REPORT TO COUNCIL

Date:	May 6, 2019		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (WM)		
Application:	OCP18-0014/Z18-0070	**Owner:**	Glenwest Properties Ltd., Inc.No. C0889227
Address:	1550 Union Road	**Applicant:**	Glenwest Properties Ltd.
Subject:	Rezoning and Official Community Plan Amendment Application		
Existing OCP Designation:	COMM – Commercial & MRM – Multiple Unit Residential (Medium Density)		
Proposed OCP Designation:	MRL – Multiple Unit Residential (Low Density)		
Existing Zones:	RM2 – Low Density Row Housing RM5 – Medium Density Multiple Housing P3 – Parks and Open Space		
Proposed Zone:	RM3 – Low Density Multiple Housing		

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0004 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation for portions of Lot 4 Section 9 Township 23 ODYD Plan KAP86750 located at 1550 Union Road, Kelowna, BC from the COMM – Commercial and MRM – Multiple Unit Residential (Medium Density) 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 May 6th, 2019 be considered by Council;

THAT Rezoning Application No. Z18-0070 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classifications for portions of Lot 4 Section 9 Township 23 ODYD Plan KAP86750 located at 1550 Union Road, Kelowna, BC from the RM2 – Low Density Row Housing, RM5 – Medium Density Multiple Housing and P3 – Parks and Open Space zones to RM3 – Low Density Multiple Housing, as shown on Map "B" attached to the Report from the Community Planning Department dated May 6th, 2019 be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated May 6th, 2019;

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

2.0 Purpose

To amend the Official Community Plan designation from COMM – Commercial and MRM – Multiple Unit Residential (Medium Density) to the MRL – Multiple Unit Residential (Low Density) and rezone the subject property from RM2 – Low Density Row Housing, RM5 – Medium Density Multiple Housing and P3 – Parks and Open Space to RM3 – Low Density Multiple Housing to accommodate a 61 unit townhome development.

3.0 Community Planning

Community Planning Staff are recommending support for the proposed OCP and Rezoning amendments to facilitate a future townhouse development. The proposed amendments allow for a reduction in permitted density however are consistent with the objectives and policies of the OCP and the revised Wilden Village neighborhood plan. The proposed development is considered compatible with the existing neighborhood and the surrounding environmentally sensitive areas including Still Pond.

4.0 Proposal

4.1 Background

The subject property is within the Glenmore Highlands ASP area, adopted by Council in April 2000. The Wilden development team also has an active application to redesignate and rezone (OCP17-0023 & Z17-0098) the Wilden Village neighborhood to the west. In conjunction, the proposal for this site is to down zone and develop the 2.39 ha property to create 61 townhouse units in row house configuration. The property was originally proposed for higher density residential and commercial centre prior to the revision of the Wilden Village neighborhood. As part of that overall change, the proposal for lower density residential is seen to fit more sensitively within the overall neighborhood as well as the physical characteristics of the site including Still Pond and Still Pond Park. The potential loss of commercial area is to be transferred west across Union Road as part of the updated Wilden Village neighborhood plan.

4.2 Project Description

The proposal is to amend the OCP to MRL – Multiple Unit Residential (Low Density) and rezone to RM3 – Low Density Housing to accommodate future townhome development. Staff are also tracking a Form and Character Development Permit, a Natural Environment Development Permit and a Development Variance Permit for an over height retaining wall.

The 'Wilden Pondside Landing' is a multi-unit residential development consisting of 61 units in row house form separated into eleven buildings. There is a 15 m Riparian Area setback next to Still Pond and wildlife corridor area at the south end of the property. These areas are protected by restrictive covenants and will remain undisturbed with the exception of a pedestrian trail which will connect from the south to Union Road.



4.3 Site Context

The proposed area is located within the Permanent Growth Boundary, and is fully serviced. The subject property's location is 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 2 as almost all errands require a car, in addition there are few transit stops near the subject property.

Subject Property Map: 1550 Union Road



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 with the surrounding

neighbourhood and meets smart growth principals by contributing to a mix of land uses in the area and provides for 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 maximizes 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 July 16, 2018.

7.0 Application Chronology

Date of Application Received: June 21, 2018
Date Public Consultation Completed: March 13, 2019

Report prepared by: Wesley Miles, Planner Specialist
Reviewed by: Dean Strachan, Suburban and Rural Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Conceptual Site Layout/Elevations
Attachment A: Development Engineering Memorandum
Attachment B: Applicant Rationale Letter
Map A: OCP Amendment
Map B: Zoning Bylaw Amendment