

August 9, 2018

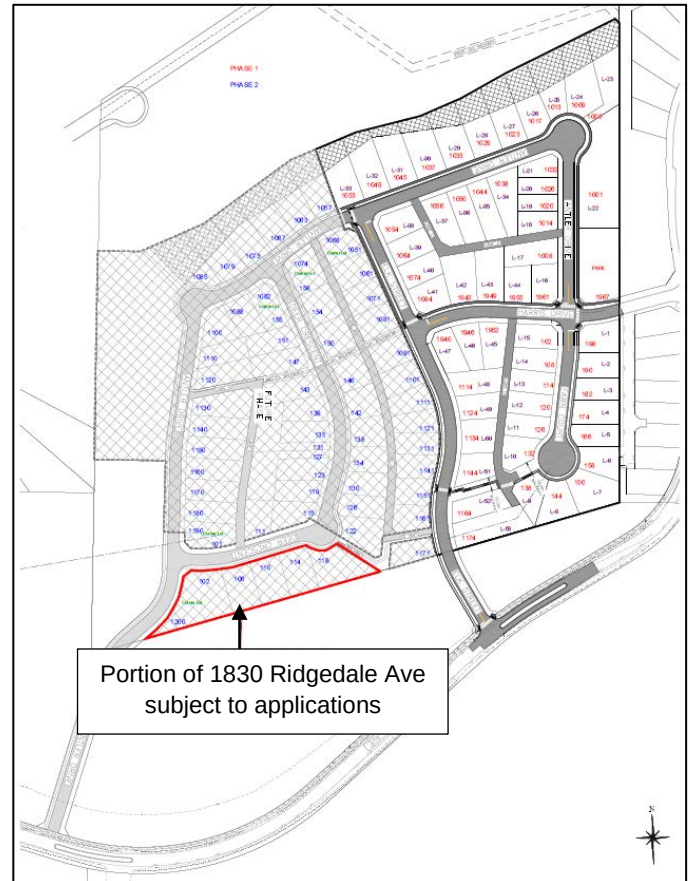
Subject Property:
1830 Ridgedale Avenue

Lot 1, District Lot 2710, Similkameen Division Yale District,
Plan 21103, Except Plan EPP74844

Application:

Phase 2 of the 'Ridge' subdivision consists of 52 single family lots and 5 duplex lots, a park and a multifamily site. The developer has applied to amend the 5 duplex lots to allow for townhomes. The following applications are being considered:

Official Community Plan Amendment PL2018-8276:
Amend OCP Bylaw 2002-20 by changing the OCP designation of a portion of 1830 Ridgedale Avenue from LR (Low Density Residential) to MR (Medium Density Residential) and amend Schedule 'H' to include the subject lands in the General Family Development Permit Area.



Rezone PL2018-8275: Rezone a portion of 1830 Ridgedale Avenue from RD1 (Duplex Housing) to RM3 (Medium Density Multiple Housing).

Information:

The staff report to Council, OCP Amendment Bylaw 2018-57 and Zoning Amendment Bylaw 2018-58 will be available for public inspection from **Friday, August 10, 2018 to Tuesday, August 21, 2018** at the following locations during hours of operation:

- Penticton City Hall, 171 Main Street
- Penticton Library, 785 Main Street
- Penticton Community Centre, 325 Power Street

You can also find this information on the City's website at www.penticton.ca/publicnotice.

Please contact the Planning Department at (250) 490-2501 with any questions.

Council Consideration:

A Public Hearing has been scheduled for **6:00 pm, Tuesday, August 21, 2018** in Council Chambers at Penticton City Hall, 171 Main Street.

Public Comments:

You may appear in person, or by agent, the evening of the Council meeting, or submit a petition or written comments by mail or email no later than **9:30 am, Tuesday, August 21, 2018** to:

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, B.C. V2A 5A9
Email: publichearings@penticton.ca.

No letter, report or representation from the public will be received by Council after the conclusion of the August 21, 2018 Public Hearing.

Please note that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Blake Laven, RPP, MCIP
Manager of Planning



Council Report

penticton.ca

Date: August 7, 2018
To: Peter Weeber, Chief Administrative Officer
From: Audrey Tanguay, Senior Planner
Address: 1830 Ridgedale Avenue
Subject: OCP Amendment Bylaw 2018-57
Zoning Amendment Bylaw No. 2018-58

File No: 2018 PRJ-136

Staff Recommendation

THAT prior to consideration of "OCP Amendment Bylaw No. 2018-57" and in accordance with Section 475 of *Local Government Act*, Council considers whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:

1. One or more persons, organizations or authorities;
2. The Regional District of Okanagan Similkameen;
3. Local First Nations;
4. School District #67; and
5. The provincial or federal government and their agencies;

AND THAT it is determined that the public consultation completed to date and the Public Hearing is sufficient consultation;

AND THAT "OCP Bylaw No. 2002-20", be amended by changing the OCP designation on portion of Lot 1, District Lot 2710, Similkameen Division Yale District Plan 21103 Except Plan EPP74844 as shown on Attachment "D", located at 1830 Ridgedale Avenue from LR (Low Density Residential) to MR (Medium Density Residential), and amends Schedule 'H' of the bylaw, including the subject lands in the General Multiple Family Development Permit Area;

AND THAT "Official Community Plan Amendment Bylaw No. 2018-57" be introduced, read a first time and forwarded to the August 21, 2018 Public Hearing.

THAT "Zoning Amendment Bylaw No. 2018-58", a bylaw to rezone on portion of Lot 1, District Lot 2710, Similkameen Division Yale District Plan 21103 Except Plan EPP74844, located at 1830 Ridgedale Avenue be rezoned from RD1(Duplex Housing) to RM3 (Medium Density Multiple Housing) as shown on Attachment "D", be given first reading and be forwarded to the August 21, 2018 Public Hearing.

Strategic priority objective

The subject application is aligned with the Council Priorities of Community Building, Economic Vitality and Environmental Sustainability. The project represents smart growth by increasing density in areas where services already exist and in areas close to transit, commercial and employment centers.

Background

The subject development area is part of the Ridge subdivision, located to the west of the Sendero Canyon neighbourhood and uphill from the Duncan / Ridgedale neighbourhood. The area is included in the Columbia Heights Neighbourhood Plan – a plan created through an extensive comprehensive planning process and originally adopted by Council in 1996. The Plan forms part of the City's current Official Community Plan (OCP 2002-20). The plan features a mixture of land uses and was developed with a vision towards respect for the environment and a focus on community by offering a range of uses and a diversity of housing types, tenures and income levels.

In January of 2017, Council approved an OCP and Zoning Amendment for the site. The approval permitted the creation of a neighbourhood with a mixture of housing types, including 110 large and small lot single and two family residential properties, two lots for low/ mid density multiple family housing, two areas for parks and recreation and a large natural area all connected through an integrated trail network. The first phase of "The Ridge" development approved in January 2018 included the subdivision of 52 new single-family lots, one townhouse site and a park extension in the eastern area adjacent to the Sendero Canyon development.

Phase 2 of the development is currently zoned for 53 single family lots, 5 duplex lots, a park and a multifamily site. This application pertains to a small section of Phase 2, along the southern boundary that is currently zoned for duplexes. The developer intends to amend the 5 duplex lots to allow for a townhouse development. To accommodate the development, the developer intends to amend the OCP from LR (Low Density Residential) to MR (Medium Density Residential) and rezone the 4,499m² portion from RD1(Duplex) to RM3(Medium Density Multiple Housing) to allow the construction of 19 townhomes.

Proposal

To accommodate the proposal the applicant is proposing the following amendment to the Official Community Plan Bylaw 2002-20:

- `Schedule B: Future Land Use Map` to change the OCP designation on the portion of the subject lands from LR (Low Density Residential) to MR (Medium Density Residential); and,
- `Schedule H: Development Permit Area Map` including the property in the General Multiple Family Development Permit Area.

And secondly, the proponents are requesting the subject lands be rezoned from RD1(Duplex Housing) to RM3(Medium Density Multiple Housing) zone.

Consultation

In 2017, prior to the original OCP and rezoning application, neighborhood consultation took place. As this application is considered minor and meets the intent of the recent approved amendments the Columbia Height Neighborhood Plan, staff felt a public open house was not essential.

Financial implication

Approval of the subject proposal will allow for the increase in property value substantially, replacing 5 duplex lots to 19 new strata units. This increase in land value will have a positive impact on the City's tax base.

Technical Review

This proposal was forwarded to the City's Technical Planning Committee and reviewed by the Engineering and Public Works Departments. The Engineering Department has reviewed this application and notes a number of servicing requirements to be addressed at the subdivision stage and that would form part of the Phase 2 approval.

Analysis

Support OCP and Zoning Bylaw Amendments

The proposed amendments for the subject lands generally conform with the Columbia Heights Neighbourhood Plan. The OCP provides a list of criteria when considering re-designating areas to Medium Density Residential. The OCP states that it will support the MR designation on a parcel where the proposed development will be compatible in character and scale with the adjoining uses. The development will be facilitating the provision of a variety of housing types, tenures and densities that will respond to the diverse needs, including income levels of individuals and families in Penticton at varying stages of their life. In addition, the site is located in close vicinity to a proposed park and a trail connection providing a buffer from the single family lots.

Overall, staff considers that the proposal is consistent with other medium density development in the area. The proposal is considered to provide an additional level of density and will provide a desirable building form in a desirable area of the city. The proposal is considered to provide an appropriate level of density and form and the proposed three storey height offers a smooth transition from the single family homes. Given that the development is in general conformance with the Columbia Heights Neighborhood Plan and represents good planning practice, staff are recommending that Council give first reading to the OCP and zoning amendment bylaws and refer the bylaws to the August 21, 2018 Public Hearing for comment from the public.

Deny / Refer OCP and Zoning Bylaw Amendments

Council may feel that the proposed development plan is not adequate for the lands in question. If that is the case Council may wish to deny first reading of the Bylaw. Alternatively, Council may feel that further conditions are warranted prior to approval.

Alternate Recommendations

1. THAT Council deny first reading of “OCP Bylaw No. 2018-57 and Zoning Amendment Bylaw No. 2018-58”.
2. THAT Council send the application back to staff to work with the proponents on changes to the development scheme as directed by Council.

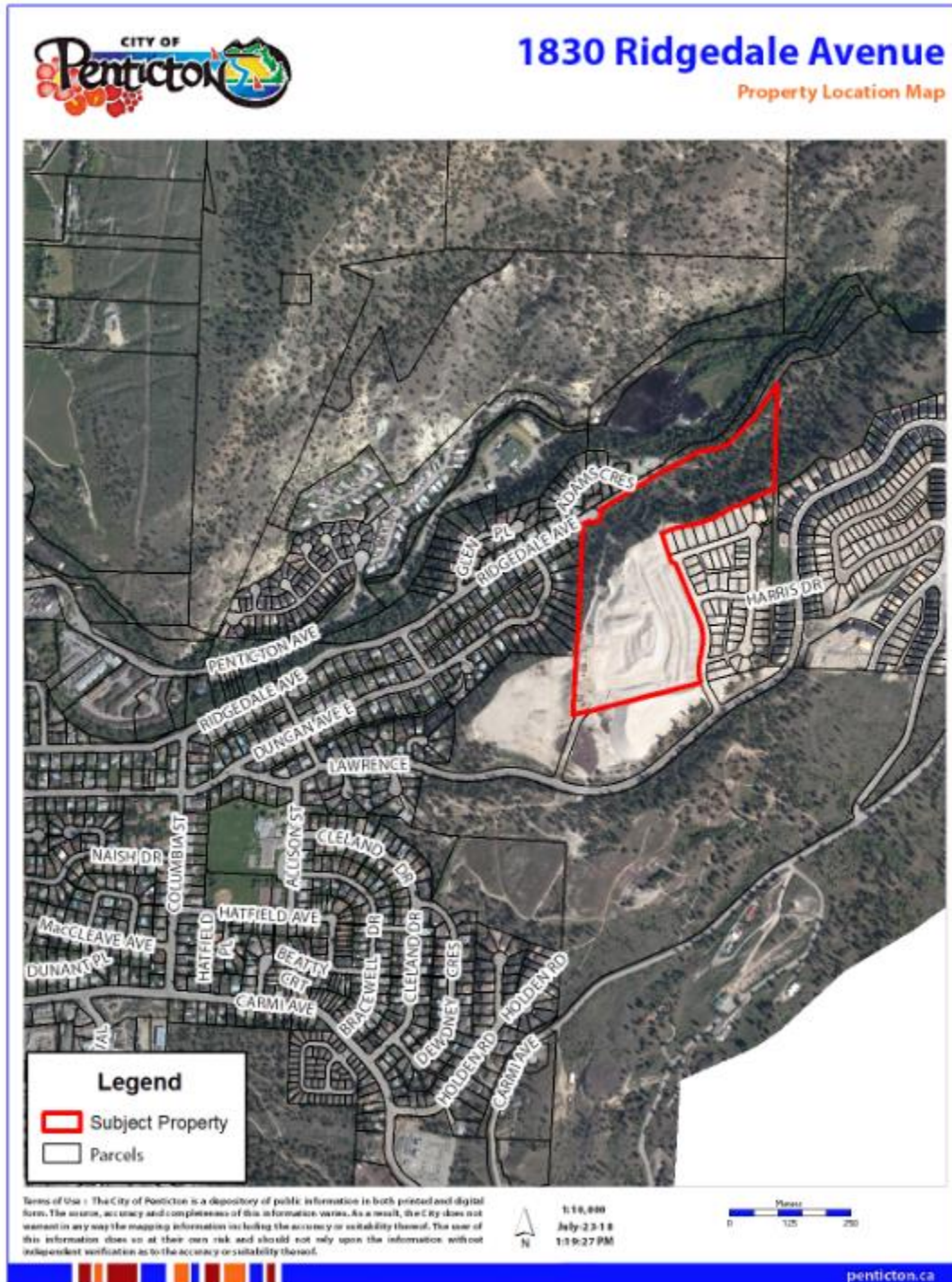
Attachments

Attachment A: Subject Property Location Map
Attachment B: Zoning Map
Attachment C: OCP Map
Attachment D: Map Showing the portion of the site affected
Attachment E: Site Plan
Attachment F: Photos of the Site
Attachment G: Letter of Intent
Attachment H: OCP Amendment Bylaw No. 2018-57
Attachment I: Zoning Amendment Bylaw No. 2018-58

Respectfully submitted,

Audrey Tanguay
Senior Planner

DDS <i>AH</i>	CAO PW
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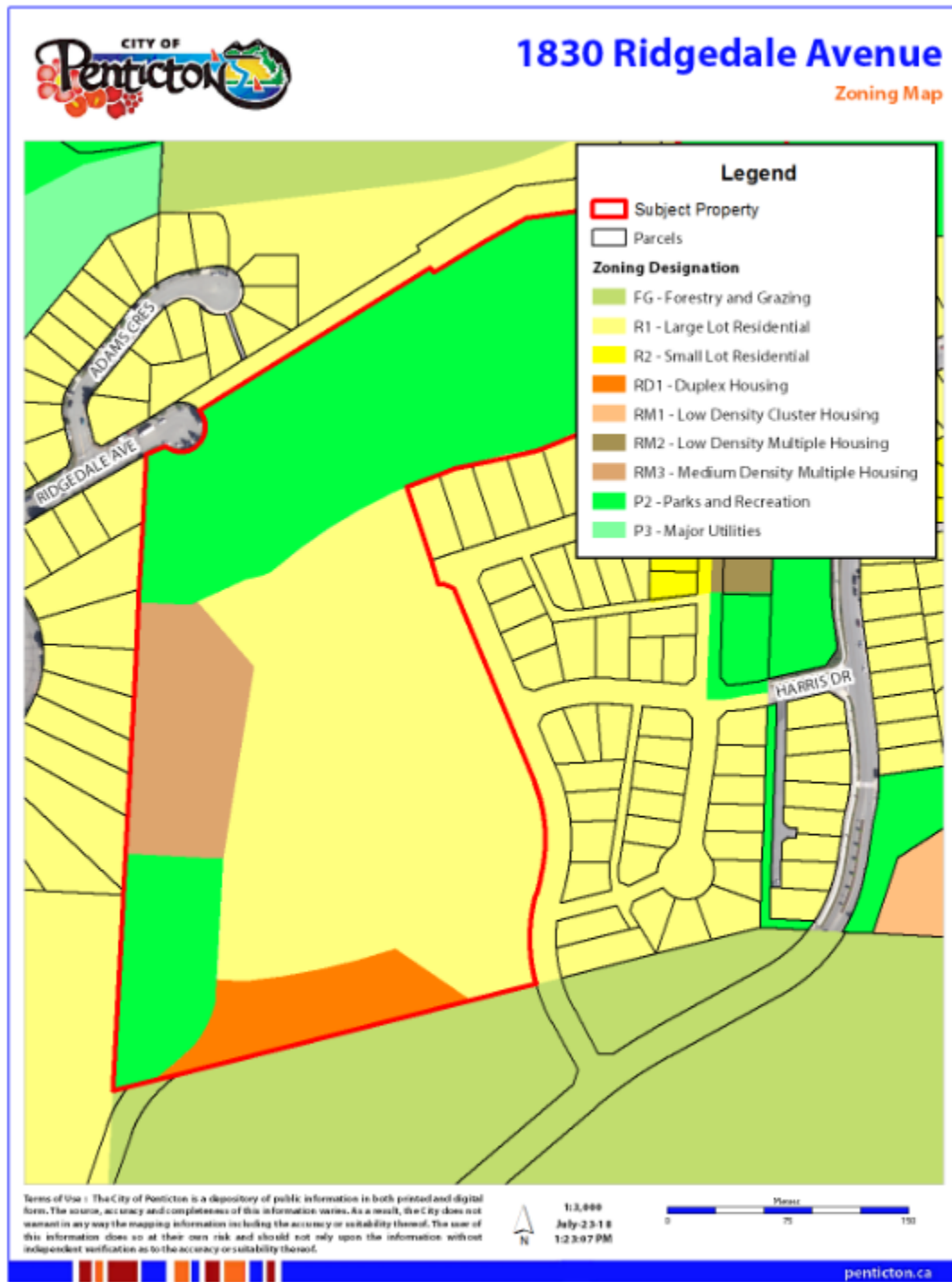


Figure 2: Zoning Map

Attachment C- OCP Map

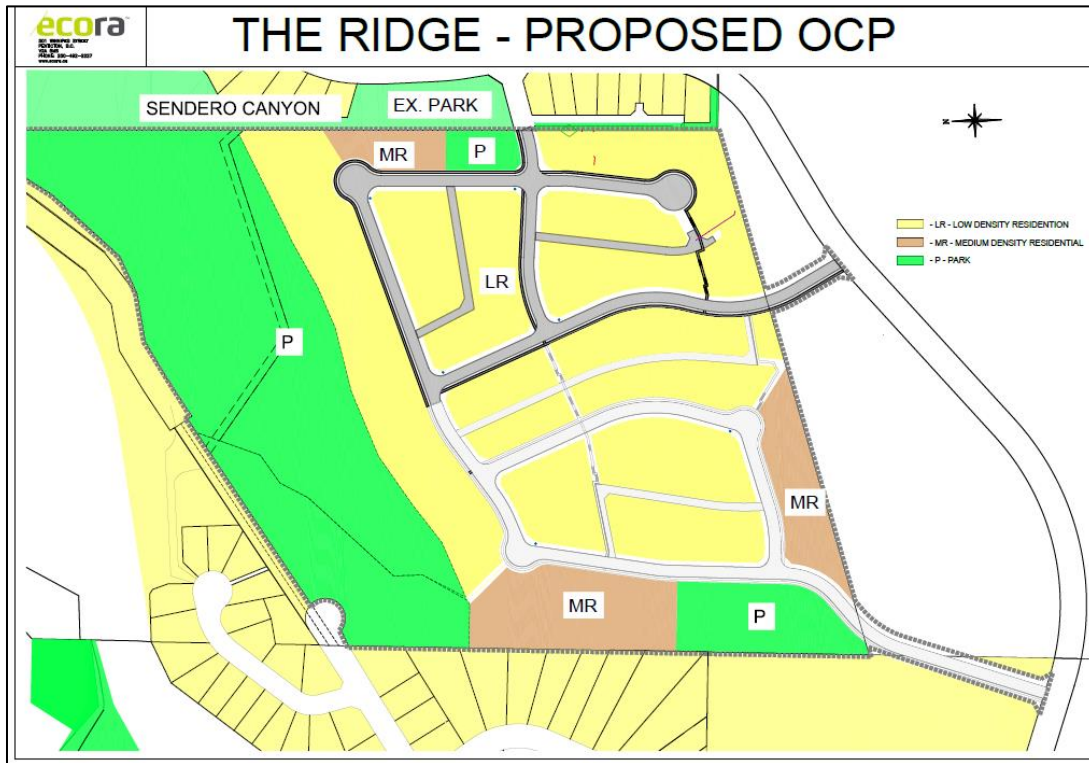


Figure 3: OCP Land Use Map

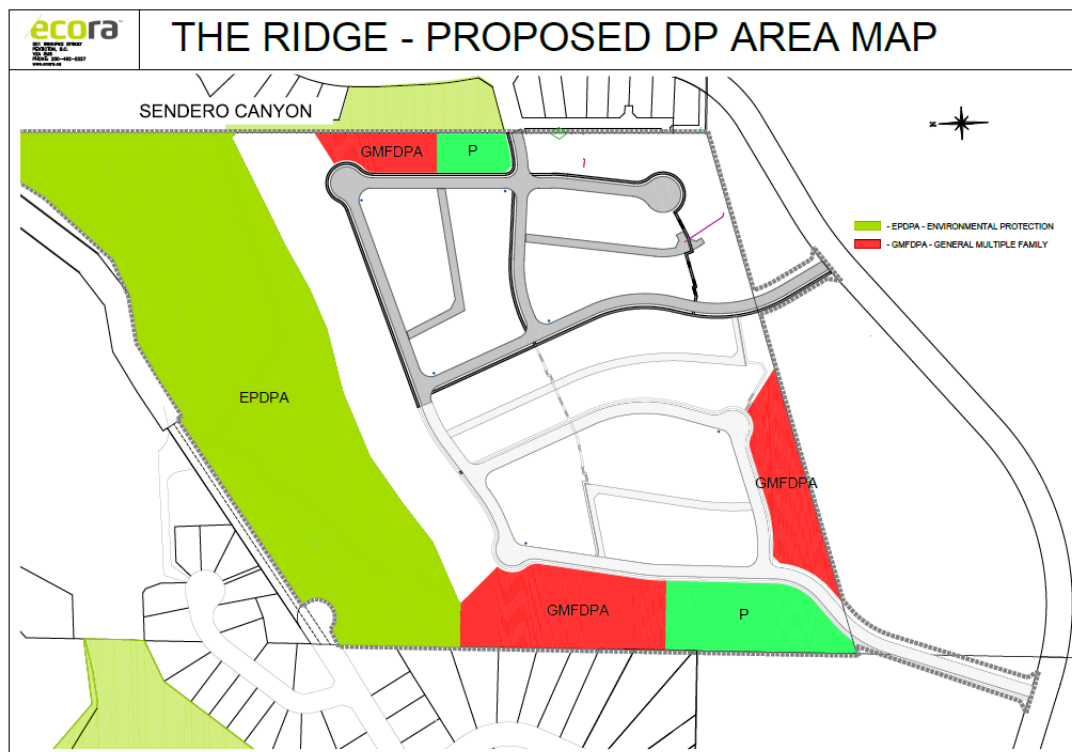


Figure 4: OCP Development Permit Map

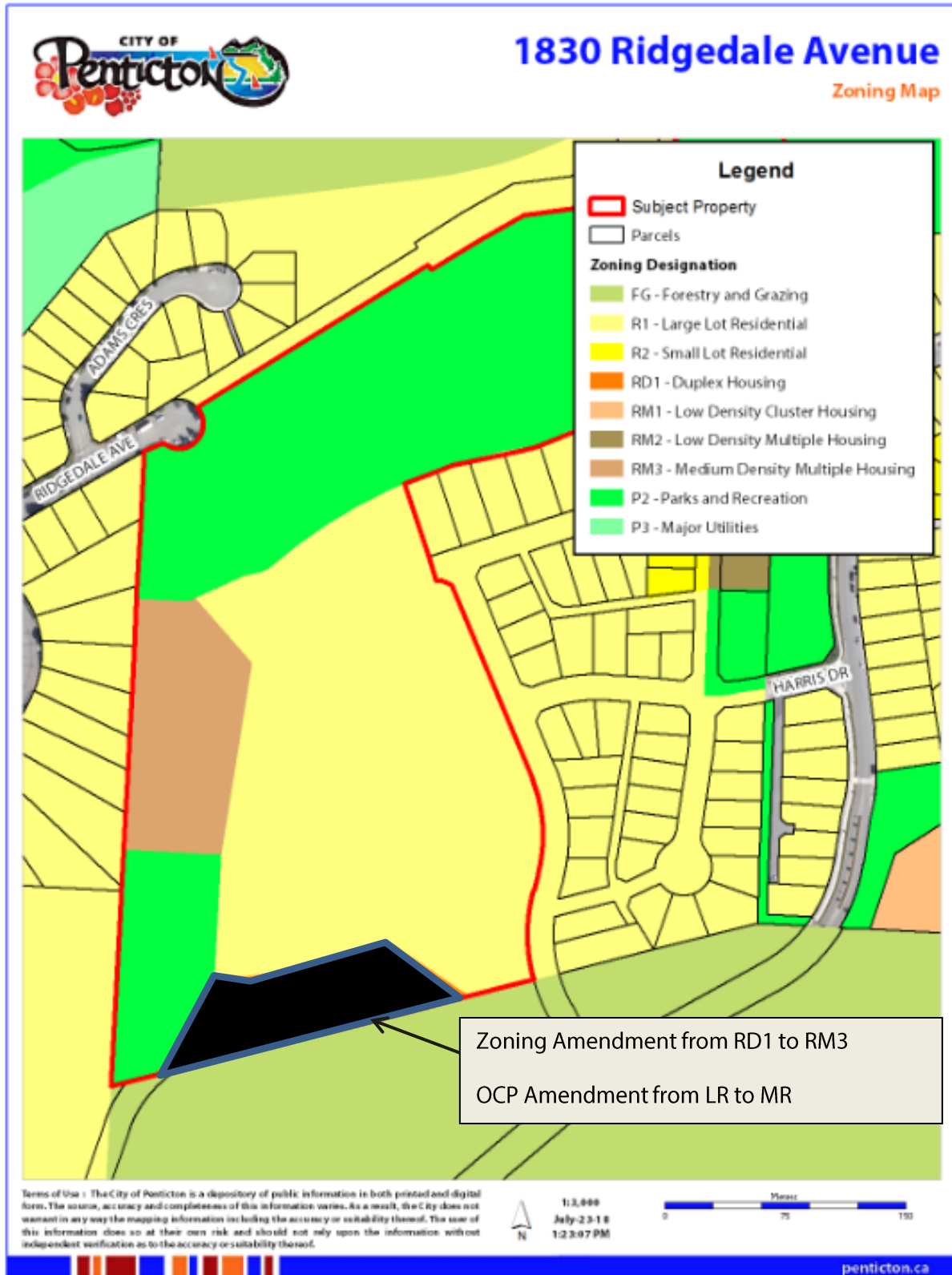
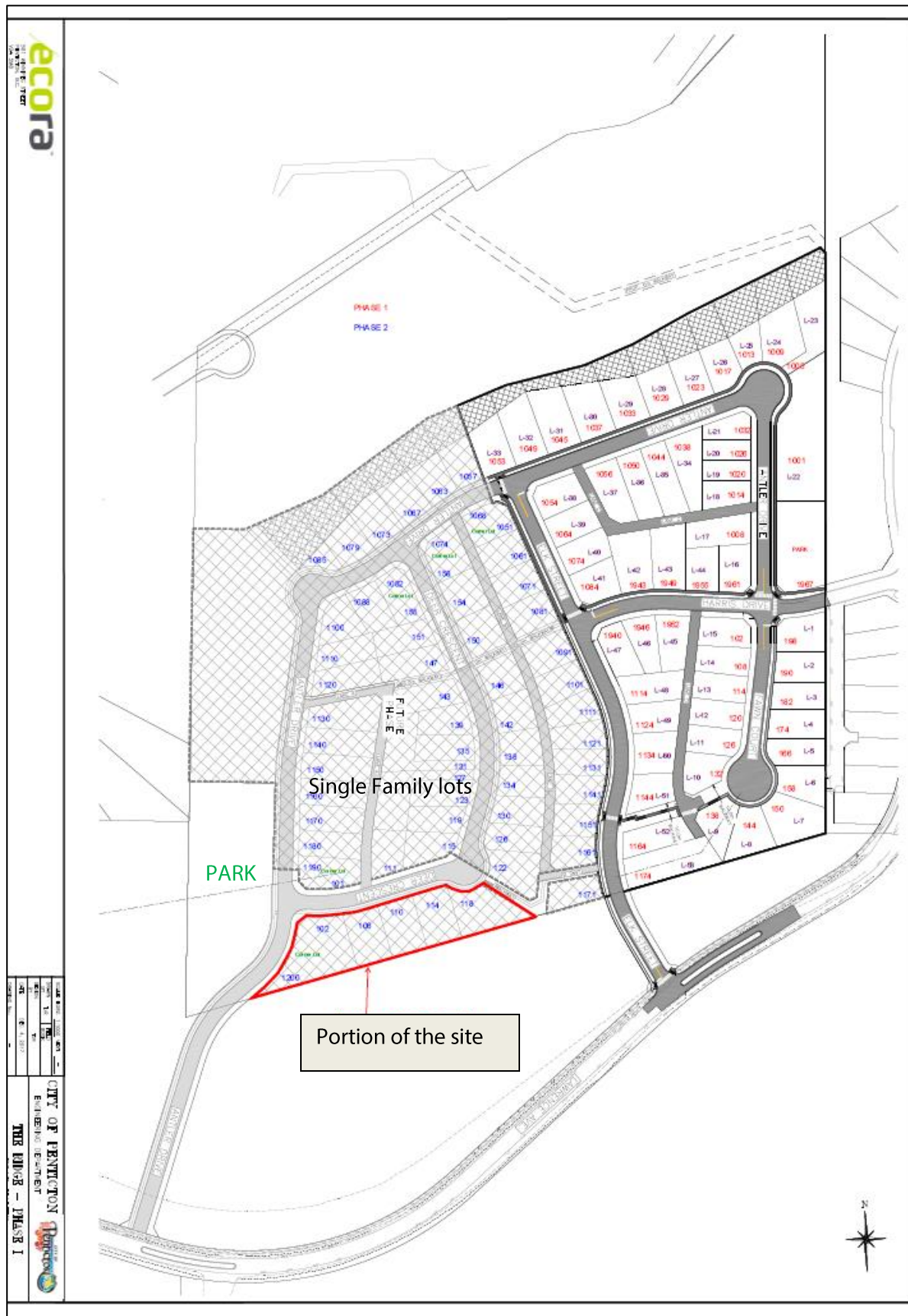


Figure 5: Zoning Map



Attachment E –Site Plan

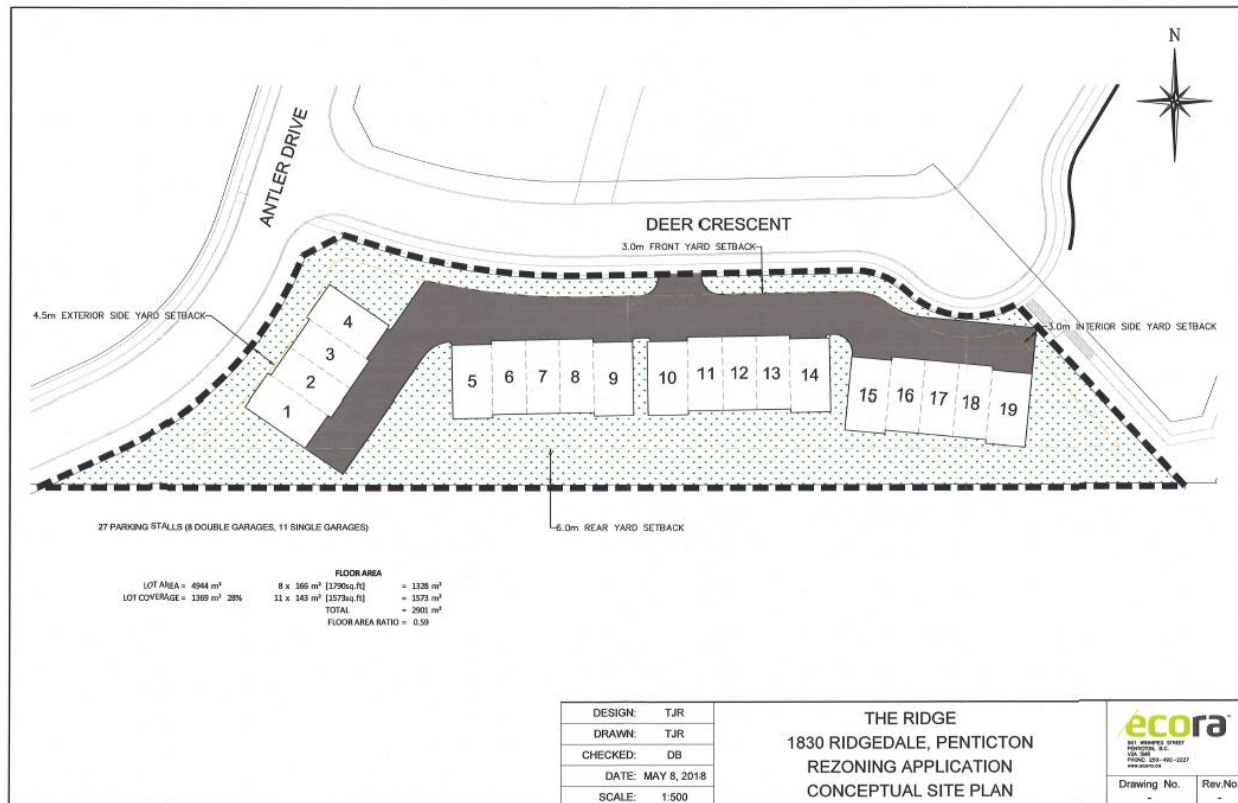


Figure 7: Site Plan

Attachment F–Photos of the site



Figure 8: Image of the site



Figure 9: Image of the site

Attachment G- Letter of Intent



May 8, 2018

Ecora File No.: CP-15-5287-CUZ

Development Services
City of Penticton
171 Main Street
Penticton, B.C V2A 5A9

Attention: Planning Department

Reference: Community Plan Amendment from LR to MR and Rezoning from RD1 to RM2 for the southern portion of Lot 1, DL 2710, Plan 21103, located at 1830 Ridgedale Drive (Phase 2 of The Ridge Development)

This letter is to accompany an application to rezone a portion of Lot 1, DL 2710, Plan 21103 from RD1 to RM2. The subject property is located in the Upper Columbia Heights Neighbourhood Plan Area in the eastern hillsides of Penticton. The property, a former gravel pit, is addressed from Ridgedale Drive, but is accessed from Lawrence Avenue.

Background:

The site is in the new development called The Ridge. Phase 1 of this development was approved in January 2018, creating 52 new single family lots and one townhouse site and park expansion in the eastern area adjacent to the Sendaro Canyon development. The second phase of The Ridge, not yet developed, is zoned for 53 R1 single family lots, and 5 duplex lots, and includes a Park and RM3 multiple family site in the south / western portion.

This application is for the 4944m² located along the southern boundary of Lot 1 that is currently zoned RD1.

Development Proposal:

It is proposed to zone the subject lands from RD1, Duplex Housing to RM3, Multi Family Housing for a 19 unit townhouse project. The owner is responding to increased market

demand for townhomes in newly developing neighbourhoods. The proposed development features 3 storey 3 bedrooms units with parking in garages and an internal driveway system.

Planning Considerations:

The Upper Columbia Heights Neighbourhood Plan was adopted in 1996. This area of The Ridge is currently designated LR, Low Density Residential and it is proposed to amend the Plan to MR, Medium Density Residential as well as inclusion of the property in a Multiple Family Development Permit Area. This amendment is consistent with the Area Plan that:

- Supports a full range of housing options and diversity;
- Supports multiple family units beside the main road network and in close proximity to a Park; and
- Supports low density multiple family development up to 3 storeys in height

The subject site is across a road from a future park and an RM3 zoned multiple family property and is also close and has easy access to Lawrence Avenue.

Sincerely

Ecora Engineering & Resource Group

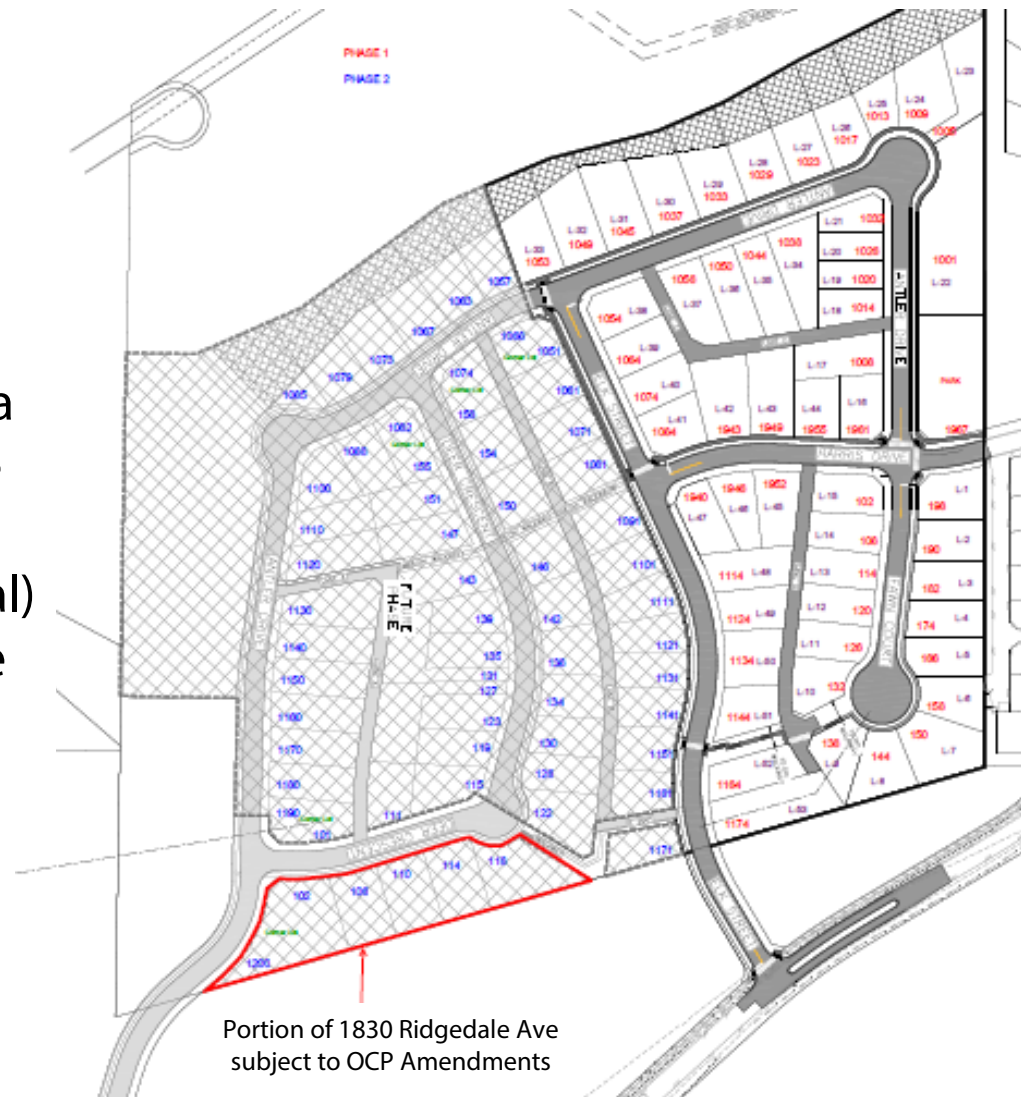


Donna M. Butler, MCIP, RPP
Senior Planner

Figure 10: Letter of Intent

Bylaw No. 2018-57

Amend OCP Bylaw 2002-20 by changing the OCP designation of a portion of 1830 Ridgedale Avenue from LR (Low Density Residential) to MR (Medium Density Residential) and amend Schedule 'H' to include the subject lands in the General Family Development Permit Area.



City of Penticton – Schedule 'A'

Official Community Plan Amendment Bylaw No. 2018-57

Date: _____

Corporate Officer: _____

Rezone a portion of 1830 Ridgedale Avenue from RD1 (Duplex Housing) to RM3 (Medium Density Multiple Housing)



City of Penticton – Schedule ‘A’

Zoning Amendment Bylaw No. 2018-58

Date: _____

Corporate Officer: _____