

City of Kelowna Public Hearing AGENDA



Tuesday, March 26, 2019
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend Kelowna 2030 - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after March 13, 2019 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

3. Individual Bylaw Submissions

- 3.1 HWY 97 N 7770, 7782, 7800 and 7810, LUCT18-0006 (BL11762) - Multiple Owners** 4 - 7
- To consider an application for the early termination of Land Use Contract LUC76-1104 and revert the parcels back to the underlying A1 – Agriculture 1 and RR2 – Rural Residential 2 zones.
- 3.2 Pioneer Rd 1485 & 1535, LUCT18-0008 (BL11764) - Patricia Phelan and Michael & Cathy Kosick** 8 - 11
- To consider an application for the early termination of Land Use Contract LUC77-1046 and revert the subject property to the underlying A1 – Agriculture 1 zone.
- 3.3 Slater Rd 3308 & 3318, LUCT18-0004 (BL11765) - Steven & Adele Williams and Gerald Bugera and Sandra Cooney** 12 - 15
- To consider an application for the early termination of Land Use Contract LUC76-1033 and revert the subject properties to the underlying A1 – Agriculture 1 zone.
- 3.4 Snowsell St 155, LUCT18-0010 (BL11767) - Joanne & Kevin Tribiger** 16 - 18
- To consider an application for the early termination of Land Use Contract No. LUC77-1072 and revert the subject property to the underlying RR3 – Rural Residential 3 zone.
- 3.5 Tronson Ct 841, LUCT18-0005 (BL11768) - Isaac Potash & Jennifer Large** 19 - 22
- To consider an application for the early termination of Land Use Contact LUC76-1063 and revert the subject property to the underlying zoning, RU1 – Large Lot Housing.
- 3.6 Yates Rd 373 & 379, LUCT18-0009 (BL11769) - Kenneth & Holly Finney and Jordan Huculak & Kayla Madsen** 23 - 26
- To consider an application for the early termination of land Use Contract LUC77-1052 and revert the parcels to the underlying RU1 – Large Lot Housing zone.
- 3.7 Nickel Rd 240, 250, 260 - Z18-0033 (BL11772) - 1129410 BC Ltd.** 27 - 32
- To rezone the subject property from RU1 - Large Lot Housing to the RM3 - Low Density Multiple Housing zone to facilitate the development of 16 row housing units.
- 3.8 Union Rd (W of), Clifton Rd N 225, Begbie Rd 2025, OCP17-0023 (BL11781) Z17-0098 (BL11785) - Blenk Development Corp** 33 - 53
- To amend the Official Community Plan to change the Future Land Use designation of and to rezone portions of the subject properties to residential, commercial, institutional, and park uses to facilitate development of the Wilden village neighbourhood.

4. Termination

5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Community Planning);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
 - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
 - (ii) The Chair will recognize ONLY speakers at the podium.
 - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

REPORT TO COUNCIL



Date: March 11, 2019

RIM No. 1250-40

To: City Manager

From: Community Planning Department (JR)

Application: LUCT 18-0006 **Owner:** Multiple Owners

Address: 7770,7782,7800, & 7810 Hwy 97 N **Applicant:** The City of Kelowna

Subject: Land Use Contract Termination (LUC 76-1104)

Existing OCP Designation: REP – Resource Protection Area

Existing Zone: A1 – Agriculture 1 and RR2 – Rural Residential 2

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying A1 – Agriculture 1 and RR2 – Rural Residential 2 zones in the City of Kelowna Zoning Bylaw No. 8000 applies to the subject properties under Land Use Contract No. 76-1104;

THAT Application No. LUCT18-0006 to terminate LUC76-1104 from Lot 1,2,3 & 4, Section 34, Township 23, ODYD, Plan KAP28056, located at 7770,7782,7800, & 7810 Hwy 97 N, Kelowna, BC, be considered by Council.

AND THAT the Land Use Contract Termination be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Land Use Contract Termination Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC76-1104 and revert the parcels back to the underlying A1 – Agriculture 1 and RR2 – Rural Residential 2 zones.

3.0 Community Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC76-1104) be terminated for the subject properties. The current LUC affects 4 properties, 7770,7782,7800, & 7810 Hwy 97 N. The Land Use

Contract currently restricts the use to single family residential and exempts the subject properties from connection to domestic water and permits a reduction in the side yard setbacks to minimum 3.6m.

The underlying zoning (A1 – Agriculture 1 and RR2 – Rural Residential 2) fits with the established neighbourhood and is an appropriate zone for the existing land use. Staff are suggesting that 7770, 7782, and 7800 Hwy 97 N revert to the underlying zone RR2 – Rural Residential and that 7810 Hwy 97 N revert to the underlying zone A1 – Agriculture 1.



Properties to revert to RR2



Property to revert to A1

The Land Use Contract uses and regulations fit within the A1 and RR2 zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not initially apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act before the LUC is removed and the underlying zone comes into effect.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality will send additional letters after the bylaw(s) are adopted for further information. The Land Title Office will notify owners after the one-year grace period is complete to inform the property owners of which land use regulations apply to their property(ies).

Staff are not providing notification signage on the subject properties as per the Council approved Land Use Contract Termination Strategy. Notification signage was not recommended as: Land Use Contract Terminations are a City initiative, could involve hundreds of properties, and the elimination is mandated by the Local Government Act. Staff have mailed notification to all properties affected by the LUC under consideration for termination.

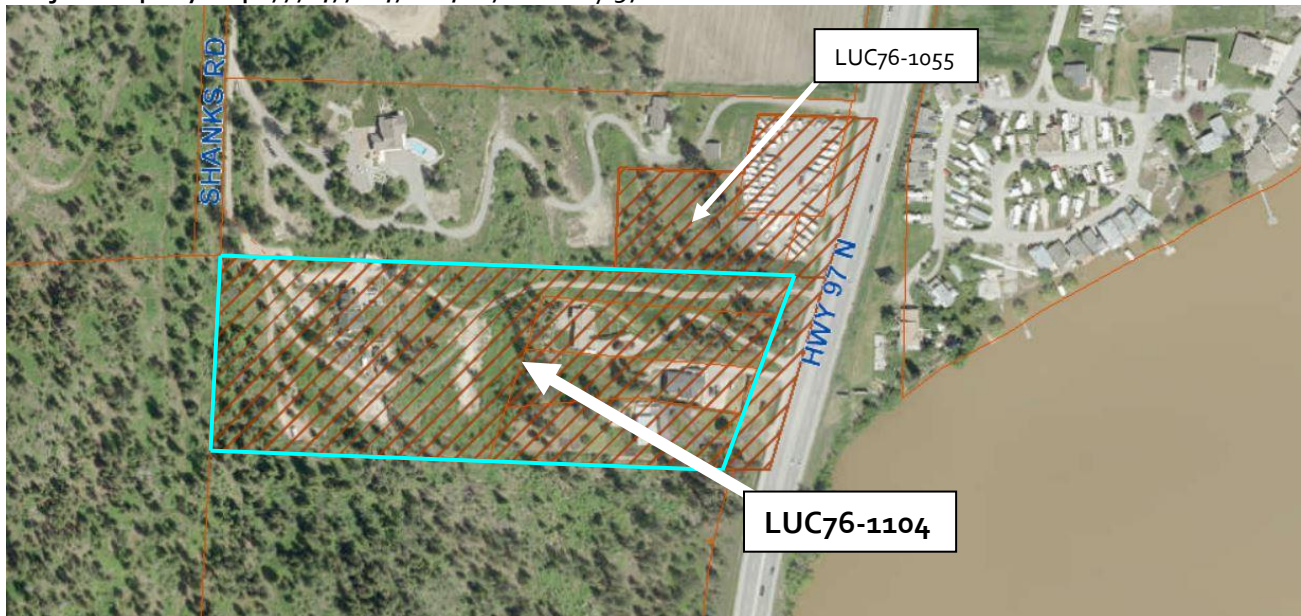
4.3 Site Context

The subject properties have a total area of 37,894 m² and is located 7770,7782,7800, & 7810 Hwy 97 N. The property is designated REP – Resource Protection Area in the Official Community Plan and the surrounding area is agricultural and single family residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Single Family Residential
East	First Nations Reserve	Single Family Residential
South	A1 – Agriculture 1	Vacant
West	A1 – Agriculture 1	Vacant

Subject Property Map: 7770,7782,7800, & 7810 Hwy 97 N



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282.² Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contacts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Terry Barton, Urban Planning Manager

**Reviewed by
Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

Attachments:

None

REPORT TO COUNCIL



Date: March 11, 2019
RIM No. 1250-40
To: City Manager
From: Community Planning Department (JR/CB)

Patricia M Phelan
Owner: Michael and Cathy Kosick

Application: LUCT 18-0008

Address: 1485 & 1535 Pioneer Road

Applicant: The City of Kelowna

Subject: Land Use Contract Termination (LUC 77-1046)

Existing OCP Designation: REP – Resource Protection Area

Existing Zone: A1 – Agriculture 1

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying A1 – Agriculture 1 zone in the City of Kelowna Zoning Bylaw No. 8000 applies to the subject property under Land Use Contract LUC77-1046;

THAT Application No. LUCT18-0008 to terminate LUC77-1046 from Lot A District Lot 132 ODYD Plan 28646, Plans 27094 and 28646 located on 1485 and 1535 Pioneer Road, Kelowna, BC, be considered by Council;

AND FURTHER THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC77-1046 and revert the subject property to the underlying A1 – Agriculture 1 zone.

3.0 Community Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC77-1046) be terminated for the subject property. The current LUC affects 2 properties, 1485 & 1535 Pioneer Road. The Land Use Contract currently restricts the use to single family residential and permits the property to be serviced with water obtained from a well located on the lands.

The property is located within the ALR and the OCP designation is REP – Resource Protection Area. The underlying zoning (A1 – Agriculture 1) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the A1 – Agriculture 1 zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not initially apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act before the LUC is removed and the underlying zone comes into effect.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality will send additional letters after the bylaw(s) are adopted for further information. The Land Title Office will notify owners after the one-year grace period is complete to inform the property owners of which land use regulations apply to their property(ies).

Staff are not providing notification signage on the subject properties as per the Council approved Land Use Contract Termination Strategy. Notification signage was not recommended as: Land Use Contract Terminations are a City initiative, could involve hundreds of properties, and the elimination is mandated by the Local Government Act. Staff have mailed notification to all properties affected by the LUC under consideration for termination.

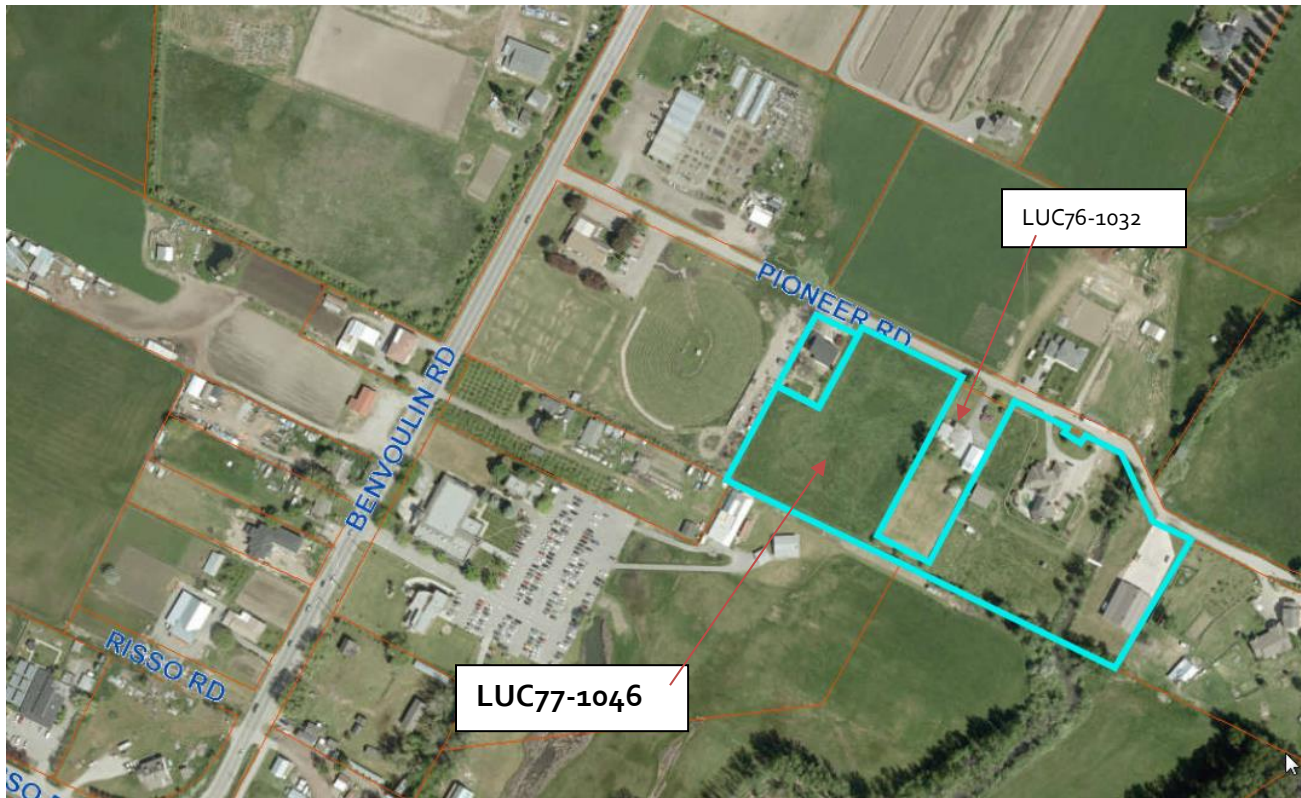
4.3 Site Context

The properties are designated REP – Resource Protection Area in the Official Community Plan, is within the ALR and the surrounding area is agriculture - farming.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Agriculture - Farming
East	A1 – Agriculture 1	Agriculture - Farming
South	A1 – Agriculture 1	Agriculture – Farming Single Family Residential
West	A1 – Agriculture 1	Agriculture - Farming

Subject Property Map: 1485 & 1535 Pioneer Road



Current Development Policies

4.4 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282.² Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contacts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts

5.0 Technical Comments

N/A

6.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Corinne Boback, Legislative Coordinator

Reviewed by:

Terry Barton, Urban Planning Manager

**Reviewed by
Approved for Inclusion:**

Ryan Smith, Community Planning Department Manager

Attachments:

None

REPORT TO COUNCIL



Date: March 11, 2019

RIM No. 1250-40

To: City Manager

From: Community Planning Department (JR/CB)

Application: LUCT 18-0004 **Owner:** Steven and Adele Williams
Gerald Bugera and Sandra Cooney

Address: 3308 & 3318 Slater Road **Applicant:** The City of Kelowna

Subject: Land Use Contract Termination (LUC 76-1033)

Existing OCP Designation: REP – Resource Protection Area

Existing Zone: A1 – Agriculture 1

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying A1 – Agriculture 1 zone in the City of Kelowna Zoning Bylaw No. 8000 applies to the subject property under Land Use Contract LUC76-1033;

THAT Application No. LUCT18-000 to terminate LUC76-1033 from Lot 1, Section 28, Township 23, ODYD, Plan 27206, located on 3308 Slater Road, Kelowna, BC, and Lot B Section 28 Township 28 ODYD Plan 25331 Except Plan 27206, located on 3318 Slater Road, Kelowna, BC, be considered by Council;

AND FURTHER THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC76-1033 and revert the subject properties to the underlying A1 – Agriculture 1 zone.

3.0 Community Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC76-1033) be terminated for the subject properties. The current LUC affects 2 properties, 3308 and 3318 Slater Road. The Land Use Contract currently restricts the use to single family residential and allows the lot to be serviced with water from a well located on the adjacent lands.

The underlying zoning (A1 – Agriculture 1) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the A1 – Agriculture 1 zone however, the new zone does permit more uses (e.g. secondary suite)

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not initially apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act before the LUC is removed and the underlying zone comes into effect.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality will send additional letters after the bylaw(s) are adopted for further information. The Land Title Office will notify owners after the one-year grace period is complete to inform the property owners of which land use regulations apply to their property(ies).

Staff are not providing notification signage on the subject properties as per the Council approved Land Use Contract Termination Strategy. Notification signage was not recommended as: Land Use Contract Terminations are a City initiative, could involve hundreds of properties, and the elimination is mandated by the Local Government Act. Staff have mailed notification to all properties affected by the LUC under consideration for termination.

4.3 Site Context

The subject properties are designated REP – Resource Protection Area in the Official Community Plan and the surrounding area is agriculture.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Agriculture - Farming
East	A1 – Agriculture 1	Agriculture - Farming
South	A1 – Agriculture 1	Agriculture - Farming
West	A1 – Agriculture 1	Agriculture - Farming

Subject Property Map: 3308 and 3318 Slater Road



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282.² Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contacts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by:

Jenna Ratzlaff, Planner
Corinne Boback, Legislative Coordinator

Reviewed by:

Terry Barton, Urban Planning Manager

**Reviewed by
Approved for Inclusion:**

Ryan Smith, Community Planning Department Manager

Attachments:

None

REPORT TO COUNCIL



Date: March 11, 2019

RIM No. 1250-40

To: City Manager

From: Community Planning Department (JR)

Application: LUCT 18-0010 **Owner:** Joanne M & Kevin W Tribiger

Address: 155 Snowsell Street **Applicant:** The City of Kelowna

Subject: Land Use Contract Termination (LUC 77-1072)

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RR3 – Rural Residential 3

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RR3 – Rural Residential 3 zone in the City of Kelowna Zoning Bylaw No. 8000 applies to the subject property under Land Use Contract No. LUC77-1072;

THAT Application No. LUCT18-0010 to terminate LUC77-1072 from Lot A, Section 4, Township 23, ODYD, Plan 29850, located on 155 Snowsell Street, Kelowna, BC, be considered by Council.

AND FURTHER THAT the Land Use Contract Termination and Zone Amending Bylaws be forwarded to a Public Hearing for further consideration;

2.0 Purpose

To consider an application for the early termination of Land Use Contract No. LUC77-1072 and revert the subject property to the underlying RR3 – Rural Residential 3 zone.

3.0 Community Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC77-1072) be terminated for the subject property. The current LUC affects 1 property, 155 Snowsell Street. The Land Use Contract currently restricts the use to single family residential.

The underlying zoning (RR₃ – Rural Residential 3) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RR₃ – Rural Residential 3 zone however, the new zone does permit more uses (e.g. secondary suite or facilitates subdivision).

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970’s before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not initially apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act before the LUC is removed and the underlying zone comes into effect.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality will send additional letters after the bylaw(s) are adopted for further information. The Land Title Office will notify owners after the one-year grace period is complete to inform the property owners of which land use regulations apply to their property(ies).

Staff are not providing notification signage on the subject properties as per the Council approved Land Use Contract Termination Strategy. Notification signage was not recommended as: Land Use Contract Terminations are a City initiative, could involve hundreds of properties, and the elimination is mandated by the Local Government Act. Staff have mailed notification to all properties affected by the LUC under consideration for termination.

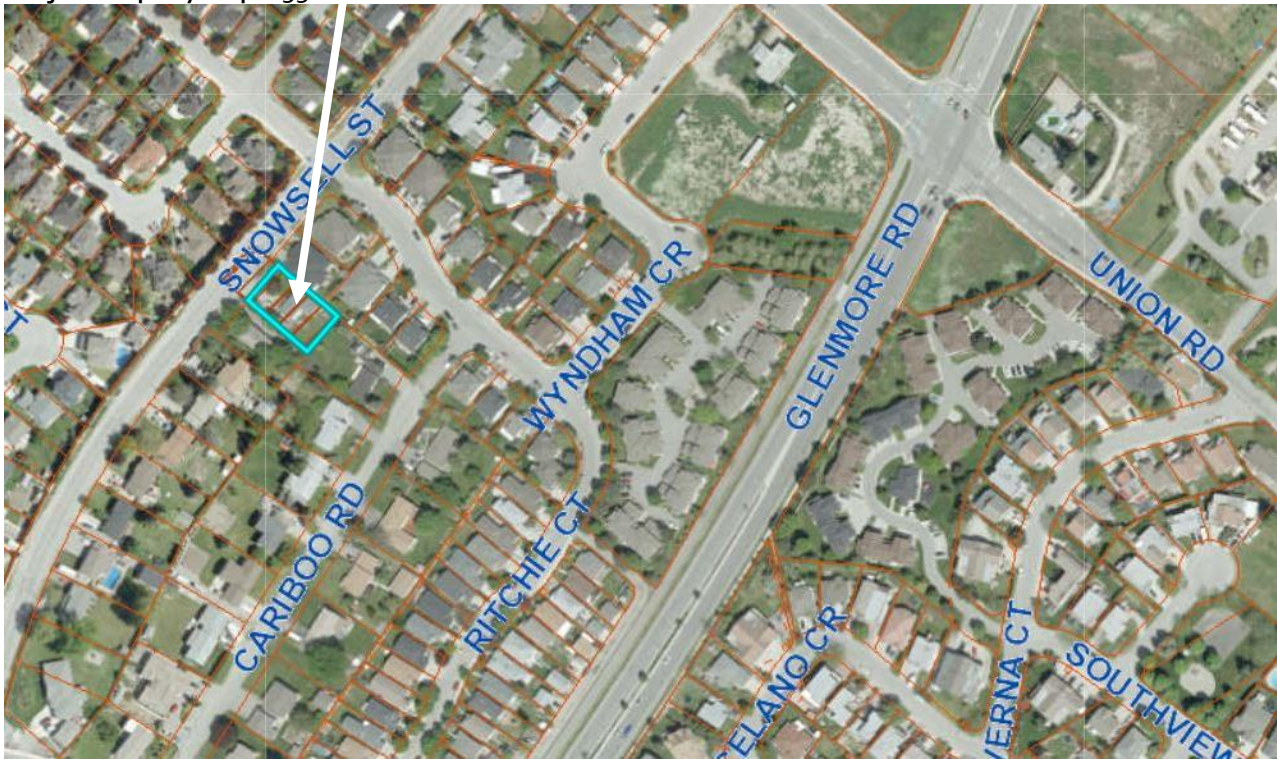
4.3 Site Context

The subject property is 911 m² and is located at 155 Snowsell Street. The property is designated S₂RES – Single / Two Unit Residential in the Official Community Plan and the surrounding area is single family residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM ₁ -	Multi-Family Residential
East	RR ₃ – Rural Residential 3	Single Family Residential
South	P ₄ – Utilities	Utilities - Telephone
West	RU ₁ – Large Lot Housing	Single Family Residential

Subject Property Map: 155 Snowsell Street



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282.² Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contacts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Terry Barton, Urban Planning Manager

**Reviewed by
Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

Attachments:

None

REPORT TO COUNCIL



Date: March 11, 2019

RIM No. 1250-40

To: City Manager

From: Community Planning Department (JR/AD/CB)

Application: LUCT 18-0005 **Owner:** Isaac Potash & Jennifer Large

Address: 841 Tronson Court **Applicant:** The City of Kelowna

Subject: Land Use Contract Termination (LUC 76-1063)

Existing OCP Designation: S2RES – Single / Two Dwelling Residential

Existing Zone: RU1 – Large Lot Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THAT Application No. LUCT18-0005 to terminate LUC76-1063 from Lot A Section 29 Township 26 ODYD Plan 27577, located on 841 Tronson Court, Kelowna, BC, be considered by Council.

AND FURTHER THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC76-1063 and revert the subject property to the underlying zoning, RU1 – Large Lot Housing.

3.0 Community Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC76-1063) be terminated for the subject property. The current LUC affects 841 Tronson Court. The Land Use Contract (LUC) currently restricts the use to single family residential and allows the lot to be exempt from the minimum area regulation in the City of Kelowna Subdivision Bylaw No. 2291.

The underlying zoning (RU1 – Large Lot Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RU1 – Large Lot Housing zone however, the new zone does permit more uses (e.g. secondary suite).

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970’s before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not initially apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act before the LUC is removed and the underlying zone comes into effect.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality will send additional letters after the bylaw(s) are adopted for further information. The Land Title Office will notify owners after the one-year grace period is complete to inform the property owners of which land use regulations apply to their property(ies).

Staff are not providing notification signage on the subject properties as per the Council approved Land Use Contract Termination Strategy. Notification signage was not recommended as: Land Use Contract Terminations are a City initiative, could involve hundreds of properties, and the elimination is mandated by the Local Government Act. Staff have mailed notification to all properties affected by the LUC under consideration for termination.

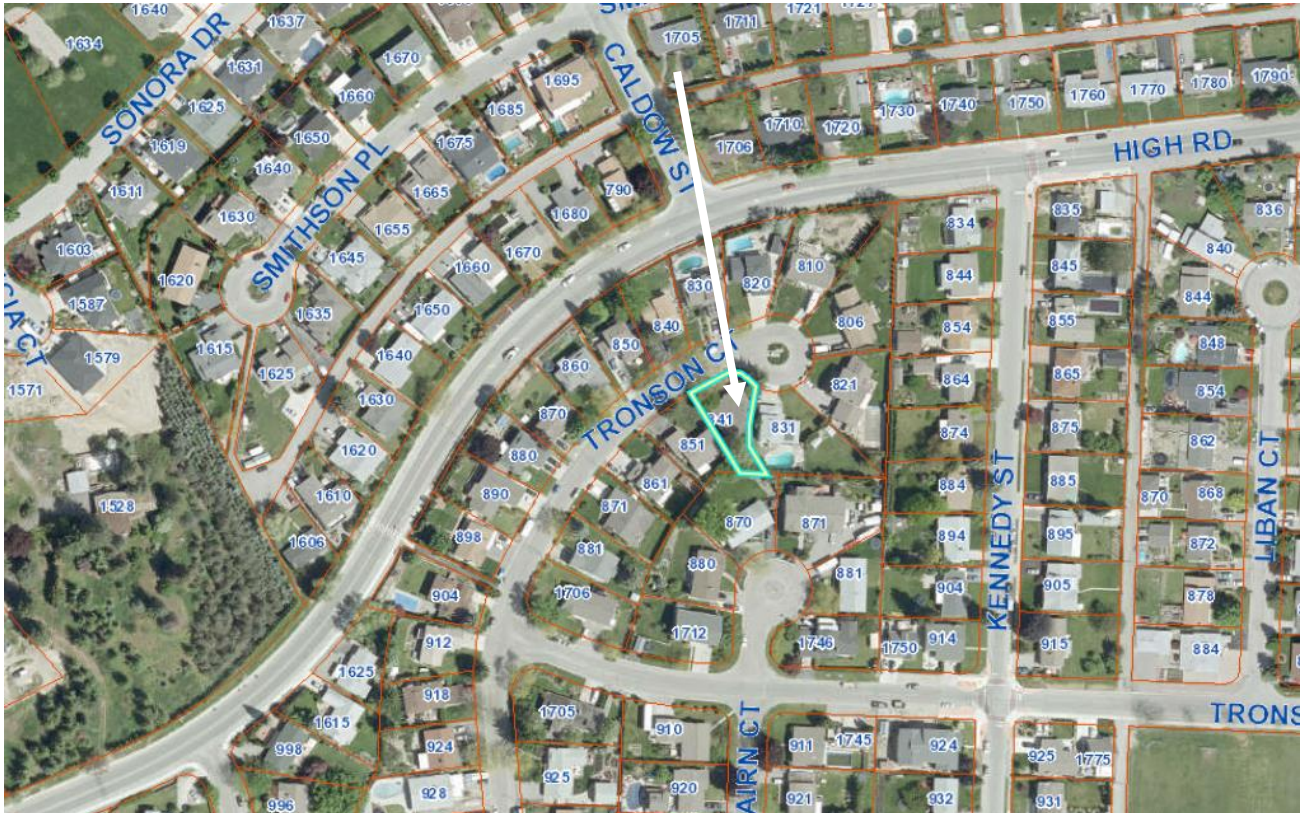
4.3 Site Context

The subject property is 607 m² and is located at 841 Tronson Court. The property is designated S2RES – Single / Two Dwelling Residential in the Official Community Plan and the surrounding area is single family residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Residential
East	RU1 – Large Lot Housing	Single Family Residential
South	RU1 – Large Lot Housing	Single Family Residential
West	RU1 – Large Lot Housing	Single Family Residential

Subject Property Map: 841 Tronson Court



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282.² Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contacts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by:

Jenna Ratzlaff, Planner
Adam Cseke, Planner Specialist
Corinne Boback, Legislative Coordinator

Reviewed by:

Terry Barton, Urban Planning Manager

**Reviewed by
Approved for Inclusion:**

Ryan Smith, Community Planning Department Manager

Attachments:

None

REPORT TO COUNCIL



Date: August 27, 2018

RIM No. 1250-40

To: City Manager

From: Community Planning Department (JR)

Application: LUCT 18-0009

Owner: Multiple Owners

Address: 373 & 379 Yates Road

Applicant: The City of Kelowna

Subject: Land Use Contract Termination (LUC 77-1052)

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU1 – Large Lot Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to both subject properties under Land Use Contract No. LUC77-1052;

THAT Application No. LUCT18-0009 to terminate LUC77-1052 from Lot A & B, Section 32, Township 26, ODYD, Plan 29878, located on 373 & 379 Yates Road, Kelowna, BC, be considered by Council.

AND FURTHER THAT the Land Use Contract Termination and Zone Amending Bylaws be forwarded to a Public Hearing for further consideration;

2.0 Purpose

To consider an application for the early termination of land Use Contract LUC77-1052 and revert the parcels to the underlying RU1 – Large Lot Housing zone.

3.0 Community Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC77-1052) be terminated for the subject properties. The current LUC affects 2 properties, 373 & 379 Yates Road. The Land Use Contract currently restricts the use to single family residential.

The underlying zoning (RU₁ – Large Lot Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RU₁ – Large Lot Housing zone however, the new zone does permit more uses (e.g. secondary suite or facilitates subdivision).

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970’s before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not initially apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act before the LUC is removed and the underlying zone comes into effect.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality will send additional letters after the bylaw(s) are adopted for further information. The Land Title Office will notify owners after the one-year grace period is complete to inform the property owners of which land use regulations apply to their property(ies).

Staff are not providing notification signage on the subject properties as per the Council approved Land Use Contract Termination Strategy. Notification signage was not recommended as: Land Use Contract Terminations are a City initiative, could involve hundreds of properties, and the elimination is mandated by the Local Government Act. Staff have mailed notification to all properties affected by the LUC under consideration for termination.

4.3 Site Context

The subject properties total area is 2237 m² and is located 373 & 379 Yates Road. The property is designated S2RES – Single / Two Unit Residential in the Official Community Plan and the surrounding area is single family residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Single Family Residential
East	RU ₂ – Medium Lot Housing	Single Family Residential
South	RU ₁ – Large Lot Housing	Single Family Residential
West	RU ₁ – Large Lot Housing	Single Family Residential

Subject Property Map: 373 & 379 Yates Road



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282.² Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contacts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by
Approved for Inclusion:

Ryan Smith, Community Planning Department Manager

Attachments:

None

4.0 Proposal

4.1 Background

The three subject properties front Nickel Rd. Each lot currently has an existing single family dwelling located on the property. The existing RU1 zoned properties do not allow for the density the applicant wishes to have on the subject properties, and is why a rezoning is requested. By rezoning to RM3 the applicant can achieve the desired density, permitting the use of the proposed four, 2 storey row housing buildings with a total unit yield of 16 units. The demolition of these three houses located on 240, 250, and 260 Nickel Rd, is necessary for the proposed development to occur and for the consolidation of these three lots.

4.2 Project Description

The proposed rezoning is necessary to allow for the development of the proposed four, 2 storey row housing buildings. This change in land use would allow for an increase in density on the lot. There are currently no identified variances associated with this project.

4.3 Site Context

The subject property is located in the Rutland neighbourhood and is surrounded by properties zoned RM3 – Low Density Multiple Housing, RM4 – Transitional Low Density Housing, and RU6 – Two Dwelling Housing.

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

6.0 Technical Comments

7.0 Application Chronology

Date of Application Received: March 9, 2018

Date Public Consultation Completed: July 10, 2018

Report prepared by: Levan King Cranston, Planner 1

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments

Schedule A: Site Plan

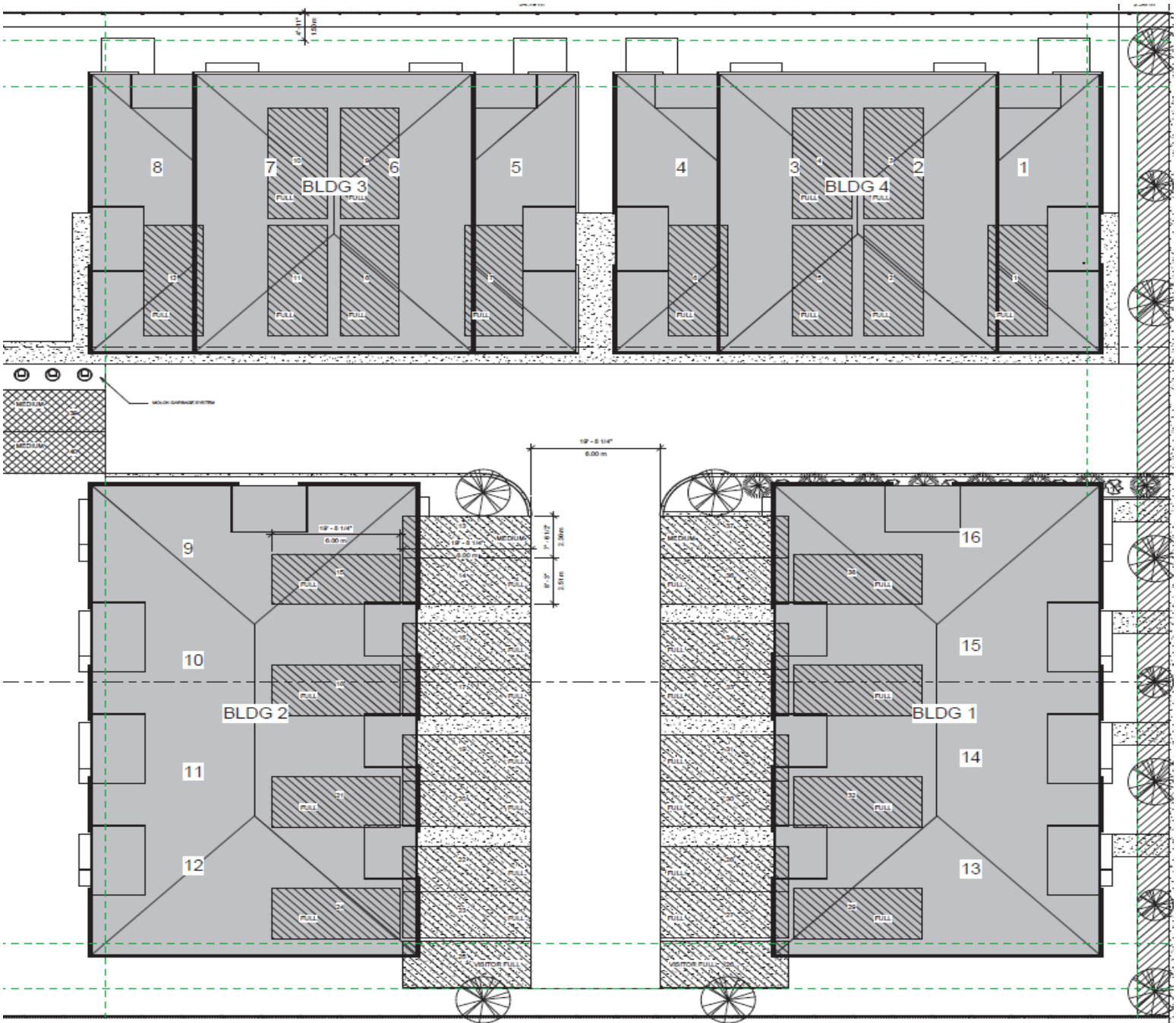
Schedule B: Landscape Plan

Schedule C: Street Perspective

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

SCHEDULE A – Site Plan

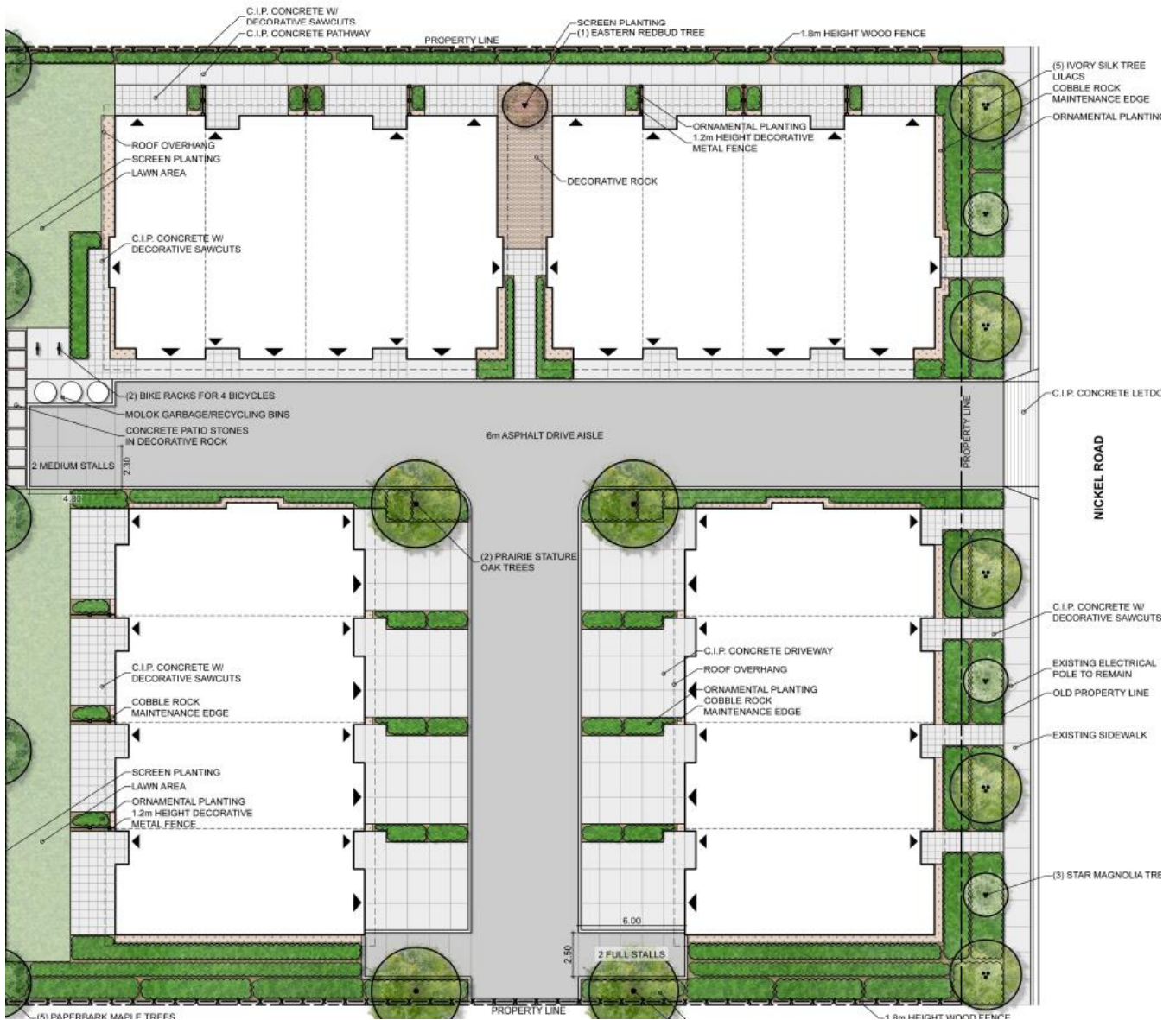
Subject: 240, 250, 260 Nickel Rd. (Application Z18-0033)



SCHEDULE B – Landscape Plan



Subject: 240, 250, 260 Nickel Rd. (Application Z18-0033)



SCHEDULE C – Street Perspective

Subject: 240, 250, 260 Nickel Rd. (Application Z18-0033)



REPORT TO COUNCIL



Date: March 11, 2019
RIM No. 1250-20
To: City Manager
From: Community Planning Department (LB)
Application: OCP17-0023 & Z17-0098
Owner: Glenwest Properties Ltd., Inc.No. C0889227
Address: 2025 Begbie Road, 225 Clifton Road N & (W of) Union Road
Applicant: Ekistics Town Planning Inc.
Subject: OCP Amendment & Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential, S2RESH – Single / Two Unit Residential – Hillside, MRC – Multiple Unit Residential – Cluster Housing, MRL – Multiple Unit Residential (Low Density), MRM – Multiple Unit Residential (Medium Density), EDINST – Educational / Major Institutional, PARK – Major Park / Open Space (Public)

Proposed OCP Designation: S2RESH – Single / Two Unit Residential – Hillside, MRL – Multiple Unit Residential (Low Density), MRM – Multiple Unit Residential (Medium Density), COMM – Commercial, EDINST – Educational / Major Institutional, PARK – Major Park / Open Space (Public)

Existing Zone: RU2h – Medium Lot Housing (Hillside Area), RU3h – Small Lot Housing (Hillside Area), RU4 – Low Density Cluster Housing, RM2h – Low Density Row Housing (Hillside Area), RM3 – Low Density Multiple Housing, C2 – Neighbourhood Commercial, P2 – Education and Minor Institutional, P3 – Parks and Open Space

Proposed Zone: RU2h – Medium Lot Housing (Hillside Area), RU4 – Low Density Cluster Housing, RM3 – Low Density Multiple Housing, RM5 – Medium Density Multiple Housing, C3 – Community Commercial, P2 – Education and Minor Institutional, P3 – Parks and Open Space

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0023 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of:

- a) Lot A Sections 4, 5, 8 and 9 Township 23 ODYD Plan KAP69724 Except Plans KAP71944, KAP73768, KAP75949, KAP78547, KAP80107, KAP81912, KAP85278, KAP86750 and EPP24895, located at 2025 Begbie Road, Kelowna, BC;

- b) Lot D Section 8 Township 23 ODYD Plan KAP75116 Except Plans EPP24895, EPP24897, EPP64871 and EPP77782, located at 225 Clifton Road N, Kelowna, BC;
- c) That Part Closed Road Lying Within Sections 8 and 9 Township 23 ODYD Shown as Parcel 2 on Plan KAP86749, located at (W of) Union Road, Kelowna, BC; and
- d) The North East 1/4 of Section 8 Township 23 ODYD Except Plan KAP69724, located at (W of) Union Road, Kelowna, BC

from the S2RES – Single / Two Unit Residential, S2RESH – Single / Two Unit Residential – Hillside, MRC – Multiple Unit Residential – Cluster Housing, MRL – Multiple Unit Residential (Low Density), MRM – Multiple Unit Residential (Medium Density), EDINST – Educational / Major Institutional, and PARK – Major Park / Open Space (Public) designations to the MRL – Multiple Unit Residential (Low Density), MRM – Multiple Unit Residential (Medium Density), COMM – Commercial, EDINST – Educational / Major Institutional, and PARK – Major Park / Open Space (Public) designations as shown on Map “A” attached to the Report from the Community Planning Department dated March 11, 2019, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated March 11, 2019;

AND THAT Rezoning Application No. Z17-0098 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of:

- a) Lot A Sections 4,5,8 and 9 Township 23 ODYD Plan KAP69724 Except Plans KAP71944, KAP73768, KAP75949, KAP78547, KAP80107, KAP81912, KAP85278, KAP86750 and EPP24895, located at 2025 Begbie Road, Kelowna, BC;
- b) Lot D Section 8 Township 23 ODYD Plan KAP75116 Except Plans EPP24895, EPP24897, EPP64871 and EPP77782, located at 225 Clifton Road N, Kelowna, BC;
- c) That Part Closed Road Lying Within Sections 8 and 9 Township 23 ODYD Shown as Parcel 2 on Plan KAP86749, located at (W of) Union Road, Kelowna, BC; and
- d) The North East 1/4 of Section 8 Township 23 ODYD Except Plan KAP69724, located at (W of) Union Road, Kelowna, BC

from the RU2h – Medium Lot Housing (Hillside Area), RU3h – Small Lot Housing (Hillside Area), RM2h – Low Density Row Housing (Hillside Area), RM3 – Low Density Multiple Housing, C2 – Neighbourhood Commercial, P2 – Education and Minor Institutional, and P3 – Parks and Open Space zones to the RU2h – Medium Lot Housing (Hillside Area), RU4 – Low Density Cluster Housing, RM3 – Low Density Multiple Housing, RM5 – Medium Density Multiple Housing, C3 – Community Commercial, P2 – Education and Minor Institutional, and P3 – Parks and Open Space zones as shown on Map “B” attached to the Report from the Community Planning Department dated March 11, 2019, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule “A” attached to the Report from the Community Planning Department dated March 11, 2019.

2.0 Purpose

To amend the Official Community Plan to change the Future Land Use designation of and to rezone portions of the subject properties to residential, commercial, institutional, and park uses to facilitate development of the Wilden village neighbourhood.

3.0 Community Planning

Staff support the proposed Official Community Plan (OCP) amendment and rezoning for the Wilden village neighbourhood. The revised plan sees residential and commercial uses and density concentrated on the land west of Union Road between Upper Canyon Drive and Begbie Road, which is one of the flatter sites in the Wilden area and can serve the surrounding community. The plan is consistent with the vision for the village centre established in the Glenmore Highlands Area Structure Plan (ASP) and supports several OCP development policies, particularly those around creating complete suburbs, providing pedestrian and cycling connectivity in new developments, and providing for a mix of housing types.

Land Uses

The proposed type and configuration of uses within the Wilden village neighbourhood supports the development of Wilden and the surrounding areas as a complete suburb, in accordance with OCP Policy 5.2.3 that encourages commercial, institutional and residential uses in appropriate locations and at appropriate densities. The layout sees the greatest height and density concentrated in the core of the village neighbourhood on the flattest portion of the site, along with the school site and park, transitioning to lower density development on the bench and steeper areas to the west.

Staff support the use of the C3 – Community Commercial zone outside of a designated Village Centre in this instance to achieve mixed-use development with ground floor commercial space and residential above. It creates a more cohesive development by serving existing and proposed apartments, townhouses, and single detached houses in the vicinity. The RM5 – Medium Density Multiple Housing zone proposed adjacent to the C3 area would allow for four storey apartment buildings, creating an appropriate transition from the mixed-use C3 area to the RM3 – Low Density Multiple Housing area to the west where three storey townhouses are anticipated. The additional residential units are expected to support the development of a complete village neighbourhood and allow residents to more readily walk to neighbourhood services, the school, and recreational amenities.

Representatives from School District 23 have reviewed the proposed changes as they relate to the school site in particular. The school is expected to serve the needs of families in the area, and ground-oriented units proposed in the village neighbourhood are expected to further increase demand for a school here.

Roads & Active Transportation

The proposed layout provides for three access points from Union Road, an internal local and collector road network, and active transportation facilities in the form of multi-use pathways, sidewalks, on-street bicycle lanes, and pedestrian trails. Multi-use pathways along Union Road and around the school, park, and commercial site will enable multiple modes of active transportation in the core of the village neighbourhood, helping to achieve OCP Policy 5.10.1 by supporting pedestrian and cycling connectivity. Nature trails between the wetlands in the southern portion of the site will provide further connectivity and recreation opportunities.

The Begbie road extension connecting the northern end of the village and existing neighbourhoods to Glenmore Road is currently under construction. It will be completed and open prior to development of the village neighbourhood, offering another point of access beyond the Wilden area.

Infrastructure & Servicing

The village neighbourhood will be fully serviced with city water, sanitary, and stormwater services, connecting into existing infrastructure that anticipated development of this site. The servicing requirements associated with the rezoning are established in Schedule A. More detailed servicing requirements will be considered through individual subdivision applications.

Parks & Natural Areas

Through the Glenmore Highlands ASP and subsequent plans, the village neighbourhood has been identified as the location for the community park to serve the Wilden area. With the proposed changes, staff worked with the developer on an acceptable size and location to create a viable community park. At 0.64 ha (1.58 ac) in area, the new community park is approximately 700 m² (0.18 ac) smaller than the existing park site; however, the new location brings it closer to the centre of the village neighbourhood and provides for a direct connection to the school site. A joint use agreement between the City and the School District will be pursued.

The small greenspace within the RM3 area towards the southern portion of the village neighbourhood both adds park space throughout the site and can act as a pedestrian corridor extending from the village road and plaza through to the residential area to the west. On-site private open space requirements will still apply for all developments.

Measures to protect and restore, as needed, of steep slopes and environmental features will be determined through development permit and subdivision applications as development proceeds. The residential uses are farther away from the series of wetlands at the south end of the village neighbourhood and the developer has proposed ways of improving the wetland interface adjacent to the commercial site.

Public Consultation

The applicant completed public notification and hosted a public information session on February 15, 2018, where they presented the application materials. The information session had approximately 170 attendees and 117 feedback forms were received. The applicant indicates that 79% of respondents were in favour of the proposed plan. A summary of the consultation is provided in Attachment 7.

Future Requirements

Several other approvals will be needed prior to any development of the Wilden village neighbourhood, including natural environment and hazardous condition development permits, subdivisions (via preliminary layout review applications), and form and character development permits for all commercial and multi-unit residential buildings. Staff will review these applications against established policies, guidelines, and the overall plan for the site. Form and character development permits and development variance permits, if any, will be brought forward for Council consideration as the project proceeds.

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Proposal

4.1 Background

The site is within the Glenmore Highlands ASP area, adopted by Council in April 2000. The ASP established how the area is intended to develop and includes general plans for land uses, transportation and servicing. The ASP designates the subject site for Mixed-Use, School, Village Single / Multi Family, Clustered Single / Multi Family, and Village Interpretive Area development. It should be noted that the current Future Land Use designations do not align with the current zoning, which was adopted by Council in 2003. In particular, the area zoned C2 should also have a future land use designation of COMM – Commercial.

The Wilden development team also has an active application to rezone 1550 Union Road, immediately east of the village neighbourhood, from the RM5 – Medium Density Multiple Housing zone to the RM3 – Low Density Multiple Housing to facilitate development of a townhouse complex. When considered in conjunction with the neighbourhood village proposal, this would see the highest residential densities concentrated around the commercial node west of Union Road in the proposed C3 and RM5 zones.

4.2 Project Description

The Wilden village neighbourhood is intended to serve as the hub of services, amenities and activity for the Wilden area, providing for residents’ day-to-day needs. The site was selected for its ability to serve a range of functions and achieve some higher density development to create a complete community, including a mix of housing forms, a school, commercial space, and parks and trails. To better achieve this vision, the application proposes to amend the existing Future Land Use designations and rezone to allow for higher density residential uses and a wider range of commercial uses in the village area.

The following is a brief breakdown of the proposed uses:

- Residential: approximately 600 units (20% increase from current zoning)
 - Apartments in the core area (C3 and RM5 zones)
 - Townhouses to the west and north of the core area (RM3 zone)
 - Single detached houses on the ridge to the west (RU2h and RU4 zones)
- Commercial: approximately 4,180 m² (45,000 sq ft) of commercial floor space (C3 zone)
- Institutional: elementary school expected (P2 zone)
- Park: community park, small active park spaces, and natural open space (P3 zone)
 - Community park adjacent to school site and between RM3 developments
 - Natural open space around wetlands and along steep slopes

As with most hillside developments, Wilden has not realized its expected density in many previous development phases. The total number of units permitted in the Glenmore Highlands ASP would still be maintained by shifting density away from other locations to this site.

The purpose of the C3 zone is to provide a zone for the development of community commercial centres to serve more than one neighbourhood. Accordingly, the zone allows for a range of service, retail and office uses with some principal and secondary residential uses. Businesses typically found in the C3 zone include bank branches, coffee shops and restaurants, grocery and convenience stores, small professional offices, and service establishments. The C3 zone provides for a wider range of uses than the existing C2 zone, which has limited opportunities for retail and commercial uses.

The proposal includes a range of residential zones that allow for various housing forms. The table below shows the proposed residential zones for the village neighbourhood and their main residential uses.

Zone	Typical Principal Residential Use				
	Single dwelling housing	Two dwelling housing	Multiple dwelling housing	Micro suite housing	Supportive housing
RU2h – Medium Lot Housing (Hillside Area)	X				
RU4 – Low Density Cluster Housing	X	X			
RM3 – Low Density Multiple Housing			X		X
RM5 – Medium Density Multiple Housing			X	X	X

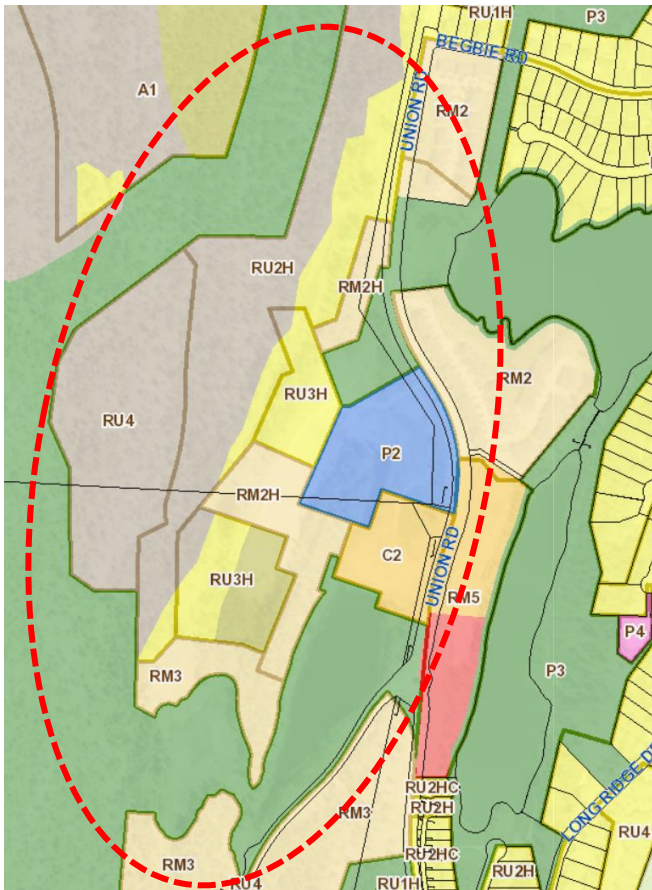
4.3 Site Context

The subject site is in the Wilden neighbourhood in the City’s Glenmore-Clifton-Dilworth Sector and is within the Permanent Growth Boundary. It is generally west of Union Road between Begbie Road and Upper Canyon Drive North. The Wilden village neighbourhood is identified as a Neighbourhood Centre (Glenmore Highlands) in the OCP. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2h – Medium Lot Housing (Hillside Area) P3 – Parks and Open Space	Undeveloped land Natural open space
East	RM2 – Low Density Row Housing P3 – Parks and Open Space RM5 – Medium Density Multiple Housing*	Semi-detached houses and townhouses Begbie Park Undeveloped land
South	RM3 – Low Density Multiple Housing P3 – Parks and Open Space	Undeveloped land Natural open space
West	P3 – Parks and Open Space	Natural open space

* Active application to rezone to RM3 – Low Density Multiple Housing (Z18-0070)

The existing zoning and Future Land Use designations for the subject area are shown in the map below.



5.0 Development Policies

5.1 Official Community Plan

Chapter 5: Development Process

Policy 5.2.3 Complete Suburbs. Support a mix of uses within Kelowna’s suburbs (see Map 5.1 – Urban Core Area), in accordance with “Smart Growth” principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 – Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context. Building heights in excess of four storeys will not be supported within the suburban areas, unless provided for by zoning existing prior to adoption of OCP Bylaw 10500.

Policy 5.10.1 Maximize Pedestrian / Cycling Connectivity. Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes.

With new developments, require dedication of on-site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs and large activity areas.

Policy 5.14.4 Protect Sensitive Areas. Sensitive environmental areas and riparian management areas (RMA) will be protected by siting trails beyond their boundaries, unless there are absolutely no alternatives.

Policy 5.22.11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Policy 5.32.7 Community Use of Schools. Encourage that schools be designed so as to facilitate, during non-school hours, use for before / after school programs, recreation programs, youth / family activities, adult education or other community uses.

Chapter 7: Infrastructure

Policy 7.6.2 Complete streets. Ensure new roads are built as complete streets that incorporate sidewalks and on street bike lanes on arterial and major collector roads and off-road bike paths as per the Active Transportation Plan and provides for efficient transit service, as well as sufficient space to include landscaping.

Policy 7.8.3 New Residential Developments. Ensure that new residential developments and subdivisions have active transportation links to the nearest arterial or major collector roads at developer cost.

Chapter 17: Definitions

Neighbourhood Centre (Glenmore Highlands / Kettle Valley / Lakeshore – Bluebird)

A small node (max. 3,000 m²) of retail / service outlets located along an arterial or collector road. Neighbourhood Centres provide limited goods / services for the convenience needs of nearby residents. One “anchor store” may account for up to 235 m² of floor space, but individual stores are rarely larger than 140 m² (restaurants might be somewhat larger). Generally, Neighbourhood Centres would be located more than one kilometre from City or Town Centre commercial facilities. Density will increase as the distance from the core increases.

5.2 Glenmore Highlands Area Structure Plan

3.2.3 Village Centre Objectives: As a principle, a village centre that provides an activity focus for the plan area and offers a range of functions, services and facilities should be provided in the location best suited to higher intensity development.

3.6.4 Village Single / Multiple Family: The Village Single / Multiple Family designation provides for a more urban form of housing near the local amenities of the Glenmore Highlands village centre. Village Single / Multiple Family areas will predominantly incorporate single family developments; however, permitted housing forms include single family (fee-simple and strata) of various lot sizes, duplexes, street-oriented townhomes and multiple housing forms. The design intent of the Village Single / Multiple Family designation is to establish comfortable, human-scaled neighbourhoods with pedestrian-oriented streetscapes. Maximum gross densities of twenty (20) units per hectare are permitted.

3.6.4 Village Apartments: The Village Apartments designation provides for a high density urban form of housing near the local amenities of the Glenmore Highlands village centre. Permitted housing forms include townhomes, apartment buildings and senior citizen’s housing. The design intent of the Village Apartments designation is to create a transition between the mixed-use village centre and other residential uses. Maximum gross densities of 125 per hectare are permitted.

3.7 Village Centre Mixed-Use: The Mixed-Use designation provides for residential uses that are sensitively integrated with commercial amenities within the Glenmore Highlands village centre. A multiple family housing form that includes townhomes, apartments, and mixed-use apartments (i.e. residential above ground floor commercial) is permitted. Gross density is not to exceed 125 units per hectare.

6.0 Technical Comments

6.1 Development Engineering Department

- See Attachment 3.

6.2 Fire Department

- Recommend that the secondary means of egress from the Upper Canyon area be completed prior to any more development being approved. Union continues to be the only egress in a wildfire situation for new proposal and current Begbie Rd area. Perhaps a continuation of Begbie Rd would permit a second egress from the area. A Wildfire Hazard Assessment report should be submitted for the Wilden area. This report should be updated as phases continue. Appropriate setbacks from steep slopes should be considered.

6.3 Parks & Buildings Planning

- The Parks Agreement (Section 219 Covenant) specifies the Village Centre Park (Community Park) should be 0.714 ha of developable park land. Developable land must be within the rezoning area. Steep areas, stormwater swales, ponds, and other infrastructure are not considered developable areas for parks.
- The land that is proposed as additional P3 (currently RU2h) is steep and without road access. This area should be included in adjacent lots with no disturb covenants on them. Alternatively, if the land is transferred to the City, the developer should first provide access such that the area can be maintained, and conduct fire hazard mitigation prior to transfer. As natural park land, this may not be included in the calculation for park dedication responsibilities under the Parks Agreement.

7.0 Application Chronology

Date of Application Received: November 2, 2017

Date Public Consultation Completed: February 15, 2018

Prepared by: Laura Bentley, Community Planning Supervisor

Reviewed by: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Derek Edstrom, Acting Divisional Director, Community Planning & Strategic Investments

Attachments:

- Attachment 1: Map "A" OCP Amendment
- Attachment 2: Map "B" Proposed Zoning
- Attachment 3: Schedule "A" City of Kelowna Memorandum
- Attachment 4: Proposed Land Use Plan & Zoning Plan
- Attachment 5: Conceptual Site Development
- Attachment 6: Proposed Park & Pathway Plan
- Attachment 7: Consultation Summary

— Subject Property Line
 - - - - - Proposed Future Land Use Designation Boundary
 — Existing Property Line
 ■ Small Parcels Shaded for Clarity

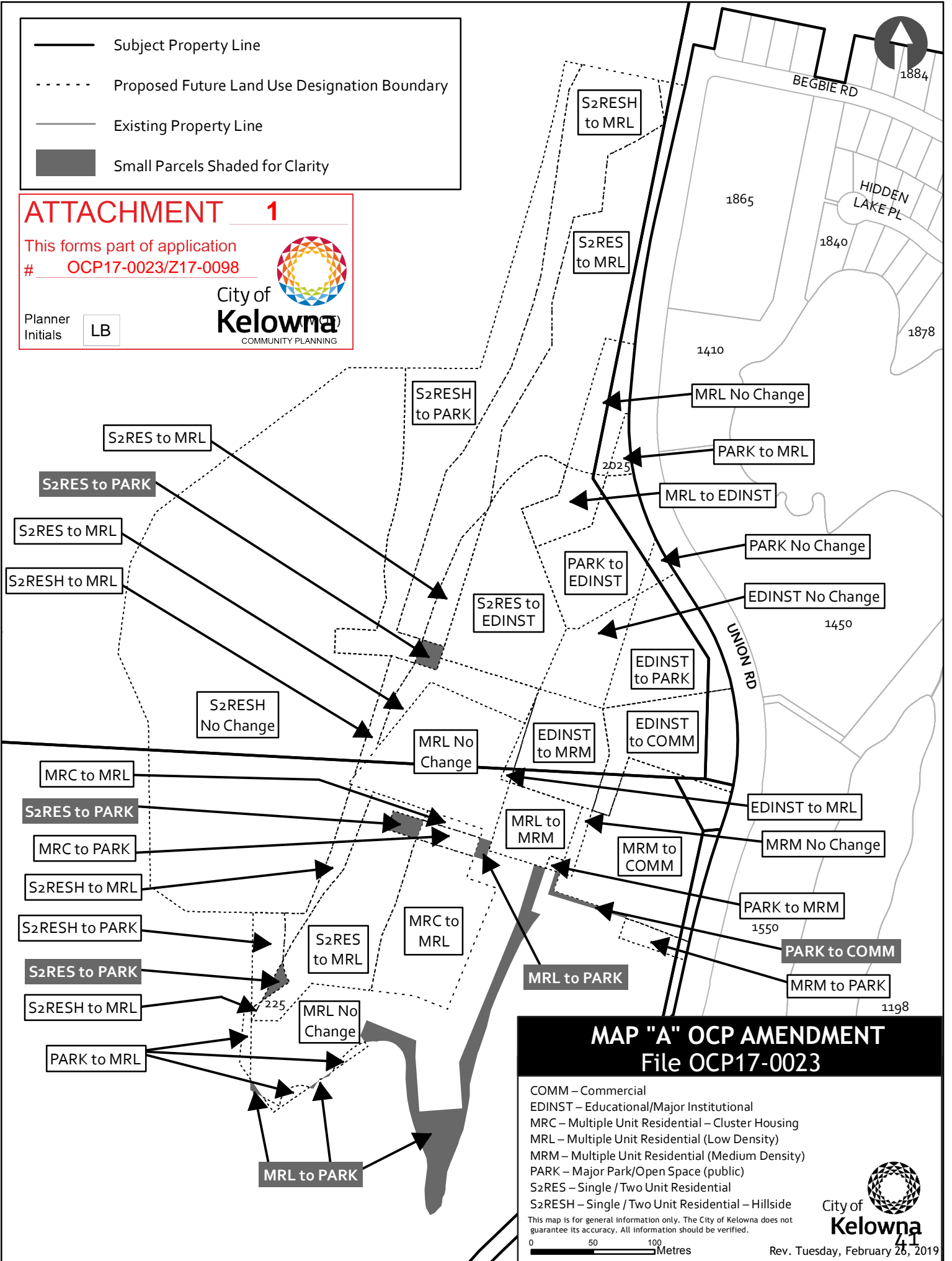
ATTACHMENT 1

This forms part of application
 # OCP17-0023/Z17-0098

Planner Initials **LB**



City of Kelowna
 COMMUNITY PLANNING



MAP "A" OCP AMENDMENT
File OCP17-0023

COMM – Commercial
 EDINST – Educational/Major Institutional
 MRC – Multiple Unit Residential – Cluster Housing
 MRL – Multiple Unit Residential (Low Density)
 MRM – Multiple Unit Residential (Medium Density)
 PARK – Major Park/Open Space (public)
 S2RES – Single / Two Unit Residential
 S2RESH – Single / Two Unit Residential – Hillside

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

0 50 100 Metres

City of Kelowna

Rev. Tuesday, February 26, 2019

ATTACHMENT 2

This forms part of application # **OCP17-0023/Z17-0098**

Planner Initials **LB**

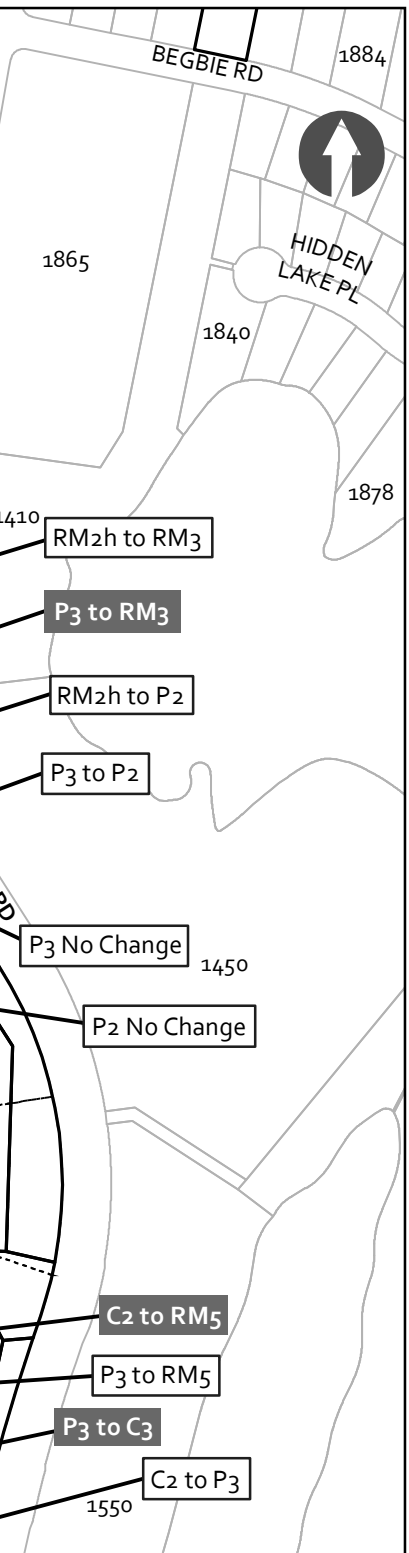
City of Kelowna
COMMUNITY PLANNING

— Subject Property Line

- - - Proposed Rezoning Boundary

— Existing Property Line

■ Small Parcels Shaded for Clarity



MAP "B" PROPOSED ZONING
File Z17-0098

- | | |
|-----------------------------------------------|------------------------------------------|
| C2: Neighbourhood Commercial | RM5: Medium Density Multiple Housing |
| C3: Community Commercial | RU2: Medium Lot Housing |
| P2: Educational and Minor Institutional | RU2h: Medium Lot Housing (Hillside Area) |
| P3: Parks and Open Space | RU3h: Small Lot Housing (Hillside Area) |
| RM2h: Low Density Row Housing (Hillside Area) | RU4: Low Density Cluster Housing |
| RM3: Low Density Multiple Housing | |

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

0 50 100 Metres



CITY OF KELOWNA

MEMORANDUM

Date: April 25, 2018
File No.: Z17-0098 Revised
To: Community Planning (LB)
From: Development Engineering Manager (JK)
Subject: Rezone and OCP Application to facilitate an updated Wilden Village Neighbourhood Plan

LOCATION: 2025 Begbie Rd, 225 Clifton Rd	ZONE Residential Hillside
APPLICANT: Glenwest Properties (Blenk)	
LEGAL: Lot A PL 69724	

WORKS AND SERVICES REQUIREMENTS

The City's Works & Utilities Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Approval of a subdivision plan. The Development Engineering Technician for this project is Ryan O'Sullivan

The following Works & Services are required for this Rezoning application to adjust the location and boundaries of existing zoning and proposed new zoning to facilitate an updated Wilden Village Neighborhood Plan. The proposed zones are: RU4, RU2h, RM3, RM5, C3, P2 and P3.

.1) General

- a) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.
- b) 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.
- c) The Glenmore Highlands Phase One Concept Report (November 2001 Final Edition) prepare by Ekistics Town Planning Inc. outlines the servicing strategy proposed for this phase of development. Additional comments on the servicing strategies are noted below.

.2) Geotechnical Report

- a) Provide a comprehensive geotechnical report and hydro-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.

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- (vi) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- iii) Recommendations for items that should be included in a Restrictive Covenant.
- iv) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- v) Any items required in other sections of this document.
- vi) Recommendations for erosion and sedimentation controls for water and wind.
- vii) Recommendations for roof drains and perimeter drains.
- viii) Recommendations for construction of detention or infiltration ponds if applicable.

.3) Water

- a) The property is to be serviced by City of Kelowna
- b) 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. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.
- c) Confirmation is required from City of Kelowna that the water system components proposed satisfy the Bylaw and that security is in place for any offsite Works and that all associated fees are paid.
- d) Design drawings must be reviewed by City of Kelowna prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

.4) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections and inspection chamber (IC) complete with brooks box must be installed on the service at the owner's cost.
- b) Confirmation is required from City of Kelowna that the sanitary system components proposed satisfy the Bylaw and that security is in place for any offsite Works and that all associated fees are paid.
- c) Design drawings must be reviewed by City of Kelowna prior to the City issuing the drawings for construction.

.5) Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this subdivision; and water treatment before entering any storm water pond or wet land
 - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

- d) Any Stormwater discharged to Stormwater ponds or wet lands must be approved by City of Kelowna, Suburban and Rural Planning Department.

.6) Roads

- a) Road standards are based on Hillside standards and in accordance with the Rezoning report (Western Ridge) for RU4 and RU2H road cross section to be SS-H7. This road will be a future connection to Upper Ridge road.
- b) All roads with Multi-Use Pathway will not require Bike Lanes with exception of Union Road.
- c) South Terrace and North Terrace:(Village Local Street, the developer has shown the use of the hillside standard SS-H11 please use SS-H12,
- d) "Village Collector Streets With MUP: The developer has shown the use of the hillside Modified SS-H4,
- e) Village Local Streets and Condition A: The developer has shown the use of the hillside Modified SS-H11 please use SS-H12,
- f) Union Road: According to the Glenmore Highlands Phase One Rezoning report Union road is to be constructed to SS-H1 modified and continued on with Village Centre to Begbie Road with minimum 3.0m MUP and 1.5m bike lanes.
- g) Village Centre 90-degree or angle parking will not be permitted. Parallel only.
- h) BEGBIE ROAD (offsite): The Begbie Road connection from the Highlands property line to Glenmore Road will need to be acquired and constructed to a rural modified Class I Collector standard (15m existing right of way; 7.2m road, 1.5m bike lanes, curb gutter and sidewalk) by the applicant. Once 5m of ALR lands can be removed as road right of way along Begbie road, Begbie can be completed to SS-R5 Urban standard. This road is not a City DCC project and therefore not subject to DCC credits. Begbie Road is a requirement of this Zoning File Service Agreement will need to be in place.
- i) INTERSECTION OF GLENMORE AND BEGBIE: At the intersection of Glenmore Road and Begbie Road, a separate northbound left-turn bay is required on Glenmore Road and right turn off Glenmore road to Begbie road, built to City/TAC standards for the proposed posted speed limit of 60 km/h. This will be at the applicant's cost. Signalization of this intersection will be cost shared with the City of Kelowna. City of Kelowna's cost share for signals will be in the 2019 budget. If construction proceeds with no signal, left out unto Glenmore will be restricted until signals are constructed and operational.
- j) All Lanes to be constructed to SS-H15 or SS-R2 with 6.0m clear asphalt roadway with no parking.
- k) Provide traffic control and street name signs where required. The City will install all signs and traffic control devices at the developer's expense.
- l) Provide a Street Sign, Markings and Traffic Control Devices Drawing.

- m) Grade the fronting road boulevards in accordance with the standard drawing and provide a minimum of 50 mm of topsoil. Major cut/fill slopes must start at the property lines.
- n) Verify that physical driveway access will satisfy City requirements for all lots. For steeper lots (15% and greater), show driveways on the lot grading plan with grades or profiles.
- o) All terminal ending roads that will not be extended in the future can be no more than 200m and must end with a cul-de-sac (Schedule 4 section 4.4 By-Law 7900) and emergency access will be required.
- p) All terminal ending roads that will be extended in the future can be no more than 400m and must end with a cul-de-sac (Schedule 4 section 4.4 By-Law 7900) and emergency access will be required.
- q) MoT Section 440H Solid Rock Cut Section please use detail for any and all rock cuts on Road Right of Way or pathway sections.

.7) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground.
- b) Street lights must be installed on all roads.
- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.
- d) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

.8) Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction"

by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.9) Servicing Agreements for Works and Services

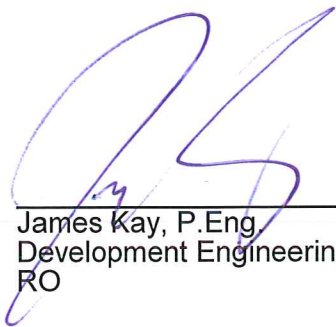
- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

.10) Other Engineering Comments

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

.11) Charges and Fees

- a) Development Cost Charges (DCC's) are payable at Subdivision or Building Permit.
- b) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.
- c) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument Fee: \$50.00 per newly created lot (HST exempt).
 - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



James Kay, P.Eng
Development Engineering Manager
RO

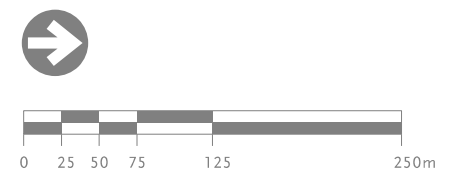
LAND USE PLAN

LEGEND DECEMBER 2018

	Wilden Village Neighbourhood Boundary
	24% Single/Two Unit Residential - Hillside (S2RESH) 7.21 ha 17.82 ac
	29% Multiple Unit Residential (Low Density) (MRL) 9.00 ha 22.24 ac
	3% Multiple Unit Residential (Medium Density) (MRM) 0.94 ha 2.32 ac
	7% Commercial (COMM) 2.21 ha 5.46 ac
	29% Major Parks and Open Space (PARK) 8.77 ha 21.67 ac
	8% Educational/Institutional (EDINST) 2.44 ha 6.03 ac
100%	30.57 ha 75.54 ac



ATTACHMENT 4
This forms part of application # **OCP17-0023/Z17-0098**
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COMMUNITY PLANNING

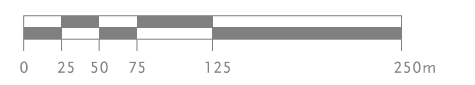
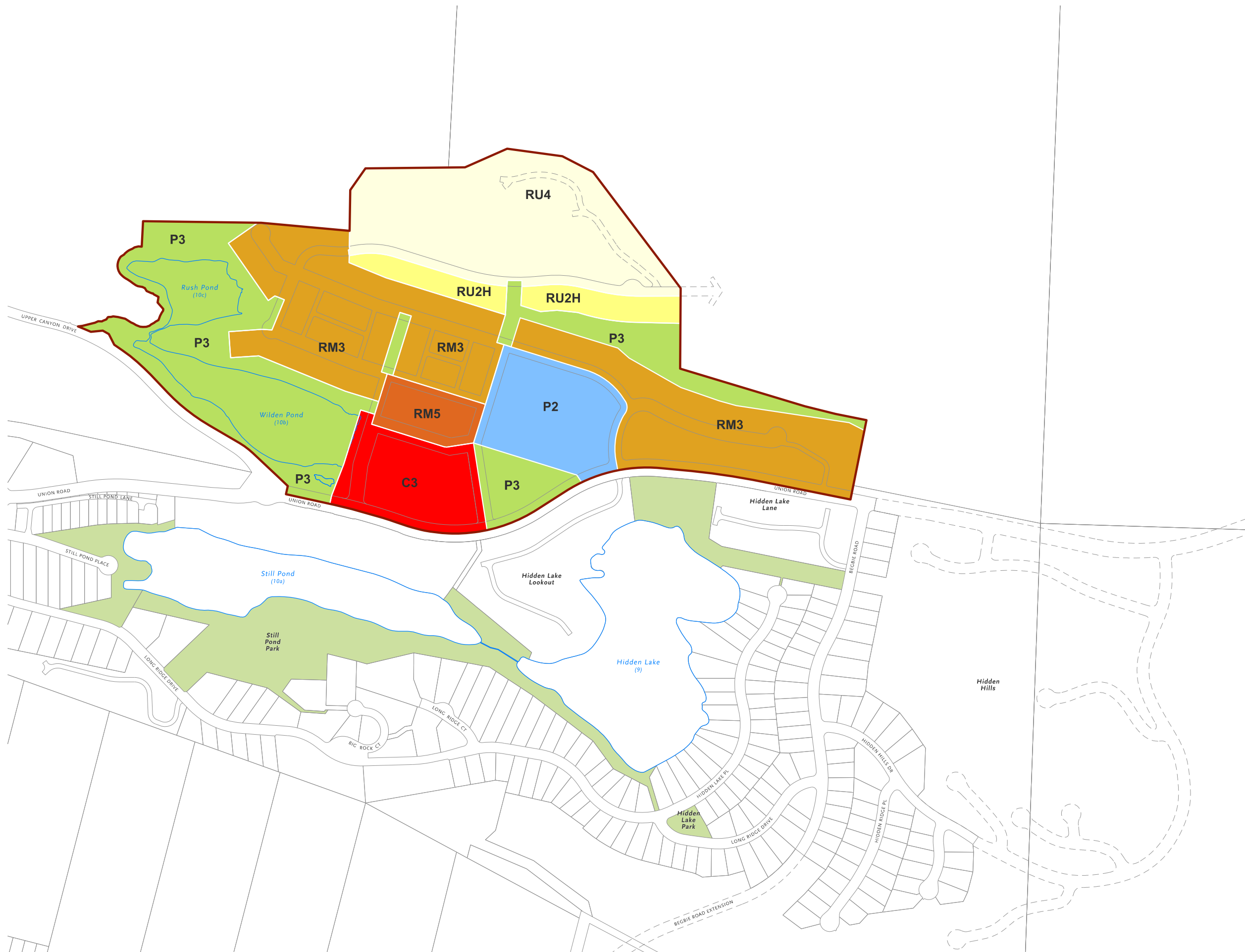


ZONING PLAN

LEGEND DECEMBER 2018

Wilden Village Neighbourhood Boundary

19%	Low Density Cluster Housing RU4	5.85 ha 14.46 ac
4%	Medium Lot Housing (Hillside Area) RU2H	1.37 ha 3.39 ac
30%	Low Density Multiple Housing RM3	9.21 ha 22.76 ac
4%	Medium Density Multiple Housing RM5	0.94 ha 2.32 ac
7%	Community Commercial C3	2.21 ha 5.46 ac
8%	Educational and Minor Institutional P2	2.44 ha 6.03 ac
28%	Parks and Open Space P3	8.55 ha 21.12 ac
100%		30.57 ha 75.54 ac



ILLUSTRATIVE PLAN

LEGEND MARCH 2018

Wilden Village Neighbourhood Boundary

Note: For illustration purposes only. Final design to be determined through Development Permit.

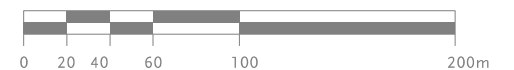
ATTACHMENT 5

This forms part of application # OCP17-0023/Z17-0098

Planner Initials LB



City of Kelowna
COMMUNITY PLANNING



PARK & PATHWAY
PLAN

LEGEND MARCH 2018

- Wilden Village Neighbourhood Boundary
- Development Areas
- School + Publicly Accessible Open Space
- Community Park
- Natural Area Park

- Plaza
- Sidewalk
- Class 2 - Major Multi-Use Pathway | 4.0m
- Class 2 - Major Multi-Use Pathway | 3.0m
- Class 4 - Standard Multi-Use Pathway | 2.5m
- Class 6 - Nature Trail | 1.2m
- Existing Pathway
- Public Gathering Space
- Vantage Point

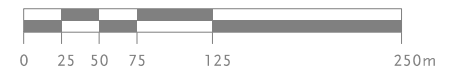
ATTACHMENT 6

This forms part of application
OCP17-0023/Z17-0098

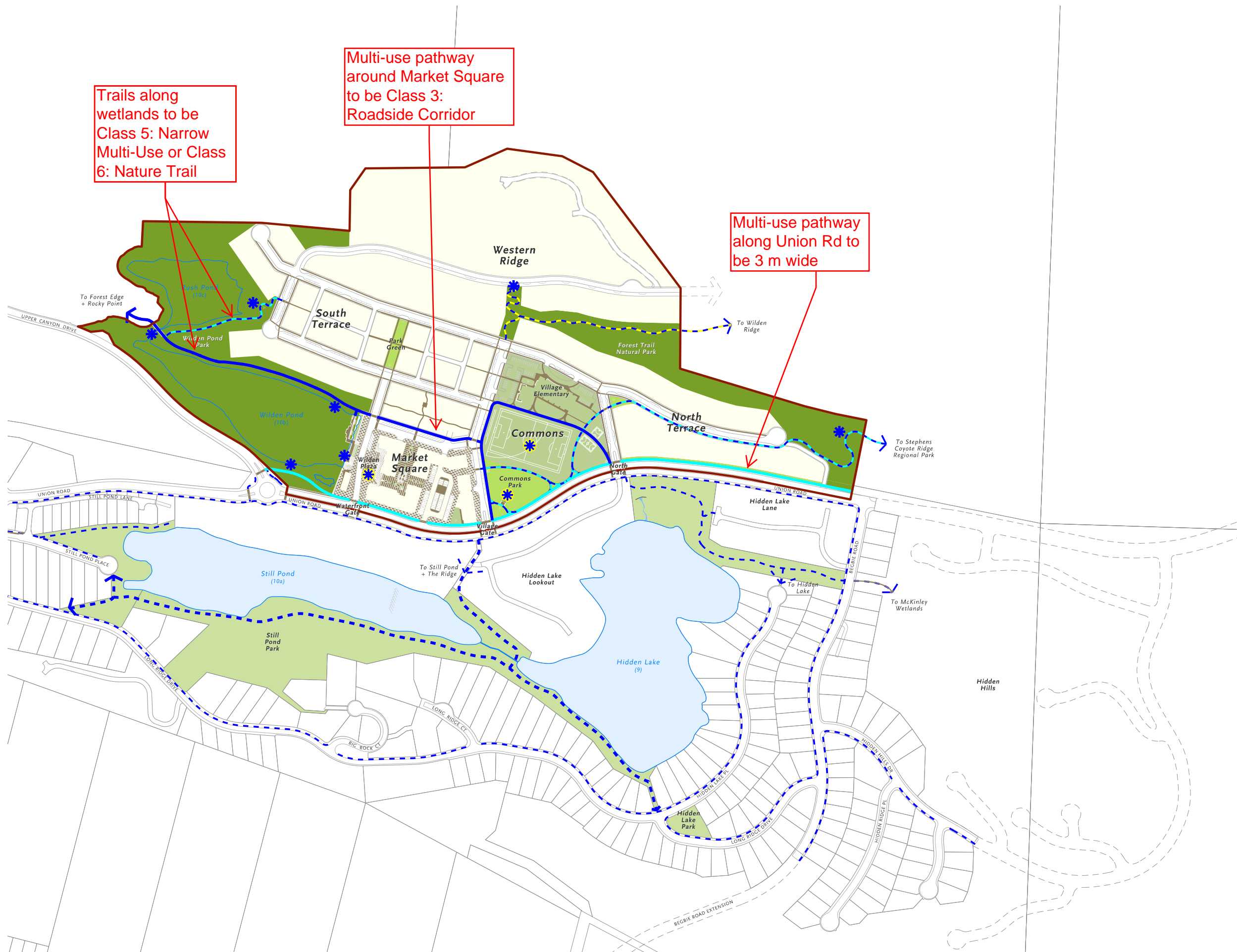


City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **LB**



EKISTICS



CONSULTATION SUMMARY

ATTACHMENT **7**

This forms part of application
OCP17-0023/Z17-0098



Planner
Initials **LB**

City of
Kelowna
COMMUNITY PLANNING

The Wilden Village Neighbourhood Update Application was prepared by EKISTICS Town Planning and Wilden Group. In line with the City of Kelowna's **Policy 367: Public Notification & Consultation for Development Applications**, a Public Consultation Plan was prepared to provide and increase meaningful engagement of local residents in the development of Wilden Village Neighbourhood. Policy 367 required the following Public Consultation Initiatives:

Neighbour Consultation

Following Policy 367's Public Notification + Consultation Procedures, Wilden Group in communication with the City of Kelowna, ensured existing residents within 100m of the proposed development were given adequate notice and several opportunities to provide feedback. Wilden used the following to fulfill this requirement: a large format development Notice Sign (see appendix); advertisements in both the Daily Courier and Capital News (see appendix); hand delivered Public Information Session invitations + Development Information Packages; Canada Post Mailout to Wilden Residents; and, an active website.

Public Information Session

EKISTICS Town Planning and Wilden Group hosted a Public Information Session on February 15th as part of the OCP + Rezoning Update Application process for the Wilden Village Neighbourhood.

The event was hosted at the Wilden Presentation Centre in Kelowna for existing Wilden and surrounding area residents, with a combined attendance of ~170 people, with 117 feedback forms received.

The following document presents a summary of the Public Consultation Process for the Wilden Village Neighbourhood Update OCP + Rezoning Application, including materials used for Neighbour Consultation and the Public Information Session.

The full summary of the neighbour consultation and public information session is available upon request from the Community Planning Department.