

REPORT TO COUNCIL



Date: May 29, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LB)

Application: OCP17-0011 / Z17-0028

Owner: Glenwest Properties Ltd., Inc.
No. Co889227

Address: 185 Clifton Road North
(E of) Upper Canyon Drive North
(W of) Union Road

Applicant: Blenk Development
Corporation

Subject: OCP Amendment & Rezoning Application

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

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

Existing Zone: P3 – Parks and Open Space
RU1h – Large Lot Housing (Hillside Area)
RU2h – Medium Lot Housing (Hillside Area)

Proposed Zone: P3 – Parks and Open Space
RU2h – Medium Lot Housing (Hillside Area)

1.0 Recommendation

THAT Official Community Plan Amendment Application No. OCP17-0011 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 The North West 1/4 of Section 5 Township 23 ODYD Except Plans 20895, KAP88266, EPP24895, EPP24897, EPP66328 AND EPP64875, located at 185 Clifton Road North, Kelowna, BC, from the PARK – Major Park / Open Space (Public) designation to the S2RESH – Single / Two Unit Residential – Hillside designation, and from the S2RESH – Single / Two Unit Residential – Hillside designation to the PARK – Major Park / Open Space (Public) designation;
- portions of The South West 1/4 of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895, EPP24897, EPP55131 and EPP64875, located at (E of) Upper Canyon Drive North, Kelowna, BC, from the PARK – Major Park / Open Space (Public) designation to the S2RESH – Single / Two Unit Residential – Hillside designation, and from the S2RESH – Single / Two Unit Residential – Hillside designation to the PARK – Major Park / Open Space (Public) designation; and

- portions of The North East 1/4 of Section 5 Township 23 ODYD Except Plans 896, B645, KAP69724, EPP24895, EPP24897 AND EPP64871, located at (W of) Union Road, Kelowna, BC, from the S2RESH – Single / Two Unit Residential – Hillside designation to the PARK – Major Park / Open Space (Public) designation

as shown on Map “A” attached to the Report from the Community Planning Department dated May 29, 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 neighbourhood consultation process to be appropriate consultation for the purposes of Section 475 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated May 29, 2017;

AND THAT Rezoning Application No. Z17-0028 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:

- portions of The North West 1/4 of Section 5 Township 23 ODYD Except Plans 20895, KAP88266, EPP24895, EPP24897, EPP66328 AND EPP64875, located at 185 Clifton Road North, Kelowna, BC, from the P3 – Parks and Open Space zone to the RU2h – Medium Lot Housing (Hillside Area) zone, from the RU1h – Large Lot Housing (Hillside Area) zone to the RU2h – Medium Lot Housing (Hillside Area) zone, from the RU1h – Large Lot Housing (Hillside Area) zone to the P3 – Parks and Open Space zone, and from the RU2h – Medium Lot Housing (Hillside Area) zone to the P3 – Parks and Open Space zone;
- portions of The South West 1/4 of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895, EPP24897, EPP55131 and EPP64875, located at (E of) Upper Canyon Drive North, Kelowna, BC, from the P3 – Parks and Open Space zone to the RU2h – Medium Lot Housing (Hillside Area) zone, from the RU1h – Large Lot Housing (Hillside Area) zone to the RU2h – Medium Lot Housing (Hillside Area) zone, and from the RU2h – Medium Lot Housing (Hillside Area) zone to the P3 – Parks and Open Space zone; and
- portions of The North East 1/4 of Section 5 Township 23 ODYD Except Plans 896, B645, KAP69724, EPP24895, EPP24897 AND EPP64871, located at (W of) Union Road, Kelowna, BC, from the RU1h – Large Lot Housing (Hillside Area) zone to the P3 – Parks and Open Space zone;

as shown on Map “B” attached to the Report from the Community Planning Department dated May 29, 2017, be considered by Council;

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

2.0 Purpose

To consider an Official Community Plan Amendment and Rezoning application to change the Future Land Use designation and rezone portions of the property to facilitate a residential subdivision with adjacent natural open space.

3.0 Community Planning

Community Planning staff support the proposed OCP Amendments and Rezoning to allow for a subdivision of approximately residential 105 lots with natural open space connections. The proposed development area is currently designated and zoned for large and medium lot hillside residential housing along with an open space corridor running through the site. The proposal would see portions of this area re-designated and

rezoned to allow for medium lot hillside residential development with a larger adjacent open space network that connects to a designated wildlife corridor. This is in keeping with several OCP policies as well as the intent of the Glenmore Highlands Area Structure Plan (ASP).

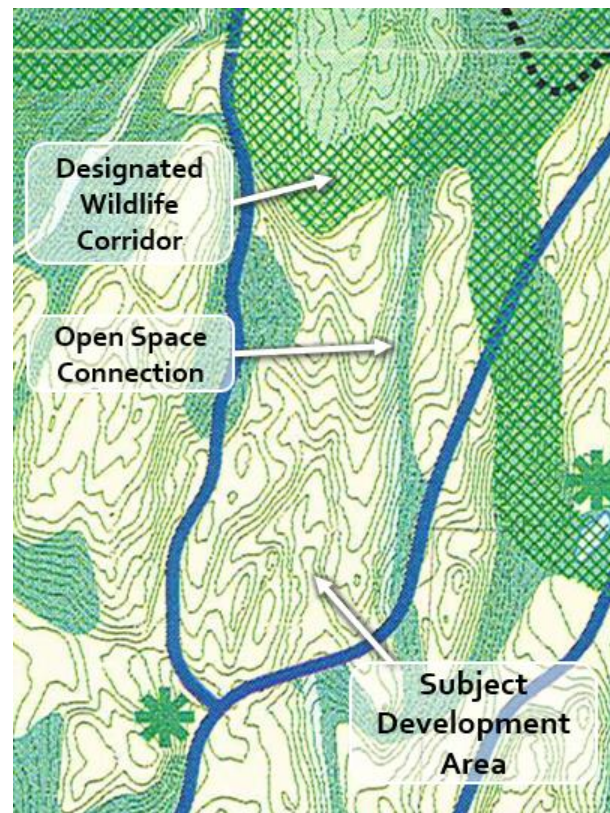
Park and Open Space Corridor

The existing open space corridor is approximately 30 m wide and bisects the areas designated for hillside residential (S2RESH) in this development phase. A rough graded emergency access road also runs through the site adjacent to and, in some locations, overlapping this corridor, resulting in disturbance to the natural vegetation and topography. The corridor's lack of connectivity to the larger open space network to the north and previous disturbance of the site limit its ability to function as a viable natural corridor for wildlife movement and the protection of open space.

The Environmental Assessment Report for this phase identifies wildlife movements to the east and north of the development site, as shown in purple in the image to the left below. Based on this report and the Glenmore Highlands ASP, staff worked with the applicant to identify an appropriate natural open space area that connects to Wilden's larger open space network and designated wildlife corridor. The proposed changes will protect a larger wildlife corridor east and north of the site as natural open space, with a net gain of 1.24 ha (3.06 ac) of area designated and zoned as park and open space. The new corridor will be over 500 m long and ranges from approximately 35 m to 65 m in width.



Wildlife Movement Corridors, Phase 2G Environmental Assessment Report, March 2017



Environmental and Recreation Network, Glenmore Highlands ASP, 2000

Hillside Residential Development

The western portion of the development area is currently zoned RU1h – Large Lot Housing (Hillside Area) while the eastern portion is zoned RU2h – Medium Lot Housing (Hillside Area), and the proposal is to rezone the entire area to RU2h. The minimum lot width in the RU2h zone is 13.0 m, somewhat narrower than the 16.5 m required in the RU1h zone. Applying RU2h to the entire development area allows for a more integrated and flexible subdivision that supports a mix of medium and larger lots, which supports OCP policies regarding a greater mix of housing types while maintaining the goal of the S2RESH designation.

A rough graded road through the site currently functions as an emergency access route between the neighbourhoods to the west and Upper Canyon Drive. This development phase will provide a full second access and egress for these areas with the extension of Skyland Drive to Upper Canyon Drive. Pedestrian connectivity will be achieved via sidewalks that connect to existing sidewalks and existing and future off-street trails adjacent to the site.

In addition to the areas specifically designated and zoned for park and open space, other areas through the site will remain undisturbed or be reclaimed through the development process to protect steep slopes and other environmental features. This will mitigate the long-term visual impact of the hillside development and provide additional open space connections.

Should Council support the OCP Amendments and Rezoning, staff will work with the applicant through the subdivision process to address specific servicing requirements, road standards, pedestrian connections, environmental restoration, and other matters. The applicant has applied for a Natural Environment and Hazardous Condition Development Permit, which is reviewed and issued at the staff level, and will apply for a Preliminary Layout Review Letter should this move forward.

The applicant completed neighbourhood consultation in accordance with Council Policy No. 367. Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

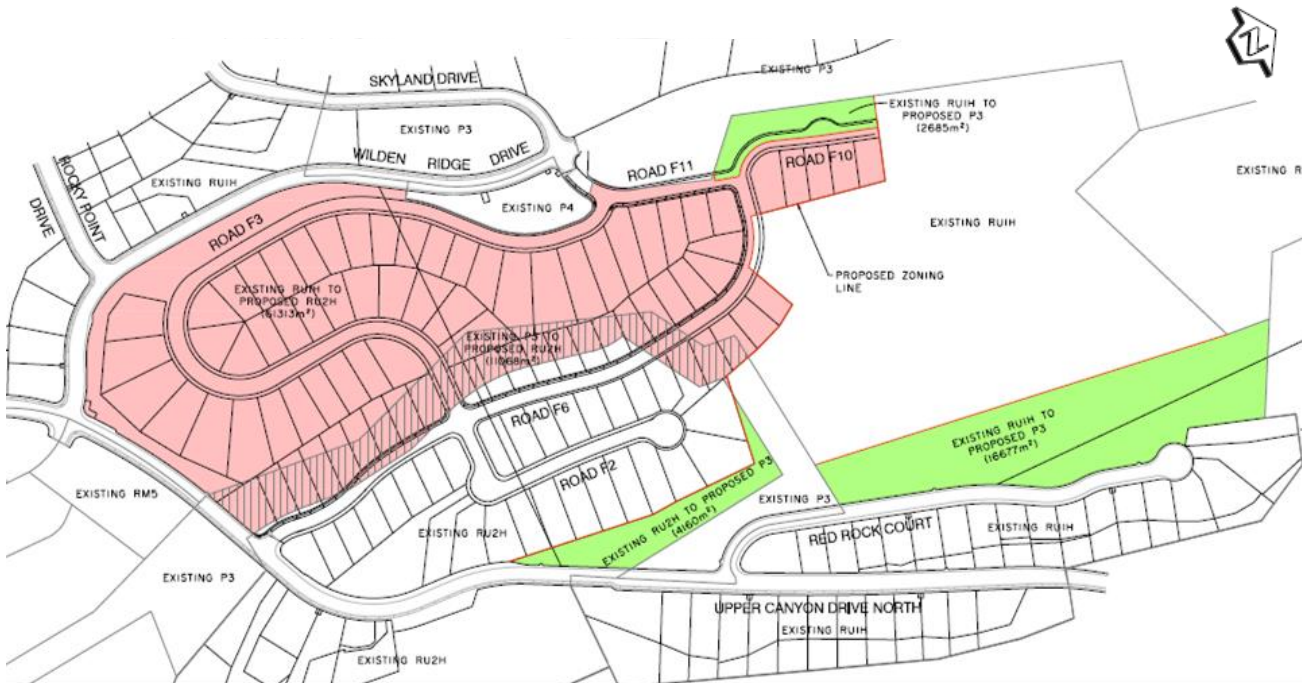
4.0 Proposal

4.1 Background

The site is within the Glenmore Highlands ASP area, adopted by Council in April 2000. The ASP established the policy framework for the orderly development of the area and includes general plans for land uses, transportation, and servicing. The subject site is designated Clustered Single Family, Clustered Single / Multi Family, Linear Parks, and Open Space in the ASP. These designations reflect the topography of the land and related suitability for development.

4.2 Project Description

The site is currently designated PARK – Major Park / Open Space (Public) and S2RESH – Single / Two Unit Residential – Hillside, and is zoned P3 – Parks and Open Space, RU1h – Large Lot Housing (Hillside Area) and RU2h – Medium Lot Housing (Hillside Area). The proposal is to amend the Future Land Use designations and rezone portions of the site to facilitate subdivision of approximately 105 residential lots under the RU2h – Medium Lot Housing (Hillside Area) zone. The application also involves designating and rezoning relatively undisturbed land for natural open space to protect for wildlife corridors and connections to larger open space areas.



4.3 Site Context

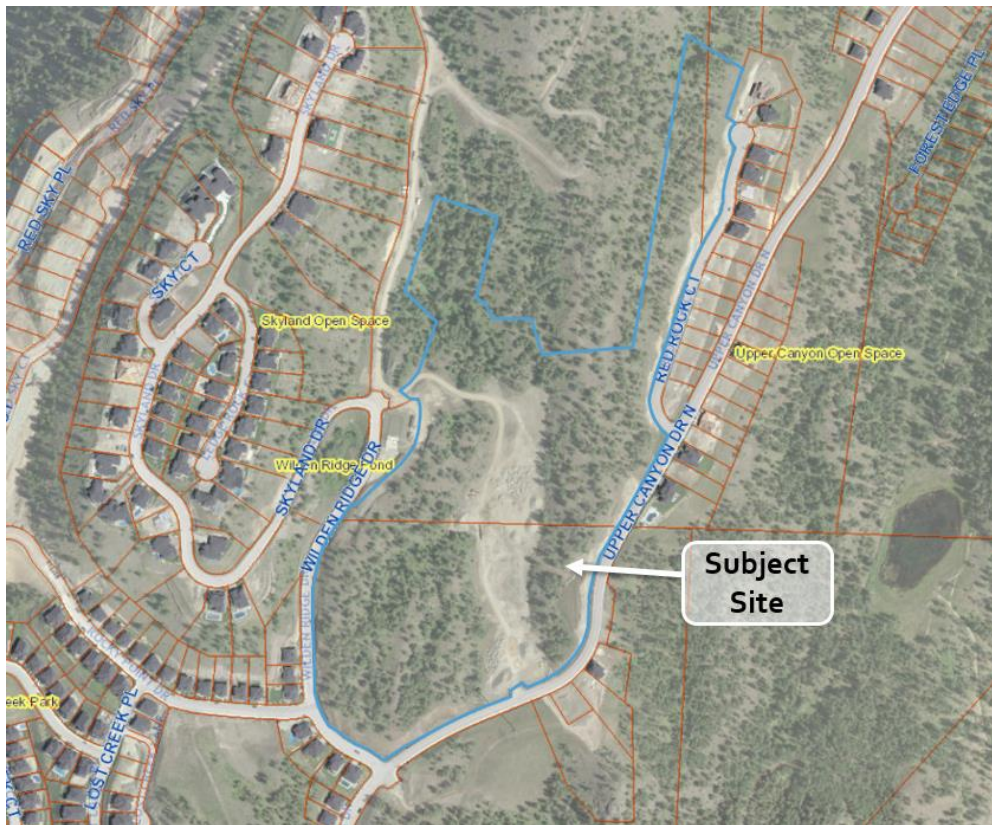
The subject site is located in the Wilden neighbourhood in the City's Glenmore-Clifton-Dilworth Sector. It is north of the intersection of Upper Canyon Drive North and Wilden Ridge Drive, and a new road through the site will connect Skyland Drive to Upper Canyon Drive North.

The surrounding area is characterized by single family homes and natural open space, some of which is designated and zoned for development. A future commercial and multiple unit residential node is immediately south of the site.

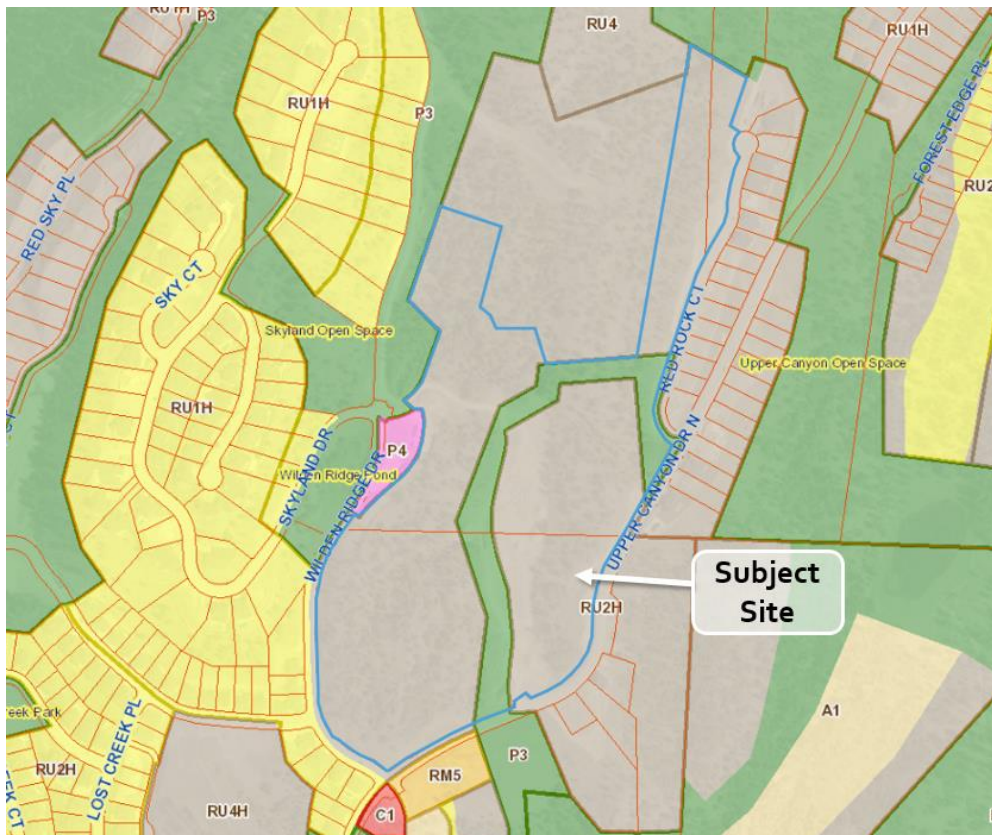
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1h – Large Lot Housing (Hillside Area) P3 – Parks and Open Space	Vacant land / open space
East	RU1h – Large Lot Housing (Hillside Area)	Single dwelling housing
	RU2h – Medium Lot Housing (Hillside Area)	Single dwelling housing Vacant land / open space
South	P3 – Parks and Open Space RM5 – Medium Density Multiple Housing C1 – Local Commercial	Vacant land / open space
	RU1h – Large Lot Housing (Hillside Area)	Single dwelling housing
West	RU1h – Large Lot Housing (Hillside Area)	Single dwelling housing
	P3 – Parks and Open Space	Wilden Ridge Pond Vacant land / open space
	P4 – Utilities	Water booster station

Subject Property Map 1: Site Context



Subject Property Map 2: Existing Future Land Use Designations and Zoning



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Policy 5.2.5 Integrated Land Use. Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.

Policy 5.10.1 Maximize Pedestrian / Cycling Connectivity. Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes. With new developments, require dedication of on-site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs and large activity areas.

Policy 5.15.3 Environmentally Sensitive Area Linkages. Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors.

Policy 5.15.12 Steep Slopes. 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.

Chapter 7: Infrastructure

Policy 7.12.2 Natural Area Parks and Open Space. Provide a city-wide network of natural area parks which meet the following criteria:

- contains representative Okanagan ecosystems;
- contains areas of outstanding natural beauty (including areas with high visual sensitivity and high visual vulnerability, such as rocky outcrops, ridge lines, hilltops, silt slopes, canyons, and water edges);
- the land area is contiguous and forms part of a larger open space network;
- contains conservation areas;
- protects viewshed corridors; and
- where appropriate, trails which maximize public safety while minimizing human impact on the most sensitive and vulnerable areas.

Policy 7.17.1 Manage Public Access. Manage the impacts of public access in natural area parks by defining and developing trails which maximize public safety while minimizing human impact on the most sensitive and vulnerable areas; and reducing the impact of trails for example by reducing width, modifying surfaces, and developing boardwalks.

5.2 Glenmore Highlands Area Structure Plan (ASP)

Section 3.5.4 Wetlands & Open Space

Open Space is typically comprised of undisturbed lands. This land use provides a physical and visual amenity as well as a venue to preserve and protect significant landscape features. Generally, the ASP designates as Open Space lands significant to the preservation of existing wildlife, environmentally fragile areas, such as wetlands, and lands having steeper slopes.

Collectively, the Glenmore Highlands Open Space system will provide a comprehensive network of undeveloped land. In physical terms, these lands incorporate major portions of the Designated Wildlife

Corridor system. In visual terms, the open space network will ensure that the most visually prominent hillsides and environmentally sensitive landforms remain undisturbed. In total, the Open Space network will help to fully integrate the Glenmore Highlands ASP area into its City and regional context.

- Lands having extensive areas of steep hillside with a slope in excess of thirty percent (30%) are undevelopable.
- It is intended that Open Space lands should be maintained in a naturally vegetated, undisturbed state.

Section 3.5.5 Linear Park

A Linear Park system based on the routes outlined within the Glenmore / Clifton / Dilworth Sector Plan, has been incorporated into the ASP area. This system includes primary trail routes that provide access to Parks, Open Space and development areas. It has the potential for a variety of trail types that provide for a range of use and skill. The Linear Park network is an amenity that enhances neighbourhoods in the ASP area and contributes to the preservation and protection of natural spaces.

- The alignment of trail corridors shall be sensitive to environment, wildlife and surrounding residential uses; trail corridors shall be minimized within areas of rock outcrops.
- The Linear Park system is a dedicated public space and trailheads – particularly those access public streets – should be provided at appropriate intervals.

6.0 Technical Comments

6.1 Development Engineering Department

- Servicing requirements to be addressed through the subdivision application.

6.2 Fire Department

- Emergency egress / access for Upper Wilden needs to be addressed prior to more subdivisions being approved in this area. *This subdivision will satisfy this requirement by providing a full second access / egress for this area with a connection from Skyland Drive to Upper Canyon Road North.*

7.0 Application Chronology

Date of Application Received: March 22, 2017

Date Public Consultation Completed: May 9, 2017

Report prepared by: Laura Bentley, Planner II

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

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Map "A"

Map "B"

Attachment 1: Environmental Assessment Report Impact Assessment

Attachment 2: Glenmore Highlands ASP Environment and Recreation Network

Attachment 3: Rezoning Plan

Attachment 4: Conceptual Subdivision Layout