

19

Future Land Uses

The objectives and policies outlined in the preceding chapters provide the basis for the land use designations to satisfy the growth needs projected in this Plan, as indicated on the Generalized Future Land Use Map 19.1. The land use designations shown are described below and reference should also be made to the specifics of the City's Zoning Bylaw and any Area Structure, Neighbourhood Structure and Sector Plans that provide more detailed information regarding appropriate land uses. As it is a goal of the City of Kelowna to respect our heritage and preserve special features of our past for the benefit of present and future generations, the adaptive re-use of heritage buildings is considered appropriate within any future land use designation.

Mapping Designations and Notes

Land Use Designations

Rural/Agricultural

Land within the Agricultural Land Reserve and other rural farm and non-farm lands where natural physical constraints or lack of services and utilities limit land use intensification. Generally land areas within this designation will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of industrial or park/recreation uses. Non-ALR lands will not be supported for development to parcel sizes less than 4.0 ha (10 acres).

Single/Two Unit Residential

Single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. local commercial, minor care centres, minor public services/utilities, and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis, or according to policies developed in local area or other plans.

Multiple Unit Residential (Low Density)

Townhouses, garden apartments, apartments, buildings containing three or more residential units, and cluster forms of housing. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be generally consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

Multiple Unit Residential (Medium Density)

Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres up to 25 people, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be generally consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

Multiple Unit Residential (High Density)

High rise apartments, over four storeys in height. Complementary uses (i.e. care centres up to 25 people, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be generally consistent with the provisions of the RM6 – High Rise Apartment Housing zone of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

Commercial

Developments for the sale of goods and services. Integration of residential uses into commercial developments as mixed-use projects is encouraged in Urban Centres. Building heights of up to four storeys in the South Pandosy Urban Centre and up to six storeys at selected locations in the Rutland Urban Centre are encouraged. In the City and Highway Urban Centres buildings up to twelve or sixteen storeys will be encouraged, depending on site specific conditions. Existing Commercial zoning along Highway 97 North is acknowledged. This designation may also include CD Comprehensive Development zoning that includes commercial uses. Exclusively residential projects will be permitted under the commercial land use designation only where such use is supported by the Downtown Plan.

Educational/Major Institutional

Schools, university, colleges, correctional facilities, hospital, fire halls, cemeteries, major government, cultural or recreational facilities, religious assembly and seniors facilities. Religious assembly uses may include a residential component only where land is designated for higher density uses and as permitted in the City's Zoning Bylaw. Major government, cultural, and recreational facilities may include associated commercial uses.

Public Services/Utilities

Facilities provided as services to the general public, such as the landfill operation, electrical, gas, or telephone installations, sewage treatment plant, Airport, and irrigation / water suppliers.

Industrial

Light and heavy industrial uses as well as Industrial/Business activities and airport related industrial uses. Industrial/business service refers to uses that provide services and support to industrial and business customers. This designation may also include CD Comprehensive Development zoning that includes industrial uses.

Major Park/Open Space (public or private)

City, District, Community, Neighbourhood and Linear parks and protected natural open spaces, areas including steeply sloped lands, Natural Environment/Hazardous Condition Areas, and other natural features such as watercourses, water bodies, wetlands, plant and wildlife habitat, and significant visual features. Not all parks required over the next 20 years are indicated on the map, as Neighbourhood parks will be provided at City standards as integral components of

new and redevelopment initiatives. A major District Park may be provided in the Glenmore Valley area. Open space indicated at the south end of Ellison Lake is intended as wildlife habitat preservation subject to approval of the Agricultural Land Commission.

Private Recreation

Large-scale recreation uses such as golf courses, driving ranges, and rifle ranges, operating as commercial ventures or clubs.

Future Urban Reserve

Land that has some development potential but is not projected for development within the Official Community Plan 20-year time horizon. There is potential for the reconsideration of the status of these lands as part of a future review and updating of the Official Community Plan. These boundaries are schematic in nature, and include lands that may remain within the ALR. Lands within this designation will not be supported for development to parcels less than 4.0 ha (10 acres).

Mapping Notes

First Nations Reserve

Land with Reserve status as provided by the Federal Government for use by First Nations people.

Okanagan First Nations lands at the northerly limit of the City are currently developed as manufactured home parks, recreational vehicle resorts and campgrounds. Additional development potential has not been identified at this time. Westbank First Nations land at Mission Creek and Casorso Road is part of the Mission Creek / Priest Creek ecosystem and is considered environmentally sensitive. Similarly, reserve lands owned by the Westbank First Nations at the eastern limit of the City along Mission Creek and beyond City boundaries are considered environmentally sensitive.

Area Structure Plans

Area Structure Plans provide the link between the Official Community Plan and an actual development proposal.

Area Structure Plans (ASP's) shall be prepared by an individual land owner or owners of the majority of land for areas identified in the Official Community Plan as ASP areas, or for areas where the proponent is contemplating a proposal which:

- does not conform to the purpose and intent of the Official Community Plan; and is of sufficient magnitude in terms of population, units of development, servicing constraints, social impact or economic burden on the municipality; or
- in Council's view may affect adjacent properties, land uses or the natural environment; or
- in Council's view may be affected by hazardous conditions; or
- in Council's view may affect municipal heritage sites, or a revitalization area; and
- such other matters as may be required, unique to the plan area under consideration.

The Plan area shall be as outlined in the OCP or as authorized by resolution of Council. The Plan will work towards those objectives and policies stated in the OCP. Approval of the Future

Land Use Plan of the ASP as an OCP amendment will be considered by Council following a Public Hearing.

ASP's provide an inventory of existing conditions, a statement of development objectives and policies, information on the natural environment and associated influences on development, identification of major future land uses by type and density, general location of transportation networks, identification of need for major institutional facilities, and information on the location and type of development permit areas.

An Area Structure Plan (ASP) will elaborate on specific development areas in a manner consistent with the ASP terms of reference and the guiding principles of any applicable Sector Plan.

At this time, Area Structure Plans (ASP's) are anticipated for the four areas noted on the **Generalized Future Land Use Map 19.1**. The ASP boundaries may be further refined to reflect the subject planning area in physical and functional terms. **Table 19.1** indicates potential development components within the ASP areas.

This mapping note has been applied in those cases where it is difficult to convey in map form the future uses on a particular site either because insufficient information is available from a technical/servicing point of view or because the precise location breakdown of various types of uses has yet to be determined. This OCP recognizes those uses that are currently in place as a function of existing zoning. Preparation of an Area Structure Plan would be required prior to rezoning being considered. The land uses provided for in this OCP are as follows:

TABLE 19.1 - Potential ASP Development Components

Area Structure Plans	A	B	C	D	E	F	G	H	I	J	K
1. Pier Mac	•			•	•		•	•		•	
2. North Clifton Road ¹	Potential Future Land Uses to be Determined										
3. Knox Mtn.E ²											
4. S. W. Mission	•	•	•			•	•	•			•

A. Public Open Space

B. School/College/University

C. Neighbourhood Commercial

D. General Commercial

E. Tourism Commercial

F. One/Two Unit Residential

G. Multi-Unit Residential (Low)

H. Multi-Unit Residential (Medium)

I. Multi-Unit Residential (High)

J. Industrial

K. Agricultural

1. The North Clifton Road area, although generally considered to be beyond the 20 year time horizon, may be considered for some low density 1.0 ha rural residential development as an interim step toward any future more intensive development. Any development will include the provision of emergency access between Clifton Road and McKinley Road.
2. The Glenmore/Clifton/Dilworth Sector Plan strongly encouraged that any development potential possible to be identified on the upper portion (S.E. ¼ Sec. 31, Twp. 26) be transferred to the area below the escarpment and adjacent to Clifton Road in order to support the retention of the upper portion of this site as natural open space. In the calculation of density transfer, due consideration should be given to the extent of developable area, servicing costs associated with development on the upper portion of the property and revenue likely to be generated from the lots.

The future land use component of Area Structure Plans approved by Council will be incorporated into the **Generalized Future Land Use Map 19.1**. All development within the ASP boundaries must be consistent with the directions set out in the Area Structure Plan. The future land use maps of the following Area Structure Plans are hereby incorporated into the Kelowna Official Community Plan:

- Gallagher's Canyon Golf Resort Area Structure Plan, dated October 1995, as amended April 2001.
- Southwest Okanagan Mission Neighbourhood Area Structure Plan, Neighbourhood 1, dated January 1996.
- Southwest Okanagan Mission Neighbourhood Area Structure Plan, Neighbourhood 2, dated January 2000.
- University South Area Structure Plan, dated June 1997.
- Tower Ranch Area Structure Plan, dated November 1993.
- Quail Ridge Area Structure Plan, dated March 1994, as amended.
- Highway 33 East Area Structure Plan, dated April 1997.
- Glenmore Highlands Area Structure Plan, dated February 2000, as amended.
- Central Park Golf Course Area Structure Plan, dated May 2000, as amended.
- Canada Lands Area Structure Plan, dated December 2000, as amended.
- Kirschner Mountain Area Structure Plan, dated February 2002, as amended
- Bell Mountain Area Structure Plan, dated October 14, 2003

Slopes + 30%

Mapping indicates slopes greater than 30% and generally discouraged for development purposes.

20 Year Major Road Network

The 20 Year Road Network requirements are directed primarily at achieving optimal utilization of existing facilities. These initiatives are more fully discussed in the Transportation section of the OCP. These staged network improvements and a land use pattern that concentrates development seeks to preserve future road network options for reconsideration at such time as the OCP is reviewed and updated. Retention of the existing railway corridor as a potential future transportation / transit corridor is an important component of the Transportation Plan. Several of the road alignments that penetrate ALR lands are schematic only and will require approval by the Agricultural Land Commission. A longer-term road network, beyond the 20-year timeframe of this OCP, is part of the Transportation Study.

Sector And Neighbourhood Plans

More detailed Plans have been prepared for a number of areas in the City. The areas of the City covered by these plans are illustrated on **Map 19.2** and these plans are reflected in the **Generalized Future Land Use Map 19.1**. Ongoing planning review will be required to ensure consistency between all levels of planning documents (i.e. OCP, Sector Plans, Neighbourhood Structure Plans, and ASP's). After adoption of the OCP and the undertaking of any required refinements, the land use designations and servicing components of these plans will be incorporated as part of the Official Community Plan.

Glenmore/Clifton/Dilworth Sector Plan (1998)

The Sector Plan makes provision for an additional 4261 housing units in the Glenmore/Clifton/Dilworth area. It is estimated that 2273 (53%) of those units would be single detached units and 1988 (47%) would be multiple dwelling units. Of those units, it is thought that 3585 (84%) would be constructed by 2018. Densification would occur primarily on large parcels which are not currently fully developed, the Glenmore Valley Residential Urban Village, along major arterial roads, and on those properties presently zoned for multiple dwelling units. Commercial development would be focused on the Glenmore Valley Residential Urban Village. A number of smaller scale stores will provide for the local shopping needs of area residents. Neighbourhood and Community Park open space will be acquired as per guidelines. The creation of a District Park site in the Glenmore area will likely require the cooperation of the Agricultural Land Commission since a property fulfilling the City's park criteria is not available outside the A.L.R. The Glenmore/Clifton/Dilworth area will likely also play some role in contributing to the City's stated goal of achieving the preservation of 5% of the City's land base as Natural Open Space. Please refer to the Glenmore/Clifton/Dilworth Sector Plan for details.

Black Mountain Sector Plan (1991)

Much of the plan area is projected to remain in rural or agricultural use. Future urban development will be directed to the defined urban area. Within that area, the single unit residential character will be maintained by limiting the range of land uses and densities. Much of the area is composed of slopes greater than 30% and these will remain as open space. Neighbourhood parks, and compatible institutional uses such as schools, churches and day cares will be located as needs arise. A community park will eventually be located south of Highway 33, east of the existing school site. Limited commercial development will be supported as part of an urban village adjacent to the school and park sites.

Highway 97 Sector Plan (1994)

The Highway 97 Sector Plan area provides primarily for light industrial, commercial and medium density multiple unit residential development. Airport-related industrial uses are recommended for the lands surrounding that facility. Significant development is suggested for Reid's Corner at the intersection of Old Vernon Road and Highway 97 as a major arrival feature to the City of Kelowna. A residential urban village encompassing the OUC campus and adjacent development lands is envisaged. Agricultural uses will continue in areas that are not subject to urban pressures and conflicts. A residential urban village encompassing the OUC campus and adjacent development lands is encouraged.

Insert Map 19.2 – Sector and Neighbourhood Plans

Southeast Kelowna Sector Plan (1994)

Agriculture will remain the dominant land use within the Southeast Kelowna Sector Plan boundaries. The plan provides for the creation of a rural large-lot transition zone between urban and rural development. Residential development in the Hall Road and Gallagher's area, with the exception of Gallagher's Canyon Golf Resort and designated rural residential lots, will be single units, with lot sizes and densities consistent with existing RR3 – Rural Residential 3 development. Commercial development will be limited to the KLO/McCulloch/East Kelowna intersection, and the southeast corner of the proposed intersection of McCulloch and Carter.

Southwest Mission Sector Plan (1994)

The Southwest Mission Sector Plan will support new development consistent with the residential character of the area. Limited low density multiple unit residential development (to a maximum of 10%) will be within the Village Centre along the new South Connector. The Village Centre will also provide limited commercial and institutional opportunities. A further 20% of the housing mix may be multiple unit housing in the form of cluster housing which is to be located throughout the plan area in response to the topography and natural environment. Areas with slopes in excess of 30% will not generally be available for development. Viable agricultural areas will be preserved.

North Mission & Crawford Sector Plan (1996)

The North Mission and Crawford Sector Plan will provide for densification of the largely single unit area in a manner sensitive to the area's rural and natural character and context. Densification will be focused onto the larger vacant parcels and the urban and neighbourhood villages. Public access to natural features will be increased with the ultimate creation of linear corridors along Mission Creek, Bellevue Creek, Thomson Creek, and Mission Ridge Escarpment, and expansion of open space nodes along the lakefront. The plan also provides direction for the expansion of the community centre for North Mission and Crawford along Dehart Road between Lakeshore Road and Gordon Drive. Please refer to the North Mission and Crawford Sector Plan for details.

South Pandosy/K.L.O. Sector Plan (1997)

The South Pandosy/K.L.O. Sector Plan will provide for the containment of the urban area generally within the existing boundaries. Densification of dwelling units, jobs, as well as, goods and services is forecast within the Pandosy Urban Town Centre. A Resort Centre Urban Village is provided for in the area adjacent to Lake Okanagan within the southwest part of the Sector Plan area. A Heritage Park is proposed adjacent to the Benvoulin Church site. All new housing is forecast to be at multiple unit densities on re-developed sites within the established community or on new sites within the established community or on new sites designated for that purpose.

Hartman Road Area Plan

The Hartman Road Area Plan provides for one and two unit residential development. Two unit residential units will be limited to street corners and selected mid-block sites. Two new neighbourhood parks, each of approximately one acre, are projected within the neighbourhood. The integration of institutional uses may be considered. It is not anticipated that commercial facilities will be required within this area since residents will be well served by facilities along Rutland Road and Highway 33. Please refer to the Hartman Road Area Plan for more details.

South Central Area Plan

The South Central Area Plan will provide for densification of the neighbourhood in a manner sensitive to the area's character and heritage context. A single unit residential conservation area will be focused on Abbott Street and Marshall Street areas. Medium to High Density multiple unit development will be restricted to areas where these housing forms already exist, primarily along major roads. Two-unit and low density multiple unit housing will be allowed within selected areas. Institutional uses may be allowed to expand. The plan does not provide for rezoning for commercial development. Public access to natural features will be increased with the ultimate creation of a linear corridor along Mill Creek and expansion of open space nodes along lakefront. Please refer to the South Central Area Plan for more details.

North End Neighbourhood Structure Plan

The North End Neighbourhood Structure Plan will support a variety of land uses including various forms of residential development, employment oriented uses including service commercial and light industrial, the retention of the existing sawmill, institutional uses including schools, and an expanded parks and open space system. Environmentally sensitive areas including steep slopes, creeks, and other important natural features will be designated as open space. Please refer to the North End Neighbourhood Structure Plan for more details.

Ambrosi Area Plan

The Ambrosi Area Plan indicates a variety of future land uses including medium-density multiple unit residential development, transitional commercial facilities and continuance of existing service commercial and institutional facilities. A neighbourhood park will be located within the Plan area.

North Central Area Plan

The North Central Area Plan will support the continued presence of existing commercial and institutional uses as well as a gradual move toward medium to high-density residential development in selected areas presently zoned for single unit housing. Design considerations to integrate development into the character of the neighbourhood will be implemented to assist in the preservation and enhancement of heritage values.

Rutland Sector Plan (1997)

The Rutland Sector Plan will provide for the containment of the urban area generally within the existing urban boundaries, with the exception of Tower Ranch, with surrounding lands retained in their rural or agricultural status. The Sector Plan supports the densification of residential development in and adjacent to the Rutland Town Centre in the form of low and medium density multiple unit development, as well as mixed use commercial/residential projects in the commercial core. Town Centre re-development, plus a transportation network that emphasizes the secondary road network, is intended to establish a more pedestrian and transit friendly community. Re-development of the Rutland community will be guided by Urban Town Centre Commercial Development Design Guidelines and Rutland Multiple Unit Development Design Guidelines.

Kelowna Downtown Plan (2000)

The Kelowna Downtown Plan is a comprehensive framework of policies and initiatives aimed at the social and economic rejuvenation of Kelowna's Central Business District. The Plan builds on Downtown's existing positive attributes to shape a vision of Downtown as a diverse and vibrant, pedestrian-friendly environment. Key policy areas include Business and Economic Enhancement, Physical Form and Character, Parking, Transportation, Housing, Culture and

Public Art, Heritage Resources, Social Environment, Natural Environment, and Utilities Infrastructure. The Plan recommended the immediate formation of a Downtown Plan Committee to oversee implementation of the Plan's recommendations.

Cultural District Implementation Strategy and Marketing Plan (2000)

The Cultural District Implementation Strategy and Marketing Plan is a framework of initiatives to direct the development and marketing of Kelowna's Cultural District. Primarily, it aims to nurture and promote the community's cultural resources. Additionally, by presenting a co-ordinated approach to the District, the Implementation Strategy and Marketing Plan is intended to foster commitment and cohesiveness among Cultural District landowners and stakeholders. An assessment of the District's opportunities and constraints, and recommendations on organizational structure, funding strategies, and appropriate physical improvements for the area, are included.

Temporary Commercial and Industrial Use Permits

In accordance with the Local Government Act (Sections 879 and 921), an Official Community Plan may designate areas where Council may consider allowing temporary commercial and industrial uses, and may specify general conditions regarding the issuance of temporary use permits in those areas.

The temporary use designation is intended to apply to operations that are temporary in nature and the designation does not in itself permit commercial or industrial uses on the designated sites. Within these areas, Council may, by resolution, issue a Temporary Commercial or Industrial Use Permit and specify the conditions under which the temporary use be carried on. Upon the expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the City of Kelowna Zoning Bylaw 8000.

A temporary commercial permit may be issued for any area designated as commercial on OCP Map 19.1 Generalized Future Land Use and/or zoned commercial under Zoning Bylaw 8000. A temporary industrial permit may be issued for any area designated as industrial on OCP Map 19.1 Generalized Future Land Use and/or zoned industrial under Zoning Bylaw 8000.

Development Approval Information

The City may require those pursuing an amendment of the Zoning Bylaw, a development permit, or a temporary commercial or industrial permit, to provide information on the anticipated community impact of the proposed activity or development. The information requested can include (but is not limited to) the following matters:

- transportation patterns including traffic flow;
- local infrastructure;
- public facilities including schools and parks;
- community services; and
- the natural environment of the area affected.

The Development Application Procedures Bylaw specifies the procedures and policies relating to development approval information requirements.

Insert New Map 19.1 - Generalized Future Land Use