

## Development Permit Rationale

2232 Horizon Drive, West Kelowna BC

L Lot 1, Plan KAP55153, DL 1117, ODYD

### PROPOSAL

This application is for the technical Development Permits necessary for a 7-lot single family subdivision. The land is presently zoned Single Detached Residential (R1) and Park and Open Space (P1)

### SUBDIVISION

A PLR for this property was first issued in 2013, so this application represents an updating of the technical reports needed to facilitate a new DP and PLR. The proposed subdivision divides the R1 zoned area into 7 single family or duplex lots, one of which will also include the adjacent P1 zoned area. The lots comply with the zoning requirements and no zoning bylaw variances are being proposed. Additional to the detached or semi-detached housing subdivision, a park lot is being created on the North side of Horizon Drive and dedicated to the City of West Kelowna.

A significant amount of time and effort has been spent by the applicant on this project over the course of several years. The applicant has worked diligently with staff and invested tens of thousands of dollars' worth of background studies/reports. An active PLR application has been underway for some time, and this DP application is expected to finalize the deliverables required for the PLR to be issued for the property.

It should be noted that this DP application is specific to the Southern portion on the site only, although additional reporting (wildfire, geotech etc.) was also completed by the applicant for the park dedication North of Horizon Drive, which is outlined in more detail below.



Figure 1: Proposed Subdivision Plan.

## PARK DEDICATION & OFFSITE IMPROVEMENTS

While technically a subdivision item, it is worth noting that a large portion of the site 7.34ha North of Horizon Drive will be dedicated as park. This far exceeds the 5% park dedication requirements prescribed by the Local Government Act s. 510, as it represents over 50% of the entire site.

As a compromise for a park dedication area exceeding LGA and OCP objectives, offsite frontage upgrade requirements will be limited only to works directly fronting the R1 zoned portion of the site. This is technically a variance with respect to the City's servicing bylaw but is reasonable given that no residential uses will occur on the remainder of the site frontage. The provision of the additional parkland presents a more tangible benefit for the community in this instance.

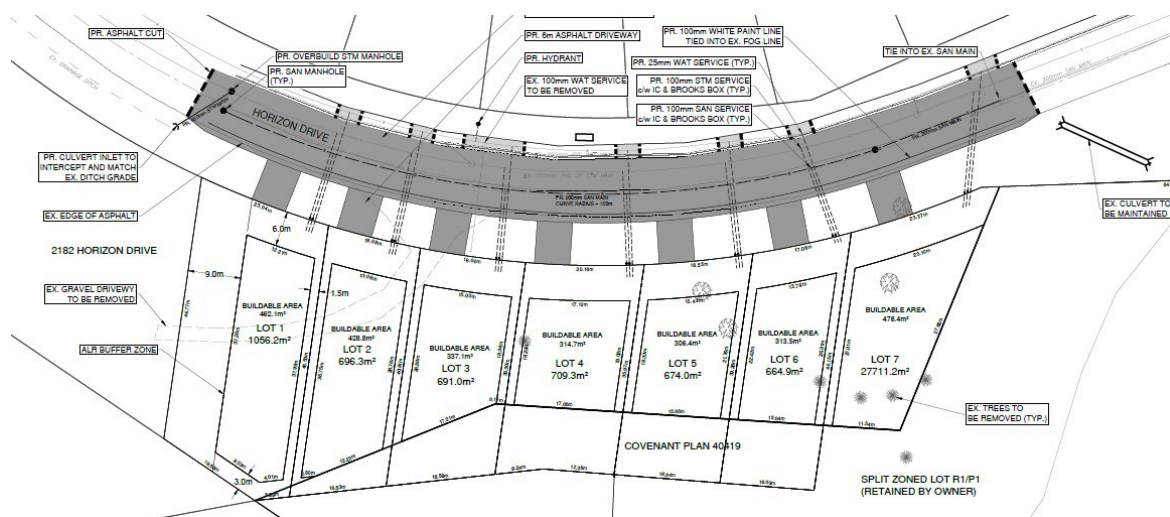


Figure 2: Proposed Frontage Improvements.

## DEVELOPMENT PERMIT AREAS & PROFESSIONAL REPORTS

The professional assessments to support the development permits have been completed in accordance with the City's *STANDARDIZED TERMS OF REFERENCE FOR PROFESSIONAL REPORTS AND TECHNICAL STUDIES (2015)*. These reports are attached to the submission.

- 1. AQUATIC DP** – Ecoscape Environmental Consultants Ltd. – Environmental Impact Assessment May 21, 2025.
- 2. HILLSIDE DP** – Geopacific Consultants Ltd. – Geotechnical Investigation Report January 2025.
- 3. TERRESTRIAL DP** – Ecoscape Environmental Consultants Ltd. – Environmental Assessment May 21, 2025.
- 4. WILDFIRE (Supporting Terrestrial DP)** – Swanson Forestry Services - Wildfire Mitigation Plan January 2025.

As illustrated in each of the above reports, the proposed subdivision would facilitate residential uses on a portion of the site with minimal topographic challenges/landslide risks, low environmental sensitivity, and easily manageable wildfire risk. The only disturbance or development proposed is within the R1 zoned area, which is rated as low value ESA 3 and has a significant buffer distance between the back of lots and the Riparian Assessment Area (RAA). Moreover, the gully area running through the site, including Keefe Creek, will be able to continue serving as an important wildlife corridor for the community. The Ecoscape report determined that *“the proposed works are not anticipated to impact connectivity of this corridor to surrounding ecosystems.”*

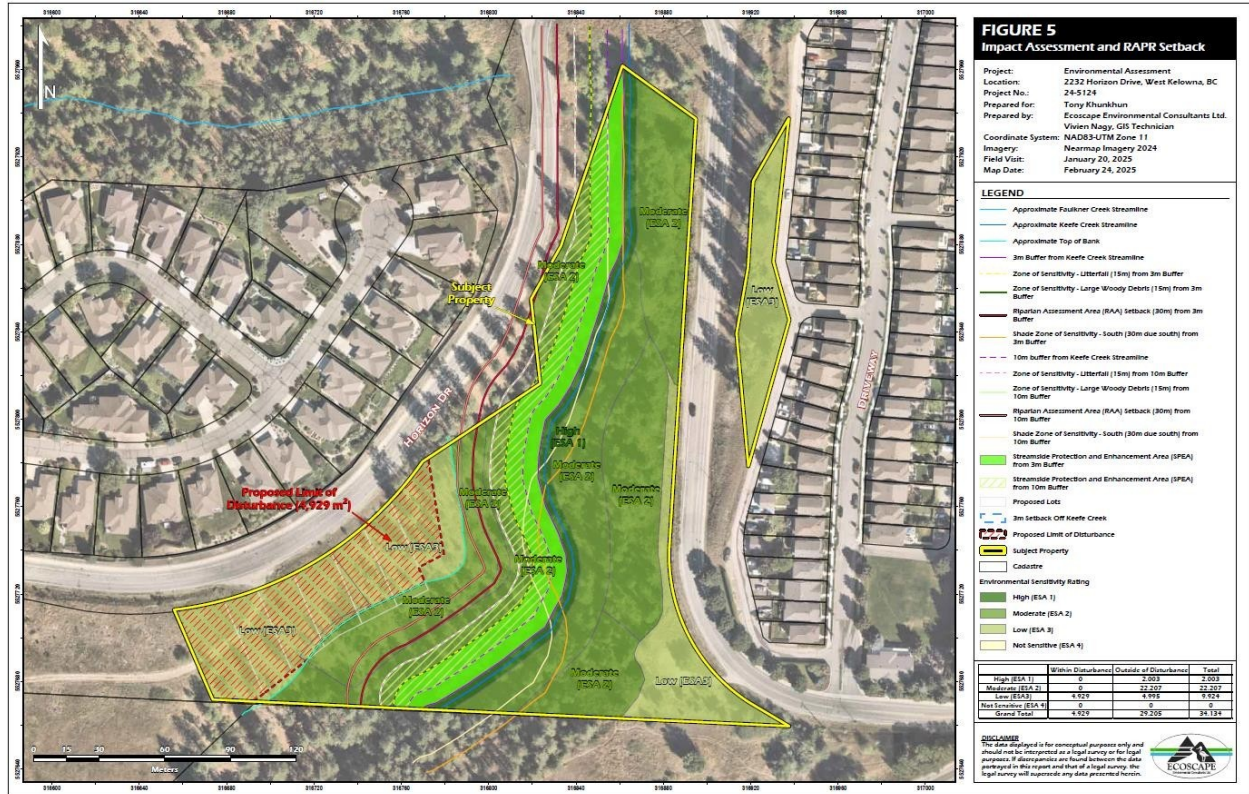


Figure 3: Proposed lots in relation to riparian assessment area (red line).

This proposal meets the respective DP Guidelines for each area within the OCP and is an excellent use of pre-zoned, easily serviced, infill land.

## CONCLUSION

This development strikes a perfect balance of providing increased housing in an established neighborhood, while allocating a significant amount of park space for the community at large. Environmental, geotechnical, and wildfire risks are negligible, as development is focused on flatter, disturbed portions of the site only. We kindly request support from staff on this application.