

REPORT TO COUNCIL



Date: January 23, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (MS)

Application: OCP16-0012 / Z16-0024 **Owner:** Kestrel Ridge Holdings Ltd.

Address: 5425 Upper Mission Drive **Applicant:** WSP / MMM Group Ltd

Subject: Official Community Plan Amendment and Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential
S2RESH – Single / Two Unit Residential (Hillside)
PARK – Major Park and Open Space (public)

Proposed OCP Designation: S2RESH – Single / Two Unit Residential (Hillside)
PARK – Major Park and Open Space (public)

Existing Zone: RU1H – Large Lot Housing (Hillside)

Proposed Zone: RH2 – Hillside Two Dwelling Zone
P3 – Parks and Open Space Zone

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP16-0012 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of *Lot A Section 24, Township 28 SDYD Plan 18646 except Plans KAP83995, KAP83997, KAP87210, KAP88425 and KAP92762* located at 5425 Upper Mission Drive, Kelowna, BC from S2RES – Single / Two Unit Residential to the S2RESH – Single / Two Unit Residential – Hillside; from S2RESH – Single / Two Unit Residential – Hillside to PARK – Major Park and Open Space; and from PARK – Major Park and Open Space designation to the S2RESH – Single / Two Unit Residential – Hillside, as shown on Map “A” attached to the Report from the Community Planning Department dated (January 23, 2017), 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 Community Planning Department dated January 23, 2017;

AND THAT Rezoning Application No. Z16-0024 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of *Lot A Section 24, Township 28 SDYD Plan 18646 except Plans KAP83995, KAP83997, KAP87210, KAP88425 and KAP92762* located at 5425 Upper Mission Drive, Kelowna, BC from the

RU1H – Large Lot Housing (Hillside Area) zone to the RH2 – Hillside Two Dwelling Zone; and the RU1H – Large Lot Housing (Hillside Area) zone to the P3 – Parks and Open Space Zone zone as shown on Map “B” attached to the Report from the Community Planning Department dated January 23, 2017 be considered by Council;

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

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the Development Engineering Manager’s approval.

2.0 Purpose

Official Community Plan Amendment and Rezoning application to amend the Future Land Use designations and rezone portions of the subject property to facilitate a single and two unit residential subdivision with park space for 5425 Upper Mission Drive.

3.0 Community Planning

Community Planning supports the proposed OCP and zone amendments. Staff have worked with the applicants to better accommodate natural areas and drainage patterns with the development plan to achieve OCP objectives of natural open space and riparian area preservation. Key components to the amendments are:

- Including the hillside zone RH2 to the residential area;
- Road connectivity to proposed adjacent developments;
- The allowance for future trail connections; and
- Refinement of the location of the natural park areas to respond to Leon Creek Riparian Management Area and wetland areas.

4.0 Proposal

4.1 Background

The current OCP designates the subject property as single and two unit residential, single and two unit residential – hillside, and parks and open space. The applicant has worked with staff to establish a concept plan that respects the natural environment and hillside conditions, including drainage patterns and riparian areas. The amendment responds to the current concept plan and delineation of natural areas. In addition, all the residential areas will be assigned the hillside designation.

The subject property slopes from the Regional District of the Central Okanagan (RDCO) boundary in the south down to Upper Mission Drive. It contains several tributaries of Leon Creek as well as two wetlands.

A subdivision application (S16-0045), as well as an Environmental and Hazardous Development Permit application (DP16-0174) are currently under staff review.

4.2 Project Description

The subject parcel is approximately 7.68 hectares (18.975 acres) in size. The development proposes 27 single and two unit residential lots as well as public park consisting of two parcels having a combined size of 1.89 hectare (4.67 acres).

The main vehicle access is via extension of existing Upper Mission Drive.

4.3 Site Context

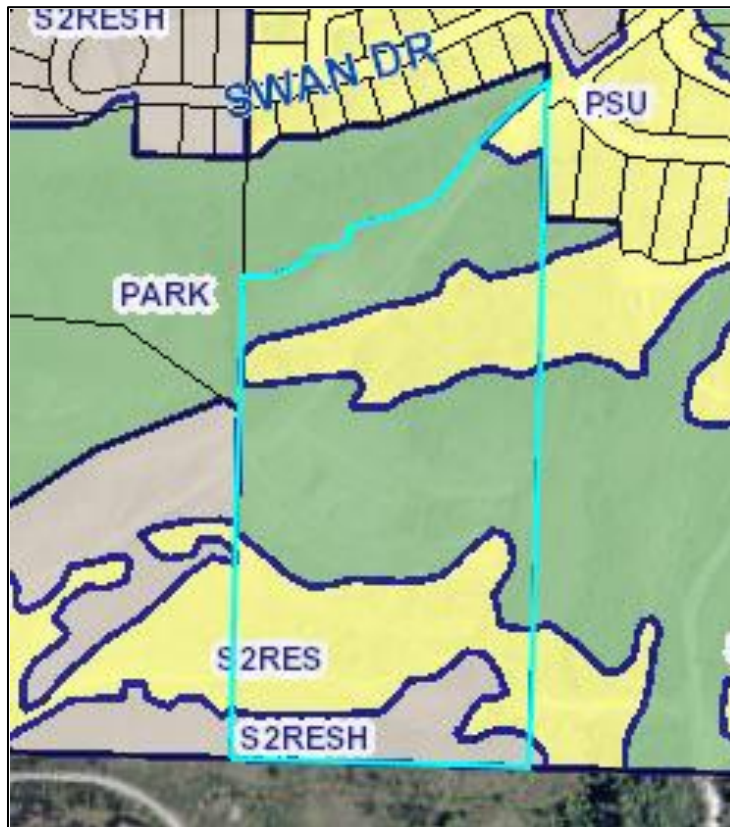
The subject property is located: within the Okanagan Mission Sector of the City; within the Permanent Growth Boundary; is located along Upper Mission Drive along the southern City Limits and east of the Adams Reservoir and Mountainside Park.

The proposed subdivision will be serviced by an existing City water main whose alignment corresponds with the proposed extension of Upper Mission Drive. A natural gas SROW runs diagonally across the southeast corner of the subject property.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space Zone	Leon Creek Linear Park
East	RU1hc – Large Lot Housing (Hillside Areas) with Carriage House	undeveloped
	RR3c – Rural Residential 3 with Carriage House	Residential and undeveloped
South	Not Applicable – outside City Limits	RDCO
West	A1 – Agriculture 1 Zone	Leon Creek Linear Park
	P3- Parks and Open Space Zone	Mountainside Park
	CD2 – Comprehensive Development Zone	undeveloped

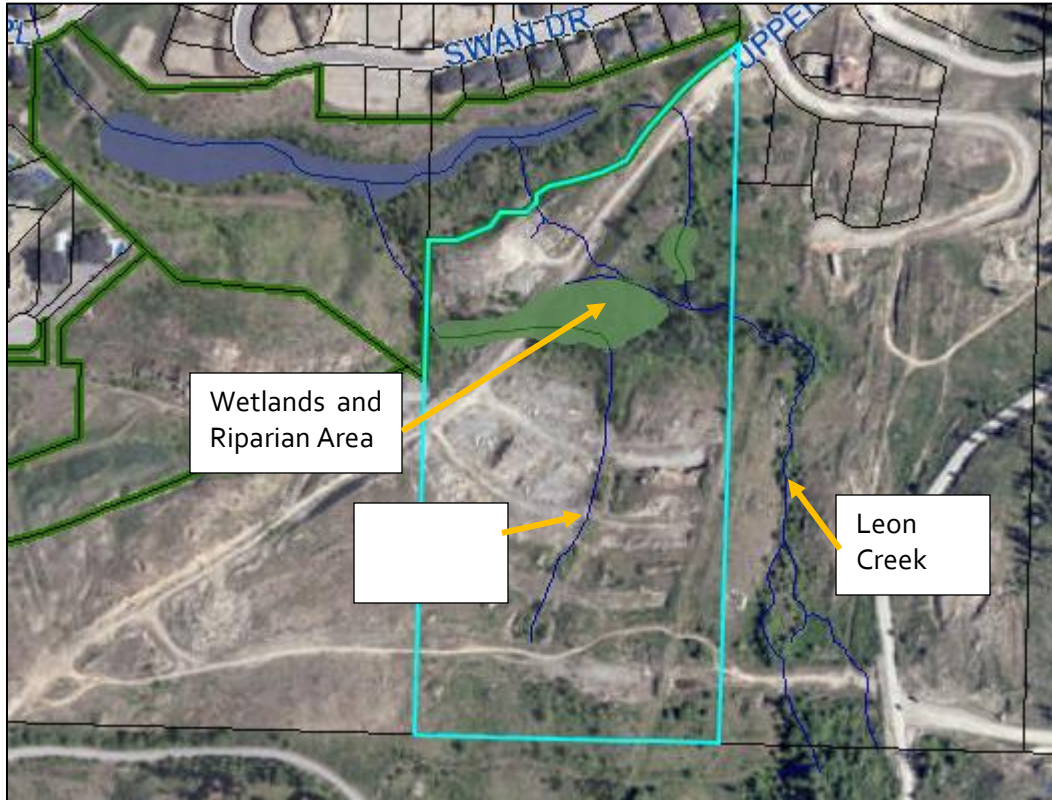
Future Land Use Map: 5425 Upper Mission Drive



Neighbourhood Context Map: 5425 Upper Mission Drive



Subject Property Map: 5425 Upper Mission Drive



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RH ₂ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	1100 m ² except where a lot contains only one single detached house, the minimum lot area is 600 m ² .	628.9 m ² to 1953.4 m ²
Minimum Lot Width	25.0 m but it is 27.0 m for a corner lot. Where a lot contains only one single detached house, the minimum lot width is 21.0 m.	25.0 m but it is 27.0 m for a corner lot. Where a lot contains only one single detached house, the minimum lot width is 21.0 m.
Minimum Lot Depth	20.0 m	34 m to 50 m

5.0 Public Notification

The applicant has undertaken public notification in accordance with Council Policy #367. This has included delivery by courier as well as hand delivering a letter to those properties with residents, including a map of the proposed OCP Amendments to the residents and neighbouring property owners within 50 metres of the subject property. Staff notes that as much of the surrounding area is undeveloped, some of the mail was returned undeliverable.

6.0 Current Development Policies

6.1 Kelowna Official Community Plan (OCP)

Development Process

Steep Slopes.¹ Prohibit development on steep slopes (+30% or greater for a minimum distance of 10 metres) except where provided for in ASPs adopted or subdivisions approved prior to adoption of OCP Bylaw 10500.

Design for People and Nature.² Structure new neighbourhoods around parks, pedestrian and bike routes, open spaces, and environmental areas, rather than around roadways and cars.

Environmentally Sensitive Area Linkages.³ Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors.

Provide active and passive parks for a diversity of people and a variety of uses.⁴

Provide a city-wide linear park and trail network.⁵

6.2 Hillside Development Guidelines⁶

Vision: Hillside developments will be environmentally sensitive, functionally appropriate, aesthetically pleasing and economically feasible.

Principles for hillside development:

- Damage to the environment and natural features should be avoided;
- Suitable density and diversity of housing type mitigates impacts;
- All users are accommodated on neighbourhood streets;
- Views are preserved for resident and visitors;
- Locally appropriate drought tolerant plants are used; and
- Building sites are safe.

Visual Objectives:

- Significant natural features and landforms, including ridgelines, are retained or enhanced.

Grading / Retaining Objectives:

- Site grading and retaining walls respect existing terrain; that is, large cuts / fills are not used to create "build-able lots" or flat yards. Driveway grades follow the natural terrain, large single level building platforms are avoided, final lot grades mimic the natural slope and slopes are promptly re-vegetated;
- Significant natural scenic features, such as gullies, rock outcrops and knolls are at a minimum retained and preferably enhanced; and
- Retaining structures integrate well with the onsite architectural character and natural environment.

Housing Diversity and Design Objectives:

- Cluster housing is used to retain significant natural areas or avoid / mitigate development impacts.

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).

³ City of Kelowna Official Community Plan, Policy 5.15.3 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 7.12 (Infrastructure Chapter).

⁵ City of Kelowna Official Community Plan, Policy 7.13 (Infrastructure Chapter).

⁶ City of Kelowna Hillside Development Guidelines, October 2009

7.0 Technical Comments

7.1 Development Engineering

Development Engineering defers comments to the Suburban and Rural Planning Department for planning on hillsides with through the Natural Environment and Hazardous Condition Development Permit No. DP16-0174. Requirements for servicing are addressed under File S16-0045, (see Memorandum dated August 24, 2016, attached).

7.2 Policy and Planning

Ensure that linkages are provided from the various cul-de-sacs and street levels of the proposed development to provide easy walkability throughout the development and easy connection to other locations in Kettle Valley.

7.3 Infrastructure Planning

A trail connection from Mountainside / Rockview Park, in the west, is required south of the wetland and up the fill slope to the proposed Upper Mission Drive road right of way (ROW).

7.4 FortisBC Inc

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Upper Mission Drive, south of the proposed subject properties. However, extension work will be required in order to service the proposed lots. To date, arrangements have not been completed to meet the requirements to service the proposed subdivision. The applicant is responsible for costs associated with changes to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

7.5 RDCO

RDCO staff has reviewed the Kelowna referral file Z16-0024 and advise that RDCO's interests are unaffected.

8.o Application Chronology

Date of Application Received: August 3, 2016
Date Public Consultation Completed: January 6, 2017

Report prepared by: Melanie Steppuhn, Land Use Planner

Reviewed by: Todd Cashin, Subdivision, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Development Engineering Services Memorandum (s16-0045, August 24, 2016)

Map A – Proposed OCP Amendment

Map B – Proposed Zoning Amendment

Proposed Preliminary Subdivision Layout (WSP, Proposed Subidivision Lot A Plan 18646 Upper Mission Drive Site Plan, , 2016)