

REPORT TO COUNCIL



Date: May 27, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: OCP19-0002 & Z19-0041 **Owner:** Springdale Properties Ltd., INC.
No. BCo864963

Address: 330 Valley Road **Applicant:** Kent Macpherson

Subject: OCP Amendment & Rezoning Applications

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

Proposed OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: A1 – Agriculture 1

Proposed Zone: RM3 – Low Density Multiple Housing, RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP19-0002 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158), located at 330 Valley Road, Kelowna, BC from the MRL – Multiple Unit Residential (Low Density) designation to the MRM – Multiple Unit Residential (Medium Density) designation, as shown on Map “A” attached to the Report from the Community Planning Department dated May 13, 2019, 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 May 13, 2019;

THAT Rezoning Application No. Z19-0014 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158), located at 330 Valley Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zone as shown on Map “B” attached to the Report from the Community Planning Department dated May 13, 2019, 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 May 13, 2019;

AND FURTHER THAT final adoption of the Official Community Plan Map Amending Bylaw and 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 to change the future land use designation and to rezone the subject property to facilitate the development of townhouses and supportive housing.

3.0 Community Planning

The applicant is requesting an Official Community Plan amendment from MRL – Multiple Unit Residential (Low Density) to MRM – Multiple Unit Residential (Medium Density) and rezoning from A1 – Agriculture 1 to the RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing. Staff supports the Official Community Plan (OCP) amendment and the rezoning applications to facilitate the development of 30 townhouses and 158 supportive housing (senior's Independent living) on the subject 4.59 acre site.

The subject property is located within a village centre and in close proximity to several other similar scale multi-family projects. It is within walking distance of the shops and services along Kane Rd and immediately across from the developing Glenmore Recreation Park. As such, staff recommend that this subject property is an appropriate location for the proposed townhouse and supportive housing property which general contributes to the OCP goal of densifying Kelowna's urban areas.

The multi-family development to the North triggered the partial construction of Glenpark Drive. The subject application would require the remaining portion of Glenpark Drive to be constructed to provide the primary site access for both the townhouses and the supportive housing projects.

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 Wednesday, February 20, 2019.

4.0 Proposal

4.1 Project Description

Supportive Housing (RM5)

The subject property will be subdivided into two titled lots. The south parcel will be for supportive housing (senior's independent living) and will include 158 independent living units. The building will have numerous amenities for the residents. The development provides 127 parking stalls with 64 in structured underground parking and the remaining at grade at the rear of the parcel with access from Glenpark Drive. A secondary access to the site from Valley Road is limited to visitor parking, loading and emergency vehicles.

Townhouses (RM3)

The north parcel will be for the development of 30 townhomes. The owners are working closely with the NOW Canada Society and the Kelowna Women's Shelter to help meet this housing need. The property will be leased to the Society with a restrictive covenant registered on title to ensure the tenure is secured.

The units facing onto Glenpark Drive have ground-oriented front entries with direct access to the street. This aids in providing a pedestrian friendly street realm. The units will range in size from one to four bedrooms to provide a variety of housing options. The site will have an amenity building, a playground and a community garden.

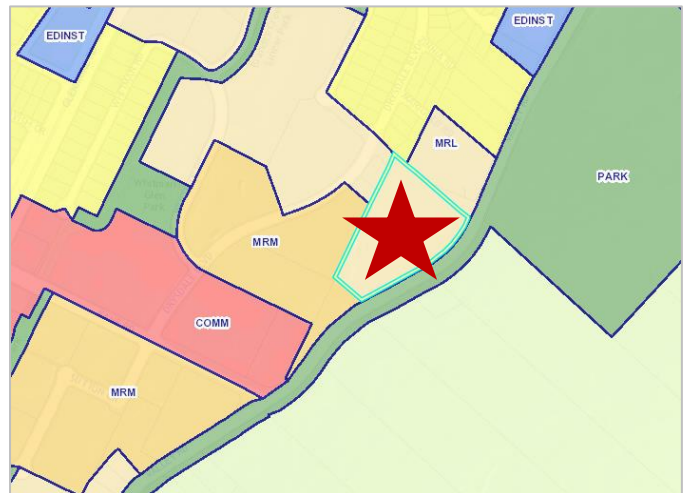
4.2 Site Context

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.

Context Map:



Future Land Use:



Subject Property Map: 330 Valley Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ 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.

Healthy Communities.² 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.³ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

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 January 14, 2019.

7.0 Application Chronology

Date of Application Received: January 11, 2019

Date Public Consultation Completed: February 20, 2019

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion by: Ryan Smith, Community Planning Department Manager

Attachments:

Map A: Proposed OCP Amendment Map (OCP19-0002)

Map B: Proposed Zoning Amendment Map (Z19-0041)

Attachment A: Development Engineering Memorandum

Attachment B: Site Plan

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).