



# ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: June 16, 2020

From: Carla Eaton, Planner III

File No: Z 21-03

Subject: **Z 21-03, OCP and Zoning Amendment Bylaw No. 100.65 and 154.105 (APC), Unaddressed Shannon View Drive**

## BACKGROUND

The applicant has proposed an Official Community Plan amendment from Low Density Multiple Family to Tourist Commercial land use designation; and Rezoning of the land from R3 (Low Density Multiple Family) to a Comprehensive Development (CD) Zone to accommodate a proposed destination resort spa and hotel with uses similar to the C6 (Tourist and Resort Commercial) zone but where the CD zone will allow more site specific details associated with the proposed destination resort spa, hotel and auxiliary uses focused on passive recreation, wellness, and health services.

## PROPERTY DETAILS

<b>Address</b>	Shannon View Drive (Lot 3, DL 2602, ODYD, Plan 23091, Except Plans KAP61634, KAP66303 and KAP80333)		
<b>PID</b>	006-578-284		
<b>Folio</b>	36414136.024		
<b>Lot Size (m<sup>2</sup>)</b>	52,528 m <sup>2</sup>		
<b>Owner</b>	Loewen Development Group (2015) Ltd. (Inc. BC1032145)	<b>Agent</b>	QRD (Baden Resort) LP / Harp Saran
<b>Current Zoning</b>	R3 (Low Density Multiple Family)	<b>Proposed Zoning</b>	CD (Comprehensive Development) Zone – hotel resort with accessory uses tailored to site specific details
<b>Current OCP</b>	Low Density Multiple Family	<b>Proposed OCP</b>	Tourist Commercial
<b>Current Use</b>	Vacant	<b>Proposed Use</b>	Hotel Resort with accessory uses

<b>Development Permit Areas</b>	Hillside, Sensitive Terrestrial Ecosystem, Form and Character for Tourist Commercial
<b>Hazards</b>	Rockfall
<b>Agricultural Land Reserve</b>	N/A

**ADJACENT ZONING & LAND USES**

<b>North</b>	^	P1 – Shannon Woods Park / A1 agricultural parcels across Shannon Lake Road
<b>East</b>	>	R1 – single family residential / RC4 – compact single detached residential
<b>West</b>	<	P1 – Shannon Lake Golf Course across Shannon Lake Rd
<b>South</b>	v	R1 - single family residential

**NEIGHBOURHOOD MAP**



## PROPERTY MAP



## DISCUSSION

### Historical Context

As part of a larger parent parcel, the subject property was rezoned to allow a low density multiple residential development by the RDCO on October 5, 1992. Other parts of the larger parent parcel have since been developed as a strata condominium site and nineteen (19) single family residential lots off Shannon View Drive, with one other vacant lot off Shannon Lake Road. The site was previously disturbed and an access road was constructed from Shannon View Drive up to the top of the knoll. Former Development Permit 11-05 was approved by Council for forty-nine (49) townhouse units on December 12, 2011, but the development did not proceed and the DP lapsed with outstanding conditions on December 13, 2013. The proposed zoning amendment is the first application on the subject property since this time.

### Draft Comprehensive Development (CD) Zone:

The CD zone will include consideration for the general development layout for the following uses:

- Access roads;
- Administration building;
- Bistro/restaurant;
- Cabins (approx. 10 two-bedroom units);

- Hotel buildings (approx. 188 units);
- Silent spa;
- Spa;
- Staff housing building (approx. 12 one-bedroom units); and
- Treatment rooms.

The floor area ratio (FAR), parcel coverage, setbacks and maximum height will be further refined as the draft CD zone progresses. However, the current proposed development is based on the following limits:

- FAR – 0.4
- Parcel coverage - ~ 18%
- Maximum height - 15.0 m
- Front parcel setback – 6 m
- Rear parcel setback – 6 m
- Side yard setback – 6 m

Staff are working through the technical referral process before finalizing the draft zone and the APC's preliminary comments are appreciated.

#### Future Development Permit

The detailed development configuration, site grading, landscaping, and form and character elements of the proposed development would be subject to a future development permit review pending rezoning. You will note that the applicant provided Architectural drawings with the rezoning package that include a number of detailed elevation drawings which are only provided for context at this point. Any referral comments received regarding elements tied to the future Development Permit will be considered advisory.

#### Referral Information

The following information is attached for your review:

- Draft Official Community Plan Amendment Map
- Draft Zoning Bylaw Amendment Map
- Applicant Architectural Drawings (Site plan/context/sections/building elevations/materials)
- Applicant Proposal Summary
- Site Grading Plan

Additionally, the following technical documents have been provided in support of the application. These reports may be requested by the APC by contacting the file manager directly by email ([Carla.eaton@westkelowncity.ca](mailto:Carla.eaton@westkelowncity.ca)).

- Geotechnical Report (Dec 5, 2018)
- Environmental Assessment (Mar 26, 2020)
- Functional Servicing Report (May 13, 2021)
- Transportation Review (Jun 1, 2021)

## KEY CONSIDERATIONS

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

- The proposed amendments are being presented to the APC prior to a full technical and policy review for early feedback to assist in the preparation of what is anticipated to be a more detailed zoning bylaw amendment tailored to the site specific details.
- The future development permit process will address any remaining hillside and environmental mitigation and proposed covenant protection areas, as well as form and character issues with the proposed hotel and resort development.

Specific comments would be appreciated should the APC have any concerns with the proposed bylaw amendments, 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,

Carla Eaton, Planner III

Powerpoint: Yes  No

### Attachments:

1. Draft Official Community Plan Amendment Map
2. Draft Zoning Bylaw Amendment Map
3. Applicant Architectural Drawings (Site plan/context/sections/building elevations/materials)
4. Applicant Proposal Summary
5. Site Grading Plan