

REPORT TO COUNCIL



Date: June 28, 2021

To: Council

From: City Manager

Department: Development Planning

Application: OCP20-0017/TA20-0019 **Owner:** Kettle Valley Holdings Ltd., Inc.
No. 551772

Address: 410 Providence Ave **Applicant:** EKISTICS Town Planning Inc.,
Paul Fenske

Subject: Official Community Plan and Text Amendment Application

Existing OCP Designation: EDINST - Educational/Major Institutional and PARK - Major Park/Open Space (public)

Proposed OCP Designation: S2RES – Single / Two Unit Residential and PARK – Major Park/Open Space (public)

Existing Zone: Kettle Valley CD-2 Type III, IV, V and VI

Proposed Zone: Kettle Valley CD-2 Type III, IV and V

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0017 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation for a portion of Lot 1 Section 23 Township 28 Similkameen Division Yale District Plan KAP85435 located at 410 Providence Avenue, Kelowna, BC from the EDINST – Educational/Major Institutional designation to the S2RES – Single / Two Unit Residential and PARK – Major Park/Open Space (public) designations, as shown on Map “A” attached to the Report from the Development Planning Department dated June 28, 2021 be considered by Council;

AND THAT Zoning Bylaw Text Amendment Application No. TA20-0019 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the Kettle Valley Regulating Plan in Section 18 Schedule ‘B’ – CD2 Kettle Valley Comprehensive Residential Development Zone for portions of Lot 1 Section 23 Township 28 Similkameen Division Yale District Plan KAP85435 located at 410 Providence Avenue, Kelowna, BC from Type III or IV to Type V, Type V to Type III or IV and Type VI to Type III or IV as identified in Schedule “A” and outlined in the Report from the Development Planning Department dated June 28, 2021 be considered by Council;

AND THAT the Official Community Plan and Zoning Bylaw Text Amendment Bylaws be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zoning Bylaw Text Amending be considered subsequent to the issuance of a Preliminary Layout Review letter by the Subdivision Approving Officer.

2.0 Purpose

To amend the Official Community Plan designation from the EDINST - Educational/Major Institutional to the S2RES – Single/Two Unit Residential and PARK – Major Park/Open Space (public) designations and to consider a Text Amendment application to the Kettle Valley CD-2 zone, for 410 Providence Ave to go from the Kettle Valley CD-2 from Type III or IV to Type V, Type V to Type III or IV and Type VI to Type III or IV to accommodate a future subdivision of single family homes.

3.0 Development Planning

Staff are recommending support for the proposed Official Community Plan (OCP) and Text Amendment to accommodate future subdivision and development of park land. The proposal is consistent with the existing residential makeup of the Kettle Valley neighborhood and the development form provides a variety of housing types similar to the existing CD2 Zone.

The proposal offers substantial park dedication and development including a 'Super 8' soccer field as a neighborhood amenity. This also includes expanded park and open space next to the existing Quilchena Park and adjacent to Providence Ave. The proposed 3.5 acres of park will be fully constructed as part of the overall project which meets and exceeds overall parks planning policies and objectives of the OCP.

The site layout utilizes the existing topography, maintains existing view corridors, and is sensitively integrated including adjacent upslope residences. Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Proposal

4.1 Background

The subject property is primarily designated EDINST - Educational/Major Institutional as it was previously earmarked for a school site dating back to 1996. In November of 2012, School District #23 elected not to pursue their option to purchase the property and in 2015 an agreement was reached to relinquish all further rights of SD23 in the property to Kettle Valley Holdings Ltd.

An OCP and Text Amendment application was made for the property in 2016 and proposed 82 units in a mix of single family and multi-family dwellings. Kettle Valley Comprehensive Residential Development zone allows for a maximum density of 1028 units. The current neighbourhood build-out is well below this maximum by approximately 200 units.

4.2 Project Description

The applicant has applied for a OCP and text amendment to accommodate a future subdivision which will be accessed from two primary accesses points on Quilchena Drive as well as secondary access from Thalia Drive. The current proposal is for 67 single family lots that range in size from 350 m² – 560 m². The subdivision would be accessed by looping municipal road, ending in a cul de sac adjacent to Quilchena Park and laneway access extending out to Thalia Drive.

The site has a large relatively flat portion where most of the units will be located however there is some slopes that run along the south portion of the site. The proposed lots at the top of the slope are designed to be at an elevation to preserve views and limit significant cut or fill slopes or large retaining walls.

Park and Open Space

The proposed park space totals approximately 3.5 acres in size which is about 25% of the total property. The 'Super 8' soccer field is 65m x 50m in size which is about half the length of a full-size soccer field and the existing sports field. The two park open space areas will be connected by a multi-use path greenway to provide connectivity through the site and to the overall park space within Kettle Valley. The existing parking lot in Quilchena Park will service the area for parking and vehicular access.

The site has an existing 64m x 100m sports field which was originally developed by Kettle Valley in partnership with the City and is currently leased to the City for maintenance and operation

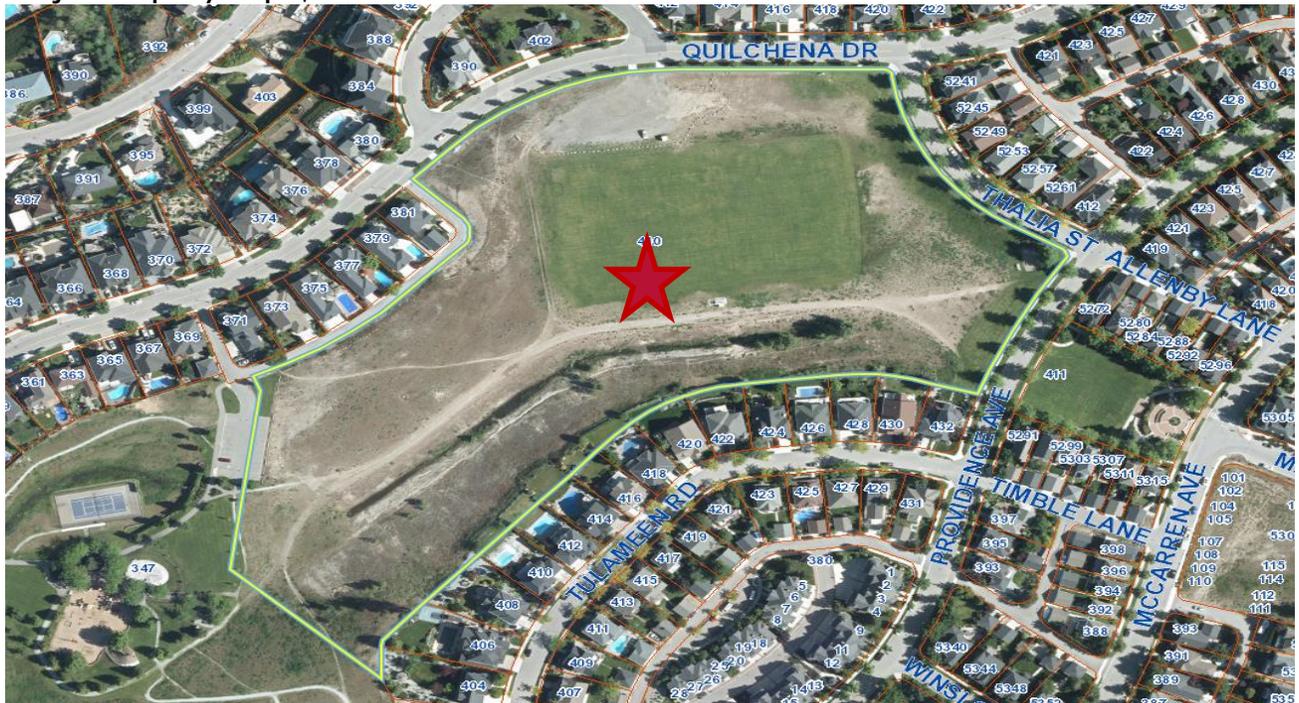
4.3 Site Context

The subject property is located in the South Okanagan Mission City Sector in the heart of the Kettle Valley neighborhood and is approximately 14.11 acres in size. The property has three fronting roads, Providence Ave, Thalia St and Quilchena Dr. The surrounding neighborhood is single family residential and has a number of existing park areas including Quilchena Park and Main Street Park.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD-2 Kettle Valley CD Zone	Single Family Residential
East	CD-2 Kettle Valley CD Zone	Single Family Residential and Park
South	CD-2 Kettle Valley CD Zone	Single Family Residential
West	CD-2 Kettle Valley CD Zone	Single Family Residential and Park

Subject Property Map: 410 Providence Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

6.0 Chapter 5: Development Process

7.0 *Objective 5.2 Develop Sustainably*

8.0 *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.

9.0 *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

10.0 Technical Comments

10.1 Development Engineering Department

- Refer to Development Engineering Memo dated September 2, 2020

11.0 Application Chronology

Date of Application Received: June 30, 2020

Date Public Consultation Completed: May 13, 2021

Report prepared by: Wesley Miles, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Schedule A: CD2 – Text Amendments

Schedule B: Development Engineering Memo

Attachment A: Conceptual Drawing Package

Map A: OCP Amendment