



AGRICULTURAL ADVISORY COMMITTEE REPORT

To: Agricultural Advisory Committee Members Date: October 1, 2020
 From: Chris Oliver, Planner III File No: 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 (*Attachment 2*). The proposed amendment will facilitate approximately 60 single family residential lots and 130 townhouse or duplex units in the Goats Peak/ Gellatly area.

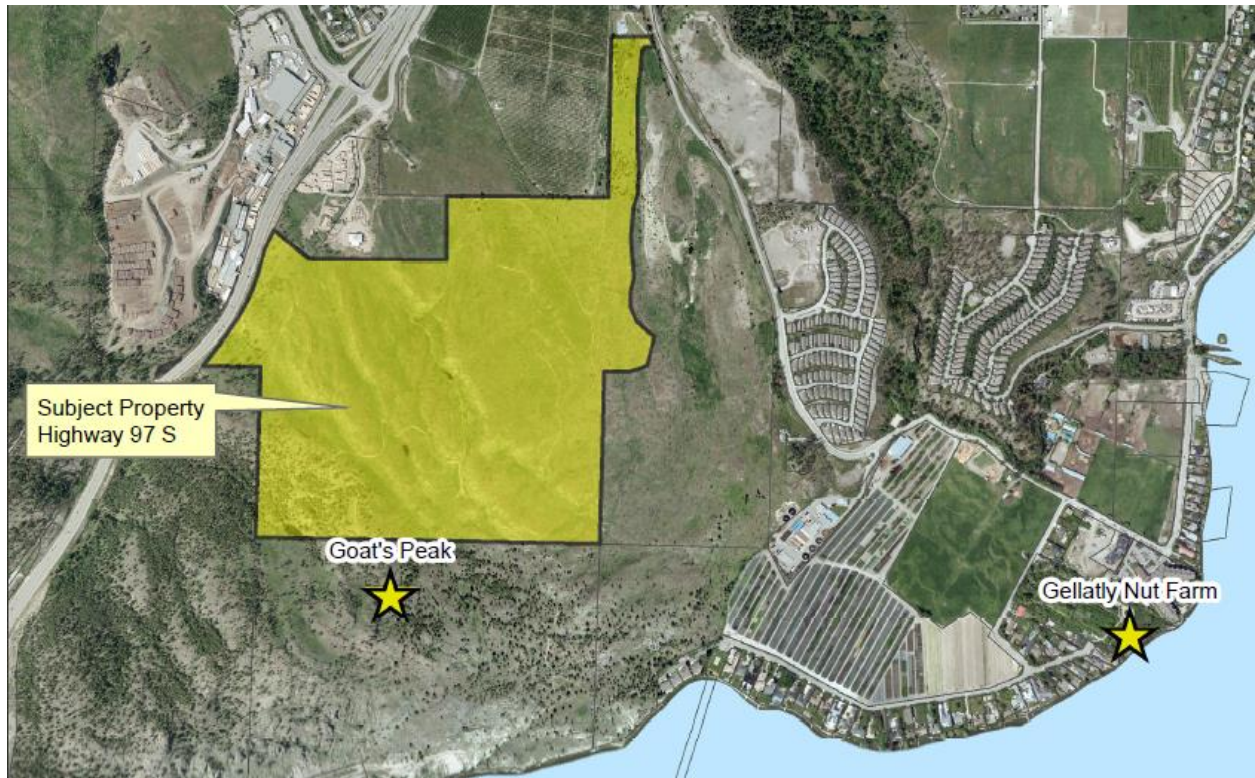
PROPERTY DETAILS

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

ADJACENT ZONING & LAND USES

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

NEIGHBOURHOOD MAP



PROPERTY MAP



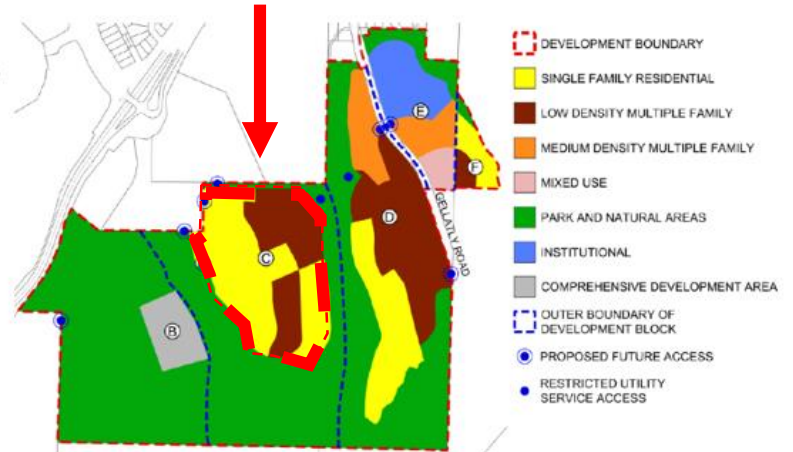
DISCUSSION

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

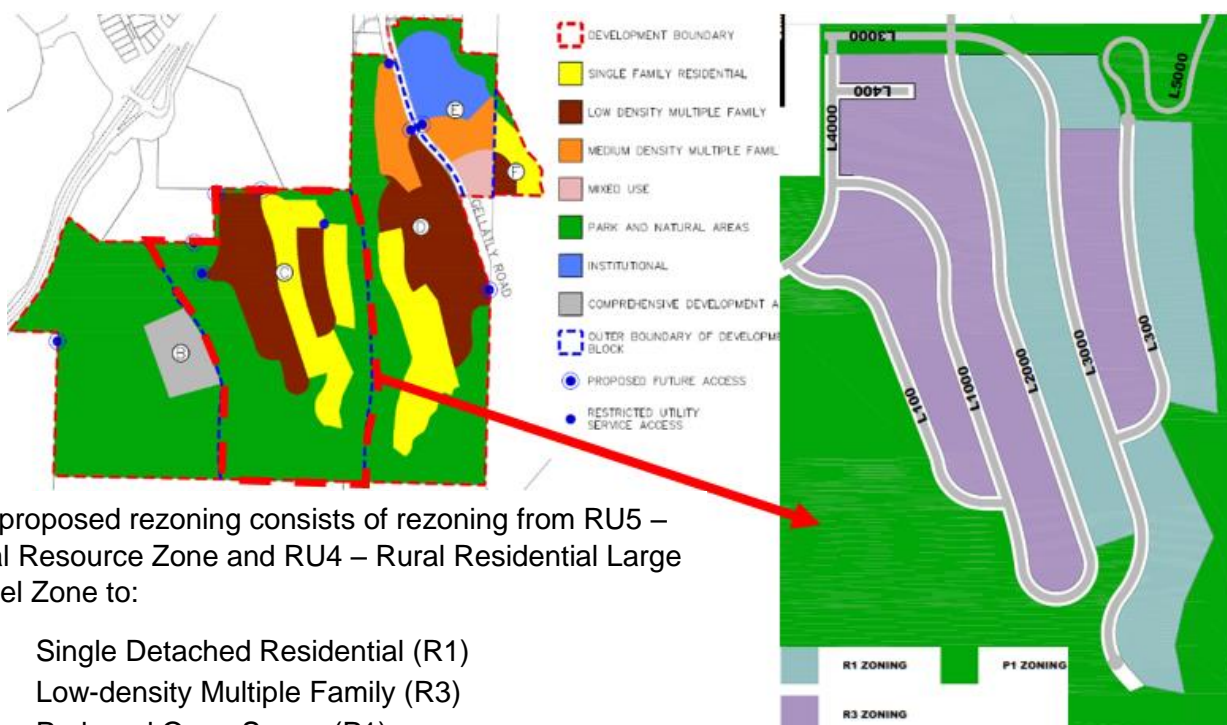


Subject Application Area



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 m² 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).

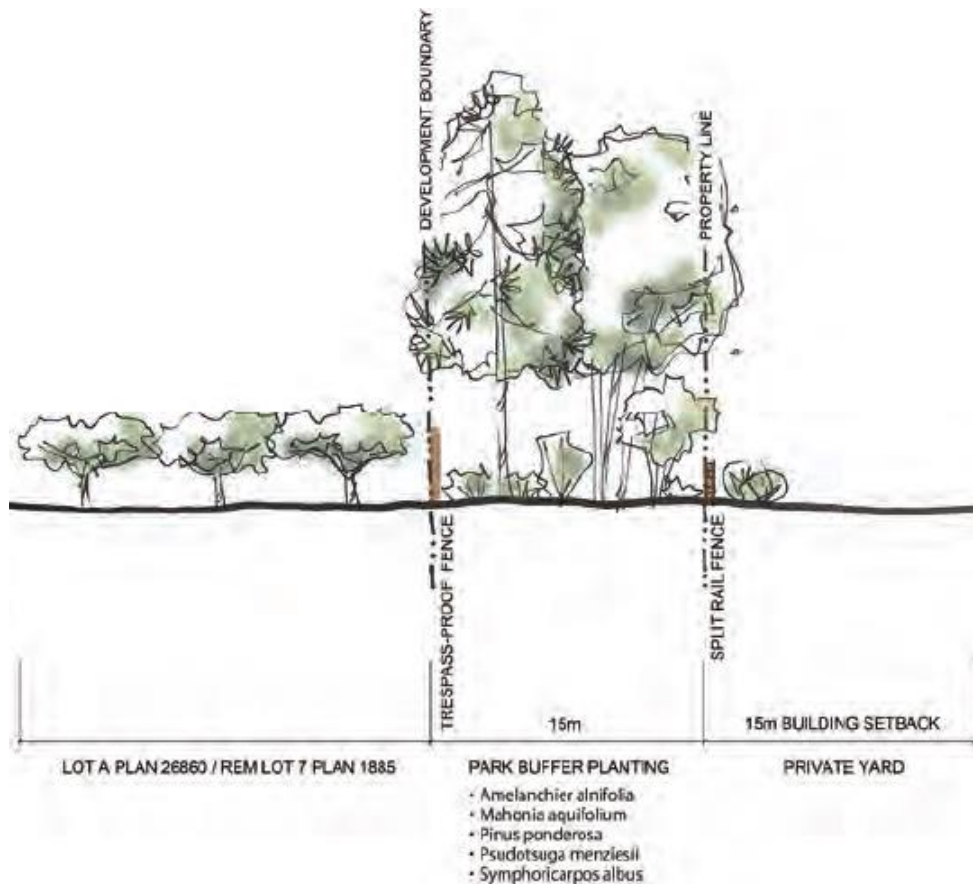
Table 1. Zoning Regulations Comparison

Regulations	RU4 Zone	RU5 Zone	R3 Zone	R1 Zone
Parcel Area	4.0 ha	30.0 ha	1000 m ²	550 m ²
Frontage	30.0 m	30.0 m	30.0 m	16.0 m
Parcel Coverage	10%	10%	40%	40%
Building Height	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
Front Setback	6.0 m	6.0 m	4.5 m/ 6.0 m (garage)	4.5 m/ 6.0 m (garage)
Rear Setback	9.0 m	10.0 m	7.5 m	3.0 m
Interior Side Setback	4.5 m	4.5 m	3.0 m	1.5 m
Exterior Side Setback	4.5 m	4.5 m	4.5 m/ 6.0 m (garage)	4.5 m/ 6.0 m (garage)
Agricultural Setback	15.0m/ 9.0 <u>w</u> buffer	15.0m/ 9.0 <u>w</u> buffer	15.0m for the 1 st two storeys/ 18.0m for the third storey	15.0m/ 9.0m <u>w</u> buffer

Agricultural Buffer

The Goats Peak CDP did identify as a key component of mitigating buffers with neighbouring properties including the agricultural properties to the north:

Along the northern edge of Block C, single and multi-family lots within the Goat's Peak development area are separated from neighbouring agricultural land, which is currently under cultivation as an orchard, by a 15 metre wide linear band of park. This park area shall be densely vegetated and will act as a buffer between the orchard and the adjacent residential properties. To the maximum extent possible, the existing vegetation within the park area shall not be disturbed by the development of the adjacent residential properties, and buildings within the development shall be set back a minimum of 15m from the edge of the buffer. The buffering effect of the park shall be enhanced by the planting of additional native vegetation. Currently, there is an existing pagewire fence at the perimeter of the agricultural land. It is not necessary to install an additional fence between the private lots and the linear park band, but if a fence is desired by a particular owner, a low split rail fence that allows the free passage of wildlife shall be used.



Since the CDP process, the proposal has been refined and a portion of the area indicated a building setback area may be part of the road network.

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 AAC 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.
- The proposal includes buffering from adjacent agricultural lands.

Specific comments would be appreciated should the AAC 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