



# DEVELOPMENT APPLICATION

1551 Blackwood Drive &  
1417 West Kelowna Road



PROPOSED OCP LAND USE + ZONING APPLICATION  
DECEMBER 2022

APLIN & MARTIN CONSULTANTS LTD.

# Introduction

December 2, 2022

AM File: 21-3071

City of West Kelowna  
2760 Cameron Road  
West Kelowna, BC V1Z 2T6

Attn: Jayden Riley

## **Re: OCP and Zoning Amendments Application for Rose Valley Ridge**

On behalf of our client, Rose Valley Ridge Development Ltd., Aplin & Martin Consultants Ltd. (Aplin), is pleased to submit this development package for an Official Community Plan (OCP) and Zoning Amendments for two parcels: +/- 40.3 hectare (99.58 acres) parcel located at 1551 Blackwood Drive and +/- 1.16 hectares (2.86 acres) parcel located at 1417 West Kelowna Road. The purpose of this application is to facilitate a future subdivision (52 duplex lots and 55 single family lots). The legal address is described as:

Lot B, DL 3866, OSOYOOS DIVISION YALE DISTRICT, PLAN KAP72851 PID: 025-592-459

Lot 14, PLAN 43377, DL 3866, OSOYOOS DIVISION OF YALE DISTRICT PID: 016-229-029

The attached documents include the necessary information required to fulfill the City's OCP and zoning amendment application requirements, including:

- One (1) signed City of West Kelowna Form to facilitate the following application types:
  - OCP amendment
  - Zoning amendment
- One (1) completed application form checklist
- Owners' authorization
- Certificate of title and related charges
- Preliminary subdivision plan
- Preliminary geotechnical report
- Wildfire assessment report
- Environmental assessment
- Functional servicing report
- Traffic impact assessment

Should you have any questions or require clarification on any aspect of this application, feel free to contact me at 250-448-0157 or by email at: [mmcleod@aplinmartin.com](mailto:mmcleod@aplinmartin.com).



Morgan McLeod, BA  
Planner



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Manager, Planning + Urban Design











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**ROSE VALLEY LAKE**

Figure 1 | Location Map



# SITE BACKGROUND

## Context

The proposed development site for Rose Valley Ridge consists of two legal lots totaling 102.44 acre parcel nestled at the peaks of West Kelowna. The subject properties share borders with Rose Valley Regional Park, and offers sweeping, panoramic views of the surrounding mountains, lake, and Kelowna’s Downtown. The subject property is within close proximity to schools and a variety of trails and recreation areas. The neighbourhood to the south of the subject property is West Kelowna Estates, which is a fully developed, single-family subdivision.



Figure 2 | Context Map

■ Proposed Development Site	■ Westbank First Nation IR10	● W Kelowna Multi-Sport Centre	● Park
□ Commercial Shopping Area	■ Rose Valley Regional Park	● Rose Valley Elementary School	



## Site Attributes

The subject parcel's unique hillside characteristics feature gentle to steep slopes with sparsely vegetated areas consisting mainly of mature pine trees, various grasses, shrub brush, moss-covered shallow bedrock, and talus slope surfaces. The parcel is undeveloped and is in its natural state. The site provides some moderately sloping benches surrounding the center ridge, which the proposed development has been designed around. The subject property has been utilized as an extension of the Rose Valley Regional Park and unauthorized hiking and mountain biking trails have been created.



Figure 3 | Looking East



# 03

## Connectivity

The proposed development is well connected to the City’s existing road network. The site can be accessed by Blackwood Drive to the southwest and West Kelowna Road on the northwest, which are residential roads that connect with urban collector road, Westlake Road. Westlake Road connects to Highway 97, which is the main corridor to between north and south Central Okanagan communities.

Unauthorized recreational trails have been created on the private land connecting the subject area to the Regional District of Central Okanagan’s (RDCO) Rose Valley Regional Park with accesses from Pettman Road, West Kelowna Road, Westlake Road and Parkinson Road. The trails are used by hikers and downhill bikers.

The subject area is serviced with BC Transit Bus Route #29 Bear Creek. The closest bus stop is at the corner of Westside Rd and Bear Creek Rd, as well as, Westlake Rd and Horizon Rd, which are a 5-minute walking distance. This bus route connects the site to Boucherie Mountain Bus Exchange, where more bus routes are available that connect with Kelowna and southwest Okanagan Lake.



Figure 4 | Connectivity Map

Proposed Development Site   Westbank First Nation IR10   Highway   Urban Arterial   Urban Collector   Rural Arterial   Rural Collector   Local   Bus Stop



## Similar Development

The City of West Kelowna has recently seen similar hillside developments arise on the outskirts of the city, such as Tallus Ridge and West Kelowna Estates. These developments offer townhomes and single-family residential housing. Both developments have received positive reaction. West Kelowna Estates is fully occupied and Tallus Ridge has new phases that are being purchased quickly. There is also an established neighbourhood with single family residential lots directly to the east of the proposed development in the Raymer Comprehensive Development Area.



Figure 5 | Bird's Eye View



# PROPOSED APPLICATIONS

## Application Intent

The intent of this application is to propose an Official Community Plan (OCP) and zoning amendments to facilitate a proposed 107-residential lot subdivision. 52 duplex lots and 55 single-family residential lots are being proposed, as well as, the dedication of approximately 31 hectares of parkland.

## OCP Amendment

The 2011 Official Community Plan (OCP) Bylaw No. 0100 guides the long-term growth, resource management and land development for the city. The existing land use designated for the subject area is Parks and Natural Areas (PNA) and Single Family Residential (SFR). The draft OCP has renamed SFR Designation to Low Density Residential (LDR). Although no new land uses will be introduced with this application, the location of land uses will change, therefore an OCP Amendment is required.

The land use amendment proposes to increase the Parks and Natural Areas (PNA) by 13.67 hectares (ha) to a total of 30.69 ha, and reduce the Single Family Residential (SFR) area from 22.97 ha to 9.6 ha of land. The reduction in residential land use helps the community by increasing the park dedication and formalizing recreation trails. The Land Use Amendment will also work to preserve the natural steep sloped areas and facilitating development within areas conducive to residential development. See Figure 6 and Figure 7 for the land use comparison.

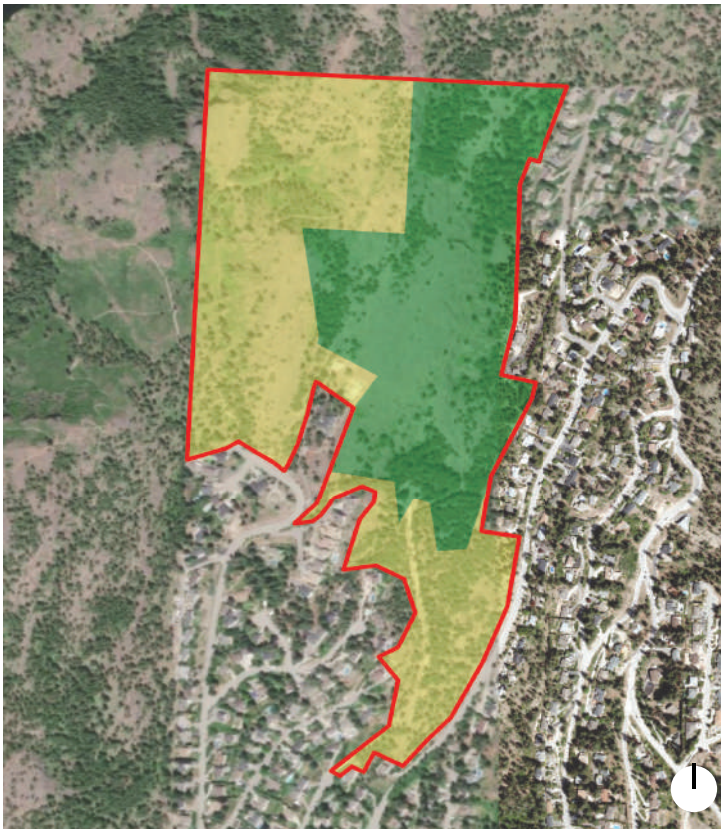


Figure 6 | Existing OCP Future Land Use

Single Family Residential Parks and Natural Areas

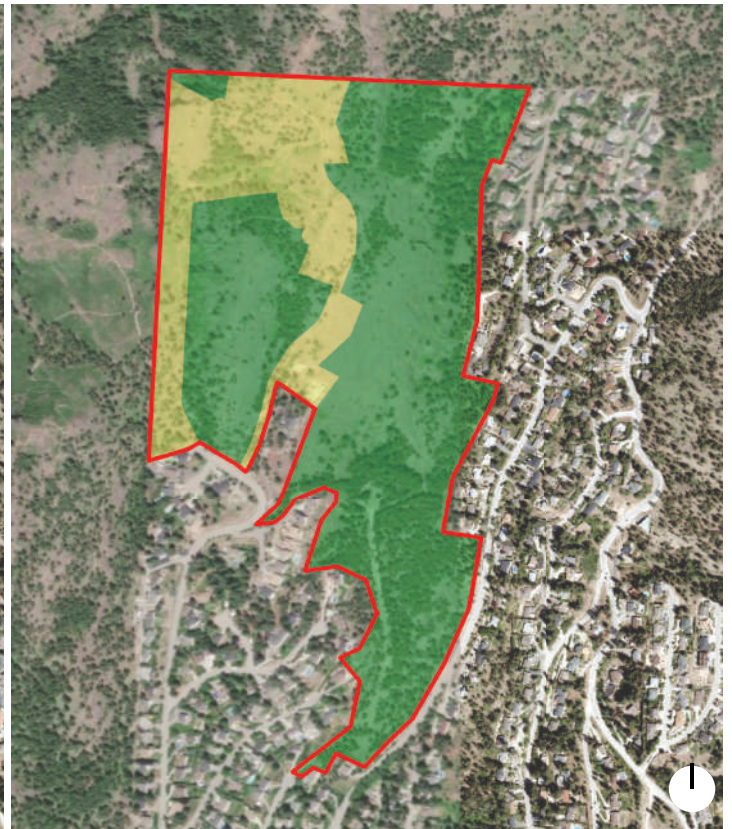


Figure 7 | Proposed OCP Future Land Use

Single Family Residential Parks and Natural Areas



## Growth Management Designations

Section 3.2, Growth Management Plan, of the Official Community Plan designates the subject area as Neighbourhood and Greenbelt and Greenways. This application aligns with the Neighbourhood growth plan and attributes of low density residential areas, accessible neighbourhood parks and preserves open space, habitat and significant landscape features. This application proposes a substantial land dedication to the Greenbelt and Greenways area which also aligns with the proposed OCP Land Use designations.

Section 3.2.9 of the OCP details how Greenbelts and Greenways designated areas encourage clustered residential housing that protects environmentally sensitive features, such as steep slopes, by concentrating development in smaller areas and affording more natural open space. Clustering residential development is ideal to maximize the more level lands suitable for residential development while still contributing to the community housing needs and to preserving the steep slope greenway areas, habitat, and significant landscape features. This development also aligns with Section 3.2.7 of the OCP, which states that developers should integrate parks and open space into residential land development proposals.

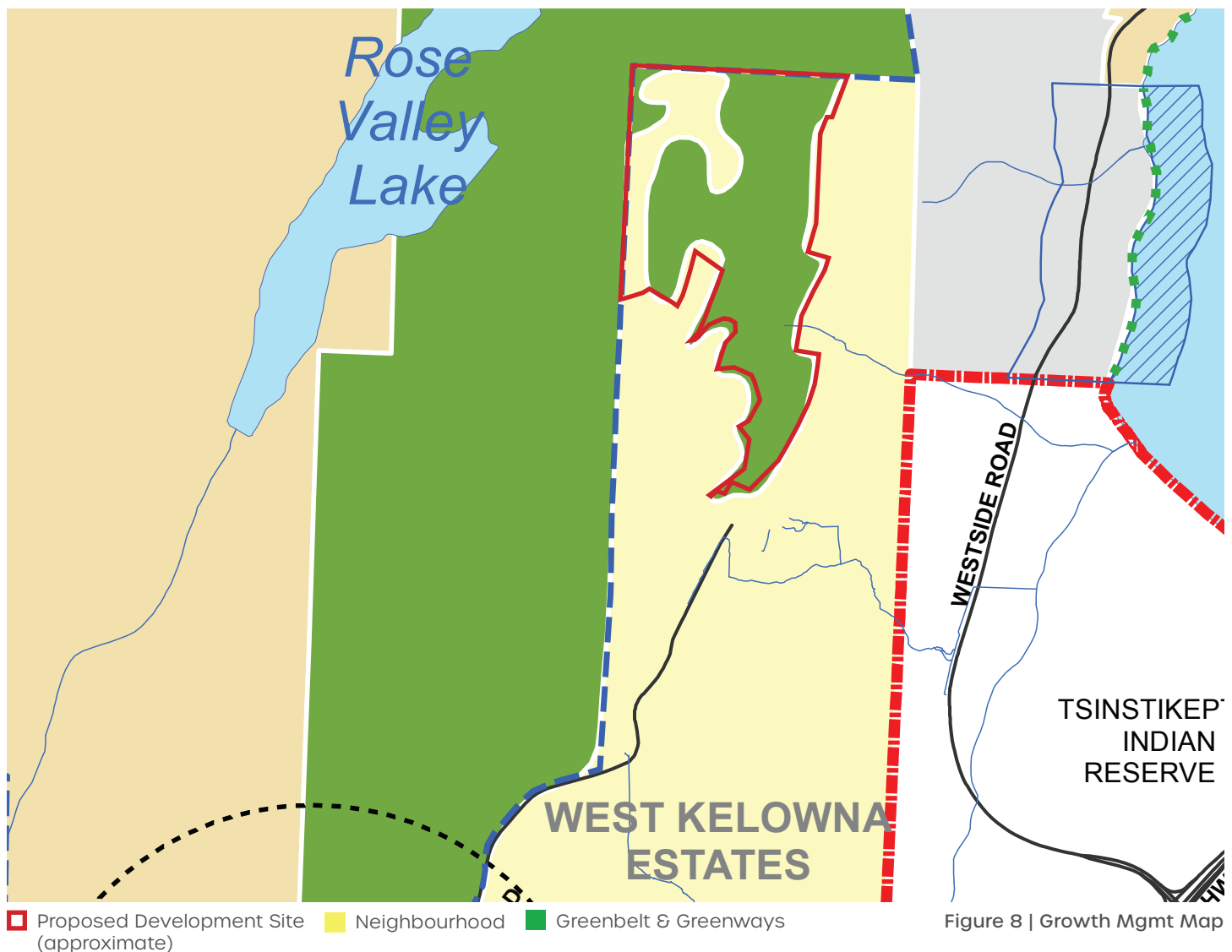


Figure 8 | Growth Mgmt Map



## Zoning Amendments

The City of West Kelowna’s Zoning Bylaw No. 0265 identifies various zoning districts for the community and development regulations. The proposed development is currently zoned as RU5 – Rural Resource and R1 – Single Detached Residential Zone.

The application is proposing four zoning amendments:

1. To amend the zoning of a portion of land from ‘RU5 – Rural Resource Zone’ to ‘P1- Parks and Open Space Zone’ to create 30.7 ha of park land.
2. To amend the zoning of a portion of land from ‘RU5 – Rural Resource Zone’ to ‘R1 – Single Detached Residential Zone’ to create 4.96 ha of low-density residential development.
3. To amend the zoning of a portion of land from ‘RU5 – Rural Resource Zone’ to ‘R2 – Duplex Residential Zone’ to create 2.94 ha of duplex residential development.
4. To amend the zoning of a portion of the R1 – Single Detached Residential Zone to P1- Parks and Open Space Zone to create 1.29 ha of park land.

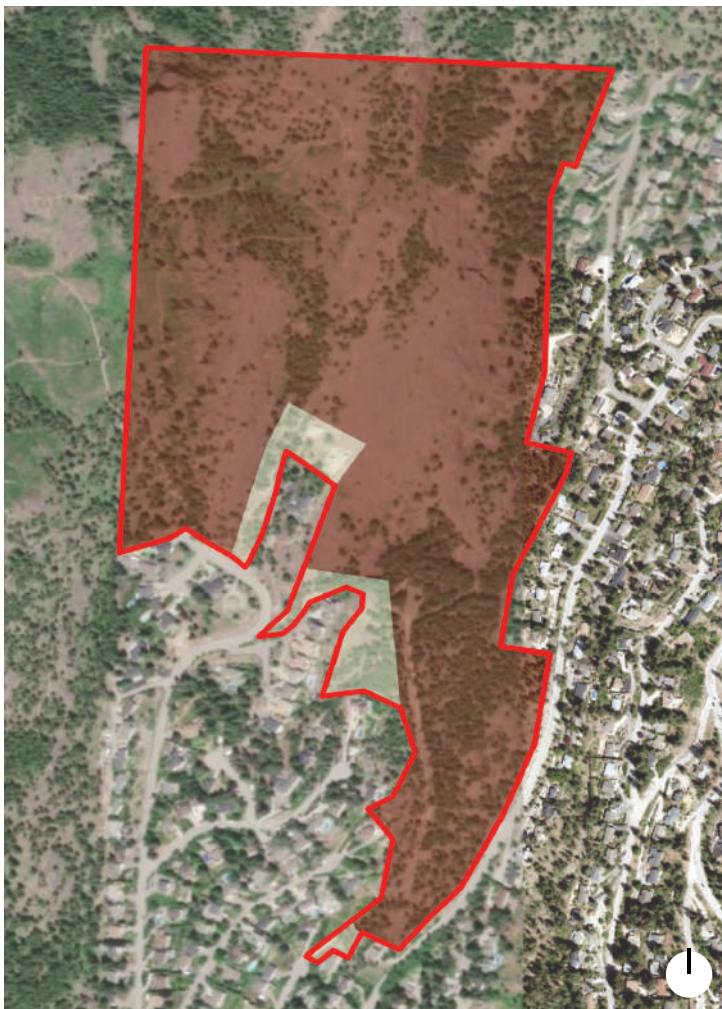


Figure 9 | Existing Zoning Map

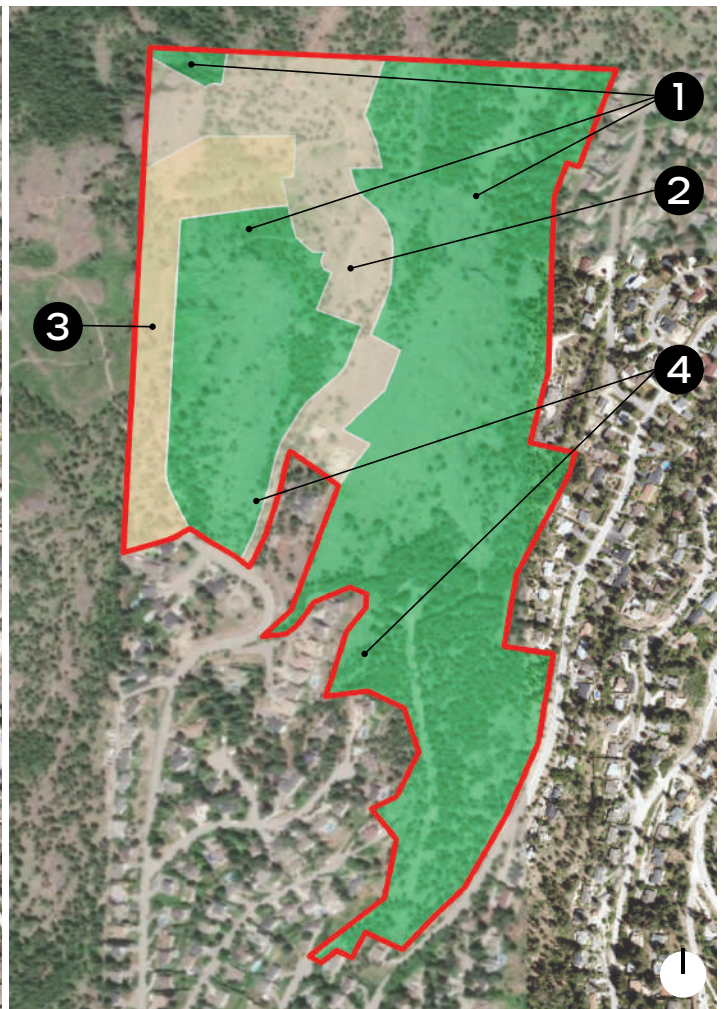


Figure 10 | Proposed Zoning Map

■ RU5 - Rural Resource  
 ■ R1 - Single Detached Residential

■ P1 - Parks and Open Space  
 ■ R1 - Single Detached Residential ■ R2 - Duplex Residential



## Amendment Rationale

The subdivision and rezoning potential for Rose Valley Ridge was based on market research and demographic growth trends. According to West Kelowna's 2022 Housing Needs Assessment by Colliers, the community is expected to grow by 12,413 people by 2036. Therefore increasing the housing stock is a priority for the City. The majority of West Kelowna's housing stock is comprised of single-detached dwellings (74%), although this preference is expected to decrease slightly as development begins on denser housing forms, such as the proposed attached residential dwellings (duplexes). According to the Collier's report, West Kelowna is projected to accommodate 4,491 more housing units within the next 20 years. This application will help address West Kelowna's housing crisis while remaining sensitive to the hillside development requirements and transitional development between suburb and parkland.



Figure 11 | View

The overall average density of the proposed development, including the park space, is 0.96 acres per lot. The subject property is designed to function as a low-density, transitional, residential area between the suburban residential area of West Kelowna Estates and the natural forest area of Rose Valley Regional Park. This low-density cluster housing development addresses the housing needs of the community, while protecting the green space for future generations. The DPA-4 Guidelines regarding subdivision and site-design recommends in Section 4.3.5 (7) that "Cluster development is encouraged so units or parcels are concentrated on a portion of a development site and the remainder of the site is left in its natural state." Therefore this development aligns with the OCP and provides the new housing options for the community.



## Future Subdivision Application + Development Application

The subject area is located within DPA 4 - Hillside Development Permit Area (DPA), DPA 5 - Aquatic Ecosystem, DPA 6 - Sensitive Terrestrial Ecosystem, and DPA 7 - Wildfire Interface. An environmental assessment was conducted by Ecoscape Environmental Consultant Ltd. on March 16, 2022 to review the environmental effects resulting from the proposed development. In order to address the Development Permit Guidelines, environmental reports are provided at the end of this application that provide testing results, environmental site inventory, and recommendations to ensure the proposed development mitigates any potential impact and meets the objectives identified in the OCP Development Permit Area Guidelines.

A portion of the subject area is within **DPA-4 Hillside Development Permit Area**, which applies to all steep slopes of 20% or greater for minimum of 10 meters and/or that may result in the create of hazardous conditions. BGC Engineering Inc. and Calibre Geotechnical Engineering Ltd. worked together to provide a Geotechnical Report in 2007 which concluded that mitigative measures will be required based on the potential rockfall hazard areas and steep slopes. The engineers recommended that light rock scaling, ditches and berms and no build areas. It was the opinion geotechnical team that after the recommendations are implemented the site would be well suited to the proposed residential subdivision, and it would not have a negative impact on the site, or on the surrounding properties. See Appendix Item 4 for the Geotechnical Report.

A small portion of the subject area within the **DPA-5 Aquatic Ecosystem Development Permit Area** applies to land with natural water storage, drainage and erosion. See Appendix Item 4 for the Geotechnical Report.

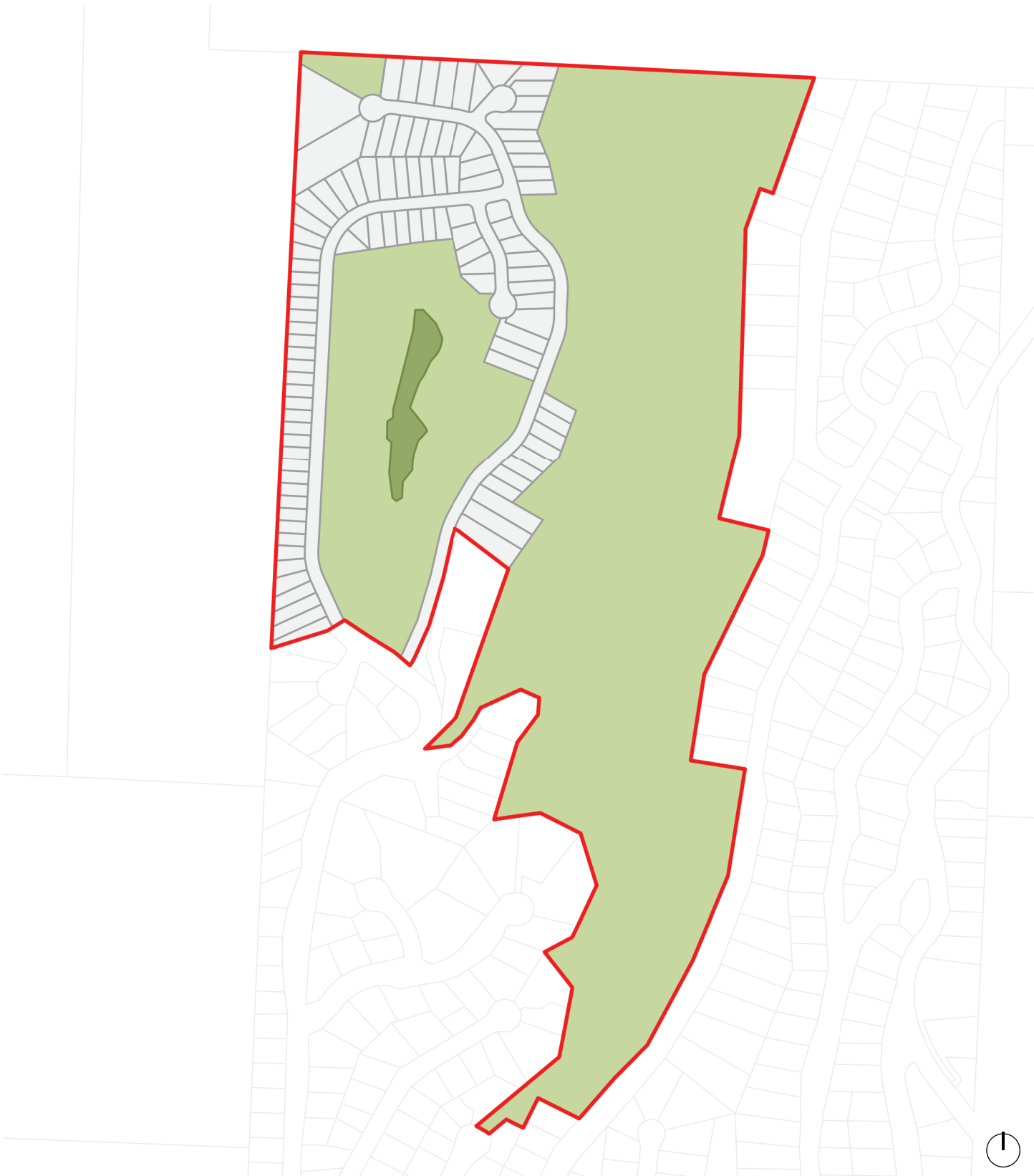
A portion of the subject area within the **DPA-6 Sensitive Terrestrial Ecosystem Development Permit Area** applies to land with environmental value that requires consideration and protection but is not aquatic in nature. As per the requirements for DPA-6 a report from a professional biologist will be provided, along with a Section 219 covenant for portions of the subject area and for other portions park land dedication to the Municipality, at the subdivision stage.

The majority of the subject area is within **DPA-7 Wildfire Interface Area** which applies to residential area that may be negatively affected by wildfire. The Wildfire Hazard Assessment by Iverson Forest Management Inc. has been conducted and recommendations have been made. The recommendations included improving fire hydrant capabilities and vegetation and hazard tree management, applying restrictive covenants based on the Development Guidelines, creating FireSmart priority zones, and removing debris and perimeter buffers. Appendix 5 A Section 219 covenant for Wildfire Prevention will be adhered to and registered on title at the adoption of the rezoning amendment.

The total impact of the proposed development on the Environmentally Sensitive Areas (ESA) represents 21% (8.4 ha out of 40.3 ha), resulting in the relative loss of 12% ESA 2 (Moderate) and 9% ESA 3 (Low) from the total area. Ecoscape anticipated that if all recommendations and mitigation measures within the Environmental Assessment are adhered to, the potential environmental effects of the construction on the local flora and fauna will be minimized and/or avoided. See the Environmental Report in Appendix Item 7. A Development Permit will be submitted prior to subdivision.



# Proposed Subdivision Plan



□ Subject Site   ■ 5% Park Dedication   ■ Passive Open Space

Figure 12 | Proposed Subdivision Plan



## Park Land Dedication

For the benefit of the community, the Applicant will be providing 30.96 ha of park land, which is 76% of the total parcel area, see Figure 13 and 14 below. The applicant plans to retain, improve, and formalize some of the existing trails for public use and is dedicated to helping provide a trail system and park that aligns with the 2016 West Kelowna Parks Master Plan.

The Parks Master Plan recommends a target of 6.50 ha per 1000 residents of municipal parkland. The proposed development provides an average of 3 people per household and 104 proposed new residential units or a future population of 312 people. Therefore the Developer is proposing to dedicate 30.96 ha of parkland which provides approximately 15 times the Parks Maser Plan parks-to-residents ratio. See Figure 13 & 14 below displays the increased amount of park space to be dedicated.

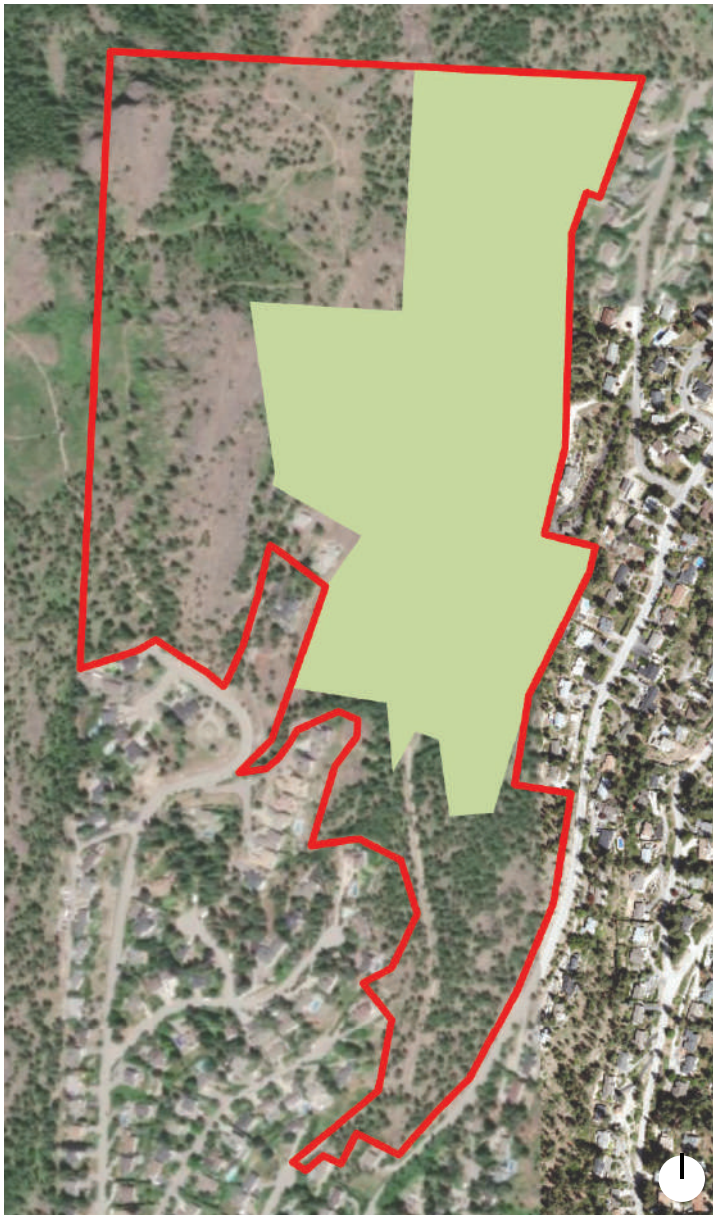


Figure 13 | Existing Park & Greenspace

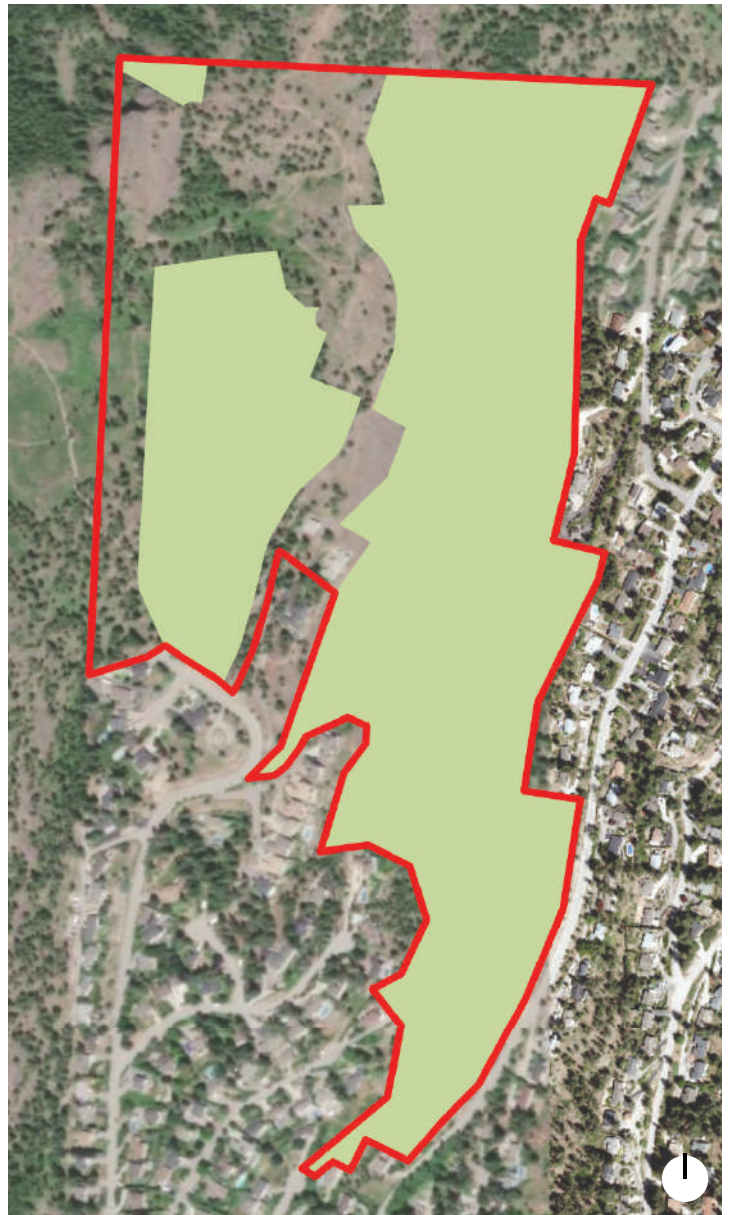


Figure 14 | Proposed Park & Greenspace



# Infrastructure

## Servicing

Servicing requirements for water, sewer and storage drainage have been considered for this OCP and Zoning amendment. See Appendix 8 for the Functional Servicing Report.

## Offsite Roadworks

West Kelowna Road is located within an existing right-of-way that varies in width (approx. 22m-32m). The road is currently constructed to a rural local standard, and it is anticipated that this development will not trigger upgrades to the road. Overhead utilities may require undergrounding along proposed development access intersections. It is anticipated that no improvements are required for Westlake Road.

## Onsite Roadworks

The onsite road network for the proposed subdivision is based off the West Kelowna standard Hillside Local cross sections (15.0m ROW). The main road alignment provides a 1,220m loop of road network, with 3 additional local roads stemming from the main road and terminating with a cul-de-sac. The proposed total length of road is approximately 1,620m.

The existing onsite access to the reservoir located near the south-east end of the property will be maintained. Additionally, an emergency access may be provided through this existing access that connects to Blackwood Drive.

Access to the existing and proposed park dedications will be provided from the Road C cul-de-sac terminus, as well as the Blackwell Drive existing access.

## Offsite Roadworks

Creative Transportation Solutions has prepared a formal Transportation Impact Assessment (TIA). The Transportation Engineer anticipated a traffic volume growth rate of 2.0% per year until the 2024 anticipated year of build out. The capacity analysis for the signalized intersections indicated that there would be no operational and/or geometrical improvements are recommended for any of the nearby intersections. The single recommendation from the TIA was that the applicant works with the City of West Kelowna to provide pedestrian facilities on the site. The applicant plans to provide the required sidewalk along the residential hillside road along as per the City's engineering standards with additional trails throughout the property connecting with the community and the regional park. See Appendix 6 for the TIA.

## Environmental Assessment

Ecoscape Environmental Consultants have identified the environmentally sensitive areas (ESAs) within the subject area to be predominantly ESA-2 (Moderate) with 74%. The requirement is to retain 10-80% of the habitat and maintain contiguous nature of the landscape. This is being achieved by the provision of 75% of park dedication for the development. The remaining land has been identified as ESA-3 or low sensitivity. See Appendix 7 for the Environmental Assessment.



## Sanitary Servicing

This subject area has an existing 200mm PVC sanitary main, which was installed in 1999, that runs through McPhail Court to the southeast within a registered easement and continues south through West Kelowna Road. There are no existing sanitary services to the site. As part of the proposed subdivision, a proposed offsite 250mm sanitary main will extend through the West Kelowna Road frontage and provide service to two proposed 250mm diameter PVC sanitary main connections; one from Road A, and the other from Road B, to service the entire site via gravity mains. At this time, there are no anticipated sanitary upgrades required along West Kelowna Road or triggered downstream by this development.

## Water Servicing

The proposed development is utilizing a new proposed water reservoir to service the proposed lots, as well as nine (9) existing lots along West Kelowna Road frontage and McPhail Court. There is an existing 150mm PVC water main that runs through West Kelowna Road and terminates with a blow-off valve at the southwest corner of the proposed site. There are no existing services known to be provided to the site.

The existing Rose Valley Reservoir is located on the proposed site, and currently accessed via the Blackwood Drive site entrance. The existing reservoir will not be utilized to service this development and the proposed works will not encroach on the reservoir. A water pressure zone map can be found attached in Appendix A which outlines the proposed locations and areas of varying pressure within the proposed development.

## Drainage

Regarding onsite stormwater management, an onsite system on services, mains, manholes, catch basins and detention tanks will be utilized to capture storm water, store the 1:100-year storm flows, and release only the 1:5-year pre-development flow rates. The geotechnical report has identified areas throughout the development that are stable and consist of well-draining soils. These areas near the West Kelowna Road tie-ins will be utilized to provide storage and infiltration prior to release into the existing West Kelowna Road storm infrastructure. Drainage collected in roof leaders will be directed to splash pads, and general drainage will be directed towards the fronting ROW. The 100-year storm overland flow routes will be provided through the proposed ROW to West Kelowna Road.





# Appendix

## **ITEM 1**

DEVELOPMENT APPLICATION FORM

## **ITEM 2**

LAND TITLE CERTIFICATE

## **ITEM 3**

SUBDIVISION PLAN

## **ITEM 4**

GEOTECHNICAL REPORT

## **ITEM 5**

WILDFIRE HAZARD ASSESSMENT

## **ITEM 6**

FUNCTIONAL SERVICING REPORT

## **ITEM 7**

ENVIRONMENTAL ASSESSMENT

## **ITEM 8**

FUNCTIONAL SERVICING REPORT

## **ITEM 9**

DIGITAL LINEWORK