



OCP20-0017 & TA20-0019 410 Providence Avenue

OCP Amendment & Text Amendment Application

Proposal

- ▶ To amend the Official Community Plan designation from the EDINST - Educational/Major Institutional to the S2RES – Single/Two Unit Residential designations and to consider a Text Amendment application to the Kettle Valley CD-2 zone, for 410 Providence Avenue to go from the Kettle Valley CD-2 Type VI to the Kettle Valley CD-2 Type III, IV and V to accommodate a future subdivision of 67 single family homes

Development Process

June 30 , 2020

Development Application Submitted

Staff Review & Circulation

May 13, 2021

Public Notification Received

June 17, 2021

Initial Consideration

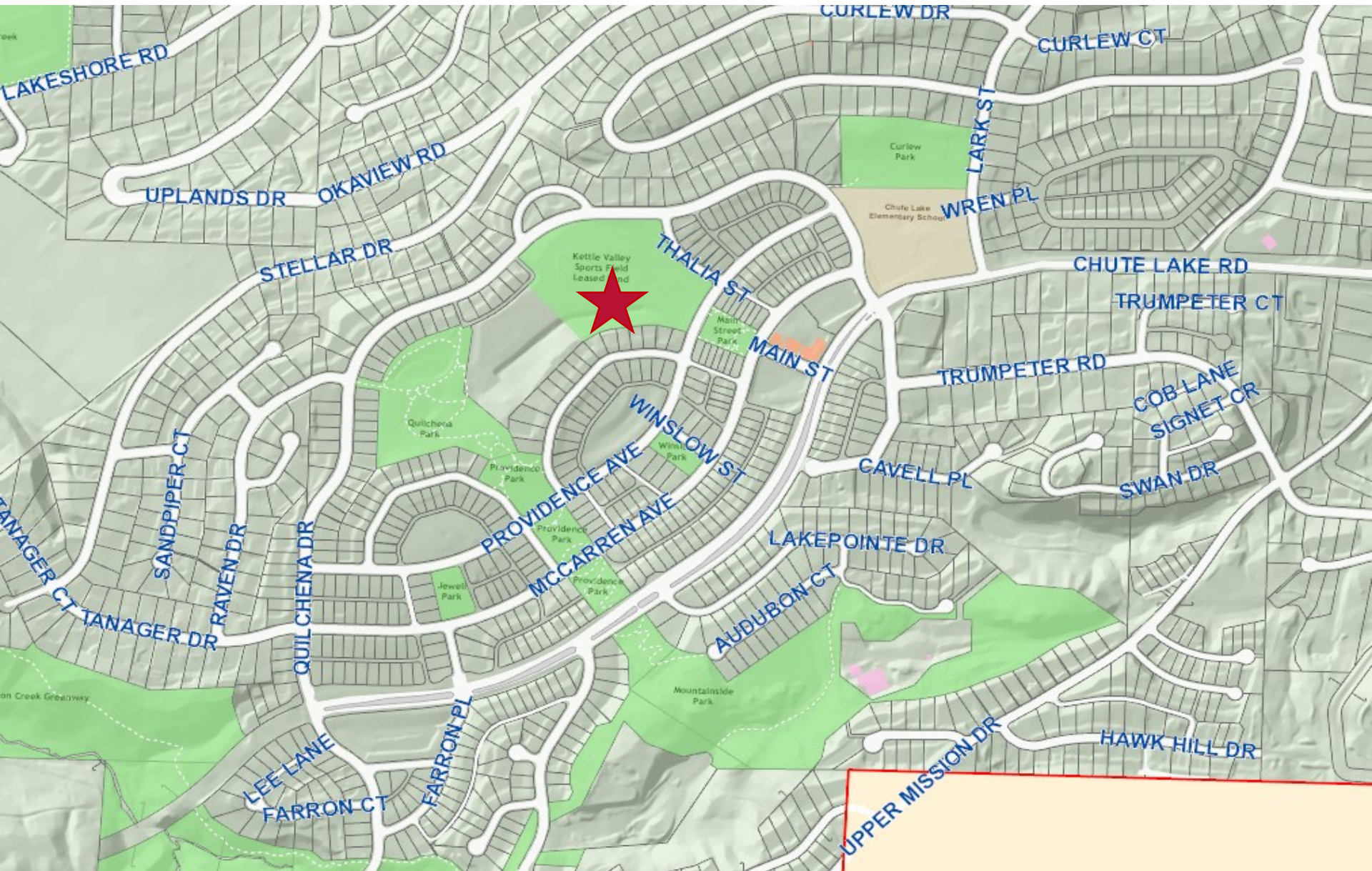
Public Hearing
Second & Third Readings

Final Reading

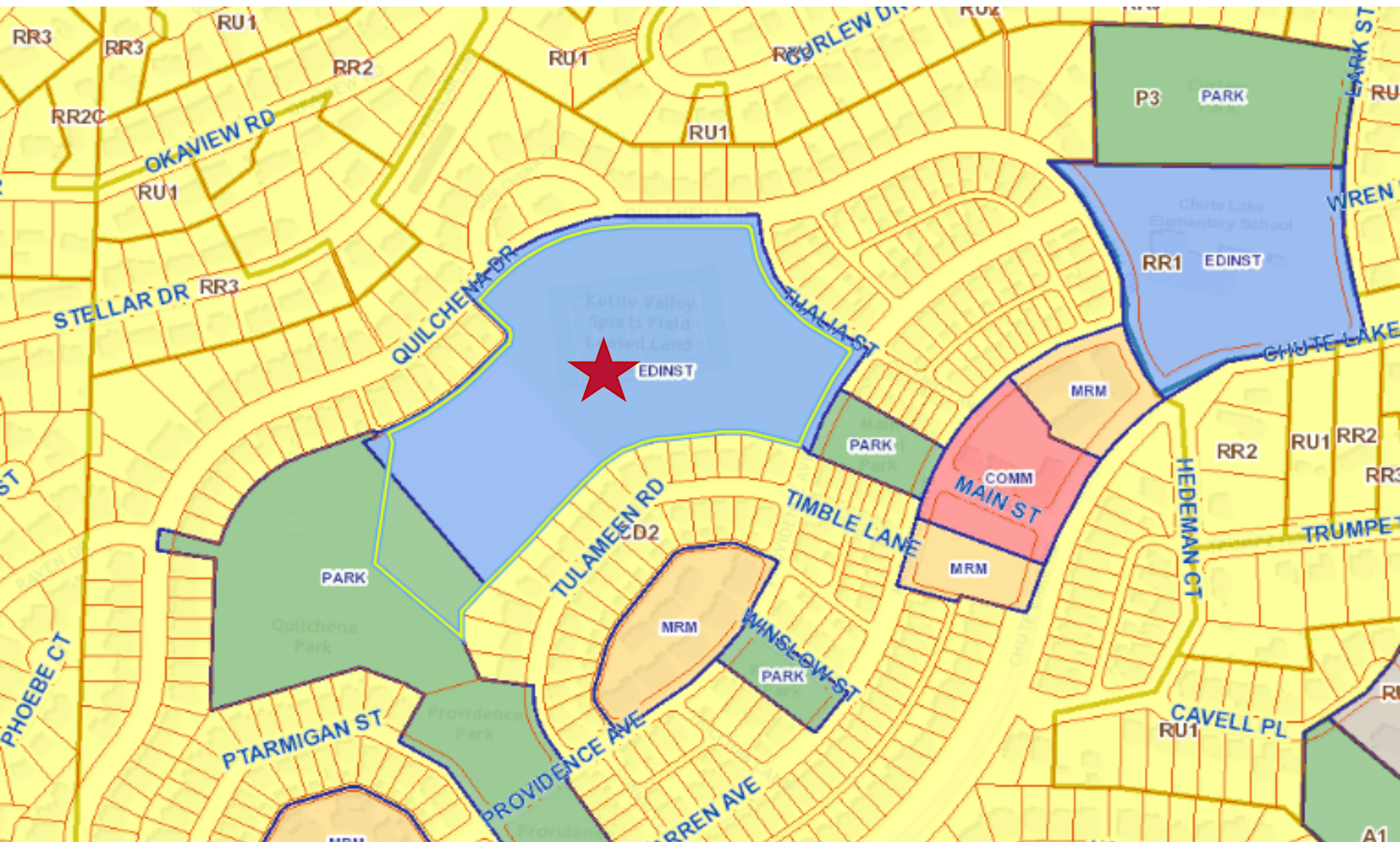
Subdivision and
Building Permit

Council
Approvals

Context Map

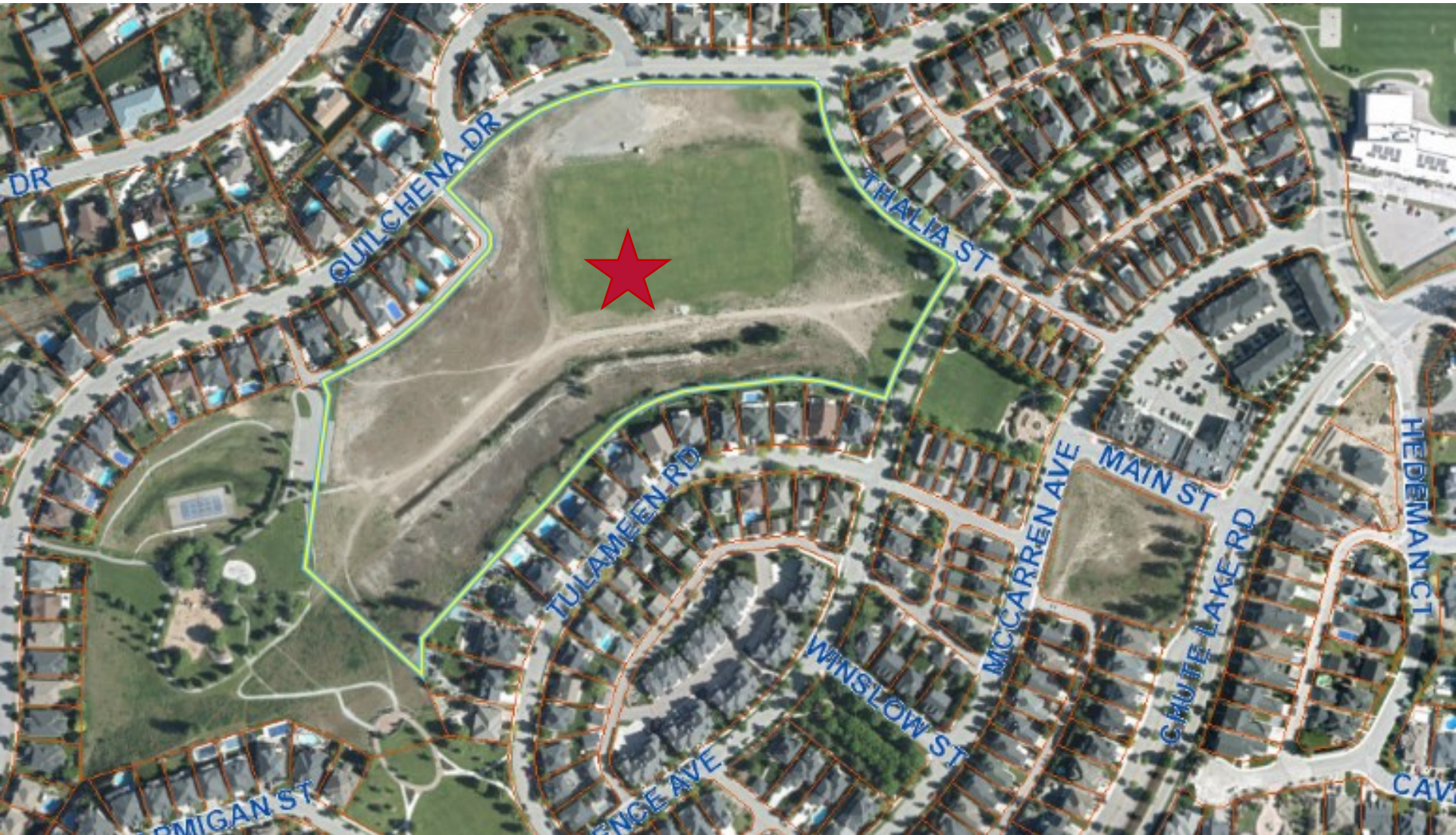


OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map



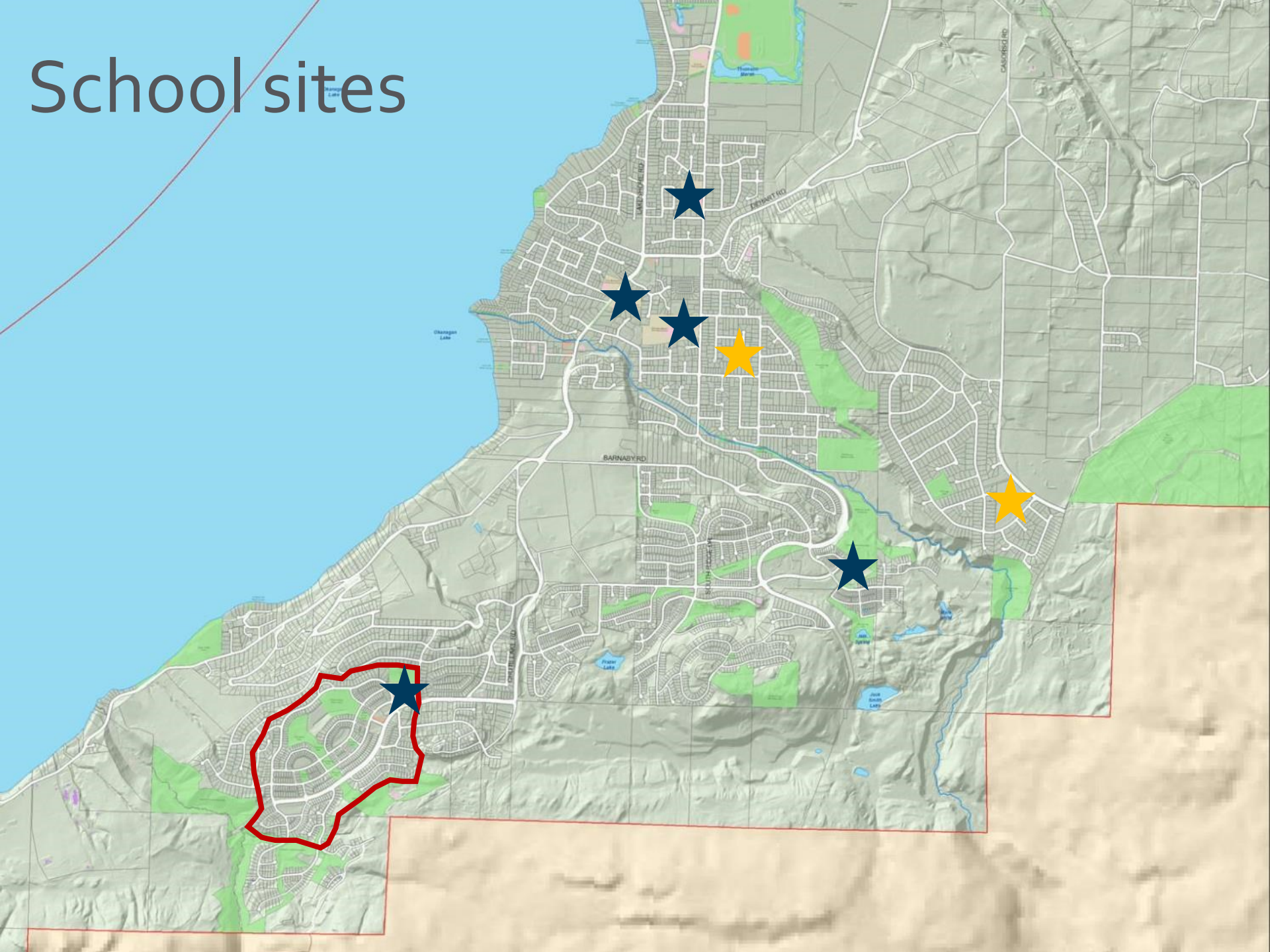
Site Photo



Background

- ▶ Kettle Valley CD Maximum Density
 - ▶ 1028 total units permitted
 - ▶ Approximately 800 constructed
- ▶ Soccer Field
 - ▶ 1998 a partnership between the developer and the City brought about the public soccer field.
- ▶ School District
 - ▶ 2015 an agreement was made with Kettle Valley Ltd to withdraw their option to purchase and relinquish all further rights in the property.
- ▶ 2016 Application
 - ▶ 82 Single Family and Multifamily units
 - ▶ 2.9 acres of parkland and full size soccer field




School sites

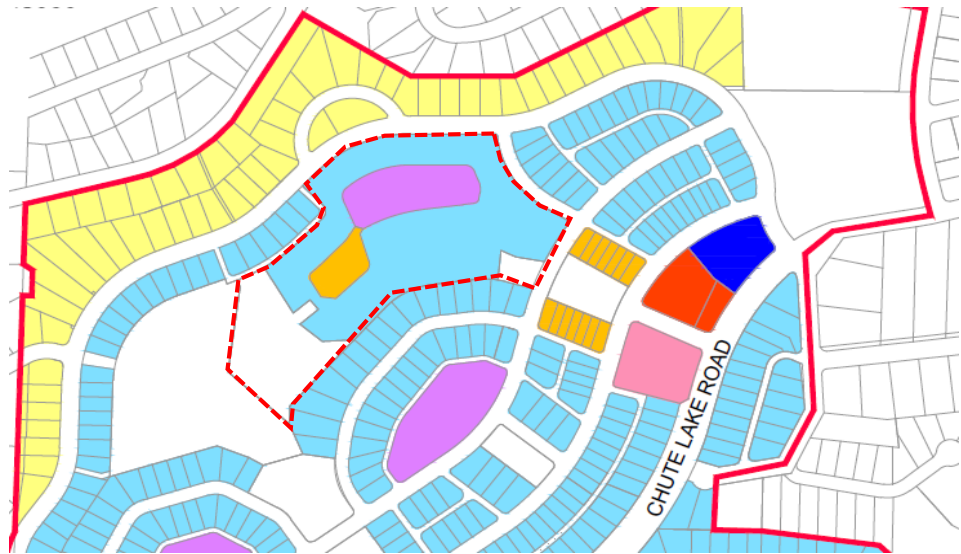


Project Details



- ▶ 67 Single Family Residential Lots
 - ▶ Range in size from 350 m² – 560 m²
 - ▶ 55 lots lane access with garage
 - ▶ 12 lots road fronting
- ▶ Park space totals approximately 3.5 acres in size which is about 25% of the total property
 - ▶ Includes a 65 m x 50 m Super 8 Soccer Field
 - ▶ The two park open space areas will be connected by a multi-use path greenway to provide connectivity
- ▶ No Variances proposed at this time.

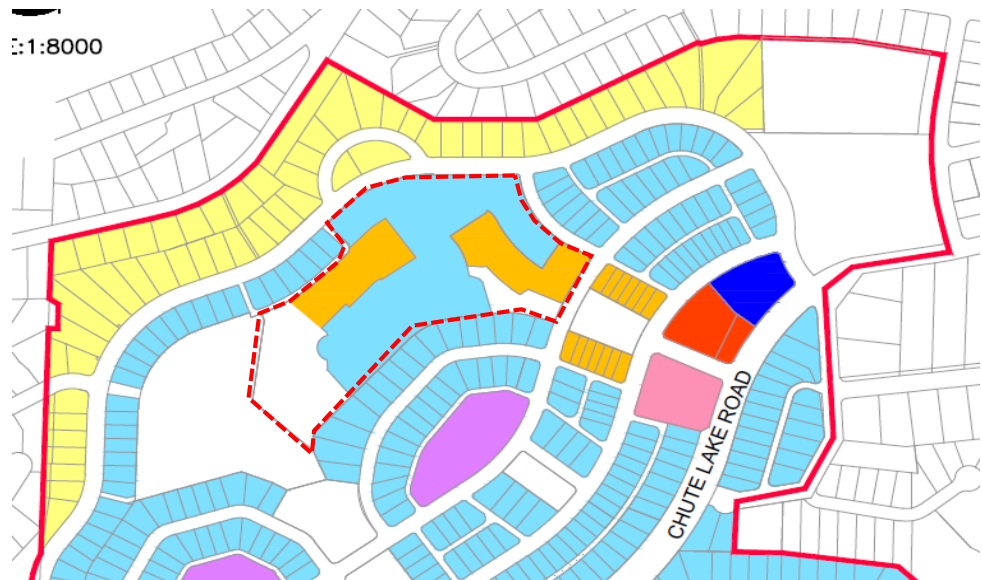
Existing CD2 Land Use

-  TYPE III or IV - Village/Park Single Family
-  TYPE V - Village Small Single Family/
Multi Family
-  TYPE VI - Village Multi Family



Proposed CD2 Land Use

-  TYPE III or IV - Village/Park Single Family
-  TYPE V - Village Small Single Family/
Multi Family



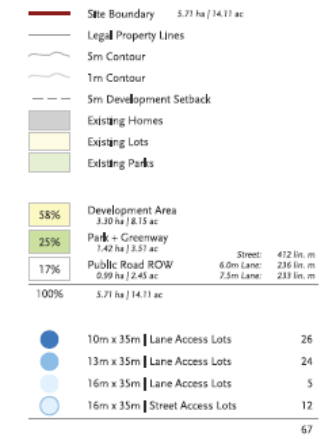
City of Kelowna

Overview & Conceptual Site Plan



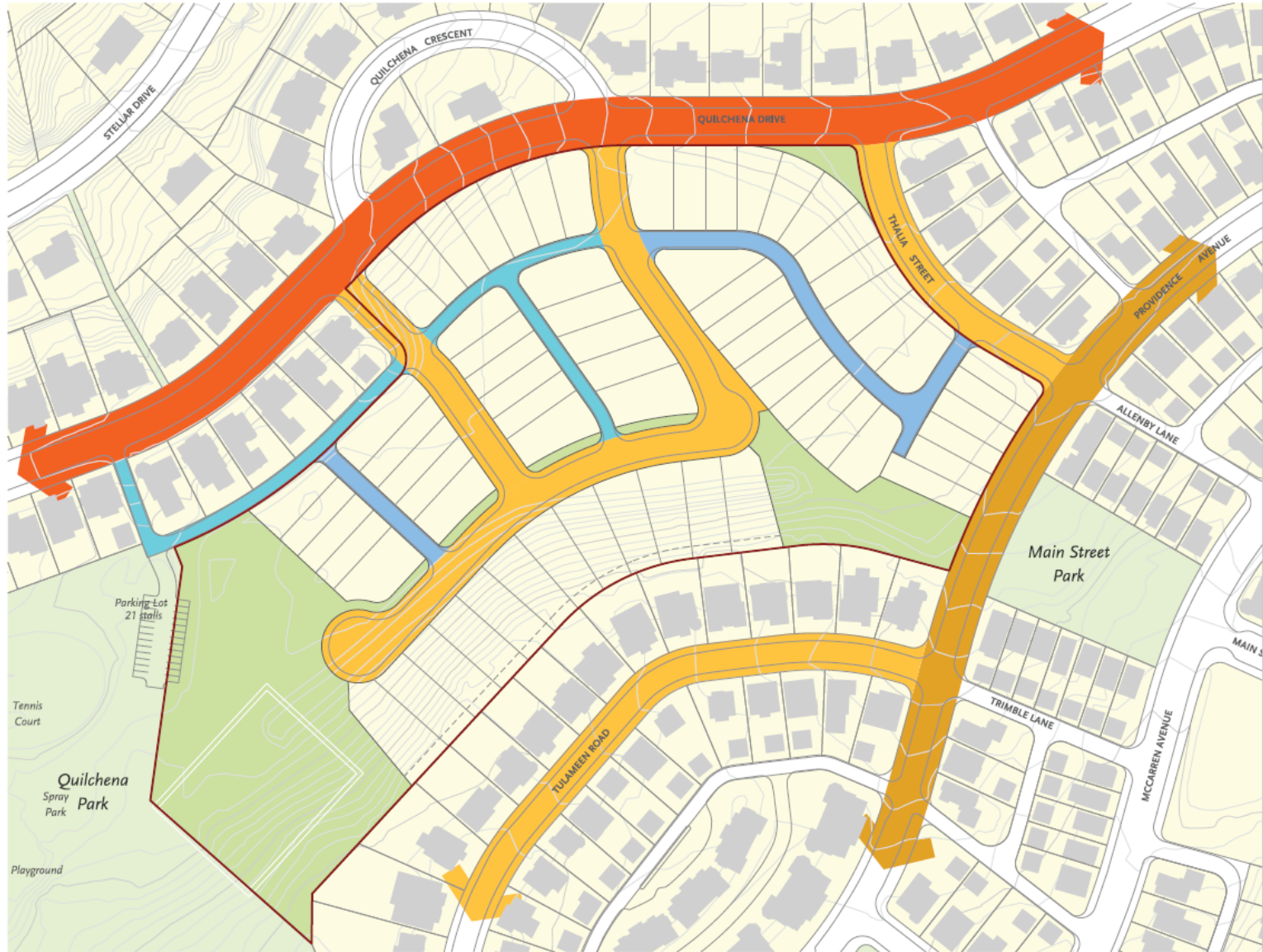
Proposed Subdivision Layout

DEVELOPMENT YIELD PLAN



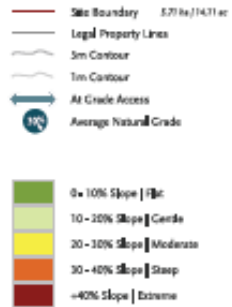
Road Network

STREET HIERARCHY PLAN



Slope Analysis

SLOPE ANALYSIS



Parks and Trail Connections

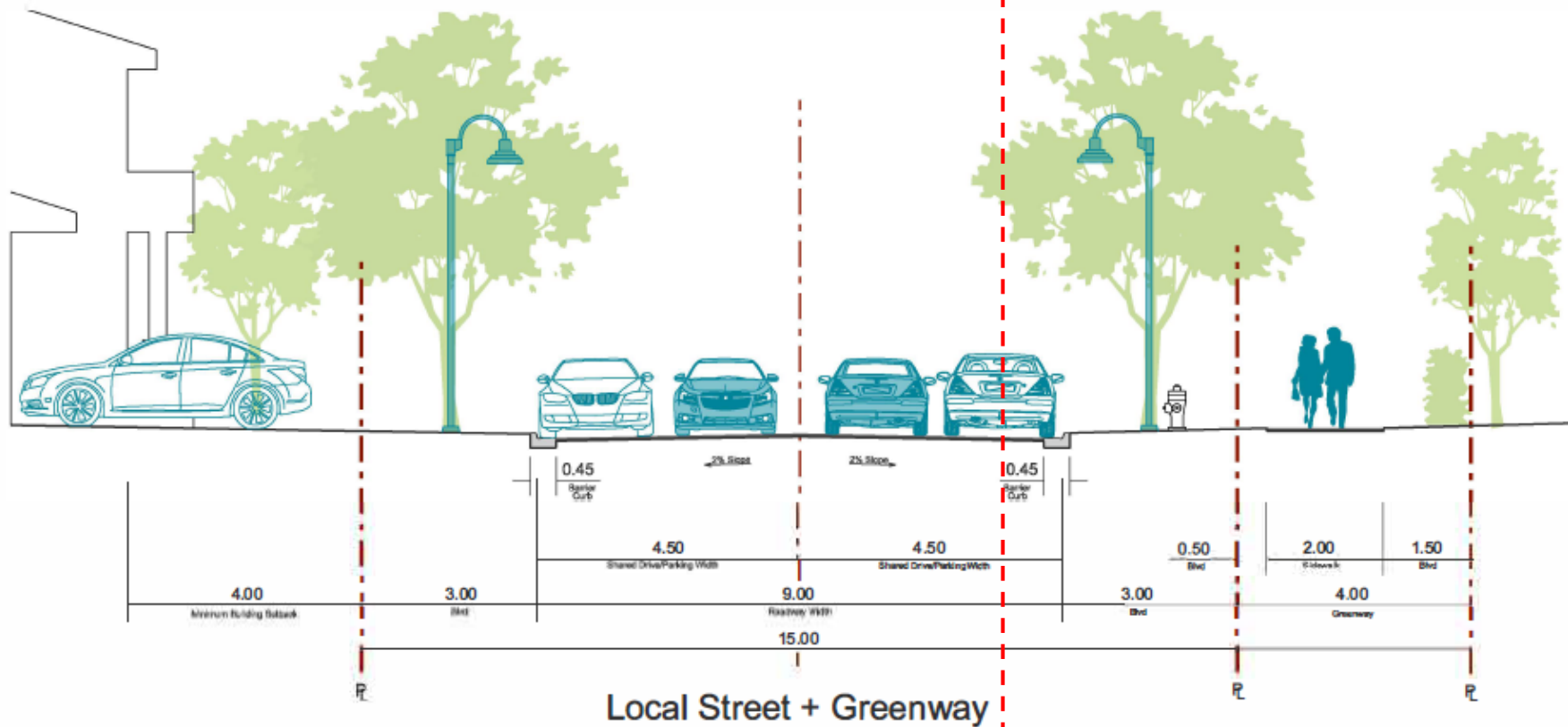
PARKS + TRAILS PLAN



Elevation Cross Sections

Kettle Valley | Kelowna BC Existing + Proposed Street Standards

October 2020

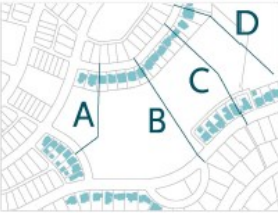
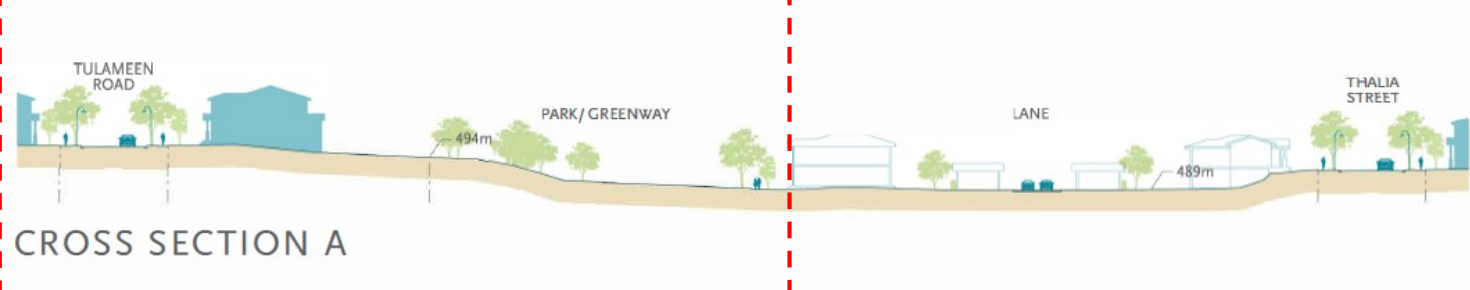
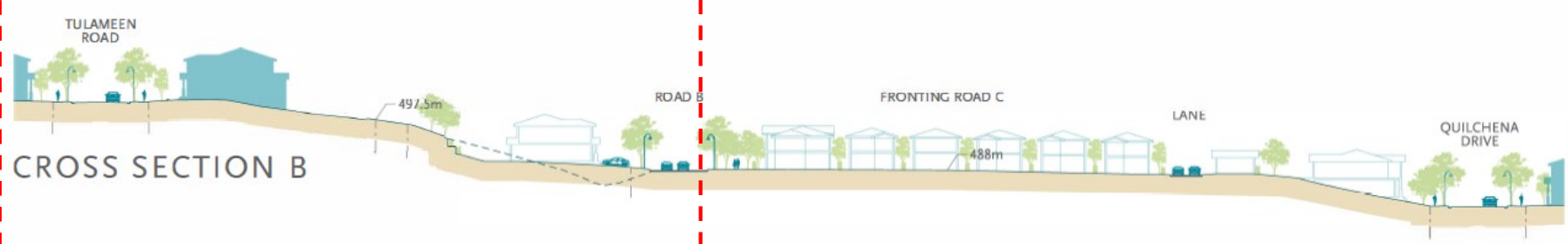
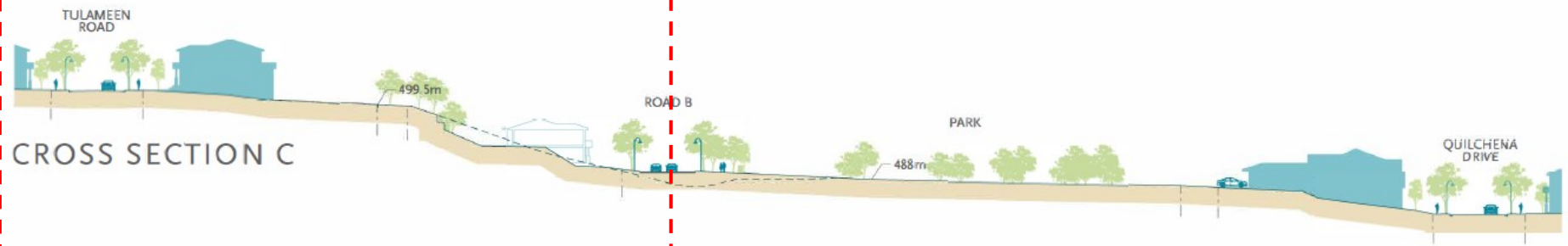
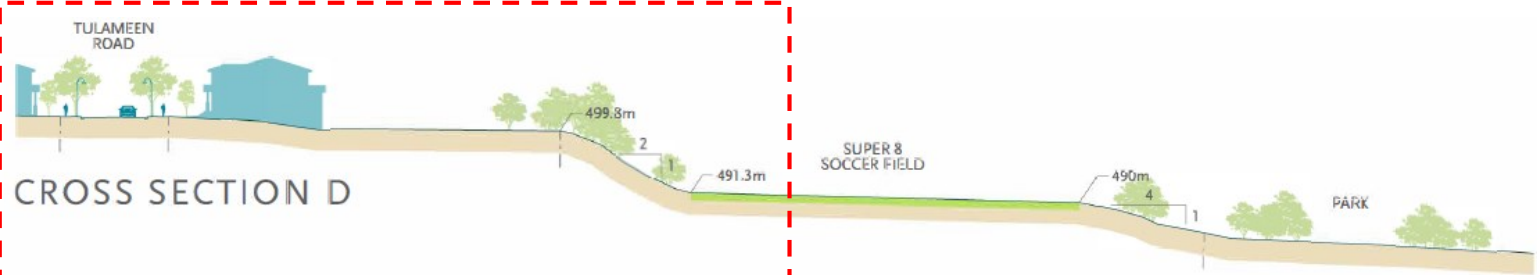


Elevation Cross Sections

KETTLE VALLEY
KELOWNA BC

SITE CROSS SECTIONS

LEGEND OCTOBER 2020



Development Policy

Kelowna Official Community Plan



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.

Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the Official Community Plan and Text Amendment application
 - ▶ Consistent with existing residential makeup of Kettle Valley
 - ▶ 3.5 acres of developed park land with Super 8 Soccer Field
 - ▶ Site layout using existing topography to maintain view corridors and is sensitively integrated
 - ▶ Within the maximum unit count for the Kettle Valley Comprehensive Development Zone



Conclusion of Staff Remarks