned lands to delineate the public / private boundary.
- A vertical curb profile will be provided on all roads adjacent to parkland to discourage unauthorized vehicle access.
- All roads adjacent to parkland will include a sidewalk.
- Where only one sidewalk is required it will be located on the same side of the road as park to eliminate pedestrian conflicts with driveway curb cuts / letdowns.

Application Chronology

Date of Application Received:	January 22, 2014
Public Notification Received:	February 11, 2014

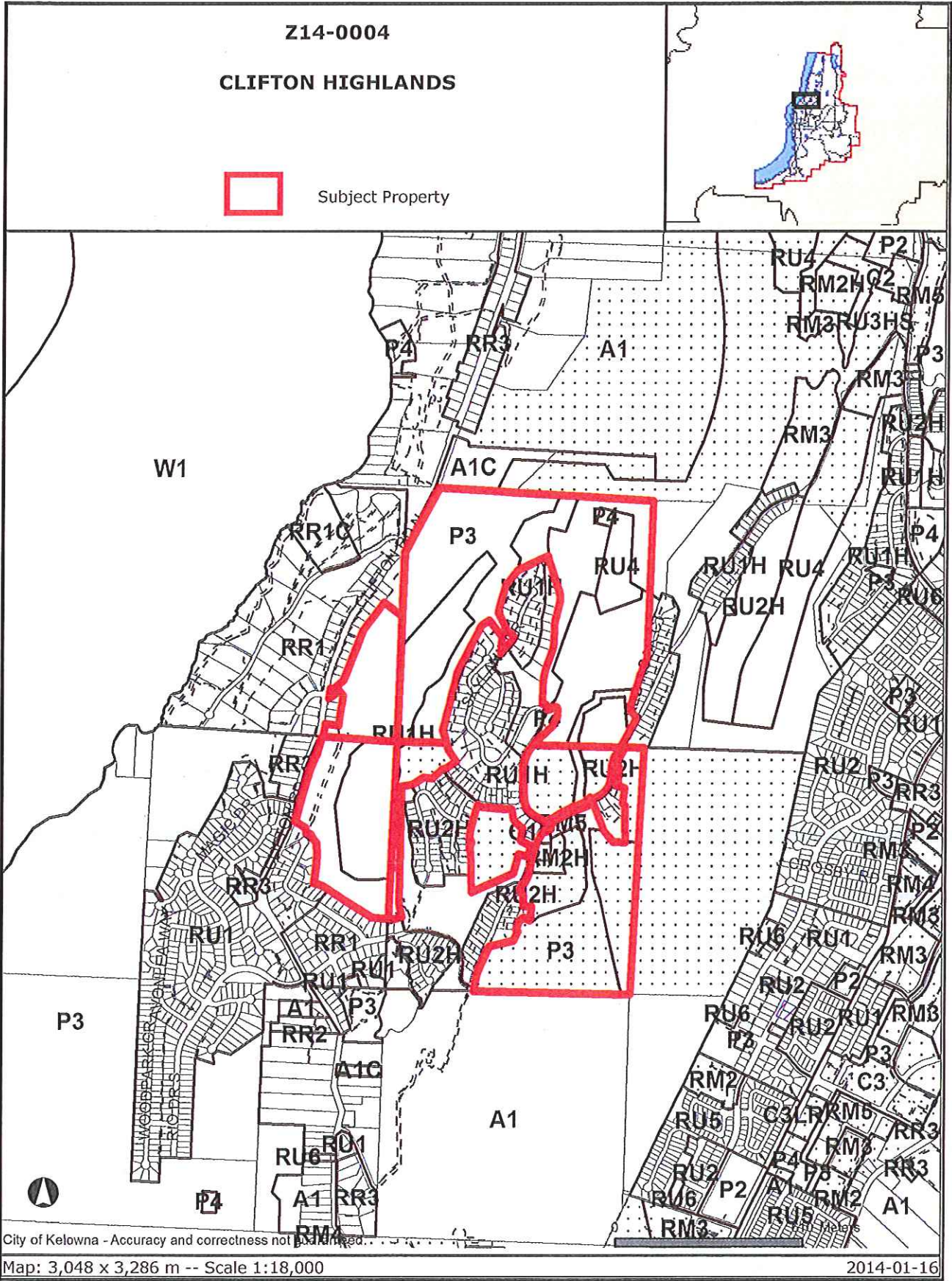
Report prepared by:

Damien Burggraeve, Land Use Planner

Approved for Inclusion: ☐ Shelley Gambacort, Subdivision, Agriculture & Environment

Attachments:

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



Subject Properties Notes:

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

Subject Properties Notes:

Amend the OCP for portions of the Subject Properties 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).

Subject Properties Notes:

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

**MAP "A" OCP AMENDMENT
OCP14-0003**

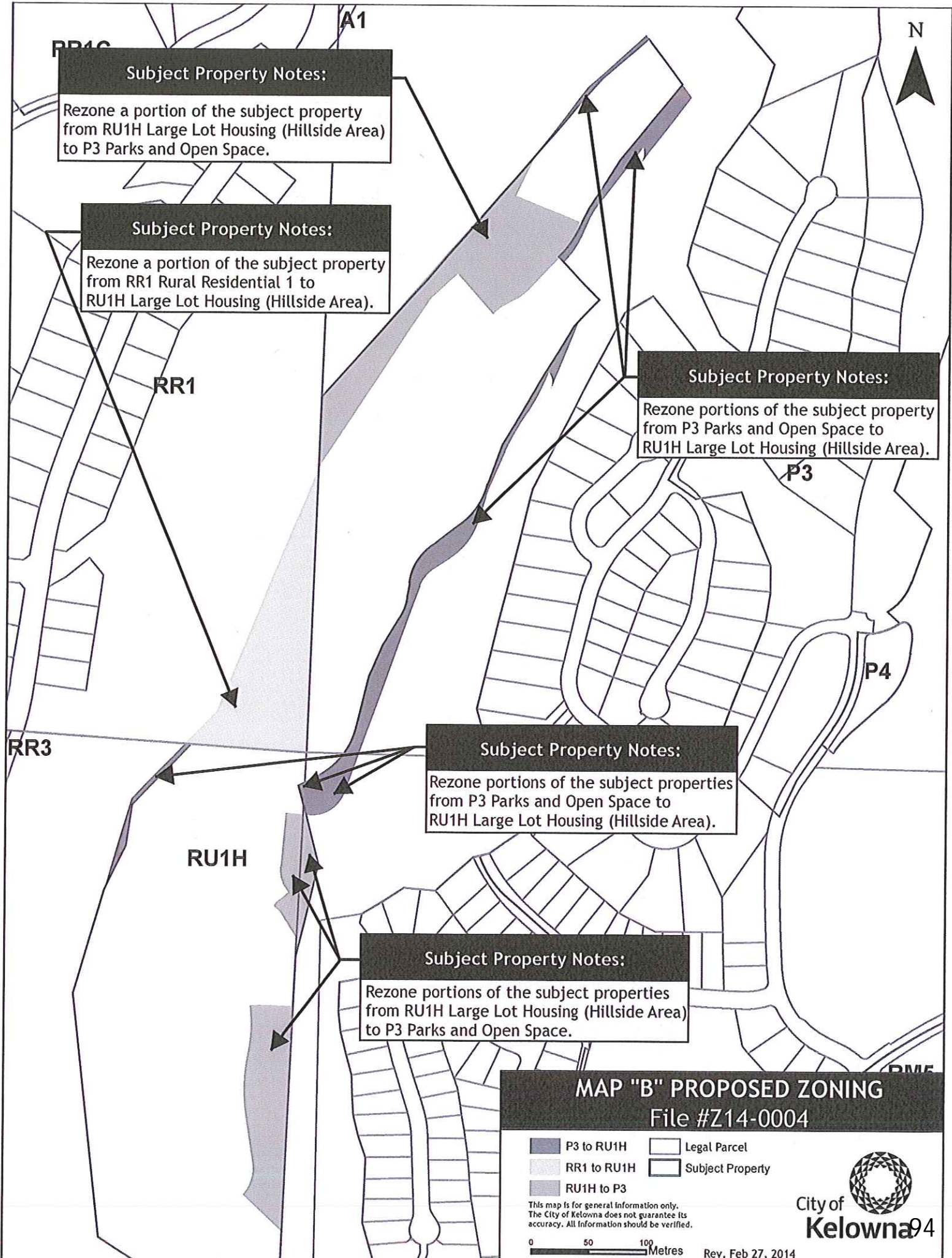
-  Major Park and Open Space
-  Public Service Utilities
-  Resource Protection
-  Single / Two Unit Residential
-  Single / Two Unit Residential - Hillside

-  Legal Parcel
-  PARK 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. Feb 27, 2014



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 RR1 Rural Residential 1 to RU1H Large Lot Housing (Hillside Area).

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

Subject Property Notes:
Rezone portions of the subject properties from P3 Parks and Open Space to RU1H Large Lot Housing (Hillside Area).

Subject Property Notes:
Rezone portions of the subject properties from RU1H Large Lot Housing (Hillside Area) to P3 Parks and Open Space.

MAP "B" PROPOSED ZONING
File #Z14-0004

- | | |
|-------------|------------------|
| P3 to RU1H | Legal Parcel |
| RR1 to RU1H | Subject Property |
| RU1H to P3 | |

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. Feb 27, 2014



FOR DEVELOPMENT PERMIT 13-12-17

FOCUS
 PLANNING & ENGINEERING
 10000 13th Avenue, Suite 100
 Boulder, CO 80501
 (303) 440-1000

BLANK DEVELOPMENT CORP. (BDC)
 10000 13th Avenue, Suite 100
 Boulder, CO 80501
 (303) 440-1000

GRADING PLAN

REV. No. **A**

DATE **0615**

DRAWING No. **0008-04**

SCALE: AS SHOWN

DATE: 2013-10-27

APPROVED: [Signature]

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

1" = 100'

0 25 50

DATE	REV	BY	APPV	REVISION	DATE	REV	BY	APPV
2013-10-27	1	AS	AS	FOR NEW CONSTRUCTION				
2013-10-27	1	AS	AS	FOR EXISTING CONSTRUCTION				
2013-10-27	1	AS	AS	FOR EXISTING CONSTRUCTION				

CITY OF KELOWNA
MEMORANDUM

Date: February 14, 2014
File No.: Z14-0004
To: Planner II, Land Use Management (DB)
From: Development Engineering Manager
Subject: 145 Clifton Rd, Clifton Highlands Rocky Point Dr Phase 2E

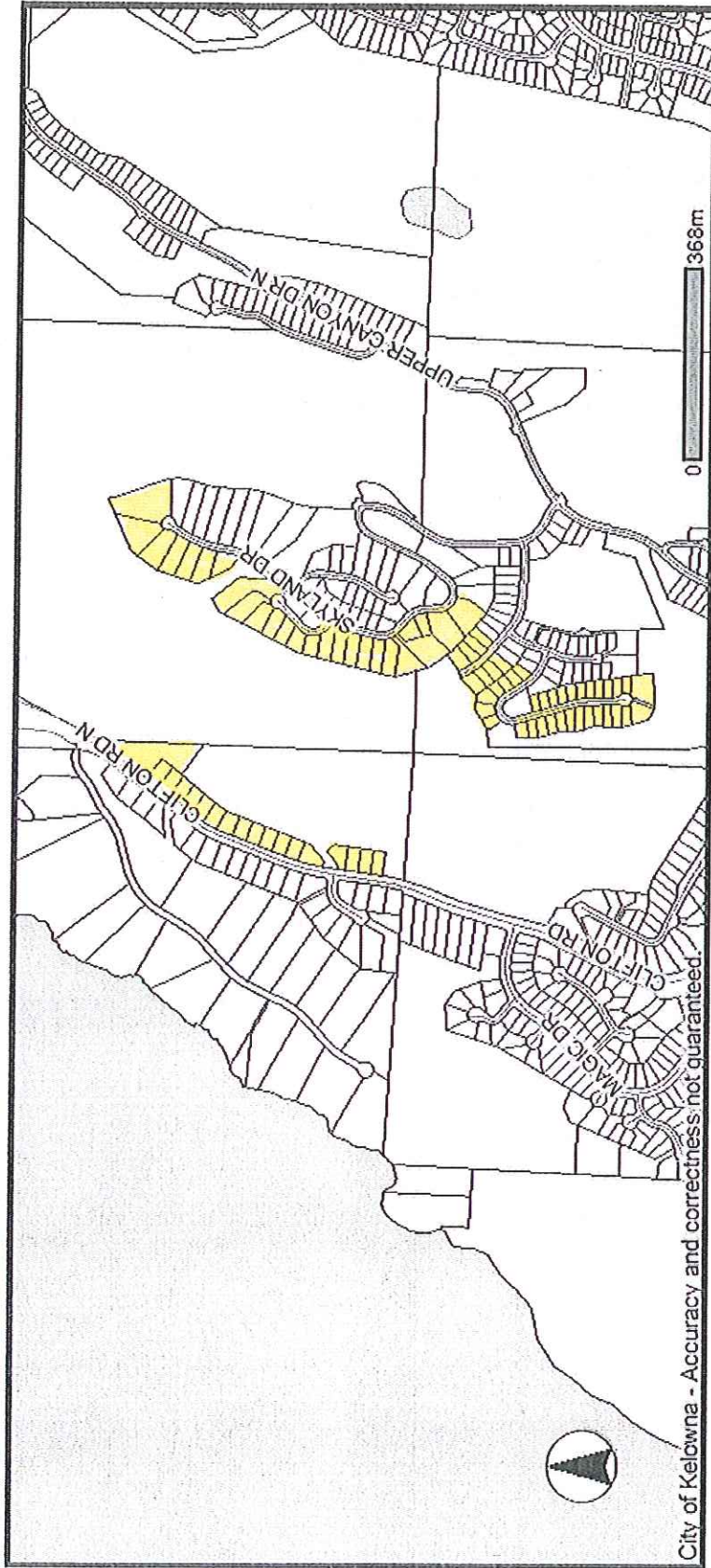
Development Engineering comments and requirements regarding this application for an adjustment to the zoning to facilitate the Phase 2E Wilden Development (80 RUH single family lots) are as follows:

Refer to Development Engineering Report under files: ASP97-001, Z02-1061, DP04-0012.

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



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

- PROPERTIES THAT REC'D THE NOTIFICATION (HAND DELIVERED OR MAILED)
ON FEB 7, 2014.



February 4, 2014
(Hand Delivered)

Attn: Property Owner

Re: Proposed Zoning and OCP Amendment at Wilden
City File Z14-0004 & OCP14-0003

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 82 single family lots in the next development neighbourhood within Phase 2 of Wilden. The approximately 15.1 ha neighbourhood site is located in the southwestern area of Phase 2 with all lots proposed to be zoned RU1h (Large 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. In addition to these adjustments it's proposed to include an area that's currently zoned RR1 (Rural Residential) in this development area as it would be logical and in keeping with best practices to develop this land in a similar manner to the surrounding lands.

Summary of the proposed zoning changes (see attached plan):

- Area to be rezoned from P3 (Parks and Open Space) to RU1h (Large Lot Housing) = 0.794 ha
- Area to be rezoned from RR1 (Rural Residential) to RU1h (Large Lot Housing) = 1,133 ha
- Area to be rezoned from RU1h (Large Lot Housing) to P3 (Parks and Open Space) = 2,002 ha

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.

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Wilden:

Russ Foster
Wilden Project Manager
Blenk Development Corp.
132 Sky Court
Kelowna, BC V1V 3A2
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Email: foster@blenkdev.com

City of Kelowna:

Damien Burggraave, RPP, MCIP
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Thank-you



