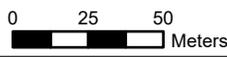


**MAP "A" OCP AMENDMENT
OCP22-0002**

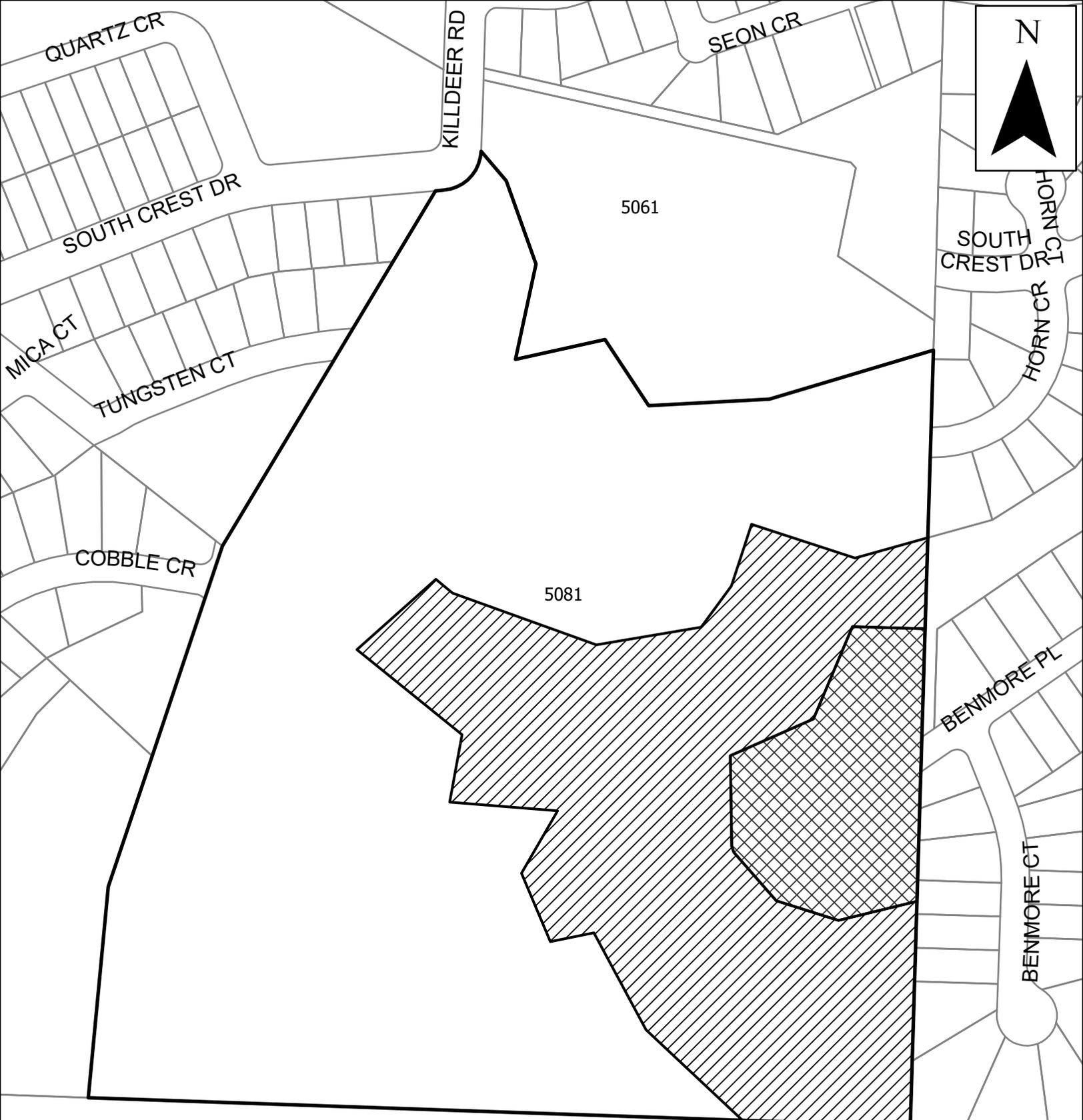
-  Subject Property
-  S-RES - Suburban Residential to NAT - Natural Areas
-  NAT - Natural Area to S-RES - Suburban Residential

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



Rev. Monday, March 27, 2023

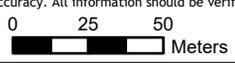




MAP "B" ZONING AMENDMENT Z22-0004

- Subject Property
- RR1 - Large Lot Rural Residential to P3 - Parks and Open Space
- RR1 - Large Lot Rural Residential to RU2 - Medium Lot Housing

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



Rev. Monday, March 27, 2023



CITY OF KELOWNA
MEMORANDUM

Date: March 27, 2023
File No.: Z22-0004
To: Planning and Development Officer (MT)
From: Development Engineering Manager (NC)
Subject: 5081 Killdeer Rd A1 to RU2H

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject property from A1 – Agriculture 1 to RU2h – Medium Lot Housing (Hillside Area). The Development Engineering Technologist for this project will be John Filipenko, ASCT (jfilipenko@kelowna.ca).

General

- a. A road connection is required between the South Crest Dr / Killdeer Rd corner and South Crest Dr / Horn Ct intersection.

Provide a road reserve complete with preliminary design for the extension of South Crest Drive between Killdeer Road and Horn Court. The road design is to be consistent with the existing cross section to the East (SS-R7 Standard).
- b. A road connection is required between Killdeer Rd and Cobble Cr.

Provide a road reserve of 14.1-m width for the extension of Killdeer Rd to Cobble Court.
- c. A turn around is required at the terminus of Horn Crescent.

Provide a road reserve and preliminary design for the cul-de-sac
- d. Works and Services requirements have been identified in the memo provided with the subdivision application S22-0002.


Nelson Chapman, P.Eng
Development Engineering Manager
JF

ATTACHMENT A

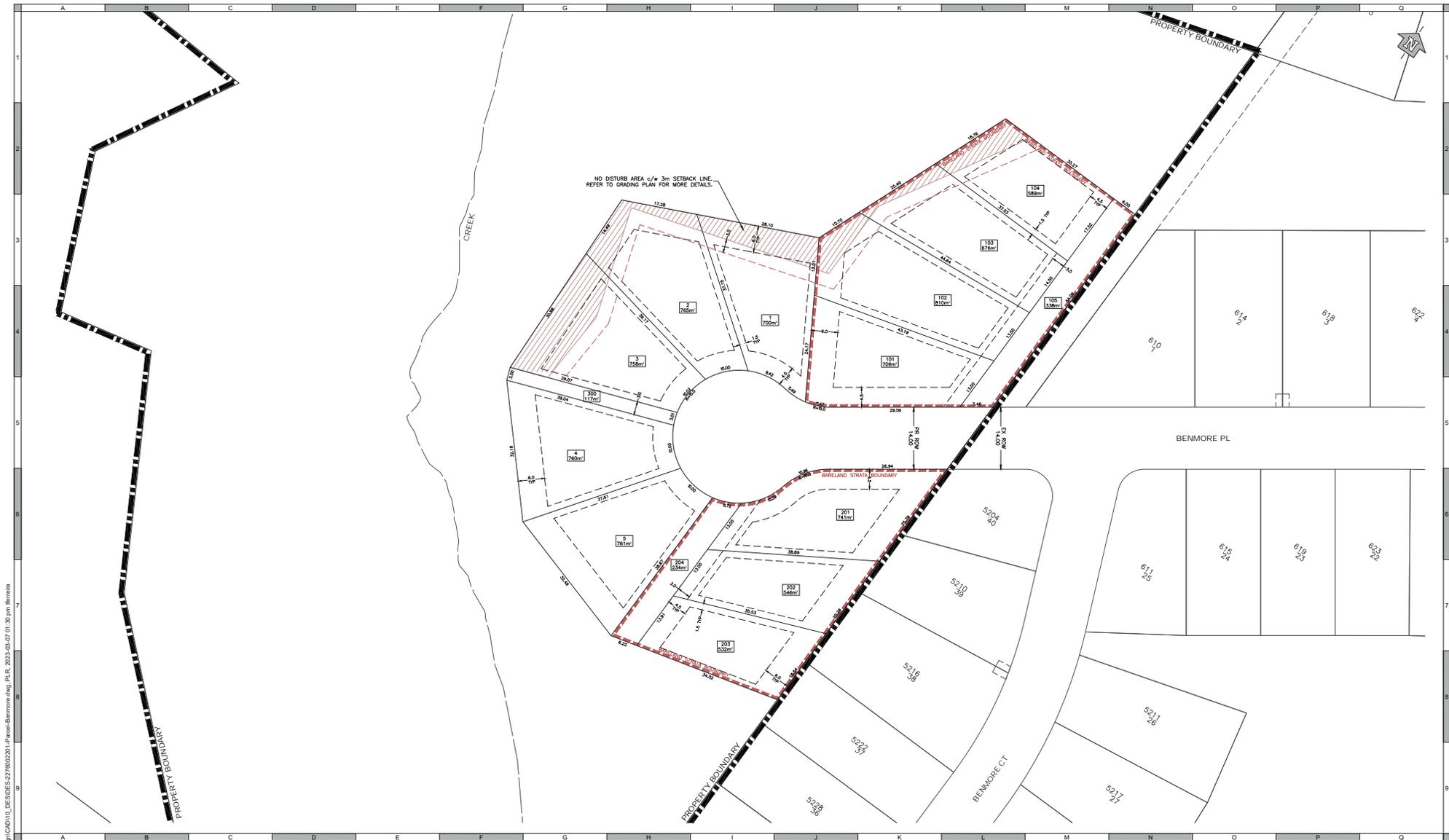
This forms part of application
OCP22-0002 Z22-0004

Planner
Initials

MT



**City of
Kelowna**
COMMUNITY PLANNING



\\ukel\p\227602201\Drawings\CAD\10_DESIGNS\227602201_Phase1_Benmore.plt, P.L.R. 2023.03.07 01:30 pm, Revise

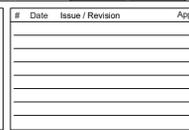
ATTENTION:
 This drawing is prepared for the sole use of
 No representations of any kind are made by Urban Systems Ltd. or its employees
 to any party with whom Urban Systems Ltd. does not have a contract.
WARNING:
 Utilities or structures shown on this drawing were compiled from information
 supplied by various parties and may not be complete or accurate. Engineer and
 conclusively confirm the location in the field all underground utilities and structures
 indicated on this drawing, all underground utilities in the area of the proposed work
 and any utilities or structures reasonably apparent from an inspection of the
 proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage
 caused by third party negligence or failure to comply with the above.

SURVEY INFORMATION
 Prepared by: EAC
 Coordinate System: NAD83
 Completion Date: 2023/03/02

ISSUED FOR APPROVAL
 MARCH 7, 2023
 urbansystems.ca

Professional Seals

#	Date	Issue / Revision	App

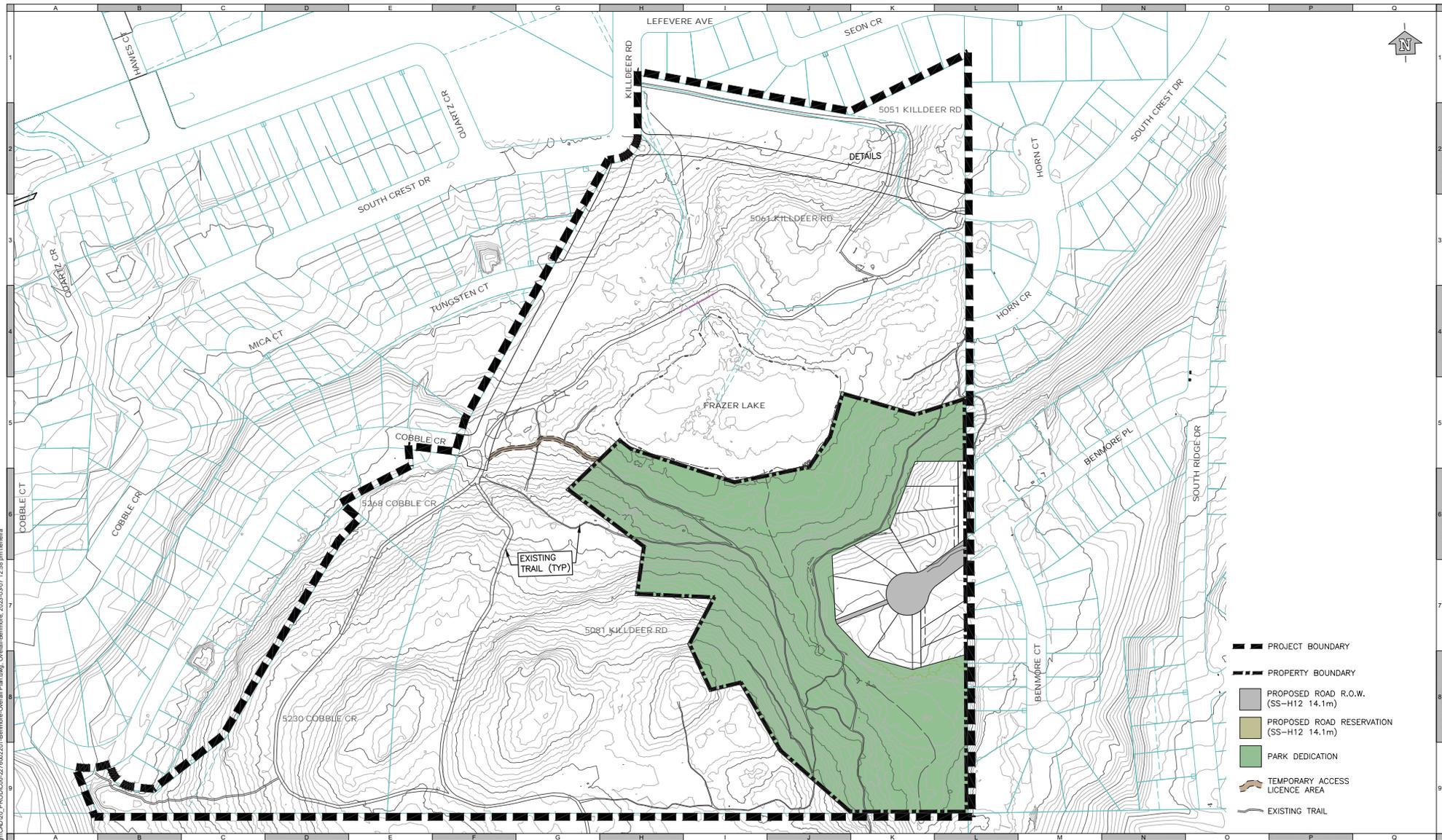


Scale: 1:500
 0 10 20m
 Quality Control by: T.FERREIRA
 Designed by: T.FERREIRA
 Drawn by: T.FERREIRA

SAGE WATER
 PHASE 1
 BENMORE PL
 LOT LAYOUT
 Sheet Number: 3 of 3
 Project Number: 2276.0022.01
 Drawing Number: C03
 Revisions:

ATTACHMENT B
 This forms part of application
 # OCP22-0002 Z22-0004
 City of Kelowna
 COMMUNITY PLANNING
 Planner Initials: MT

NOT FOR CONSTRUCTION



- PROJECT BOUNDARY
- PROPERTY BOUNDARY
- PROPOSED ROAD R.O.W. (SS-H12 14.1m)
- PROPOSED ROAD RESERVATION (SS-H12 14.1m)
- PARK DEDICATION
- TEMPORARY ACCESS LICENCE AREA
- EXISTING TRAIL

ATTENTION:
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surveyor confirm the location in the field all underground utilities and structures
indicated on this drawing, all underground utilities in the area of the proposed work
and any utilities or structures not reasonably apparent from an inspection of the
proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage
caused by third party negligence or failure to comply with the above.

SURVEY INFORMATION
Prepared by: EAC
Coordinate System: NAD83
Completion Date: 2017/05/22

ISSUED FOR APPROVAL
MARCH 7, 2023
urbansystems.ca

Professional Seals

#	Date	Issue / Revision	App



URBAN SYSTEMS

Scale: 1:250
0 25 50m

Quality Control by: T.FERRERA
Designed by: T.FERRERA
Drawn by: T.FERRERA

SAGE WATER
PHASE 1
BENMORE PL
OVERALL PLAN

Sheet Number: 2 of 2
Project Number: 2276.0022.01
Drawing Number: C02

ANSI expand D (34.00 x 22.00 inches) 25mm

ATTACHMENT B
This forms part of application
OCP22-0002 Z22-0004

City of Kelowna
COMMUNITY PLANNING

Planner Initials: MT

NOT FOR CONSTRUCTION

April 3, 2023

City of Kelowna
Community Planning & Real Estate
1435 Water Street
Kelowna, BC
V1Y 1J4

Attn: Mark Tanner

Re: DP22-0011/Z22-0004/S22-0002
5081 Killdeer Road – Sage Water Single Family Development
Public Notification and Consultation

Dear Mr. Mark Tanner,

Please find enclosed the Public Notification and Consultation report, completed by Emil Anderson Properties, in accordance with the Policy 367 of the City of Kelowna. The Public Consultation Report was completed as a requirement for the 5081 Killdeer Road rezoning.

The Public Engagement Plan comprised of the following:

1. Letter mailed via Canada post to all property owners residing in a 50 m radius of 5081 Killdeer Road on March 20, 2023
2. Follow up email correspondence with property owners who inquired with questions.
3. On-site meetings with property owners at the following addresses:
 - 5204 Benmore Court
 - 5210 Benmore Court
 - 5216 Benmore Court
 - 5222 Benmore Court

All of the property owners that we spoke with were aware that the development had been planned for many years and expected the application. We had great conversations with our neighbors and the feedback was positive. The majority of questions pertained to potential construction impacts along the adjacent properties on Benmore Court and we look forward to continuing to work with our neighbors throughout the rezoning and construction stages.

We trust that this package satisfies the Public Engagement requirement as per Policy 367 and request that City staff please advise us of the Council date for Initial Consideration of the Rezoning Bylaw.

Regards,



Karmen Chanasyk
Senior Development Manager
Emil Anderson Properties

Encl.

1. Neighborhood Consultation Feedback Form
2. Emil Anderson Properties letter sent to all homeowners within a 50 m radius

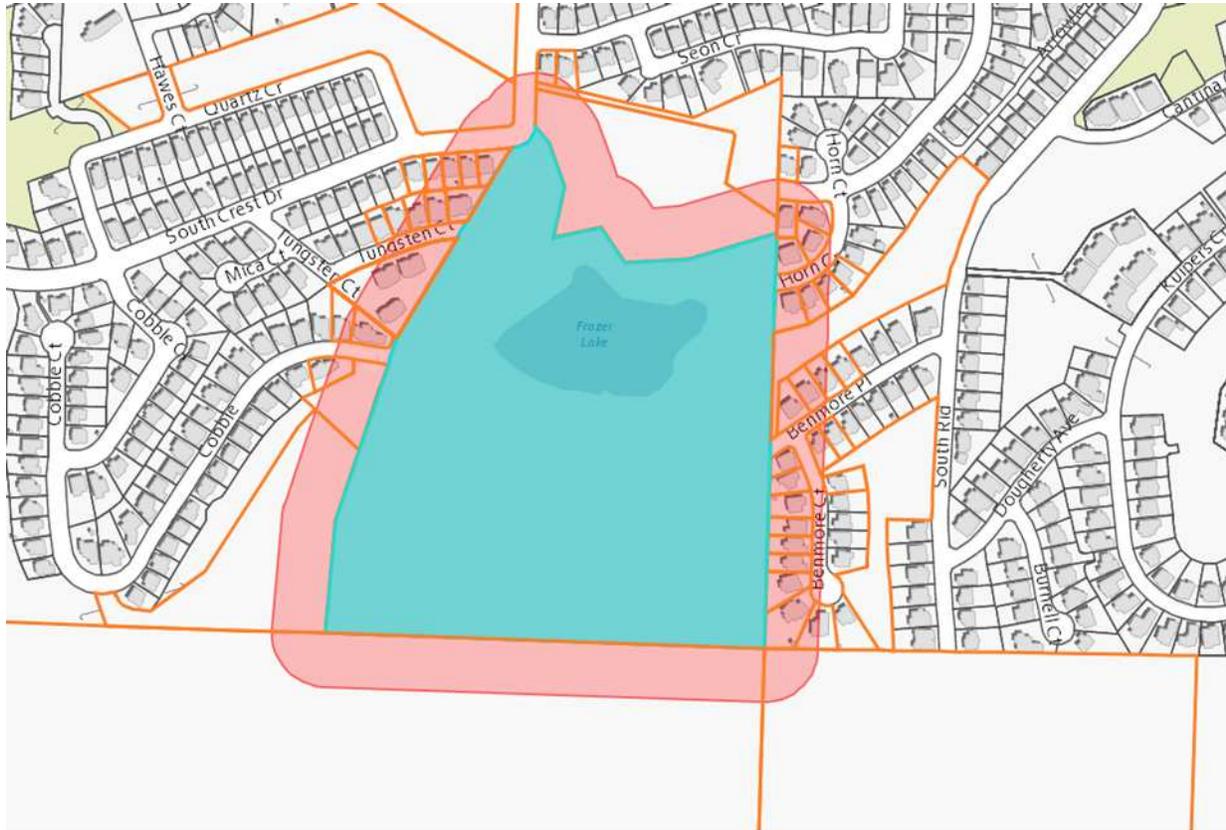
C.c. Ryan Smith, Divisional Director of Planning and Development, City of Kelowna
Terry Barton, Development Planning Department Manager, City of Kelowna
Matthew Temple, Vice President of Development and Construction, Emil Anderson Properties
Ryan P. Malcolm, Director of Development, Emil Anderson Properties

Address List for Public Consultation Letter

Unit Number	Street Number	Street Name
	5204	Benmore Ct
	5210	Benmore Ct
	5211	Benmore Ct
	5216	Benmore Ct
	5222	Benmore Ct
	5228	Benmore Ct
	5234	Benmore Ct
	5240	Benmore Ct
	5241	Benmore Ct
	5246	Benmore Ct
	5252	Benmore Ct
	610	Benmore Pl
	611	Benmore Pl
	614	Benmore Pl
	615	Benmore Pl
	618	Benmore Pl
	622	Benmore Pl
	5230	Cobble Cr
	5264	Cobble Cr
	5265	Cobble Cr
	5267	Cobble Cr
	5268	Cobble Cr
	600	Horn Cr
	601	Horn Cr
	605	Horn Cr
	609	Horn Cr
	612	Horn Cr
	613	Horn Cr
	5020	Killdeer Rd
	5051	Killdeer Rd
	5061	Killdeer Rd
	5081	Killdeer Rd
	523	Lefevere Ave
	529	Lefevere Ave
	530	Quartz Cr



	537	South Crest Dr
	539	South Crest Dr
	541	South Crest Dr
	543	South Crest Dr
	545	South Crest Dr
	569	South Crest Dr
	574	South Crest Dr
	579	South Crest Dr
	5210	South Ridge Dr
	5300	South Ridge Dr
	548	Tungsten Ct
	552	Tungsten Ct
	556	Tungsten Ct
	5265	Upper Mission Dr
	555	Tungsten Ct
	560-562	Tungsten Ct
1	555	Tungsten Ct
2	555	Tungsten Ct
3	555	Tungsten Ct
4	555	Tungsten Ct
5	555	Tungsten Ct
6	555	Tungsten Ct
7	555	Tungsten Ct
8	555	Tungsten Ct
	560	Tungsten Ct
	562	Tungsten Ct
2	609	Horn Cr
2	537	South Crest Dr
2	539	South Crest Dr
2	543	South Crest Dr
2	545	South Crest Dr
2	552	Tungsten Ct



Neighbour Consultation Form (Council Policy No.367)



A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

I, Karmen Chanasyk of, the applicant for Application No. OCP22-0002/Z22-0004
Emil Anderson Properties
for OCP amendment + Rezoning
(brief description of proposal)

at 5081 Killdeer Road have conducted the required neighbour
(address)
consultation in accordance with Council Policy No. 367.

- My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: Letter to all
owners within a 50m radius, follow up via email / in
person meetings. See attached letters

Please initial the following to confirm it has been included as part of the neighbour consultation:

- KC Location of the proposal;
- KC Detailed description of the proposal, including the specific changes proposed;
- KC Visual rendering and/or site plan of the proposal;
- KC Contact information for the applicant or authorized agent;
- KC Contact information for the appropriate City department;
- KC Identification of available methods for feedback.

Please return this form, along with any feedback, comments, or signatures to the File Manager **20 days prior to the anticipated initial consideration by Council date**. On the back of this form please list those addresses that were consulted.

ATTACHMENT C
This forms part of application
OCP22-0002 Z22-0004
City of Kelowna
COMMUNITY PLANNING
Planner Initials MT

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8600
FAX 250 862-3330
kelowna.ca

March 20, 2023

Re: Completion of Benmore Place

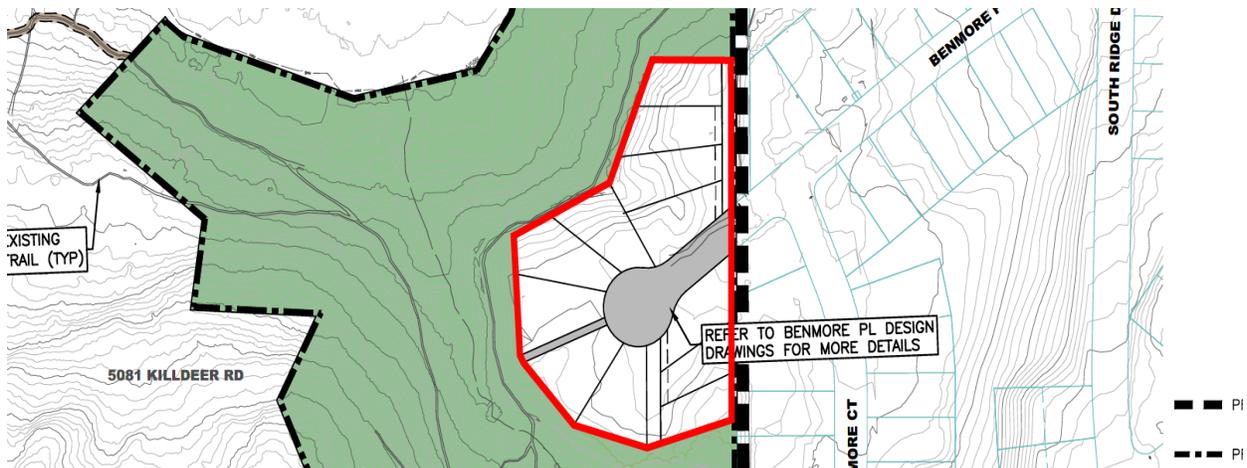
OCP22- 0002/Z22-0004/DP22-0011/S22-0002
5081 Killdeer Road – Sage Water Single Family Development
Rezoning, OCP Amendment, Development Permit and 12 Lot Subdivision

Dear Resident,

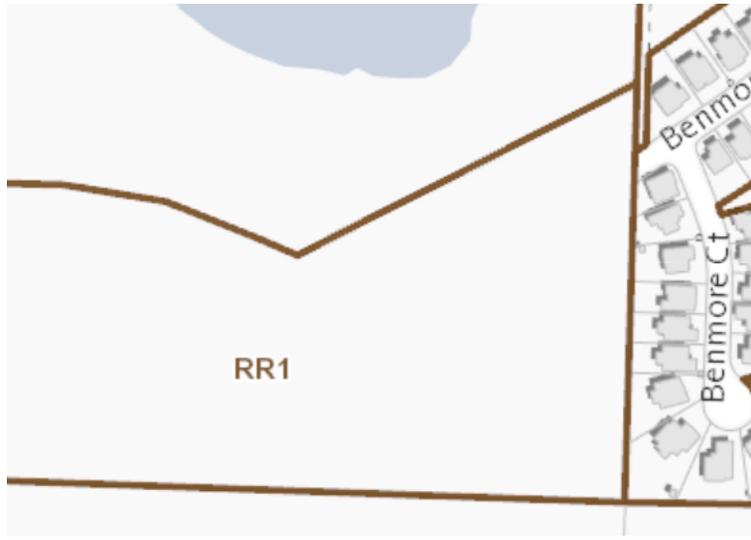
This letter provides an overview of Emil Anderson Properties (EAP) proposed Single Family Subdivision development located at 5081 Killdeer Road, Kelowna BC (the “Property”). You are being informed of this upcoming development application in adherence with the City of Kelowna Public Notification and Consultation Policy as part of the rezoning and OCP amendment process. Please take time to review the information contained within. Should you have any questions or concerns, we are happy to discuss the project details with you further.

Proposed Rezoning

The area outlined in red is the subject section of 5081 Killdeer Rd. and is currently zoned as RR1. The much larger area highlighted in green is to be dedicated as park to the City of Kelowna as part of this development.

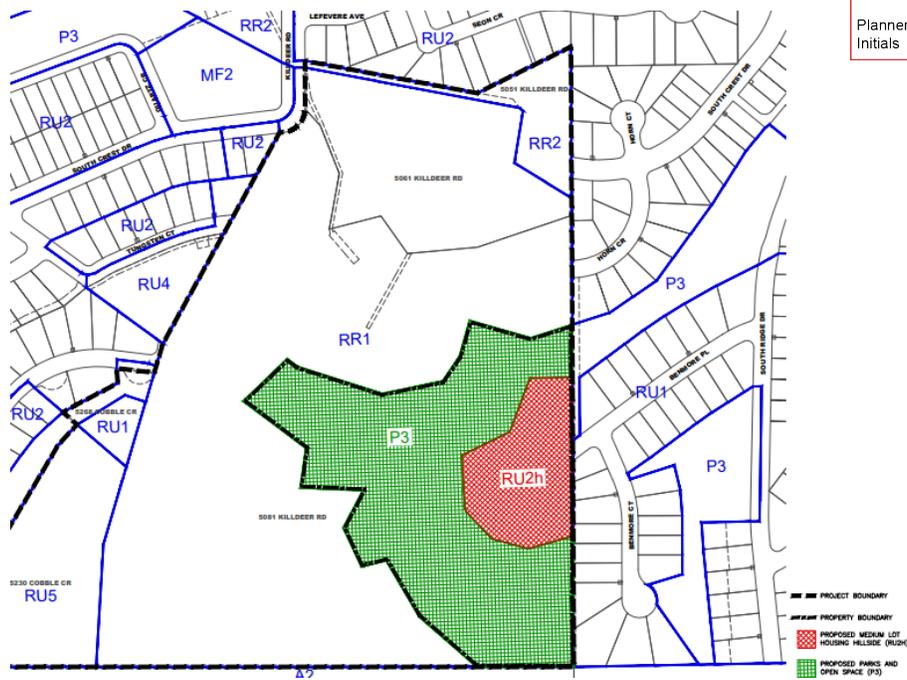


Current Zoning



Proposed Zoning

The proposed zoning is P3 (Parks and Open Space) and RU2 (Medium Lot Housing).



ATTACHMENT C

This forms part of application
 # OCP22-0002 Z22-0004

Planner Initials MT

The subject property is located within the City of Kelowna’s Permanent Growth Boundary. The site is located within a mature single family residential neighborhood that has been developed by EAP over many years. The focus and intent for this development is to integrate within the surrounding community while working within the site terrain. EAP’s vision for this section of the Property is to finally finish off Benmore Place as planned many years ago by creating a 12 lot subdivision that fits in with the existing community as well as the surrounding natural environment. This development has applied to rezone the property to RU2 – Medium Lot Housing. A rezoning application was filed with the City of Kelowna in January, 2022 (OCP22-0002 Z22-0004).



The End of Unfinished Benmore Place facing West into the Subject Development

ATTACHMENT		C
This forms part of application		
# OCP22-0002 Z22-0004		
Planner Initials	MT	 City of Kelowna <small>COMMUNITY PLANNING</small>

Community Design

The overall design focus for this development is based on the site's surrounding uses and working with existing site terrain. The site is within a mature single family residential zone. The building design will complement the look and feel of the adjacent Benmore neighborhood and the South Ridge community.

Landscaping throughout the site will integrate the local and natural vegetation and will complement the developments overall form and character. EAP has worked closely with City staff and environmental consultants to define the adjacent ravine area, protection of nearby poplar groves, riparian areas, sensitive hillside and slope areas and setbacks, drainage, and environmentally sensitive areas.

The 12 lots have been placed strategically in a cul de sac to complete the Benmore Place Road. The housing units will include both walkouts and rancher style homes.

New trail connections and enhancements of the existing unauthorized trails on the Property are also part of this application to coincide with the significant amount of land to be dedicated as park to the City of Kelowna so that the community will be able to continue to enjoy these pedestrian connections which are currently unauthorized and not maintained. EAP is working with City staff to identify the existing unauthorized and non-conforming trails throughout the Property.

If there are any questions about the information contained within, please don't hesitate to contact either EAP or the City via phone or e-mail. EAP can share project details that are available, while the City can provide clarity on project process, including Council and Public Hearing dates. Contact information is provided below:

Karmen Chanasyk

Senior Development Manager
Emil Anderson Properties
300 – 966 Crowley Avenue, Kelowna, BC V1Y 1L0
Phone | 250 808-1878
Email | kchanasyk@emilanderson.ca

Mark Tanner

Planner II
City of Kelowna
1435 Water Street, Kelowna BC
Phone | 250 469-8589
Email | mtanner@kelowna.ca

ATTACHMENT C

This forms part of application
OCP22-0002 Z22-0004

Planner Initials **MT**

City of **Kelowna**
COMMUNITY PLANNING



Thank you very much for your time and look forward to discussing the subject development with you soon.

Yours truly,

Emil Anderson Properties



Karmen Chanasyk
Senior Development Manager