



City of  
**Kelowna**

# OCP23-0001 & Z23-0001 410 Providence Ave

Official Community Plan Amendment & Rezoning Application

# Purpose

- ▶ To amend the Official Community Plan designation from the EDINST - Education/Major Institutional to the S-RES – Suburban Residential and S-MU – Suburban Multiple Unit and PARK – Parks and to rezone the subject property from the P2 – Education and Minor Institutional zone to the RU<sub>1</sub> – Large Lot Housing zone and RU<sub>2</sub> – Medium Lot Housing zone and RU<sub>3</sub> - Small Lot Housing zone and MF<sub>2</sub> – Townhouse Housing zone and P<sub>3</sub> – Parks and Open Space zone to accommodate a future subdivision of Single Detached Housing, Duplex Housing, Townhomes, and Parks.

# Development Process

Jan 9, 2023

Development Application Submitted



Staff Review & Circulation



Mar 8, 2023

Public Notification Received



May 15, 2023

Initial Consideration

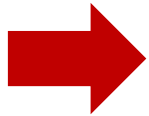


Public Hearing

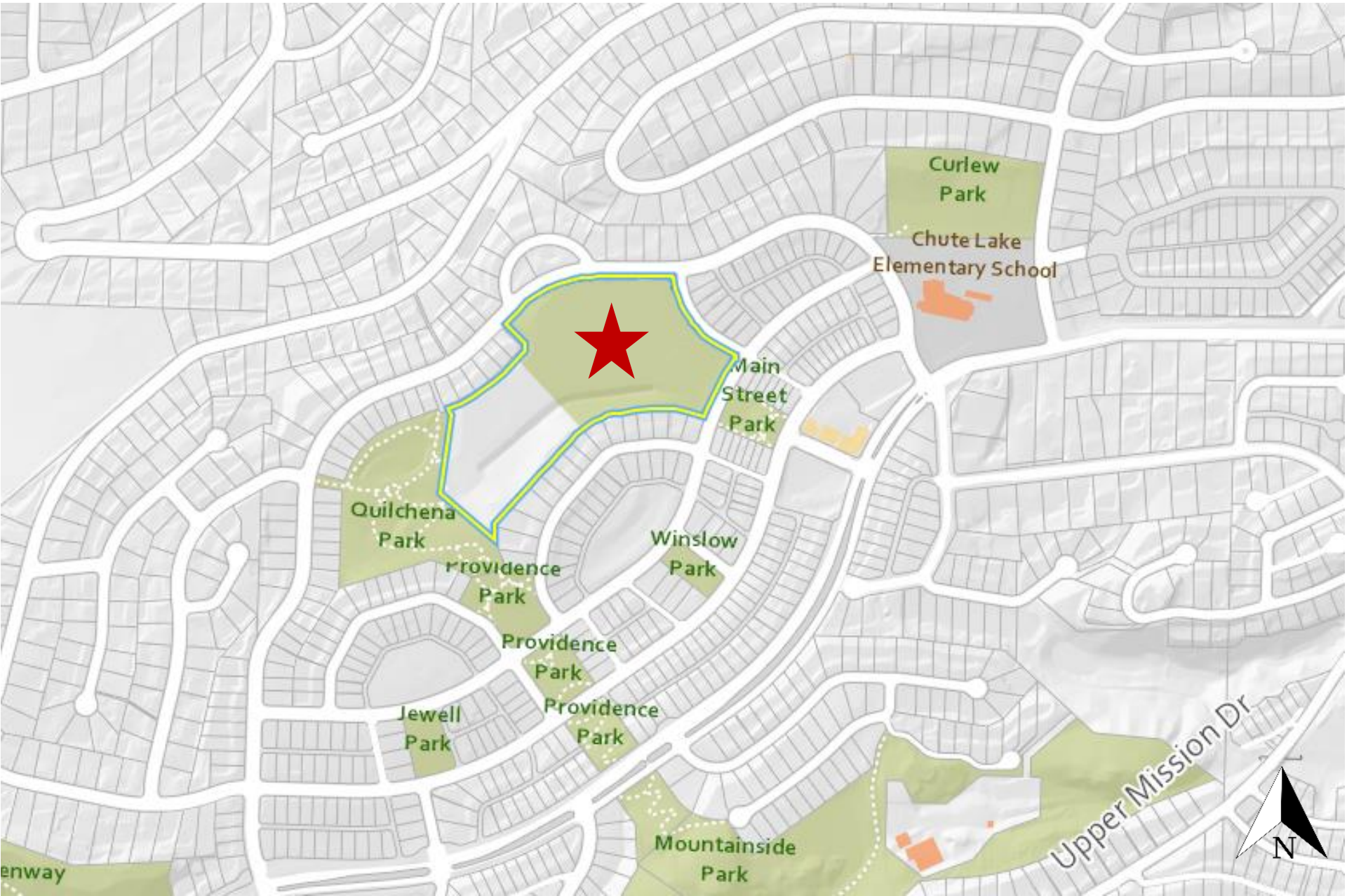


Final Reading

Council  
Approvals



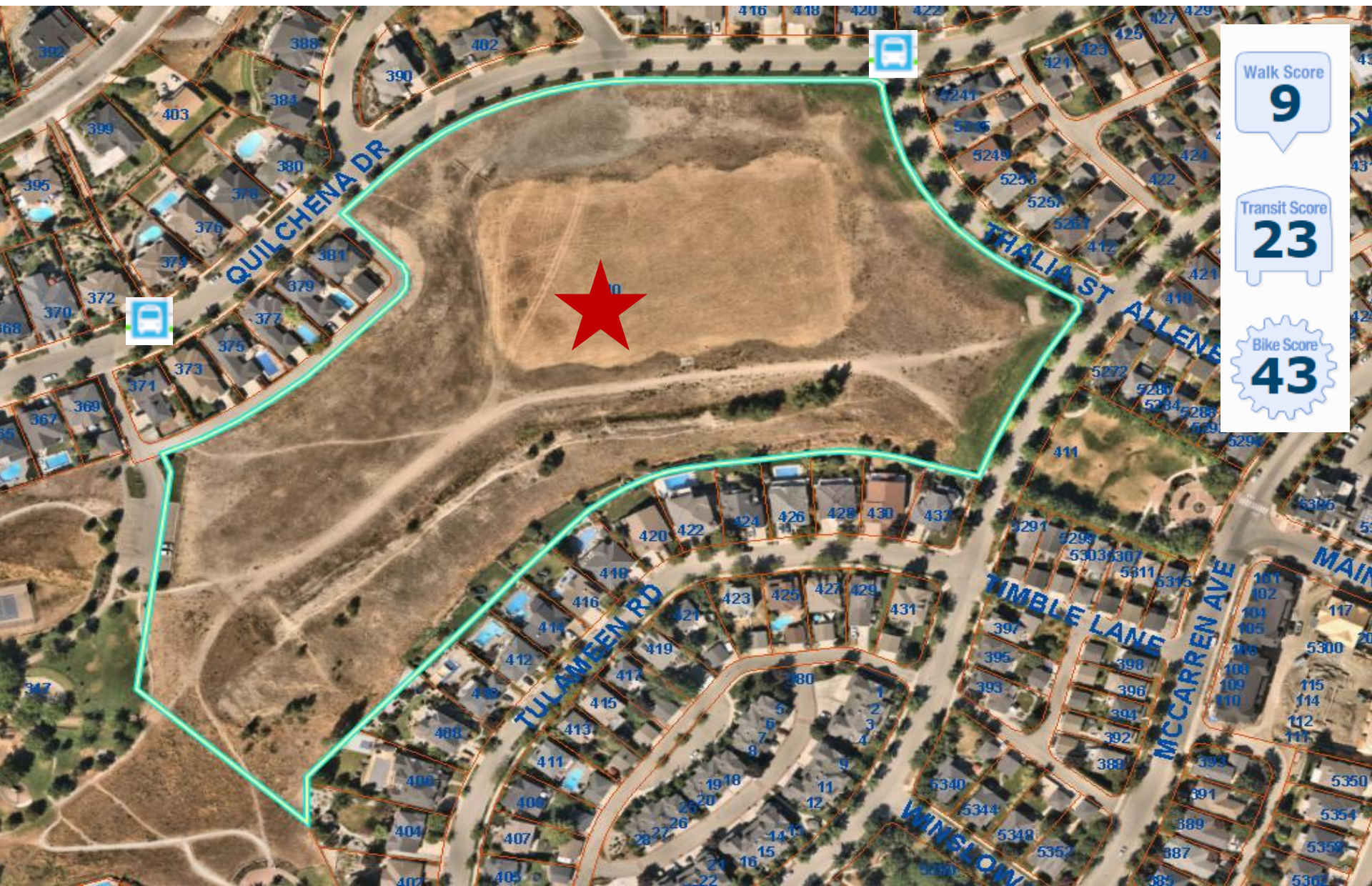
# Context Map



# OCP Future Land Use



# Subject Property Map



Walk Score  
**9**

Transit Score  
**23**

Bike Score  
**43**

# 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.
  - ▶ That agreement ended in 2022 and the soccer field is no longer active
- ▶ 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.
- ▶ 2021 Application
  - ▶ 67 Single Family Residential Lots
  - ▶ 3.5 acres of parkland and Super Soccer Field (65m x 50m)

# Project Details









- ▶ 99 Residential Units
  - ▶ Single Detached, Duplex, and Townhomes
- ▶ Park space totals approximately 2.51ha/6.2 ac in size which is about 44% of the total property
  - ▶ Includes a full size Soccer Field (90m X 60m)
  - ▶ The two park open space areas will be connected by a multi-use path greenway to provide connectivity



# Land Use/Zoning Map



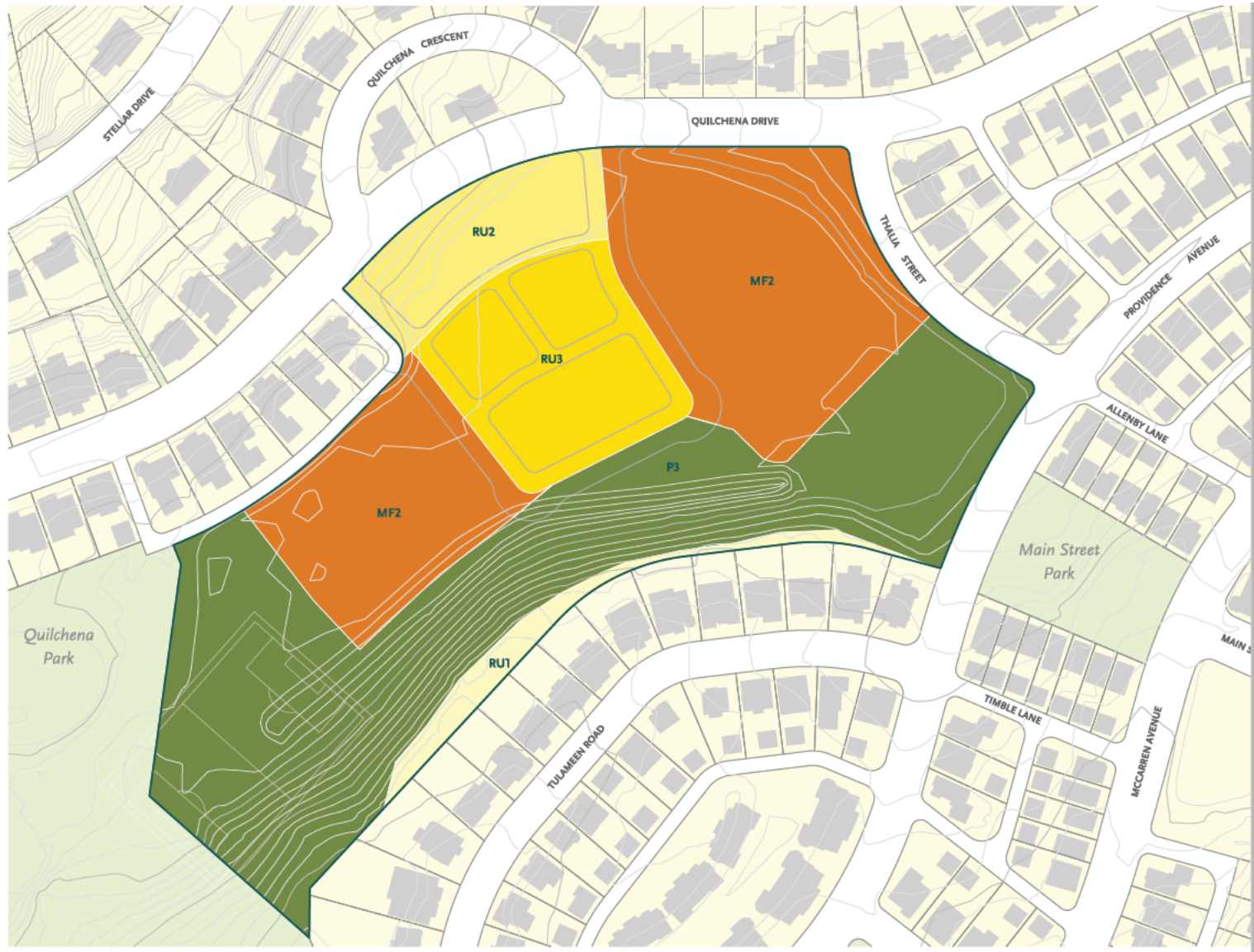
## PROPOSED ZONING PLAN

-  Site Boundary 5.71 ha | 14.11 ac
-  Legal Property Lines
-  5m Contour
-  1m Contour
-  5m Development Setback
-  Existing Homes
-  Existing Lots
-  Existing Parks

ZONES

	3%	RU1 Large Lot Housing*	0.18 ha   0.44 ac
	7%	RU2 Medium Lot Housing	0.40 ha   0.98 ac
	13%	RU3 Small Lot Housing	0.74 ha   1.83 ac
	33%	MF2 Townhouse Housing	1.88 ha   4.65 ac
	44%	P3 Parks and Open Space	2.31 ha   5.69 ac
<b>100%</b>		<b>5.71 ha   14.11 ac</b>	

\* Single Family Development Reserve area of encroaching existing backyards of properties on Tulameen Road



# Transportation

- ▶ Transportation
  - ▶ Voluntary funding contribution to the Frost Road Extension construction project of \$240,000



# OCP Objectives & Policies

## Suburban Neighborhoods + Parks

- ▶ **Policy 7.1.1 Area Structure Plan Consistency**
  - ▶ Proposal will be below 1028 unit limit
- ▶ **Policy 7.2.1 Ground Oriented Housing**
  - ▶ Residential units will be low-density and ground orientated
- ▶ **Policy 7.2.3 Integrate Nature**
  - ▶ Natural areas and hillsides being protected
- ▶ **Policy 7.3.1 Private Open Space**
  - ▶ Large portion preserved for private open space
- ▶ **Policy 10.1.3 Park Acquisition Priorities**
  - ▶ Park dedication will serve growth of new residential units.
- ▶ **Policy 10.1.6 Park Designation Phasing**
  - ▶ Park construction will be part of first phase of construction
- ▶ **Policy 10.1.19 Servicing Suburban Parks**
  - ▶ Park proposal meets Park Acquisition Guidelines
- ▶ **Policy 10.2.1 Connected Parks**
  - ▶ Proposal provides improvements to pedestrian connections.
- ▶ **Policy 10.5.5 Community Partnerships**
  - ▶ Park being developed to City standards.

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed OCP Amendment and Rezoning as it is consistent with:
  - ▶ Consistent with existing residential Kettle Valley neighborhood.
  - ▶ 6.2 acres of developed park land with full size Soccer Field
  - ▶ Within Maximum anticipated unit count for Kettle Valley
  - ▶ Provides funding contribution to local transportation network improvements
  - ▶ Supported by OCP policy within:
    - ▶ Chapter 7 – Suburban Neighbourhoods
    - ▶ Chapter 10 - Parks