

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, June 13, 2017  
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 May 31, 2017(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

3.1 434 Sarsons Rd, Z17-0020 (BL11410) - James Northrop

3 - 21

To rezone the subject property from RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.

**3.2 185 Clifton Rd N, (E of) Upper Canyon Dr N and (W of) Union Rd - OCP17-0011 (BL11414) & Z17-0028 (BL11415) - Glenwest Properties Ltd**

22 - 35

To consider an Official Community Plan Amendment and Rezoning application to change the Future Land Use designation and rezone portions of the property to facilitate a residential subdivision with adjacent natural open space.

**4. Termination**

**5. Procedure on each Bylaw Submission**

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
  - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
  - (ii) The Chair will recognize ONLY speakers at the podium.
  - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

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

# REPORT TO COUNCIL



**Date:** May 29, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (LK)

**Application:** Z17-0020

**Owner:** James Northrop

**Address:** 434 Sarsons Road

**Applicant:** Ave Design Group

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU2 – Medium Lot Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z17-0020 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 18 District Lot 167 ODYD Plan 8049, located at 434 Sarsons Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated May 29, 2017;

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

## 2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.

## 3.0 Community Planning

Community Planning Staff are supportive of the proposed rezoning to facilitate the proposed two lot subdivision. The subject property is located within the Permanent Growth Boundary in the Mission neighbourhood of Kelowna. The parcel is designated as S2RES – Single/Two Unit Residential in the Official

Community Plan (OCP). The application to rezone the parcel meets the OCP urban infill policy of supporting the densification of neighbourhoods through appropriate infill development, including the use of smaller lots. The modest increase in density is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area.

## 4.0 Proposal

### 4.1 Project Description

The proposal is to rezone the parcel from the existing RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone. Should the rezoning be successful, the applicant is planning to subdivide the parcel into two parcels to facilitate the development of one single family dwelling on each of the two new lots.

Should the rezoning be supported by Council, the applicant could proceed with the subdivision application and then directly to building permit applications to construct a single family dwelling on each of the lots. The Zoning Bylaw Development Regulations and parking requirements would be reviewed at time of Building Permit application to ensure compliance.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within 50 m radius of the subject parcel were provided with a circulation package in regards to the development.

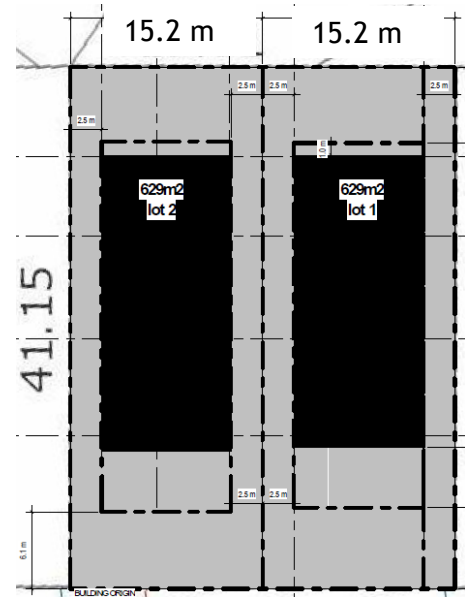


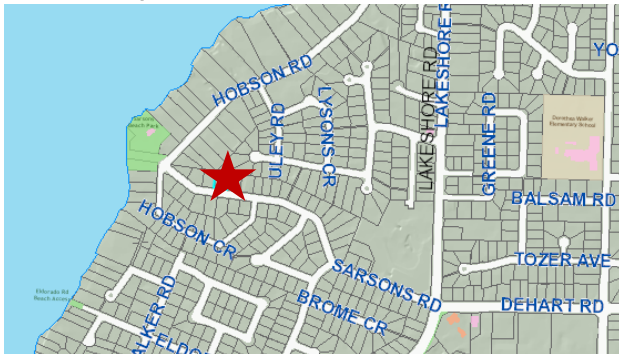
Figure 1 – Proposed subdivision layout.

### 4.2 Site Context

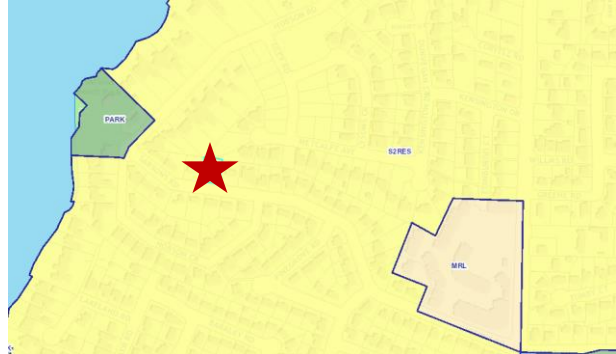
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Context Map:



Future Land Use Map:



Subject Property Map: 434 Sarsons Road





#### 4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU <sub>2</sub> ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	400 m <sup>2</sup>	627 m <sup>2</sup>
Lot Width	13 m	15.2 m
Lot Depth	30 m	41.15 m
Development Regulations		
Site Coverage	40%	30%
Site Coverage with driveways	50%	40%
Height	9.5 m	9.5 m
Front Yard	6.0 m	11.0 m
Side Yard (east)	1.8 m	2.5 m
Side Yard (west)	1.8 m	2.5 m
Rear Yard	6.0 m	7.0 m
Other Regulations		
Minimum Parking Requirements	2 stalls each	2 stalls each

### 5.0 **Current Development Policies**

#### 5.1 Kelowna Official Community Plan (OCP)

##### **Development Process**

**Compact Urban Form.**<sup>1</sup> 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,

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

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.**<sup>2</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

## **6.0 Technical Comments**

### **6.1 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) Demolition permits are required for any existing structure(s).
- 4) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

### **6.2 Development Engineering Department**

- Refer to Attachment A.

## **7.0 Application Chronology**

Date of Application Received: February 22, 2017

Date Public Consultation Completed: January 28, 2017

**Report Prepared by:** Lydia Korolchuk, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

### **Attachments:**

Attachment A: Development Engineering Memorandum dated March 9, 2017  
Proposed Site Plan  
Conceptual Elevations

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<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.27.6 (Development Process Chapter).

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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** March 9, 2017  
**File No.:** S17-0015

**To:** Community Planning (LK)

**From:** Development Engineering Manager (SM)

**Subject:** Subdivision Application – PLR Requirements

<b>LOCATION:</b> 434 Sarsons Road
<b>APPLICANT:</b> Ave Design Group
<b>LEGAL:</b> Lot 18 Plan 8049

### WORKS AND SERVICES REQUIREMENTS

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

#### .1) General

The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.

#### .2) Geotechnical Report

- (a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

The Geotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.

- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Recommendations for items that should be included in a Restrictive Covenant.
- (vi) Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- (vii) Any items required in other sections of this document.

**.3) Water**

- a) The property is located within the City of Kelowna service area. The existing PVC water service will need to be upgraded to a 19mm copper service.
- b) Two new water services can be provided at the applicant's cost prior to subdivision approval. **The applicant will be required to sign a Third Party Work Order for the cost of the new service requirements.** For estimate inquiry's please contact Sergio Sartori at [ssartori@kelowna.ca](mailto:ssartori@kelowna.ca) or phone 250-469-8589. Or arrange for lot connections before submission of the subdivision plan.

**.4) Sanitary Sewer**

- a) The existing 100mm diameter service will be utilised to service one of the proposed lots.
- b) A new sanitary service can be provided at the applicant's cost prior to subdivision approval. **The applicant will be required to sign a Third Party Work Order for the cost of the new service requirements.** For estimate inquiry's please contact Sergio Sartori at [ssartori@kelowna.ca](mailto:ssartori@kelowna.ca) or phone 250-469-8589.

**.5) Drainage**

- a) The property is located within the City of Kelowna drainage service area. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) The development is required to contain and dispose of site generated storm drainage on the site by installing a ground recharge system designed by the consulting civil engineer. The existing lots do not presently have storm drainage services.

**.6) Roads**

- a) Sarsons Road frontage must be upgraded to a full urban standard including curb, gutter, sidewalk, fillet pavement, street lights, storm drainage, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.

**.7) Power and Telecommunication Services and Street Lights**

- a) If the existing area is served by overhead wiring, the service connections may be provided overhead provided that there are no new poles required and service trespasses will not be created. If either of these conditions is not satisfied, then underground service will be required for that lot.
- b) Streetlights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Before making application for approval of your subdivision plan, please make arrangements with Fortis for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application for final approval.
- e) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

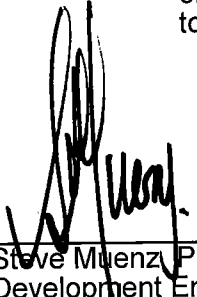
**.8) Other Engineering Comments**

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as B.C. Gas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.
- c) Only the service upgrades must be completed at this time. The City wishes to defer the remainder of the upgrades to Sarsons Road fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Drainage	\$4,804.00
Curb &Gutter	\$3,048.00
Sidewalk	\$3,810.00
Street Lighting	\$1,410.00
Landscape Boulevard	\$1,143.00
Road Fillet	\$3,200.00
<b>Total</b>	<b>\$17,415.00</b>

**.9) Charges and Fees**

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Survey Monument Fee: **\$50.00** (\$50.00 per newly created lot GST exempt).
  - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
- c) A hydrant levy charge of **\$250.00** (250.00 per new lot).
- d) New water services for the lots; **to be determined.**
- e) New sanitary service for the new lot; **to be determined.**
- f) The City wishes to defer the construction of frontage improvements on Sarsons Road which is premature at this time. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is determined to be **\$17,415.00**



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Steve Muenz P.Eng.  
Development Engineering Manager

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** March 9, 2017  
**File No.:** Z17-0020

**To:** Community Planning (LK)

**From:** Development Engineering Manager (SM)

**Subject:** 434 Sarsons Road

RU1 to RU2

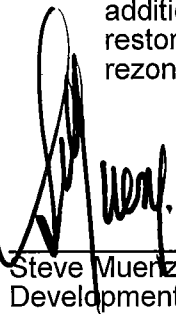
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Development Engineering has the following comments and requirements associated with this application.

1. General

Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.

The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.

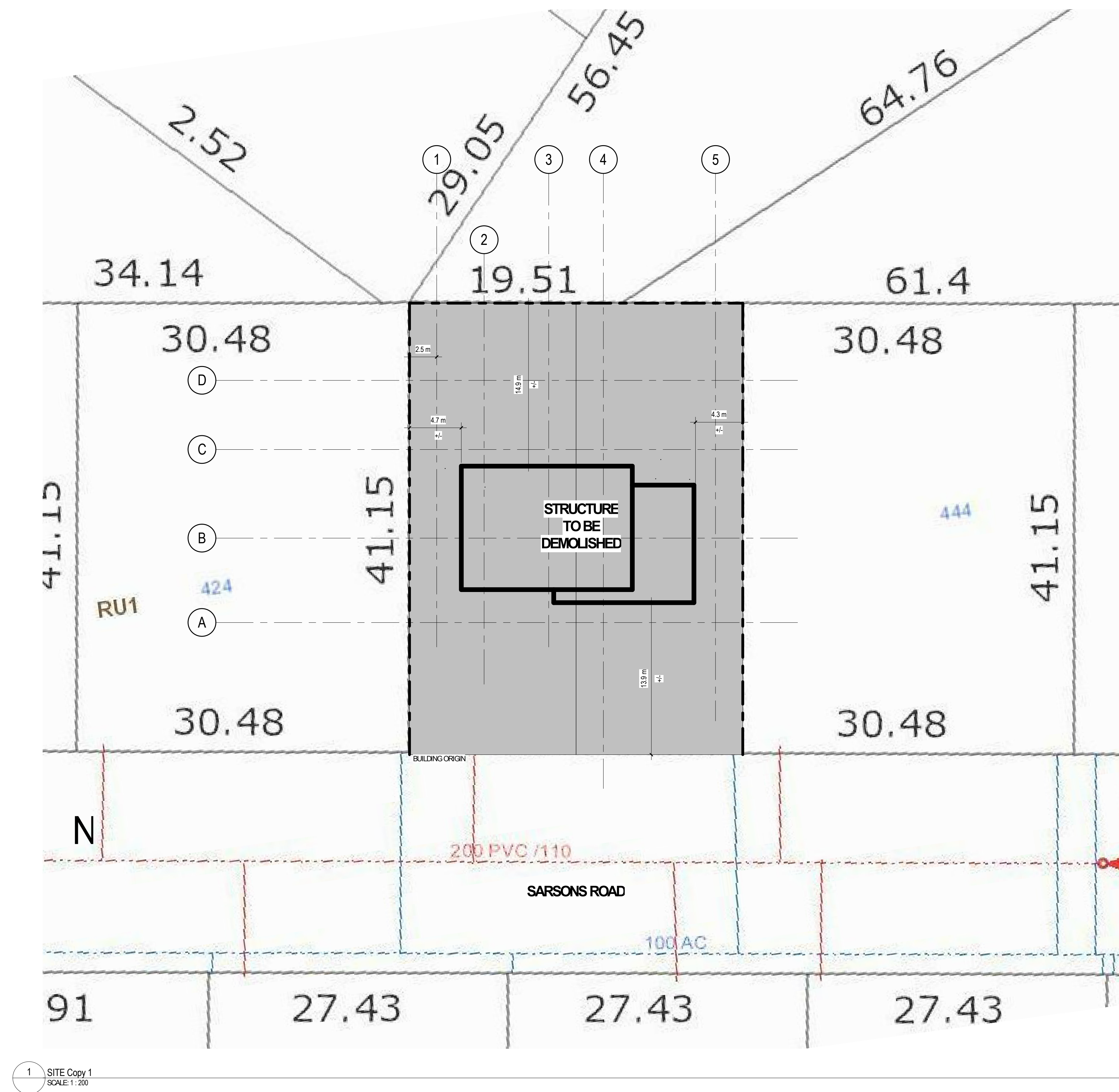


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Steve Muenz, P. Eng.  
Development Engineering Manager

SS





# SITE DEMO PLAN

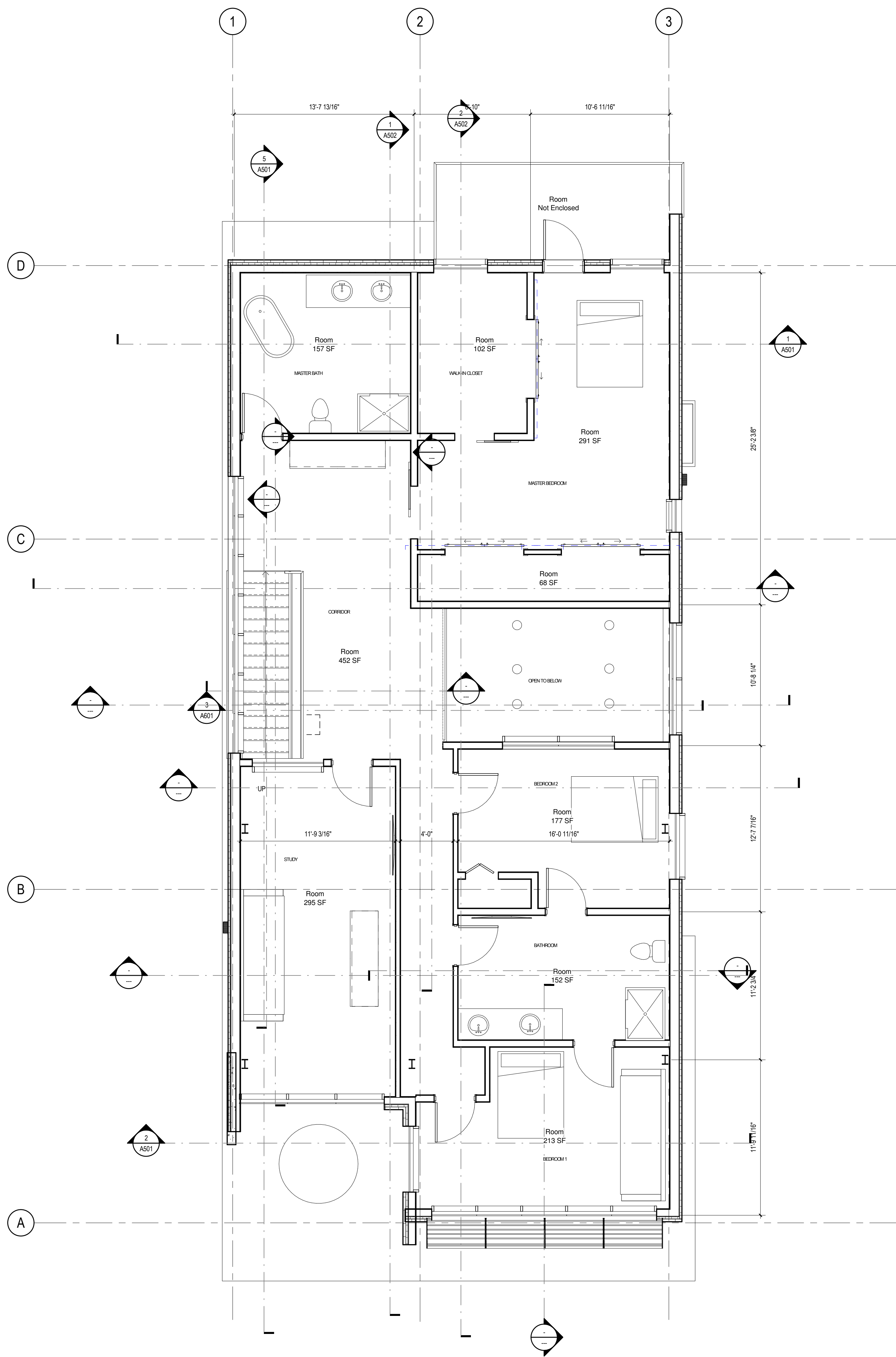
AVENUE DESIGN GROUP

ISSUED FOR REZONING/SUBDIVISION  
FEB. 08/2017







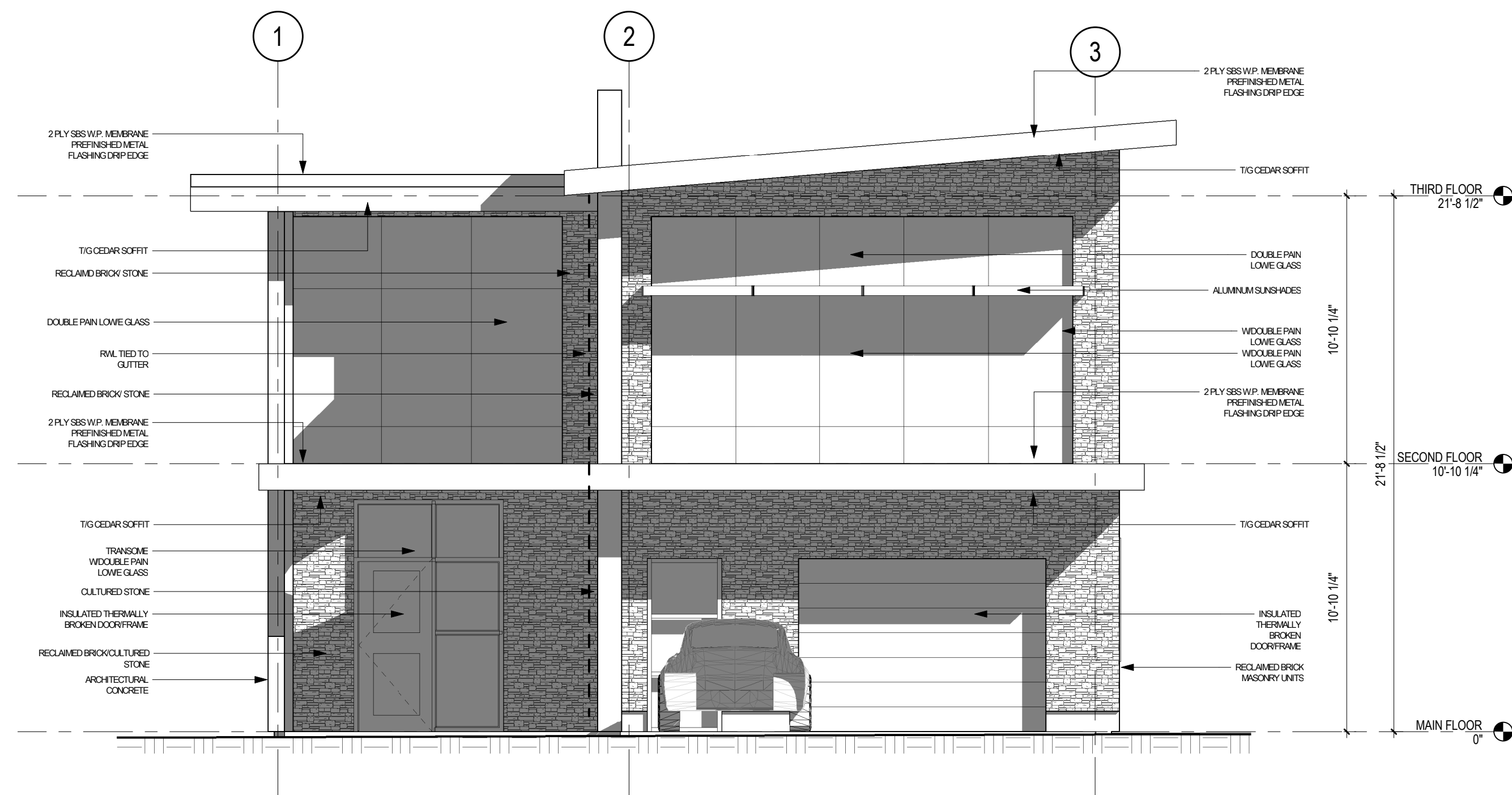


1 SECOND FLOOR  
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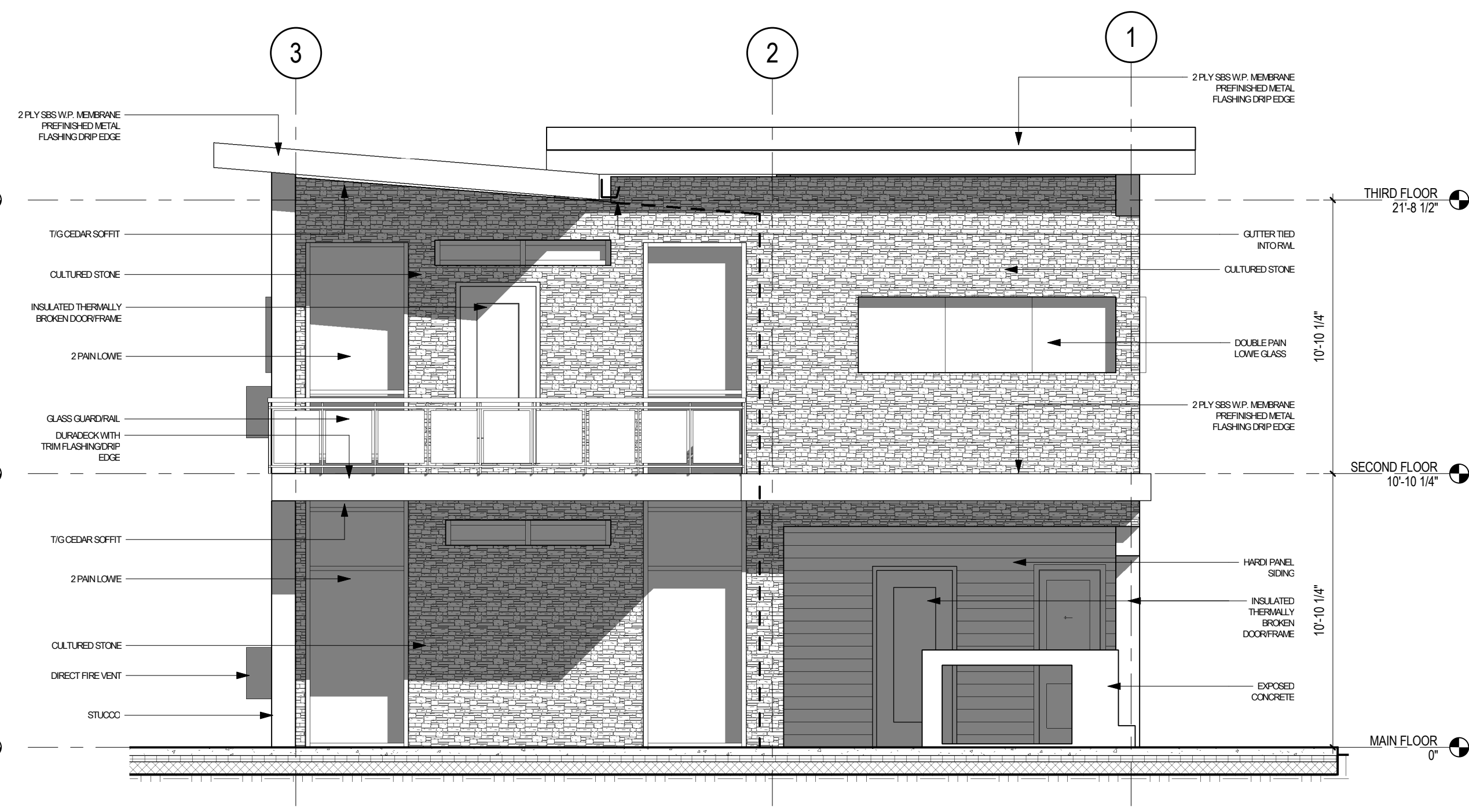
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ISSUED FOR REZONING/SUBDIVISION  
FEB. 08/2017

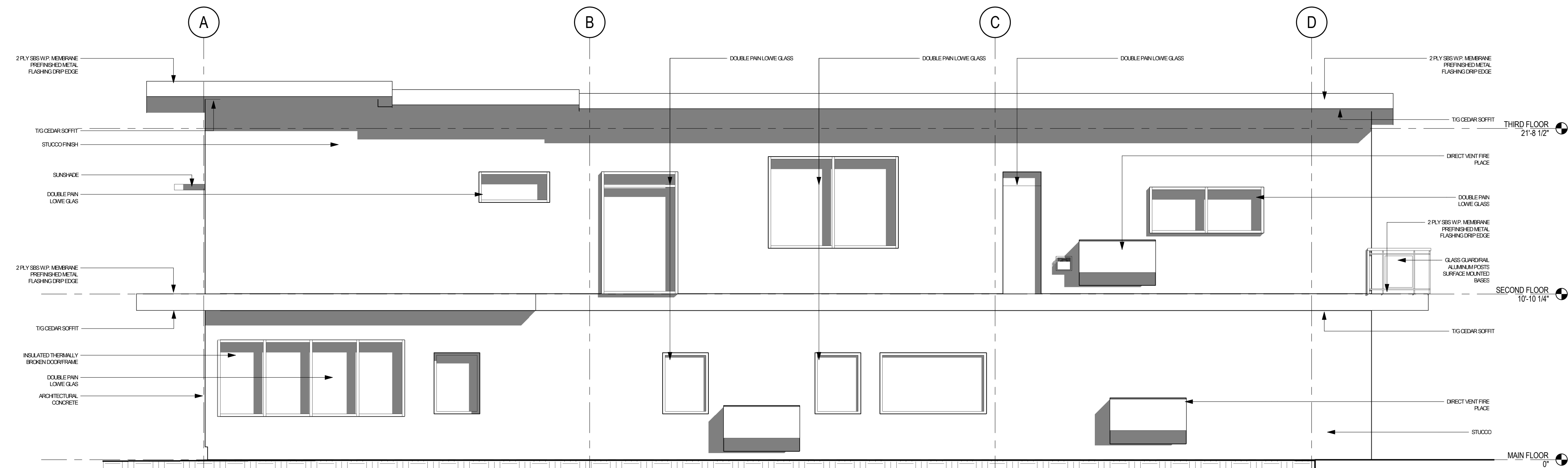




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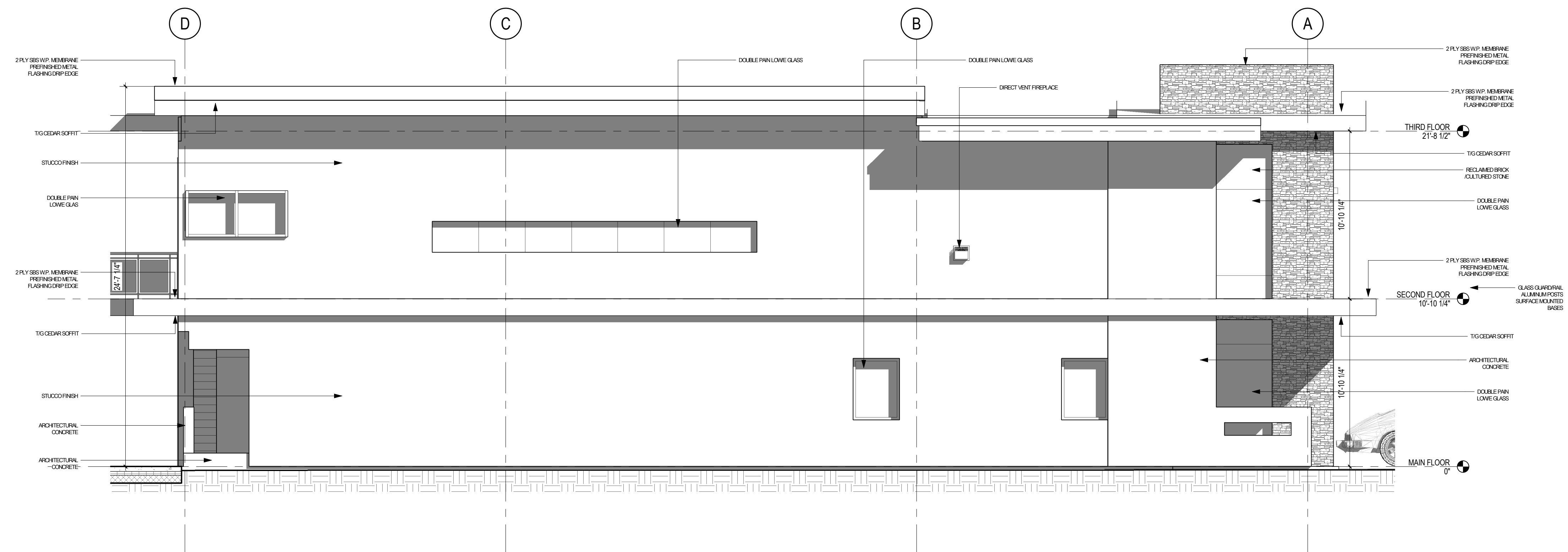
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2 Elevation 3 - a  
SCALE: 1/4" = 1'-0"

AVENUE DESIGN  
GROUP

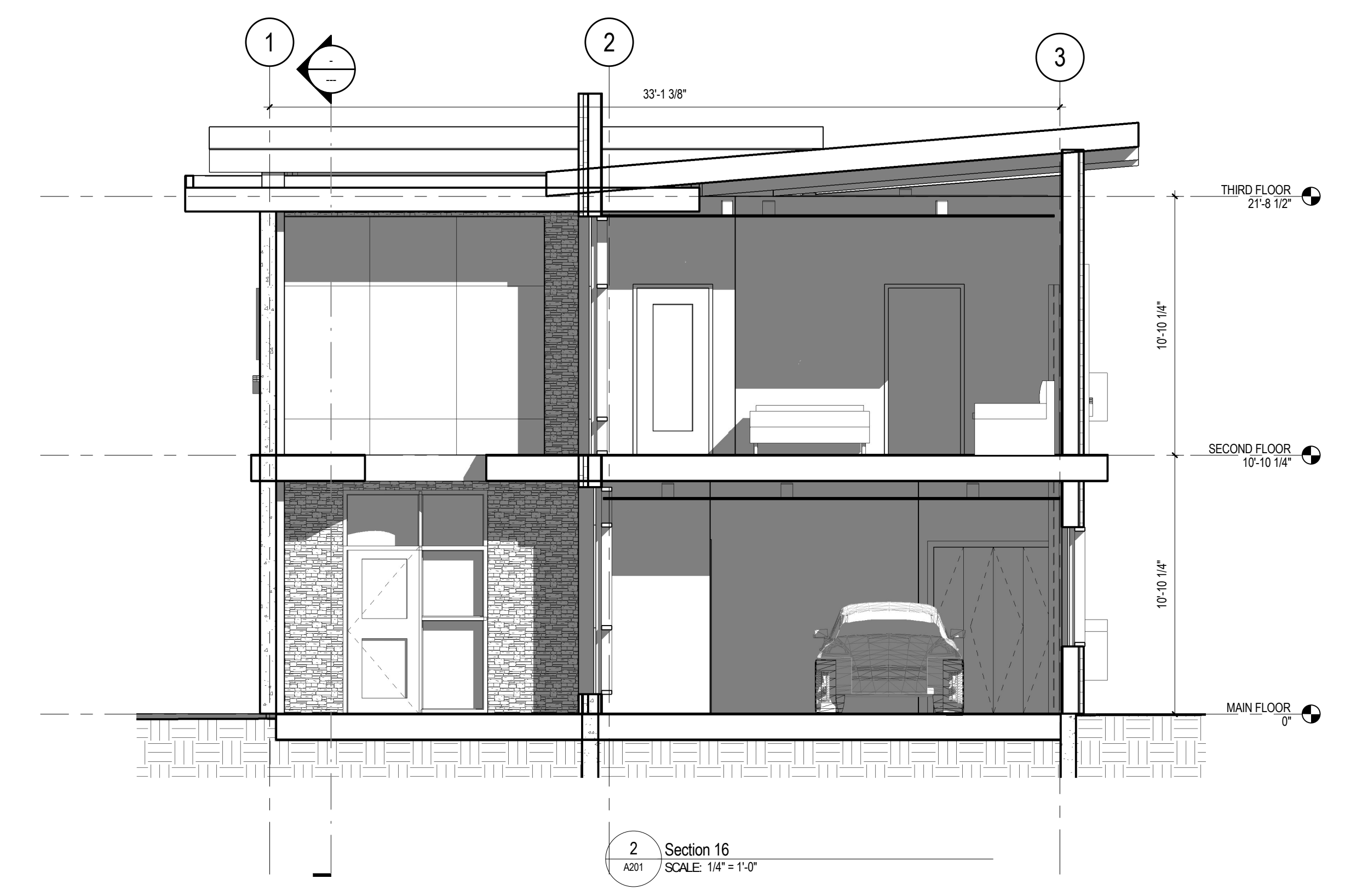
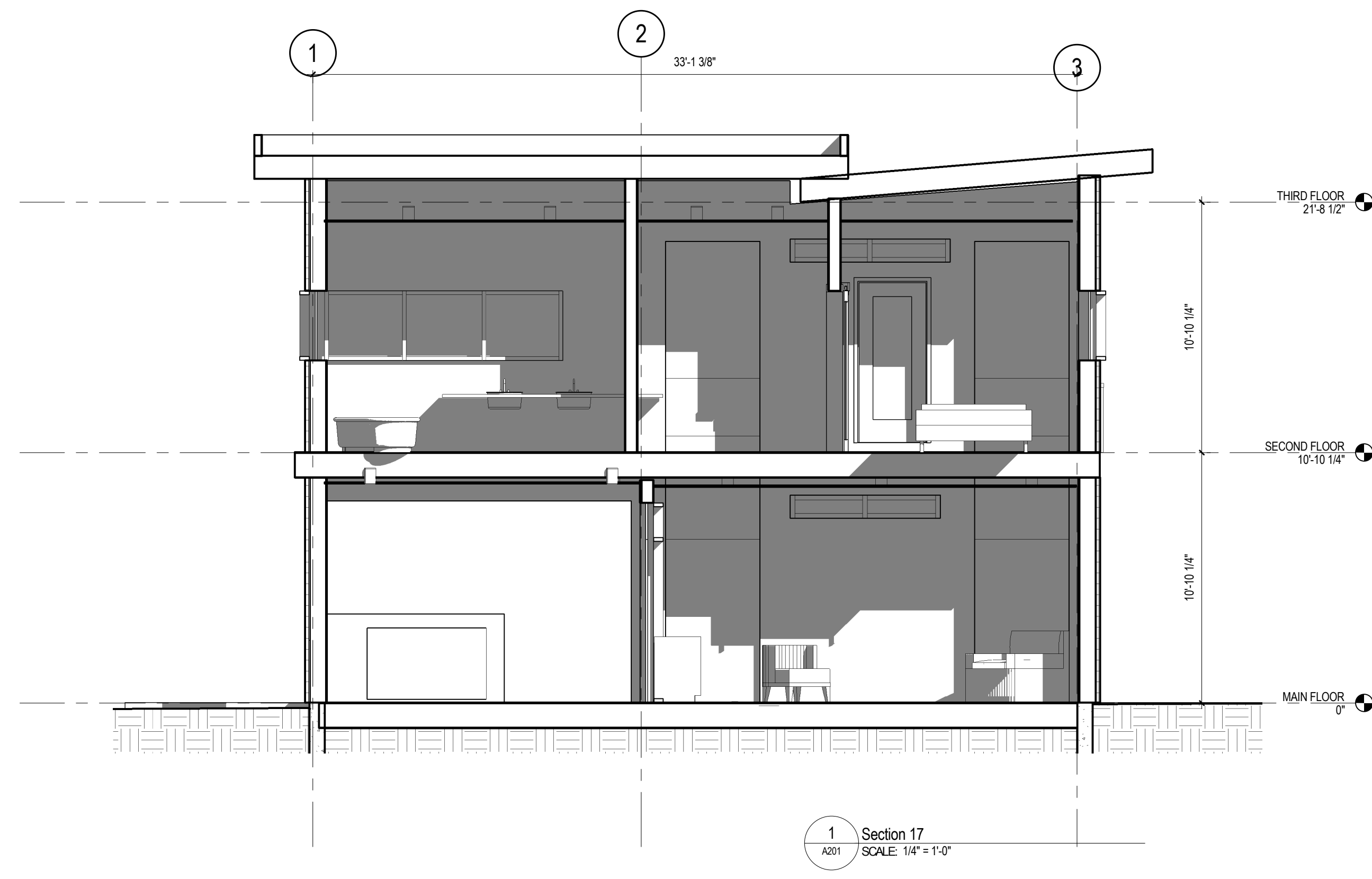
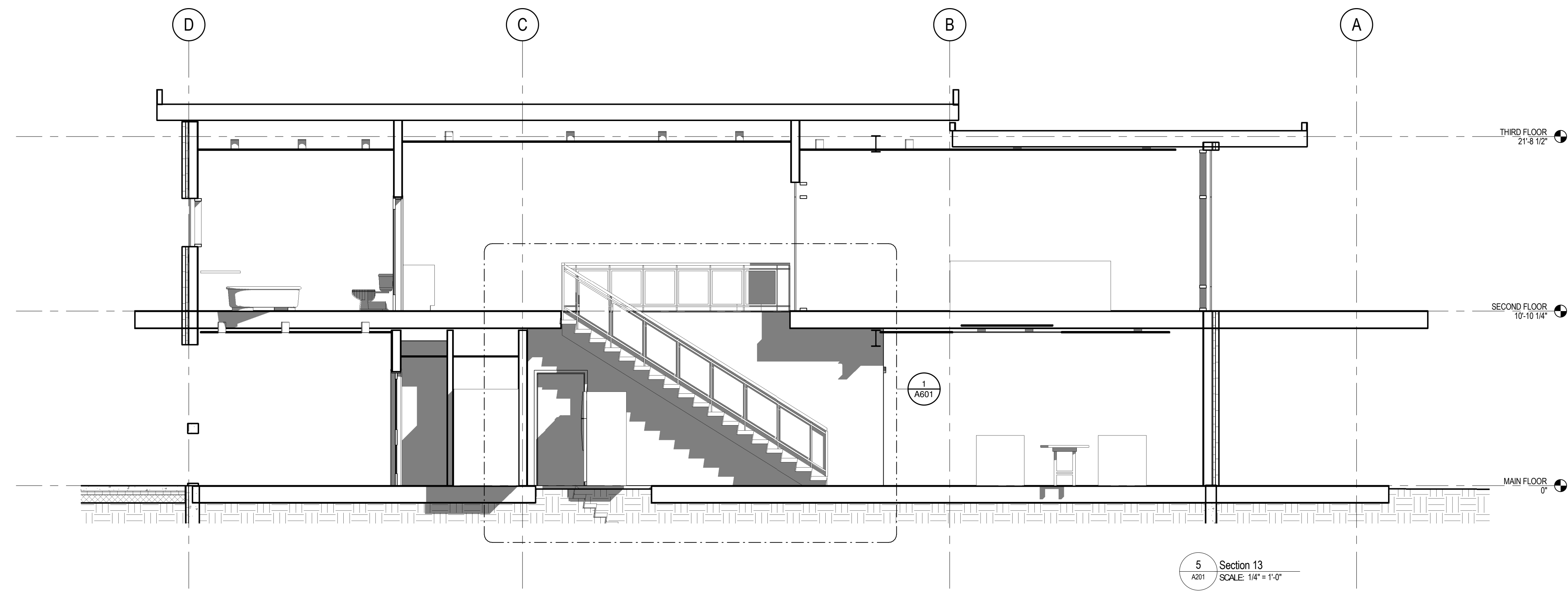
ISSUED FOR REZONING/SUBDIVISION  
FEB. 08/2017



1  
A201  
Elevation 5 - a  
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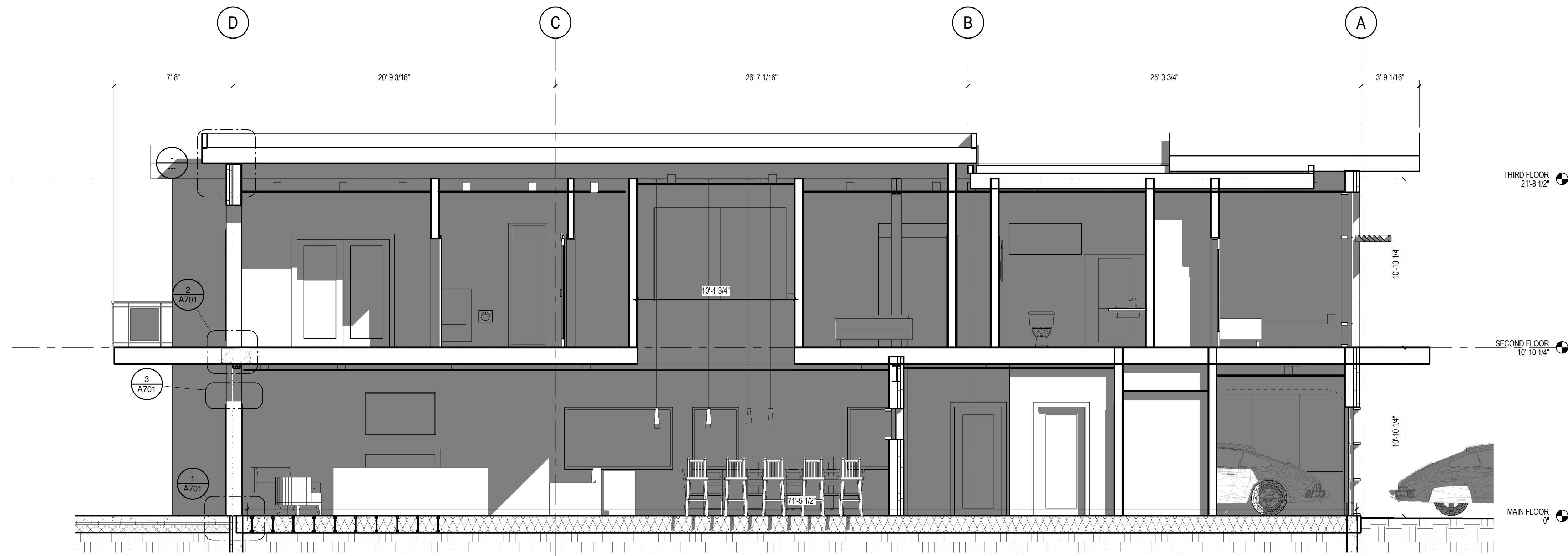
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GROUP

ISSUED FOR REZONING/SUBDIVISION  
FEB. 08/2017

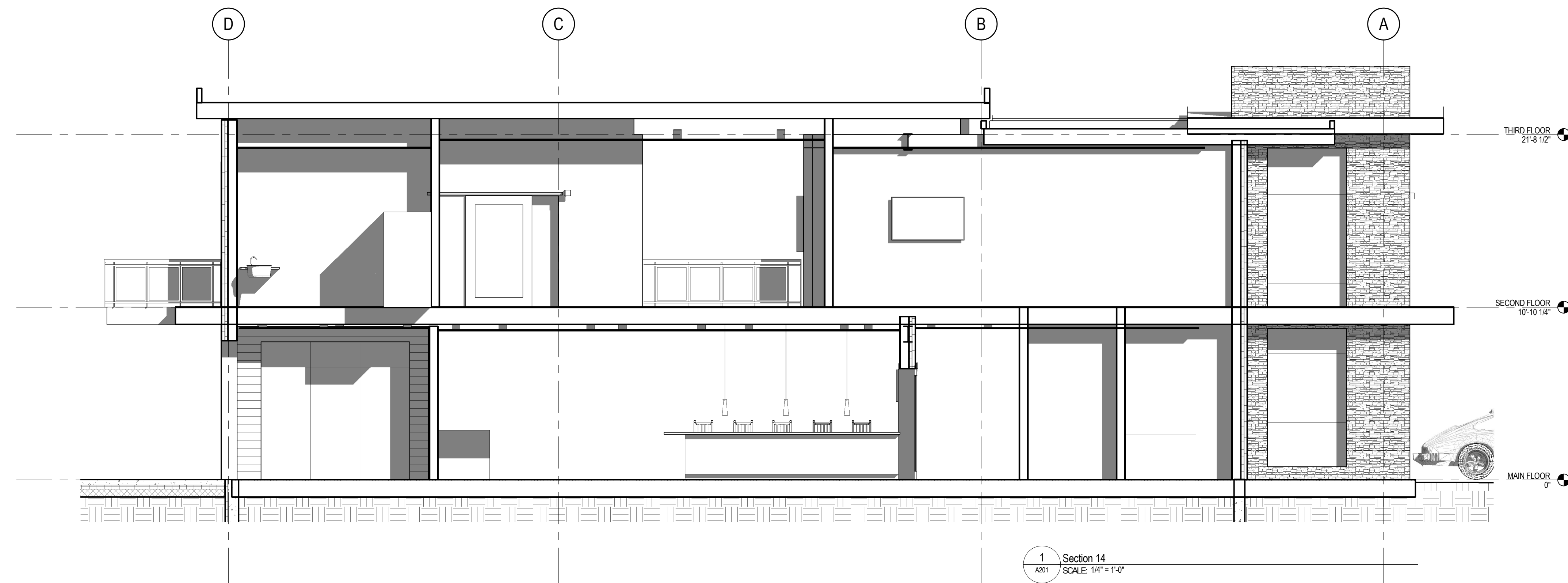


AVENUE DESIGN  
GROUP

ISSUED FOR REZONING/SUBDIVISION  
FEB. 08/2017



2 Section 15  
A201 SCALE: 1/4" = 1'-0"



1 Section 14  
A201 SCALE: 1/4" = 1'-0"

AVENUE DESIGN  
GROUP

ISSUED FOR REZONING/SUBDIVISION  
FEB. 08/2017



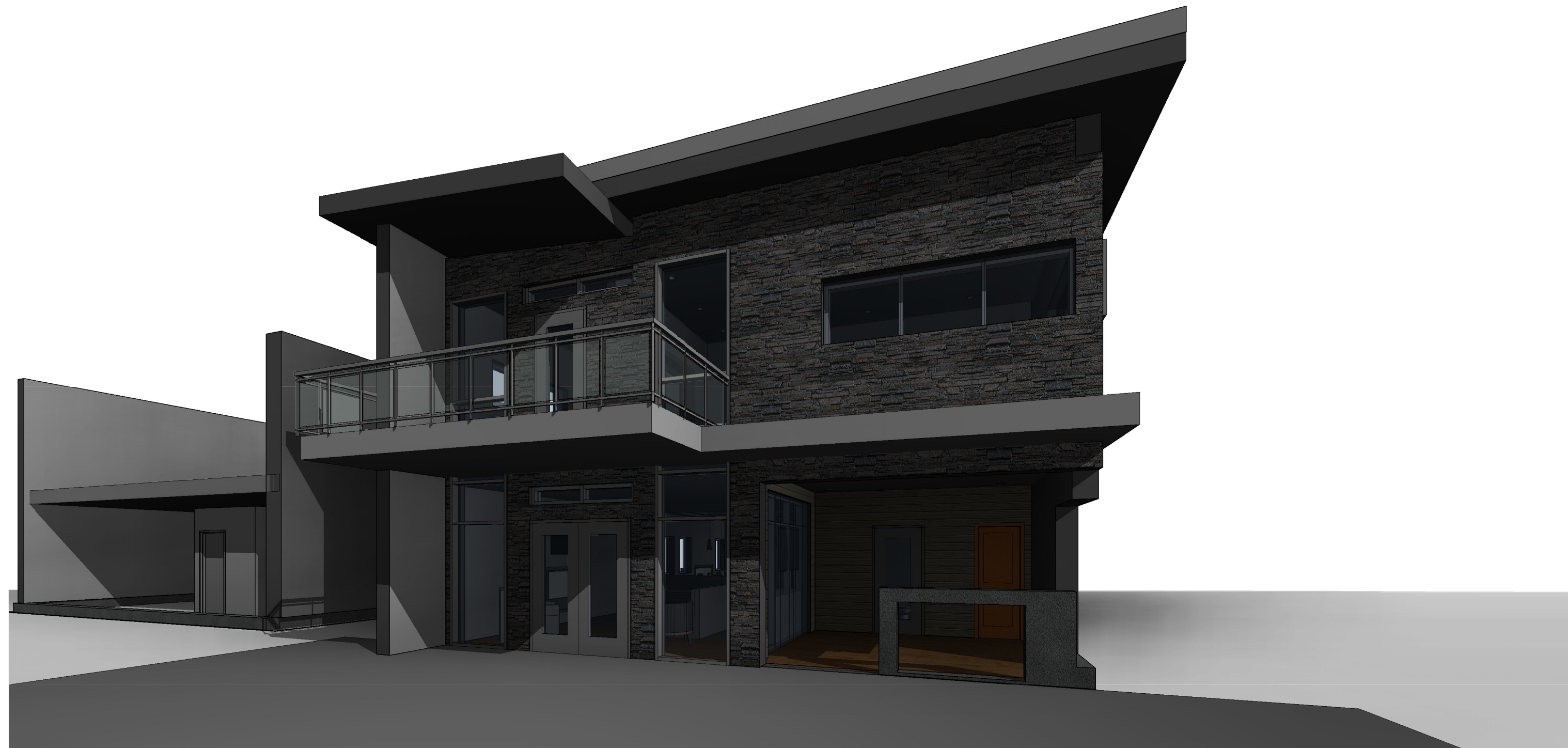


PERSPECTIVES

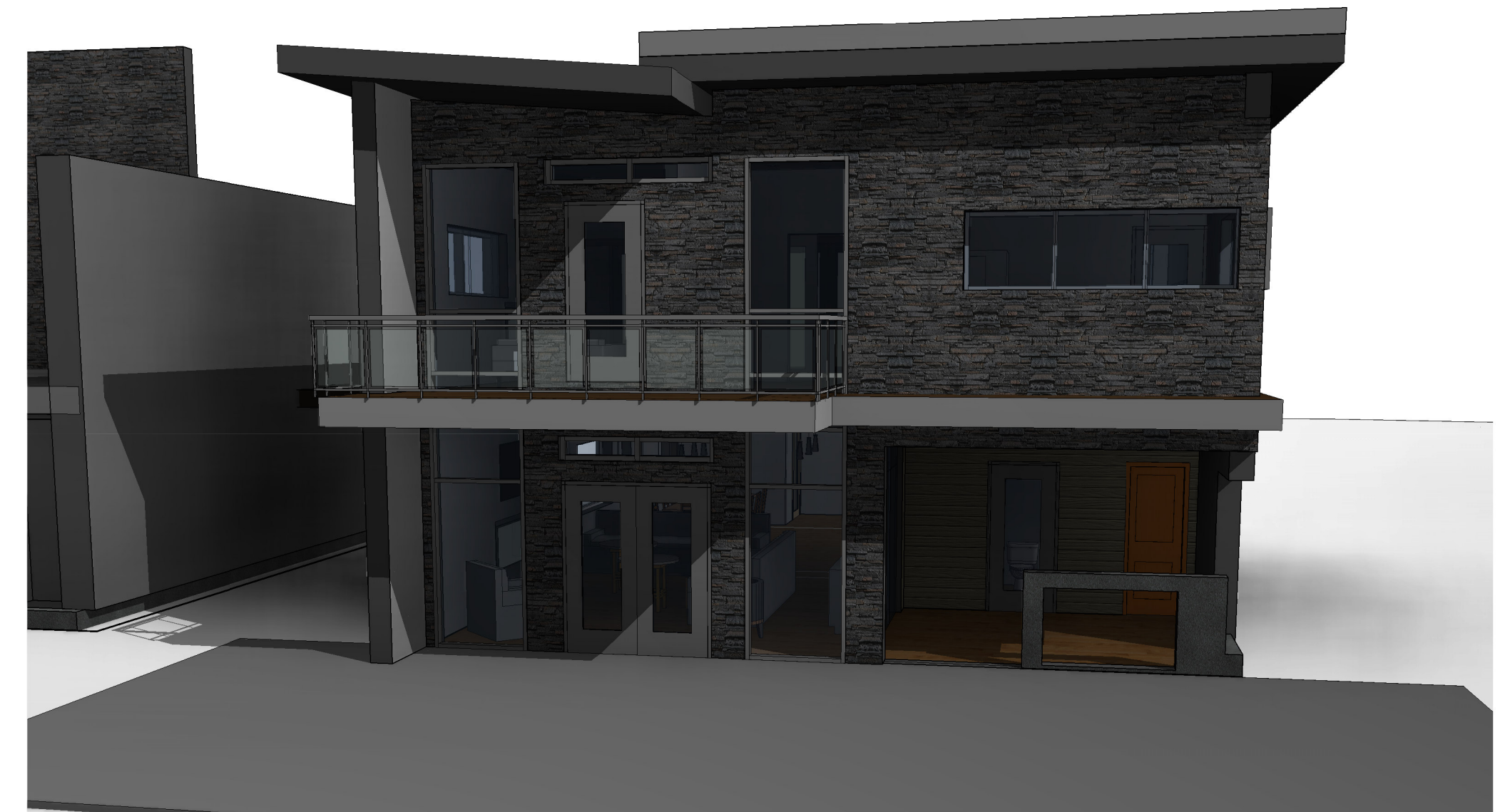
AVENUE DESIGN GROUP

ISSUED FOR REZONING/SUBDIVISION  
FEB. 08/2017





4 3D View 23  
SCALE



3 3D View 22  
SCALE



1 3D View 19  
SCALE



2 3D View 21  
SCALE

PERSPECTIVES

AVENUE DESIGN GROUP

ISSUED FOR REZONING/SUBDIVISION  
FEB. 08/2017



# REPORT TO COUNCIL



**Date:** May 29, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (LB)

**Application:** OCP17-0011 / Z17-0028

**Owner:** Glenwest Properties Ltd., Inc.  
No. Co889227

**Address:** 185 Clifton Road North  
(E of) Upper Canyon Drive North  
(W of) Union Road

**Applicant:** Blenk Development  
Corporation

**Subject:** OCP Amendment & Rezoning Application

**Existing OCP Designation:** PARK – Major Park / Open Space (Public)  
S2RESH – Single / Two Unit Residential – Hillside

**Proposed OCP Designation:** PARK – Major Park / Open Space (Public)  
S2RESH – Single / Two Unit Residential – Hillside

**Existing Zone:** P3 – Parks and Open Space  
RU1h – Large Lot Housing (Hillside Area)  
RU2h – Medium Lot Housing (Hillside Area)

**Proposed Zone:** P3 – Parks and Open Space  
RU2h – Medium Lot Housing (Hillside Area)

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## 1.0 Recommendation

THAT Official Community Plan Amendment Application No. OCP17-0011 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of:

- portions of The North West 1/4 of Section 5 Township 23 ODYD Except Plans 20895, KAP88266, EPP24895, EPP24897, EPP66328 AND EPP64875, located at 185 Clifton Road North, Kelowna, BC, from the PARK – Major Park / Open Space (Public) designation to the S2RESH – Single / Two Unit Residential – Hillside designation, and from the S2RESH – Single / Two Unit Residential – Hillside designation to the PARK – Major Park / Open Space (Public) designation;
- portions of The South West 1/4 of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895, EPP24897, EPP55131 and EPP64875, located at (E of) Upper Canyon Drive North, Kelowna, BC, from the PARK – Major Park / Open Space (Public) designation to the S2RESH – Single / Two Unit Residential – Hillside designation, and from the S2RESH – Single / Two Unit Residential – Hillside designation to the PARK – Major Park / Open Space (Public) designation; and

- portions of The North East 1/4 of Section 5 Township 23 ODYD Except Plans 896, B645, KAP69724, EPP24895, EPP24897 AND EPP64871, located at (W of) Union Road, Kelowna, BC, from the S2RESH – Single / Two Unit Residential – Hillside designation to the PARK – Major Park / Open Space (Public) designation

as shown on Map “A” attached to the Report from the Community Planning Department dated May 29, 2017 be considered by Council;

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

AND THAT Council considers the neighbourhood consultation process to be appropriate consultation for the purposes of Section 475 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated May 29, 2017;

AND THAT Rezoning Application No. Z17-0028 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:

- portions of The North West 1/4 of Section 5 Township 23 ODYD Except Plans 20895, KAP88266, EPP24895, EPP24897, EPP66328 AND EPP64875, located at 185 Clifton Road North, Kelowna, BC, from the P3 – Parks and Open Space zone to the RU2h – Medium Lot Housing (Hillside Area) zone, from the RU1h – Large Lot Housing (Hillside Area) zone to the RU2h – Medium Lot Housing (Hillside Area) zone, from the RU1h – Large Lot Housing (Hillside Area) zone to the P3 – Parks and Open Space zone, and from the RU2h – Medium Lot Housing (Hillside Area) zone to the P3 – Parks and Open Space zone;
- portions of The South West 1/4 of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895, EPP24897, EPP55131 and EPP64875, located at (E of) Upper Canyon Drive North, Kelowna, BC, from the P3 – Parks and Open Space zone to the RU2h – Medium Lot Housing (Hillside Area) zone, from the RU1h – Large Lot Housing (Hillside Area) zone to the RU2h – Medium Lot Housing (Hillside Area) zone, and from the RU2h – Medium Lot Housing (Hillside Area) zone to the P3 – Parks and Open Space zone; and
- portions of The North East 1/4 of Section 5 Township 23 ODYD Except Plans 896, B645, KAP69724, EPP24895, EPP24897 AND EPP64871, located at (W of) Union Road, Kelowna, BC, from the RU1h – Large Lot Housing (Hillside Area) zone to the P3 – Parks and Open Space zone;

as shown on Map “B” attached to the Report from the Community Planning Department dated May 29, 2017, be considered by Council;

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

## 2.0 Purpose

To consider an Official Community Plan Amendment and Rezoning application to change the Future Land Use designation and rezone portions of the property to facilitate a residential subdivision with adjacent natural open space.

## 3.0 Community Planning

Community Planning staff support the proposed OCP Amendments and Rezoning to allow for a subdivision of approximately residential 105 lots with natural open space connections. The proposed development area is currently designated and zoned for large and medium lot hillside residential housing along with an open space corridor running through the site. The proposal would see portions of this area re-designated and

rezoned to allow for medium lot hillside residential development with a larger adjacent open space network that connects to a designated wildlife corridor. This is in keeping with several OCP policies as well as the intent of the Glenmore Highlands Area Structure Plan (ASP).

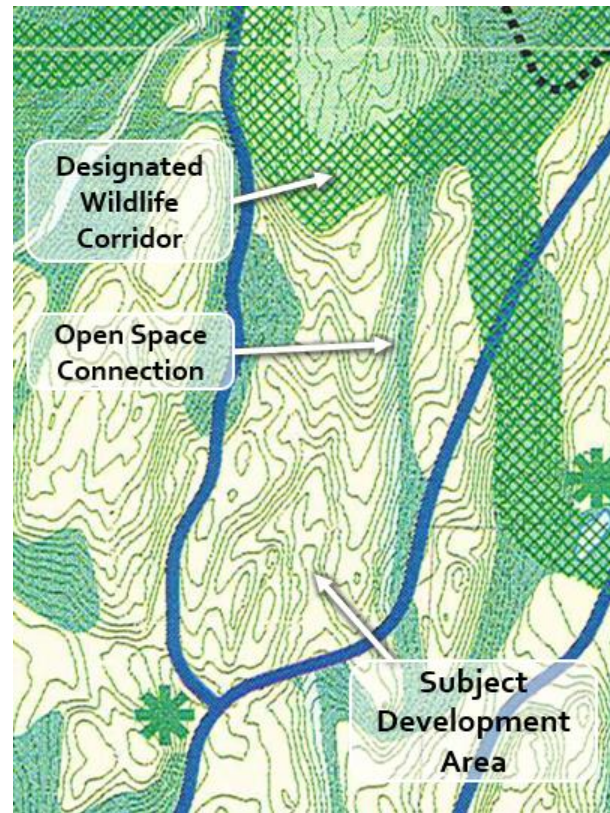
#### *Park and Open Space Corridor*

The existing open space corridor is approximately 30 m wide and bisects the areas designated for hillside residential (S2RESH) in this development phase. A rough graded emergency access road also runs through the site adjacent to and, in some locations, overlapping this corridor, resulting in disturbance to the natural vegetation and topography. The corridor's lack of connectivity to the larger open space network to the north and previous disturbance of the site limit its ability to function as a viable natural corridor for wildlife movement and the protection of open space.

The Environmental Assessment Report for this phase identifies wildlife movements to the east and north of the development site, as shown in purple in the image to the left below. Based on this report and the Glenmore Highlands ASP, staff worked with the applicant to identify an appropriate natural open space area that connects to Wilden's larger open space network and designated wildlife corridor. The proposed changes will protect a larger wildlife corridor east and north of the site as natural open space, with a net gain of 1.24 ha (3.06 ac) of area designated and zoned as park and open space. The new corridor will be over 500 m long and ranges from approximately 35 m to 65 m in width.



Wildlife Movement Corridors, Phase 2G Environmental Assessment Report, March 2017



Environmental and Recreation Network, Glenmore Highlands ASP, 2000

#### *Hillside Residential Development*

The western portion of the development area is currently zoned RU1h – Large Lot Housing (Hillside Area) while the eastern portion is zoned RU2h – Medium Lot Housing (Hillside Area), and the proposal is to rezone the entire area to RU2h. The minimum lot width in the RU2h zone is 13.0 m, somewhat narrower than the 16.5 m required in the RU1h zone. Applying RU2h to the entire development area allows for a more integrated and flexible subdivision that supports a mix of medium and larger lots, which supports OCP policies regarding a greater mix of housing types while maintaining the goal of the S2RESH designation.

A rough graded road through the site currently functions as an emergency access route between the neighbourhoods to the west and Upper Canyon Drive. This development phase will provide a full second access and egress for these areas with the extension of Skyland Drive to Upper Canyon Drive. Pedestrian connectivity will be achieved via sidewalks that connect to existing sidewalks and existing and future off-street trails adjacent to the site.

In addition to the areas specifically designated and zoned for park and open space, other areas through the site will remain undisturbed or be reclaimed through the development process to protect steep slopes and other environmental features. This will mitigate the long-term visual impact of the hillside development and provide additional open space connections.

Should Council support the OCP Amendments and Rezoning, staff will work with the applicant through the subdivision process to address specific servicing requirements, road standards, pedestrian connections, environmental restoration, and other matters. The applicant has applied for a Natural Environment and Hazardous Condition Development Permit, which is reviewed and issued at the staff level, and will apply for a Preliminary Layout Review Letter should this move forward.

The applicant completed neighbourhood consultation in accordance with Council Policy No. 367. Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

#### **4.0 Proposal**

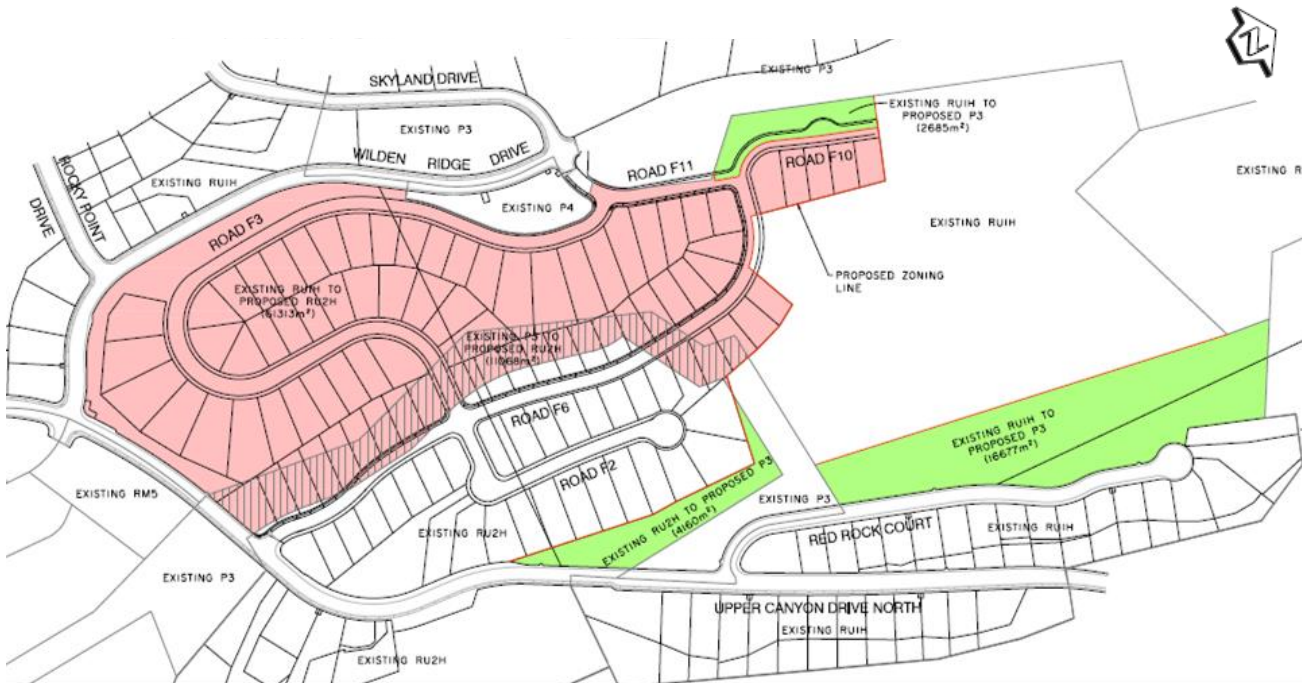
##### **4.1 Background**

The site is within the Glenmore Highlands ASP area, adopted by Council in April 2000. The ASP established the policy framework for the orderly development of the area and includes general plans for land uses, transportation, and servicing. The subject site is designated Clustered Single Family, Clustered Single / Multi Family, Linear Parks, and Open Space in the ASP. These designations reflect the topography of the land and related suitability for development.

##### **4.2 Project Description**

The site is currently designated PARK – Major Park / Open Space (Public) and S2RESH – Single / Two Unit Residential – Hillside, and is zoned P3 – Parks and Open Space, RU1h – Large Lot Housing (Hillside Area) and RU2h – Medium Lot Housing (Hillside Area). The proposal is to amend the Future Land Use designations and rezone portions of the site to facilitate subdivision of approximately 105 residential lots under the RU2h – Medium Lot Housing (Hillside Area) zone. The application also involves designating and rezoning relatively undisturbed land for natural open space to protect for wildlife corridors and connections to larger open space areas.





#### 4.3 Site Context

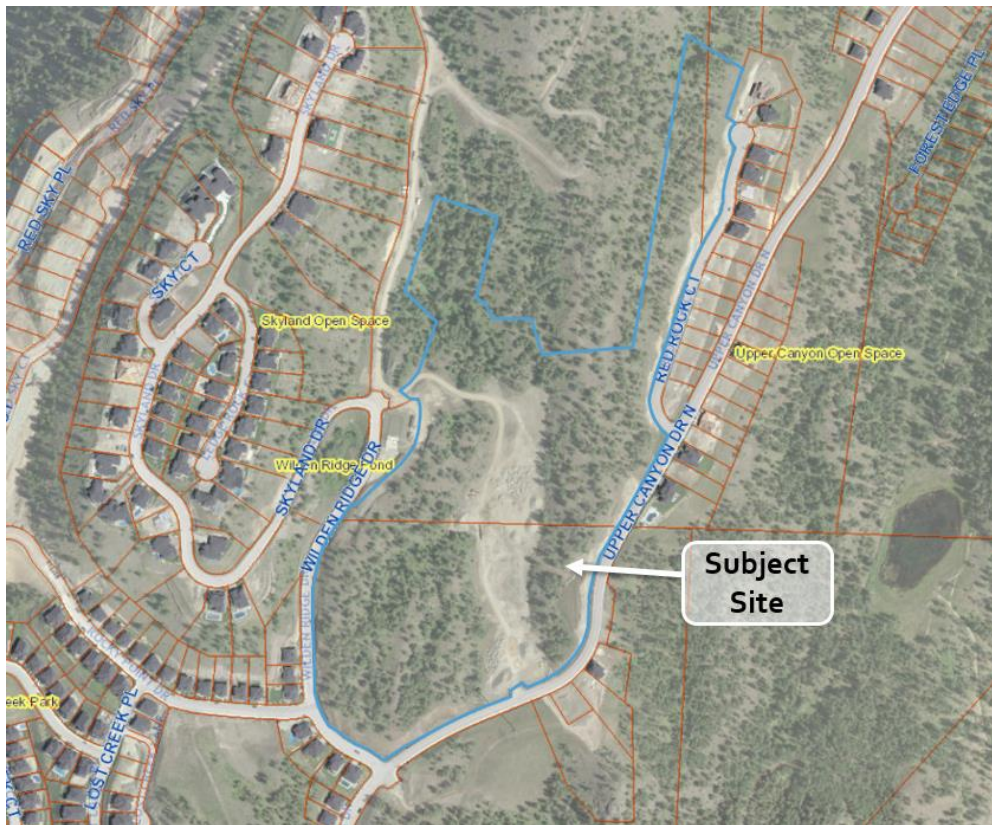
The subject site is located in the Wilden neighbourhood in the City's Glenmore-Clifton-Dilworth Sector. It is north of the intersection of Upper Canyon Drive North and Wilden Ridge Drive, and a new road through the site will connect Skyland Drive to Upper Canyon Drive North.

The surrounding area is characterized by single family homes and natural open space, some of which is designated and zoned for development. A future commercial and multiple unit residential node is immediately south of the site.

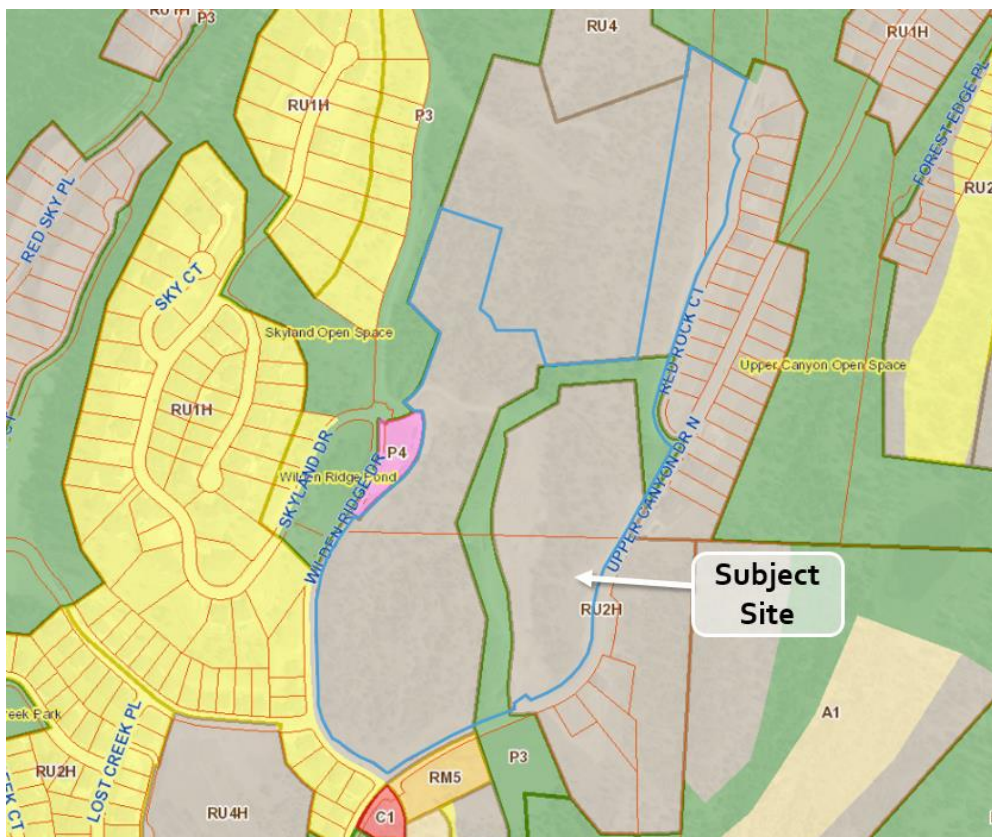
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1h – Large Lot Housing (Hillside Area) P3 – Parks and Open Space	Vacant land / open space
East	RU1h – Large Lot Housing (Hillside Area)	Single dwelling housing
	RU2h – Medium Lot Housing (Hillside Area)	Single dwelling housing Vacant land / open space
South	P3 – Parks and Open Space RM5 – Medium Density Multiple Housing C1 – Local Commercial	Vacant land / open space
	RU1h – Large Lot Housing (Hillside Area)	Single dwelling housing
West	RU1h – Large Lot Housing (Hillside Area)	Single dwelling housing
	P3 – Parks and Open Space	Wilden Ridge Pond Vacant land / open space
	P4 – Utilities	Water booster station

Subject Property Map 1: Site Context



Subject Property Map 2: Existing Future Land Use Designations and Zoning



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Chapter 5: Development Process

**Policy 5.2.5 Integrated Land Use.** Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.

**Policy 5.10.1 Maximize Pedestrian / Cycling Connectivity.** Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes. With new developments, require dedication of on-site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs and large activity areas.

**Policy 5.15.3 Environmentally Sensitive Area Linkages.** Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors.

**Policy 5.15.12 Steep Slopes.** Prohibit development on steep slopes (+30% or greater for a minimum distance of 10 metres) except where provided for in ASPs adopted or subdivisions approved prior to adoption of OCP Bylaw 10500.

#### Chapter 7: Infrastructure

**Policy 7.12.2 Natural Area Parks and Open Space.** Provide a city-wide network of natural area parks which meet the following criteria:

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

**Policy 7.17.1 Manage Public Access.** Manage the impacts of public access in natural area parks by defining and developing trails which maximize public safety while minimizing human impact on the most sensitive and vulnerable areas; and reducing the impact of trails for example by reducing width, modifying surfaces, and developing boardwalks.

### 5.2 Glenmore Highlands Area Structure Plan (ASP)

#### Section 3.5.4 Wetlands & Open Space

Open Space is typically comprised of undisturbed lands. This land use provides a physical and visual amenity as well as a venue to preserve and protect significant landscape features. Generally, the ASP designates as Open Space lands significant to the preservation of existing wildlife, environmentally fragile areas, such as wetlands, and lands having steeper slopes.

Collectively, the Glenmore Highlands Open Space system will provide a comprehensive network of undeveloped land. In physical terms, these lands incorporate major portions of the Designated Wildlife



Corridor system. In visual terms, the open space network will ensure that the most visually prominent hillsides and environmentally sensitive landforms remain undisturbed. In total, the Open Space network will help to fully integrate the Glenmore Highlands ASP area into its City and regional context.

- Lands having extensive areas of steep hillside with a slope in excess of thirty percent (30%) are undevelopable.
- It is intended that Open Space lands should be maintained in a naturally vegetated, undisturbed state.

### **Section 3.5.5 Linear Park**

A Linear Park system based on the routes outlined within the Glenmore / Clifton / Dilworth Sector Plan, has been incorporated into the ASP area. This system includes primary trail routes that provide access to Parks, Open Space and development areas. It has the potential for a variety of trail types that provide for a range of use and skill. The Linear Park network is an amenity that enhances neighbourhoods in the ASP area and contributes to the preservation and protection of natural spaces.

- The alignment of trail corridors shall be sensitive to environment, wildlife and surrounding residential uses; trail corridors shall be minimized within areas of rock outcrops.
- The Linear Park system is a dedicated public space and trailheads – particularly those access public streets – should be provided at appropriate intervals.

## **6.0 Technical Comments**

### **6.1 Development Engineering Department**

- Servicing requirements to be addressed through the subdivision application.

### **6.2 Fire Department**

- Emergency egress / access for Upper Wilden needs to be addressed prior to more subdivisions being approved in this area. *This subdivision will satisfy this requirement by providing a full second access / egress for this area with a connection from Skyland Drive to Upper Canyon Road North.*

## **7.0 Application Chronology**

Date of Application Received: March 22, 2017

Date Public Consultation Completed: May 9, 2017

**Report prepared by:** Laura Bentley, Planner II

**Reviewed by:** Todd Cashin, Subdivision, Suburban and Rural Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

### **Attachments:**

Map "A"

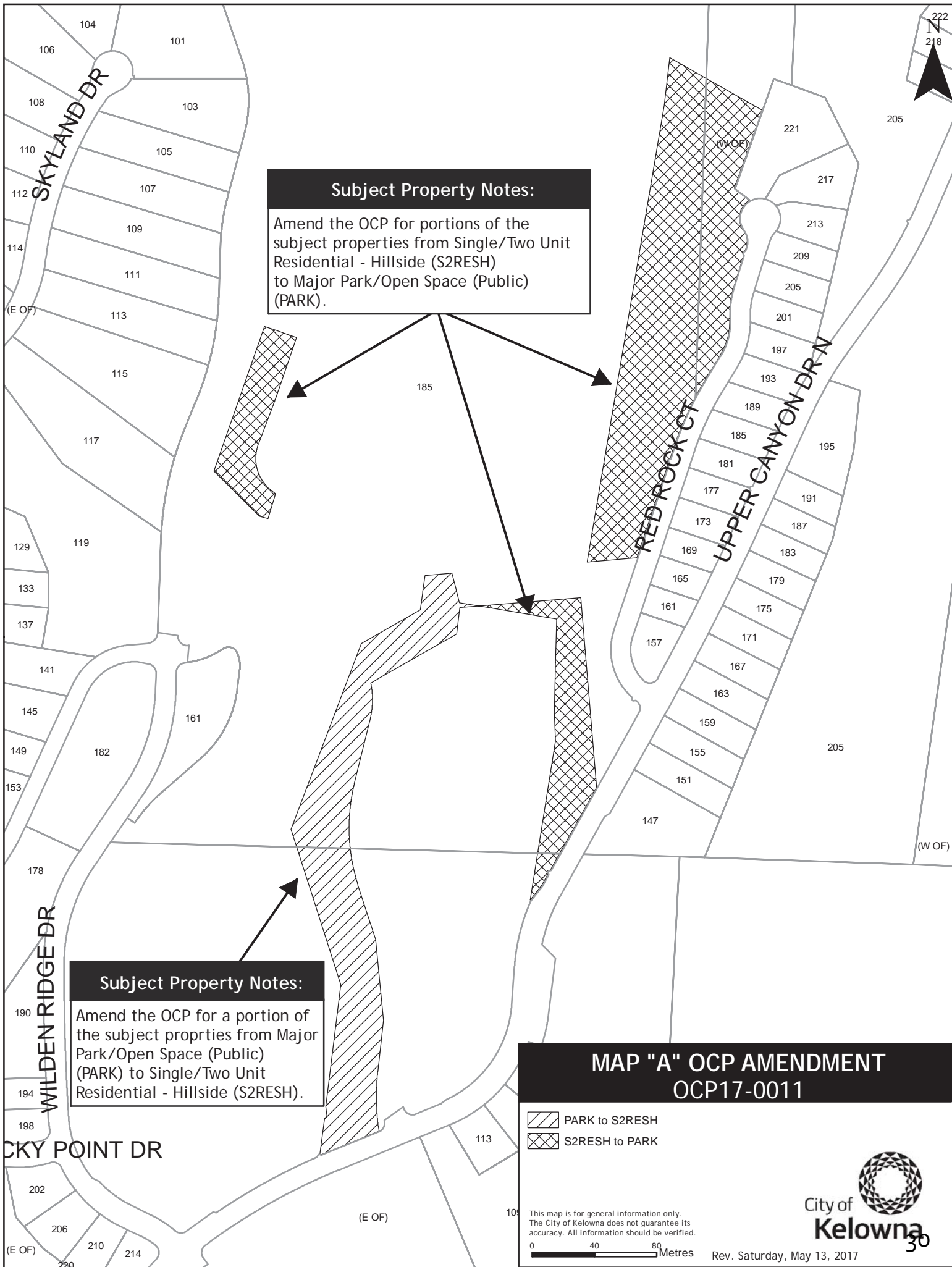
Map "B"

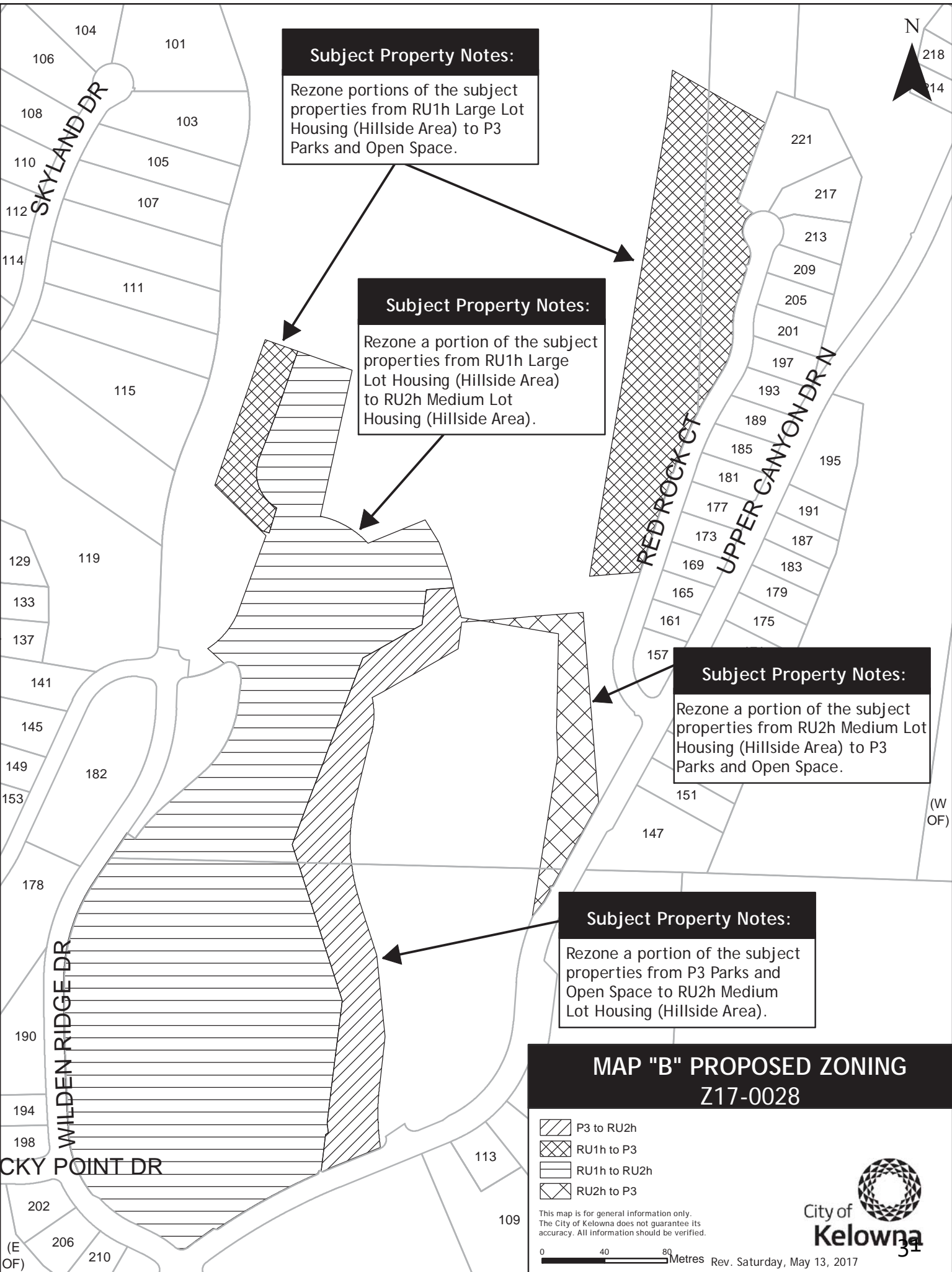
Attachment 1: Environmental Assessment Report Impact Assessment

Attachment 2: Glenmore Highlands ASP Environment and Recreation Network

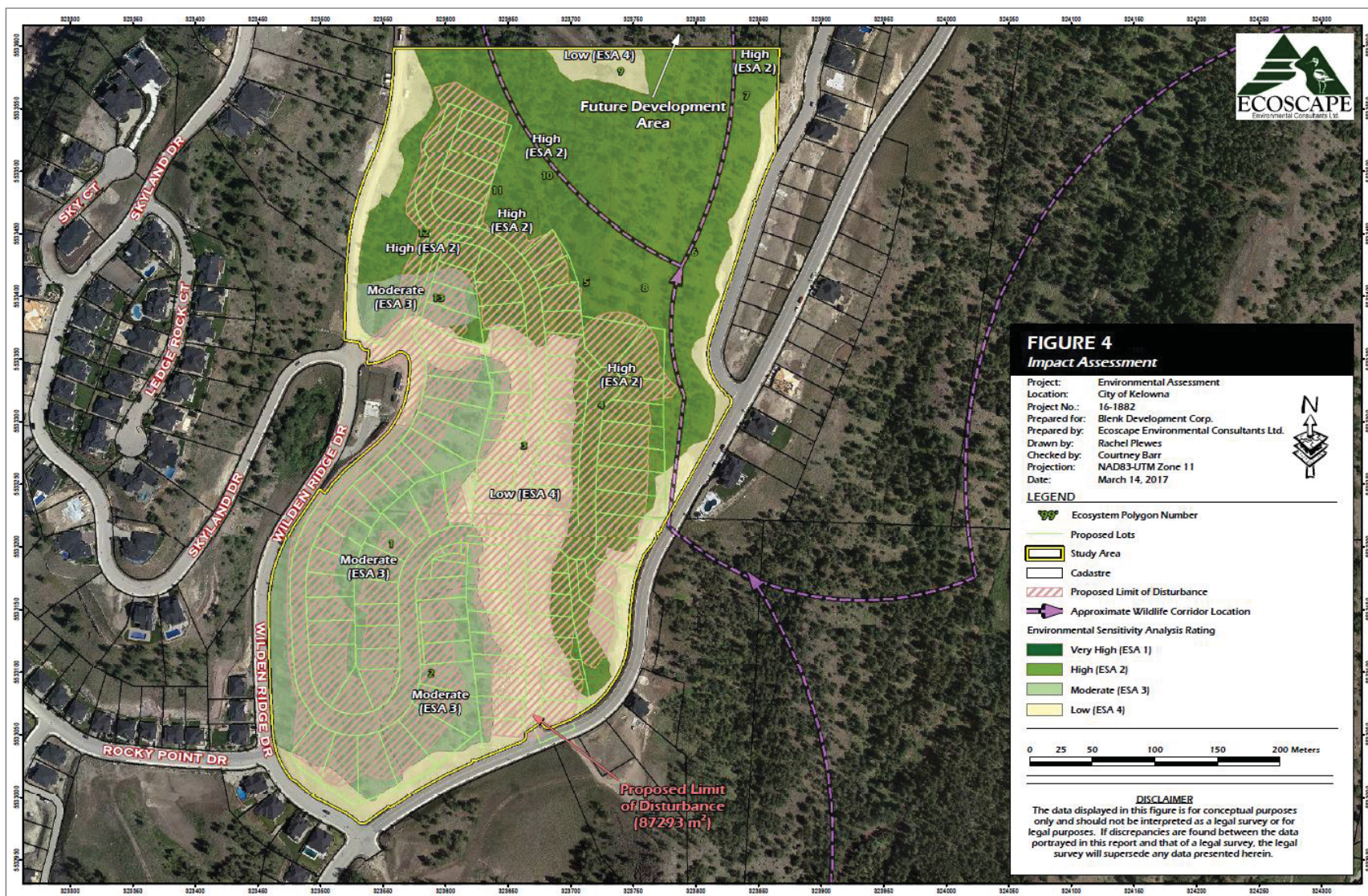
Attachment 3: Rezoning Plan

Attachment 4: Conceptual Subdivision Layout











This forms part of application  
# OCP17-0011 Z17-0028



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials LB

## GLENMORE HIGHLANDS AREA STRUCTURE PLAN

Figure 19  
Environmental and  
Recreational Network

Scale 1:12,500

February 2000



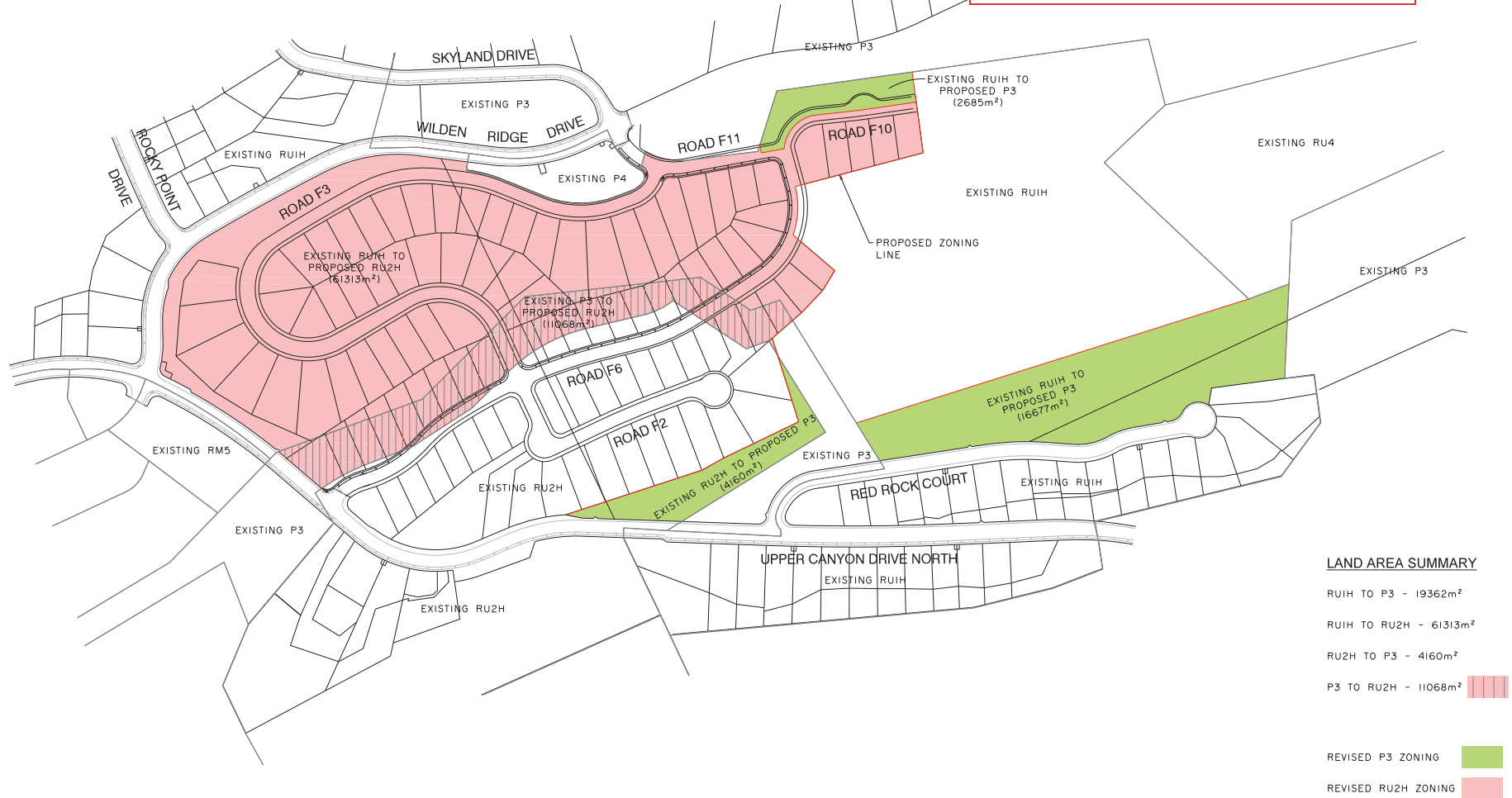
**EKISTICS**  
TOWN PLANNING INC.



# ATTACHMENT 3

This forms part of application  
# OCP17-0011 Z17-0028

Planner  
Initials LB



## LAND AREA SUMMARY

RUIH TO P3 - 19362m<sup>2</sup>  
RUIH TO RU2H - 61313m<sup>2</sup>  
RU2H TO P3 - 4160m<sup>2</sup>  
P3 TO RU2H - 11068m<sup>2</sup>

REVISED P3 ZONING  
REVISED RU2H ZONING

InterCAD  
CONSULTING ENGINEERS

NO.	DATE	BY	REVISION	CHKD
2	17-05-04	RZ	ADDED P3 STRIP WEST OF RED ROCK CT	
1	17-03-17	RZ	DEVELOPMENT PERMIT SUBMISSION	

Drawn R. ZECHEL  
Design R. ZECHEL  
Approved  
Date AUG 2016  
Scale  
Horiz. 1:1500  
Vert.

THE CITY OF KELOWNA  
ENGINEERING DEPARTMENT  
Wilden - Phase 2G Site Services  
Rezoning Plan

Division	Rev. No.
Drawing No.	2

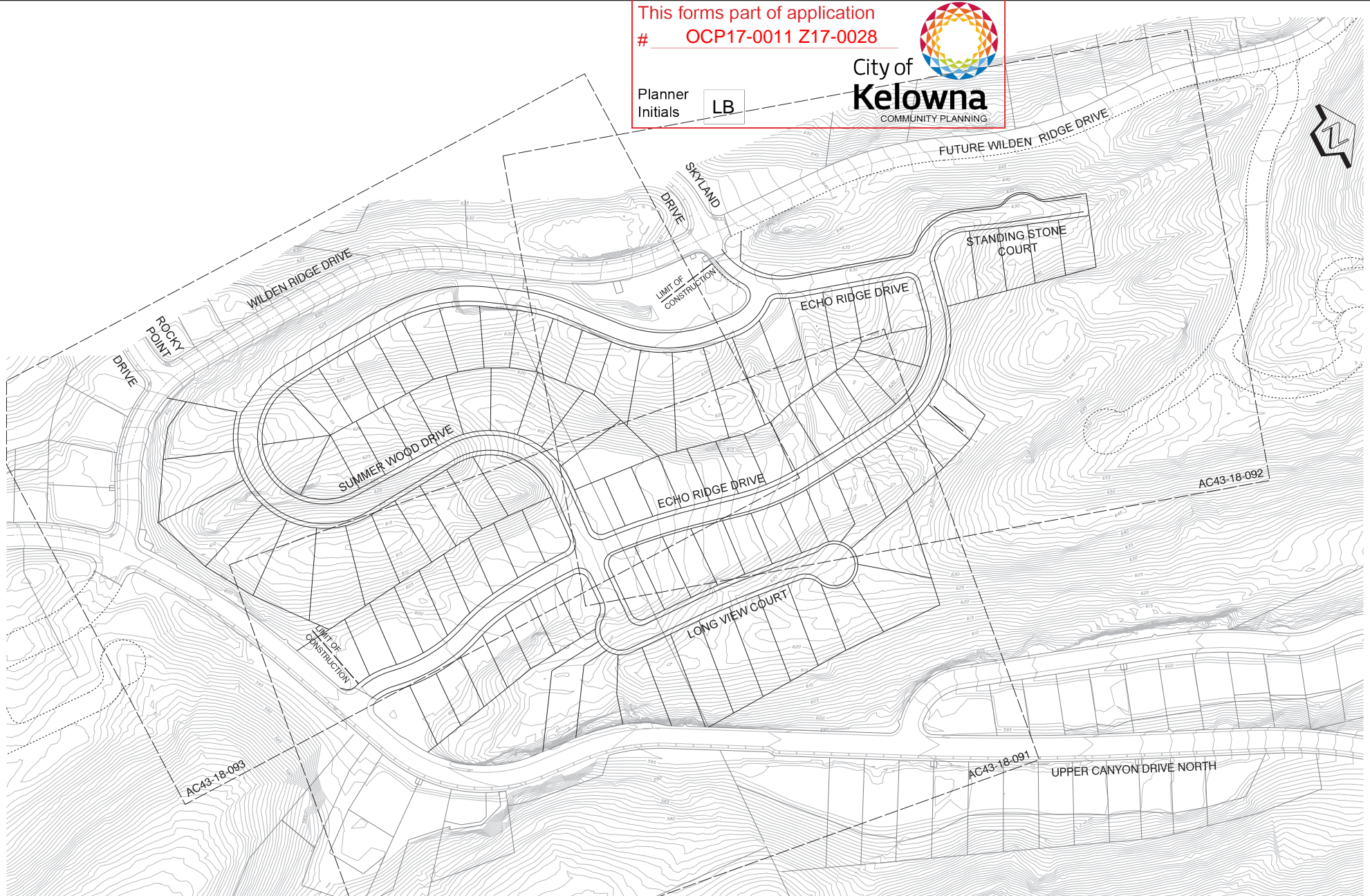
# ATTACHMENT 4

This forms part of application  
# OCP17-0011 Z17-0028



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials **LB**



**InterCAD**  
CONSULTING ENGINEERS

1	17-03-17	R.Z.	DEVELOPMENT PERMIT SUBMISSION		
NO.	DATE	BY	REVISION	CHKD	

Drawn R. ZECHEL  
Design R. ZECHEL  
Approved  
Date AUG 2016  
Scale  
Horiz. 1:1000  
Vert.

THE CITY OF KELOWNA  
ENGINEERING DEPARTMENT  
Wilden - Phase 2G Site Services  
Key Plan

Division  
Drawing No. AC43-18-090DP  
Rev. No. 1