

REPORT TO COUNCIL

OCP & REZONING



Date: November 27th, 2023
To: Council
From: City Manager
Address: 1702 Lynrick Road
File No.: OCP23-0011 / Z22-0028

	Existing	Proposed
OCP Future Land Use:	S-MU – Suburban – Multiple Unit & NAT – Natural Areas	S-MU – Suburban – Multiple Unit & NAT – Natural Areas
Zone:	RR1 – Large Lot Rural Residential & P3 – Parks and Open Space	MF2 – Townhouse Housing & P3 – Parks and Open Space

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP23-0011 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 Section 13 Township 26 and of Section 18 Township 27 ODYD Plan KAP48482 Except Plan KAP75423, located at 1702 Lynrick Road from the S-MU – Suburban Multiple Unit designation to NAT – Natural Areas designation, as shown on Map “A” attached to the Report from the Development Planning Department dated November 27th, 2023, be considered by Council;

AND THAT Rezoning Application No. Z22-0082 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classifications of Lot A Section 13 Township 26 and of Section 18 Township 27 ODYD Plan KAP48482 Except Plan KAP75423, located at 1702 Lynrick Road, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the P3 – Parks and Open Space zone and the MF2 – Townhouse Housing zone as shown on Map “B” attached to the Report from the Development Planning Department dated November 27th, 2023, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” to the Report from the Development Planning Department dated November 27th, 2023;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered subsequent to approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Official Community Plan Amending Bylaw and Rezoning Bylaw be considered in conjunction with the Development Planning Department Manager’s consideration of a Natural Environment Development Permit for the subject property;

AND FURTHER THAT final adoption of the Official Community Plan Amending Bylaw and Rezoning Bylaw be considered in conjunction with Council’s consideration of a Development Permit for the subject property.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of portions of the subject property from the S-MU -Suburban Multiple Unit designation to NAT – Natural Areas designation and to rezone portions of the subject property from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone to facilitate a townhouse development.

3.0 Development Planning

Staff support the proposed Official Community Plan (OCP) Amendment Application from S-MU – Suburban Multiple Unit to NAT – Natural Areas. As part of the application, a large portion of the property is to be dedicated to the City to establish the required 15.0 m Riparian Management Area setback along Gopher Creek, and the addition of a park trail to link the existing Gopher Creek Linear Trail. This requires the OCP Future Land Use Map to be amended to align with the proposed linear corridor. Staff have reviewed this application, and it may move forward without affecting either the City’s Financial Plan or Waste Management Plan.

Staff also support the proposed Rezoning Application from RR1 – Large Lot Rural Residential zone to MF2 – Townhouse Housing zone and P3 – Parks and Open Space. The subject property has a Future Land Use Designation of S-MU – Suburban Multiple Unit and is located near Black Mountain Elementary School and Gopher Creek Linear Park. The MF2 zone allows for a subtle transition in density into the established neighbourhood. The subject property and the surrounding areas have the Future Land Use of S-MU – Suburban Multiple Unit because the proposed Black Mountain Village Centre is situated on the other side of Loseth Road. When the adjacent property is developed, it will offer commercial uses in close proximity to the subject property. The proposed park dedication requires part of the property to be rezoned to P3 to align with the linear park trail.

The proposal meets the intent of the Suburban Neighbourhood policies, which are intended to provide additional ground-oriented housing in a variety of housing typologies in areas that are near small scale commercial services, amenities like schools and parks and educational sites.

Lot Area	Proposed (m ²)
Gross Site Area	9,319.7 m ²
Road Dedication	n/a
Undevelopable Area	3,231.6 m ²
Net Site Area	6,088.1 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU4 – Duplex Housing	Semi-Detached Housing
East	RU1 – Large Lot Housing & RU4 – Duplex Housing	Semi-Detached Housing & Single-Detached Housing
South	P3 – Parks and Open Space	Gopher Creek
West	RR1 – Large Lot Rural Residential	Rural Residential

Subject Property Map: 1702 Lynrick Road



The subject property is located on both Lynrick Road and Loseth Road and has the Future Land Use Designation of S-MU – Suburban Multiple Unit and NAT – Natural Areas. The surrounding area has a mix of RU4 – Duplex Housing, RU1 – Large Lot Housing, RR1 – Large Lot Rural Residential and P3 – Parks and Open Space. The property is adjacent to Gopher Creek Linear Park and is near Black Mountain Elementary School.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.	
Policy 7.2.1. Ground-Oriented Housing	Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or transportation facilities. <i>The site will be made-up of low-density ground-oriented housing. These units are proposed as three-bedroom townhouses.</i>
Policy 7.2.3. Integrate Nature	Integrate the design of active parks with adjacent natural areas while maintaining individual park standards. Reduce impacts of parks on adjacent natural systems. <i>The proposal includes dedication of land that will become a new park trail and a protected Riparian Management Area of Gopher Creek.</i>
Objective 7.3. Design Suburban Neighbourhoods to be inclusive, safe, and to foster social interaction.	
Policy 7.3.1. Private Open Space	Encourage the development of private open space amenities as part of new multi-unit residential development in Suburban Neighbourhoods. <i>The site proposes the majority of the required amenity space as common amenity space that will be situated throughout the development.</i>

Objective 7.6. Support a variety of low-density housing.	
Policy 7.6.2. Social connections through design.	Encourage design for multi-unit residential buildings that incorporates common spaces that foster social connections, such as gardens, greenspace and children’s play areas.
	<i>The proposal includes common amenity spaces (benches, play areas, picnic tables, etc.) that promote social interactions.</i>

6.o Application Chronology

Application Accepted: April 26th, 2022
 Neighbourhood Notification Summary Received: October 13th, 2023

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Lydia Korolchuk, Acting Planning Supervisor
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:
 Attachment A: Development Engineering Memo
 Map A: OCP Amendment OCP23-0011
 Map B: Zoning Amendment Z22-0028

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.