

REPORT TO COUNCIL



Date: July 24, 2017

RIM No. 1250-20

To: City Manager

From: Community Planning Department (LB)

Application: OCP17-0016 **Owner:** City of Kelowna

Address: (W of) Loseth Drive **Applicant:** City of Kelowna

Subject: Official Community Plan Amendment 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)

Existing Zone: P3 – Parks and Open Space

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0016 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 24 Section 24 Township 26 ODYD Plan EPP43942, located at (W of) Loseth Drive, 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 July 24, 2017, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Council considers the Public Hearing 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 July 24, 2017.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation to PARK – Major Park / Open Space (Public) for the entirety of the property.

3.0 Community Planning

Staff support an Official Community Plan (OCP) amendment to change the future land use designation for portions of the property from the S2RESH – Single / Two Unit Residential – Hillside designation to the

PARK – Major Park / Open Space (Public) designation. Known as Mine Hill Park, the property was dedicated to the City in 2015 as part of the Prospect at Black Mountain development.

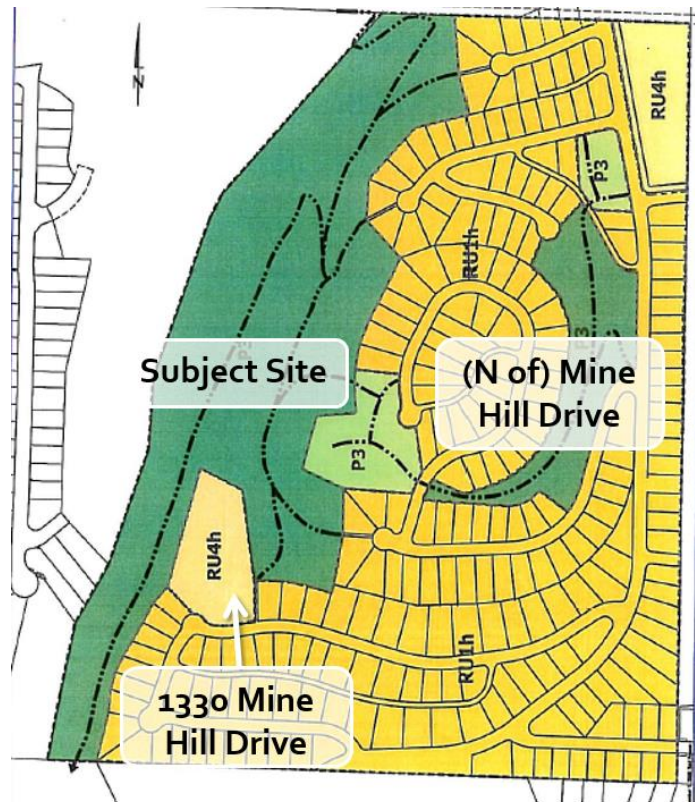
The 2007 rezoning plan for Prospect at Black Mountain established the direction for development in the area; however, an OCP amendment was not completed at that time. As such, staff consider this proposal to be a housekeeping amendment that is consistent with the previous direction supporting the property’s use as natural open space. This application would result in the entirety of the property having the future land use designation of PARK.

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

Through Council’s endorsement of the Bell Mountain (Black Mountain) ASP and corresponding OCP Amendments in 2003, the subject site was designated as S2RES – Single / Two Unit Residential and PARK – Major Park / Open Space. In 2007, Council considered a revised comprehensive plan and rezoning for Prospect at Black Mountain, which encompassed an area of nearly 50 hectares and includes the subject site, as shown in the image to the right. This rezoning resulted in the subject site changing from the A1 – Agriculture 1 zone to the P3 – Parks and Open Space zone, with no intent for development on this property. An OCP amendment was not completed at the time, resulting in inconsistencies between the future land use designations and the zoning. The intent was to move forward with development that follows the zoning as approved in 2007, and the first phases of development proceeded accordingly. Mine Hill Park was dedicated to the City in 2015.



Zoning Plan Approved in 2007

This application is associated with OCP17-0013 / Z16-0079, which is to amend the future land use designation of and rezone 1330 Mine Hill Drive.

4.2 Project Description

The proposed OCP amendments would see the entirety of the property designated PARK – Major Park / Open Space (Public), which is consistent with the property’s existing zoning of P3 – Parks and Open Space and the intent of the comprehensive plan for the area.

4.3 Site Context

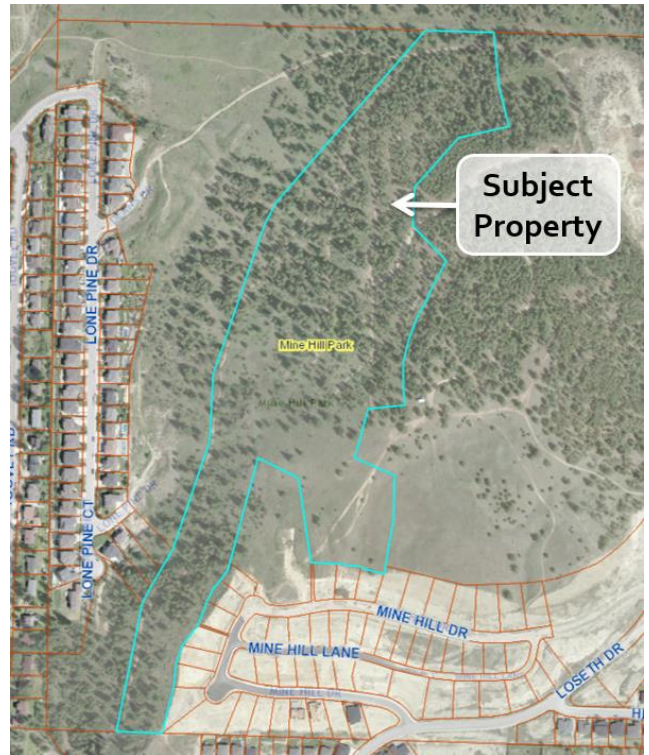
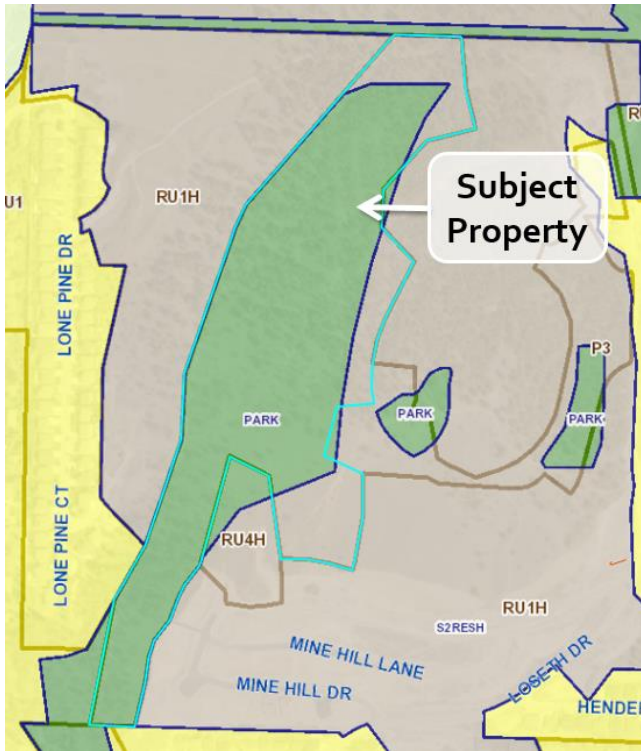
The subject property is known as Mine Hill Park and is a large natural open space area with an informal trail network. It is located in the City’s Belgo – Black Mountain Sector north of Prospect at Black Mountain and east of Blue Sky at Black Mountain, and is 13.1 ha in area. The surrounding area is characterized by existing and future single family residential development and natural open space.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Agriculture / open space
East	RU1h – Large Lot Housing (Hillside Area) P3 – Parks and Open Space	Vacant land / open space
South	RU1h – Large Lot Housing (Hillside Area) RU4h – Low Density Cluster Housing (Hillside Area) P3 – Parks and Open Space	Vacant residential lots (single dwelling housing) Natural open space
West	A1 – Agriculture 1 RU1 – Large Lot Housing RU1h – Large Lot Housing (Hillside Area)	Open space Single dwelling housing Vacant land / open space

Map 1: Surrounding Context – Future Land Use Designations & Zoning

Map 2: Subject Property



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Major Park / Open Space (public) (PARK)

City, District, Community, Neighbourhood and Linear parks. Not all parks required over the next 20 years are indicated on the map, as Neighbourhood parks will be provided at City standards as integral components of new and redevelopment initiatives. A major Recreation Park will be provided in the Glenmore Valley area. Open space indicated at the south end of Ellison Lake is intended as wildlife habitat preservation subject to approval of the appropriate provincial ministry or agency.

Chapter 7: Infrastructure

Policy 7.12.2 Natural Area Parks and Open Spaces. 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.

6.0 Application Chronology

Date of Application Received: June 30, 2017

Report prepared by: Laura Bentley, Planner II

Reviewed by: Todd Cashin, Suburban & Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Map "A" OCP Amendments