



## COUNCIL REPORT

To: Paul Gipps, CAO

Date: October 27, 2020

From: Chris Oliver, Planner III

File No: CDP 14-01 & OCP 20-01

Subject: CDP 14-01 and OCP 20-01, Comprehensive Development Plan and OCP Amendment Bylaw No.0100.57 (3rd & Adopt)

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### RECOMMENDATION

**THAT** Council give third reading and adopt City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.57, 2019; and

**THAT** Council endorse the Smith Creek Comprehensive Development Plan.

### STRATEGIC AREA(S) OF FOCUS

- Economic Growth and Prosperity

### BACKGROUND

The application is a proposal to amend the Official Community Plan (OCP) land use designations of the subject properties (Attachment 1) in conjunction with an associated Comprehensive Development Plan (CDP) for the Smith Creek neighbourhood (Attachment 2).

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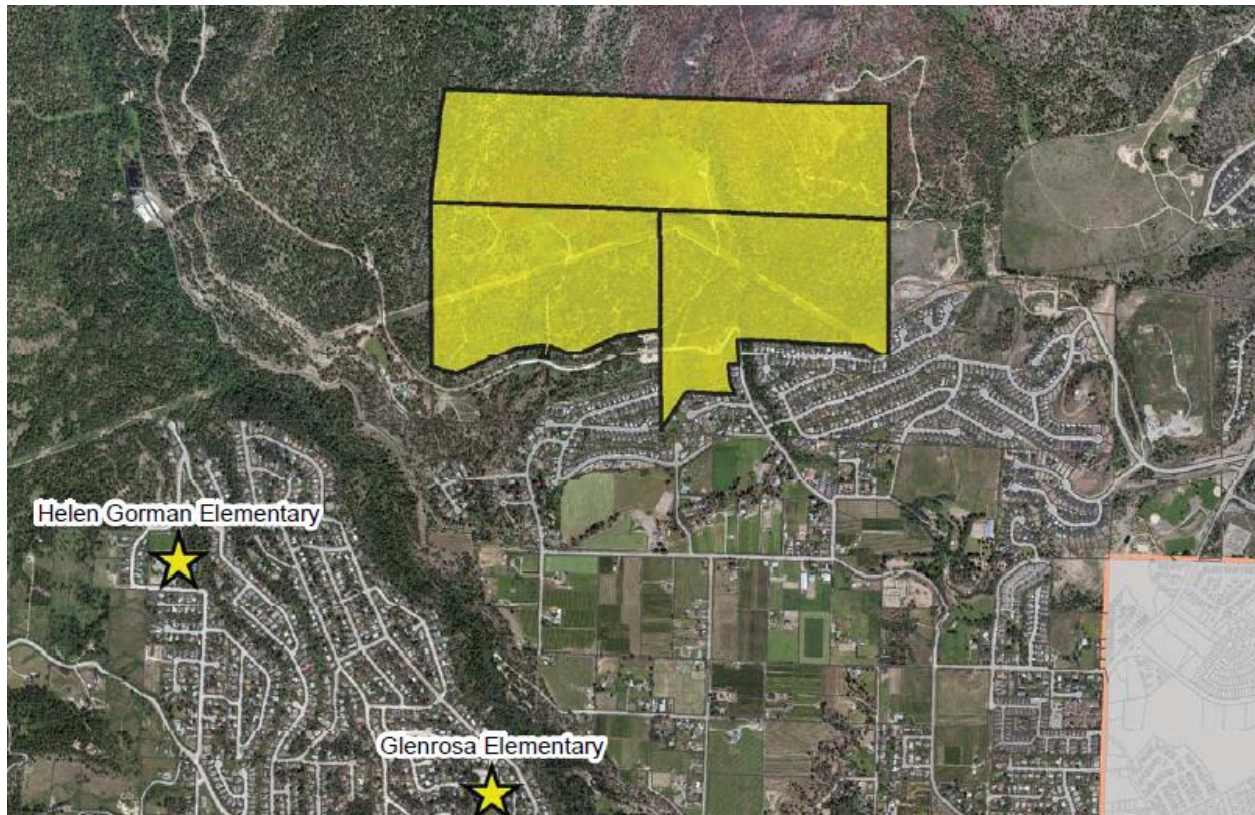
| PROPERTY DETAILS      |                           |  |                         |
|-----------------------|---------------------------|--|-------------------------|
| <b>Address</b>        |                           | Smith Creek Road (unaddressed), 2850 Dixie Road                |                         |
| <b>PID</b>            |                           | 003-397-564 (West), 011-344-709 (East), 011-347-147 (North)    |                         |
| <b>Folio</b>          |                           | 36414694.000 (West), 36414695.000 (East), 36415184.000 (North) |                         |
| <b>Lot Size</b>       |                           | 154 ha (combined)  |                         |
| <b>Owner</b>          | Multiple Owners (see CDP) | <b>Agent</b>   | Protech Consulting 2012 |
| <b>Current Zoning</b> | RU5 Rural Resource Zone   | <b>Proposed Zoning</b>   | N/A                     |

|                                  |  |                     |   |
|----------------------------------|--|---------------------|---|
| <b>Current OCP</b>               | Comprehensive Development Areas                                  | <b>Proposed OCP</b> | Single Family Residential, Low-Density Multiple Family, Mixed-use, and Parks and Natural Areas. |
| <b>Current Use</b>               | Vacant Land  | <b>Proposed Use</b> | Comprehensively Planned Development Area  |
| <b>Development Permit Areas</b>  | Hillside, Terrestrial, Wildfire Interface, and Aquatic Ecosystem |                     |   |
| <b>Hazards</b>                   | Multiple (see CDP)   |                     |   |
| <b>Agricultural Land Reserve</b> | No   |                     |   |

### ADJACENT ZONING & LAND USES

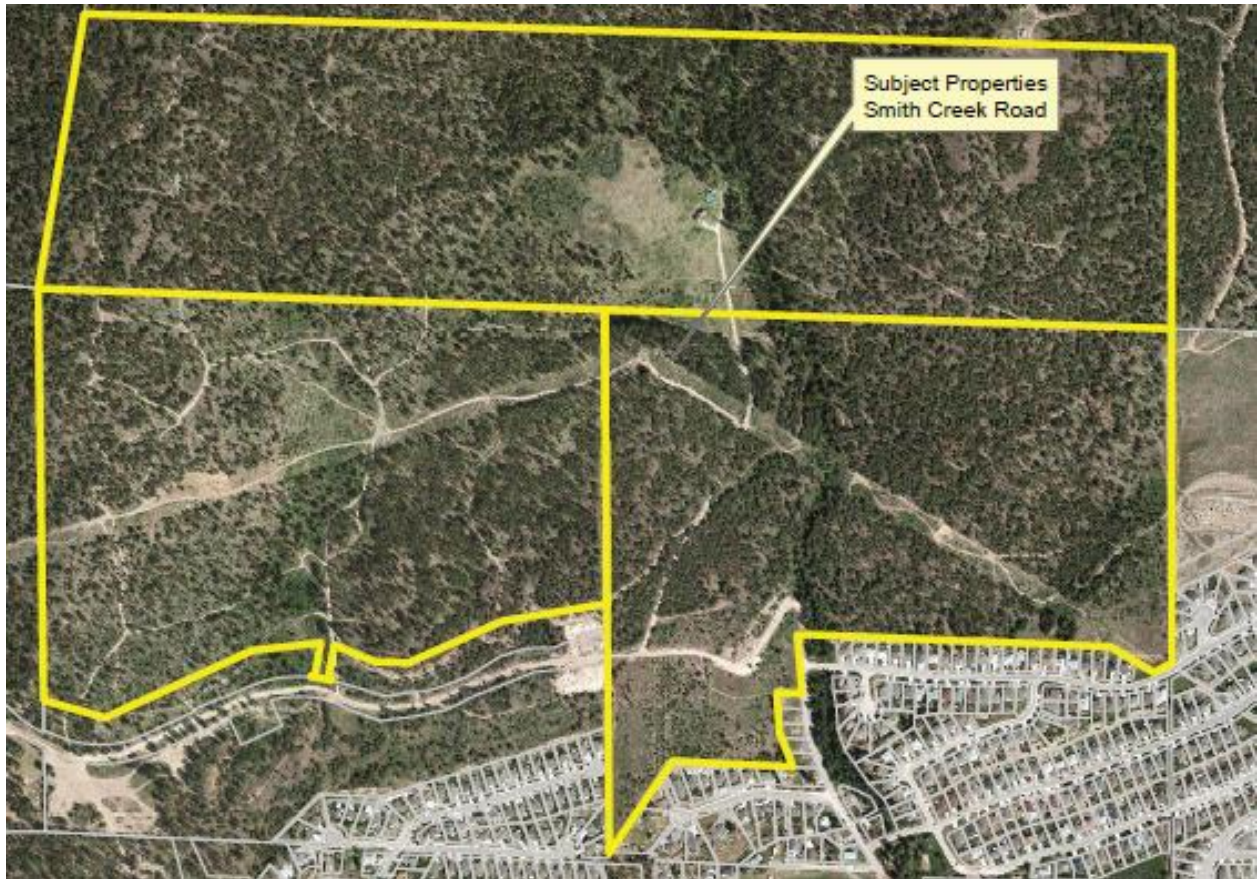
|              |   |   |
|--------------|---|---|
| <b>North</b> | ^ | Crown Land (F1- Forest Resource Zone)                                     |
| <b>East</b>  | > | Vacant, A1 – Agricultural and F1 – Forest Resource Zoned parcel           |
| <b>West</b>  | < | Crown Land (F1- Forest Resource Zone)                                     |
| <b>South</b> | v | Smith Creek Subdivision (primarily zoned R1- Single Detached Residential) |

### NEIGHBOURHOOD MAP





## PROPERTY MAP



## DISCUSSION

Following the discussion at the August 25<sup>th</sup> Council meeting, staff worked with the applicant to ensure that the concerns of the public and Council were adequately reflected and addressed in the CDP document. The concerns that the revisions are intended to address include:

- Smith Creek Road – Elliott Road improvements and timing considerations;
- Interim road improvements to address more immediate needs along Elliott Road;
- Acknowledging the transportation related concerns throughout the development of the CDP plan;
- The need for additional review of the Asquith Road connection as an alternative to the Tallus Ridge Drive connection; and
- Identifying that the City has concerns regarding the overall impact on the broader transportation network and that improvements may be required as part of any phase of development.

The following sections outline the revisions to the CDP document (also illustrated in Attachment 2):

### S.1.3.1 (Smith Creek Process and Open Houses)

- The following has been added to the “Phase 3” section:

*As part of the consultation and development of the CDP, a primary area of concern was regarding traffic impacts to the existing road system. This includes impacts to Smith Creek Road and the future connection to Tallus Ridge Drive. The CDP document outlines these specific concerns in S.2.9.4, the proposed methods of mitigating the identified challenges in S.3.5, and policies to ensure the transportation concept is implemented as proposed and meets the expectations of Council and the public.*

#### S.2.9.4 (Site Context)

- The following has been added to the existing paragraph regarding the Tallus Ridge Drive extension:

*The timing of the connection to Tallus Ridge Drive through the CDP area will be reviewed through subsequent rezoning applications and public consultation. The construction of this road connection has been identified as being necessary at 600 units in order to meet the NFPA standards. However, as highlighted in S.1.3, the need for enhanced transportation connectivity in the area is a key concern and the timing of this connection may be advanced as necessary and at the discretion of the City. As part of advancing this road connection, the following should be considered:*

- *There is a significant cost associated with creating a connection to Tallus Ridge Drive;*
  - *A portion of the dedicated ROW (fronting Rem N ½ of W ½ of DL 3485) would need to be improved;*
  - *Tallus Ridge Drive would need to complete its Westerly connection; and*
  - *Road ROW would need to be secured to create a connection to Asquith Road.*
- The following has been added to the existing paragraph regarding Smith Creek Road:

*The City of West Kelowna has identified Smith Creek Road as an Arterial Road; significant upgrades have been identified and reflected in the City's DCC plan. The advancement of this project would be subject to input from the City of West Kelowna and Council priorities. The timing may be advanced at the discretion of the City and may impact the zoning approval of additional phases of development within the CDP area. The CDP outlines the opportunities available for the City of West Kelowna to require the advancement of this project as a DCC creditable project in S.3.5 and S.4.5 of the CDP.*

- The following has been added to the existing paragraph regarding Asquith Road:

*As Smith Creek Road is proposed to connect directly to Tallus Ridge Drive, the City will consider the Asquith Road connection as part of the update to the Master Transportation Plan. The Asquith Road connection has been identified as a priority connection for the development of the CDP lands.*

### S.3.5 (Concept Plan – Transportation)

- The following has been added in addition to the existing concept plan bullets:
  - *Ensure that the transportation objectives of the City of West Kelowna and input from residents are incorporated into the timing and design of road connections; and*
  - *Mitigate any adverse road conditions created through additional development of the CDP lands through off-site improvements (e.g., interim road improvements, construction of the DCC portion Smith Creek Road, etc.) or the advancement of other road connections.*

### S.4.5. (Transportation Policies)

- The following revisions have been made to the Asquith Road connection bullet:

*The Asquith Road connection will be reviewed in conjunction with other arterial road connections and be considered as part of the broader transportation network influenced by the development of the CDP area.*
- The “Construction of the Tallus Ridge Drive extension..” bullet and the bullet “Tallus Ridge Drive connection will be advanced..” have been combined:
- *Construction of the Tallus Ridge Drive extension to the east will be triggered once Smith Creek has developed to 600 units unless otherwise warranted based on existing conditions and input from professional reporting. The Tallus Ridge Drive connection will be advanced when and if deemed necessary by Council.*
- The following bullets were added to the existing policies:
  - *The construction of Smith Creek Road (identified as a DCC project) may be required to be constructed by the developer as directed by Council.*
  - *Interim road improvements to address specific issues or areas of concern identified through future rezoning processes may be required (e.g., light standards, asphalt apron, etc.).*
  - *As part of the ongoing development of the Smith Creek CDP, the current and future transportation objectives of the City of West Kelowna will be incorporated into the transportation works within the CDP area and the broader area influenced by the development of the CDP.*

The revisions to the CDP document address the immediate transportation concerns that have been identified and ensure that future transportation objectives can be met through the development of the CDP area.

### COUNCIL REPORT / RESOLUTION HISTORY

| Date            | Report Topic / Resolution  | Resolution No. |
|-----------------|--|----------------|
| August 25, 2020 | THAT Council postpone consideration of third reading of City of West Kelowna Official Community Plan Amendment Bylaw | C208/20        |

|                   |  |                |
|-------------------|--|----------------|
|                   | No.0100.57, 2019 and direct staff to address Council's concern on traffic.   |                |
| July 21, 2020     | Public Hearing Held  | N/A            |
| March 24, 2020    | <b>THAT</b> 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<br><b>THAT</b> Council direct staff to schedule the amendment bylaw for Public Hearing how and when appropriate. | <b>C091/20</b> |
| 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<br><b>THAT</b> Council direct staff to schedule the amendment bylaw for Public Hearing.   | <b>C047/20</b> |

**Alternate Motion:**

1. **THAT** Council postpone consideration of third reading of City of West Kelowna Official Community Plan Amendment Bylaw No.0100.57, 2019.

Should Council postpone consideration of the proposed amendment to the OCP, further direction to staff is required.

**REVIEWED BY**

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

**APPROVED FOR THE AGENDA BY**

Paul Gipps, CAO

Powerpoint: Yes  No

**Attachments:**

1. Official Community Plan Amendment Bylaw No. 0100.57, 2020
2. Smith Creek Comprehensive Development Plan (new sections highlighted in yellow), October 2020