
City of Kelowna

MEMORANDUM

DATE: November 25, 2003
FILE: 0917-20-040
TO: City Manager
FROM: Director of Planning and Development Services
SUBJECT: CEDAR AVENUE LAND USE REVIEW

RECOMMENDATION:

THAT staff appoint consultant resources to review future land use designations in the Cedar Avenue area [bounded by Okanagan Lake (on the west); West Avenue (on the north); the lane running parallel and west of Pandosy Street (on the east); and the intersection of Watt St. and Walnut St. (on the south) (see attached map)], as detailed in the Planning and Corporate Services report of November 25, 2003;

AND THAT the Urban Centres Implementation Committee provide guidance into the review of future land use designations in the Cedar Avenue area;

AND FURTHER THAT Council implement, for the Cedar Avenue study area, a six-month moratorium on rezonings that would allow for more intensive development than currently permitted. The moratorium would begin on December 8, 2003 and end on June 8, 2004.

BACKGROUND:

The City's Official Community Plan identifies "Pandosy by the Lake" as a Town Centre. As such, with time, the South Pandosy area is expected to become an increasingly vibrant hub of commercial and residential activity. To fulfill that expectation, there will need to be significant land use changes— especially in the core of the Town Centre between Lake Okanagan and Pandosy Street. The Sector Plan for the area provides some preliminary direction for the changes being sought. That Plan, however, also acknowledges the need for a more "specific level of planning to address site or neighbourhood specific land use issues to formulate a framework to guide development" (p. 94).

Numerous landowners and development interests have recently been inquiring about redevelopment opportunities along the streets close to Cedar Avenue. The proposals vary widely – some are uses consistent with the City's Official Community Plan, others are not. Several of the proposals would involve closing or realigning street/lanes. Some involve city-owned property. The range and intensity of proposals, together with the Sector Plan direction for more specific planning combine to suggest that the timing may be right for a detailed land use review. Such planning may help prevent the City from approving projects which, although fulfilling OCP directions, may nevertheless be forestalling area-wide cohesive development with potentially greater community value.

DISCUSSION:

Typically, the types of land use issues noted above would be reviewed through a "Neighbourhood Plan" process. Such planning exercises have recently often taken two or more years to complete. Reasons for the lengthy timelines include extensive/open-ended consultation processes and the multitude of projects competing for staff's attention. It may be possible to expedite the planning process with the use of consultants and with a condensed public consultation phase. Such a process could see a review of land use provisions for the Cedar Avenue area completed in as little as six months.

To facilitate a condensed review process, it is suggested that the City engage a consultant team with expertise in urban design, real estate, and facilitation. The team would be responsible for obtaining stakeholder input through focus group sessions organized and facilitated by the consultants. The aim of the sessions would be to obtain input on the criteria for successful redevelopment and to generate ideas on how "success" might be achieved. It is suggested that the consultants would consolidate stakeholders' ideas into a few land use alternatives that could be reviewed at a public Open House. Based on input received from staff, the Urban Centre Implementation Committee and the public, recommendations regarding potential land use changes would then be forwarded for Council's consideration. Staff would aim to have those recommendations forwarded within six months of consultant appointment. The expenses related to this process are estimated at \$20,000 to \$25,000. It is proposed that the funding be provided through Land Sales Reserves.

To reduce the potential for new development to compromise achievement of whatever land use patterns are ultimately selected, it is suggested that, for the next six months, Council not approve any rezoning that would permit more intensive development than exists today. It is suggested that building activity consistent with prevailing zoning could be permitted without jeopardy. So, for example, if someone were to apply to rebuild a single detached home on a lot with appropriate zoning, that could be dealt with. On the other hand, under this proposal, someone wanting to build an apartment building in area currently not zoned for that, would be delayed for six months.

SUMMARY:

It is recommended that an expedited Cedar Avenue land use review process in conjunction with a study area six-month rezoning moratorium be pursued to achieve South Pandosy Town Centre redevelopment consistent with market conditions and community objectives.

Signe K. Bagh, MCIP
Manager, Policy Research & Strategic Planning



Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Community & Corporate Planning

Encl.

cc: Manager, Community Development and Real Estate