

REPORT TO COUNCIL



Date: September 11, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LB)

Application: OCP17-0004 / Z17-0015 **Owner:** Interval Investment Inc.,
Inc.No. 196442

Address: 5080 Twinflower Crescent **Applicant:** Arthon Industries Ltd.

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: A1 – Agriculture 1
P3 – Parks and Open Space

Proposed Zone: A1 – Agriculture 1
P3 – Parks and Open Space
RU2h – Medium Lot Housing (Hillside Area)

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0004 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 25 Section 29 Township 29 SDYD Plan EPP31797, located at 5080 Twinflower Crescent, 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

as shown on Map “A” attached to the Report from the Community Planning Department dated September 11, 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 notification 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 September, 2017;

AND THAT Rezoning Application No. Z17-0015 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot 25 Section 29 Township 29 SDYD Plan EPP31797, located at 5080 Twinflower Crescent, Kelowna, BC:

- from the A1 – Agriculture 1 zone to the P3 – Parks and Open Space zone;
- from the A1 – Agriculture 1 zone to the RU2h – Medium Lot Housing (Hillside Area) zone; and
- from the P3 – Parks and Open Space zone to the RU2h – Medium Lot Housing (Hillside Area) zone

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

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

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

2.0 Purpose

To amend the Official Community Plan to change the future land use designation and to rezone portions of the subject property to facilitate a three lot subdivision and park dedication.

3.0 Community Planning

Staff support the proposed Official Community Plan (OCP) amendments and rezoning to facilitate a three lot residential subdivision. The proposal generally continues the development pattern established through the development to the west, with somewhat larger lots that access from the fronting street as opposed to a rear lane. The lot dimensions exceed the minimum requirements in the RU2h zone and are more appropriate than the RU3 zone in this hillside area to limit the need for grading and impacts to slopes.

To achieve a more regular lot configuration without a panhandle lot, the applicant proposes to amend the future land use designation for portions of the property, effectively switching designations from the front to the back of proposed lot 3. This results in a net increase of 60.5 m² as area designated PARK – Major Park / Open Space (Public). This change both improves the streetscape by creating a more regular rhythm and reduces impacts on the slope in the southeast portion of the property.

As staff understand it, the applicant completed neighbour consultation in accordance with Council Policy No. 367, and some residents had questions and concerns about the development. At the time of writing, staff have not been contacted directly by members of the public about the application.

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

In 2013, Council adopted Bylaws No. 10793 and 10794 to amend the OCP future land use designation and rezone portions of the subject property and the area west of the subject property for residential development and parkland. Through those applications, a small natural drainage feature was identified and dedicated to the City as parkland (now 5060 Twinflower Crescent). The adjacent steeper areas on the subject property were also designated as PARK and protected with a no build covenant. The portion of the subject property designated S2RESH was not part of the rezoning or subdivision application at that time.

4.2 Project Description

This OCP Amendment and Rezoning application is for a three lot subdivision within The Ponds development, under the RU2h zone. The lots range from 543 m² to 835.5 m² in area and exceed minimum lot dimension requirements for the RU2h zone. In conjunction with the three lot subdivision, the applicant is proposing adjustments to the boundaries of the area designated as PARK, resulting in a total net gain of 60.5 m² of land with the PARK future land use designation.

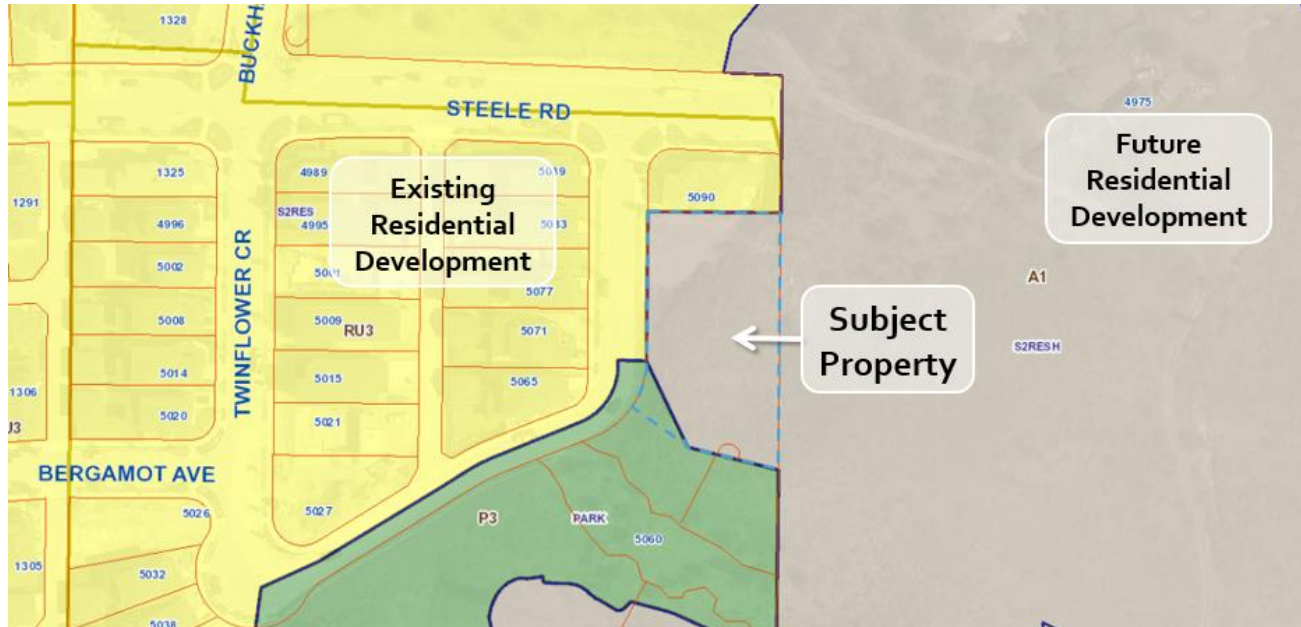
4.3 Site Context

The subject property is located in the City’s South Okanagan Mission Sector, east of the intersection of Gordon Drive and Frost Road, and is within the Permanent Growth Boundary. It is within the Neighbourhood 3 Area Structure Plan area in the development known as The Ponds. The property generally slopes upward from the street to the higher portion in the southeast corner.

The surrounding area is characterized by small lot single detached housing, natural open space, and future residential development. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₃ – Small Lot Housing	Single dwelling housing
East	A ₁ – Agriculture 1	Vacant land / open space (future development area)
South	P ₃ – Parks and Open Space	Natural open space
West	RU ₃ – Small Lot Housing	Single dwelling housing

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



Map 2: Subject Property



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU2h ZONE REQUIREMENTS	PROPOSAL
Subdivision Regulations		
Minimum Lot Area	400 m ²	543 m ² to 835.5 m ²
Minimum Lot Width	13.0 m	16.0 m to 17.2 m
Minimum Lot Depth	30.0 m	33.95 m

5.0 Current Development Policies

5.1 Neighbourhood 3 Area Structure Plan

Objectives

2. To identify and respect attributes of the natural environment, such as areas sensitive to development, for both their intrinsic and community values.
3. To provide a mix of housing types and densities suitable for a variety of households, age groups, income levels, and preferences.

5.2 Official Community Plan

Chapter 1: Introduction

Goal 2. Address Housing Needs of All Residents. Address housing needs of all residents by working towards an adequate supply of a variety of housing.

Chapter 7: Infrastructure

Objective 7.12 Provide active and passive parks for a diversity of people and a variety of uses.

6.0 Technical Comments

6.1 Development Engineering Department

- Servicing requirements will be addressed at time of subdivision.

6.2 Parks & Buildings Planning

- No concerns with the proposed realignment of parkland.

7.0 Application Chronology

Date of Application Received: February 16, 2017

Date Public Consultation Completed: August 3, 2017

Report prepared by: Laura Bentley, Planner II

Reviewed by: Todd Cashin, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Map "A" OCP Amendments

Map "B" Rezoning

Proposed Rezoning & Subdivision Plan