

REPORT TO COUNCIL



Date: December 11, 2017
RIM No. 1250-30
To: City Manager
From: Community Planning Department (LK)

Application: OCP17-0024 & Z17-0099
Address: 292, 284 & 276 Valley Road
Subject: OCP Amendment & Rezoning Applications

Owner: Richard & Dianna Smith,
Albert Pelat,
Cory & Jean Krebs
Applicant: Vanmar Constructors Inc.

Existing OCP Designation: S2RES – Single/ Two Unit Residential

Proposed OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0024 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lots 1, 2 & 3 Section 33 Township 26 ODYD Plan 18062 , located at 292, 284 & 276 Valley Road, Kelowna, BC from the S2RES - Single / Two Unit Residential designation to the MRL – Multiple Unit Residential (Low Density) designation, 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 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated December 11, 2017;

THAT Rezoning Application No. Z17-0099 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 1, 2 & 3 Section 33 Township 26 ODYD Plan 18062, located at 292, 284 & 276 Valley Road, Kelowna, BC from the RR3 – Rural Residential zone to the RM3 – Low Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and 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 December 11, 2017;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration of a SRW for public access to be registered on title for the subject property.

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject properties.

2.0 Purpose

To amend the Official Community Plan to change the future land use of the subject properties and to rezone the subject properties to facilitate the development of 52 3-storey townhouses on the subject properties.

3.0 Community Planning

Staff supports the Official Community Plan (OCP) amendment and the rezoning application to facilitate the development of 52 townhouses on the three subject 2.43 acre properties. The Glenmore Valley Village Centre commercial hub is located to the south along Valley Road. These parcels transition from Commercial at the core to MRM - Multiple Unit Residential (Medium Density) and MRL – Multiple Unit Residential (Low Density) future land use designations towards the outer edge of the Village Centre. The subject properties currently have the S2RES – Single/Two Unit Residential Future Land Use designation as they are immediately adjacent to the village centre.

With Valley Road being a major collector roadway and the development of the Glenmore Recreation Park (GRP) directly across Valley Road, the increase in density to row housing at this location is a positive step which will contribute to the goal of densifying Kelowna in the appropriate locations. The development is supported by the future recreation park, nearby schools, transit, bike routes and shopping in the vicinity. In this context, it is not unforeseeable that the four remaining S2RES designated properties north of the subject site along Valley Road would also transition to the MRL designation. This would provide a cohesive transition to the single family dwellings west of the parcels fronting onto Valley Road.

This development will trigger the partial construction of Glenpark Drive and will provide the primary access to the site. The full construction and connection of Glenpark Drive to Drysdale Boulevard would not be completed until the development of 330 Valley Road (property to the south of the subject site).



Figure 1 – Blue Indicates the proposal site, Green indicates the portion of Glenpark Drive to be constructed with this development and Red indicates the future Glenpark Drive to be constructed as part of the adjacent future development.

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

3.1 Public Notification

In fulfillment of Council Policy No. 367, the applicant completed public notification and consultation with property owners within 50 m of the subject property. The applicant held a public open house on November 16, 2017. Refer to Attachment 'A' for details of the open house.

4.0 **Proposal**

4.1 Project Description

The development consists of three parcels which will be consolidated into a single lot through a technical subdivision application. This application also includes a corner rounding and substantial road dedication at the southeast portion of the site. The road dedication is to facilitate the construction of a portion of Glenpark Drive and to ensure the intersection is aligned with the Glenmore Recreation Park site access from Valley Road forming a 4-way intersection.

The proposed development is for the construction of 52 three-storey townhouse units with attached garages. The development will include a total of eleven buildings: 7 four-unit buildings, 2 five-unit buildings and 2 – seven-unit buildings. All units have private amenity space in the form of balconies and meet on-site parking requirements. Nine additional visitor stalls are provided beyond the Zoning Bylaw minimum requirements and are located throughout the site for easy access to all units.

The project is oriented towards families with children through the provision of all units having 3-bedroom units, along with an additional den that could be developed into a fourth bedroom, if needed. There are two children's play areas and an internal 'mews courtyard' with extensive landscaping and walkways to provide multiple small gathering areas for the residents.

The project as proposed meets the RM₃ – Low Density Row Housing regulations and on-site parking requirements. Primary site access will be from Glenpark Drive with a secondary 'emergency access only' from Marigold Road. The development provides ground oriented units with front entries facing the street rather than being oriented to the interior of the site. Each unit has a front landscaped area to delineate the private space from the public street which reduces the amount of fencing and gates. The units have prominent at-grade entries with walkways leading to the street frontages. This provides a stronger pedestrian interface along Valley Road with walkway connections throughout the site.

The development has been designed such that it could be integrated with the parcels to the north of the site in the future, should they become available for redevelopment.

Should Council support the OCP Amendment and Rezoning bylaws, the applicant will finalize the design and staff will bring forward a Development Permit Council Report.

4.2 Site Context

The subject proposal consists of three properties located in the Glenmore Valley area along Valley Road, connected to urban services, and located within the Permanent Growth Boundary.

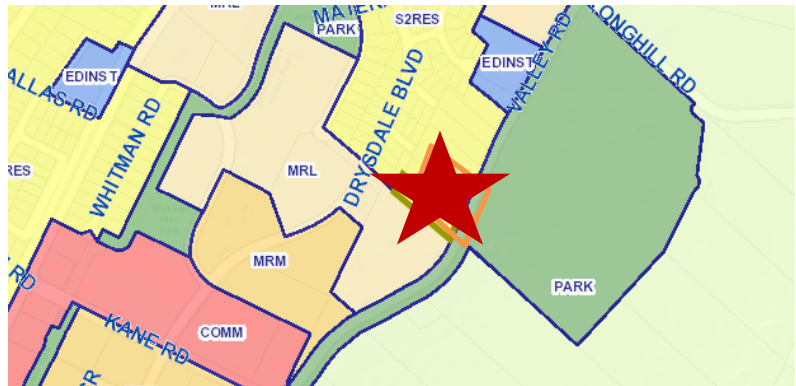
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2-Medium Lot Housing, RR3-Rural Residential 3	Single Family Dwellings
East	P5 – Municipal District Park	Future Glenmore Recreation Park
South	A1 – Agriculture 1	Farm
West	RM1 – Four Dwelling Housing, A1 – Agriculture 1	Vacant, Farm

Context Map

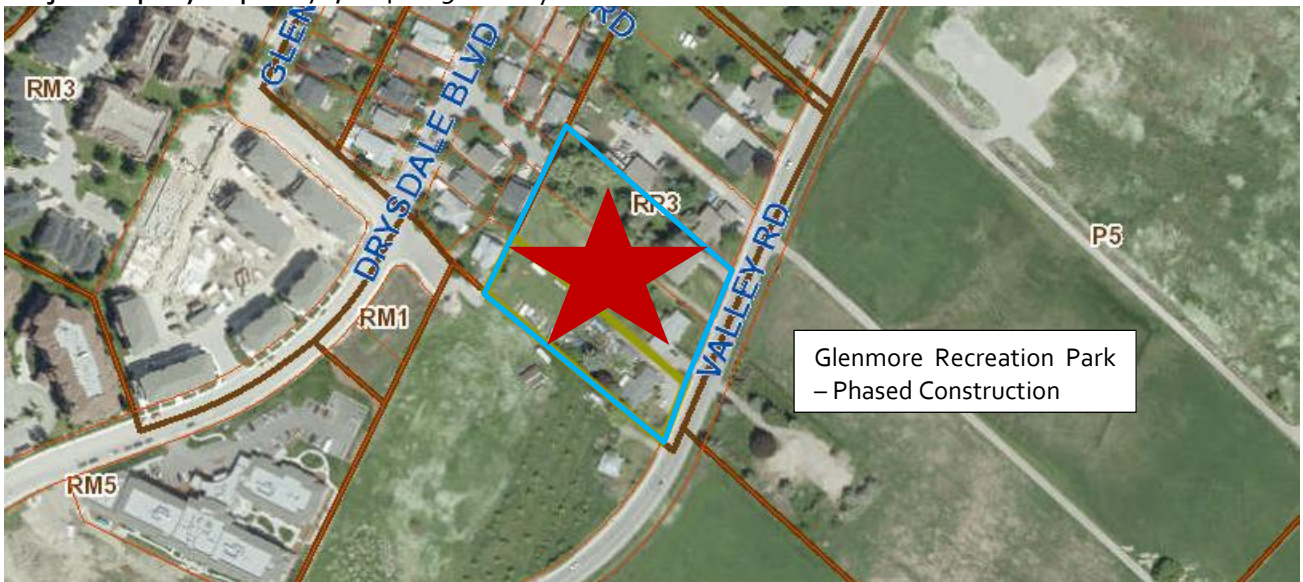


Future Land Use



Note: the highlighted area indicates the extent of Glenmore Valley Village Centre.

Subject Property Map: 276, 284 & 292 Valley Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Complete Communities.¹ Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service – a bus every 30 minutes. (approx. 114 people / hectare proposed).

Compact Urban Form.² 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.

Sensitive Infill.³ Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Healthy Communities.⁴ Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

Housing Mix.⁵ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Ground-Oriented Housing.⁶ Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments related to the OCP Amendment or Rezoning.

6.2 Development Engineering Department

- Refer to Attachment 'A' dated November 6, 2017.

6.3 Fire Department

- No comments related to the OCP Amendment or Rezoning.

¹ City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

⁵ City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

⁶ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: November 2, 2017
Date Public Consultation Completed: November 16, 2017

Report prepared by: Lydia Korolchuk, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion by: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: GEID Letter
Attachment C: Applicant's Public Open House Summary Report
Schedule A: Site Plan and Floor Plans
Schedule B: Landscape Plan