

Schedule A – CD2 – Kettle Valley Comprehensive Residential Development - Zoning Bylaw No. 8000 Text Amendments

No.	Section	Relevant Existing	Proposed	Explanation
1.	<p>Schedule 'B' – Comprehensive Development Zones – CD2 – Kettle Valley Comprehensive Residential Development</p> <p>Kettle Valley Regulating Plan – Overview Map</p>	Kettle Valley Regulating Plan – Overview Map (Mar 31/2020)	Kettle Valley Regulating Plan (June 9/2021)	Replace the existing map with the proposed map. To amend the subject property from Type III or IV to Type V, Type V to Type III or IV and Type VI to Type III or IV

CITY OF KELOWNA

MEMORANDUM

Date: September 2 2020
File No.: TA20-0019
To: Land Use Management Department (WM)
From: Development Engineering Technologist (JF)
Subject: 410 Providence Ave Quilchina Residential Development Proposed 61 lots S.D.

The Development Engineering Branch comments and requirements regarding this application to Amend the Kettle Valley CD2 Type VI zone to the Kettle Valley CD-2 Type III, IV and V to accommodate a future subdivision

.1) General

- a) Provide a Pre-design report to address all offsite Utility and Transportation servicing including costs.
- b) PRIOR TO FINAL ADOPTION OF THE TEXT AMENDMENT BYLAW, a Predesign Report specific to this development is required to identify all offsite servicing needs in accordance with the Subdivision, Development and Servicing Bylaw. A Servicing Agreement for all offsite works required by this subdivision must be provided, along with Performance Security, before final adoption of the Text Amendment Bylaw.
- c) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

.2) Water

- a) The property is located within the City Water service area.
- b) For offsite works a Predesign Report is required complete with costs. Performance security and a Servicing Agreement will be required for offsite works. See comments in the "General" section.
- c) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this.

.3) Sanitary Sewer

- a) Provide a downstream sanitary sewer main flow analysis check for the proposed development.

.4) Drainage

- a) A Predesign report is required that addresses how Storm water Management will be dealt with. For offsite works, performance security and a Servicing Agreement will be required prior to rezoning. See comments in the "General" section.

.5) Roads

- a) Design Local roads and Lanes in accordance to City of Kelowna standards.
- b) For all offsite works, design drawings, a construction cost estimate, performance security and a servicing agreement will be required.

.6) Geotechnical Report

- a) Provide a comprehensive geotechnical report (3 copies), 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.**

.7) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground
- a) Street lights must be installed on all roads.

.8) Other Engineering Comments

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw

- b) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- c) If any road dedication affects lands encumbered by a Utility right-of-way, 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 Engineer.

.9) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
- c) Water Extended Service Area Latecomers (ESA's):

ESA#	Front ender	Component	Anniversary (rates change)	*Rate/unit \$
14				
Available EDU's 129.5	<i>Kettle Valley</i>	<i>Adams Reservoir</i>	<i>Sept. 29 2020</i>	<i>\$4,477.00</i>

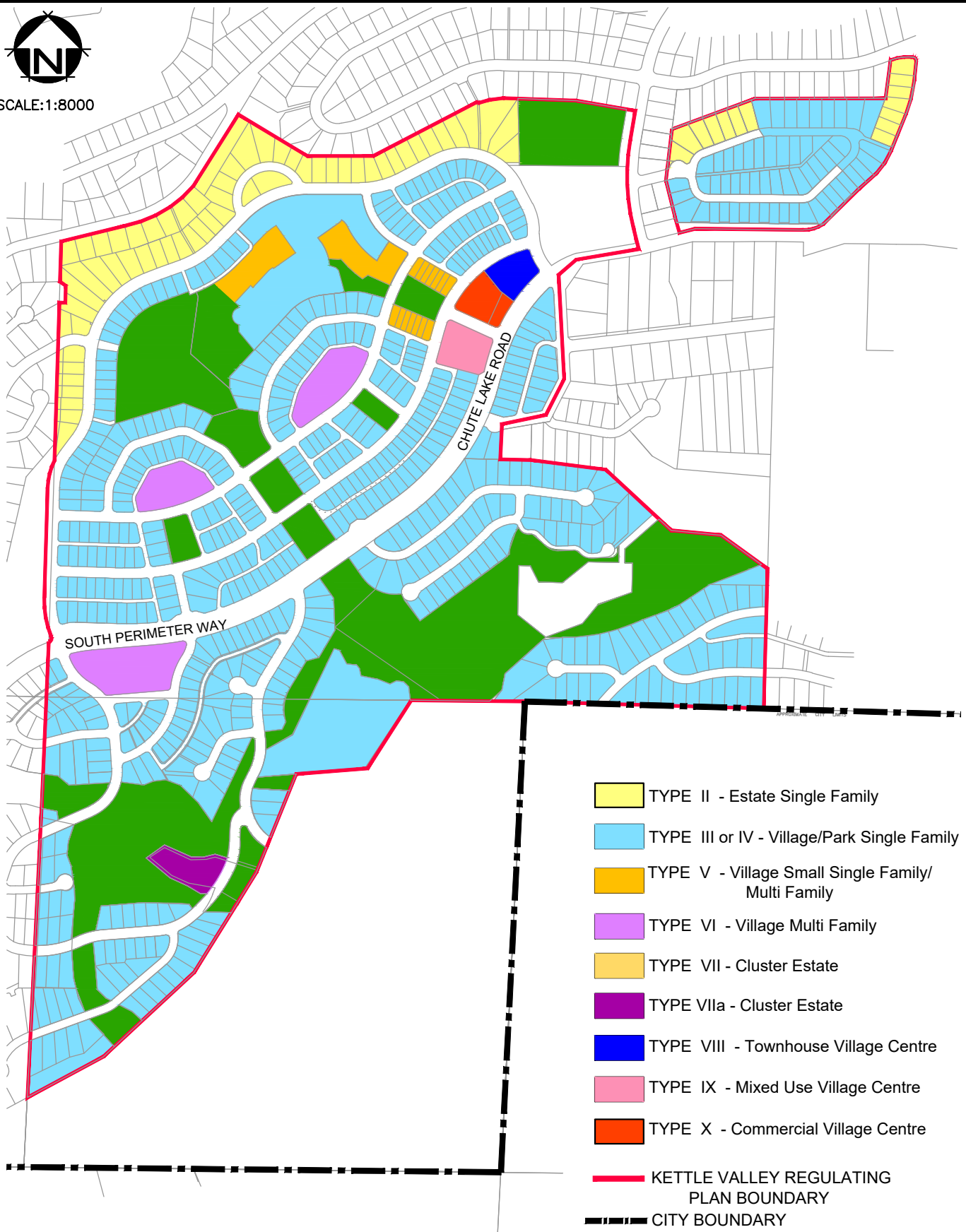
*(these fees are to be confirmed at time of subdivision)



 James Kay P.Eng.
 Development Engineering Manager
 JF



SCALE:1:8000



KETTLE VALLEY REGULATING PLAN

UPDATED 06 09 2021

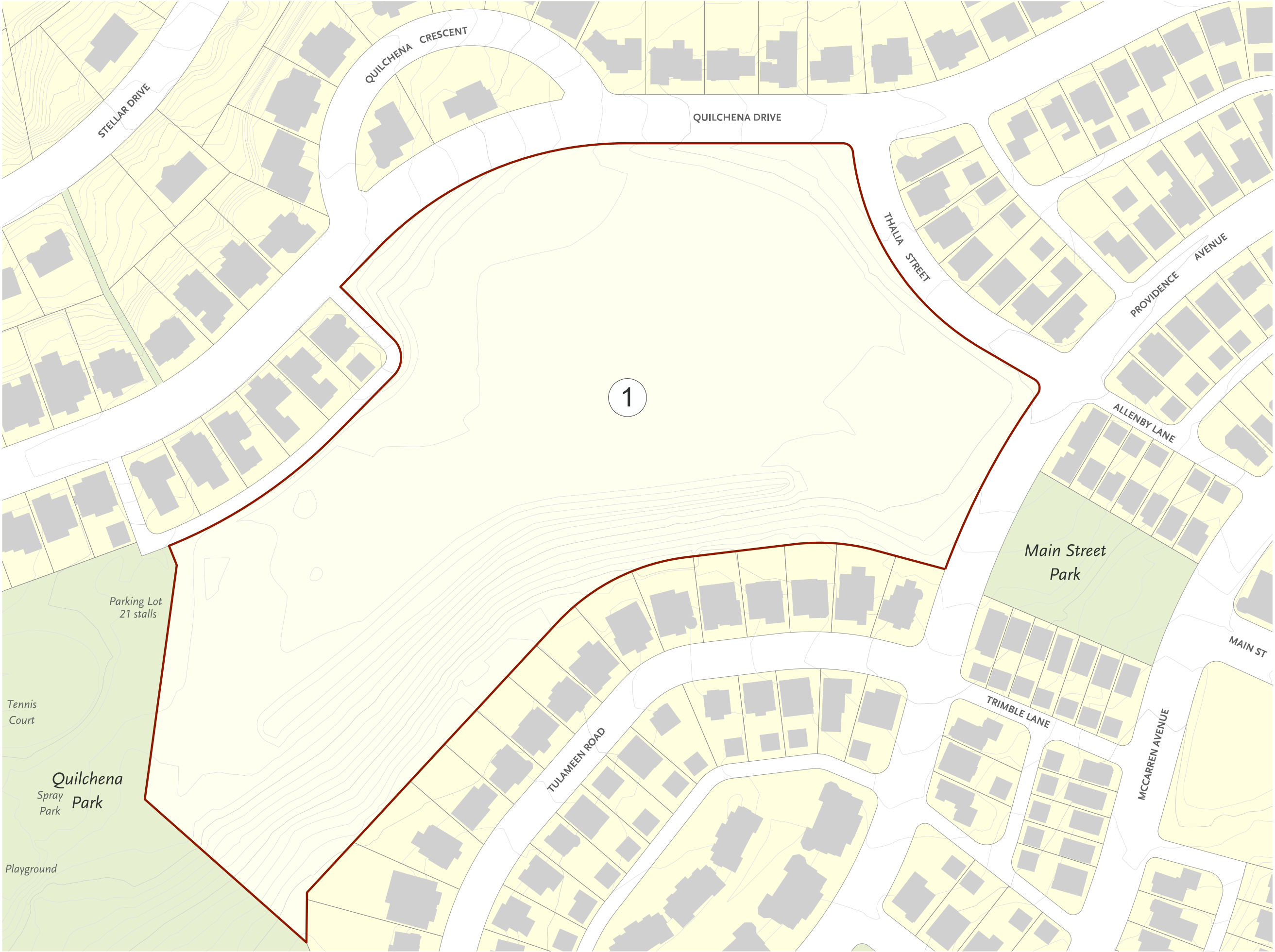
EK-12-018-KVRP



KETTLE VALLEY LEGACY NEIGHBOURHOOD

Zoning Bylaw Text Amendment Application

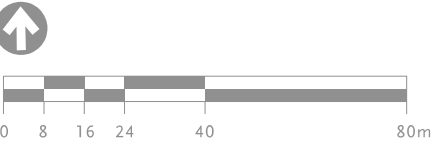
July 2020

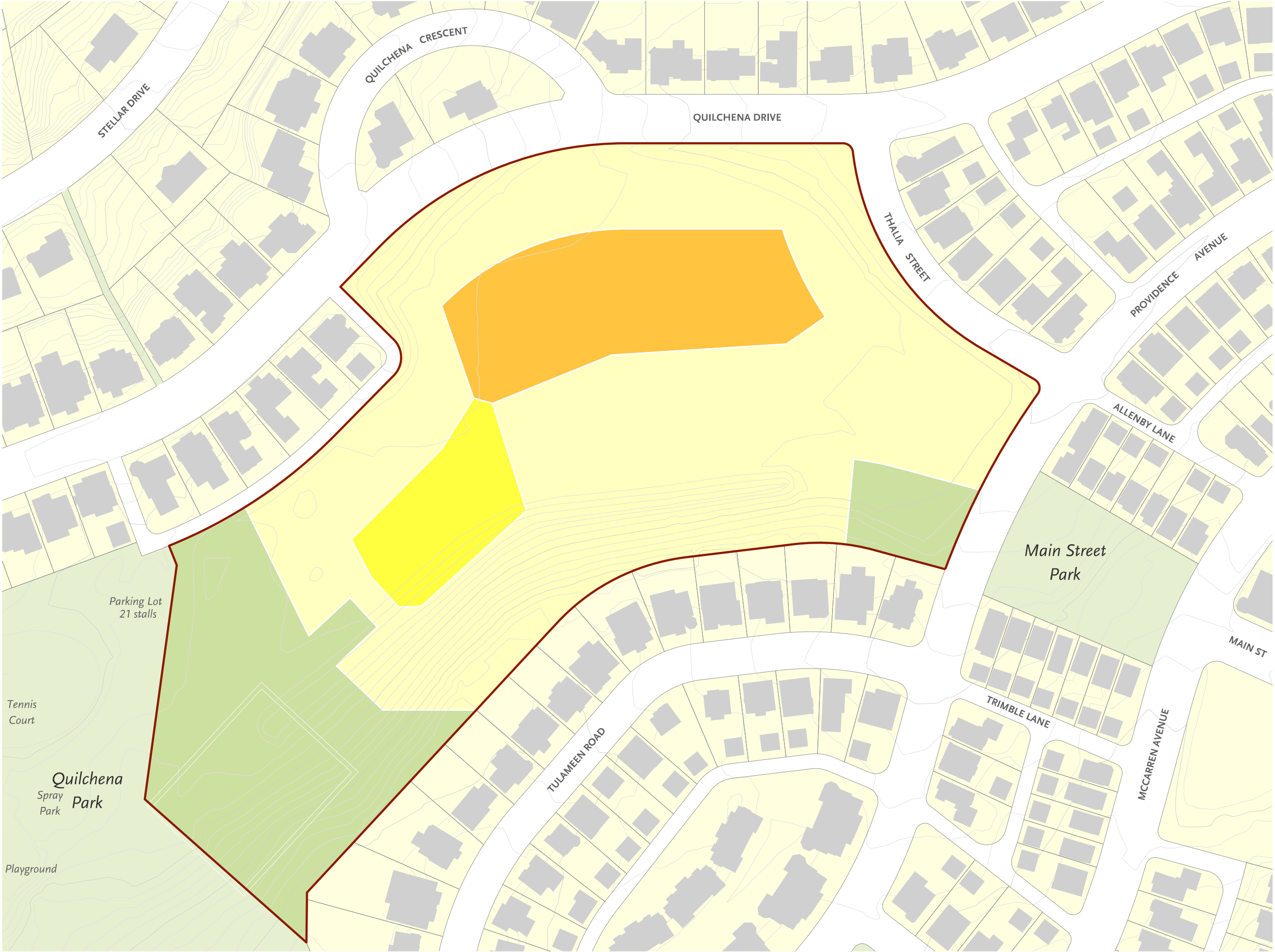


Legacy Neighbourhood
LEGAL PARCEL PLAN

LEGEND JUNE 2020

- Site Boundary 5.71 ha | 14.11 ac
- Legal Property Lines
- 5m Contour
- 1m Contour
- 5m Development Setback
- Existing Homes
- Existing Lots
- Existing Parks
- ① Lot 1, Section 23, Township 28, Regional District of Central Okanagan, Plan KAP85435



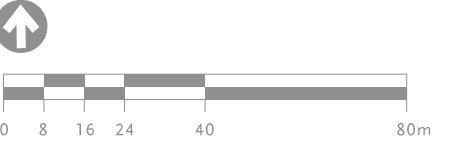


Legacy Neighbourhood
CURRENT CD2 LAND USE

LEGEND JUNE 2020

- Site Boundary 5.71 ha | 14.11 ac
- Legal Property Lines
- 5m Contour
- 1m Contour
- 5m Development Setback
- Existing Homes
- Existing Lots
- Existing Parks

- CD2 ZONE
- Type 3 + 4 | Village/Park Single Family
 - Type 5 | Village Small Single Family/Multi-Family
 - Type 6 | Village Multi-Family
 - Park + Greenway



KETTLE VALLEY'S FINAL PHASE

THE LEGACY NEIGHBOURHOOD

- Having launched the success of Kettle Valley through EKISTICS new urbanist Masterplan in 1994, Kettle Valley has re-engaged EKISTICS to undertake the design of the community's the final phase.
- Through its 25 years, Kettle Valley has won numerous awards including "Best Community in Canada" and remains a landmark community in the Okanagan.
- Kettle Valley has enjoyed great success due to its commitment to the original Masterplan, creating a community that residents are proud to be a part of.
- With Kettle Valley's success, \$1M homes have become common - often pricing out the families Kettle Valley seeks to attract.
- The Legacy Neighbourhood is Kettle Valley's final phase, and provides a opportunity to complete the community with homes for everyone in the heart of Kettle Valley.



AERIAL ANALYSIS

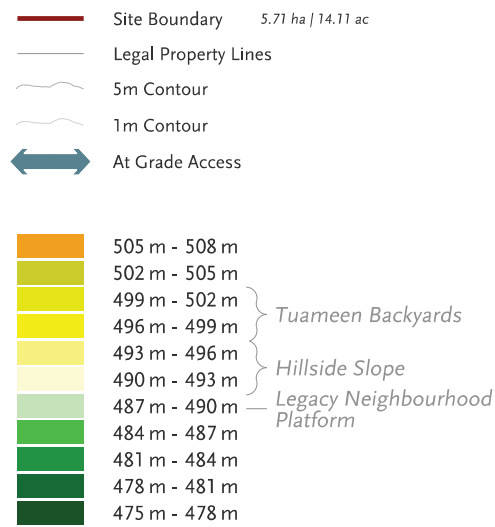
- Site Boundary 5.71 ha / 14.11 ac
- Legal Property Lines
- 5m Contour
- 1m Contour
- At Grade Access
- Areas of Encroachment

TULAMEEN ROAD HOMESITE ENCROACHMENT

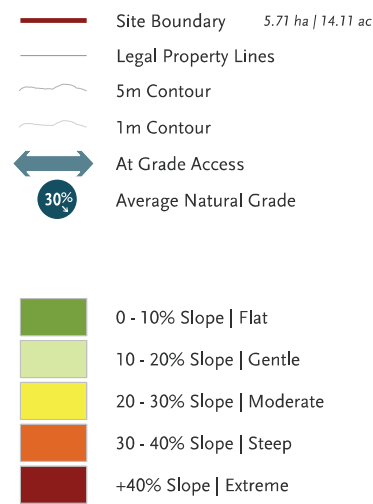
LOT NUMBER	AREA	DEPTH
①	105.34 m ²	5.17 m
②	39.34 m ²	2.53 m
③	108.21 m ²	5.12 m
④	155.34 m ²	8.18 m
⑤	210.80 m ²	11.26 m
⑥	188.20 m ²	11.08 m
⑦	195.75 m ²	8.36 m
⑧	127.94 m ²	5.48 m
⑨	47.15 m ²	1.56 m
⑩	30.29 m ²	1.70 m
⑪	50.10 m ²	2.51 m
⑫	61.98 m ²	2.63 m
⑬	32.43 m ²	0.70 m
⑭	2.17 m ²	0.35 m
TOTAL	1,355.04 m ²	



LANDFORM ANALYSIS

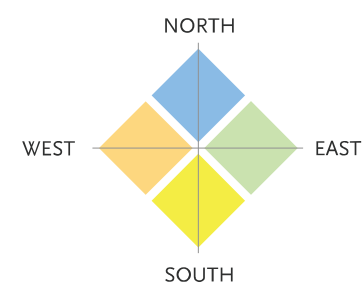


SLOPE ANALYSIS



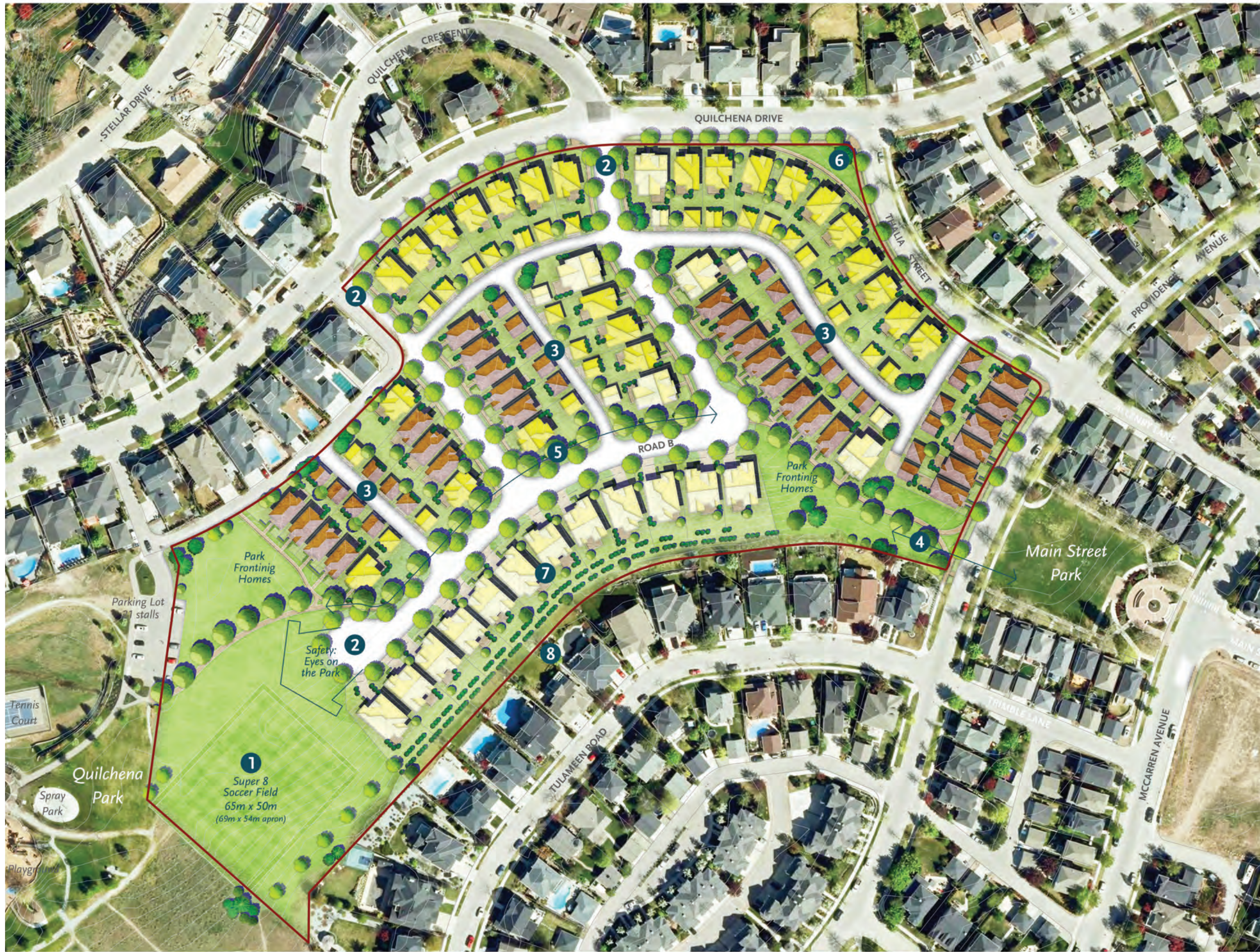
ASPECT ANALYSIS

- Site Boundary 5.71 ha | 14.11 ac
- Legal Property Lines
- 5m Contour
- 1m Contour
- Significant Views



ILLUSTRATIVE PLAN

- Site Boundary 5.71 ha | 14.11 ac
 - Legal Property Lines
 - 5m Contour
 - 1m Contour
 - 5m Development Setback
 - Existing Homes
 - Existing Lots
 - Existing Parks
- Super 8 Soccer Field adjacent to Quilchena Park
 - Looping Entrance Street with cul-de-sac extension
 - Predominant use of lane-fed homes allows mix of lot sizes
 - Greenway extension to Main Street Park
 - 5m Greenway through site to Quilchena Park to maintain pedestrian flow
 - Expanded Landscaped Boulevard Green with fronting homes
 - Single row of walk-up street access homes retain slopes
 - Existing views preserved with 5m Encroachment Buffer



DEVELOPMENT YIELD PLAN

	Site Boundary	5.71 ha 14.11 ac
	Legal Property Lines	
	5m Contour	
	1m Contour	
	5m Development Setback	
	Existing Homes	
	Existing Lots	
	Existing Parks	
	58% Development Area	3.30 ha 8.15 ac
	25% Park + Greenway	1.42 ha 3.51 ac
	17% Public Road ROW	0.99 ha 2.45 ac
	100%	5.71 ha 14.11 ac
		Street: 412 lin. m 6.0m Lane: 236 lin. m 7.5m Lane: 233 lin. m

	10m x 35m Lane Access Lots	26
	13m x 35m Lane Access Lots	24
	16m x 35m Lane Access Lots	5
	16m x 35m Street Access Lots	12
		67

- 1 Super 8 Soccer Field adjacent to Quilchena Park
- 2 Looping Entrance Street with cul-de-sac extension
- 3 Predominant use of lane-fed homes allows mix of lot sizes
- 4 Greenway extension to Main Street Park
- 5 5m Greenway through site to Quilchena Park to maintain pedestrian flow
- 6 Expanded Landscaped Boulevard Green with fronting homes
- 7 Single row of walk-up street access homes retain slopes
- 8 Existing views preserved with 5m Encroachment Buffer



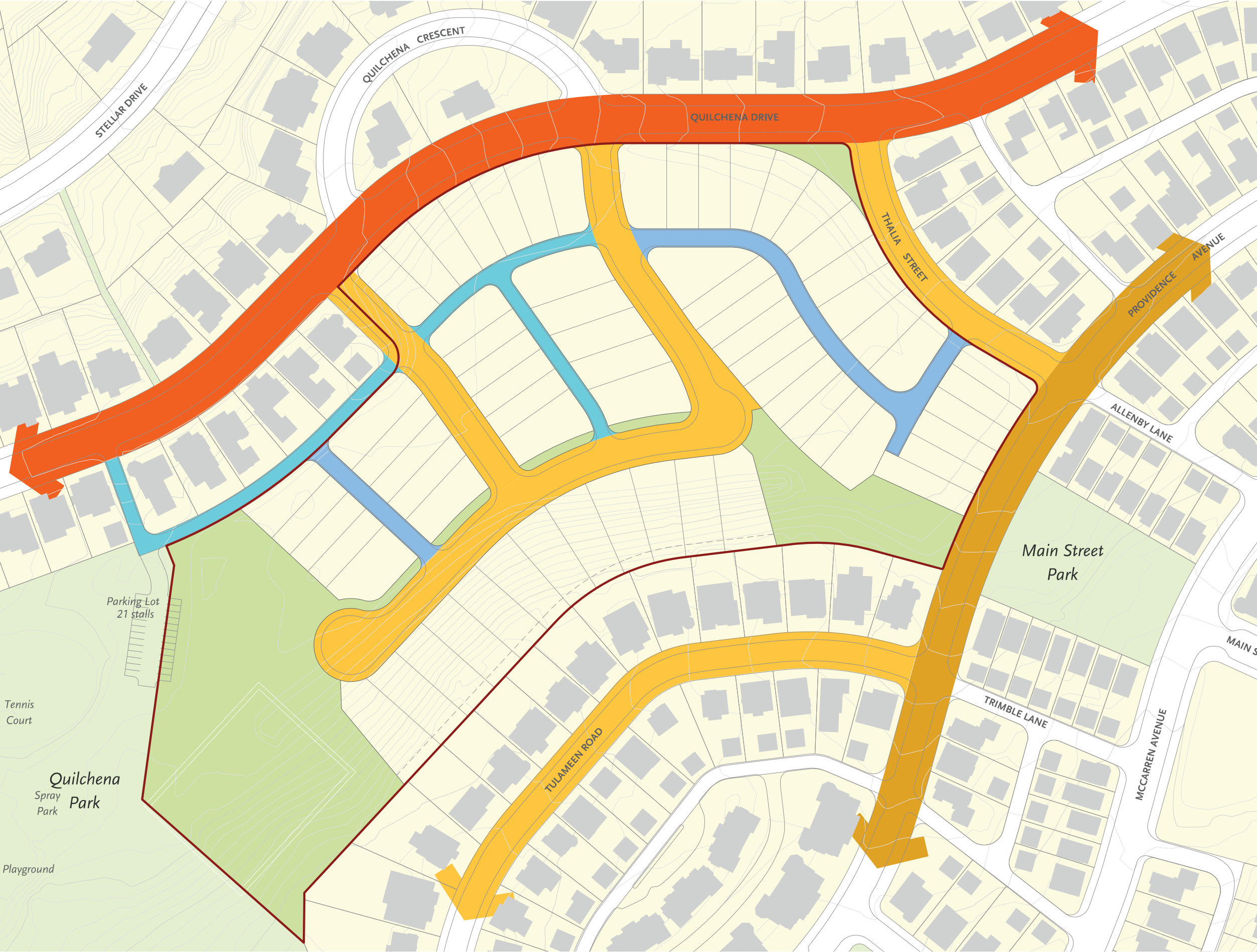
PARKS + TRAILS PLAN

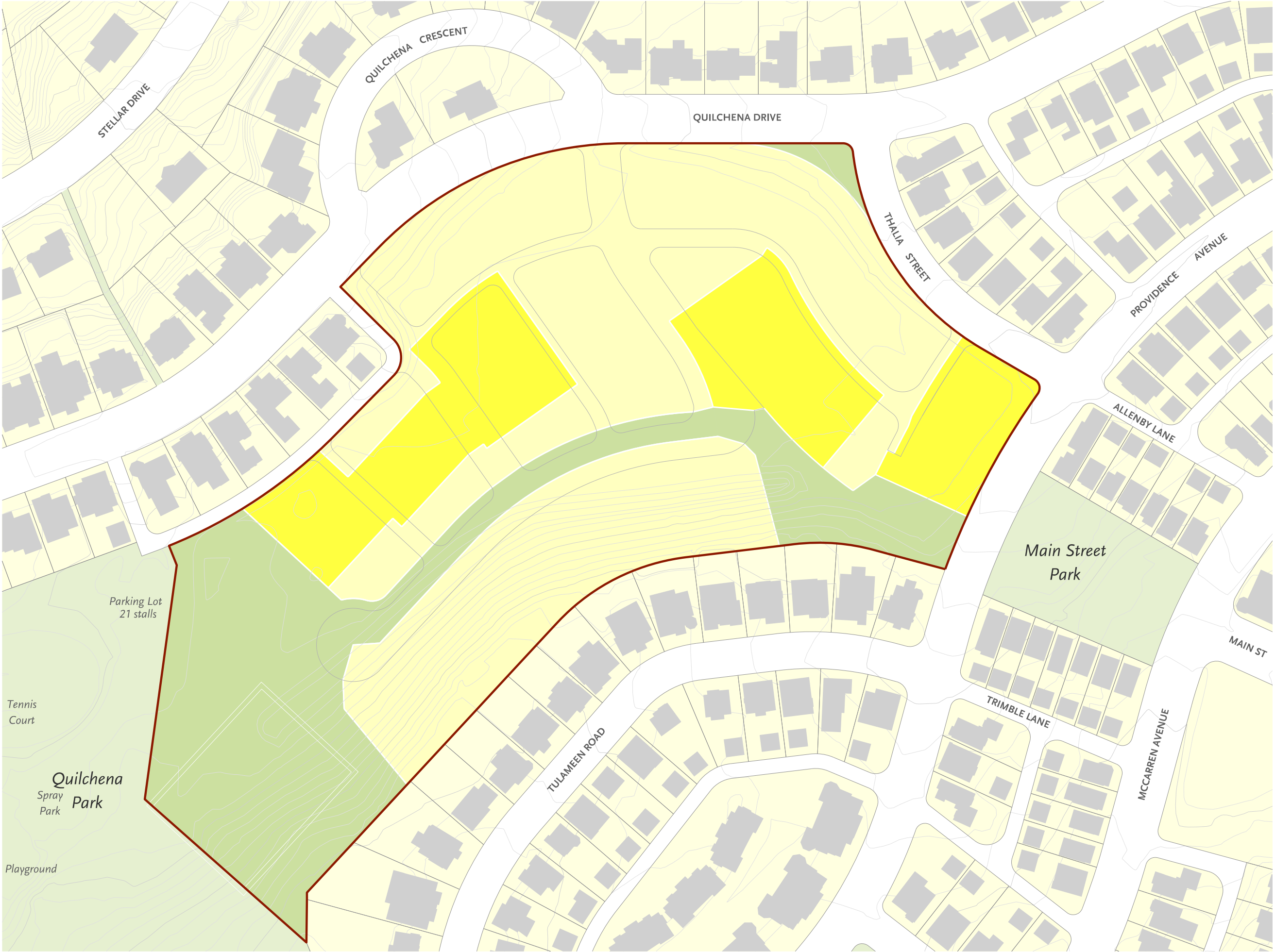
- Site Boundary 5.71 ha | 14.11 ac
- Legal Property Lines
- 5m Contour
- 1m Contour
- 5m Development Setback
- Existing Homes
- Existing Lots
- Existing Parks
- Development Area
- Park + Greenway
- Public Road ROW
- Existing Park Pathway | 2.0m
- Proposed Greenway Path | 2.0m
- Proposed Park Pathway | 1.5m
- Sidewalk | 1.5m



STREET HIERARCHY PLAN

- Site Boundary 5.71 ha | 14.11 ac
 - Legal Property Lines
 - 5m Contour
 - 1m Contour
 - 5m Development Setback
 - Existing Homes
 - Existing Lots
 - Existing Parks
-
- Collector Street | 20.0m
 - Minor Collector Street | 18.0m
 - Local Street | 15.0m
 - Access Lane | 7.5m
 - Lane | 6.0m



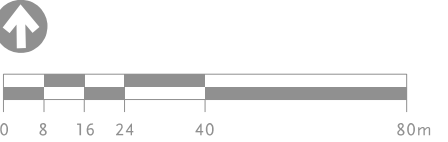


Legacy Neighbourhood
PROPOSED CD2 LAND USE

LEGEND JUNE 2020

- Site Boundary 5.71 ha | 14.11 ac
- Legal Property Lines
- 5m Contour
- 1m Contour
- 5m Development Setback
- Existing Homes
- Existing Lots
- Existing Parks

- CD2 ZONE
- Type 3 + 4 | Village/Park Single Family
 - Type 5 | Village Small Single Family/Multi-Family
 - Park + Greenway



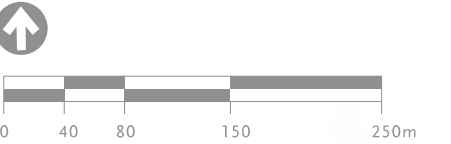


Legacy Neighbourhood
REZONING
ILLUSTRATIVE CONCEPT

LEGEND DECEMBER 2020

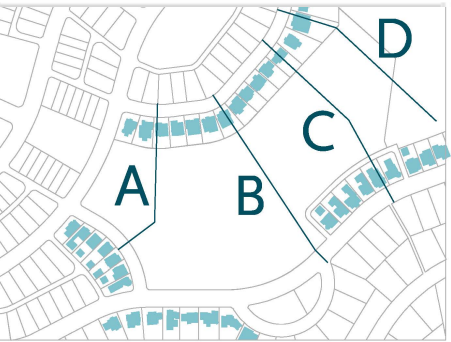
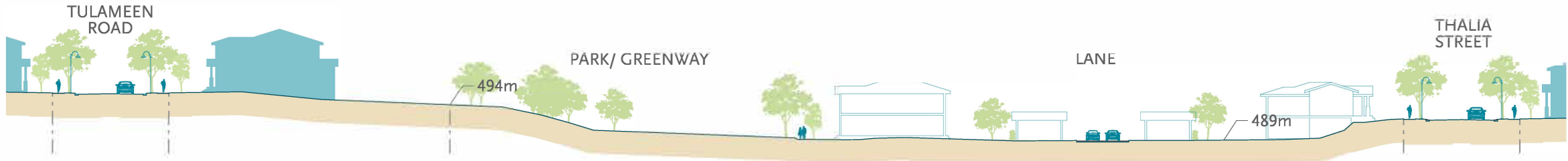
- Site Boundary 5.71 ha | 14.11 ac
- 400m | 5min Radius Walking Distance
- Legal Property Lines
- 5m Contour
- 1m Contour
- 5m Development Setback
- Existing Homes
- Existing Lots
- Existing Parks

- 1 Super 8 Soccer Field adjacent to Quilchena Park
- 2 Looping Entrance Street with cul-de-sac extension
- 3 Predominant use of lane-fed homes allows mix of lot sizes
- 4 Greenway extension to Main Street Park
- 5 5m Greenway through site to Quilchena Park to maintain pedestrian flow
- 6 Expanded Landscaped Boulevard Green with fronting homes
- 7 Single row of walk-up street access homes retain slopes
- 8 Existing views preserved with 5m Encroachment Buffer



SITE CROSS SECTIONS

LEGEND OCTOBER 2020



Kettle Valley | Kelowna BC

Existing + Proposed Street Standards

October 2020

