

REPORT TO COUNCIL

OCP & REZONING



Date: November 5th 2024
To: Council
From: City Manager
Address: 9751 Bottom Wood Lake Road
File No.: OPZ00002

	Existing	Proposed
OCP Future Land Use:	Service Commercial	High Density Residential
Zone:	I1 – General Industrial	DC12 – Direct Control 12 (WestPoint Apartment Housing)

1.0 Recommendation

See District of Lake Country report to Council

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of the subject properties from the Service Commercial designation to the High Density Residential designation to facilitate a multi-family development; and

To rezone the subject properties from the I1 – General Industrial zone to the DC12 – Direct Control 12 (WestPoint Apartment Housing) zone to facilitate a multi-family development.

3.0 Development Planning

Staff are recommending support for the OCP amendment and the rezoning to a custom District Control zone to facilitate a multi-family project. This site fits a multi-family land use as the areas along Bottom Wood Lake Road are within the town centre and contain commercial, recreational, institutional, and agricultural land uses. These properties are close to recreational opportunities (Winfield arena and McCarthy Park), commercial land uses (including a grocery store), and close to schools (George Elliot Secondary School). The site is divided into the City of Kelowna portion and the District of Lake Country portion. The proposal is for the District of Lake Country to utilize a custom Direct Control zone to mimic the City of Kelowna's MF3 - Apartment Housing zone to facilitate this proposal and provide a consistent land use regulatory framework. Details of the Direct Control Zone can be found in District of Lake Country report Attachment G.

There is a boundary adjustment process underway that is proposed to include the City of Kelowna parcels (9595 Bottom Wood Lake Road and 672 Beaver Lake Road) within the District of Lake Country.

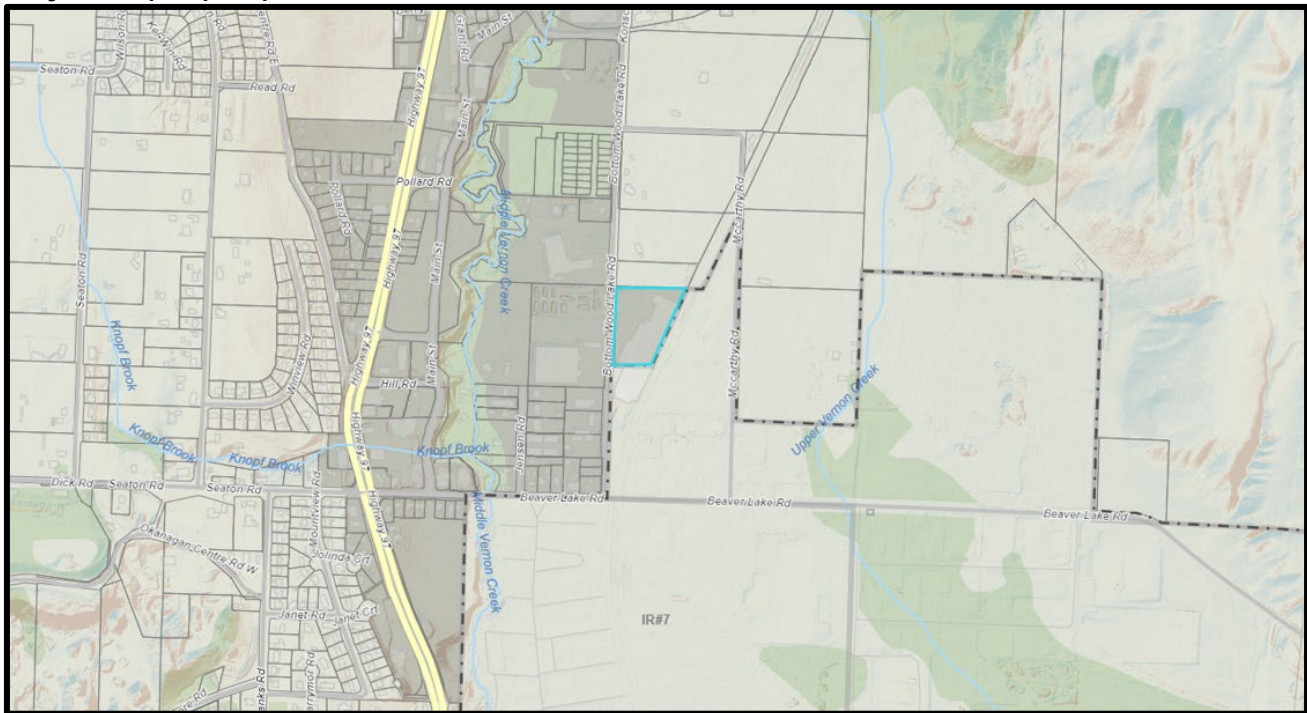
The District of Lake Country and the Ministry of Transportation and Infrastructure have come to an agreement to waive the Traffic Impact Assessment in exchange for a cash contribution to improve the Commonwealth Road and Highway 97 intersection. This was agreed to after a preliminary traffic assessment showed that the trips generated from this development would only add to the existing traffic congestion at Beaver Lake Road and Highway 97. There are limited opportunities to significantly improve that intersection whereas the Highway 97 and Commonwealth Road intersection improvement is anticipated to alleviate a significant traffic bottleneck that currently exists at the Beaver Lake Road and Highway 97 intersection.

Staff have reviewed this application, and it may move forward without affecting either the District's Financial Plan or Waste Management Plan.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	A1 – Agriculture	Agriculture
East	I2 – General Industrial (City of Kelowna) I3 – Heavy Industrial (City of Kelowna)	Industrial
South	I2 – General Industrial (City of Kelowna)	Industrial
West	C10 – Service Commercial	Residential, Light Industrial, Commercial, & Institutional

Subject Property Map: 9751 and 9819 Bottom Wood Lake Road



The subject properties are 500 metres from a commercial node along Highway 97 with access to a grocery store. The subject properties are less than 1km away from Geroge Elliot Secondary School and Creekside Theatre. The subject properties are across the street from the Winfield Curling Club, the Winfield Arena, a daycare (the Okanagan Boys and Girls Club), seniors' centre, the food bank, and McCarthy Park (a baseball diamond & Horseshoe club). The Subject properties are adjacent to the Okanagan Rail Trail. Across the Okanagan Rail Trail are industrial properties within the City of Kelowna.

4.1 Background

The site was originally being utilized for a BC Tree Fruits Cooperative receiving and storage facility, which has been on the site since the 1950s.

In 2022, Okanagan Indian Band (OKIB), the City of Kelowna, and the District of Lake Country agreed on a Memorandum of Understanding (MOU) to complete several health, safety and infrastructure improvements across the three jurisdictions. The Commonwealth Road connection between Highway 97 and Jim Bailey Road is one of many projects included in this MOU. Further, these two properties (9595 Bottom Wood Lake Road and 672 Beaver Lake Road) are currently being applied to the Province for a boundary adjustment to include within the District of Lake Country as per the MOU.

4.2 Public Notification

The applicant held a public open house in accordance with City of Kelowna Council Policy 357 held on July 25th, 2024, between 4:00pm and 6:00pm. The session was hosted at the subject property. The official sign-in sheet captured six attendees to the Information Session. All attendees were direct neighbours to the property within the 50m radius outlined. For a detailed description of the public information session please see the applicant's Public Information Summary Report (District of Lake Country Attachment F).

4.3 Technical Studies

A preliminary geotechnical report has been completed for this site to ensure site conditions could accommodate this proposed development. The preliminary results of the investigation indicate the natural granular soils are suitable for support of the proposed development.

A shallow utility servicing report has been completed and there are no major upstream improvements required to provide service (BC Hydro, Fortis BC Gas, Telus, & Shaw) to the proposed development.

An engineering analysis has been completed and shows there is capacity to service the development (storm, water, & sewer) with the installation of three new fire hydrants. There is presently an existing asphalt multi-use path (MUP) on the west side of Bottom Wood Lake Road, but no formalized pedestrian infrastructure on the east side of Bottom Wood Lake Road. Full frontage improvements including a sidewalk will be required and intersection improvements at Beaver Lake Road and Bottom Wood Lake Road (including the Okanagan Rail Trail crossing) will be facilitated with the proposed development.

An archaeological assessment was completed by the developer which concluded the proposed development has a low archaeological potential and further assessment is not recommended.

An Environmental Site Assessment was completed by Tetra Tech which indicated no schedule 2 activities have occurred onsite. There were two areas of potential concern onsite that need to be further investigated. There are two areas of potential concern located off-site from the adjacent railroad and the property to the east (previously Ashland Chemicals and currently Ecotex Healthcare Linen Service). The potential environmental soil contamination is not expected to delay development approvals, and the environmental consultant team is preparing all the necessary improvements and approvals from the Province.

5.0 Current Development Policies

5.1 District of Lake Country Official Community Plan (OCP)

Section 18	
Service Commercial Designation	<p>Service Commercial areas should focus on large-scale or vehicular oriented uses that are not suitable for the Town Centre or mixed-use areas. Subject to appropriate zoning, future uses could include equipment rental businesses, building suppliers or warehouse sales operations.</p> <p>Development in Service Commercial areas is subject to a design process in order to avoid the appearance of light industrial sprawl-type development. The requirements include high-quality landscaping, minimization of the visual impact of site fencing and signage, appealing design elements and color schemes and connection to municipal services.</p> <p><i>The Service Commercial land use designation acknowledges the historic uses on the subject properties; however, the parcels are located in the Town Centre. Changing this site's future land use designation from Service Commercial to High Density Residential would be consistent with Town Centre policies and the goals and objectives of the High Density Residential land use designation.</i></p>

Section 17	
High Density Residential Designation	<p>High Density Residential development in Lake Country should focus on the creation of liveable and diverse places. Neighbourhoods should be compact, walkable and of a human scale while supporting transit and active transportation options for residents. A broad range of housing options should be available for a diverse population. High Density Residential development should be located in close proximity to commercial and institutional services and integrate with the surrounding neighbourhood.</p> <p>High Density Residential should be provided with complete urban services. Servicing in existing areas should be upgraded where possible. These areas are intended to offer housing options for full-time residents in an aesthetically pleasing urban setting.</p> <p>The District's priority for High Density Residential areas is to maximize land use efficiency and target residential densities of between 25 and 120 units per hectare.</p> <p>Subject to appropriate zoning, future uses could include townhouses, mobile home parks, apartments and condominiums. A limited amount of Neighbourhood Commercial uses may be permitted where appropriate as identified by zoning. Congregate housing, group homes and seniors housing are also encouraged.</p> <p><i>The Official Community Plan High Density Residential designation fits this site well strategically located close to schools, recreational amenities, commercial services, and adjacent employment lands.</i></p>

Section 17 – High Density Residential	
Objective 17.1.4 Maintain and enhance liveability within High Density Residential areas	<p>Policies 17.1.5</p> <p>The policies of Council are as follows:</p> <ol style="list-style-type: none"> a. Support High Density Residential neighbourhoods where residents are able to access commercial, institutional and recreational opportunities. b. Encourage High Density Residential areas that facilitate transit options and active transportation opportunities. c. Require new High Density Residential development to include sidewalks and bike lanes. d. Accommodate neighbourhood commercial development in High Density Residential areas. e. Ensure usable green space and amenity areas are provided in High Density Residential areas. f. Require buffering between High Density Residential and adjacent agricultural areas. g. Encourage the provision of amenities through density bonusing. h. Locate High Density Residential in such a way as to respect existing viewscales.
Objective 17.1.6 Increase the population density within High Density Residential areas.	<p>Policies 17.1.7</p> <p>The policies of Council are as follows:</p> <ol style="list-style-type: none"> a. Target a density equivalent to between 25 and 120 units per hectare within High Density Residential areas. b. Prioritize High Density Residential development in the Town Centre and Woodsdale areas.
Objective 17.1.8 Concentrate High Density Residential development within the Urban Containment Boundary.	<p>Policies 17.1.9</p> <p>The policies of Council are as follows:</p> <ol style="list-style-type: none"> a. Avoid designating High Density Residential islands that are not contiguous with other urban areas. b. Encourage High Density Residential developments to be located within a ten-minute walking radius of supporting land uses, including commercial and employment opportunities, parks and recreation areas, transit, religious institutions, and schools.
	<i>This site meets all the proximity goals within the OCP to accommodate density with urban services.</i>

6.0 Application Chronology

Application Accepted:	June 20 th 2024
Public Information Session:	July 25 th 2024 & Oct 28 th 2024
Neighbourhood Notification Summary Received:	July 30 th 2024 & Oct 29 th 2024

7.0 Alternate Recommendation

Report prepared by: Adam Cseke, Planner Specialist

Attachments:

See District of Lake Country Attachments A - G