

REPORT TO COUNCIL OCP & REZONING



Date: May 13, 2024
To: Council
From: City Manager
Address: 1602 & 1855 Bennett Road
File No.: OCP23-0008/Z23-0047

| | Existing | Proposed |
|-----------------------------|---------------------------|------------------------------|
| OCP Future Land Use: | NAT – Natural Areas | S-RES – Suburban Residential |
| Zone: | P3 – Parks and Open Space | RU1 – Large Lot Housing |

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP23-0008 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 2 Section 17 Township 23 ODYD Plan KAP65503 Except Plan EPP93314 located at 1602 Bennett Road, Kelowna and Lot B Section 17 Township 23 ODYD Plan EPP80141 located at 1855 Bennett Road, Kelowna, BC and, BC from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation, as shown on Map “A” attached to the Report from the Development Planning Department dated May 13, 2024 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 Information Session public 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 13, 2024;

AND THAT Rezoning Application No. Z23-0047 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 2 Section 17 Township 23 ODYD Plan KAP65503 Except Plan EPP93314 located at 1602 Bennett Road, Kelowna and Lot B Section 17 Township 23 ODYD Plan EPP80141 located at 1855 Bennett Road, Kelowna, BC from the P3 – Parks and Open Space zone to the RU1 – Large Lot Housing zone as shown on Map “B” attached to the Report from the Development Planning Department dated May 13, 2024 be considered by Council;

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

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 portions of the subject property from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation and to

rezone portions of the subject property from the P3 – Parks and Open Space zone to the RU1 – Large Lot Housing zone to facilitate a large lot housing subdivision.

3.0 Development Planning

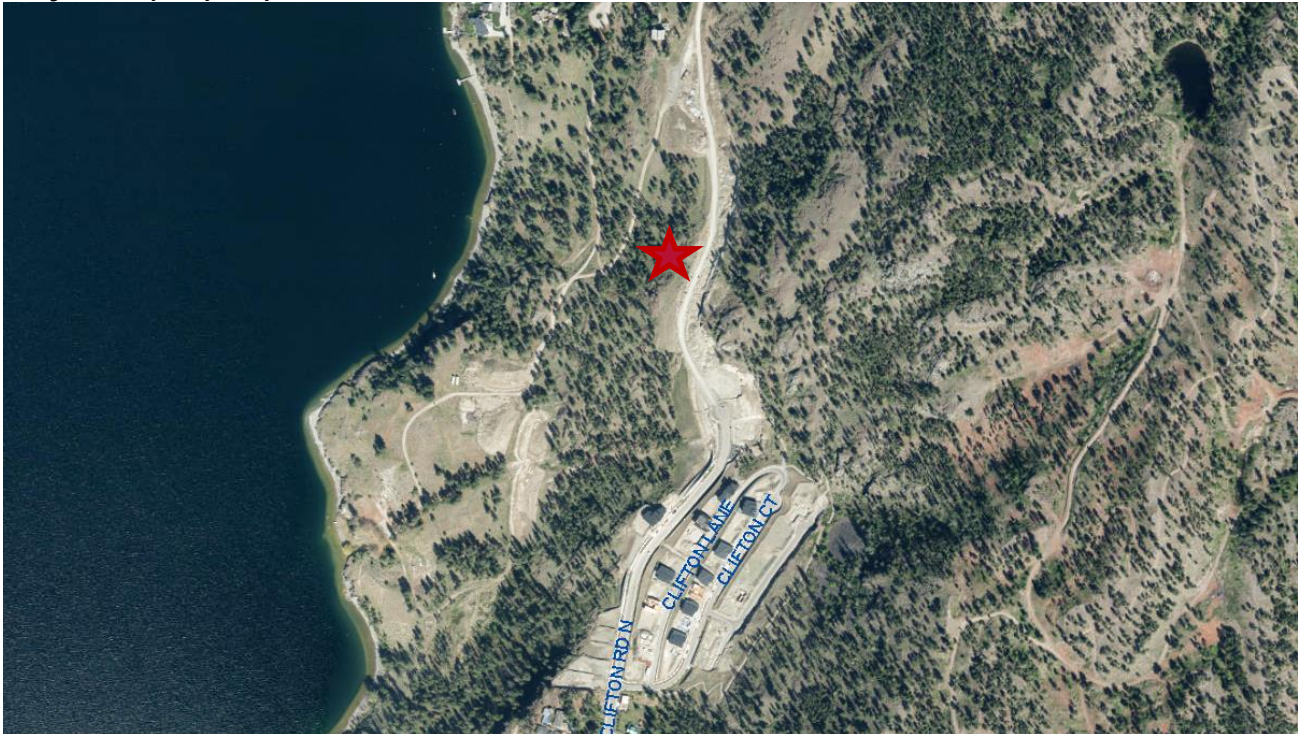
Staff recommend support for the proposed Official Community Plan and rezoning amendments to facilitate future residential development on the subject properties. The North Clifton Area Structure Plan was approved in 2014 and lays out single family development for the area. The proposed mapping amendments are considered minor in nature stemming from required road realignments due to topographic constraints. The first phase of development will dedicated 2.84 acres of parkland with additional parks and open space to be added in future phases. The unit count and layout is consistent with the ASP, the proposed development is considered compatible with the surrounding land uses and meets a number of policies and objectives of the Official Community Plan (OCP).

Staff have reviewed this application, and it may move forward without affecting either the City’s Financial Plan or Waste Management Plan

4.0 Site Context & Background

| Orientation | Zoning | Land Use |
|-------------|--|----------------------------------|
| North | RU1 – Large Lot Housing | Vacant/Single Family Residential |
| East | A2 – Agriculture/Rural Residential | Vacant |
| South | RU1 – Large Lot Housing P3 – Parks and Open Space | Park/Single Family Residential |
| West | W1 – Recreational Water Use | Okanagan Lake |

Subject Property Map: 1602 & 1855 Bennett Road



4.1 Background

The proposal is over two large development parcels approximately 35 ha and 15 ha in size. They are currently vacant and will eventually connect Clifton Road North with the McKinley Beach area.

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

| | |
|--|--|
| The Big Picture: 10 Pillars to Realize our Vision | |
| 1) | Take Action on Climate / Protect and Restore Environment: 2.84 acres of land will be dedicated as park in the first phase of development and will be added to an existing a future park and open space network. |
| 2) | Incorporate Equity into City Building / Promote more Housing Diversity: The proposal provides single family housing to the area and works towards the ultimate connection of Clifton Road south to the McKinley neighborhood. |

| Objective 7.1.1 Area Structure Plan Consistency | | |
|--|-------|---|
| Policy | 7.2.1 | 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 signaled in an ASP or where proposals are likely to require significant changes to planned transportation, parks and utility infrastructure. |
| Ground Oriented Housing. | | <i>The unit count and layout is aligned with the original North Clifton ASP approved in 2014.</i> |
| Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable. | | |
| Policy | 7.2.3 | Integrate the design of active parks with adjacent natural areas while maintaining individual park standards. Reduce the impacts of parks on adjacent natural systems |
| Integrate Nature | | <i>The site will be integrated with natural areas and park trails as per established Parks Agreement and ASP.</i> |

6.0 **Application Chronology**

Application Accepted: August 2, 2023
 Neighbourhood Notification Summary Received: November 21, 2023

Report prepared by: Wesley Miles, Planner Specialist
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Map A: OCP Amendment
 Map B: Zoning Amendment

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