



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: April 19, 2023

From: Jayden Riley, Planner III

File No: Z 23-03

Subject: **Z 23-03; OCP and Zoning Amendment; 1551 Blackwood Drive, 1417 West Kelowna Road**

BACKGROUND

This application is proposing an OCP and concurrent zoning amendment to two parcels (the “property”) located in the West Kelowna Estates / Rose Valley Neighbourhood, immediately adjacent to Rose Valley Regional Park – more specifically:

- 1551 Blackwood Drive (40.2 ha); and
- 1417 West Kelowna Road (0.4 ha of 1.2 ha affected)

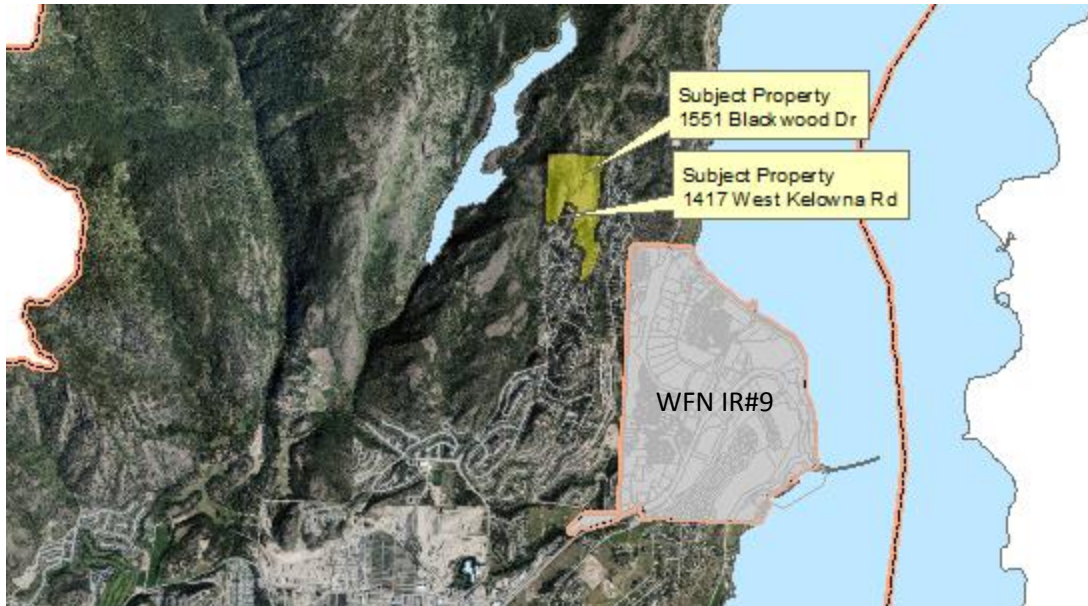
The property is currently vacant.

PROPERTY DETAILS			
Address		1551 Blackwood Drive, 1417 West Kelowna Road	
PID		025-592-459; 016-229-029	
Folio		36415052.756; 36415052.736	
Lot Size		40.2 ha + 1.2 ha (41.4 ha)	
Owner	Rose Valley Developments Ltd.	Agent	Aplin Martin Consultants Ltd.
Current Zoning	Rural Resource (RU5); Single Detached Residential (R1); Parks and Open Space (P1)	Proposed Zoning	Singe Detached Residential (R1); Duplex Residential (R2); Parks and Open Space (P1)
Current OCP	Parks and Natural Areas (PNA); Single Family Residential (SFR)	Proposed OCP	Parks and Natural Areas (PNA); Single Family Residential (SFR)
Current Use	vacant	Proposed Use	Residential subdivision, park
Development Permit Areas	Steep Hillside, Sensitive Terrestrial Ecosystems, Wildfire Hazard		
Hazards	Hillside, Wildfire		
Agricultural Land Reserve	No		

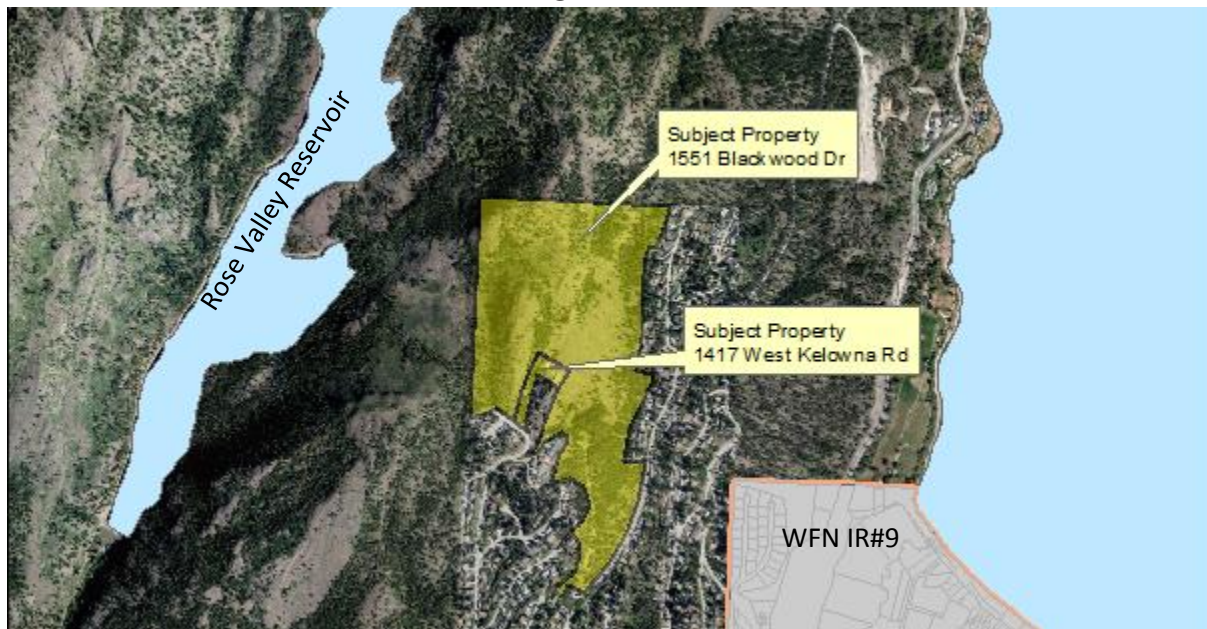
ADJACENT ZONING & LAND USES

North	^	Rose Valley Regional Park
East	>	Single Family Residential (R1) / Parkinson Road
West	<	Rose Valley Regional Park
South	v	Single Family Residential (R1)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Proposal

The application is proposing to amend (via reconfiguration) the property's land use designation (LUD) from Parks and Natural Areas (PNA) and Single Family Residential (SFR) to PNA and SFR and rezone from Rural Resource (RU5) to Single Detached Residential (R1), Duplex Residential (R2), and Parks and Open Space (P1) to accommodate a future 107-lot subdivision. Please see *Table 1*, and *Figures 1 and 2* below for more specific information.

Table 1: existing and proposed land use and zoning areas

	Existing	Proposed
Land Use Designation		
Parks and Natural Areas (PNA)	17.3 ha	30.7 ha
Single Family Residential (SFR)	23 ha	9.6 ha
Zoning Designation		
Rural Resource (RU5)	38.6 ha	0 ha
Single Detached Residential (R1)	1.7 ha	6.66 ha
Duplex Residential (R2)	0 ha	2.94 ha
Parks and Open Space (P1)	0 ha	30.7 ha

Note: only a small portion of 1417 West Kelowna Road is impacted by this proposal – approximately 0.4 ha is proposed to be rezoned from Single Detached Residential (R1) to Parks and Open Space (P1).

The application is also proposing that 30.7 ha of the proposed PNA/P1 area is dedicated as public parkland. The City's Parks Department has not yet confirmed if the land proposed for dedication meets the eligibility criteria under the Parkland Acceptance Policy.

Location and Surrounding Uses – Informal Trail Connection to Rose Valley Regional Park

The subject property is located in the West Kelowna Estates / Rose Valley neighbourhood, immediately adjacent to Rose Valley Regional Park to the west and north. Surrounding land uses also include single family residential to the south and east, and Parkinson Road to the east.

The property contains an informal trailhead located near the terminus of West Kelowna Road, providing access to the regional park. Vehicles are noted to park on West Kelowna Road near the trailhead. There is currently no legal public access to the park at this location.

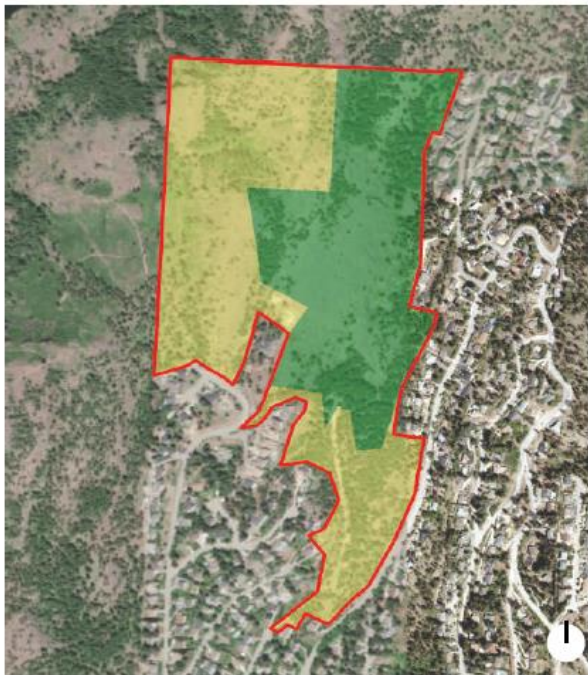


Figure 6 | Existing OCP Future Land Use

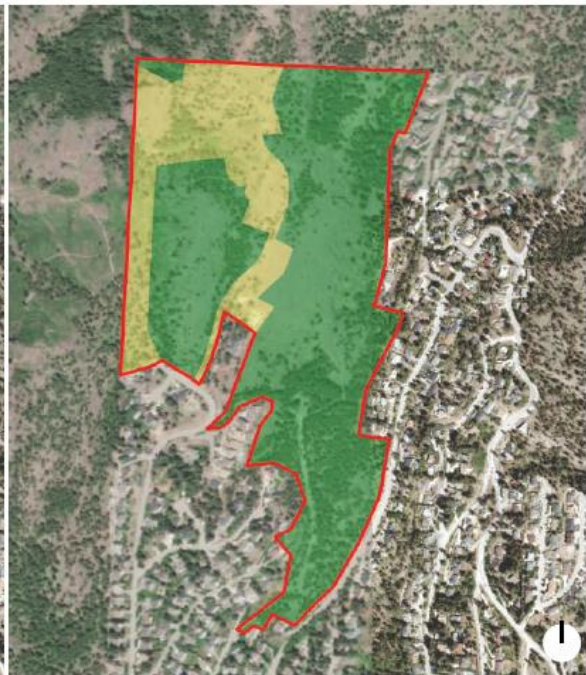


Figure 7 | Proposed OCP Future Land Use

Single Family Residential
 Parks and Natural Areas
 Single Family Residential
 Parks and Natural Areas

Figure 1: existing and proposed OCP future land use (from applicant's proposal summary)



Figure 9 | Existing Zoning Map

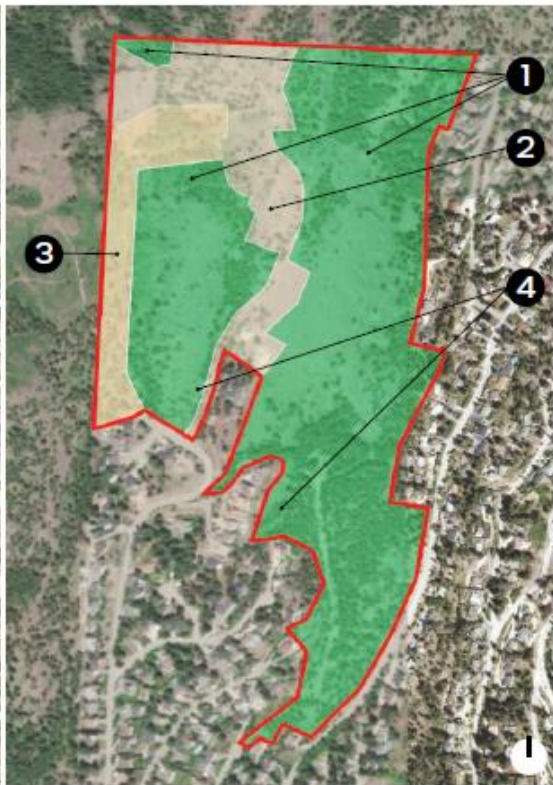


Figure 10 | Proposed Zoning Map

RU5 - Rural Resource
 P1 - Parks and Open Space
 R1 - Single Detached Residential
 R2 - Duplex Residential

Figure 2: existing and proposed zoning (from applicant's proposal summary)

Policy and Bylaw Review

Official Community Plan Bylaw No.0100

The subject property contains a PNA LUD, which is intended to include a variety of public, accessible green and natural spaces and to preserve significant natural areas and provide diverse recreation opportunities. The property also contains a SFR LUD, which is intended to provide traditional single family housing opportunities and encourage more land efficient compact housing forms for families.

This application is proposing to amend the existing SFR and PNA LUDs by reducing the SFR LUD area from 23 ha to 9.6 ha and increasing the PNA LUD area from 17.3 ha to 30.7 ha – see *Table 1, Figure 1*.

Development Permit Areas

The subject property contains Sensitive Terrestrial Ecosystem, Steep Hillside, and Wildfire Hazard Development Permit Areas (DPAs). Submitted with the application includes an environmental assessment, geotechnical assessment, and wildfire hazard assessment report. These reports are intended to provide comments on the general feasibility of the proposed rezoning; more detail would be required following Rezoning, at time of Development Permit and Subdivision.

Zoning Bylaw No. 0265

The subject property currently contains approximately 38.6 ha of land zoned RU5. The purpose of the RU5 zone is to accommodate rural, agricultural, and residential uses on parcels of land 30 ha or greater. The subject property also contains approximately 1.7 ha of land zoned R1, intended to accommodate low-density single detached dwelling use.

The application is proposing to rezone the subject property from RU5 to R1, R2, and P1. The specific proportion of each zone is outlined in the *Table 1*. The purpose of the R1 zone is to permit low density, single detached residential use on parcel of land that are 550 sq. m. and larger. The purpose of the R2 zone to accommodate single detached dwelling and duplex residential uses. The P1 zone is intended to accommodate parks and natural areas for recreation and associated uses.

Technical Review

Environmental Assessment Report

The Environmental Assessment Report submitted with the application identified existing terrestrial conditions and environmentally sensitive areas (ESA). The report notes that the site does not contain any high value (ESA 1) areas; however, 74% of the subject property contains moderate value (ESA 2) and 25% low value (ESA 3) areas. Future development of the site will involve the loss of ESA 2 and 3 classified ecosystems. The report also provides recommendations related to mitigation measures, site preparation and disturbance limits, clearing and grubbing, avian timing windows, tree protection, erosion and sediment control, environmental monitoring, and restoration – although restoration opportunities are noted to be limited given the undisturbed and ecologically productive features of the natural areas that are not intended to be disturbed.

Geotechnical Assessment Report

A geotechnical assessment report was submitted with the application and provides a desktop review of the local geology and preliminary geotechnical recommendations for future design and construction. The report identified the site to contain a bedrock ridge that bisects the property, trending north to south, and slopes that vary between 10(H):1(V) and 2(H):1(V) outside the proposed R1 and R2 zone areas. Rock fall and rockslide hazards were noted to be present on site and recommendations for catchment areas would be identified at time of development permit. The reports states that it is expected that suitable factors of safety for slope stability can be achieved, subject to pre-construction geotechnical assessment and design.

Servicing

A Functional Servicing Report was submitted with the application that considered existing and proposed access and servicing to accommodate the proposed use.

- **Access** – Primary access to the site is possible from the terminus of West Kelowna Road. An additional access is proposed through the 1417 West Kelowna Road property.
- **Sanitary Sewer** – There is no existing sanitary sewer to the site. An extension is proposed from an existing manhole in front of 1436 West Kelowna Road to service the property and future subdivision. The entire site is anticipated to be serviced via gravity mains.
- **Water** – The subject property is proposed to be serviced by a new water reservoir at the west side of the existing ridge through the centre of the site at an approximate elevation of 756 m.
- **Stormwater** – Onsite stormwater is proposed to be managed on site through a series of mains, manholes, catch basins and detention tanks, in accordance with the City's Works and Services Bylaw No. 0249

Traffic Impact Assessment

A Traffic Impact Assessment was submitted as part of this application. The study considered the impact of development traffic at the intersections of West Kelowna Road and Westlake Road, Westlake and Parkinson Road, Parkinson and Bear Creek Road, Bear Creek Road and Westside Road, and Westlake Road and Horizon Drive. The report recommends the applicant work with the city to provide on-site pedestrian facilities; however, no off-site traffic improvements were recommended in the report. The report has been submitted to the Ministry of Transportation and Infrastructure for comment as part of the referral process, due the proximity to the controlled intersection at Bear Creek and Westside Road.

Wildfire Hazard Assessment

A Wildfire Hazard Assessment was submitted with the application that identifies the wildfire threat of the subject property as high. The report provides recommendations for

wildfire risk reduction. Mitigation work is anticipated to occur on site to bring fire hazard rating to an acceptable low to moderate level.

Referrals

This application has been referred to multiple internal departments and external agencies. At the time of writing this report, limited referral comments have been received.

Notice of Application Signage

Notice of Application signage has been installed on the property in four locations, in accordance with the City's Development Application Procedures Bylaw No. 0260. Subject to the application receiving First and Second Reading, a Public Hearing would be scheduled to provide an opportunity to residents to share their comments for Council's consideration.

KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- The proposed site currently contains SFR and PNA Land Use Designation areas and is therefore generally consistent with the proposed rezoning.
- The focus of this proposal is land use, although it is anticipated that rezoning would accommodate a 107-lot subdivision.
- Future development of the site would require Development Permit and Subdivision applications and more specific technical report information as it relates to grading and rockfall mitigation.
- Parkland dedication is being proposed but has not been confirmed by City staff at this time to be eligible under the parkland dedication policy.
- Should Council give First and Second Reading to the proposed OCP and Zoning amendment bylaws, a Public Hearing would be scheduled to provide the public with the opportunity to submit comments for Council's consideration.

Specific comments would be appreciated should the APC have any concerns with the proposed OCP and Zoning Amendment so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Jayden Riley, Planner III

Powerpoint: Yes No

Attachments:

1. Applicant's Proposal Summary