

CITY OF KELOWNA

MEMORANDUM

Date: April 30, 2024
File No.: Z24-0012
To: Urban Planning (WM)
From: Development Engineering Manager (NC)
Subject: 1785 Swainson Rd A1 to RU1

The Development Engineering Department has the following comments associated with this application to rezone a portion of the subject property from A1 – Agriculture to RU1 – Large Lot Housing to accommodate a subdivision along the ALR boundary.

Works and Services attributable at time of subdivision are contained in the Development Engineering memo under file S24-0013.

The Development Engineering Technologist for this file is Sarah Kelly (skelly@kelowna.ca).

1. GENERAL

- a. Comments and requirements contained herein assume the subject property will be subdivided into two separate lots to facilitate building of a home on the portion of the property which is not within the ALR.

2. PROPERTY-RELATED REQUIREMENTS

- a. Dedication of the southeast corner of the lot will be required to provide road frontage necessary for creation of this lot.
 - i. Road dedication is to extend approximately 29.0 m west and 33.0 m north from southeast lot corner, to achieve a ROW width of 18.2 m in accordance with OCP Functional Road Classification objectives.
- b. Only one driveway of a maximum of 6.0m width will be permitted. Driveway access from will require dedication and construction of fronting road. The proposed access configuration appears consistent with this requirement.

Sarah Kelly for

Nelson Chapman, P.Eng.
Development Engineering Manager

SK

ZONING ANALYSIS: PROPOSED ZONE RU1 - LARGE LOT HOUSING
 City of Kelowna Zoning Bylaw No. 12375

Section 11.4 – Subdivision Regulations

Lot Width:
The minimum lot width is 16.5m

Lot Depth:
The minimum lot depth is 30.0m

Lot Area:
The minimum lot area is 450m²

Min. Building Envelope Area:
The minimum building envelope area is 150m²

Section 11.5 – Development Regulations

Max. Site Coverage of all Buildings: 40%

Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces: 70%

Setbacks:

Front Yard
The minimum site front yard setback is 4.5m
6.0m for attached garage or carport

Flanking Yard
The minimum site front yard setback is 4.5m

Side Yard
The minimum site side yard setback is 2.1m

Rear Yard
The minimum site rear yard setback is 7.5m



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 2, PLAN KAP91996, SECTION 19&30, TOWNSHIP 27, OSOYOOS DIV OF YALE LAND DISTRICT						
B.M. MONUMENT NO. ELEVATION: .						
LOCATED AT STREET & AVENUE						
REV. NO.	DESCRIPTION	DR	CH	DATE	APP	
0	ISSUED FOR APPROVALS	DM	JA	24-01-17	JBK	
1	ISSUED FOR APPROVALS	DM	JA	24-02-08	JBK	



#203 - 2011 AGASSIZ ROAD, KELOWNA BC, V1Y 9Z8
 TEL: (250) 870-6261, E-MAIL: INFO@ALPINEENGINEERING.CA
 PERMIT TO PRACTICE: 1000176

CLIENT:
PRAB SANDHER
 3231 OLD VERNON ROAD, KELOWNA, BRITISH COLUMBIA, CANADA V1Y 8N3
 TEL: (250) 300-4414

PROJECT:
PROPOSED SUBDIVISION
 1785 SWAINSON ROAD, KELOWNA, BRITISH COLUMBIA, CANADA V1P 1C5
 PID: 028-578-121

ATTACHMENT B

This forms part of application # 224-0013

Planner Initials BC

City of Kelowna DEVELOPMENT PLANNING

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 occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

TITLE:
SITE PLAN AND ORTHOPHOTO

PROJECT NO.

SCALE:
 HORZ. 1:500
 VERT. -
 ALPINE DRAWING NO.

DESIGN: DM
DRAWN: DM
CHECK: JA
APPR: JBK

ALPINE FILE:
 2023-213

DRAWING DATE:
FEBRUARY 8, 2024

SHEET NO. G-002
REV. 1

P:\2024\2024-0013\Drawings\2024-0013-001-01-01-01.dwg
 2024-02-08 10:00:00 AM
 J.B.K.



February 15, 2024

Aspen Project No. 2023-143

Kelowna City Hall
1435 Water Street
Kelowna BC, V1Y 1J4

Attention: Development Planning Department

**RE: Rezoning Application
1785 Swainson Rd., Kelowna, BC**

Aspen Lands Advisory Ltd. is the authorized agent for the owners of the property located at 1785 Swainson Road. Our firm has been retained to facilitate the rezoning application process for the area of the subject property which is not included in the ALR zone.

A pre-application meeting was held with the property owner, agent and staff on December 13th, 2023 to discuss the proposed rezoning and subdivision of 2.57 acres of the subject property.

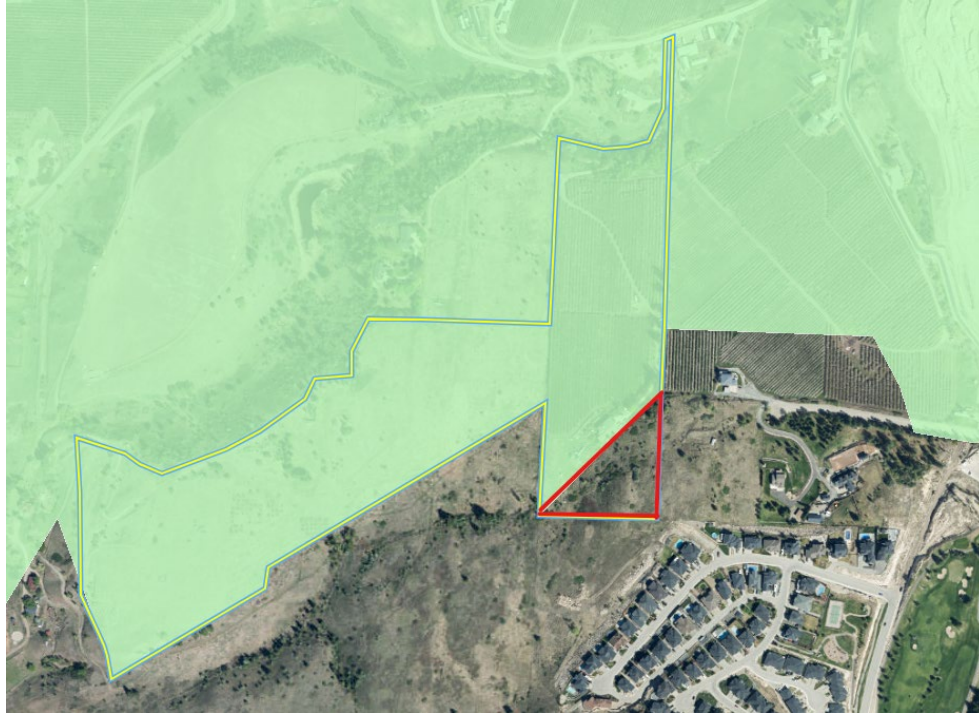
Background

The subject property spans approximately 45.46 acres, and a portion is utilized as farmland, with active orchards. The property is currently accessed via a long driveway from Swainson Road. There is minimal access throughout the rest of the site and so most of the area is bare land. There is currently one single family home on the property.



Proposal

The owners would like to utilize the area of the property in the Southeast corner of the site to build another single family home for themselves. This area is approximately 2.57 acres and sits outside of the ALR boundary. The current zoning is A1, which only allows for 1 single family home per lot. We are proposing to rezone the non-ALR portion of the property to RU1 – Large Lot Housing. The photo below is taken from the Kelowna Mapviewer GIS system, and shows the ALR layer in light green, and the area of the property which is not included in the ALR.



The proposed zoning change from A1 to RU1 coincides with the surrounding properties, which are also zoned RU1, have ongoing residential development, roads and servicing. We have prepared a site plan for the subject parcel, which includes a zoning table. The 2.57 acres of land not in the ALR meets the minimum lot requirements of the RU1 zone.

Subdivision

Our firm has also prepared a subdivision application for this area of the subject property, which has also been submitted for consideration at the time of this application.

Conclusion

The owners goal is to utilize this 2.57 acre area of the parent parcel to build a single family home for their family. The property will be able to tie into surrounding servicing, and frontage for the zoning and subdivision will be achieved with the eventual extension from Turnberry through the SE corner of the site to lands beyond. This request aligns with the OCP future use designation for this area.

We welcome any questions or feedback and can be reached at Erika@AspenLands.ca or by phone at 250-864-1605.

Kind regards,

ASPEN LANDS ADVISORY LTD.

Erika Kretchmer

Erika Kretchmer
V.P. of Operations/Project Manager

Attachments Included:

- Application Form
- Owner's Authorization
- Current State of Title
- Environmental Assessment Report
- Preliminary Geotechnical Assessment Report
- Proposed Site Plan w. Grading
- **Application Fee (to be paid by Owner)



June 11, 2024

Public Notice of Rezoning/Subdivision Application

Subject Property: 1785 Swainson Road, Kelowna BC V1P 1C5

PID: Plan EPP120799 Legal Description: LOT A SECTIONS 19 AND 30 TOWNSHIP 27 AND OF SECTION 24 TOWNSHIP 26 OSOYOOS DIVISION OF YALE DISTRICT PLAN EPP120799

City of Kelowna File No: Z24-0012/S24-0013

Contact information for the Applicant: Nadia Berg, Aspen Lands Advisory Ltd (Agent).

Phone: 778-392-3595

Email: nadia@aspenlands.ca

Contact information for City of Kelowna: Wesley Miles, File Manager

Phone: 250-862-3392

Email: wmiles@kelowna.ca

Notice of Public Information Session

Date: Tuesday, June 25th, 2024 at 4:00p.m.

Location: Teams Meeting

Webpage: www.microsoft.com/en-ca/microsoft-teams/join-a-meeting

Meeting ID: 289 293 072 35

Passcode: ZMKKVN

Aspen Lands Advisory Ltd. is the authorized agent for the owner of the subject property located at 1785 Swainson Road. Our firm has been retained to facilitate the rezoning application process for the area of the subject property which is not included in the ALR zone.

Detailed Description

The client proposes the rezoning and subdivision of 2.57 acres of the subject property. The subject property consists of 45.46 acres. The owner would like to utilize the area of the subject property in the Southeast corner of the site to build a single-family home. This area is approximately 2.57 acres and sits outside of the ALR boundary. The current zoning of the subject property is A1, which only allows for 1 single family home per lot. We are proposing to subdivide the non-ALR portion of the land to be able to facilitate the construction of a secondary family home on the subject property. We propose the newly subdivided parcel to be zoned as RU1 – Rural as per Zoning Bylaw 12375, with future use S-RES – Suburban Residential, in accordance with the City of Kelowna Official Community Plan.

A portion of the 45.46 acres is utilized as farmland, with active orchards. The property is currently accessed via a long driveway from Swainson Road. There is minimal access throughout the rest of

the site, therefore most of the area is bare land. There is currently one single family home on the property.

Conclusion

This letter is to serve as notice to the surrounding properties within a 50m radius of the subject property so that should there be any questions, support or concerns to the proposed zoning, the public has a chance to come forward and discuss this with the City and/or the Owner's agent.

The owner's goal is to utilize this 2.57 acre area of the parent parcel to build a single family home for their family. The property will be able to tie into surrounding servicing, and frontage for the zoning and subdivision will be achieved with eventual extension from Turnberry Street through the SE corner of the site. This request aligns with the OCP future use designation for this area.

We welcome any questions or feedback about the proposed changes to the zoning/subdivision of the subject project. We can be reached at Nadia@AspenLands.ca or by phone at 778-392-3595.

Yours truly,
ASPEN LANDS ADVISORY LTD.

Nadia Berg

Nadia Berg
Project Coordinator/Administrator

James Kay

James Kay
Principal/Project Manager

Attachments: Site Photos

Site Photos:

Source: Kelowna Mapviewer GIS system.

Second photo - ALR layer in highlighted in green/area of subject property not included in the ALR.





City of
Kelowna

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, Nadia Berg, Aspen Lands Advisory Ltd., the applicant for Application No. Z24-0012

for Rezoning and Subdivision Applications
(brief description of proposal)

at 1785 Swainson Road, Kelowna BC 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: _____

Mailed out development notice consultation letters to each neighbor within 50m radius.

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

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



June 30, 2024

Public Information Session Summary Report

Subject Property: 1785 Swainson Road, Kelowna BC V1P 1C5

PID: Plan EPP120799 Legal Description: LOT A SECTIONS 19 AND 30 TOWNSHIP 27 AND OF SECTION 24 TOWNSHIP 26 OSOYOOS DIVISION OF YALE DISTRICT PLAN EPP120799

City of Kelowna File No: Z24-0012/S24-0013

Contact information for the Applicant: Nadia Berg, Aspen Lands Advisory Ltd (Agent).

Phone: 778-392-3595

Email: nadia@aspenlands.ca

Contact information for City of Kelowna: Dean Strachan, File Manager

Phone: 250-862-3392

Email: dstrachan@kelowna.ca

Public Information Session

Date: Tuesday, June 25th, 2024 at 4:00p.m.

Location: www.microsoft.com/en-ca/microsoft-teams/join-a-meeting

Meeting ID: 289 293 072 35

Passcode: ZMKKVN

Duration: 15 minutes

Methods of notification/timing/copies of mail outs: Mailed Out, June 11th, 2024 (attached)

Names of applicant in attendance: Prab Sandher, Sandher Holdings Ltd.
Nadia Berg, Aspen Lands Advisory Ltd.
James Kay, Aspen Lands Advisory Ltd.

Number of attendees: 0

Details of types of information that was provided: Powerpoint (attached)

Identify key themes raised by the public: No comments

Outline how the input from the public was addressed in the project, and any changes to the project resulting from public input: No attendees/no input