

REPORT TO COUNCIL



Date: December 5, 2016

RIM No. 1250-04

To: City Manager

From: Community Planning Department (LK)

Application: OCP16-0013
TA16-0008

Owner: Kettle Valley Holdings Ltd.,
INC. No. 551772
City of Kelowna

Address: 410 Providence Avenue
347 Quilchena Drive

Applicant: Aplin Martin Consultants Ltd.

Subject: OCP Amendment & Text Amendment Applications

Existing OCP Designation: EDINST - Educational/ Major Institutional
PARK - Major Park/Open Space (public)

Proposed OCP Designation: S2RES - Single/ Two Unit Residential
MRM - Multiple Unit Residential (Medium Density)
PARK - Major Park/Open Space (public)

Existing Zone: CD2 - Kettle Valley Comprehensive Residential Development

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP16-0013 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 1 Section 23 Township 28 SDYD Plan KAP85435 located at 410 Providence Avenue, Kelowna, BC from the EDINST - Educational/ Major Institutional to MRM - Multiple Unit Residential (Medium Density), EDINST - Educational/ Major Institutional to S2RES - Single/ Two Unit Residential, EDINST - Educational/ Major Institutional to PARK - Major Park/Open Space (Public) designations as shown on Map "A" attached to the Report from Community Planning Department dated December 5, 2016, be considered by Council;

AND THAT Official Community Plan Map Amendment Application No. OCP16-0013 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of Lot 2, Section 23, Township 28, SDYD, Plan KAP85435, located on Quilchena Drive, Kelowna, B.C. from the EDINST - Education/Major Institutional designation to PARK - Major Park / Open Space designation as shown on Map "A" attached to the Report from Community Planning Department dated December 5, 2016, be considered by Council;

THAT Official Community Plan Map Amendment Application No. OCP16-0013 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of

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 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated December 5, 2016;

AND THAT Zoning Bylaw Text Amendment Application No. TA16-0008 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated December 5, 2016 for Lot 1 Section 23 Township 28 SDYD Plan KAP85435 located at 410 Providence Avenue be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Official Community Plan Map Amending Bylaw and the Zoning Bylaw Text Amending Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated September 28, 2016.

2.0 Purpose

To amend the Official Community Plan to change the Future Land Use designation and to amend the Kettle Valley Comprehensive Development Zone (CD2) to facilitate the development of Single Family Residential and Multi-Family Residential development on the subject property.

3.0 Community Planning

Staff are supportive of the proposed OCP Amendment and Text Amendment applications to facilitate residential development at 410 Providence Avenue. School District 23 (SD23) recently confirmed that they no longer have any interest in the land and will not proceed with their option to purchase. This triggered the Developer to consider alternative solutions for the site and Planning is supportive of providing a range of single family and low density multi-family that is consistent and complements the surrounding neighbourhood. In addition, the developer is committed to re-establishing the City's soccer field in a different location on-site that is more compatible with the adjacent Quilchena Park. The developer is also proposing to construct a multi-use trail as part of Road 'B' in order to connect Quilchena Park and Main Street Park in order to promote walking and cycling.

The Kettle Valley neighbourhood has a significant park and open space network (17 acres plus the green space associated with Chute Lake Elementary) that goes beyond the City's minimum standards due in large part to the successful partnership agreements with the Developer over the past decade. The retention of the soccer field is a key City priority as it has become a well-used community asset with more than 250 hours of bookable time each year in addition to more casual 'drop-by' use. This amount of use is anticipated to increase over the coming decade as the City continues to grow. By relocating the soccer field within an expanded Quilchena Park, it will take advantage of the existing parking lot, playground and other existing park amenities.

Should the OCP Amendment and Text Amendment be supported by Council, the applicant would be required to apply for a Form & Character Development Permit for the Multi-Family Residential Development and Building Permits for the Single Family Residential Development. Staff will also

need to issue a subdivision to create the new lots and prior to Final Subdivision the developer will be required to:

1. Dedicate the land for Parks to the City of Kelowna;
2. Substantially complete the soccer field construction and surrounding park landscaping to City standards.

4.0 Proposal

4.1 Background

As part of the original Kettle Valley Community Master Plan approvals in 1996, the subject property, at 14.1 acres was designated for a future public school in the OCP and the Kettle Valley Comprehensive Development Zone (CD2) with SD23 holding an option to purchase. Knowing that the school was a long term objective, a partnership was formed in 1998 between the City and the Developer to build and operate a public soccer field, parking area and trail system on the site. It was formalized through a lease agreement that still stands to this day. With the opening of the nearby Chute Lake Elementary School in 2006, recent upgrades and expansion to Okanagan Mission Secondary School in 2014 and a future middle school development planned within the 'Ponds' neighbourhood, SD23 has determined they have no interest in acquiring the subject site. They formally withdrew their option to purchase the site from the developer in 2015 (refer to Attachment "C" for the specific details of the agreement). Part of the agreement requires that Kettle Valley Developments provide a payment in lieu of the transfer of land equivalent to the School Acquisition Fee to SD23, effectively making a contribution to the public school system. Therefore, the preservation of the school designation in the OCP and within CD2 is no longer warranted and alternative forms of development may be considered.

4.2 Project Description

The developer's proposal includes a combination of Single Family Homes and Multi-Family Row Housing for an estimated total of 82 units. The CD2 - Kettle Valley Comprehensive Residential Development zone allows for a maximum density of 1028 units. The current neighbourhood build-out is well below this maximum by approximately 225 units. The proposed subdivision has been designed to blend with the established neighbourhood pattern. This includes smaller lots and multi-



Figure 1 – Rendering of dwellings with 'front' yards backing onto Quilchena Park.

family units surrounded by medium sized lots, as a transition to the existing similar zoned parcels. The proposed residential parcels that would normally back onto Quilchena Park will be designed to 'front' onto the park to provide an appealing park interface.

The combination of house types and the proposed row house units will expand the range of housing types available in Kettle Valley, while supporting the existing services and amenities in the area. In addition, the developer is proposing a 2.9-acre park dedication to the City in order to expand Quilchena Park on the western side and provide a replacement soccer field designed to regulation standards. There is also a small park dedication proposed near Road 'B' and Providence Avenue that will act as additional greenspace area. The proposed development also includes a multi-use pathway along one of the local roads (proposed 'Road B') to provide a walking and cycling connection to the village centre. In an effort to provide a sensitive transition from the established neighbourhood to the proposed area, all parcels with significant slope will have registered 'No Build' and 'No Disturb' covenants on title.

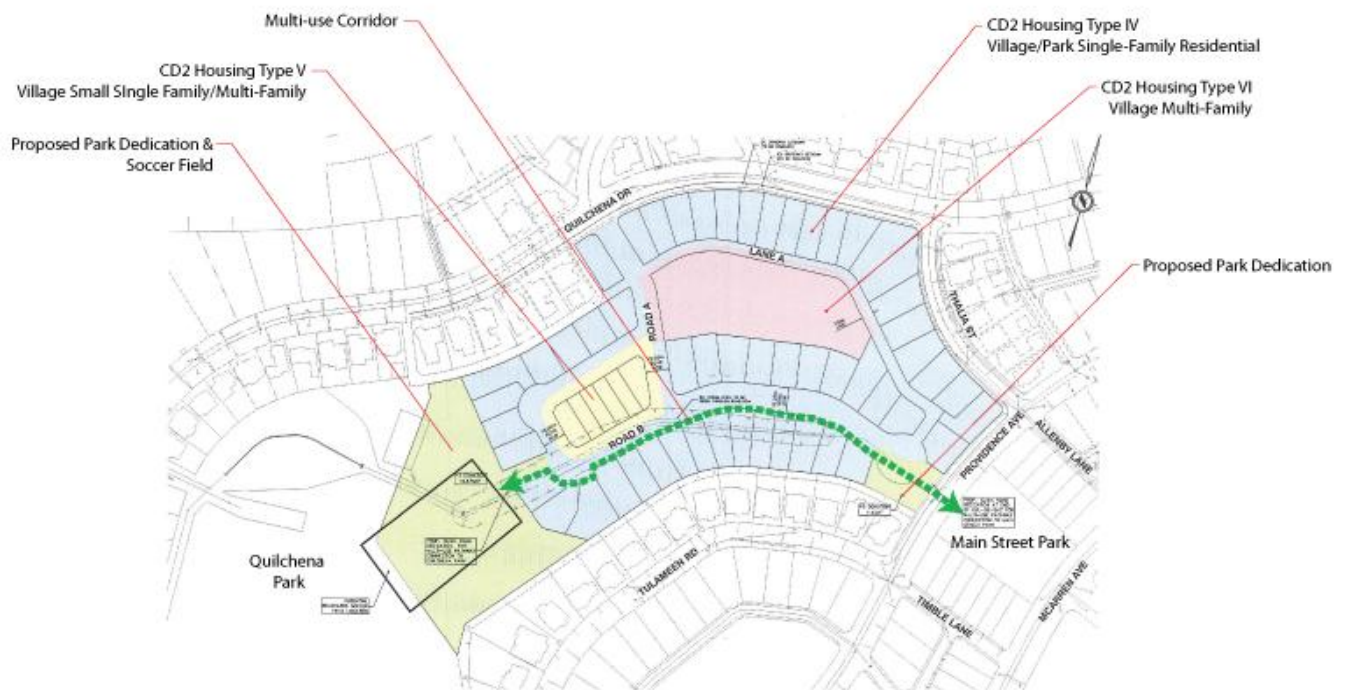
Should the OCP Amendment and Text Amendment applications be approved by Council, the park dedication together with the building of the soccer field will be requirements of the Subdivision application.

4.3 Public Consultation

Council Policy No. 367 - Public Notification & Consultation for Development Applications requires the applicant to consult the public regarding the proposed OCP Amendment and Text Amendment for the subject property. The public engagement completed by the applicant includes:

- Open House #1 - February 15, 2016 from 4pm -7pm at the Okanagan Mission Community Hall (attendance approx. 107 people) - included a follow-up online survey to provide public feedback.
- Open House #2 - May 2, 2016 from 4pm - 7pm at the Okanagan Mission Community Hall (attendance approx. 60 people).
- Kettle Valley website (www.kettlevalley.com) - Maintains a page dedicated to the subject property 'Quilchena Development'
- Facebook page (The Village of Kettle Valley) - provides project information.

Figure 1.0 - Proposed Subdivision Layout

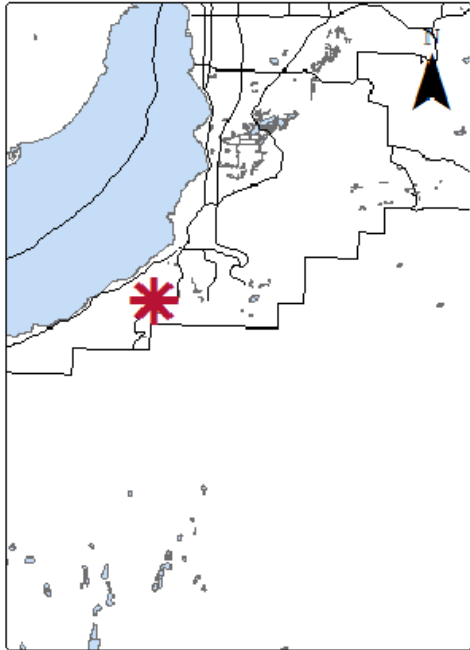


Site Context

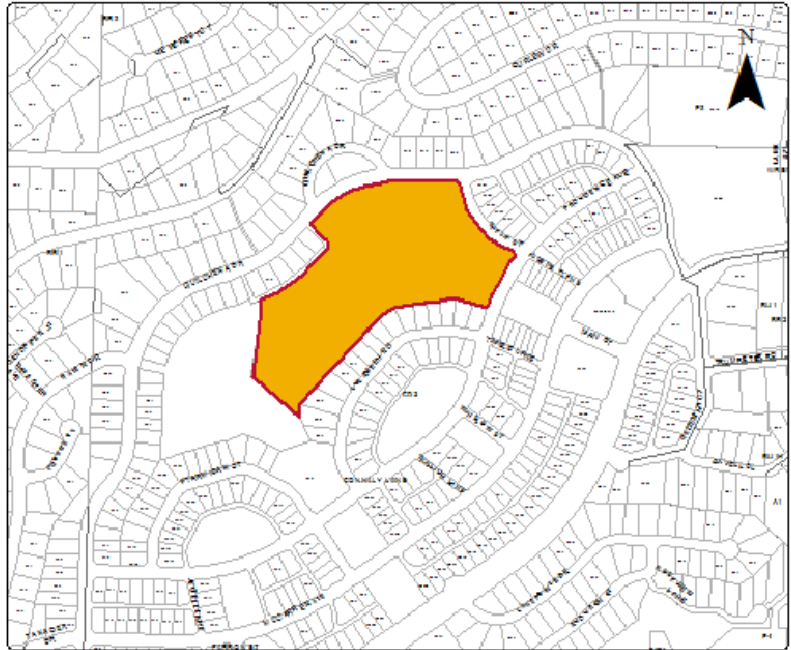
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD2 - Kettle Valley Comprehensive Residential Development	Single Dwelling Housing
East	CD2 - Kettle Valley Comprehensive Residential Development	Single Dwelling Housing Park
South	CD2 - Kettle Valley Comprehensive Residential Development	Single Dwelling Housing
West	CD2 - Kettle Valley Comprehensive Residential Development	Park Single Dwelling Housing

Subject Property Map: 410 Providence Avenue

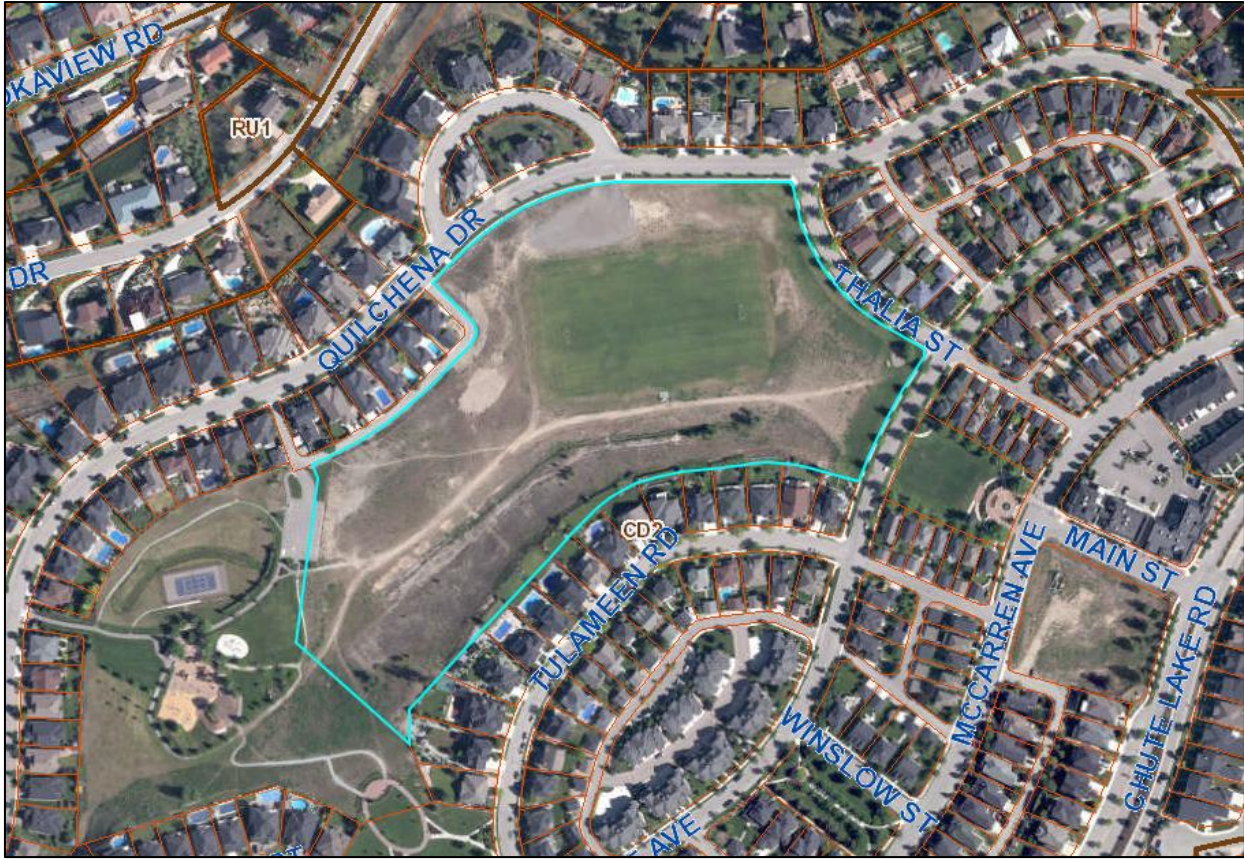


CONTEXT

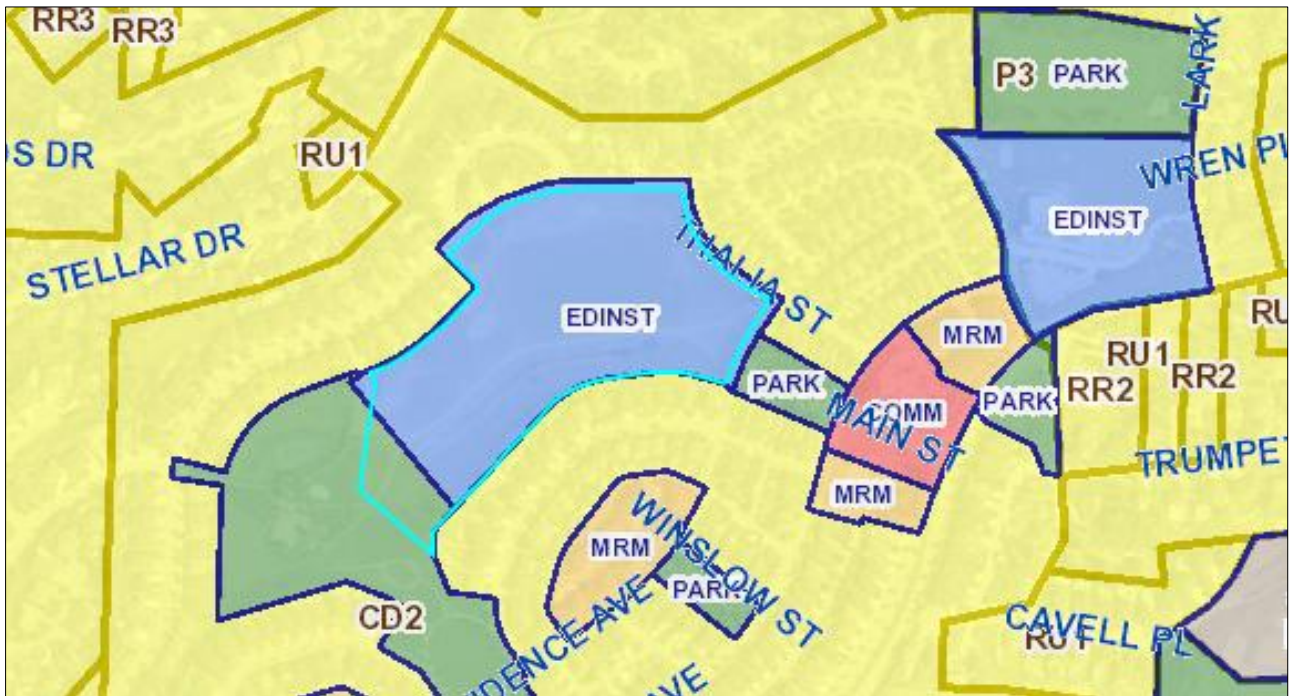


NEIGHBOURING ZONING

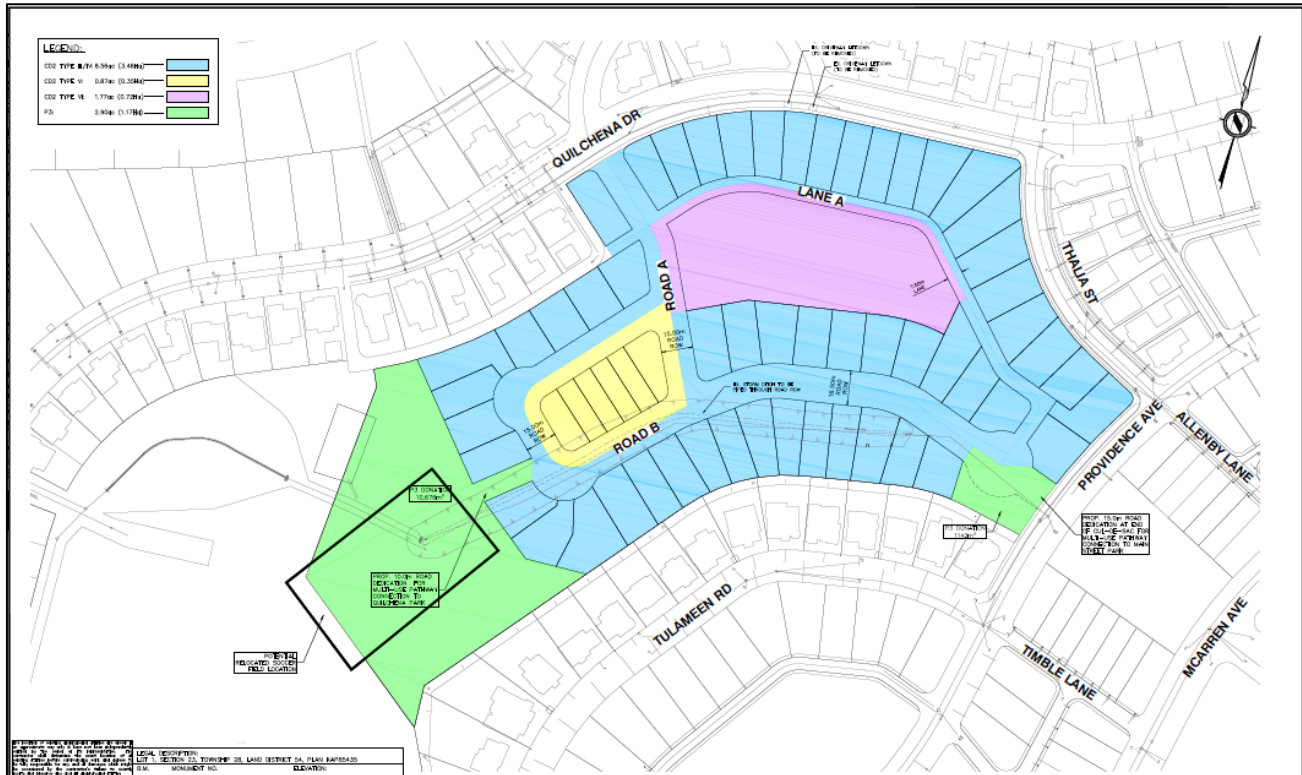
Subject Property: 410 Providence Avenue



Future Land Use Map: 410 Providence Avenue



Kettle Valley Proposed Regulating Plan - Amended area indicated.



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Re-designation of School Sites¹. Not support the re-designation of surplus school sites (e.g. Raymer, both Dilworth sites, McWilliams Centre, Johnson Road, South Kelowna, former Dr.Knox, Casorso, Kettle Valley) to ensure retention of facilities and open space as a community asset.

Note: Staff are of the opinion that the subject property is not subject to this policy. School District #23 never formally acquired this property (and no public funds were utilized for acquisition) and as such, does not meet the intent of the policy.

Compact Urban Form.² Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

Sensitive Infill.³ Encourage new development or redevelopment of existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Healthy Communities.⁴ Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Attachment A: Development Engineering Memorandum

7.0 Application Chronology

Date of Application Received: July 15, 2016
Date of Public Open House #1: February 15, 2016
Date of Public Open House #2: May 2, 2016

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum dated September 28, 2016
Attachment B: Lot Plan (Aplin Martin)
Attachment C: Copy of Kettle Valley /SD23 Agreement
Map A: OCP Amendment - Map 4.1 Generalized Future Land Use
Map B: Kettle Valley Proposed Regulating Plan
Map C: Type III or IV Housing
Map D: Type V - Village/ Small Single Family
Map E: Type VI - Village Multi-Family
Map F: Type VII or VIIa - Cluster Estate