



April 15, 2024,

Aspen Project No. 2023-109

**City of Kelowna
Community Planning
1435 Water Street
Kelowna, BC, V1Y 1J4**

Attention: Planning Department

Re: Development Application to Rezone 1870 Treetop Road, Kelowna, BC from RR1 to RU2

Dear Planning,

The purpose of this application is to secure approval, to rezone the subject property from its existing RR1 Large Lot Rural Residential Zone to RU2 Medium Lot Housing to create a 16-lot duplex subdivision. The property is currently vacant, and all proposed lots meet the minimum lot sizes of the new RU2 zone delivering growth in a manner consistent with the new BC government legislation.

The intent of this development is to enhance housing variety in the sought after enclave of Black Mountain. Currently, the neighbourhood is predominantly composed of single detached homes alongside 26 duplex lots. Construction is underway at the adjacent property 1812 Turnberry St. for a 16-lot subdivision with expected registration soon.

This compact, pedestrian-scaled residential neighbourhood offers a diverse range of housing options tailored to meet the needs of younger homebuyers, growing families and individuals looking to downsize.

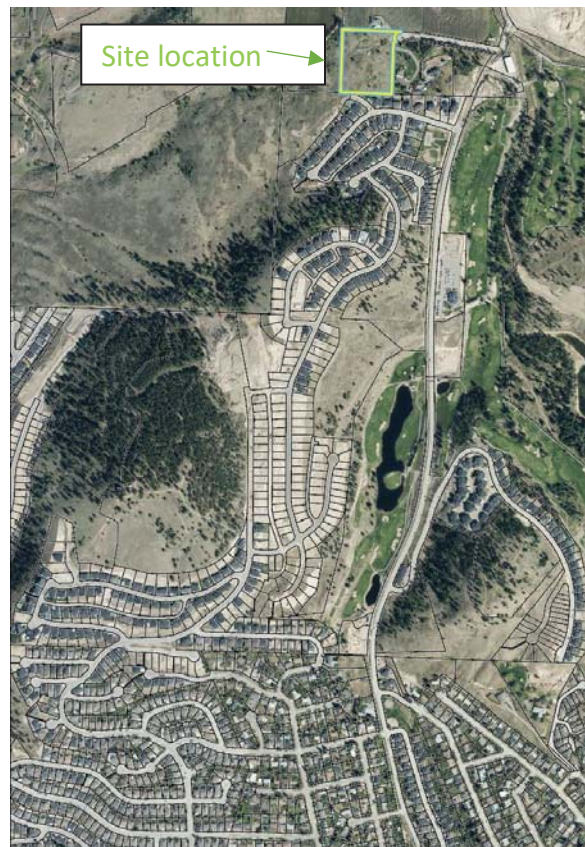
A single block from this subdivision is The Black Mountain - sntsk'il'ntən Regional Park - 640 hectares on the eastern slopes of Kelowna with extensive hiking trails and stunning views. The neighboring Black Mountain Golf Club is an amenity-rich community with a restaurant, multi-use trail system, tennis courts, hiking and biking and an 18-hole golf course where everyone is welcome.

This subdivision may provide the community with rental properties and/or building stratification options. It would be possible, with an approved Development Permit Application, to allow up to four dwelling units to be sold as distinct real estate entities.

The Black Mountain - sntsk'il'ntān Regional Park



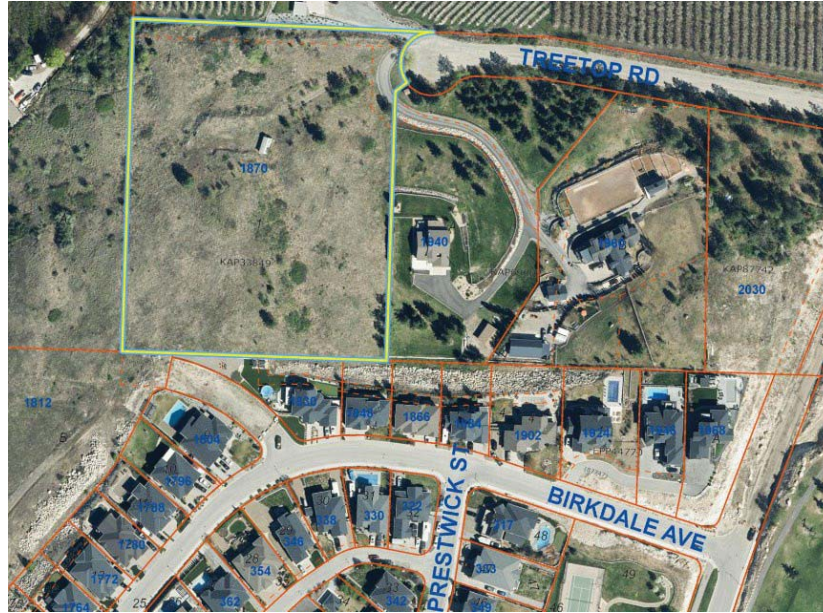
The roughly 5.0-acre (2.04 hectare) parcel lies within a blend of residential and agricultural surroundings. To the north and west are agricultural properties, while the east adjoins a rural residential plot, and to the south sits a residential development. The proposed project extends the existing residential subdivision to the property's south. Its terrain features a gentle to moderate north facing slope creating a slightly steeper eastern aspect slope at the southern end.



Considering the Property's condition and past human activity, it is categorized as having Low Environmental Sensitivity (ESA3). The analysis considers both the property's current state and the environmental characteristics of its surroundings. The natural slopes generally appear stable in their existing condition and no evidence of past slope instability was observed.

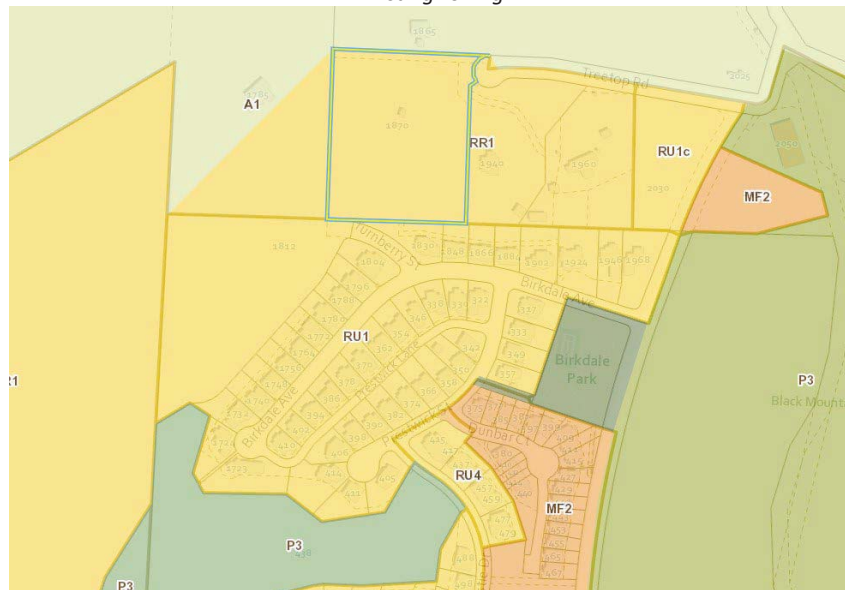
Full geotechnical and environmental monitoring and mitigation will be utilized during all phases of construction and restoration activities will be implemented to return disturbed areas to a state resembling the original habitat characteristics.

Site location



The existing surrounding neighborhood zoning includes A1-agricultural to the north and west, RR1 – Rural Residential to the east and RU1-Large Lot Housing, RU4-Low Density Cluster Housing and MF2-Multi-Dwelling to the south.

Existing zoning



MF2- Multi-Dwelling to the South



Civil Engineering:

Ensures compatibility with existing neighborhoods that respects terrain, vegetation, drainage courses and constraints related to the hillside development. The lot layout promotes the siting of buildings and designs compatible with the hillside context and the road design follows the City of Kelowna

Cross Sections.

- Collector A: Utilizes an 18.2m ROW cross section (COK Dwg # XS-R43) c/w lights standards roughly every 50m. Design speed = 50km/hr.
- CDS uses COK Dwg # SS-R53
- Local B: Utilizes a 14.1m ROW cross section (COK Dwg # XS-R22) c/w lights standards roughly every 50m. Design speed = 30 km/hr.
- CDS uses COK Dwg # SS-R53

Profile Data

- Collector A: Max slope = 11.0%, Min k-value = 7 crest, 11 sag, >25m approach at 2% to Turnberry intersection
- Local B: Max slope = 4.0%, Min k-value = 6 crest, 6 sag

Utilities

- Water will need to connect to BMID system in Treetop
- Sanitary needs to be constructed out to lift station at Treetop and Swainson

Walls – For Staff Consideration

- Walls are to be 1.2 m high and then stepped (walls to 2.5m are usually acceptable at subdivision).
- There are 4 areas in which walls are to be constructed.
 - a. Behind lots 10-14. 1.2m in height
 - b. Behind lots 5-9, 1.2m in height
 - c. West side of CDS – Local B - Roughly 6.0m long @ 2.0m in height
 - d. North end of Lot 16 - Roughly 10m long @ 2.5m in height
- Slope (actual slope, not stepped) to span across back of lots 5-9 and 10-14. Spans roughly 120m between walls (a) and (b), max 14m height, max slope = 1.5:1. See cross section (sheet X-001)
- Lots 7-9 to be double walkout

Duplexes allow for efficient land use on a hillside, maximizing the utility of the space and providing more affordable housing options compared to single-family homes. This will ensure the neighborhood is economically diverse and accessible to residents. Adaptable to changing housing needs, duplexes can accommodate multigenerational living arrangements, home offices or rental units.

In conclusion, we believe this project aligns with the new zoning regulations and is in accordance with the City of Kelowna's Official Community Plan.

Sincerely,

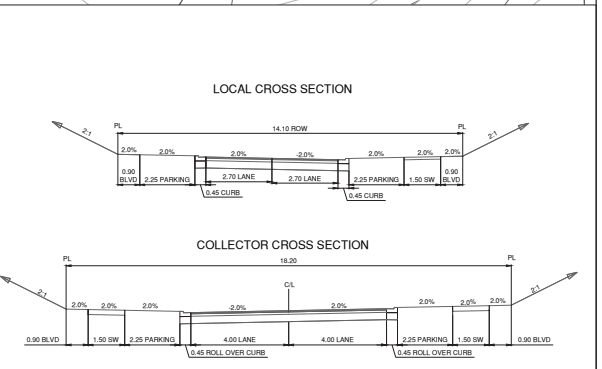
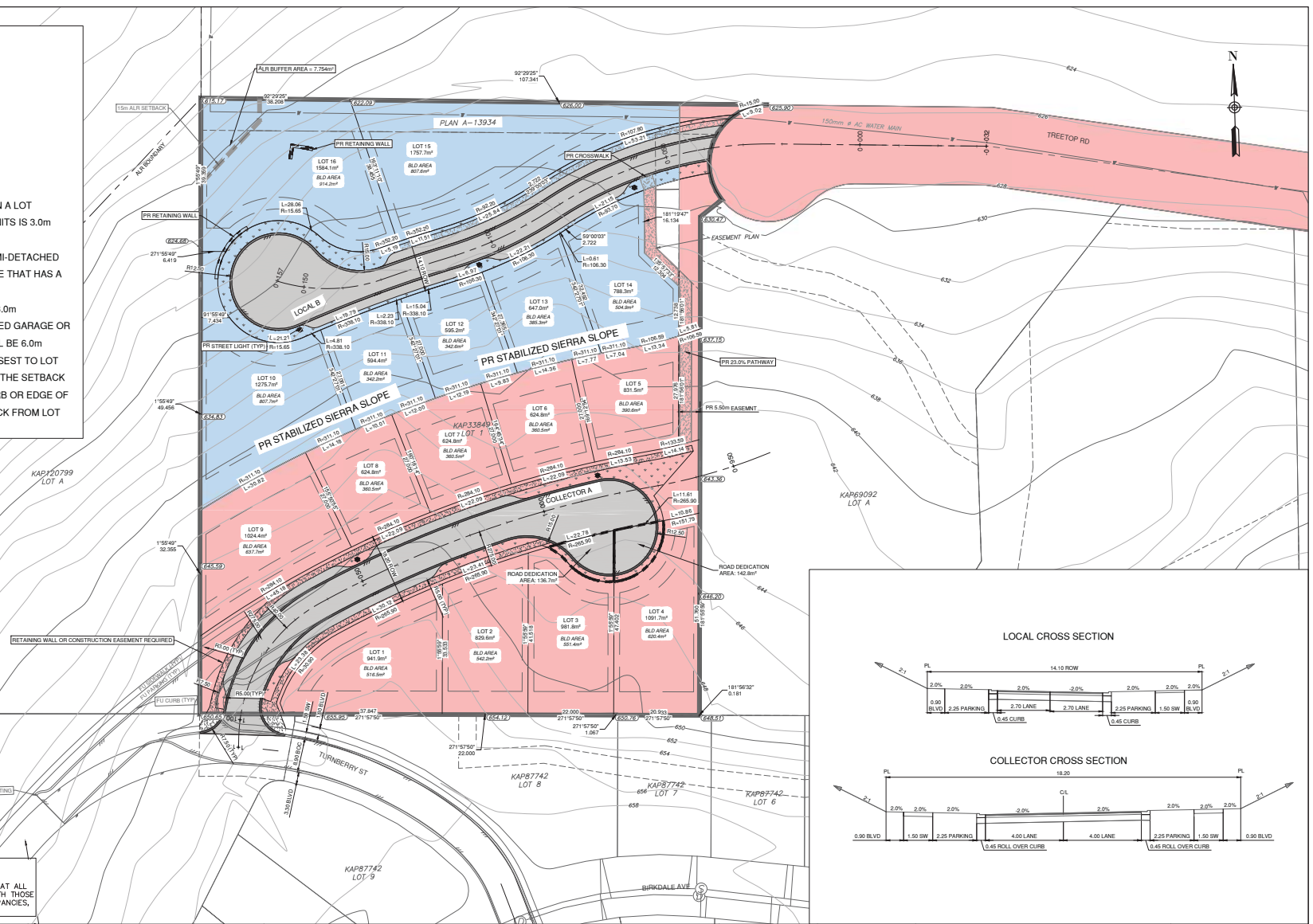
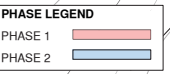
ASPEN LANDS ADVISORY LTD.

Tobi McNeil

Tobi McNeil
Senior Real Estate Advisor & Development Manager

ZONING: RU2 - 16 LOTS (MEDIUM LOT HOUSING)

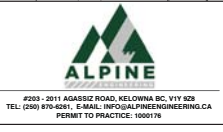
- SUBDIVISION REGULATIONS
 - MINIMUM LOT WIDTH = 13.0m
 - MINIMUM LOT DEPTH = 27.0m
 - MINIMUM LOT AREA = 27m²
- DEVELOPMENT REGULATIONS
 - MAXIMUM BUILDING COVERAGE = 40%
 - MAXIMUM IMPERMEABLE COVERAGE = 70%
- SETBACKS
 - MINIMUM REAR YARD = 6.0m
 - THE MINIMUM REAR YARD SETBACK WHEN A LOT CONTAINS THREE OR MORE DWELLING UNITS IS 3.0m
 - MINIMUM SIDE YARD = 1.5m
 - SIDE YARDS ARE NOT REQUIRED FOR SEMI-DETACHED HOUSING OR TOWNHOUSES ON A LOT LINE THAT HAS A PARTY WALL AGREEMENT
 - MINIMUM FRONT AND FLANKING SIDE YARD = 3.0m
 - THE MINIMUM SETBACK FOR ANY ATTACHED GARAGE OR CARPORT THAT FACES THE STREET SHALL BE 6.0m
 - MEASURE FROM EDGE OF SIDEWALK CLOSEST TO LOT LINE. IN SITUATIONS WITHOUT A SIDEWALK THE SETBACK SHALL BE MEASURED FROM BACK OF CURB OR EDGE OF STREET. HOWEVER, THE MINIMUM SETBACK FROM LOT LINE IS 3.0m



NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD

LEGAL DESCRIPTION: LOT 1, PLAN KAP33849, SECTION 19, TOWNSHIP 27, 0501005 DIV OF YALE LAND DISTRICT						
B.M. LOCATED AT	MONUMENT NO.	STREET & AVENUE	ELEVATION	GEODETIC DATUM	UTM83-11	
REV. NO.	DESCRIPTION	DR	CH	DATE	APP	
0	ISSUE FOR CITY APPROVALS	DW	JA	24-03-07	JK	



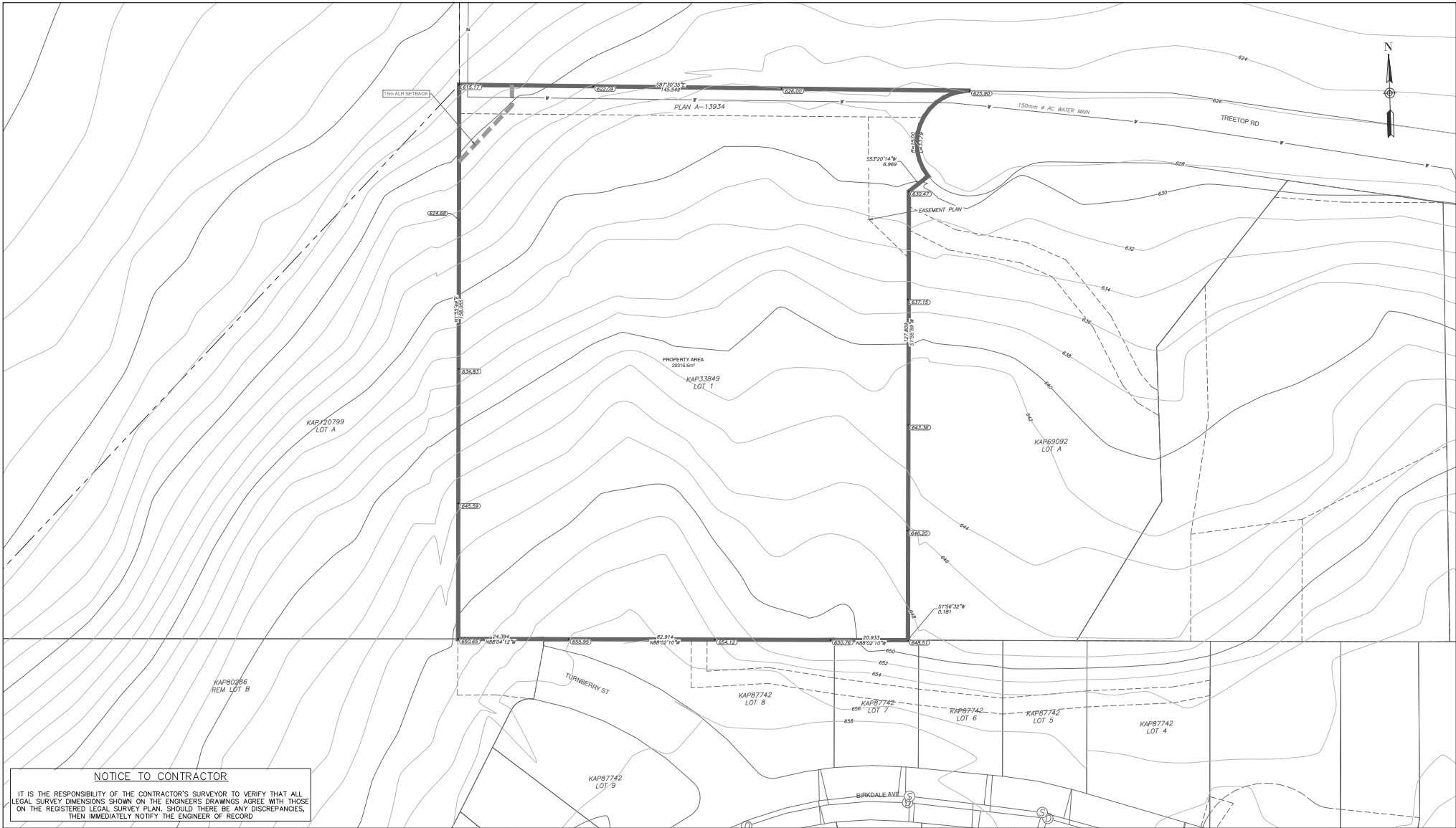
CLIENT: **SABA CONSTRUCTION LTD.**
UNIT 107, 13830 80th AVENUE, SURREY, BC, V3W 3A8
PH: 604-537-7824

PROJECT: **TREETOP RD SUBDIVISION**
1870 TREETOP RD, KELOWNA, BC, V1P 1C5
PID: 003-074-145



The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work and agrees to be fully responsible for any and all damages which might be incurred by the contractor's failure to locate and preserve any and all underground utilities.

TITLE: ZONING: RU2 - LARGE LOT PROPOSED SITEPLAN		DESIGN: DW	CHECK: JA
PROJECT NO.		DRAWN: DW	APPR: JBK
DRAWING NO.		SCALE: HORZ: 1:500 VERT: -	ALPINE DRAWING NO.
		DRAWING DATE: MARCH 7, 2024	SHEET NO. C-002
		REV. 0	



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B.M. NO.	MONUMENT NO.	STREET & AVENUE	ELEVATION:	GEODETIC DATUM:	UTM83-11	
LOCATED AT:						
REV. NO.	DESCRIPTION	DR	CH	DATE	APP	
0	ISSUE FOR CITY APPROVALS	DW	JA	24-03-07	JK	



#203 - 2011 AGABEZ ROAD, KELOWNA BC, V1Y 8Z8
 TEL: (250) 876-5891, E-MAIL: INFO@ALPINEENGINEERING.CA
 PERMIT TO PRACTICE: 1000176

CLIENT:	SABA CONSTRUCTION LTD. UNIT 107, 13830 80th AVENUE, SURREY, BC, V3W 3A8 PH: 604-637-7824
PROJECT:	TREETOP RD SUBDIVISION 1870 TREETOP RD, KELOWNA, BC, V1P 1C5 PID: 003-074-145



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TITLE:	EXISTING SITEPLAN		DESIGN: DW	CHECK: JA
			DRAWN: DW	APPR: JBK
			ALPINE FILE: 2023-167	
PROJECT NO.	SCALE:	DRAWING DATE:		
	HORIZ: 1:500	MARCH 7, 2024		
	VERT: -	SHEET NO. REV.		
DRAWING NO.	ALPINE DRAWING NO.	C-001 0		