

# SUPPLEMENTAL REPORT TO COUNCIL



**Date:** July 10, 2017

**RIM No.** 0920-20

**To:** City Manager

**From:** Community Planning Department (LK)

**Application:** OCP17-0010, Z17-0026      **Owner:** Summerwood Retirement Resort Holding Corporation, Inc. No. BC1090350

**Address:** 1350 & 1370 KLO Road      **Applicant:** Kent-Macpherson

**Subject:** Official Community Plan Amendment & Rezoning Application

Existing OCP Designation: S2RES – Single Two /Unit Residential & EDINST – Educational/ Major Institutional

Proposed OCP Designation: MRM – Multiple Unit Residential (Medium Density) & PARK – Major Park/Open Space (Public)

Existing Zone: RU1 – Large Lot Housing & P2 – Education and Minor Institutional

Proposed Zone: RM5 – Medium Density Multiple Housing & P3 – Parks and Open Space

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## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0010 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 15 District Lot 131 ODYD Plan 10710 Except Plan KAP79079 and Lot 1 District Lot 131 ODYD Plan 27982 Except Plan KAP79079, located 1350 KLO Road & 1370 KLO Road, Kelowna, BC from the S2RES - Single / Two Unit Residential designation and the EDINST – Educational/Major Institutional designation to the MRM – Multiple Unit Residential (Medium Density) designation and the PARK – Major Park/Open Space (Public) designation, as shown on Map 'A' attached to the Report from the Community Planning Department dated July 25, 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 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated June 26, 2017;

THAT Rezoning Application No. Z17-0026 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot 15 District Lot 131 ODYD Plan 10710 Except Plan KAP79079 and Lot 1 District Lot 131 ODYD Plan 27982 Except Plan KAP79079, located 1350 KLO Road &

1370 KLO Road, Kelowna, BC from the RU1 – Large Lot Housing zone and the P2 – Educational / Minor Institutional zone to the RM5 – Medium Density Multiple Housing zone and the P3 – Parks and Open Space zone as shown on Map 'A' attached to the Report from the Community Planning Department dated July 25, 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 Official Community Plan Map Amending Bylaw and the Rezoning 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;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the applicant being required to register on the subject property a section 219 no disturb/no build restrictive covenant to ensure the ongoing protection of the environmentally sensitive habitat;

AND FURTHER THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered in conjunction with Council's consideration of both a Natural Environment Development Permit, a Form & Character Development Permit & a Development Variance Permit for the subject property.

## **2.0 Purpose**

To amend the Official Community Plan to change the Future Land Use designation and to rezone the subject properties to facilitate the development of supportive housing on the subject properties.

## **3.0 Community Planning**

Community Planning Staff are supportive of the proposed Official Community Plan (OCP) Amendment and Rezoning applications to facilitate the development of supportive housing for an independent seniors living facility at 1350 & 1370 KLO Road. The addition of supportive housing at this location will add density to the area, but more importantly it will add 154 seniors housing units to the limited supply and the growing demand within the City. The proposal meets the OCP objective of providing a core housing need to allow seniors to age in place.

Rezoning the two parcels to RM5 – Medium Density Multiple Housing and P3 – Parks and Open Space is in keeping with the neighbourhood context which has existing multi-residential developments in the area, with the most recent currently under construction at 1459 KLO Road (DP16-0124) and 3090 Burtch Road (DP15-0294).

In exchange for allowing the supportive housing project, the applicant will be protecting a significant environmental feature at the rear of the property (a remnant woodland and creek channel) by rezoning a portion of the property to P3 – Parks and Open Space.

## **4.0 Proposal**

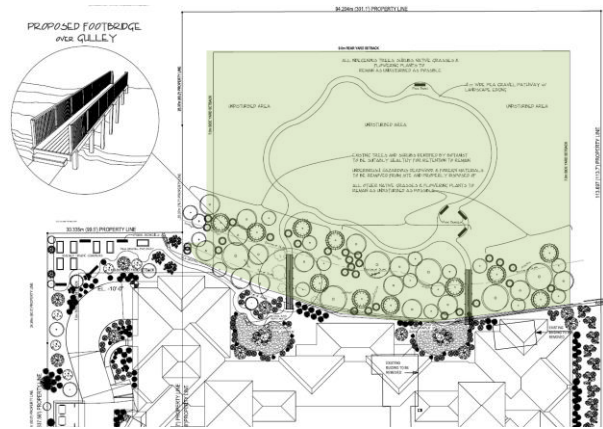
### **4.1 Project Description**

#### Environmentally Sensitive Area (ESA)

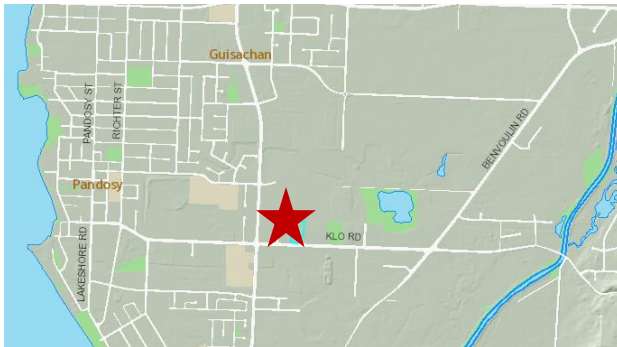
The collective area of both subject parcels is 1.70 ha (17,005.0 m<sup>2</sup>). The northern portion of the site, approximately 0.56 ha (5,666 m<sup>2</sup>), is an Environmentally Sensitive Area (ESA) which will be protected

through 'no build' and 'no disturb' covenants. A detailed Environmental Impact Assessment will be required as part of the Natural Environment Development Permit. It will set the terms and conditions for adequately protecting the ESA and will allow limited construction in order to provide a pathway and benches throughout this area so it may be utilized and enjoyed by the residents. The Environmental Development Permit will also remove invasive plant material and include restoration plantings to further enhance the ecology of the ESA.

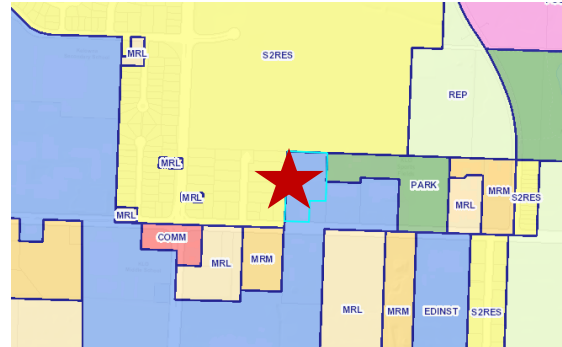
The parcels have an existing irrigation channel running across the north portion of the parcel. This channel is a remnant woodland and creek channel which has a number of red listed plants (this includes plants which are either endangered or threatened). The area is a wildlife corridor and also includes several species of birds.



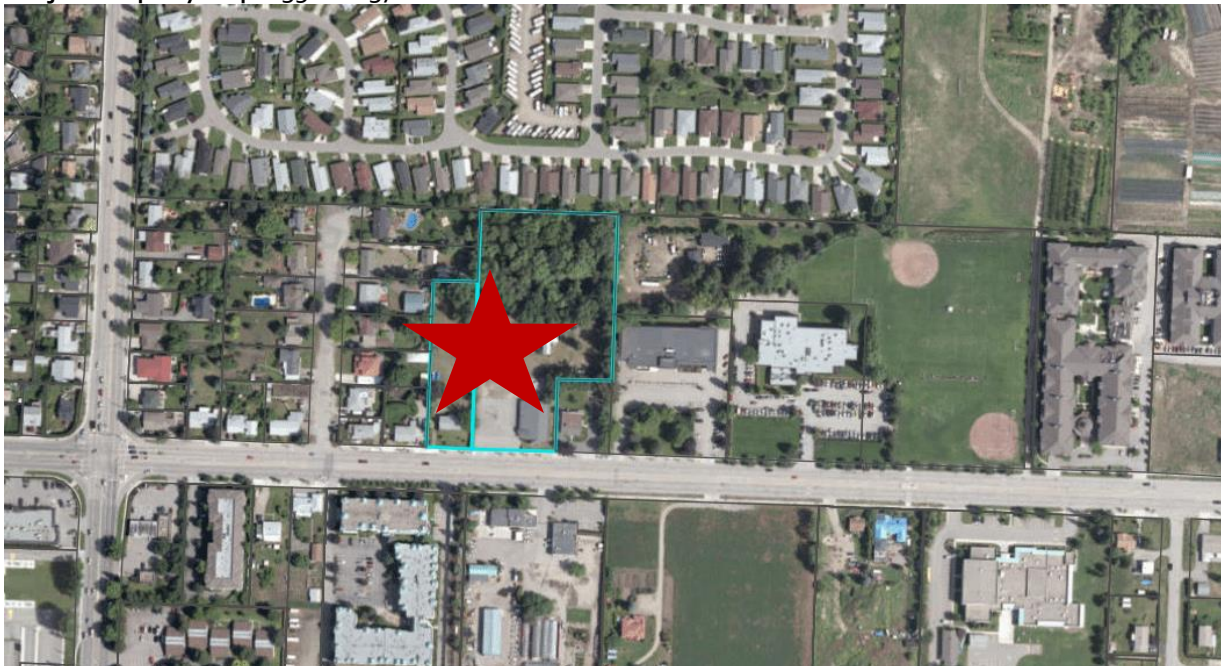
**Context Map:**



**Future Land Use:**



**Subject Property Map: 1350 & 1370 KLO Road**



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Neighbourhood Impact.**<sup>1</sup> 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.

**Environmentally Sensitive Area Linkages.**<sup>2</sup> Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors.

**Housing Availability.**<sup>3</sup> Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency or shelter).

## 6.0 Application Chronology

Date of Application Received: March 21, 2017

Date Public Consultation Completed: April 27, 2017

Date of Initial Consideration: June 26, 2017

**Report prepared by:** Lydia Korolchuk, Planner

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

**Reviewed by:** Ryan Smith, Community Planning Department Manager

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

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<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.22.9 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.39.2 (Development Process Chapter).

<sup>3</sup> City of Kelowna Official Community Plan, Policy 10.3.1 (Social Sustainability Chapter).