

# REPORT TO COUNCIL



**Date:** March 18<sup>th</sup> 2019

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (WM)

**Application:** OCP18-0020/Z18-0113      **Owner:** 0971205 B.C LTD., Inc. No. BC0971205

**Address:** 3200 Via Centrale      **Applicant:** David Sargent

**Subject:** Rezoning and Official Community Plan Amendment Application

Existing OCP Designation: REC - Private Recreation

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

Existing Zone: P3LP-Parks and Open Space (Liquor Primary)

Proposed Zone: RM3 – Low Density Multiple Housing

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## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0020 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation for a portion of Lot A Sections 14, 15, 22 and 23 Township 23 ODYD Plan KAP56201 Except Plans KAP68068 and KAP80682 located at 3200 Via Centrale, Kelowna, BC from the REC – Private Recreation designation to the MRL – Multiple Unit Residential (Low Density) designation, as shown on Map “A” attached to the Report from the Community Planning Department dated March 18<sup>th</sup> 2019 be considered by Council;

THAT Rezoning Application No. Z18-0113 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classifications for a portion of Lot A Sections 14, 15, 22 and 23 Township 23 ODYD Plan KAP56201 Except Plans KAP68068 and KAP80682 located at 3200 Via Centrale, Kelowna, BC from P3LP – Parks and Open Space (Liquor Primary) to RM3 – Low Density Multiple Housing, as shown on Map “B” attached to the Report from the Community Planning Department dated March 18<sup>th</sup>,2019 be considered by Council;

AND THAT the Official Community Plan Amendment and Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

## **2.0 Purpose**

To amend the Official Community Plan designation from REC – Private Recreation to the MRL – Multiple Unit Residential (Low Density) rezone the subject property from P3LP – Parks and Open Space (Liquor Primary) to RM3 – Low Density Multiple Housing.

## **3.0 Community Planning**

Community Planning Staff are recommending support for the proposed OCP and Rezoning amendments to facilitate a future town house development. The proposed amendments are consistent with the objectives and policies of the OCP. The project involves redevelopment of currently under-utilized urbanized land. The proposed use is compatible with the existing neighbourhood. The proposed townhouse development would result in an increase in residential density in an appropriate location of the City as the subject property is located within the permanent growth boundary and will be able to utilize existing infrastructure such as water and sewer.

## **4.0 Proposal**

### **4.1 Background**

The subject property is currently part of the Quail golf course. The proposal is to develop a 1.12 ha portion of the lot to create 23 townhouse units in row house and duplex configuration. The golf course would be reconfigured. 3200 Via Centrale and the adjacent properties were originally developed under the Quail Ridge Area Structure Plan. This property was previously zoned CD6 – Comprehensive Development zone which allowed for a wide range of uses including multi-family residential uses. Of the original Area Structure Plan density allocated to Quail Ridge, approximately 100 units remain (less the proposed development). Through a city directed initiative CD6 zone was replaced with standard zones for clarity and consistency. The existing residential areas are zoned a mix of RU1 – Large Lot Housing, RM3-Low Density Multiple Housing, RM5 – Medium Density Multiple Housing, RU5 –Bareland Strata Housing. The golf-course lot is zoned P3LP-Parks and Open Space (Liquor Primary). This property is located within the Urban Design Comprehensive Development Permit Area and the Natural Environment Development Permit Area.

### **4.2 Site Context**

The proposed area is located within the Permanent Growth Boundary, and is fully serviced. The subject property's location has walkable access to the Quail golf course, and a short vehicle commute to the Kelowna International Airport, and the University of British Columbia Okanagan Campus. The subject property has a Walk Score of 17 as almost all errands require a car, in addition there are few transit stops near the subject property. The subject area is not located within the Agricultural Land Reserve (ALR) however the rest of the golf-course property is located with the ALR.

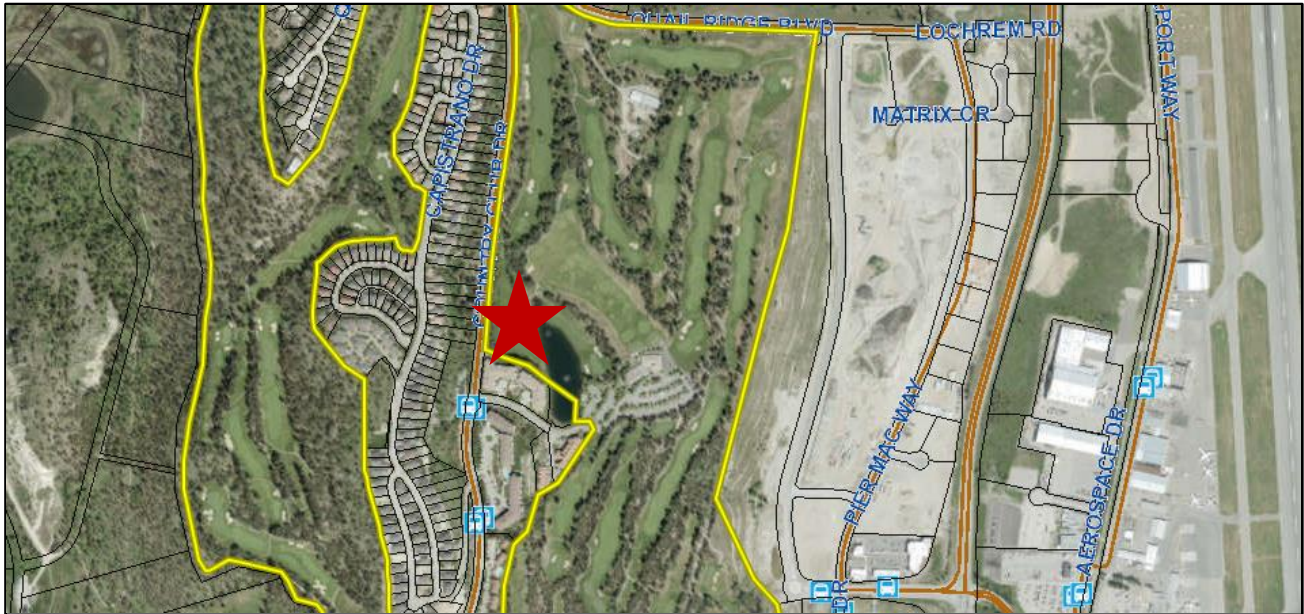
### **4.3 Proposal**

The proposal to amend the OCP to MRL - Multiple Unit Residential (Low Density) and rezone to RM3 – Low Density Multiple Housing is meant to allow for a future town home development. A subdivision application has been submitted to subdivide the subject area from the golf-course. A development permit application has not yet been submitted.

Conceptual plans have been provided showing that if the OCP and Zoning Bylaw amendments were approved the plan would be to create 23 unit townhouse development with a mix of duplex, triplex, 4-plex and 6-plex type buildings. The proposed RM3 zone allows for row-housing and semi-detached housing up to 3 storeys in height. The development concept is consistent with the proposed OCP designation of MRL –

Multiple Unit Residential as this destination is meant to accommodate townhouses with a density consistent with provisions of the RM3 zone.

**Subject Property Map: 3200 Via Centrale**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

Policy 5.2.3 to meet the objective of developing sustainably supports a mix of uses within Kelowna’s suburbs in accordance with ‘smart growth’ principals including all types of residential uses at appropriate locations and densities. The proposed zone is compatible the surrounding neighbourhood and meets smart growth principals by contributing to a mix of land uses in the area and provides for a more compact building types than single detached houses.

Policy 5.3.2 to meet the objective of focusing development to designated growth areas encourages developing a compact urban form that maximises the use of existing infrastructure. The subject property is located within the permanent growth boundary and will be able to utilize existing infrastructure such as water and sewer.

Policy 5.4.1 to meet the objective of ensuring adherence to form and character, natural environment, hazardous condition and conservation guidelines requires that multiple unit residential developments obtain the applicable Development Permits prior to building permit issuance. This property is located within the Urban Design Comprehensive Development Permit Area and the Natural Environment Development Permit area.

Policy 5.3.9 to meet the objective of ensuring all development is consistent with the vision, goals and objectives of the OCP development applications that require an OCP amendment are evaluated on the basis of the extent to which they comply with underlying OCP objectives, this proposed development meets the applicable objectives of the OCP, specifically the property is serviced with water and City sanitary sewer, the project involves redevelopment of currently under-utilized urbanized land, and the proposed use is compatible with the existing neighbourhood.

## **6.0 Technical Comments**

### 6.1 Development Engineering Department

- Refer to Development Engineering Memo dated November 29, 2018.

## **7.0 Application Chronology**

Date of Application Received: November 19, 2018

Date Public Consultation Completed: January 3<sup>rd</sup>, 2019

Report prepared by: Alex Kondor, Planner Specialist/ Wesley Miles, Planner Specialist

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

### **Attachments:**

Attachment 1: Conceptual Site Plan/Elevations

Attachment 2: Application Letter

Attachment 3: Development Engineering Memo

Map A: OCP Amendment

Map B: Zoning Bylaw Amendment