



COUNCIL REPORT  
Development Services  
For the March 24, 2020 Council Meeting

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DATE: March 12, 2020

TO: Paul Gipps, CAO

FROM: Chris Oliver, Planner III

RE: CDP 14-01 and OCP 20-01; Comprehensive Development Plan and Official Community Plan and Official Community Plan Amendment Bylaw No.0100.57; Smith Creek  
Legal: East ½ of DL 3478, ODYD, Except Plans 6425, 10683, 12080, 15504, 40370, and KAP 56474; West ½ of DL 3478, ODYD, Except Plan KAP56155; and DL 3977, ODYD  
Owners: 0999149 BC Ltd., 0746043 BC Ltd., E12 K Systems Inc., 0746031 BC Ltd., Astro Properties  
Agent: Grant Maddock (Protech Consulting 2012)

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**RECOMMENDED MOTION:**

**THAT** Council rescind second reading of City of West Kelowna Official Community Plan Bylaw No. 0100.57, 2020 and re-read a second reading as amended; and

**THAT** Council direct staff to schedule the amendment bylaw for Public Hearing.

**RATIONALE:**

- The changes to the Amendment Bylaw are based on Council feedback;
- The consolidation of the parks and open space areas will provide for larger more centralized amenities for the Smith Creek area; and
- Access to Crown Land trails will be maintained as originally proposed through the use Statutory Rights of Way required as part of future development processes.

**LEGISLATIVE REQUIREMENTS:**

Council has the authority under Part 14, S.472 of the Local Government Act to amend the Official Community Plan.

## BACKGROUND:

As part of 1<sup>st</sup> and 2<sup>nd</sup> Reading, Council provided feedback regarding the proposed park dedication within the land use plan and the number of smaller park spaces. In response to these comments, the applicant has worked with staff and proposed revisions to the land use plan and accompanying OCP Amendment Bylaw prior to scheduling the Public Hearing. The applicant has proposed to consolidate the smaller park spaces by adding to one of the park spaces that is intended to provide access to Crown Land trails and create a newer park space intended to provide a central amenity as part of the CDP area (Figure 1 & 2). These changes represent a swap of land uses with the same amount of Single Family and Parks and Open Space Areas as originally proposed (~1.7ha). Connections to the greater Crown Land trail network can be maintained through future development processes by requiring SRW's for access. The necessity for the trail access points through SRW registration will be included in the CDP document.

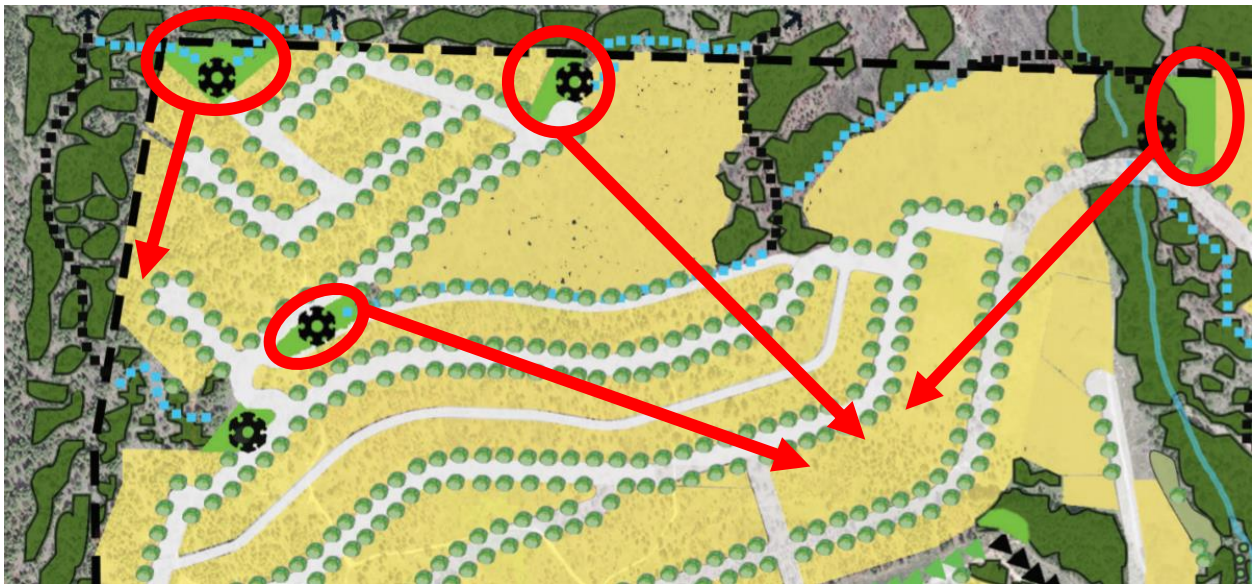


Figure 1. Original Land Use Plan

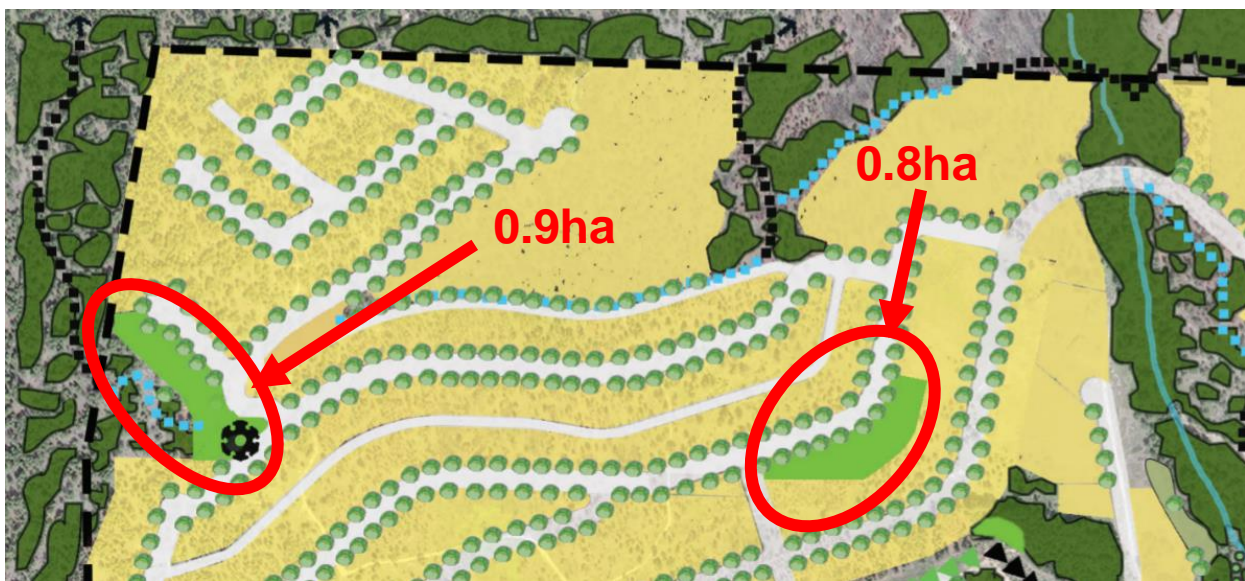


Figure 2. Revised Land Use Plan

Additional information was also requested by Council as part of the discussion at 1<sup>st</sup> and 2<sup>nd</sup> Reading regarding various technical components and other related CDP items. These questions will be addressed as part of the future Public Hearing report and will include information on the following:

- Information regarding the options available for remnant lands management;
- Options available for road improvements to Smith Creek Road and Elliot Road;
- Comment regarding how the Transportation Master Plan is updated and how it impacts future road and capital projects;
- Additional information regarding the future road connection to Tallus Ridge;
- More detail summary of the proposed Stormwater Management Plan;
- Information regarding the background studies and reports that have been prepared as part of the preparation of the CDP;
- Additional information regarding upland water storage;
- Comment from the Fire Department regarding service planning; and
- Summary of comments from BC Hydro.

**COUNCIL REPORT/RESOLUTION HISTORY:**

Date	Report Topic/Resolution	Resolution No.
February 11, 2020	<b>THAT</b> Council give first and second reading to City of West Kelowna Official Community Plan Bylaw No. 0100.57, 2020; and  <b>THAT</b> Council direct staff to schedule the amendment bylaw for Public Hearing.	C047/20

**REVIEWED AND APPROVED BY:**

Brent Magnan, Planning Manager  
Mark Koch, Director of Development Services  
Tracey Batten, Deputy CAO/Corporate Officer  
Paul Gipps, CAO

Powerpoint: Yes X No ☐

**Attachments:**

1. Official Community Plan Amendment Bylaw No. 0100.57, 2020
2. February 11, 2020 Council Report – CDP 14-01 and OCP 20-01 (First and Second Reading)
3. Amended Land Use Plan