



# OCP 20-0017 & TA 20-0019 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

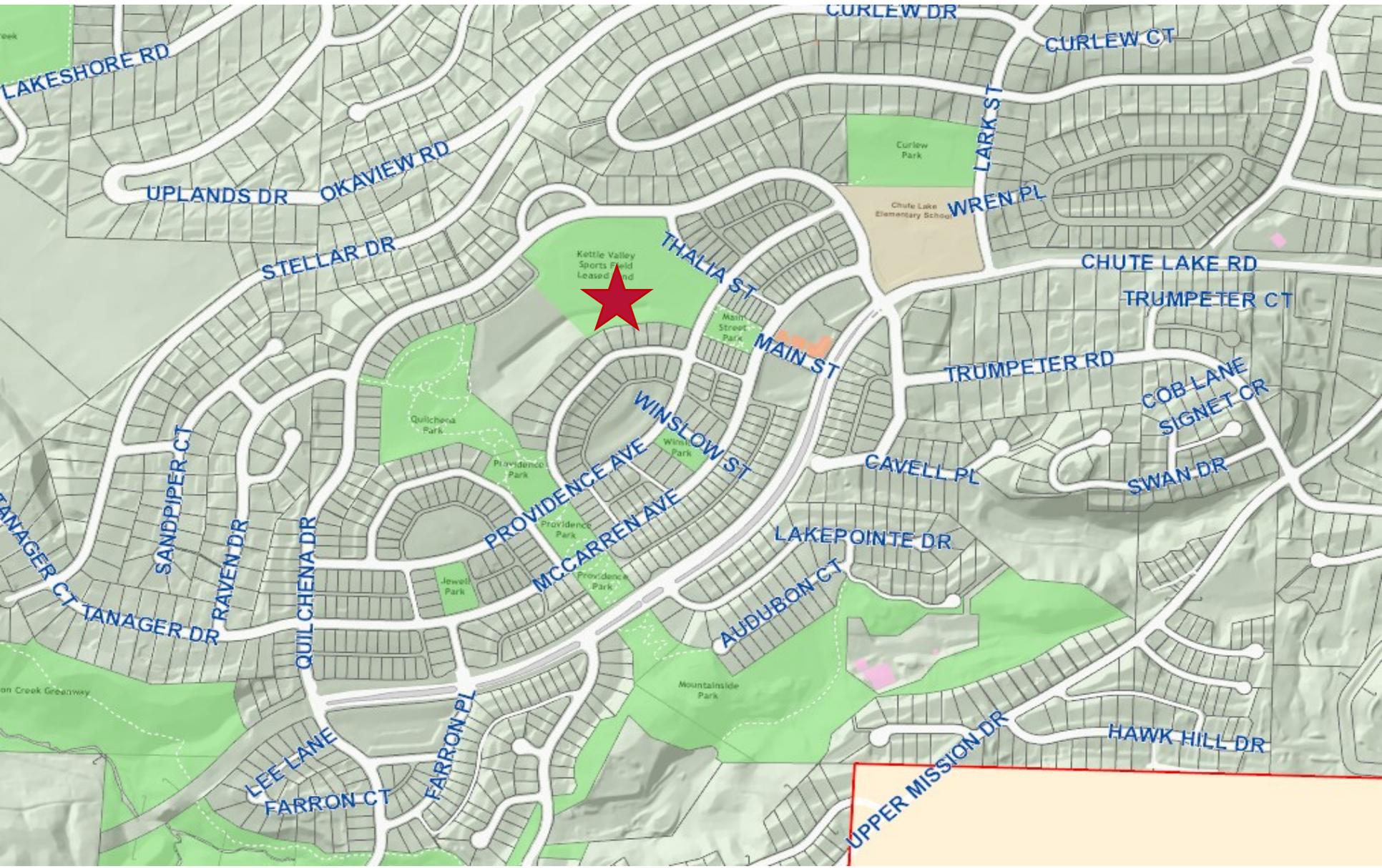
Public Hearing  
Second & Third Readings

Final Reading

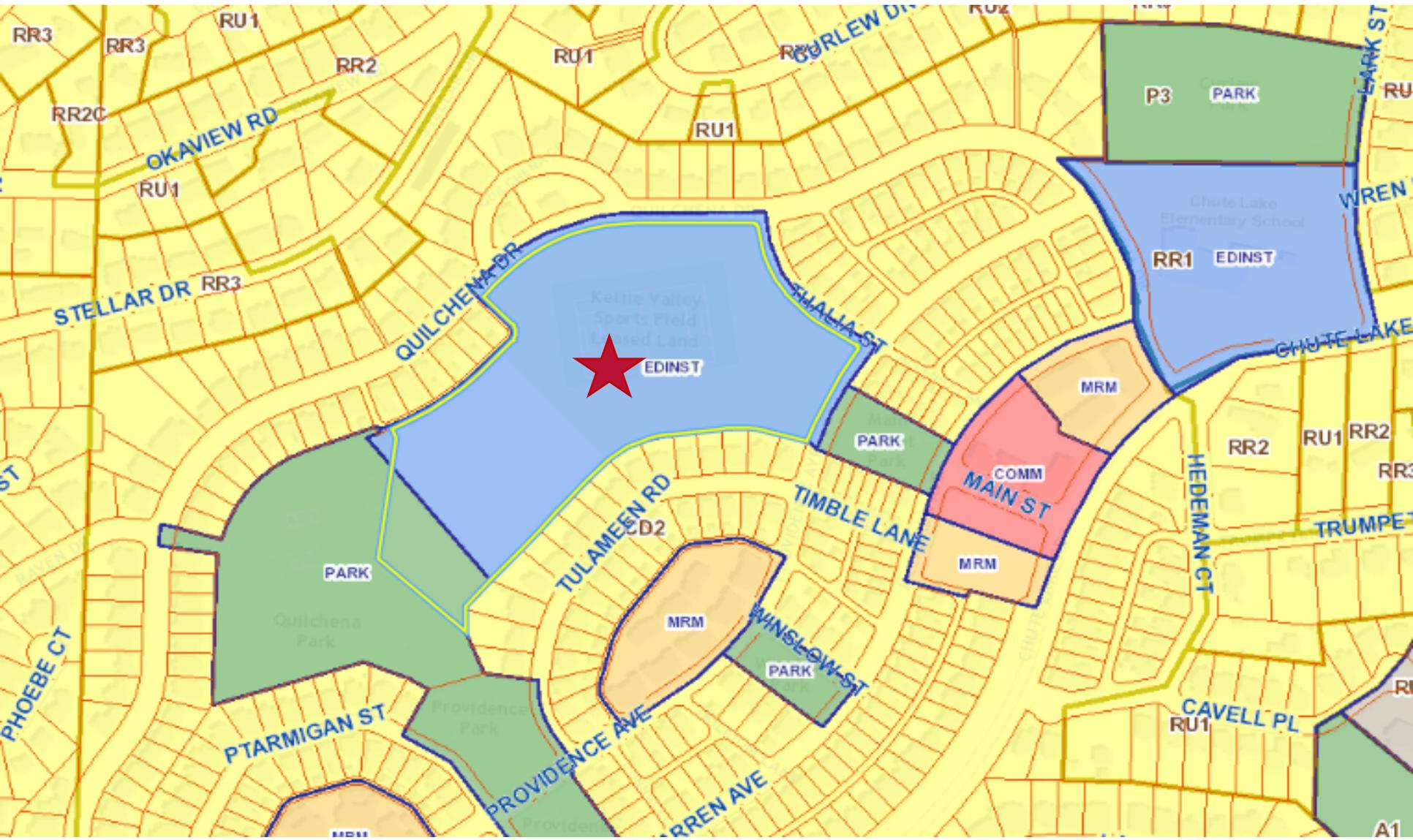
Subdivision and  
Building Permit

Council  
Approvals

# Context Map

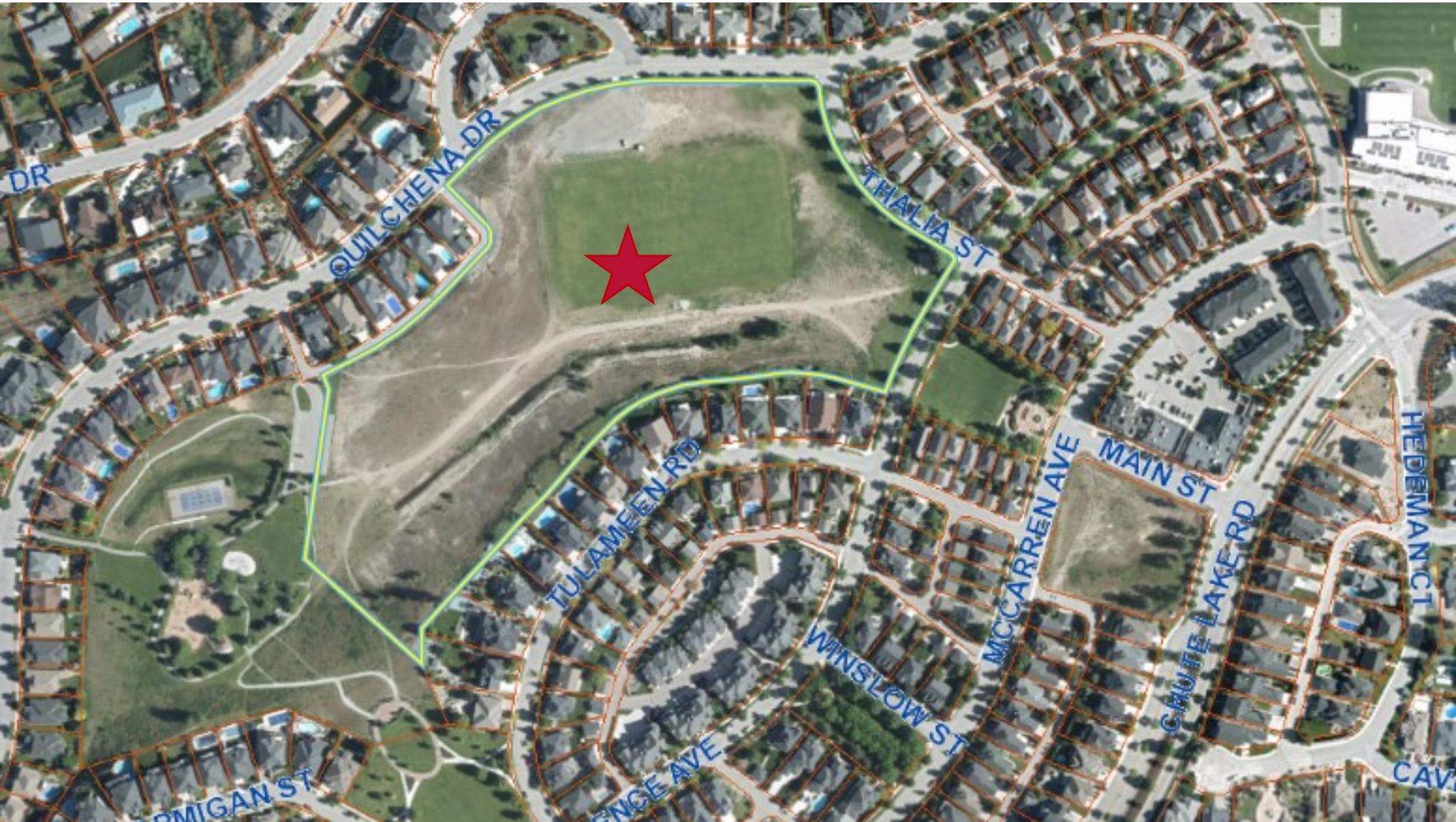


# OCP Future Land Use / Zoning



City of Kelowna

# Subject Property Map



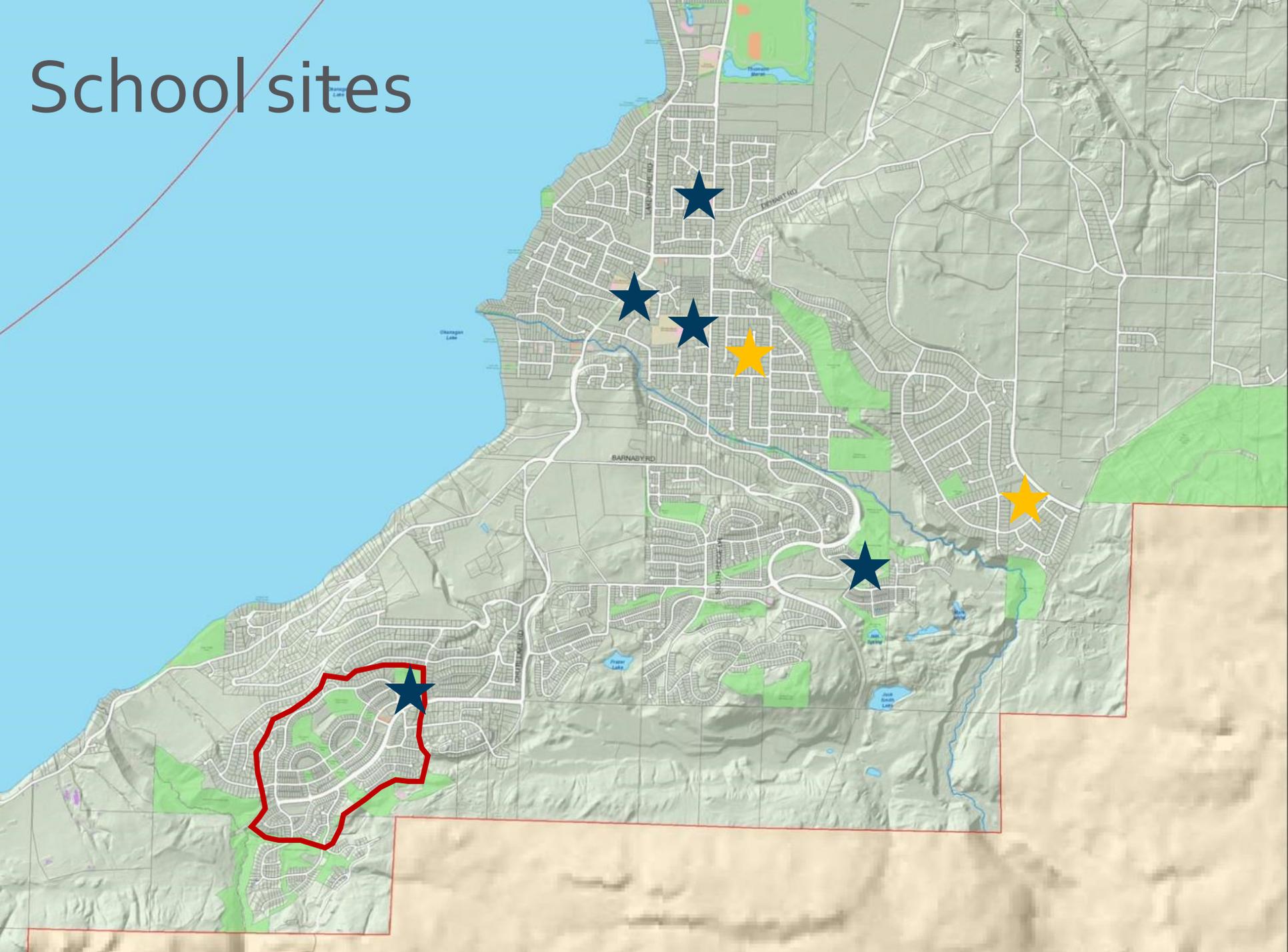
# Site Photo



# 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

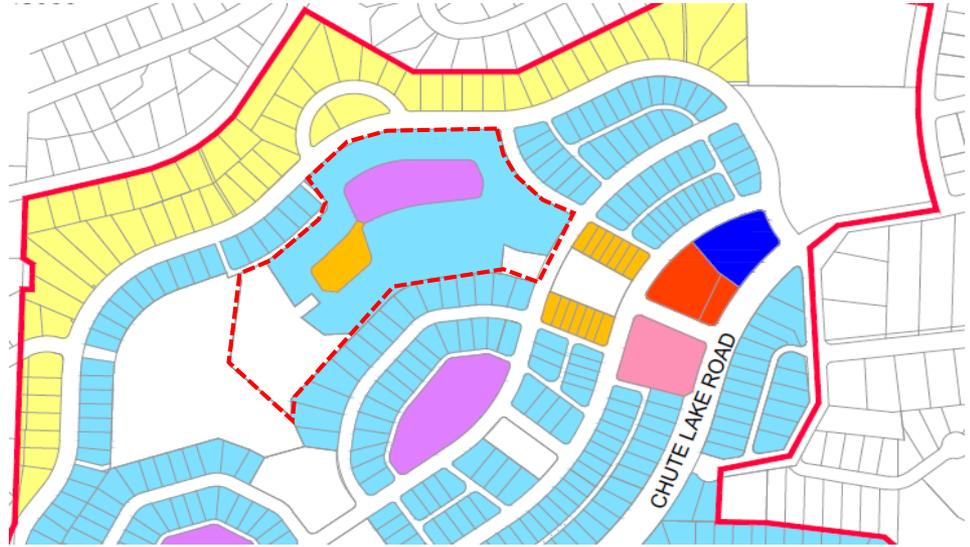


# Project Details

- ▶ 67 Single Family Residential Lots
  - ▶ Range in size from 350 m<sup>2</sup> – 560 m<sup>2</sup>
  - ▶ 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.

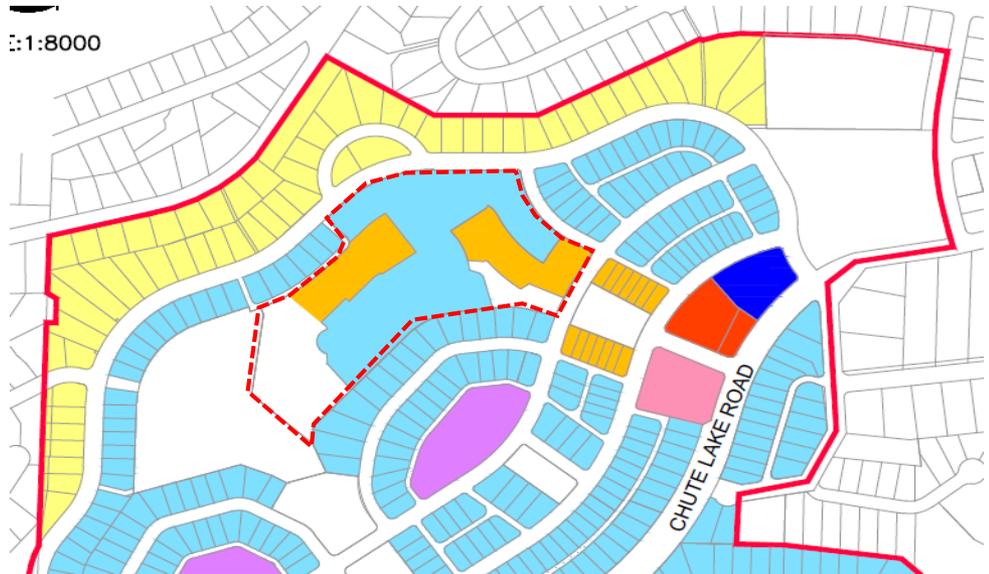
# Existing CD2 Land Use

- 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



# Overview & Conceptual Site Plan



# Proposed Subdivision Layout

## DEVELOPMENT YIELD PLAN

	Site Boundary	5.71 ha / 14.17 ac
	Legal Property Lines	
	5m Contour	
	1m Contour	
	5m Development Setback	
	Existing Homes	
	Existing Lots	
	Existing Parks	
	Development Area	3.30 ha / 8.15 ac
	Park + Greenway	7.42 ha / 18.51 ac
	Public Road ROW	0.99 ha / 2.45 ac
	Street:	412 lin. m
	6.0m Lane:	236 lin. m
	7.5m Lane:	233 lin. m
	100%	5.71 ha / 14.17 ac

	10m x 35m   Lane Access Lots	26
	13m x 35m   Lane Access Lots	24
	16m x 35m   Lane Access Lots	5
	16m x 35m   Street Access Lots	12
		67

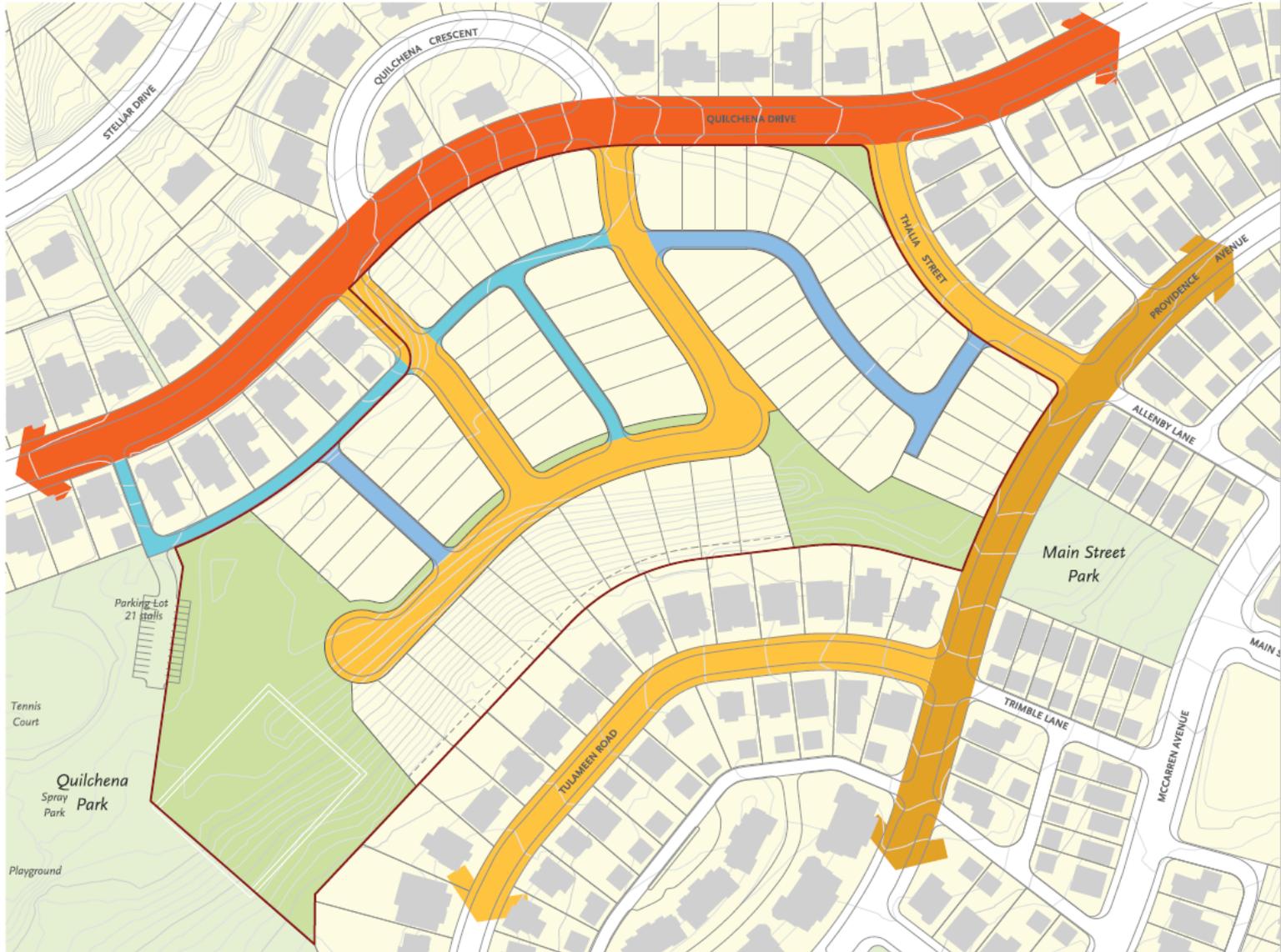
- 1** Super 8 Soccer Field adjacent to Quilchena Park
- 2** Looping Entrance Street with cul-de-sac extension
- 3** Predominant use of lane-fronted homes allows mix of lot sizes
- 4** Greenway extension to Main Street Park
- 5** 5m Greenway through site to Quilchena Park to maintain pedestrian flow
- 6** Expanded Landscaped Boulevard Green with fronting homes
- 7** Single row of walkup street access homes retain slopes
- 8** Existing streets preserved with 5m Encroachment Buffer



# Road Network

## STREET HIERARCHY PLAN

- Site Boundary 5.71 ha / 14.11 ac
- Legal Property Lines
- 5m Contour
- 1m Contour
- 5m Development Setback
- Existing Homes
- Existing Lots
- Existing Parks
- Collector Street | 20.0m
- Minor Collector Street | 18.0m
- Local Street | 15.0m
- Access Lane | 7.5m
- Lane | 6.0m



# Slope Analysis

## SLOPE ANALYSIS

- Site Boundary 5.71 ha / 14.11 ac
  - Legal Property Lines
  - 5m Contour
  - 1m Contour
  - At Grade Access
  - Average Natural Grade
- 
- 0-10% Slope | Flat
  - 10-20% Slope | Gentle
  - 20-30% Slope | Moderate
  - 30-40% Slope | Steep
  - +40% Slope | Extreme



# Parks and Trail Connections

## PARKS + TRAILS PLAN

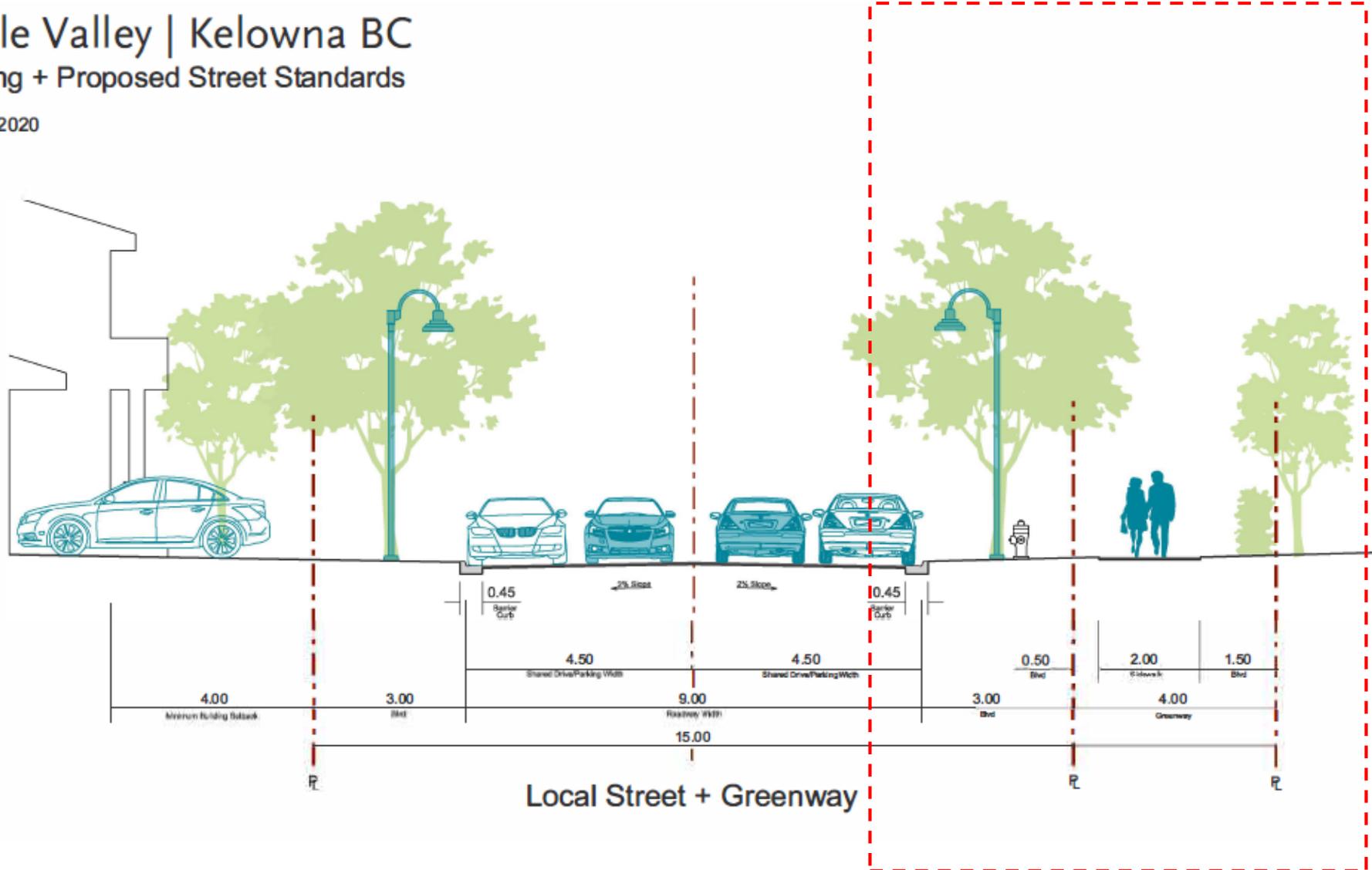
- Site Boundary 6.71 ha / 14.31 ac
- Legal Property Lines
- ~ 5m Contour
- ~ 1m Contour
- - - 5m Development Setback
- Existing Homes
- Existing Lots
- Existing Parks
- Development Area
- Park + Greenway
- Public Road ROW
- - - Existing Park Pathway | 2.0m
- - - Proposed Greenway Path | 2.0m
- Proposed Park Pathway | 1.5m
- Setback | 1.5m



# Elevation Cross Sections

Kettle Valley | Kelowna BC  
Existing + Proposed Street Standards

October 2020



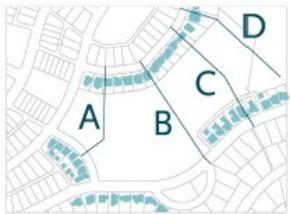
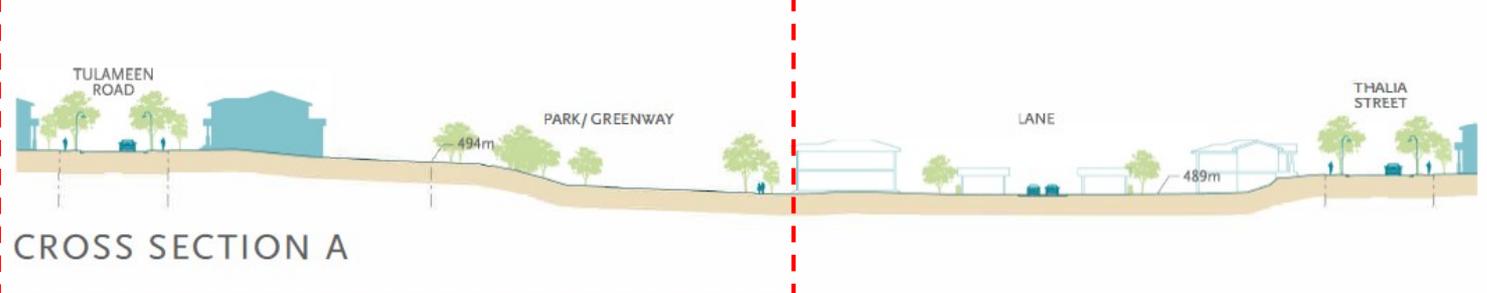
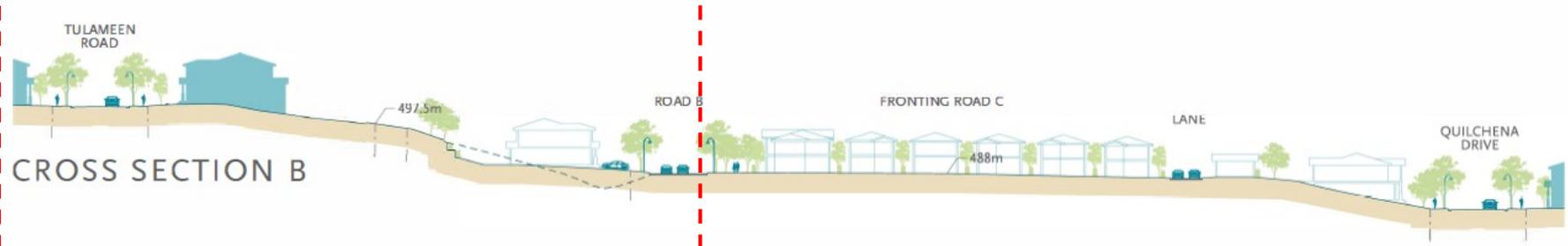
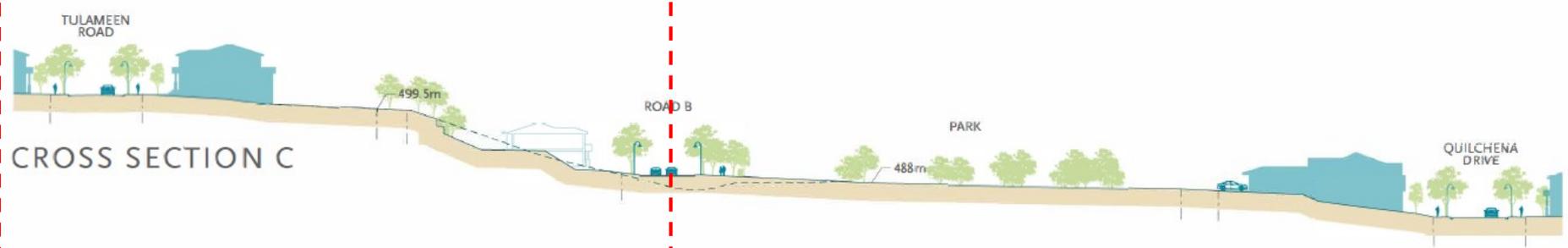
Local Street + Greenway

# Elevation Cross Sections

KETTLE VALLEY  
KELOWNA BC

SITE CROSS SECTIONS

LEGEND OCTOBER 2020



## 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*