

Supplementary Information Package for OCP & Zoning Amendment

To	From
Brad Clifton Senior Planner City of West Kelowna	Morgan McLeod Planner McElhanney Ltd.
Re	Date
Boucherie Road West Kelowna	December 1, 2023

1. OCP & ZONING AMENDMENT PROPOSAL

On behalf of the property owners, McElhanney Ltd. is submitting an OCP & Zoning Amendment application for a vacant lot (PID:010-978-542) located on Boucherie Road in Lakeview Heights neighbourhood within the City of West Kelowna. The proposed land use designation and zoning amendment are requested in order to facilitate a consolidation of lots and match the land use and zoning of the adjacent north property (PID: 033-294-994), for a hillside townhouse development. The proposed development will provide much needed new housing stock in the City of West Kelowna.

Table 1 Property Information

Municipal Address	No civic address / Vacant / Boucherie Road, West Kelowna, BC
Legal Description	LOT 5, PLAN KAP2685, DL 434, OSOYOOS DIV OF YALE LAND DISTRICT
PID	010-978-542
Area Size	0.11 ha (0.26 acres)
Current Zoning	Agricultural (A1) Zone
Land Use	Low Density Residential (LDR)

Illustration 1 – Location Map



2. LOCATION AND SITE CONTEXT

The subject property is located on the northside of Boucherie Road, a collector road, in Lakeview Heights Neighbourhood. The location of the property is noted in Illustration 1. The lot is located between the Boucherie Urban Center and the Westbank Urban Center at the base of Mission Hill Winery, across the street from Frind Winery and 530 m from Okanagan Lake. To the east of the property is Sunrise Pointe Developments which is townhouse development built in 2020, see Illustration 3. The property has significant variations in topography with stunning lake, orchard, and mountain views.

Illustration 2 – View facing northwest



Illustration 3 – Sunrise Pointe Townhouse



Table 1.0 Neighbouring Property Land Uses

North	Tourist Commercial (Mission Hill Winery)
East	Low Density Residential / Agriculture
South	Agricultural ALR Land (Frind Winery)
West	Medium Density Residential / Mission Park

3. DEVELOPMENT PERMIT AREA

The subject property is located in the Environmentally Sensitive Development Permit (DP) Area, the Slope DP Area and Terrestrial DP Area. The required development Permits for the proposed multi-family development that is planned for the subject property and the adjacent north property will be submitted to the City of West Kelowna, together with the supporting professional / technical reports.

Over the past two years (2022-2023) there have been two Site Assessments and one Desktop Review completed by Ecoscapes for this subject property. See Schedule G for the Technical Memorandum that Ecoscapes has created for the Zoning Amendment Application, which states the location of the ESA areas. The results of the ESA analysis for the study area infers that with the appropriate mitigation measures and Best Management Practices, the environmental risk associated with the study area is low.

The Applicant intends to submit for three (3) Development Permits shortly for the Development Permit Areas described above, to provide additional information for the proposed lot consolidation. At the

Development Permit stage Ecoscape will provide a full Environmental Impact Assessment (EIA) report for the City to review.

4.0 LEGISLATIVE COMPLIANCE

4.1 OFFICIAL COMMUNITY PLAN

The subject property is currently designated as Low Density Residential (LDR) Land Use in the City of West Kelowna's 2023 Official Community Plan (OCP) as noted in Illustration 4. The Low-Density Residential designation allows building forms such as single detached dwellings, secondary suites, carriage houses, smaller lot sizes and duplexes.

Illustration 4 – Existing OCP Land Use Designation

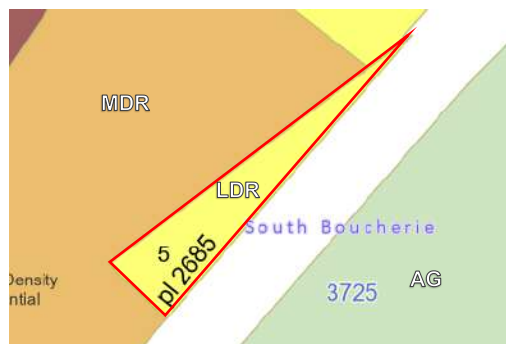


Illustration 5 – Existing Zoning



4.2 ZONING

The subject property is currently zoned as Agricultural (A1) in the West Kelowna's Zoning Bylaw No. 0265 as noted in Illustration 5. It is vacant and has not been used for agricultural purposes due to small size and fragmentation from the Agricultural land by Boucherie Road. The property is not located in the Agricultural Land Reserve, as noted in Illustration 6. The mapping indicates the ALR boundaries.

Illustration 6 – ALR Mapping



5 PROPOSED OCP AND ZONING BYLAW AMENDMENTS

This application requests an OCP and Zoning Bylaw amendment to facilitate consolidation of the subject lot with the northern lot for a townhouse development.

OCP Amendment

1. Requested OCP amendment to change the land use designation of the subject property from Low Density Residential (LDR) Land Use to Medium Density Residential (MDR) Land Use, as noted in Illustration 7.

Zoning Amendment

2. Requested Zoning Amendment to change the zoning of the subject property from Agricultural (A1) Zone to Low Density Multiple Residential (R3) Zone, as noted in Illustration 8

Illustration 7 – Proposed Land Use Designation

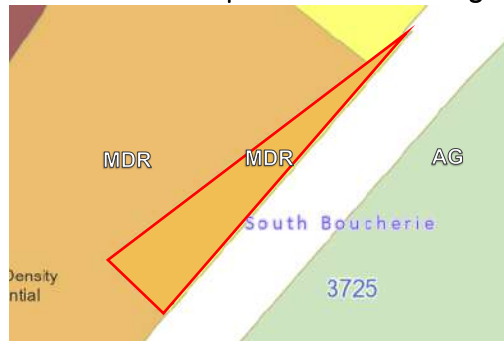
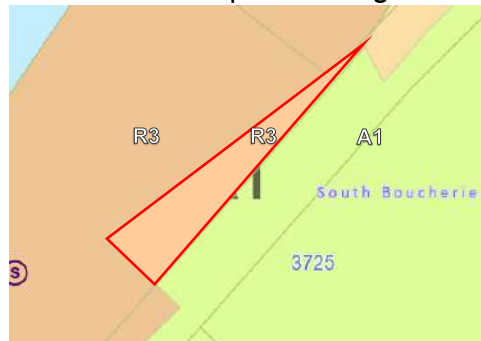


Illustration 8 – Proposed Zoning



6 ENGINEERING

The proposed strata development will connect to the City of West Kelowna water service system. Onsite private fire hydrants will be provided. It is proposed that the storm water will be collected and detained onsite and released to the City Kelowna at storm a controlled rate. Infiltration will not be used due to the hillside nature of the development. An onsite sanitary collection system will be installed with individual services to each unit. This system will be connected to the RDCO trunk main running through the property. Road access for the multi-family development is proposed from an internal strata road with one access to the development site from Boucherie Road and no direct vehicular access to individual multi-family dwellings from Boucherie Road. The proposed access would also be provided for Mission Ridge Park improving the current access for the municipal park. All engineering matters can be further discussed in detail at the Development Permit stage. A concept of the building strata development proposed is shown in Illustration 9, a full-size Site Plan is attached in Schedule E.

Illustration 9 – Proposed Multi-Family Development

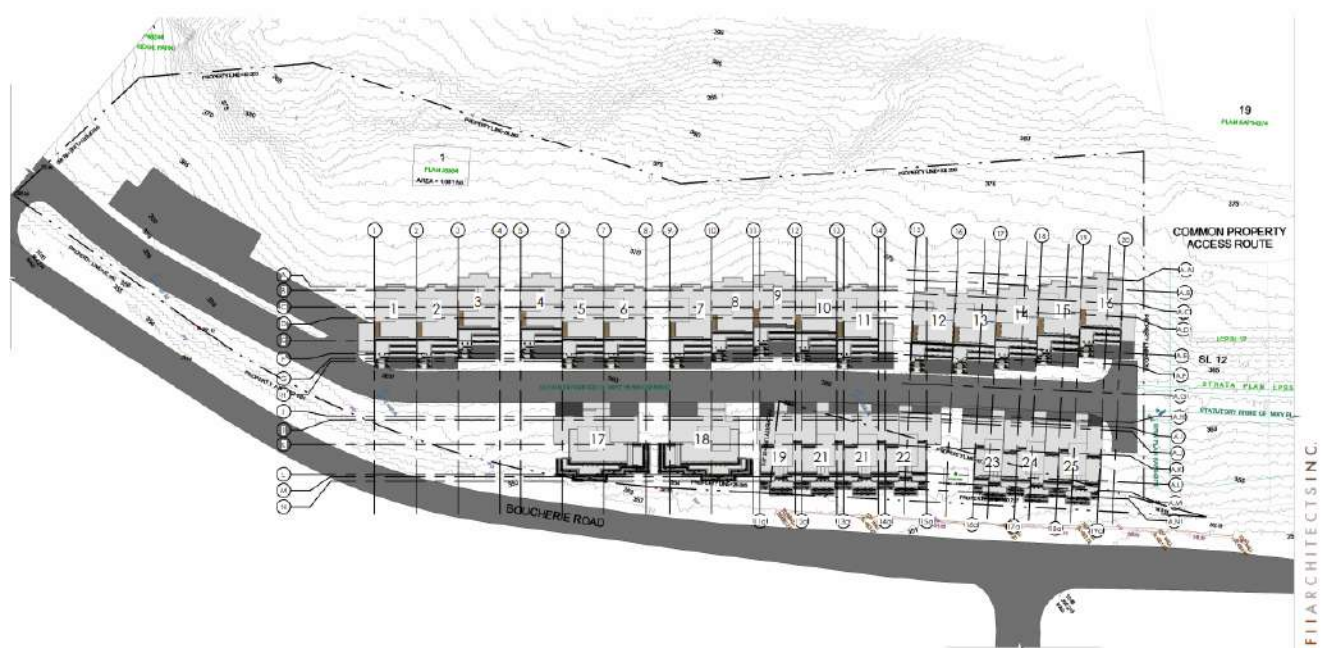


Illustration 10: Proposed Multi-Family Development



7 RATIONALE

The rationale for the OCP and Zoning Amendments:

- The land use designation and zoning amendment are required to align with the north property (PID: 033-294-994), in order for both properties to be consolidated to facilitate a larger parcel of land for the proposed multi-family townhouse development.
- Considering that the subject land is located partially within the steep hillside terrain, small in size, and fragmented from other agricultural lands by Boucherie Road; the present agricultural zone for this property is not the most appropriate zone.
- The use of the subject property together with the adjacent property will increase the housing supply in the City of West Kelowna.
- Developing this area has the opportunity to provide the City with improved access to Mission Ridge Park.
- The proposal will not have a negative impact on the use and enjoyment of adjacent or surrounding properties and will not have a negative impact on the farm uses in the area.

For the reasons noted above we believe the subject lands are well suited for a multi-family development, and respectfully request that Council approve the OCP and Zoning amendments to allow this modest development to proceed.

Prepared by:

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