
CITY OF KELOWNA

MEMORANDUM

Date: May 12, 2004
File No.: OCP03-0002

To: City Manager

From: Planning and Corporate Services Department

Subject: Supplemental Information Requested by Council (Grant Gaucher – McKinley Rd)

1.0 RECOMMENDATION

That Council accept the supplemental information report dated May 12, 2004 from the Planning and Corporate Services Department as additional information for consideration regarding Official Community Plan Amendment application OCP03-0002.

2.0 BACKGROUND

Municipal Council originally deferred initial consideration of the OCP Amending Bylaw application at a regular meeting on September 29, 2003. On October 6, 2003, Council endorsed a recommendation for staff to report back to Council with supplemental information, to be provided by the applicant and reviewed by City staff, regarding the potential infrastructure impacts of a proposed development contemplated by the current OCP amendment application.

At the April 26, 2004, Council considered the alternate recommendation of the staff report for OCP Amendment. On May 3, 2004, Council considered a supplemental report from staff that expanded the original alternate recommendation to identify the proposed uses for consideration within the proposed Area Structure Plan.

The applicant has provided a significant amount of information to identify the amount of infrastructure work that is beyond the 20 year servicing plan. However, this information does not adequately address how the proposed development will impact the timing of improvements that are within the City of Kelowna 20 year servicing plan, nor the financial impact of any changes in the timing of delivery, nor has the applicant indicated the full cost implications if the infrastructure required beyond the 20 year plan.

Therefore, this proposal is inconsistent with the City of Kelowna current financial and capital servicing plans and Council must be aware of this issue when considering the OCP amendment.

Furthermore, if Council approves the OCP amendment, the Area Structure Plan (i.e. the next step in the process) must address how these infrastructure improvements can be provided at no net impact to our current servicing and financial plans. This would mean that all improvements that are not currently identified in the 20 year plan will be the sole responsibility of the developer with no credits available. These costs will include all land costs, construction costs, application fees (i.e. ALR, Subdivision, Land Titles fees etc). The developer will also be responsible for any incremental costs in providing works that are identified within the 20 year plan but will be needed before the funds are available or ahead of the scheduled completion .

Alternately, Council would have to direct staff to conduct a full review of the 20 year plan to include the infrastructure requirements related to this proposal within the 20 year time horizon (i.e. 2020). This work would have to be completed prior to final consideration of the OCP amending bylaw.

Andrew Bruce
Manager of Development Services

Approved for inclusion

R.L. (Ron) Mattiussi, A.C.P., M.C.I.P.
Director of Planning & Corporate Services