

REPORT TO COUNCIL



Date: February 19, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (MS)

Application: OCP17-0002/Z17-0007
Owners: Parkbridge Lifestyle Communities Inc., Inc. No A0083070
City of Kelowna

Address: 1511 Tower Ranch Drive
1501 Tower Ranch Drive
Applicant: MMM Group Ltd. (WSP)

Subject: Official Community Plan Amendment and Rezoning Application

Existing OCP Designations: S2RES – Single / Two Unit Residential
S2RESH – Single / Two Unit Residential – Hillside
PARK – Major Park and Open Space (public)
MRL – Multiple Unit Residential (Low Density)

Proposed OCP Designations: S2RES – Single / Two Unit Residential
PARK – Major Park / Open Space (public)
MRL – Multiple Unit Residential (Low Density)

Existing Zones: RU5 – Bareland Strata Housing
RM2 – Low Density Row Housing
P3 – Parks and Open Space

Proposed Zones: RU5 – Bareland Strata Housing
RM2h – Low Density Row Housing (Hillside Area)
P3 – Parks and Open Space

Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0002 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of *the properties as outlined in Schedule A, located as outlined in Schedule A*, from the future land use designations identified in the OCP for the properties from Single / Two Unit Residential – Hillside (S2RESH) to Single / Two Unit Residential (S2RES); from Single / Two Unit Residential – Hillside (S2RESH) to Major Park / Open Space (public) (PARK); from Single / Two Unit Residential (S2RES) to Major Park / Open Space (public) (PARK); from Multiple Unit Residential (Low Density) (MRL) to Single / Two Unit Residential (S2RES); and from Single / Two Unit Residential – Hillside (S2RESH) to Multiple Unit Residential (Low Density) (MRL) as shown on Map “A” attached to the Report from the Community Planning Department dated February 19, 2018, 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 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 February 19, 2018;

THAT Rezoning Application No. Z17-0007 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of *the properties as outlined in Schedule A, located as outlined in Schedule A*, from RU5 – Bareland Strata Housing to P3 – Parks and Open Space; from P3 Parks and Open Space to RU5 – Bareland Strata Housing; from RM2 – Low Density Row Housing to RU5 – Bareland Strata Housing; from RM2 – Low Density Row Housing to RM2h – Low Density Row Housing (Hillside); from RU5 – Bareland Strata Housing to RM2h – Low Density Row Housing (Hillside) as shown on Map “B” attached to the Report from the Community Planning Department dated February 19, 2018, be considered by Council;

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

1.0 Purpose

To amend the Official Community Plan to change the future land use designation, and rezone the subject properties, to facilitate the revised development plan for the subject property and proposed additional area for Tower Ranch Mountain Park.

2.0 Community Planning

Community Planning supports the proposed OCP and Zone amendments. Staff have worked with the applicant to avoid and mitigate impacts to the natural environment and hazardous condition areas of the subject property. Of note with respect to the OCP Amendment is that the plan:

- Reflects land designations that better protect Industry Brook and significant grassland rocky knolls;
- Reflects a proposed property transfer between the development property and Tower Ranch Mountain Park to better achieve the protection of Industry Brook and associated significant grassland areas; and
- Corresponds with the City’s natural open space/park objectives.

The applicant has a current application with the City for a Natural Environment / Hazardous Conditions Development Permit for the remainder of this property. A No-Build / No-Disturb Restrictive Covenant will be required prior to subdivision for natural and hazardous condition areas that remain on the subject property. The new concept plan achieves several objectives of the Official Community Plan, including:

- Public space;
- Retention of natural areas;
- Linear Parks;
- Pedestrian linkages; and
- Designing for people and nature.

The amendments will align the locations of RU5 Bareland Strata Housing and RM2h – Low Density Row Housing (Hillside) to align with the applicant’s development plan.

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

3.0 Proposal

3.1 Background

At the time of current OCP (approved in May 2011), the subject properties were owned by a previous developer. The configuration of future land use designations was designed in accordance with the previous concept plan.

In 2012, Tower Ranch Lots 3, 4 and 6 were purchased by Parkbridge Lifestyle Communities Inc. (Parkbridge). Parkbridge develops communities based on a life lease concept, whereby the owner developer maintains ownership and management through the life of the development. As the future land use plan was designed by a previous developer, Parkbridge has an interest in amending the configuration of the future land uses to align with their vision. The proposed OCP Amendment has been designed in accordance with their concept plan, as well as geotechnical and environmental assessments. Additional dedication for park area will be designated as 'Park' with this proposal and be transferred to the City through dedication at subdivision. In addition, the plan accommodates additional road dedication which will provide improved public access and lot frontage to Tower Ranch Mountain Park.

The Agricultural Land Commission approved the golf course and residential development for Tower Ranch through a number of resolutions, the most recent of which was Resolution #498/2006.

3.2 Site Context

The site is located on the upper McCurdy Bench in the Rutland OCP Sector of the City. The Tower Ranch Golf Course lies to the west of the subject property. Solstice Phases I and II are currently being developed and are owned by the applicant, and offered through long term lease agreements.

Tower Ranch Mountain Park lies to the south of the development property. Residential properties are further to the northwest, along Tower Ranch Boulevard and Split Rail Place, and more residences are being developed north of Tower Ranch Boulevard.

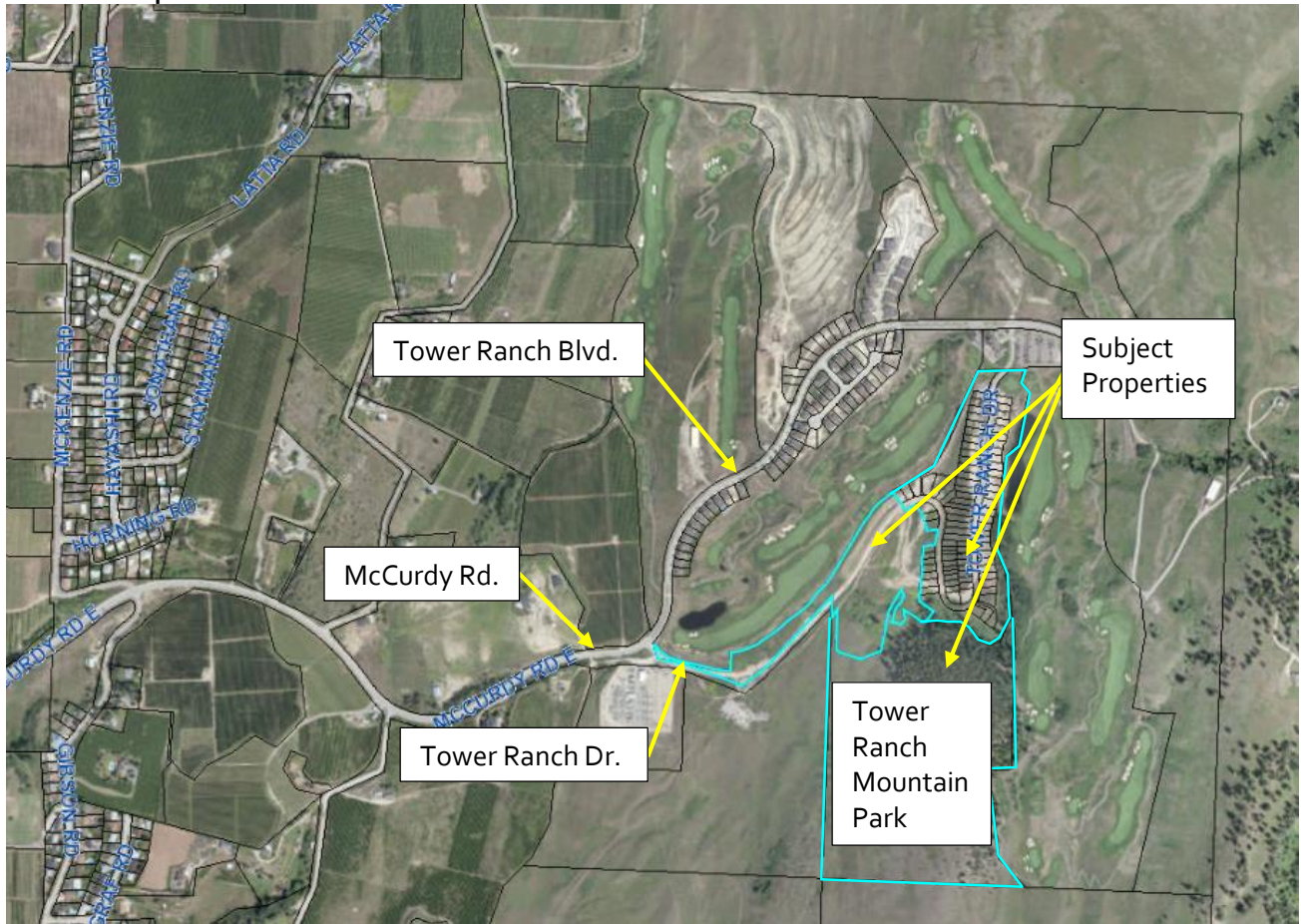
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space P3LP – Parks and Open Space w/ Liquor Primary Clubhouse	Golf Course Golf Course Clubhouse
East	P3 – Parks and Open Space	Golf Course
South	A1 – Agriculture 1 / P3 – Park & Open Space	Rural Residential / Park / Hydro Transfer Station
West	P3 – Parks and Open Space	Golf Course

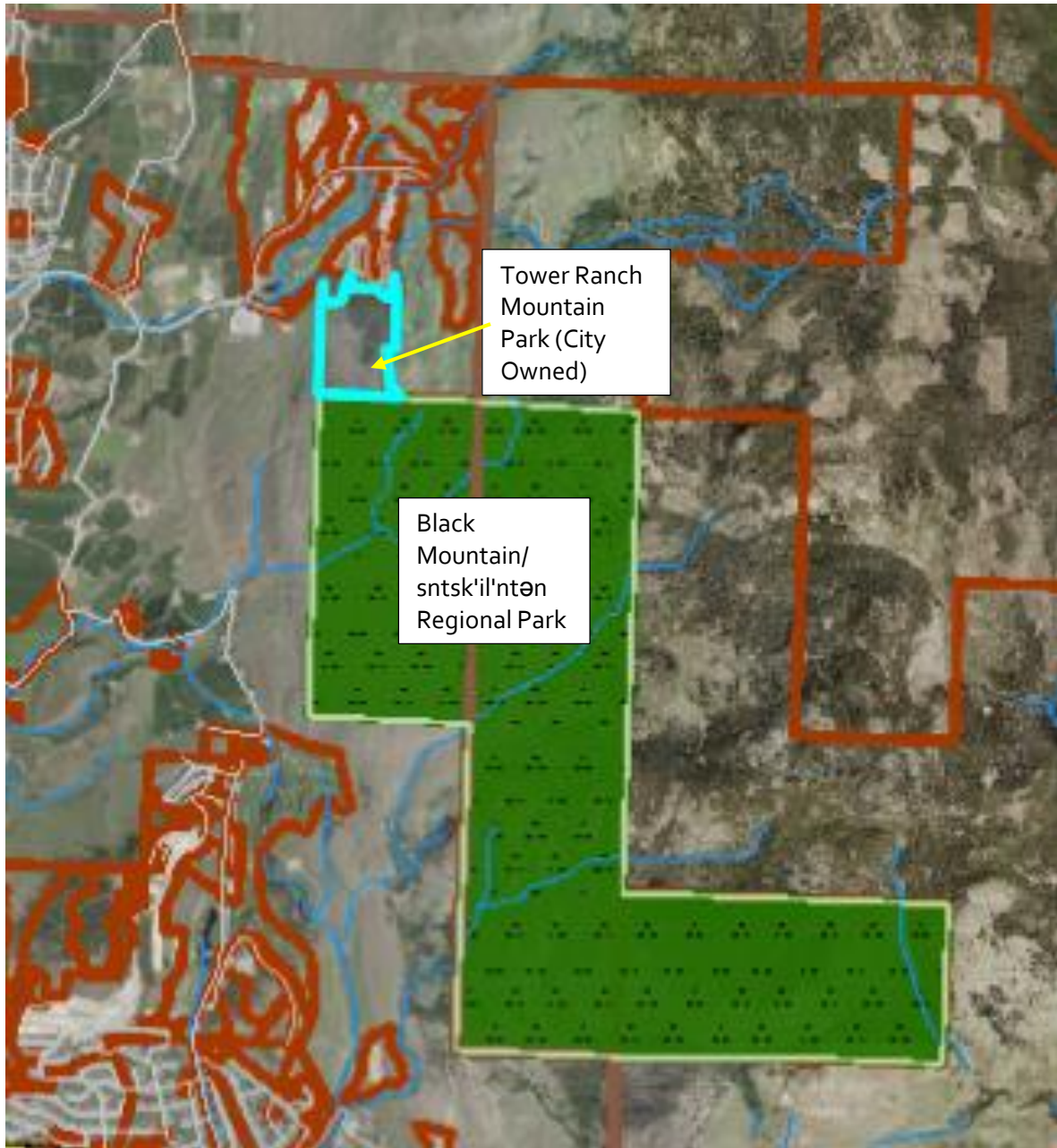
Subject Properties Map



Context Map



Tower Ranch Mountain Park



Note* RDCO Park Map ¹

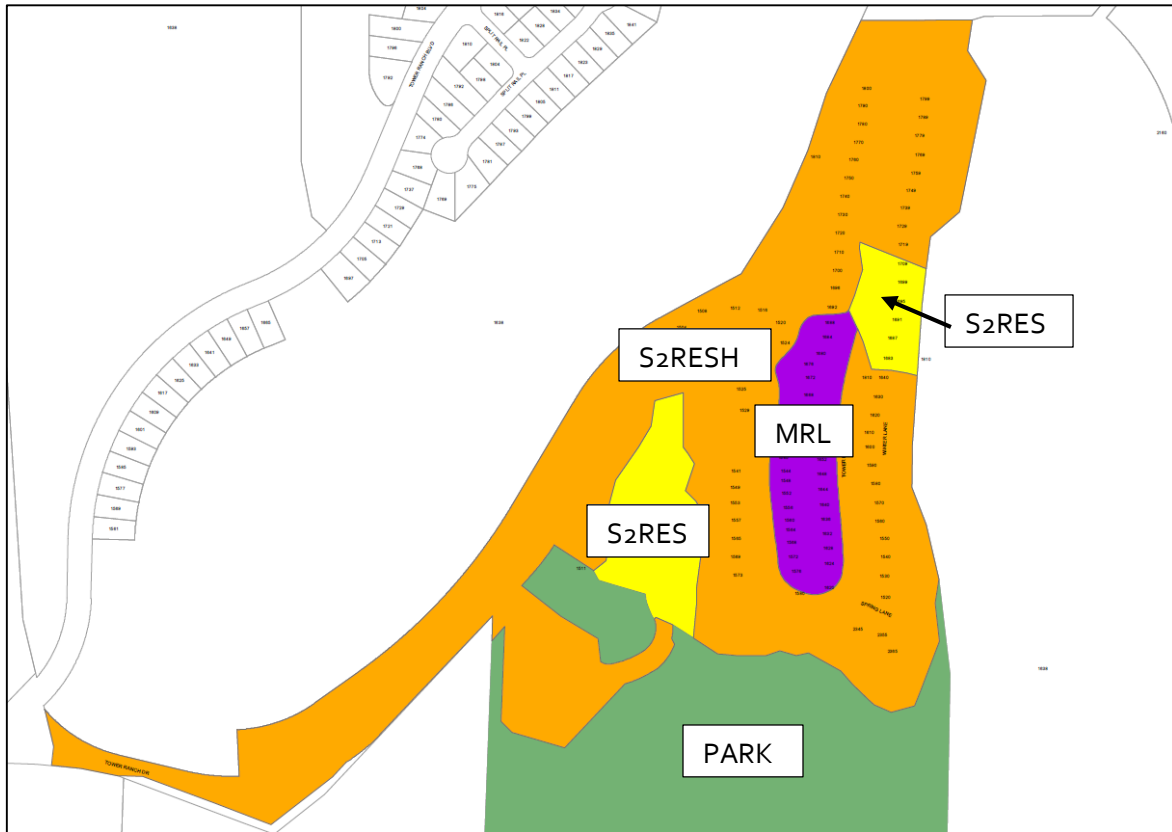
3.3 Project Description

The OCP Amendment will designate the bareland strata lots area to S2RES – Single and Two Unit Residential. It will refine the area of MRL – Multiple Unit Residential (Low Density) MRL for the row housing units to align with the development plan. It will also designate the proposed additional dedicated park area as PARK.

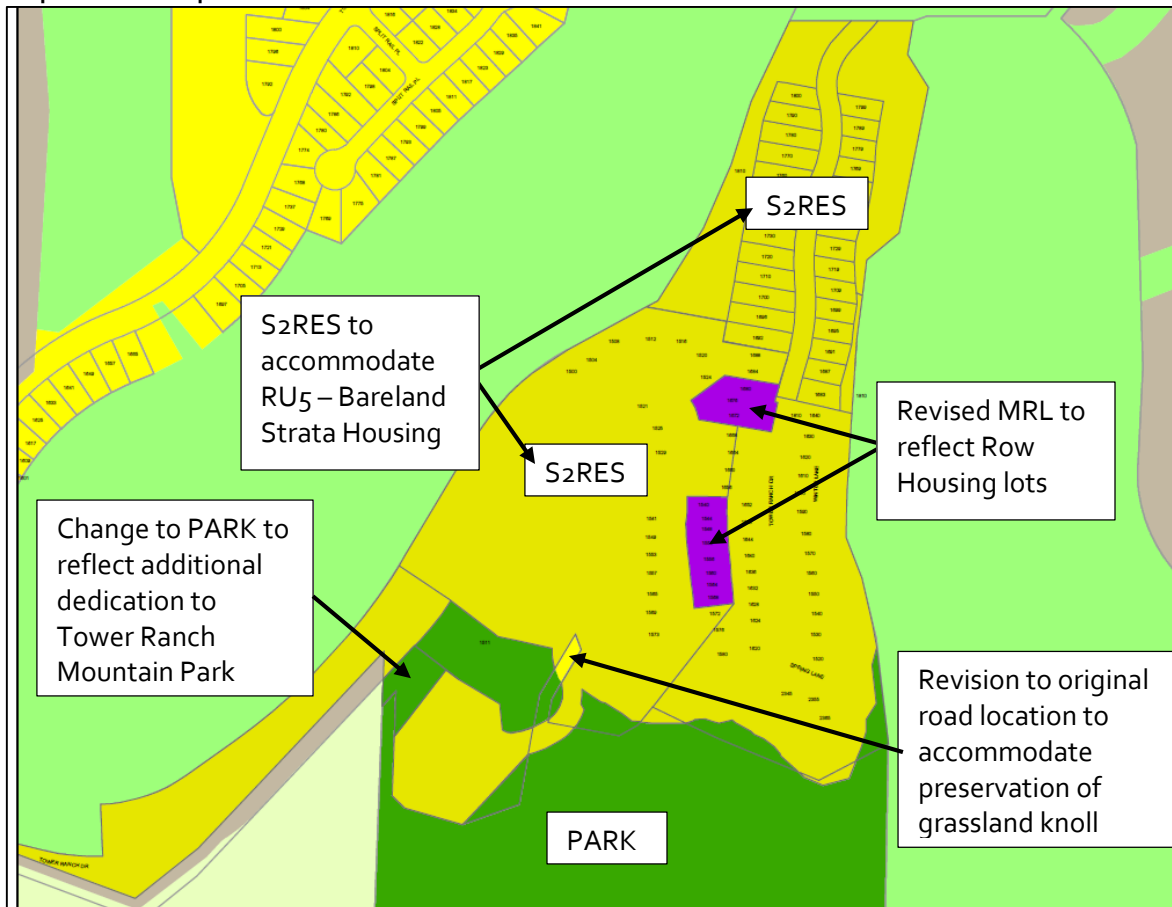
The zoning amendments will re-designate the locations of RU5 Bareland Strata Housing and RM2h – Low Density Row Housing (Hillside) to align with the applicant's development plan. In addition, the additional park area will be designated P3 – Parks and Open Space. See Conceptual Maps A and B, below, and detailed Maps A and B, attached.

¹ RDCO, 2017. Park Maps https://www.rdcogis.com/GIS_App/RDCO_GIS_App.html

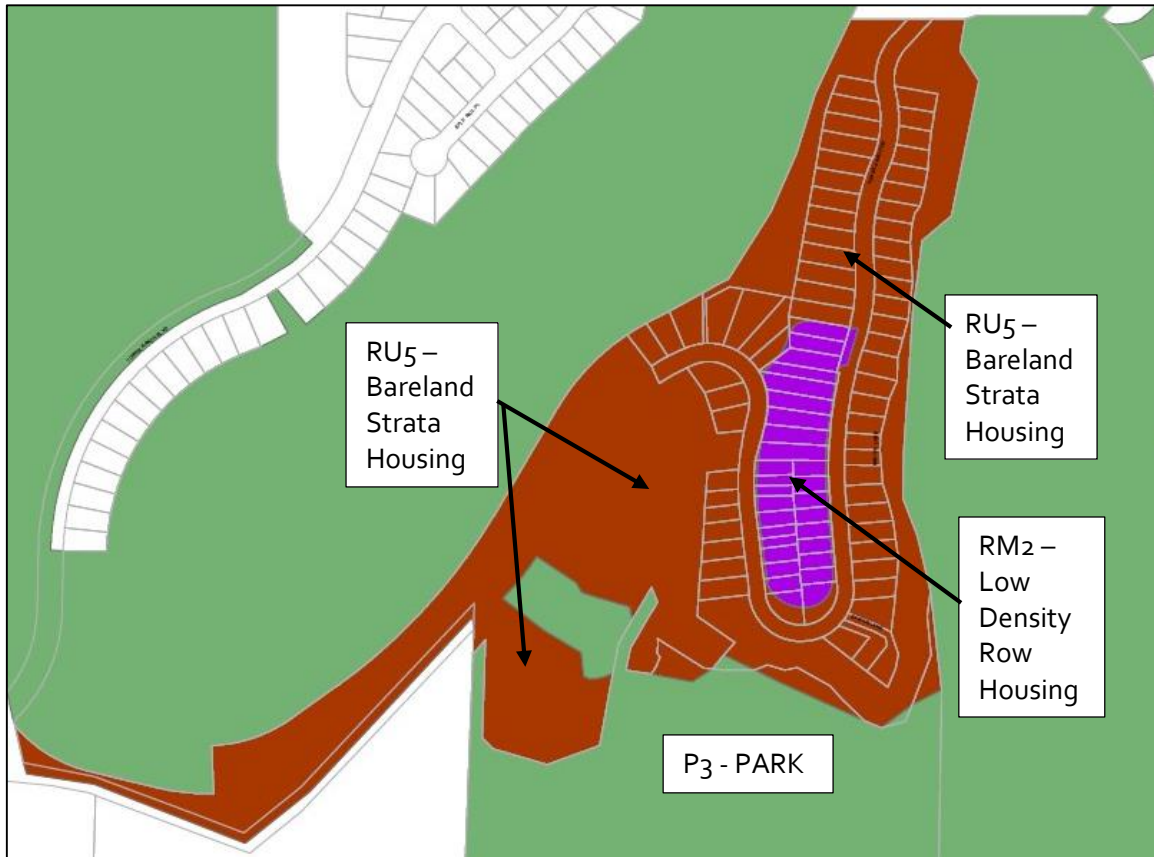
Map A – OCP Existing



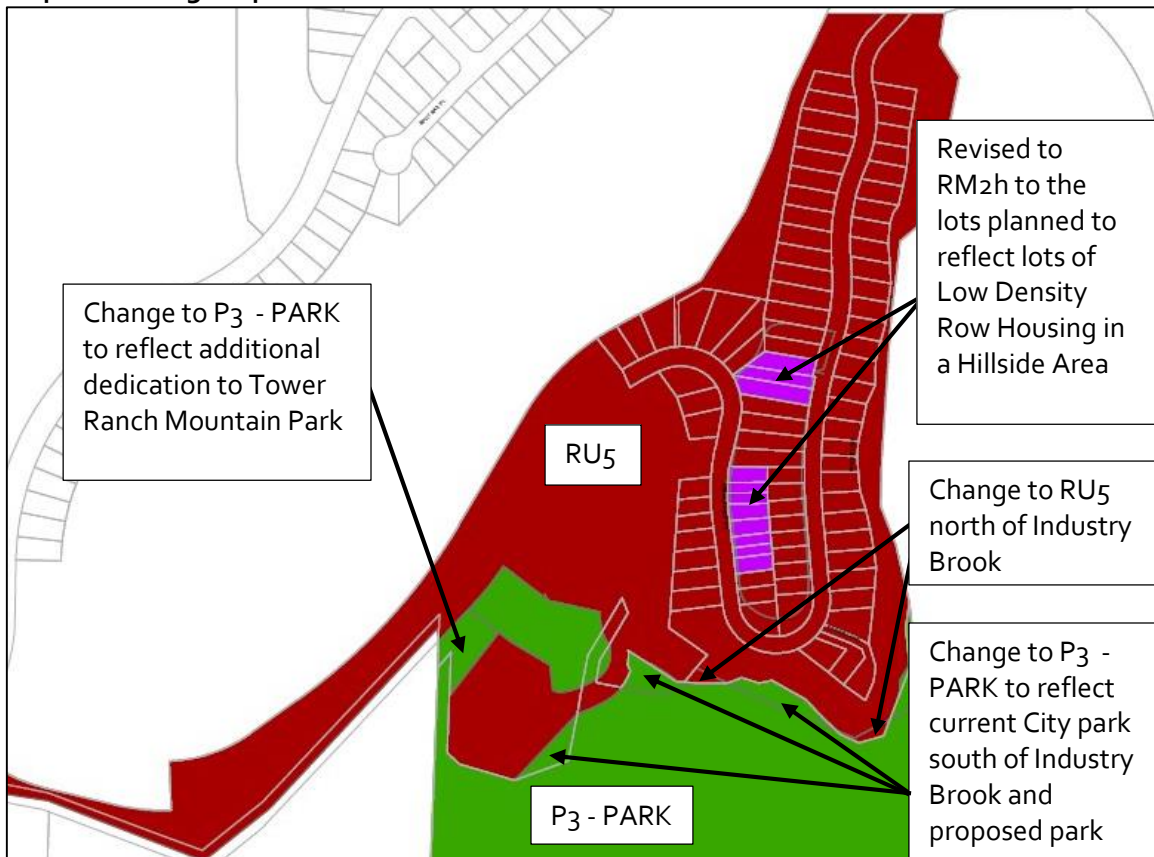
Map B – OCP Proposed



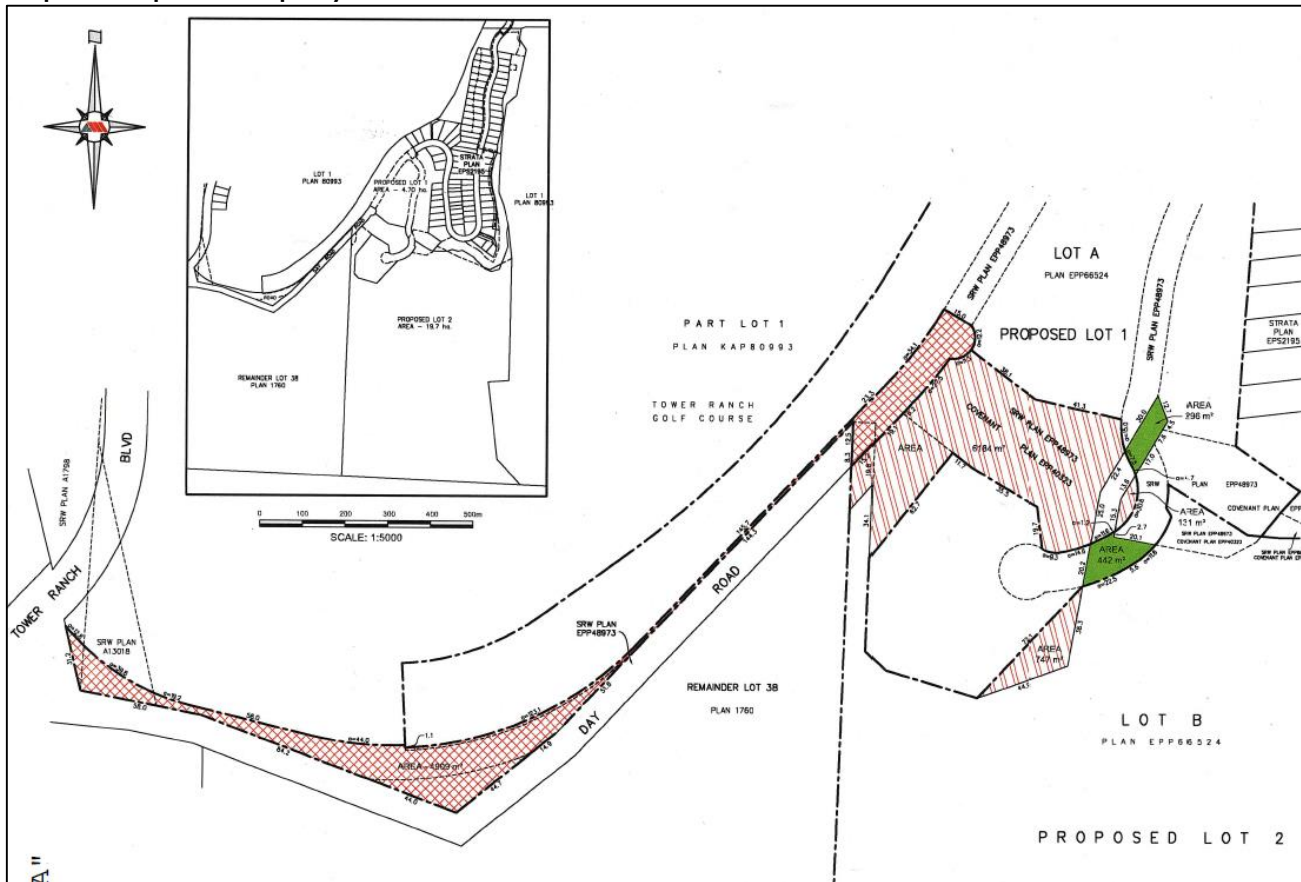
Map C – Zoning Existing



Map D – Zoning Proposed



Map E – Proposed Property Transfer and Road Dedication



LEGEND

Transfer to City of Kelowna (Fee Simple)	
Transfer to Parkbridge (Fee Simple)	
Transfer to City of Kelowna (Road Dedication)	
Proposed Boundary	
Existing Lot Boundary	
Existing Covenant and Right of Way Boundary	

4.0 Public Notification

Staff understands that the applicant has undertaken public notification in accordance with Council Policy #367. This included delivering a letter, including a map of the proposed OCP Amendments to neighbouring residents. The record of public notification was received on August 11, 2017.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Steep Slopes.² Prohibit development on steep slopes (+30% or greater for a minimum distance of 10 metres) except where provided for in ASPs adopted or subdivisions approved prior to adoption of OCP Bylaw 10500.

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

Design for People and Nature.³ Structure new neighbourhoods around parks, pedestrian and bike routes, open spaces, and environmental areas, rather than around roadways and cars.

Develop parkland to respond to user needs.⁴ Design parks to meet the needs of a variety of user groups, including families, youth, and seniors.

6.0 Technical Comments

6.1 Development Engineering Department

- a) All offsite infrastructure and services upgrades are addressed in the Subdivision Application Engineering Report under file S14-0045.
- b) Statutory Rights of Way are required over the storm drainage system as per the Storm Water Management Plan.

7.0 Application Chronology

Date of Complete Application Received:	January 26, 2017
Date of Circulation Comments Received:	April 5, 2017
Date Public Consultation Completed:	August 11, 2017

Report prepared by: Melanie Steppuhn, Land Use Planner

Reviewed by Approved for Inclusion: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Bylaw No. 11488 - Schedule A Map A – OCP Amendment OCP17-0002
Bylaw No. 11489 - Schedule B Map B – Zoning Amendment Z17-0007
Subdivision Plan – 1511 Tower Ranch Drive
Development Engineering Memo (Feb. 22, 2017)

³ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 7.16 (Infrastructure).