



## ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: September 18, 2020

From: Chris Oliver, Planner III

File No: Z 20-04

Subject: **Z 20-04, Official Community Plan Amendment Bylaw No. 100.61 and Zoning Amendment Bylaw No. 154.94 (Goats Peak)**

### BACKGROUND

The applicant has applied to rezone the subject properties from Rural Resource Zone (RU5) and Rural Residential Large Parcel Zone (RU4) to Single Family Residential Zone (R1), Low Density Multiple Residential Zone (R3), and Park and Open Space (P1) (*Attachment 1*). As part of the application, a concurrent amendment to the Official Community Plan Land Use Designation from Single Family Residential to Low Density Multiple Family is proposed (*Attachments 2 and 3*). The proposed amendment will facilitate approximately 60 single family residential lots and 130 townhouse or duplex units in the Goats Peak/ Gellatly area.

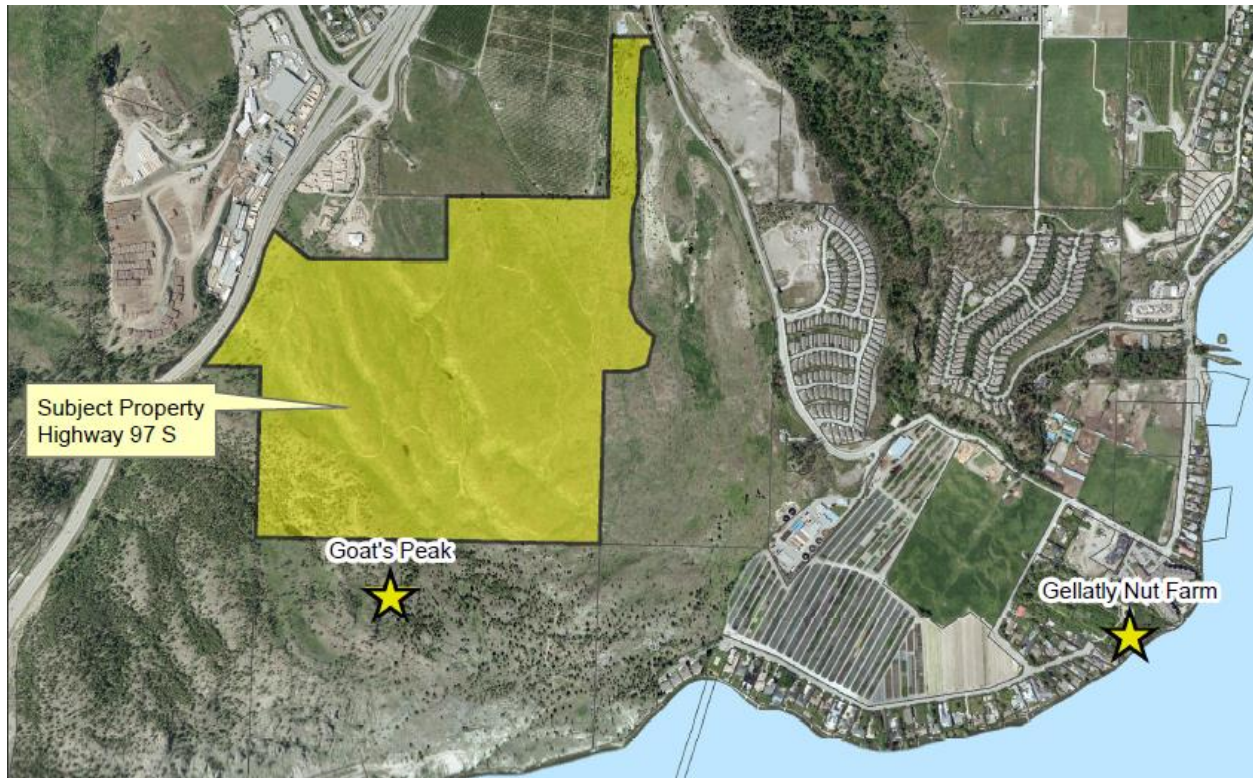
### PROPERTY DETAILS

<b>Address</b>	Highway 97S (no municipal address)		
<b>PID</b>	013-282-794		
<b>Folio</b>	36415236.100		
<b>Lot Size</b>	161.314 acres (652815 sqm)		
<b>Owner</b>	Goats Peak Lot A Holdings	<b>Agent</b>	Brad Clifton (Emil Anderson)
<b>Current Zoning</b>	Rural Resource Zone (RU5) and Rural Residential Large Parcel Zone (RU4)	<b>Proposed Zoning</b>	Single Family Residential (R1), Low Density Multiple Family (R3), and Parks and Open Space (P1)
<b>Current OCP</b>	Single Family Residential, Low Density Multiple Family, and Parks and Natural Areas	<b>Proposed OCP</b>	Single Family Residential, Low Density Multiple Family, and Parks and Natural Areas
<b>Current Use</b>	Vacant	<b>Proposed Use</b>	Residential
<b>Development Permit Areas</b>	Hillside, Wildfire, and Sensitive Terrestrial Ecosystem		
<b>Hazards</b>	None		
<b>Agricultural Land Reserve</b>	N/A		

### ADJACENT ZONING & LAND USES

<b>North</b>	^	Agricultural and Single Family Residential
<b>East</b>	>	Rural Residential Large Parcel
<b>West</b>	<	Rural Resource
<b>South</b>	v	Goats Peak Regional Park

## NEIGHBOURHOOD MAP



## PROPERTY MAP





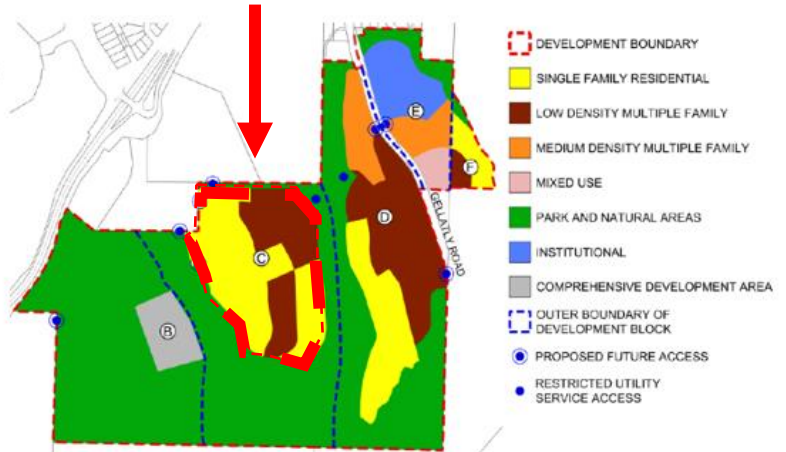
## DISCUSSION

The Goats Peak Comprehensive Development Plan outlines the planned development to take place above the Northwest shore of the Okanagan Lake at the Southern boundary of the City of West Kelowna. The development area consists of four separate lots located adjacent to Gellatly Road, near the Glenrosa interchange. The concept for the area has a diverse range of uses with a phased development and may include approximately 933 units:

### CDP Areas

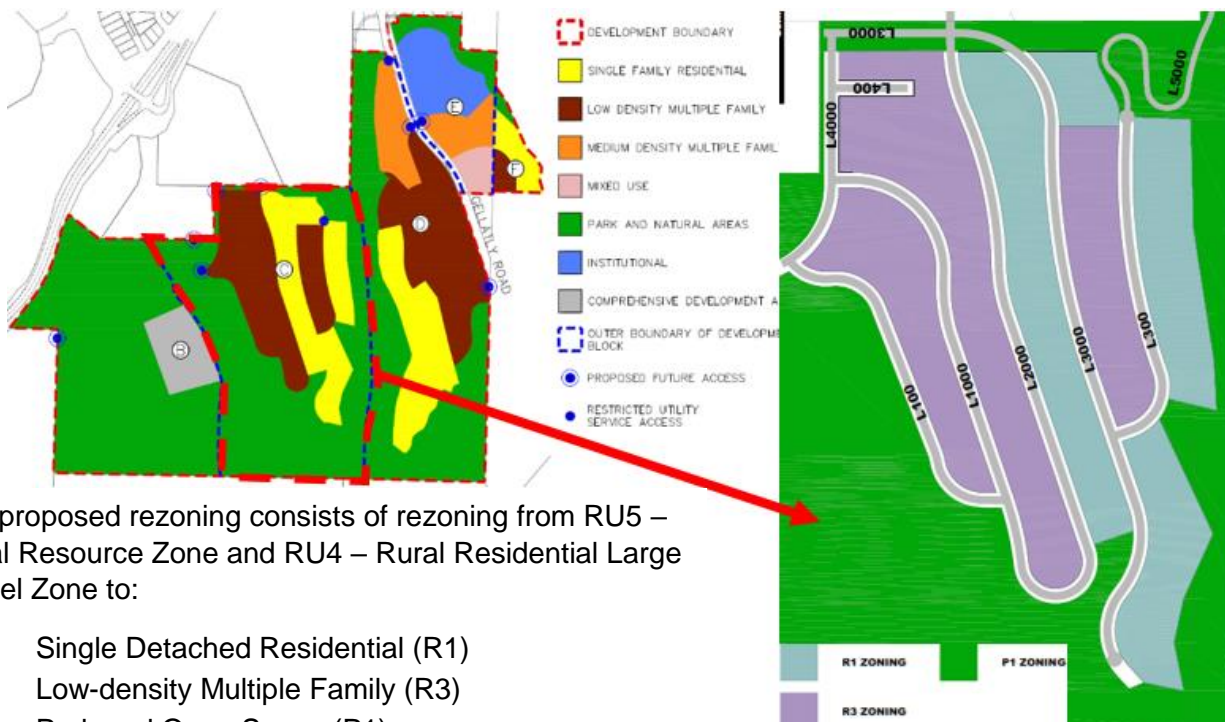


### Subject Application Area



### Proposal

Following the adoption of the CDP in 2017, Block C one of the five areas identified in the CDP has been brought forward for an OCP amendment and rezoning. The proposal includes changes to the land use designations proposed in the Goat's Peak CDP, and corresponding Zoning Bylaw amendments. The changes are primarily comprised of shifting of single detached residential and low-density multiple family units in Block C:



The proposed rezoning consists of rezoning from RU5 – Rural Resource Zone and RU4 – Rural Residential Large Parcel Zone to:

- Single Detached Residential (R1)
- Low-density Multiple Family (R3)
- Park and Open Space (P1)

## Policy and Bylaw Review

### *Official Community Plan (OCP) Bylaw No. 0100*

The proposed amendments are consistent with the land uses proposed as part of the Goats Peak CDP process. The proposal includes a swap of Single Family Residential land use areas with Low Density Multiple Family. The Goats Peak CDP identified that this area could accommodate up to 245 units and the applicant has identified through the proposed amendment that this area would accommodate 190 units. Based on the number of identified units, the swap does increase the overall density that was envisioned for the area through the CDP process.

### *Zoning Bylaw No. 0154*

The proposed Single Detached Residential (R1) Zone is intended to accommodate low density single detached residential use on parcels of land that are 550 m<sup>2</sup> and larger. The Low Density Multiple Residential (R3) Zone is intended to accommodate multiple residential in low density house form which includes duplex and townhouse forms. The Parks and Open Space Zone is intended to accommodate parks and natural areas for recreation and associated uses. All three zones have varying regulations (see comparisons in Table 1 below).

**Table 1. Zoning Regulations Comparison**

<b>Regulations</b>	<b>RU4 Zone</b>	<b>RU5 Zone</b>	<b>R3 Zone</b>	<b>R1 Zone</b>
<b>Parcel Area</b>	4.0 ha	30.0 ha	1000 m <sup>2</sup>	550 m <sup>2</sup>
<b>Frontage</b>	30.0 m	30.0 m	30.0 m	16.0 m
<b>Parcel Coverage</b>	10%	10%	40%	40%
<b>Building Height</b>	Varies depending on structure (15 m for unspecified)	Varies depending on structure (15 m for unspecified)	9.0 m to a max of 3 storeys (5.0 m for accessory buildings)	9.0 m to a max of 3 storeys
<b>Front Setback</b>	6.0 m	6.0 m	4.5 m/ 6.0 m (garage)	4.5 m/ 6.0 m (garage)
<b>Rear Setback</b>	9.0 m	10.0 m	7.5 m	3.0 m
<b>Interior Side Setback</b>	4.5 m	4.5 m	3.0 m	1.5 m
<b>Exterior Side Setback</b>	4.5 m	4.5 m	4.5 m/ 6.0 m (garage)	4.5 m/ 6.0 m (garage)
<b>Agricultural Setback</b>	15.0m/ 9.0 <u>w</u> buffer	15.0m/ 9.0 <u>w</u> buffer	15.0m for the 1 <sup>st</sup> two storeys/ 18.0m for the third storey	15.0m/ 9.0m <u>w</u> buffer

### *Development Permit Areas*

The subject property is located within the Hillside, Wildfire and Sensitive Terrestrial Ecosystem Development Permit areas. Should the property be rezoned, the applicant

would be required to address the Development Permit requirements as part of the future subdivision.

### Technical Review

#### *Servicing*

A Servicing Report was submitted that notes that the site can be adequately serviced.

#### *Geotechnical*

A Geotechnical Review was submitted that notes that “the site is suitable for the proposed residential development, and appears adequate and safe for the intended purpose.”

#### *Environmental*

An Environmental Report was submitted that identifies impacts from development are generally low to moderate: loss and fragmentation of wildlife habitat and ecosystems is relatively low, but cumulative effects of abundant development in the area that pose barriers to ecological connectivity are significant. However, appropriate measures that provide for species movement and ecosystem connectivity in surrounding areas should afford adequate mitigation.

The key mitigation recommendations are to protect and enhance the environmental values of the surrounding areas (particularly the ESAs), and to conserve and restore the limited ecological connectivity that exists in the area, including the identified Wildlife / Ecosystem Corridors (particularly at the north and south ends of development along Gellatly Road).

### Public Notification

Two notice of application signs have been placed on the subject property in accordance with the Development Application Procedures Bylaw No. 0260. Should the application receive first and second reading, a public hearing for the application will be scheduled.

## **KEY CONSIDERATIONS**

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

- Residential policies encourage the sensitive integration of different housing forms in all residential growth areas in support of neighbourhood diversity and healthy communities.
- The proposed application is generally consistent with the land uses that were considered for Block C as part of the Goats Peak CDP process.
- The future development permit process will address hillside and environmental mitigation, as well as form and character for any proposed townhouse units.

Specific comments would be appreciated should the APC have any concerns with the proposed land uses, 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,

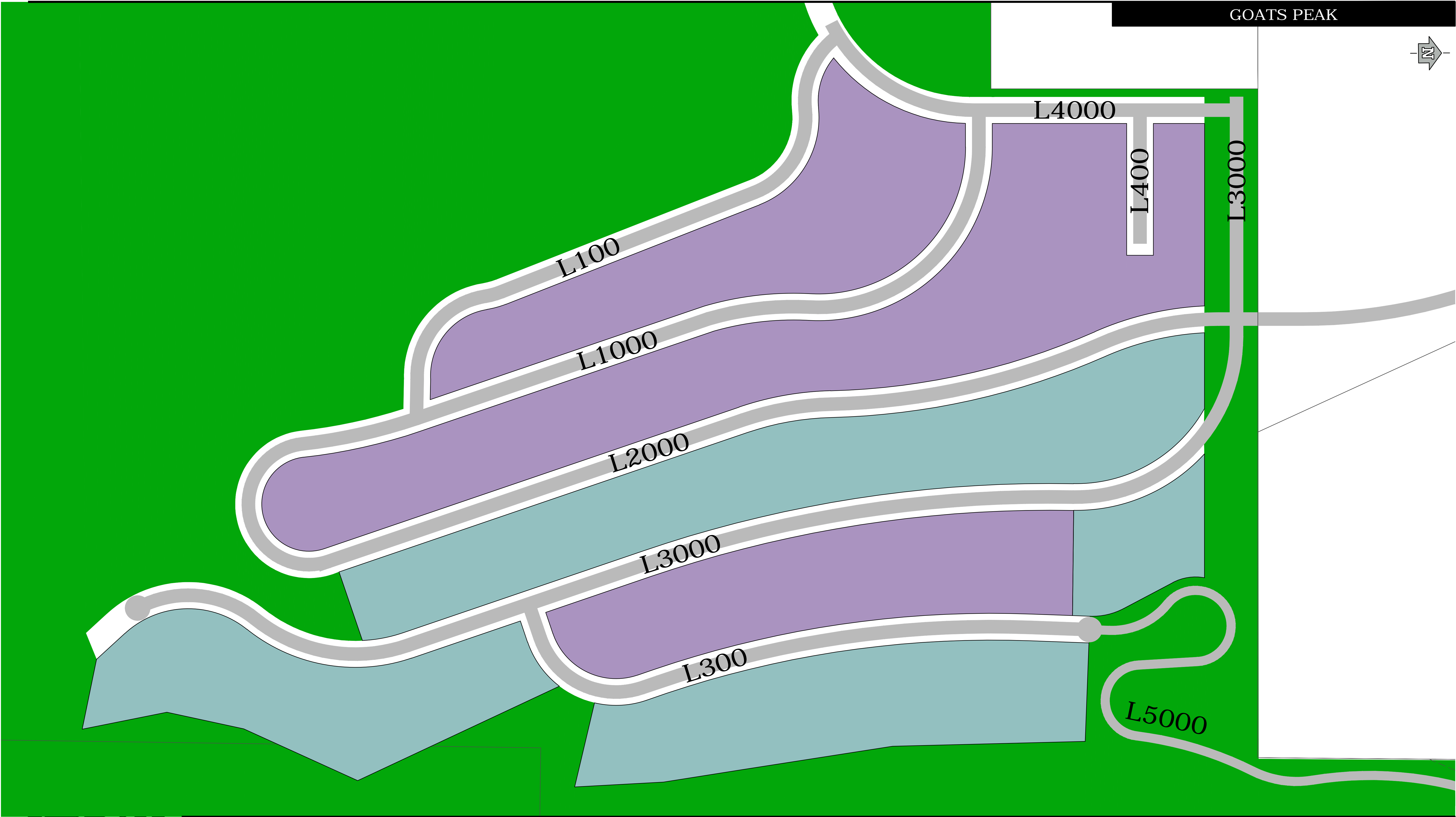
Chris Oliver  
Planner III

Powerpoint: Yes ☒ No ☐

Attachments:

1. Proposed Rezoning Plan
2. Proposed OCP Amendment Plan
3. Site Overview

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systems



R1 ZONING

R3 ZONING

P1 ZONING

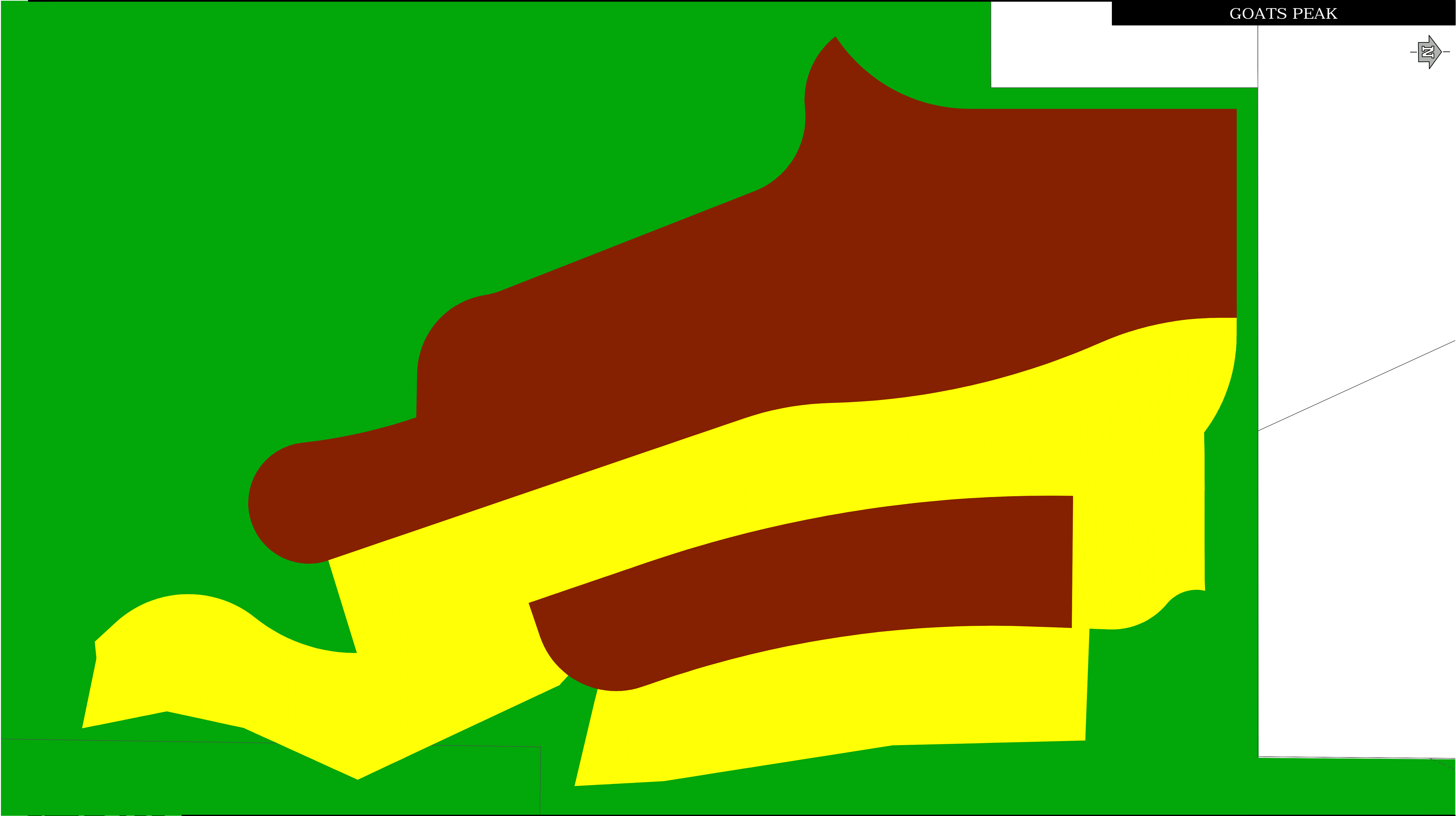
ISSUED FOR  
INFORMATION

AUGUST 2020  
[urbansystems.ca](http://urbansystems.ca)

Client/Project		
CITY OF WEST KELOWNA GOATS PEAK		
Scale	Revision Date	Figure
1:1000	2020-08-24	
2276.0018.02		Title
		BLOCK C ZONING



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SINGLE FAMILY RESIDENTIAL

LOW DENSITY MULTI FAMILY



PARK AND NATURAL AREA

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AUGUST 2020  
**urbansystems.ca**

Client/Project		
CITY OF WEST KELOWNA GOATS PEAK		
Scale	Revision Date	Figure
1:1000	2020-08-18	
2276.0018.02		Title
LAND USE DESIGNATION BLOCK C REZONING AMENDMENTS		



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