

REPORT TO COUNCIL



Date: May 9, 2022

To: Council

From: City Manager

Department: Development Planning

Application: OCP22-0004 & Z21-0094 **Owner:** Mair Developments Ltd., Inc.
No. BC0753083

Address: 1450 Steele Road **Applicant:** Mair Developments Ltd. –
Andrew Bruce

Subject: OCP Amendment and Rezoning Applications

Existing OCP Designation: S-RES – Suburban Residential & NAT – Natural Areas

Proposed OCP Designation: S-RES – Suburban Residential & NAT – Natural Areas

Existing Zone: A1 – Agriculture 1

Proposed Zone: RU2h – Medium Lot Housing (Hillside Area) & P3 – Parks and Open Space

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP22-0004 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot A, Sections 20 and 29, Township 29, SDYD, Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364, EPP51781, EPP72348, EPP82001, and EPP100536, located at 1450 Steele Road, Kelowna, BC from the NAT – Natural Areas and S-RES – Suburban Residential designations to the NAT – Natural Areas and S-RES – Suburban Residential designations, as shown on Map “A” attached to the Report from the Development Planning Department dated May 9, 2022, 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 Consultation 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 May 9, 2022;

AND THAT Rezoning Application No. Z21-0094 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot A, Sections 20 and 29, SDYD, Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364, EPP51781, EPP72348, EPP82001, and EPP100536, located at 1450

Steele Road, Kelowna, BC, from the A1 – Agriculture 1 zone to the RU2h – Medium Lot Housing (Hillside Area) zone and the P3 – Parks and Open Space zone as shown on Map “B” attached to the Report from the Development Planning Department dated May 9, 2022, be considered by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of the subject property and to rezone the subject property to facilitate a 32 lot residential subdivision and parkland dedication.

3.0 Development Planning

Staff support the proposed Official Community Plan (OCP) Amendment and Rezoning applications to facilitate the next phase of development at The Ponds. The application is generally consistent with the Neighbourhood 3 Area Structure Plan (ASP) that directs the vision and objectives for the development of the area. The ASP specifically identifies the subject property as being suitable for single/two-unit residential development. OCP Policy supports development that is consistent with the adopted ASPs for suburban neighbourhoods. The intent of the ASP is generally met by providing residential development lots in addition to park space and trail connections that were previously envisioned.

The proposed amendments involve adjusting the boundaries of the existing Future Land Use designations and rezoning the site based on more detailed site investigations that inform the subdivision layout. Portions of the site that were designated for a trail connection, but are unsuitable for such a connection, are eliminated as parkland, while additional area around an environmentally sensitive gulley and to make trail connections are being dedicated as park. Steele Road will be required to be dedicated and constructed to a full urban standard through the development process.

4.0 Proposal

4.1 Background

The Neighbourhood 3 Area Structure Plan for “The Ponds” neighbourhood and related OCP amendments were adopted by Council on April 3, 2007. The Plan envisions a logical pattern of development for Neighbourhood 3 that would result in a high quality, attractive and complete community. The ASP notes that the development concept has been formulated to work harmoniously with the topography and to retain the integrity of water features and their surroundings. The subject property was specifically identified as being suitable for single/two-unit residential development.

4.2 Project Description

The proposed OCP Amendment and Rezoning will facilitate a 32-lot residential subdivision of the subject property plus park and natural open space areas. One of the proposed lots would be further subdivided into approximately 17 bareland strata lots in the future.

The site is currently designated S-RES – Suburban Residential and NAT – Natural Areas. The OCP Amendment proposes adjusting the Future Land Use designations in several locations, including protecting environmentally sensitive areas, ensuring trail connections can be provided outside of riparian areas, and eliminating steep slopes that are not suitable for trail connections.

The main proposed vehicle access to the development site is via an extension of Steele Road, which is currently only constructed as an emergency access route. Two new local roads would provide access from Steele Road to a majority of the new lots.

Significant parkland dedication would protect a wetland area (Crawford Slough), and environmentally sensitive gulley and provide trail connectivity through the subject property including facilitating a trail connection between Mair Pond and Hill Spring Park.

4.3 Site Context

The subject property is part of the Ponds neighbourhood in the Upper Mission. The proposed development is located south of Steele Road, which is currently constructed as an emergency access route only. Earlier phases of the Ponds neighbourhood have been developed to the north, east, and west of the subject property and are zoned RU1 – Large Lot Housing, RU2 – Medium Lot Housing, and RU3 – Small Lot Housing. South of the development site is a large A1 – Agriculture 1 zoned property designated for future residential development in the OCP. An established network of parks and trails linking various water features has been developed in close proximity to the site.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space A1 – Agriculture 1	Open Space Vacant Land (Future Development)
East	P3 – Parks and Open Space RU1h – Large Lot Housing (Hillside Area)	Mair Pond Park Single Family Housing
South	A1 – Agriculture 1	Vacant hillside
West	P3 – Parks and Open Space RU3 – Small Lot Housing	Hill Spring Park Single Family Housing

Subject Property Map: 1450 Steele Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.1 Create more complete communities in Suburban Neighbourhoods	
Policy 7.1.1 Area Structure Plan Consistency	Support development that is consistent with adopted Area Structure Plans (ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where proposals include significant increases to the number of residential units beyond those signalled in an ASP or where proposals are likely to require significant changes to planned transportation, parks and utility infrastructure. <i>The subject property is identified in the Neighbourhood 3 ASP as being suitable for single family residential development.</i>
Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable	
Policy 7.2.2 Hillside Housing Forms	Encourage housing forms that best match to the topography and have the lowest amount of impact in hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause high amounts of slope disturbance and visual impact. <i>The proposed development has been refined to reduce cuts and fills and conform to the natural topography while being consistent with the established neighbourhood.</i>
Policy 7.2.3 Integrate Nature	Integrate the design of active parks with adjacent natural areas while maintaining individual park standards. Reduce the impacts of parks on adjacent natural systems. <i>The proposal identifies park areas and trail connections which protect natural features.</i>
Objective 14.5 Protect and restore environmentally sensitive areas	
Policy 14.5.3 Development Design in Environmentally Sensitive Areas	Design new development to prioritize protection of environmentally sensitive areas. Design the development to not disturb natural ecosystems, preserve environmentally sensitive features, adapt to natural topography and to avoid overall environmental impact. <i>The proposed development will protect areas identified as having high environmental sensitivity by dedication to the City as parkland or covenant.</i>

6.0 Application Chronology

Date of Application Received: September 17, 2021

Date Public Consultation Completed: January 26, 2022

Report prepared by: Mark Tanner, Planner II

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:

Attachment A: Proposed Site Layout

Map A: Proposed Official Community Plan Amendment

Map B: Proposed Rezoning