

REPORT TO COUNCIL



Date: May 25th, 2020

To: Council

From: City Manager

Department: Development Planning Department

Application: OCP20-0008 / Z20-0030

Owner: Glenwest Properties Ltd., Inc.
No. Co889227

Address: (W OF) Union Road and 2025 Begbie Road

Applicant: Cameron Dodd (Wilden)

Subject: OCP Amendment and Rezoning Application

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

Proposed OCP Designation: EDINST – Educational/Major Institutional

Existing Zone: RM3 – Low Density Multiple Housing

Proposed Zone: P2 – Education and Minor Institutional

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0008 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:

a) Lot A Sections 4, 5, 8 and 9 Township 23 ODYD Plan KAP69724 Except Plans KAP71944, KAP73768, KAP75949, KAP78547, KAP80107, KAP81912, KAP85278, KAP86750, EPP24895 and EPP93548, located at 2025 Begbie Road, Kelowna, BC;

b) The North East ¼ of Section 8 Township 23 ODYD Except Plan KAP69724, located at (W OF) Union Road, Kelowna, BC

from MRL – Multiple Unit Residential (Low Density) designation to EDINST – Educational/Major Institutional designations as shown on Map "A" attached to the Report from the Development Planning Department dated May 25th, 2020, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Rezoning Application No. Z20-0030 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classifications of portions of:

- a) Lot A Sections 4, 5, 8 and 9 Township 23 ODYD Plan KAP69724 Except Plans KAP71944, KAP73768, KAP75949, KAP78547, KAP80107, KAP81912, KAP85278, KAP86750, EPP24895 and EPP93548, located at 2025 Begbie Road, Kelowna, BC;
- b) The North East ¼ of Section 8 Township 23 ODYD Except Plan KAP69724, located at (W OF) Union Road, Kelowna, BC

from RM3 – Low Density Multiple Housing zone to the P2 – Education and Minor Institutional zone as shown on Map “B” attached to the Report from the Development Planning Department dated May 25th, 2020, be considered by Council;

AND FURTHER THAT Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To amend the Official Community Plan to change the Future Land Use designation of and to rezone portions of the subject properties to institutional to facilitate the School District’s minimum 6.0 acres site requirement for an elementary school.

3.0 Development Planning

Development Planning Staff are recommending support for the proposed Official Community Plan (OCP) amendment and Rezoning applications to facilitate a future elementary school site. The proposal is consistent with the OCP and meets the intents of the overall Glenmore Highlands ASP and previously adopted Wilden Village Rezoning and OCP amendments. The majority of the subject property has already been rezoned to P2 – Education and Minor Institutional to facilitate the elementary school site, however, the required 6.0-acre site was missed during the original OCP Amendment (OCP17-0023) and Rezoning (Z17-0098) applications. Careful thought and deliberation between staff and the applicant were put into the original Wilden Village Plan, and staff consider this OCP Amendment and Rezoning application to be a minor change to the already adopted plans.

4.0 Proposal

4.1 Background

The site is within the Glenmore Highlands ASP area, adopted by Council in April 2000. The ASP established how the area is intended to develop and includes general plans for land uses, transportation and servicing. The ASP designates the subject site for Mixed-Use, School, Village Single / Multi Family, Clustered Single / Multi Family, and Village Interpretive Area development. The site had an OCP Amendment (OCP17-0023) and Rezoning Application (Z17-0098) adopted by Council June 10th, 2019. These plans established the future Wilden Village and slightly changed the original ASP area plans. Within these plans the Wilden Elementary School was established, however, the School District’s minimum 6.0-acre site requirements were missed.

4.2 Project Description

The proposed school site is part of the proposed Wilden Village neighbourhood. This area is to serve as the hub of services, amenities and activity for the Wilden Area, providing for residents’ day-to-day needs. The area, including the subject property was selected for its ability to serve a range of functions and achieve some higher density development. The subject property was chosen as the future elementary school site in

Wilden Village Plan that was addressed in OCP17-0023 and Z17-0098, however, the area that was Rezoned wasn't large enough to meet the School District's minimum 6.0-acre site requirements. These OCP Amendment and Rezoning applications are to realign the borders of the school site to reach the minimum elementary school site requirements.

4.3 Site Context

The subject property is in the Wilden neighbourhood in the City's Glenmore-Clifton-Dilworth Sector and is within the Permanent Growth Boundary. It is located west of Union Road, just south of Begbie Road. The Wilden Neighbourhood is identified as a Neighbourhood Centre (Glenmore Highlands) and a future Growth Area in the OCP.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|----------------------------------------------------------------------------|--------------------------------------------------|
| North | RM3 – Low Density Multiple Housing | Future Residential Development |
| East | P3 – Park and Open Space & RM2 – Low Density Row Housing | Future Park and Existing Row Housing Development |
| South | RM3 – Low Density Multiple Housing & RM5 – Medium Density Multiple Housing | Future Residential Development |
| West | RM3 – Low Density Multiple Housing & P3 – Parks and Open Space | Future Residential Development & Future Park |

Subject Property Map: (W OF) Union Road & 2025 Begbie Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Policy 5.2.3 *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 5.32.1 *Planning for School Sites*: Ensure the identification of school sites in appropriate locations during the planning of new neighbourhoods or intensification of existing neighbourhoods, based on the size and composition of the projected school age population.

Policy 5.32.5 *Location of Schools*: Plan residential and other new development such that schools (public and private) can be viably operated in central and easily accessible areas such as the City Centre, Town Centres, Highway Centre or Village Centres. Encourage retention of schools, and location of new schools, in central and easily accessible areas. Locations within the Urban Centres should be promoted wherever possible.

Policy 5.32.6 *Access to Schools*. Ensure schools are located where sidewalks, crosswalks, and cycle routes and trails already exist or can be economically added to provide safe routes to and from schools, including adherence to CPTED principles, as well as the City's Guidelines for Accessibility in Outdoor Areas.

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 All offsite infrastructure and services upgrades are addressed under Z17-0098.

7.0 Application Chronology

Date of Application Received: March 20th, 2020

Date Public Consultation Completed: April 3rd, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Conceptual Site Layout

Attachment B: Map "A": OCP Amendment

Attachment C: Map "B": Zoning Bylaw