REPORT TO COUNCIL

Date: August 8 , 2016

RIM No. 1250-30

To: City Manager

From: Community Planning (DB)

Application: OCP16-0011/ Z16-0041 **Owner:** Calcan Joint Venture

Address: (E OF) Upper Mission Dr. **Applicant:** Dave Lange

Subject: OCP16-0011/ Z16-0041

Existing OCP Designation:	Single / Two Unit Residential Hillside, Multiple Unit Residential, Major Park & Open Space
Proposed OCP Designation:	Single / Two Unit Residential Hillside, Multiple Unit Residential, Major Park & Open Space
Existing Zones:	P3- Parks and Open Spaces, RH1 – Hillside Large Lot Residential, RH3 – Hillside Cluster Housing
Proposed Zones:	P3- Parks and Open Spaces, RH1 – Hillside Large Lot Residential, RH3 – Hillside Cluster Housing

1.0 Recommendation

THAT Official Community Plan Bylaw Amendment No. OCP16-0011 to amend Map 4.1 of the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of North East ¼ Section 14 Township 28 SDYD Except Plans KAP57304 and EPP48322 from the Multiple Unit Residential to Single/Two Unit Residential, from Single/Two Unit Residential to Multiple Unit Residential, and from Multiple Unit Residential to Major Park/Open Space (Public) as shown on Map "A" attached to the report of Community Planning, dated August 8, 2016 be considered by Council;

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 of Community Planning, dated August 8, 2016;

AND THAT Rezoning Application No. Z16-0041 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of North East ¼ Section 14 Township 28 SDYD Except Plans KAP57304 and EPP48322 from RH3–Hillside Cluster Housing to RH1-Hillside Large Lot Housing, From RH1-Hillside Large Lot Housing to RH3–Hillside Cluster Housing, and from RH1-Hillside Large Lot Housing to P3-Park and Open Space as shown on Map "B" attached to the report of Community Planning, dated August 8, 2016 be considered by Council;

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

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction;

2.0 Purpose

To amend the Official Community Plan Future Land Use Designation and to rezone portions of the subject properties in order to accommodate the development of a single family subdivision.

3.0 Community Planning

Planning Staff support the proposal as it is seen to be an administrative exercise to reflect the detailed subdivision layout. The proposed amendments will result in a net gain in natural open space while maintaining the overall vision of the Official Community Plan for the area.

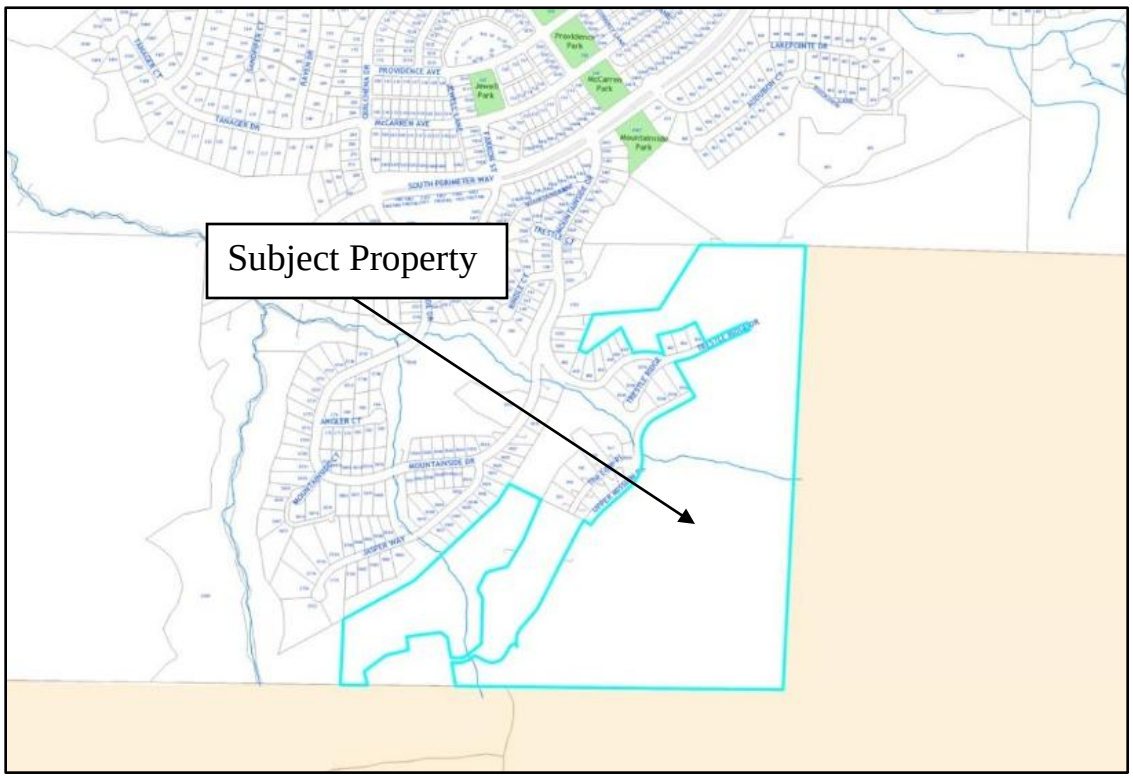
4.0 Proposal

4.1 Project Description

This applicant is seeking Council support to amend the OCP future land use designation and rezone portions of the second phase of the Trestle Ridge development. The detailed lot configuration and road design has now been created for this phase and this application is intended to align the zoning and OCP designations with the proposed lot layout.

4.2 Site Context

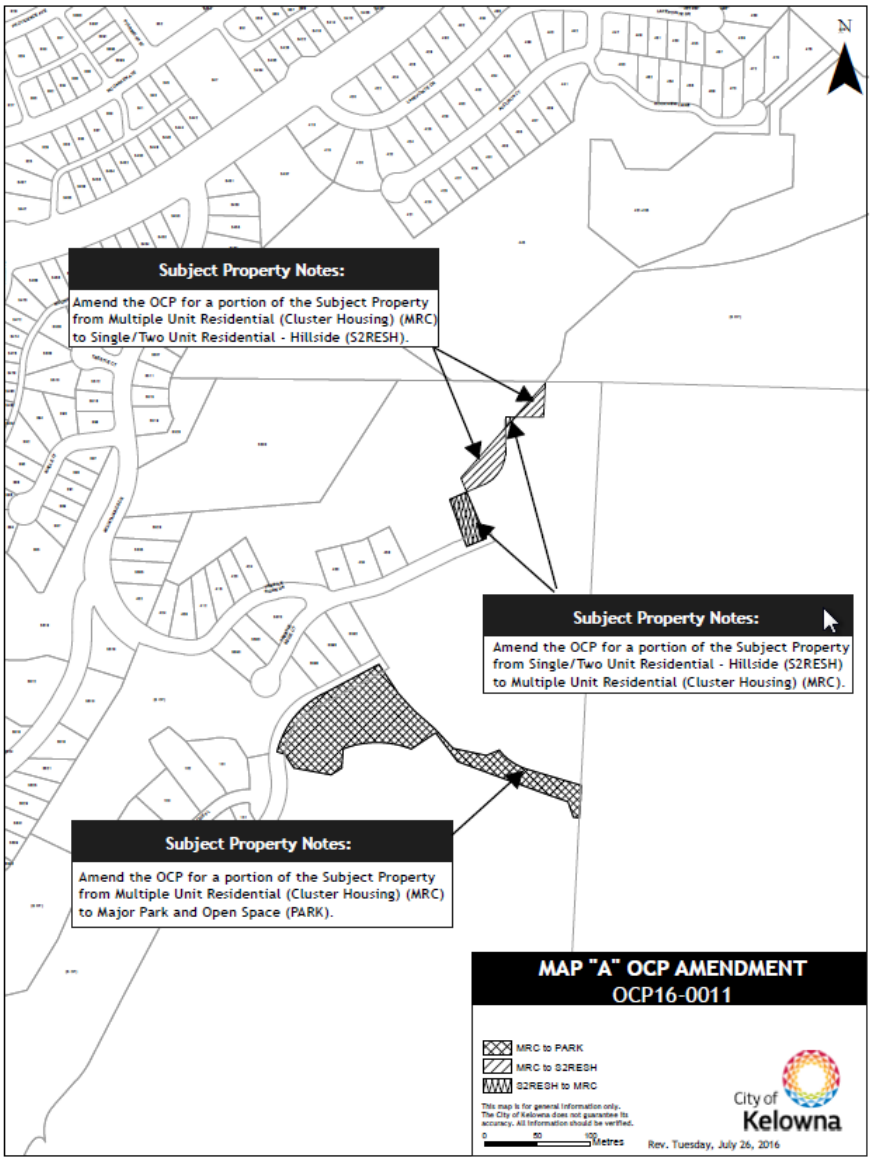
Subject Properties Map:



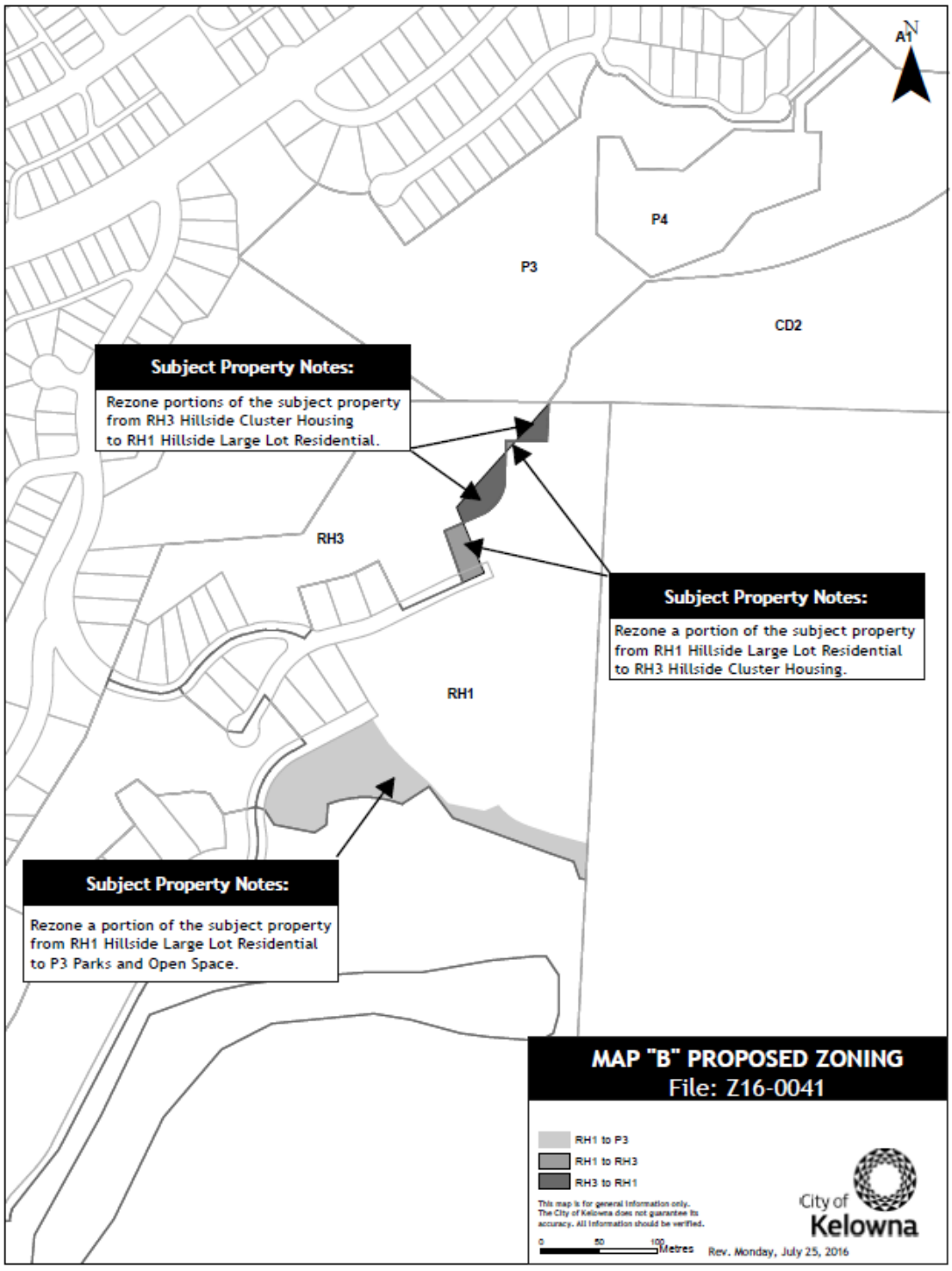
The subject property is located at the Southwest of town in a predominantly single family neighbourhood. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD2 – Kettle Valley Comprehensive Development	Single/Two Unit Residential
East	Regional District of Central Okanagan	Single Family Housing
South	P3 – Parks and Open Spaces	Park
West	CD2 – Kettle Valley Comprehensive Development	Single Family Housing

4.3 Proposed OCP amendments



4.4 Proposed Zoning Amendment



Application Chronology

Date of Application Received:	July 5, 2016
Public Notification Received:	July 25, 2016

Report prepared by:

_____
Damien Burggraeve, Land Use Planner

Approved for Inclusion: ☐ Ryan Smith, Community Planning

Attachments:

Map A
Map B
Subdivision Layout
Development Engineering Requirements
Public Consultation