

Benvoulin

Byrns Road Proposal



PROPERTY



- Adjacent to ALR land so we are working with neighbour farmers to get their feedback to protect their cropland. We are providing a 15 meter (50') buffer between ALR and our development without any variance requirement. We will also install a solid fence and dense landscape beside ALR land.
- This parcel size is not feasible for profitable farming
- For the past 20+ years it has been used as RURAL RESIDENTIAL.
- Due to the location this parcel has much higher BC assessment value in comparison to other agriculture land values in the area making it very difficult to have sufficient return to support property value use in its current state.
- There is no other operating farm of this parcel size or smaller in Kelowna as well as surrounding areas.
- We will work with staff to make sure all measures are in place to protect adjacent farmland.

APPLICATION

- NO VARIANCES REQUESTED

VIABILITY

- Current zoning potential not viable on small, high value parcel of land
- property not utilized for food production for 20 plus years
- This project will clean up the corner and will upgrade sidewalks, bike lane, landscape and street presence.
- Currently no service station or car wash exists on the West side of Benvoulin Rd. There are three more stations within 2 kilometer and one of them (KLO SHELL) is located for opposite traffic and the other two (Springfield SHELL & Gordon Chevron) are out of the way for Benvoulin traffic.
- Petro Canada has done a review of the site in relation to other station locations and have found it to be a viable location.
- If development size needs to be adjusted then we will work with staff as per recommendations.
- Developer will own and operate property and it is in their best interest to work with surrounding property owners to ensure they are satisfied.

PROTECTION OF FARMLAND

- Separation measures
- Prepared to work with farmers to mitigate
- Project works to define and provide an edge to farmland and buffer it from Benvoulin
- Parcel is too small on its own to support meaningful farming. What function best protects farming function?
- We will work with staff to make sure all measures are in place to protect adjacent farmland.
- It is part of projects mandate to ensure crop lands would not be adversely affected by this development.
- If development size needs to be adjusted, then we will work with staff as per recommendations.

LAND USE

- Housing does not seem better suited
- Site configuration does not lend itself to residential use
- Site is a corner and naturally acts as a hub to the surrounding context.

IMPROVEMENTS



- Intersection upgrades for traffic management

REQUEST

- That the proposal is given opportunity of going to public hearing for further input and comment.