

# REPORT TO COUNCIL



**Date:** April 20, 2020

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** TA19-0020

**Owner:** Kettle Valley Holdings Ltd.

**Applicant:** Stephen Wells

**Subject:** Text Amendment Application

**Existing OCP Designation:** S2ResH – Single / Two Unit Residential - Hillside

**Existing Zone:** Kettle Valley CD-2 -Type VII

**Proposed Zone:** Kettle Valley CD-2 – Type III and IV

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## 1.0 Recommendation

That Zoning Bylaw Text Amendment Application No. TA19-0020 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing Section 18 Schedule 'B' – CD2 Kettle Valley Comprehensive Residential Development Zone as identified in Schedule "A" and outlined in the Report from the Development Planning Department dated April 20, 2020 be considered by Council;

AND THAT the Text Amendment Bylaw be forwarded to a Public Hearing for further consideration;

## 2.0 Purpose

To consider a Text Amendment application to the Kettle Valley CD-2 zone, for 5533 Mountainside Drive to go from the Kettle Valley CD-2 Type VII to the Kettle Valley CD-2 Type III and IV to accommodate a future subdivision.

## 3.0 Development Planning

Development Planning Staff are recommending support for the proposed rezoning amendment to accommodate a future subdivision. The subject property is designated S2Res – Single / Two Unit Residential in the Official Community Plan (OCP) and is with the Permanent Growth Boundary. The proposal is generally consistent with the OCP, the intent of the Kettle Valley Comprehensive Development Zone and general hillside development patterns in the City. The proposed units and development form provides a variety of housing types within the Kettle Valley area and fits in well with the existing neighbourhood.

The intent of the current Type VII development type is to provide for “Cluster Estate” units in a strata format allowing single family, semi-detached and multifamily (up to 4 units) housing. Given the sites existing topography and the surrounding development composition staff believe the proposed changed will integrate better into the existing neighborhood which is primarily single family. Public access to the existing parkland to the north will be achieved off the end of the cul-de-sac to maintain trail connections through the area.

In addition, the Type VII development type will be removed in entirety from the CD2 zone as there is no existing or proposed development that utilizes this form of housing.

#### **4.0 Proposal**

##### **4.1 Project Description**

The applicant has applied for a text amendment to accommodate a future subdivision which will be accessed from Mountainside Drive. The current proposal shows 34 single family lots. The subdivision would be accessed by a municipal road, splitting into two dead roads with cul de sac turn arounds. Given the topography of the site, the proposal is not anticipated to have significant cut or fill slopes or large retaining walls.

##### **4.2 Site Context**

The subject property is located in the South Okanagan Mission City Sector and accessed from Mountainside Drive. The surrounding neighborhood is primarily single family residential to the west across Mountainside Drive and dedicated park land to the north. Directly adjacent south of the property is a vacant RH3 zoned parcel. Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	CD-2 Kettle Valley Comprehensive Development Zone	Park and Open Space
East	CD-2 Kettle Valley Comprehensive Development Zone	Single Family Residential
South	RH3 – Hillside Cluster Housing	Vacant
West	RH3 – Hillside Cluster Housing	Vacant

**Subject Property Map: 5533 Mountainside Drive**



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

**Chapter 5: Development Process**

**Objective 5.2 Develop Sustainably**

*Policy .3 Complete Suburbs.* Support a mix of uses within Kelowna's suburbs, in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City, at appropriate locations, including commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

*Policy .5 Integrated Land Use.* Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.

**5.0 Technical Comments**

**5.1 Development Engineering Department**

- Refer to Development Engineering Memo dated December 17, 2019.

## **6.o Application Chronology**

Date of Application Received: November 28, 2019

Date Public Consultation Completed: March 13, 2020

**Report prepared by:** Wesley Miles, Acting Community and Development Planning Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments**

Schedule A: CD2 – Text Amendments

Schedule B: Development Engineering Memo

Attachment A: Site Map & Conceptual Layout