

REPORT TO COUNCIL



Date: June 26, 2017

RIM No. 1250-20

To: City Manager

From: Community Planning Department (LK)

Application: OCP17-0001
TA17-0002

Owner: 1104053 BC LTD

Address: 5317 Chute Lake Road

Applicant: Urban Options

Subject: Official Community Plan Amendment & Text Amendment Applications

Existing OCP Designation: PARK – Major Park/ Open Space

Proposed OCP Designation: S2RES – Single/ Two Unit Residential

Existing Zone: CD2 – Kettle Valley Comprehensive Residential Development

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0001 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 20 Sections 23 and 24 Township 28 SDYD KAP74693, located at 5317 Chute Lake Road, Kelowna, BC from the PARK – Major Park – Open Space designation to the S2RES – Single/ Two Unit Residential designation, as shown on Map “A” attached to the Report from the Community Planning Department dated June 26, 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 the requirement to hold a Public Information Session prior to the Official Community Plan Map Amending Bylaw receiving first reading, in accordance with the *Local Government Act*, and the City of Kelowna’s Development Applications Procedures Bylaw No. 10540, be waived;

AND THAT Zoning Bylaw Text Amendment Application No. TA17-0002 to amend the City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated June 26, 2017 for Lot 20 Sections 23 and 24 Township 28 SDYD KAP74693, located at 5317 Chute Lake Road, Kelowna, BC be considered by Council;

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

AND 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 June 26, 2017.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of the subject property and to amend the Kettle Valley Comprehensive Development Zone (CD2) to facilitate a two lot residential subdivision.

3.0 Community Planning

Staff are supportive of the proposed OCP Amendment and Text Amendment application to facilitate the two lot residential subdivision of the subject property. The property was designated as private open space to act as a gateway in the original Kettle Valley Master Plan (1996). The property was damaged in the 2003 fires and the mature vegetation destroyed. Since then, minor changes to the local road system has further reduced the size of the parcel and the need for a gateway into Kettle Valley has lessened. For these reasons, together with the fact that the master developer has constructed less density than originally planned and this proposal represents a modest way to increase it, Planning is recommending the change in land use to permit the two residential lots.

Should the OCP Amendment and Text Amendment be supported by Council, the applicant will proceed with a two lot subdivision application.

Consideration has been given to the 20 Year Servicing Plan and Financing Strategy. It is deemed that this application will not trigger an impact study.

4.0 Proposal

4.1 Background

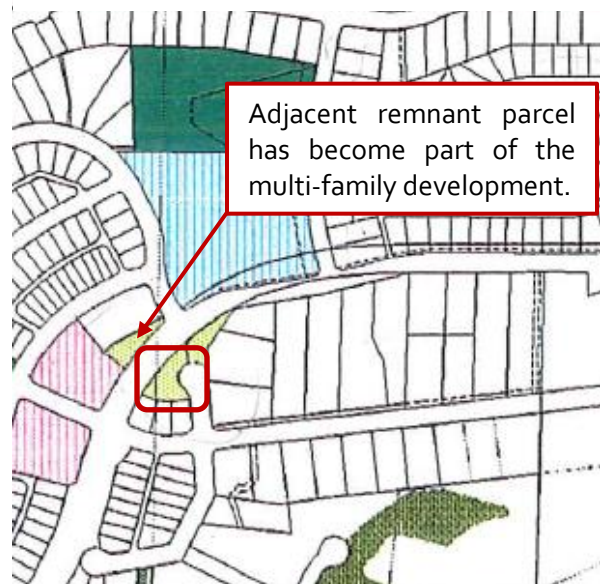
As part of the Kettle Valley Community Master Plan approvals in 1996, the subject property was designated as Private Open Space. The master plan was created to provide an overall vision for the development of the subdivision, which envisioned the community to be built and developed in a park-like setting.

Twenty years later, the Kettle Valley neighbourhood has been developed with a significant park and open space network (over 17 acres) that goes beyond the City's minimum standards due in large part to the successful



Figure 1 – Aerial of the subject parcel show the existing mature trees prior to the 2003 fires.

Figure 2 – Excerpt from Kettle Valley Parks & Open Space Master Plan (note: road alignments have been modified from this initial plan). Subject property indicated outlined in red. See Attachment C for complete map.



partnership agreements with the Kettle Valley Developer over the past two decades.

The subject parcel is a remnant lot that was never intended to be included in the City Owned parks portfolio and has remained under private ownership. As indicated in Figure 1, across the street from the subject property, a second remnant parcel existed which has since been consolidated into the existing multi-family development.

4.2 Project Description

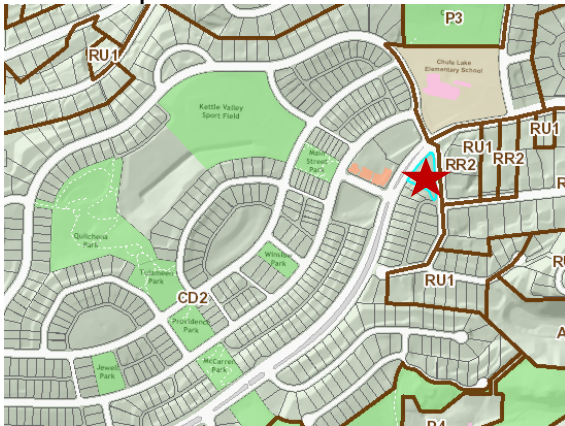
The applicant is seeking an OCP amendment and rezoning of the subject parcel to facilitate the subdivision of the land into two parcels for single dwelling housing development. The OCP would amend the future land use of the parcel from Park - Major Park to S2RES – Single/Two Unit Residential and the land use would be amended to the CD2 – Kettle Valley Comprehensive Development Zone. It would further be restricted to development under the regulations for Type III or IV - Village Park Single Family as indicated on Maps B & C attached to this report.

4.3 Site Context

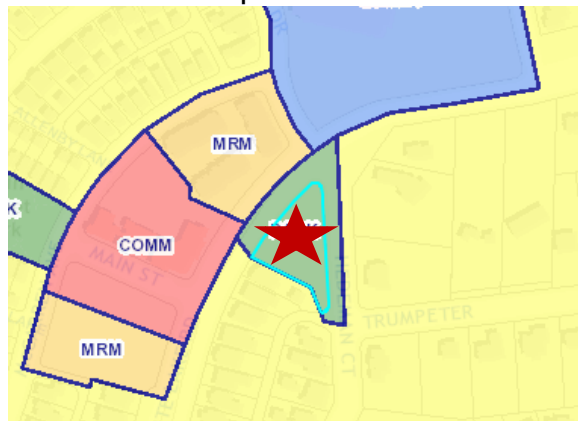
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR1 – Rural Residential 1	Elementary School
East	RR2 – Rural Residential 2	Single Detached Dwelling
South	CD2 – Kettle Valley Comprehensive Residential Development	Single Detached Dwelling
West	CD2 – Kettle Valley Comprehensive Residential Development	Commercial Multiple Dwelling Housing

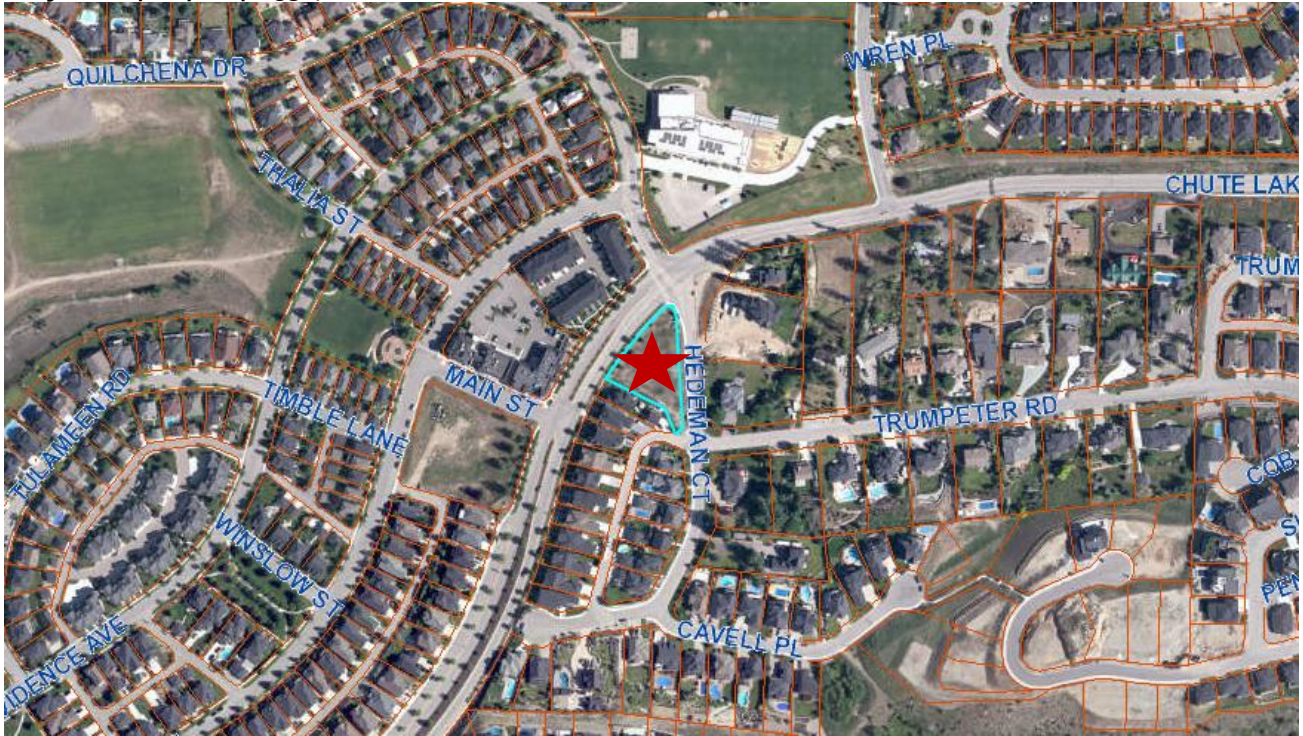
Context Map:



Future Land Use Map:



Subject Property Map: 5317 Chute Lake Road



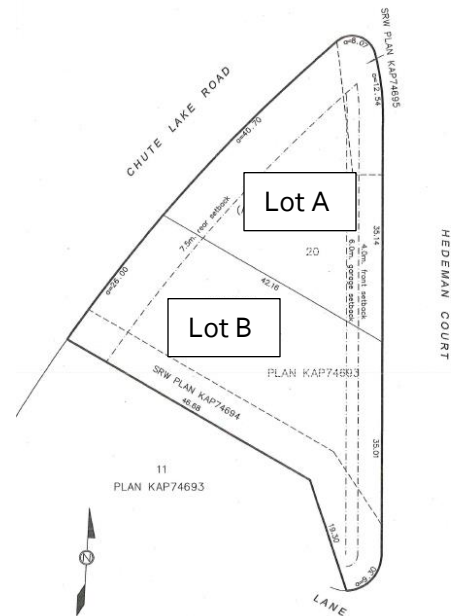
4.4 Zoning Analysis Table

CD2 – Kettle Valley Comprehensive Residential Development: Type III or IV

Zoning Analysis Table		
CRITERIA	CD2 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	455 m ²	Lot A: 1035 m ² Lot B: 1441 m ²
Lot Width	13 m	Lot A: 26 m Lot B: +35 m
Lot Depth	35 m	Lot A: 19.9 m Lot B: 42.16 m

4.5 Subdivision Plan

Should the OCP Amendment and Rezoning applications be supported by Council, the applicant would proceed with the Subdivision Application to facilitate the creation of two residential lots.



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ 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.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

Neighbourhood Impact.³ When considering an OCP Amendment, the City will seek information with respect to the impact on land values related to the likelihood that other properties in the immediate neighbourhood will remain or develop as indicated in the OCP.

Evaluation Checklist.⁴ Evaluate development applications that require an OCP amendment on the basis of the extent to which they comply with underlying OCP objectives, including the following:

- Does the proposed development respect the OCP Permanent Growth Boundary (OCP Map 4.1 and 5.2)?
- Is the proposed development located in an Urban Centre?
- Does the proposed development feature a mix of residential, employment, institutional, and/or recreational uses?
- Does the proposed development increase the supply of affordable housing (as defined in the OCP)?
- Is the property serviced with water and City sanitary sewer at the time of application?
- Is there transit service within 400 metres of major multiple unit residential projects (30 + units) or other non-residential projects or major employment generators (50 + employees)?
- Does the proposed project involve redevelopment of currently under-utilized, urbanized land?
- Does the proposed development contribute to preserving lands with slopes greater than 30%?
- Will the project likely facilitate future development on adjacent parcels that meets the policies of the OCP?
- Does the project avoid negative impacts (shadowing, traffic etc.) on adjoining properties?
- Is the project consistent with the height principles established in the OCP?
- Would the additional density or new land use designation enhance the surrounding neighbourhood (i.e. Complete Communities) or introduce incompatible uses?
- Could the project be supported without over-burdening existing park and other neighbourhood resources?

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

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.9 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.39.1 (Development Process Chapter).

- Could the proposed project be built at minimal (<\$) cost to the City? (This should consider operational and maintenance costs.)

Servicing Plan.⁵ The 20 Year Servicing Plan and Financing Strategy has been developed assuming that growth will occur as noted in this Official Community Plan. Development in locations or of types not anticipated in this plan may trigger a requirement for an impact study to be prepared at developer expense so that impacts on the 20 Year Servicing Plan and Financing Strategy can be identified and addressed. The impact studies, may include, but will not necessarily be limited to preparation of advance road plans that identify all vehicle, transit, cycle route, and trail linkages and provide a mix of trail, local, collector and major roads necessary to create a balanced road system on and off-site.

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Attachment A.

7.0 Application Chronology

Date of Application Received: February 1, 2017
Date Public Consultation Completed: February 23, 2017

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning and Strategic Investments

Attachments:

Attachment A: Development Engineering Memorandum dated April 12, 2017

Attachment B: Subdivision Plan

Attachment C: Kettle Valley Parks and Open Space Master Plan (Excerpt)

Schedule A: OCP Amendment – Map 4.1 Generalized Future Land Use

Schedule B: Kettle Valley Proposed Regulating Plan Map

Schedule C: Type III or IV – Village Park Single Family Housing Map

⁵ City of Kelowna Official Community Plan, Policy 5.39.2 (Development Process Chapter).