

# REPORT TO COUNCIL



**Date:** February 8<sup>th</sup> 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** OCP20-0018/Z20-0086

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

**Address:** 2025 Begbie Road, (W OF) Union  
Road, 1650 Glenmore Road North,  
1630 Glenmore Road North

**Applicant:** Cameron Dodd – Blenk  
Development Corp.

**Subject:** OCP and Rezoning Application

**Existing OCP Designation:** S2RESH – Single / Two Unit Residential – Hillside  
S2RES – Single / Two Unit Residential  
PARK – Major Park / Open Space (Public)

**Proposed OCP Designation:** S2RESH – Single / Two Unit Residential – Hillside  
MRC – Multiple Unit Residential – Cluster Housing  
PARK – Major Park / Open Space (Public)

**Existing Zone:** RU1h – Large Lot Housing (Hillside Area)  
RU2h – Medium Lot Housing (Hillside Area),  
RU4 – Low Density Cluster Housing,  
RM3 – Low Density Multiple Housing  
P3 – Parks and Open Space

**Proposed Zone:** RU1h – Large Lot Housing (Hillside Area)  
RU2h – Medium Lot Housing (Hillside Area),  
RU4 – Low Density Cluster Housing,  
P3 – Parks and Open Space

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## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0018 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:

1. Lot A, Sections 4,5,8 AND 9 Township 23, ODYD, KAP69724 Except Plans KAP71944, KAP73768, KAP75949, KAP78547, KAP80107, KAP81912, KAP85278, KAP86750, EPP24895 AND EPP93548, located at 2025 Begbie Road, Kelowna BC;
2. The North East 1/4 of Section 8, Township 23, ODYD, Except Plan KAP69724, located at (W OF) Union Road, Kelowna BC;
3. The South East 1/4 Section 17, Township 23, ODYD, located at 1650 Glenmore Road North, Kelowna BC;
4. The South West 1/4 Section 16 Township 23, ODYD, located at 1630 Glenmore Road North, Kelowna BC.

From the S2RESH – Single / Two Unit Residential – Hillside, S2RES – Single / Two Unit Residential and PARK – Major Park / Open Space (Public) designations to the S2RESH – Single / Two Unit Residential - Hillside, MRC – Multiple Unit Residential – Cluster Housing and PARK – Major Park / Open Space (Public) designations as shown on Map “A” attached to the Report from the Development Planning Department dated February 8<sup>th</sup> 2021, 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 Hearing process to be appropriate consultation for the *Purpose* of Section 475 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated February 8<sup>th</sup> 2021;

AND THAT Rezoning Application No. Z20-0086 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of:

1. Lot A, Sections 4,5,8 AND 9 Township 23, ODYD, KAP69724 Except Plans KAP71944, KAP73768, KAP75949, KAP78547, KAP80107, KAP81912, KAP85278, KAP86750, EPP24895 AND EPP93548, located at 2025 Begbie Road, Kelowna BC;
2. The North East 1/4 of Section 8, Township 23, ODYD, Except Plan KAP69724, located at (W OF) Union Road, Kelowna BC;
3. The South East 1/4 Section 17, Township 23, ODYD, located at 1650 Glenmore Road North, Kelowna BC;
4. The South West 1/4 Section 16 Township 23, ODYD, located at 1630 Glenmore Road North, Kelowna BC.

From the RU1h – Large Lot Housing (Hillside Area), RU2h – Medium Lot Housing (Hillside Area), RU4 – Low Density Cluster Housing, RM3 – Low Density Multiple Housing, P3 – Parks and Open Space zones to the RU1h – Large Lot Housing (Hillside Area), RU2h – Medium Lot Housing (Hillside Area), RU4 – Low Density Cluster Housing, P3 – Parks and Open Space zones as shown on Map “B” attached to the Report from the Development Planning Department dated February 8<sup>th</sup> 2021, be considered by Council;

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

## 2.0 Purpose

To amend the Official Community Plan Future Land Use designations for portions of the subject properties and rezone portions of the subject properties to facilitate the development of the next development phase of the Wilden Neighbourhood.

## 3.0 Development Planning

The Development Planning Department is recommending support for the proposed Official Community Plan (OCP) and Zoning Bylaw Amendment applications required for the next development phase of the Wilden Neighbourhood. The OCP designations and zone boundaries are being updated to match the proposed subdivision property lines. The proposed zoning will remain a mix of RU1h Large Lot Housing, RU2h Medium Lot Housing, RU4h Low Density Cluster Housing, RM3 Low Density Multiple Housing, and P3 Parks & Open Space.

Adjustments to the existing OCP and Zone boundaries are being proposed to better integrate the development with site topography, lessen impact to environmentally sensitive areas, avoid geotechnically hazardous slopes, and provide additional park and natural open space. The proposed amendments are consistent with the Official Community Plan and Area Structure Plan for Wilden.

## 4.0 Proposal

### 4.1 Background

The subject site is a 33.5 ha. area located north of the intersection of Union Road and Begbie Road, and north of the existing dead-end of Hidden Hills Drive. The subject area is expected to accommodate approximately 107 single-family lots, two multi-family sites, a neighbourhood park and natural open space. This area is contemplated for development within the Wilden (Glenmore Highlands) Area Structure Plan. The property is currently designated for a mix of residential uses as well as park and open space in the Official Community Plan and the property is currently zoned a mix of single family and multi-family zones. The property includes two ponds that are deemed to be highly environmentally sensitive which are designated for park uses and are intended to be preserved and protected as part of this proposal.

### 4.2 Project Description

The proposal is to adjust and refine the areas of the property that currently designated for residential development based on the detailed subdivision and development plan. If approved the amendments would facilitate the future subdivision and development of 107 residential lots. The most significant changes are:

1. The OCP designations and zone boundaries are being updated to match and follow the proposed subdivision property lines.
2. Areas of the subject site that are currently designated S2RES - Single / Two Unit Residential in the OCP are being redesigned S2RESH - Single / Two Unit Residential Hillside to reflect the sloping topography of the site.
3. The proposed residential zone changes from RU1h – Large Lot Zone to the Ru2h – Medium Lot zone would allow for slightly smaller single-family lots than the current zoning allows.
4. An additional 2 hectares (5 acres) of land that is currently zoned for residential is proposed to become zoned for park and open space (P3 – Parks and Open Space Zone).

4.3 Site Context

The subject area is directly adjacent to the existing Wilden neighbourhood to the South and vacant lands intended to be developed in future phases of the Wilden neighbourhood to the North, East, and West of the site. The proposed development area is approximately 250m away from the edge of the ALR/Agricultural lands along Glenmore Road North.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture	Vacant
East	A1- Agriculture	ALR/Agriculture
South	Ru1h – Residential Large Lot (Hillside)	Single Detached Housing
West	P3 – Parks an Open Space/A1 – Agriculture	Vacant

**Subject Property Map:**



Figure 1. Subject Map



Figure 2. Subdivision Concept

## 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 (see Map 5.1 – Urban Core Area), in accordance with “Smart Growth” principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 – Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context. Building heights in excess of four storeys will not be supported within suburban areas, unless provided for by zoning existing prior to adoption of OCP Bylaw 10500.

**Policy 5.2.5 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.

**Policy 5.14.2 Dedication of Linear Parks.** At subdivision and rezoning for all development types secure a 10-metre wide linear corridor for public access as included in Table 5.1 Linear Park – Public Access and/or are shown 5.9 – Linear Corridors/Paths. The 10-metre wide corridor may be in addition to, and outside, any riparian management area requirements imposed through the Environmental Development Permit (See Chapter 12) requirements of the OCP. Linear trail corridors can have the following tenure which will be determined by staff at the time of subdivision or rezoning:

- Titled property in the name of the city as a park, protected area, or
- Road reserve right of way; or
- Statutory right of way.

**Policy 5.15.3 Environmentally Sensitive Area Linkages.** Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors.

**Policy 5.15.13 Access Through Steep Slopes.** Discourage roads (public or private) through +30% slope areas intended to access lands beyond, except in cases where it can be demonstrated the road will be sensitively integrated (visual and aesthetic impacts minimized) with the natural environment and will present no hazards to persons or property, environmental threats or unreasonable servicing or maintenance challenges.

**Policy 5.22.1 Cluster Housing.** Require new residential development to be in the form of cluster housing on/or near environmental sensitive areas and areas of steeper slopes to lessen site disturbance and environmental impact on those areas identified on the Future Land Use Map 4.1 as single-two-unit residential hillside. Steeply sloped areas should be retained as natural open space, public or private. The intent of the clustering would be to preserve features identified through the Development Permit process that otherwise might be developed and to maximize open space in order to:

- a) Protect environmentally sensitive areas of a development site and preserve them on permanent basis utilizing the most appropriate tools available;
- b) Facilitate creative and flexible site design that is sensitive to the land's natural features and adaptive to the natural topography;
- c) Decrease or minimize non-point source (i.e. asphalt roofs, driveways and parking) pollution impacts by reducing the amount of impervious surface in site development;
- d) Promote overall cost savings on infrastructure installation and maintenance; and
- e) Provide opportunities for social interaction, walking and hiking in open space areas.

**Policy 5.36.3 Design for People and Nature.** Structure new neighbourhoods around parks, pedestrian and bike routes, open spaces, and environmental areas, rather than around roadway and cars.

## Chapter 7: Infrastructure

**Policy 7.6.2 Complete Streets.** Ensure new roads are built as complete streets that incorporate sidewalks and on street bike lanes on arterial and major collector roads and off-road bike paths as per the Active Transportation Plan and provides for efficient transit service, as well as sufficient space to include landscaping.

**Policy 7.8.3 New Residential Developments.** Ensure that new residential developments and subdivisions have active transportation links to the nearest arterial or major collector roads at developer cost.

**Policy 7.12.2 Natural Area Parks and Open Spaces.** Provide a city-wide network of natural area parks which meet the following criteria:

- Contains representative Okanagan ecosystems;
- Contains areas of outstanding natural beauty (including areas with high visual sensitivity and high visual vulnerability, such as rocky outcrops, ridge lines, hilltops, slit slopes, canyons, and water edges);
- The land area is contiguous and forms part of a larger open space network;
- Contains conservation areas;
- Protects viewshed corridors; and
- Where appropriate, trails which maximize public safety while minimizing human impact on the most sensitive and vulnerable areas.

**6.0 Technical Comments**

6.1 Development Engineering Department

6.1.1 See Attached Memo

**7.0 Application Chronology**

Date of Application Received: July 31<sup>st</sup> 2020  
Date Public Consultation Completed: January 4<sup>th</sup> 2021

**Report prepared by:** Alex Kondor, Planner Specialist

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Schedule A: Development Engineering Memo

Attachment A: Map A – OCP Amendment Map

Attachment B: Map B – Zoning Amendment Map