



CITY OF KELOWNA**MEMORANDUM**

Date: April 12, 2017
File No.: OCP17-0001
To: Land Use Management Department (LK)
From: Development Engineering Manager
Subject: 5317 Chute Lake Rd Lot 20 Plan KAP74693 Park to S2RES

The Development Engineering Branch comments and requirements regarding this application for a OCP Amendment to change the future land use designation from Park to S2RES are as follows:

The Development Engineering Technologist for this project is John Filipenko. AS&T

All requirements associated with this application will be addressed in the pending subdivision application.

A handwritten signature in blue ink, appearing to read 'Steve Muenz', written over a horizontal line.

Steve Muenz, P. Eng.
Development Engineering Manager

JF

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT **A**

This forms part of application

OCP17-0001
TA17-0002

Planner
Initials

LK



Date: April 12, 2017
File No.: TA17-0002
To: Land Use Management Department (LK)
From: Development Engineering Manager
Subject: 5317 Chute Lake Rd Lot 20 Plan KAP74693

The Development Engineering Branch comments and requirements regarding this application for a Text Amendment to CD2 zone to permit the development of Type III or IV Village / Park Single Family on the subject property are as follows:

The Development Engineering Technologist for this project is John Filipenko. AScT

All requirements associated with this application will be addressed in the pending subdivision application.

Steve Muenz, P. Eng.
Development Engineering Manager

JF

ATTACHMENT B

This forms part of application

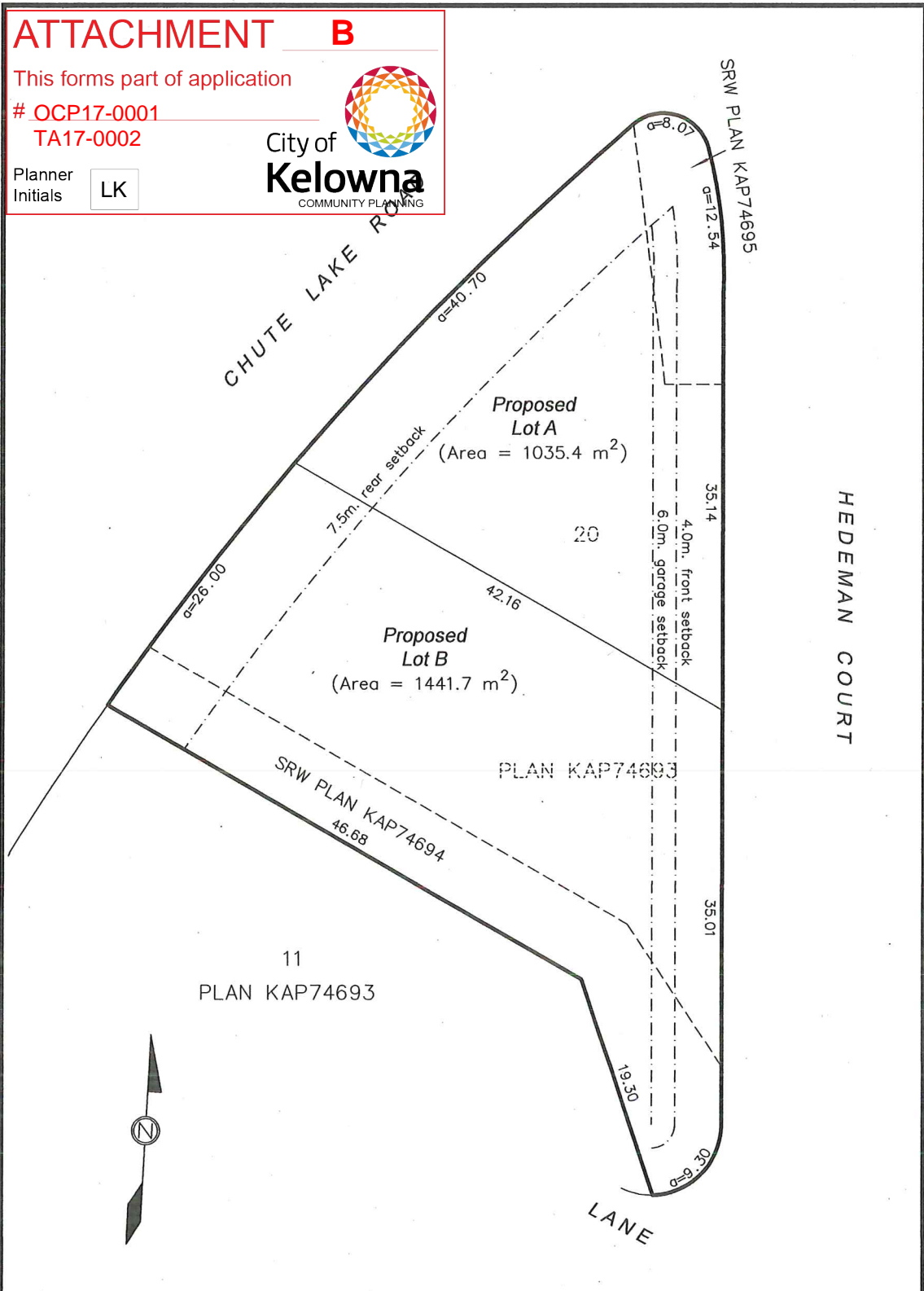
OCP17-0001

TA17-0002

Planner
Initials **LK**



City of
Kelowna
COMMUNITY PLANNING



TITLE:
**SKETCH PLAN SHOWING PROPOSED SUBDIVISION OF LOT 20,
SECTIONS 23 AND 24, TOWNSHIP 28, S.D.Y.D., PLAN KAP74693
(5317 CHUTE LAKE ROAD, KELOWNA)**

DRAWN BY: **RUNNALLS DENBY**
british columbia land surveyors
259A Lawrence Avenue Phone: (250)763-7322
Kelowna, B.C. V1Y 6L2 Fax: (250)763-4413
Email: neil@runnallsdenby.com

SCALE: 1:400 (8½" x 14")
DATE: January 12, 2017
DWG: 14742 PRO SUB

CLIENT: **JUSTIN BULLOCK**

FILE No: 14742 REV. 0

ATTACHMENT C

This forms part of application

OCP17-0001
TA17-0002



Planner
Initials

LK

LAND USE

0405-65

Kettle Valley Parks and Open Sapce Master Plan

INFORMATION RESOURCES

LIBRARY OF INFORMATION RESOURCES

000226219

**Kettle Valley
Parks and Open Space Master Plan**

Mission Hill Management Inc.

**OFFICE COPY
DO NOT REMOVE FROM LUM LIBRARY**

June 13, 1996

URBANSYSTEMS

104A - 1815 Kirschner Street
Kelowna, B.C. V1Y 4N7
1142510.1

1.0 Introduction

The over-riding vision for the Parks and Open Space Master Plan of Kettle Valley is the development of a community which appears and functions as though it has been built into a park-like setting. This approach is intended to be contrary to the apparent addition of park spaces within a contemporary subdivision, where non-park parameters are the primary determinants of community form and function. In Kettle Valley, the parks and open space system was a key determinant of urban form and function.

The goals of the Parks and Open Space Master Plan are five-fold:

1. To maintain environmental quality and protect the most sensitive aspects of the natural environment;
2. To define and enhance the neo-traditional urban character of the Kettle Valley community;
3. To realize opportunities that will make Kettle Valley a more sustainable community;
4. To provide opportunity for a range of recreation opportunities for people of all ages and ability levels; and
5. To make a significant positive contribution to the parks and open space system of the city as a whole.

2.0 Values and Requirements

There are several key values and requirements for parks and open spaces that are addressed in the Master Plan. These are based on the direction of the Official Community Plan, the influence of the physical conditions of the site and on specific opportunities for urban design and market potential. The key values and requirements that guide preparation of the Parks and Open Space Master Plan are as follows:

2.1 Environmental Quality

Environmental quality is a very important attribute of Kettle Valley and the surrounding area.

Therefore parks, conservation areas and covenant areas on public and private lands are used to help achieve a community with a sustainable environment. Special habitats and features are dealt with according to their sensitivity and function; generally speaking by preservation, retention or management.

2.2 Pedestrian Orientation

Sustainability and community wholeness is built in large part on the pedestrian system. Such a system is extensive; it provides efficient and widespread pedestrian access, across the entire community and at the site specific level.

3.0 Master Plan Description

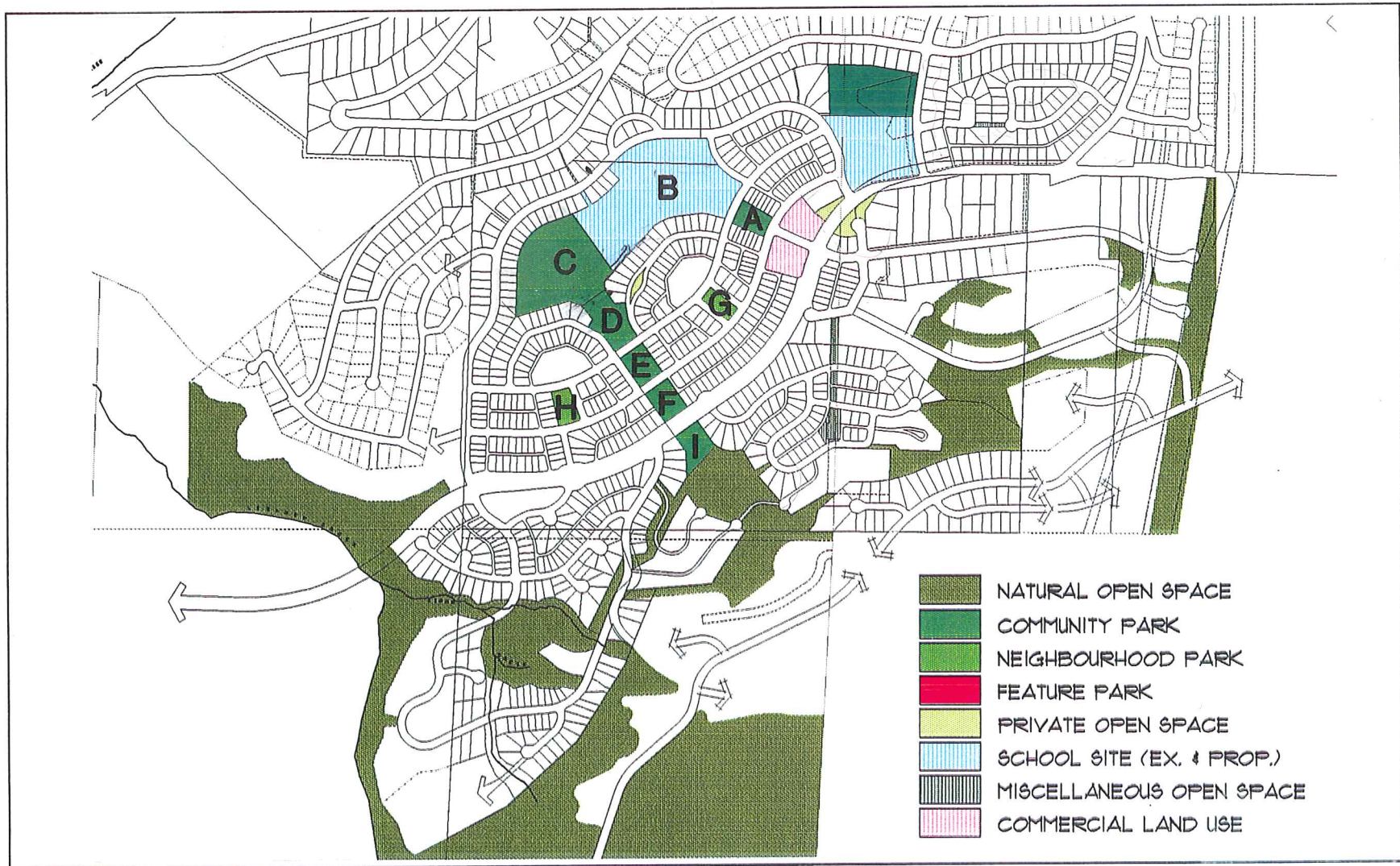
The backbone of the park and open space system is comprised of six inter-related components or building blocks. Each component fulfills a specific role in the neighbourhood or community. Together the components provide a cohesive system of parks and open spaces that reflects the values and requirements described in the previous section.

The building blocks of the parks and open space system for Kettle Valley are:

- Natural Open Spaces
- Community Parks (and Schools)
- Neighbourhood Parks
- Private Open Spaces
- Streetscapes
- Pedestrianism

The Parks and Open Space Master Plan (Map 1), illustrates the distribution and types of these parks and open spaces in Kettle Valley. The role of the public spaces of this system in the community, and the development proposed for each, is provided in this section.

KETTLE VALLEY - PARKS and OPEN SPACE MASTER PLAN



Map 1 - Parks and Open Space Master Plan

3.4 Private Open Spaces

Private open spaces are parks that are not owned or maintained by the City or School District, and are not included in the calculations or inventory of park space. Though they have a role in the parks and open space system, they do not serve the public in the same way as natural open spaces, community parks or neighbourhood parks. Private open spaces in Kettle Valley, illustrated in Map 1, include non-standard open spaces, central boulevards, commercial plazas, internal multi-family courtyards and subdivision entrance features.

Private open spaces are constructed by the developer and maintained by the developer, private landowner(s) or local association.

3.5 Streetscapes

Though streetscapes are comprised of conventional vehicular roads, for Kettle Valley they are important components of the parks and open space system. They are an extension of the park system, providing community linkages and pedestrian circulation and enjoyment in a park-like setting (e.g., through the provision of substantial tree-lined grass boulevards). The pedestrian streetscapes of Kettle Valley contribute to social interaction and neighbourhood character. They are characterized by sidewalks and grass boulevards, from 3.0 to over 5.0 metres in total width, on one or both sides of the roadway. Street trees, special street lighting and signage are provided in the boulevards. Wherever possible, driveways have been located off back lanes so that the sidewalk/boulevard realm is unbroken.

The Street Tree Plan (Map 2) describes the street tree plantings proposed for each street in Kettle Valley. The species and spacing of street trees vary according to the streetscape character that is desired for each roadway.

SCHEDULE

A

This forms part of application

OCP17-0001 5240
TA17-0002

Planner
Initials **LK**



Subject Properties Notes:

Amend the OCP for the Subject Property from Major Park and Open Space (PARK) to Single/Two Unit Residential (S2RES).

433

5291

5299

5305-5315

434

5317

HEDENMAN CT

5321

TRUMPETER RD

5325

5329

5320

MAIN ST

5300

5333

MAP "A" OCP AMENDMENT OCP17-0001

5337

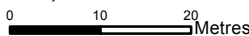
5341

5345

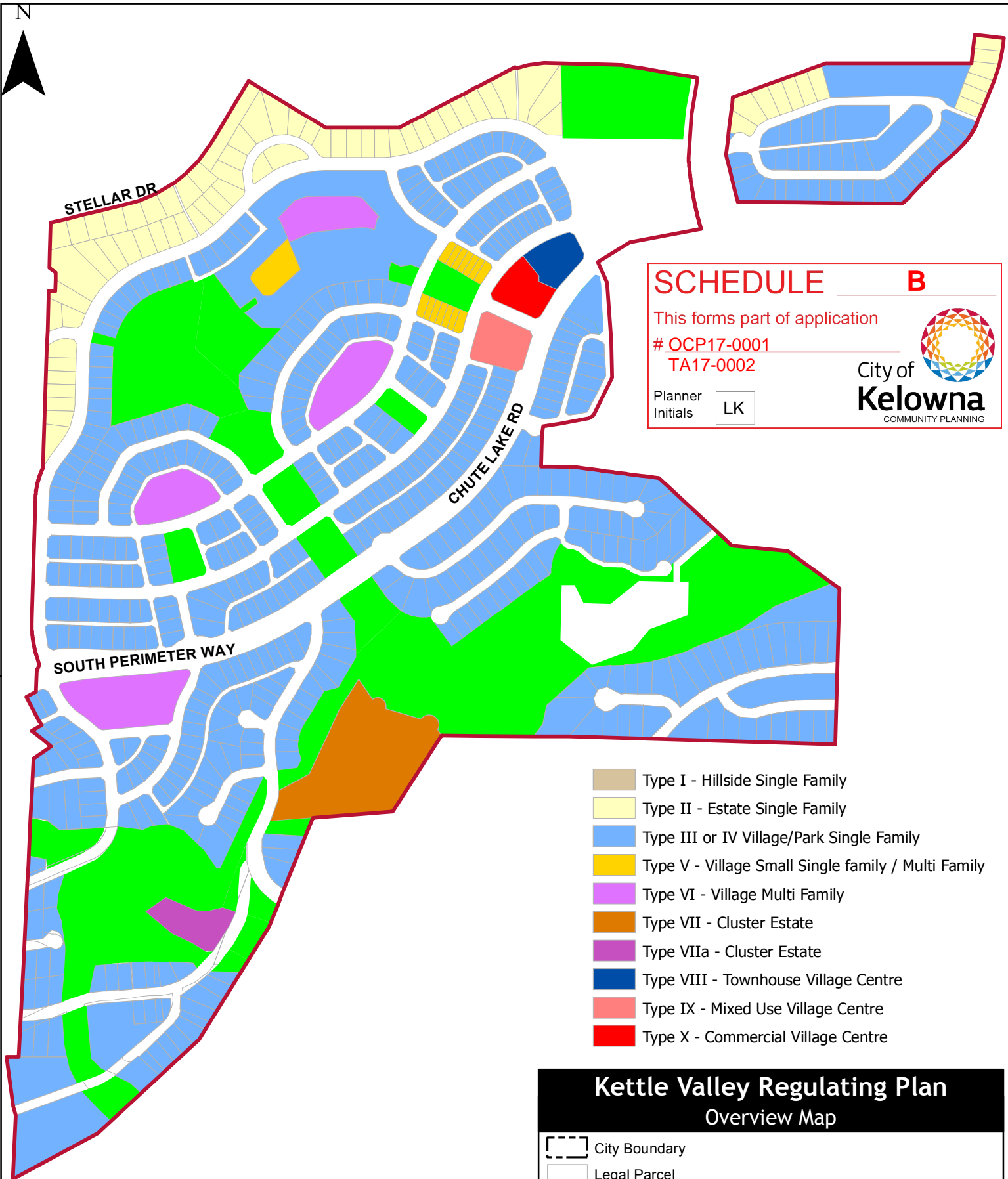
5332

PARK to S2RES

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



Rev. Friday, June 02, 2017



SCHEDULE B

This forms part of application
 # OCP17-0001
 TA17-0002

Planner Initials **LK**



City of **Kelowna**
 COMMUNITY PLANNING

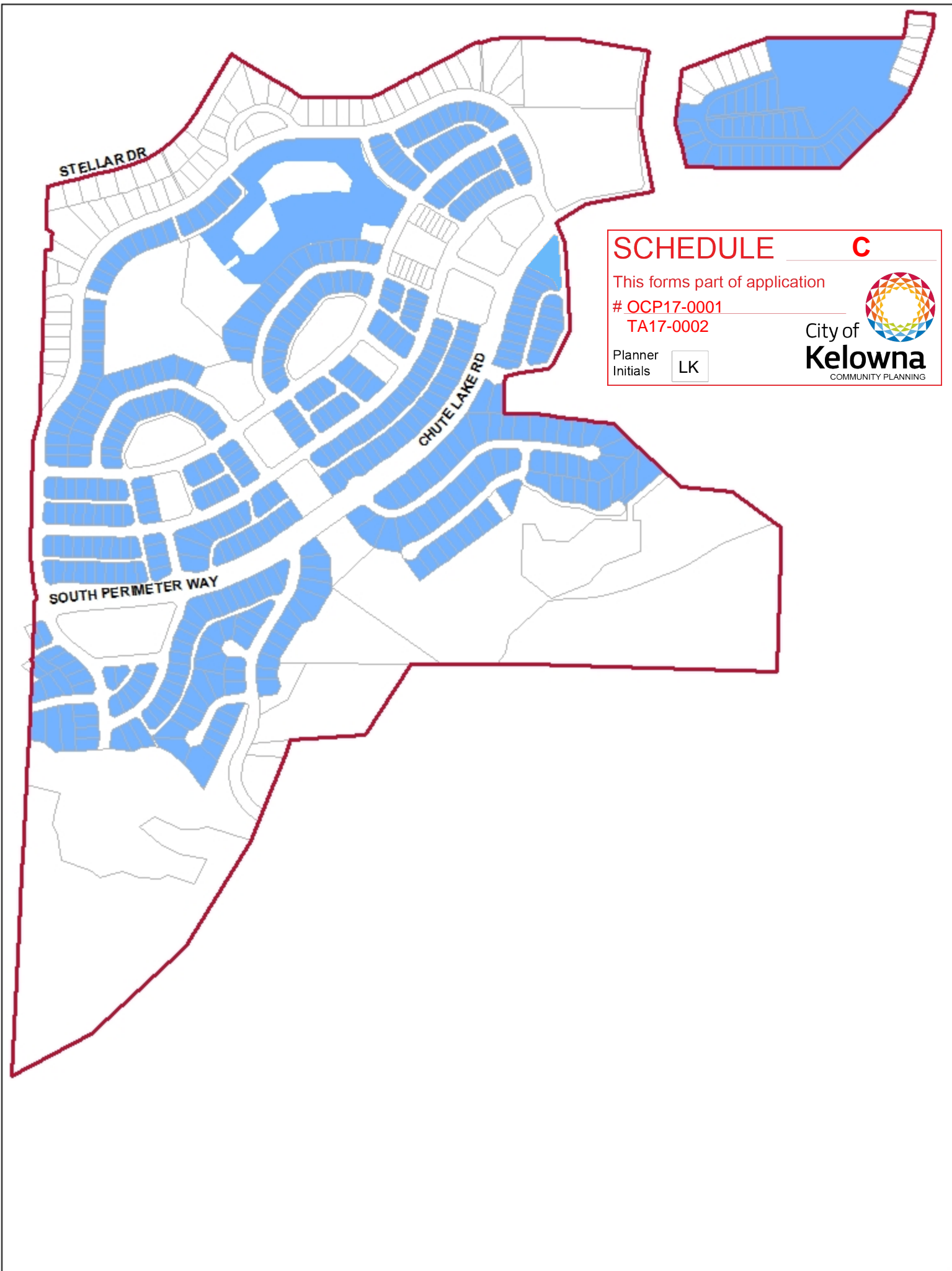
- Type I - Hillside Single Family
- Type II - Estate Single Family
- Type III or IV Village/Park Single Family
- Type V - Village Small Single family / Multi Family
- Type VI - Village Multi Family
- Type VII - Cluster Estate
- Type VIIa - Cluster Estate
- Type VIII - Townhouse Village Centre
- Type IX - Mixed Use Village Centre
- Type X - Commercial Village Centre

**Kettle Valley Regulating Plan
 Overview Map**

- City Boundary
- Legal Parcel
- Kettle Valley Regulating Plan Boundary

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

0 50 100 Meters Rev. Nov 10/2016



SCHEDULE C

This forms part of application

OCP17-0001
TA17-0002

Planner
Initials **LK**



City of
Kelowna
COMMUNITY PLANNING