

REPORT TO COUNCIL



Date: February 15, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (DB)

Application: OCP14-0018 / Z14-0033 **Owner:** Lakeside Communities Inc.
Inc. No. A57531

Address: 1855 Bennett Rd
1005 Clifton Rd N **Applicant:** MMM Group Ltd.
(E OF) Paly Rd

Subject: Z14-0033 / OCP14-0018 - Supplemental Report

Existing OCP Designation: Single / Two Unit Residential, Major Park & Open Space, Future Urban Reserve

Proposed OCP Designation: Single / Two Unit Residential, Major Park & Open Space, Future Urban Reserve

Existing Zone: A1 - Agriculture 1, P4 - Utilities

Proposed Zone: RU1H - Large Lot Housing Hillside, P3 - Parks and Open Spaces

1.0 Recommendation

THAT Council receives, for information, the Report from the Community Planning Department dated February 15, 2016 with respect to Rezoning Application No. Z14-0033 and Official Community Plan Amendment Application No. OCP14-0018 for the properties located at 1855 Bennett Road, 1005 Clifton Road N, and (East of) Paly Road;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the purpose of Council Policy No. 367, as outlined in the Report from the Community Planning Department dated February 15, 2016;

AND THAT Bylaw No. 11160 be forwarded for amendment consideration;

AND FURTHER THAT Official Community Plan Amending Bylaw and the Zone Amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To provide a summary of the public notification required as part of Council Policy 367 and to forward the Zone Amending Bylaw to a Public Hearing for further consideration.

3.0 Community Planning

3.1 Background

On October 19, 2015, initial consideration was granted by Council to amend the Official Community Plan Future Land Use Designation (OCP14-0018) and to rezone portions of the subject properties (Z14-0033) in order to accommodate the development of a single family subdivision.

One of Council's requirements was that the applicant is to hold a public information session in accordance with Council Policy #367 following Council's consideration of the road safety improvement options (Requirement of Council Resolution R591/14/0811) prior to a public hearing. This requirement has now been fulfilled by the applicant and the public notification and consultation is complete.

The applicant mailed out approximately 650 notifications explaining the proposal and inviting residents to participate at a Public Information Session which was held on December 2nd, 2015. The public information session was also advertised in the local newspaper. The information session was held at the Jewish Community Association (located at 102 Snowsell St N, Kelowna, BC) between the hours 3:30-7:30 and the developer, consultants, and City Staff were all in attendance (See Schedule A).

Through the public information process, a mapping error was discovered on the proposed Official Community Plan Future Land Use map. The error was at the north west portion of the subject property. There was an arrow pointing at the existing park lot suggesting that the Future Land Use would be changed from Major Park and Open space (PARK) to Single/Two unit Residential Hillside (S2RES). This arrow has now been removed (See Amended Map A1 - OCP Amendment).

4.0 Application Chronology

- October 14, 2010 - North Clifton Area Structure Plan application
- July 11, 2011 - Council authorizes the preparation of the Area Structure Plan
- June 23, 2014 - Initial consideration of the North Clifton Area Structure Plan
- July 15, 2014 - Council Adopts North Clifton Area Structure Plan
- October 19, 2015 - Initial Consideration of OCP and Zoning amendment
- November 10, 2015 - Public Notification Mailouts Distributed
- December 2, 2015 - Public Information Session Held

Report prepared by:

Damien Burggraeve, Land Use Planner

Reviewed by:

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Todd Cashin, Suburban and Rural Planning Manager

Approved for Inclusion:

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Ryan Smith, Community Planning Department Manager

Attachments:

- Schedule A - Public Consultation Package
- Schedule B - Original Map A1 - OCP Amendment
- Schedule C - Amended Map A1 - OCP Amendment