
CITY OF KELOWNA

MEMORANDUM

Date: August 15, 2007
File No.: OCP07-0017
To: City Manager
From: Planning and Development Services Department
Subject: Proposed OCP Amendment – North Glenmore Area Structure Plan (Troika Developments Inc.)

Report prepared by: Gary L. Stephen

RECOMMENDATION

THAT OCP Text Amendment OCP07-0017 (Troika Development Inc.) to amend Table 19.1 and OCP Map 19.1 Generalized Future Land Use to add an Area Structure Plan mapping note for lands in the North Glenmore area NOT be considered at this time;

AND THAT staff be directed to include consideration of whether or not there is a need for inclusion of this specific area as an ASP into the growth strategy as part of the next OCP Review.

BACKGROUND:

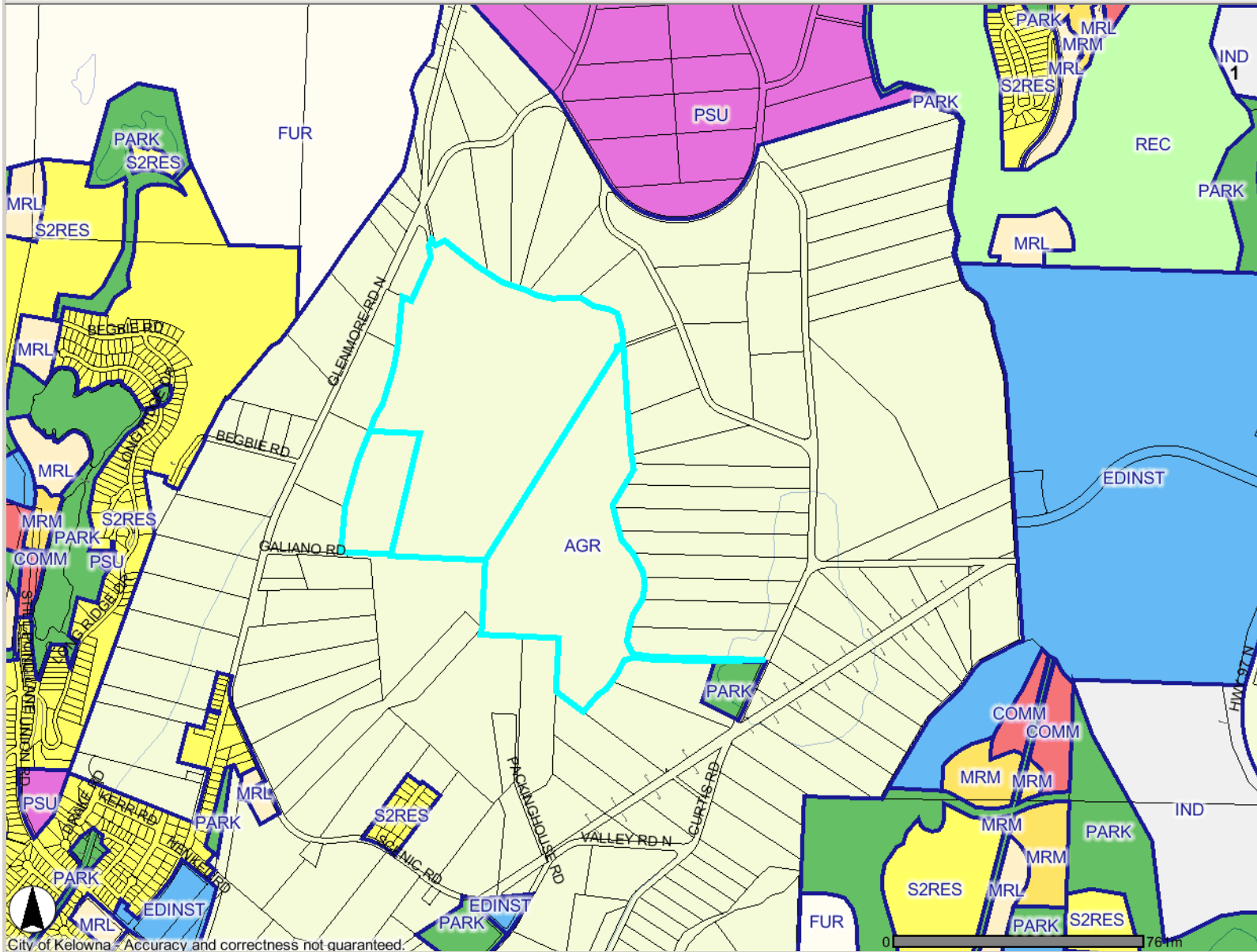
The subject property is located in the North Glenmore Area, east of Glenmore Road between Glenmore Highlands and UBCO, and south of the Glenmore Landfill. The site is comprised of 3 properties (2250 Galiano Rd; 1555 Glenmore Road North; 855 Packinghouse Road) totalling approximately 79.09 ha (195.43 ac). The site is also adjacent to Yaletown - another Troika Development project located at 1475 / 83 Glenmore Road North.

The site is not currently identified as a future growth area in the existing OCP growth strategy to the year 2020. Future growth areas are designated as Future Urban Reserve. This area is currently designated as Rural / Agricultural in the OCP and is zoned A1 under Zoning Bylaw 8000. Although this hillside area is not within the ALR it is almost completely surrounded by ALR land, including the former Tutt Ranch lands now owned by the City of Kelowna.

Inclusion of this proposal into the existing OCP would not fit with the existing growth strategy and therefore there would be an impact on the 20 Year Servicing Plan and Financing Strategy. A major review of the 20 Year Servicing Plan and Financing Strategy would likely be required.

It is felt that this proposal is premature and should not be considered at this time. It is recommended that this proposal be deferred to the next OCP Review process where full evaluation of the impacts of this project on growth and infrastructure needs for the entire City can be determined within the context of the next OCP growth strategy.

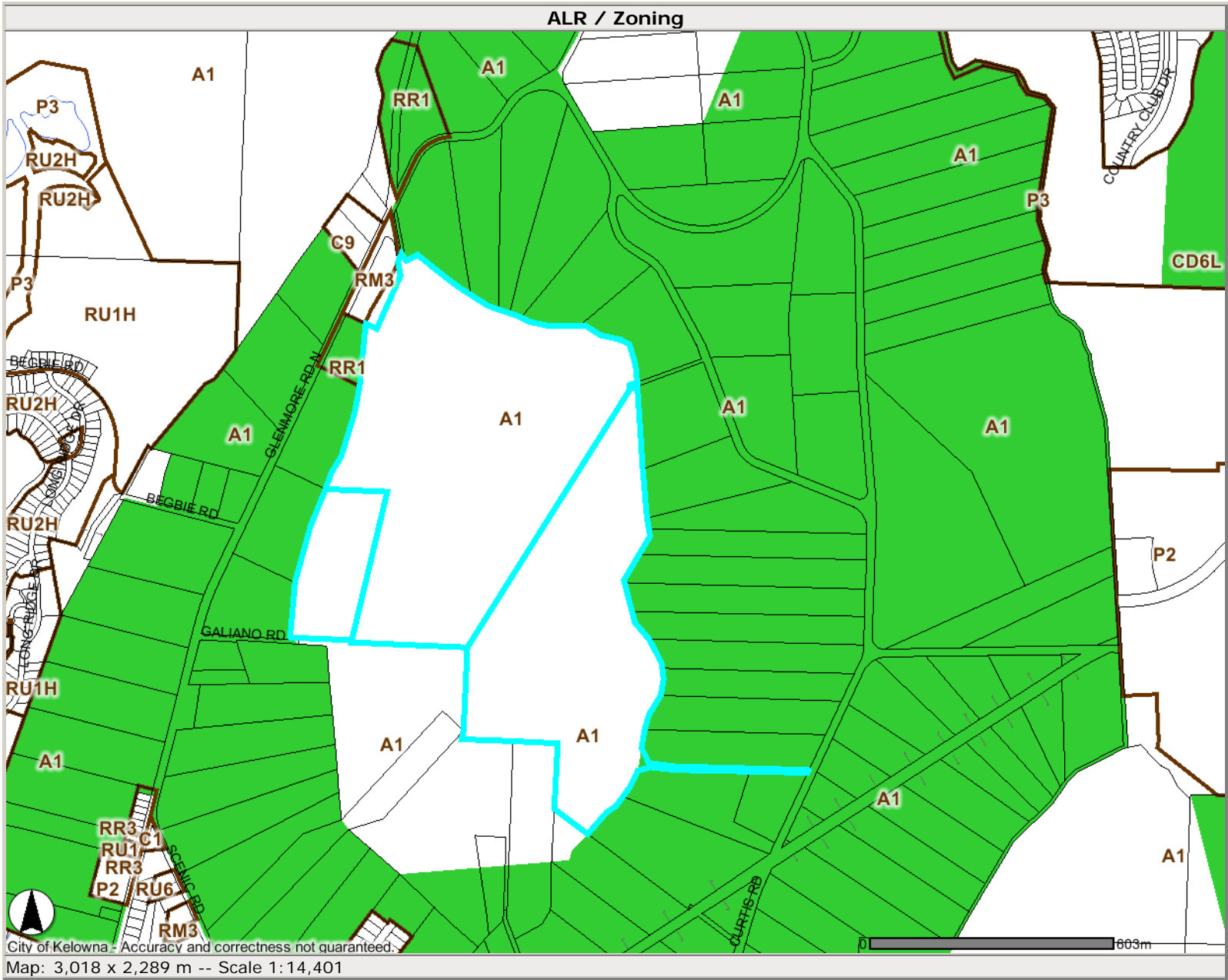
Generalized Future Land Use



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 3,808 x 2,889 m -- Scale 1:18,174

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



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INTERNAL CIRCULATION TO:

Current Planning Supervisor

LEGAL/STATUTORY AUTHORITY:

Local Government Act (LGA) (Section 876) provides the authority to adopt an Official Community Plan bylaw. *LGA Sections 877 and 878* outline the required content and potential policy statements respectively and *LGA Section 879* outlines the consultation requirements for the adoption and amendment of an OCP.

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

Under the *Local Government Act (Section 879)* there is a requirement for the City to provide one or more opportunities it considers appropriate for consultation in addition to the public hearing required. When and if this project moves forward, either on its own or as part of the upcoming OCP Review it will be necessary to engage in a consultation process specific to the site or in a full blown public process in association with a major OCP Review.

The *LGA (Section 882 (3))* also states that when adopting or amending an OCP the first thing Council must do after First Reading and before Public Hearing is consider the plan amendment in conjunction with “its financial plan and any waste management plan that is applicable in the municipality or regional district”.

This project will have an impact on servicing, including the sanitary sewer system and other infrastructure. There will be an impact on the Waste Management Plan and on the Financial Plan that will not be fully understood without a major review of the 20 Year Servicing Plan and Financing Strategy as part of the OCP Review.

EXISTING POLICY:

Kelowna Strategic Plan (2004)

Goal 3 – To foster the social and physical well-being of residents and visitors.

Objective 5 – Achieve accessible, high quality living and working environments.

Action 3.5.3 – Review targets for density increases in various sectors of the city and establish how such increases can be sensitively integrated.

Goal 3 – To foster the social and physical well-being of residents and visitors.

Objective 7 – Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

Action 3.7.1 – Review policies, including urban centre and housing policies, to ensure Growth is effectively directed in a way that takes advantage of existing infrastructure and services.

Official Community Plan 2000 - 2020

There is current OCP policy direction with respect to managing growth:

Regional Context Statement for compliance with Regional Growth Management Strategy Bylaw - Growth Management Policies:

1. Containing urban growth and supporting growth and redevelopment in existing settlement areas with full urban services.
2. Residential development should include a range of housing types, densities and affordability options.
3. Provision of adequate and appropriate urban services before development is permitted to occur.
4. Impact assessments for major OCP amendments and infrastructure projects, including fiscal impacts to the community.

Growth Management Policy 5.1.1 **Ensure DCC's Reflect Costs.** Ensure the Development Cost Charge (DCC) system accurately reflects major off-site costs of development projects and the demand placed on the infrastructure by different types, sizes and locations of residential units.

Growth Management Policy 5.1.2 **Support Transportation Demand Management.** Work towards decreasing the rate of travel by private automobile, especially during peak hours.

Growth Management Policy 5.1.7 **Minimize Impact on Agricultural Lands.** Support the Agricultural Land Reserve and establish a defined urban-rural/agricultural boundary, as indicated on Map 11.2 - Urban -Rural/Agricultural Boundary, utilizing existing roads, topographic features, or watercourses wherever possible. The City will direct urban uses to land within the urban portion of the defined urban-rural/agricultural boundary, in the interest of reducing development and speculative pressure, toward the preservation of agricultural lands. The City will discourage further extension of existing urban areas into agricultural lands.

Growth Management Policy 5.1.10 **Develop a Compact Urban Form.** Develop a more compact urban form that maximizes the use of existing infrastructure, by increasing densities through development, conversion and re-development within existing areas, particularly in Urban Centres, and by providing for higher densities in future urban areas. Encourage development to proceed in a logical, sequential order, concurrently with availability of required urban services.

Agricultural Policy 11.1.16 **Parcels Less Than .8 Hectares (2 Acres).** Discourage the non-farm use of parcels less than .8 hectares where such parcels are located in an agricultural area;

In addition, the OCP Rural / Agricultural designation is as follows:

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 generally not be supported for development to parcel sizes less than 4.0 ha (10 acres).

FINANCIAL/BUDGETARY CONSIDERATIONS:

Consideration of this proposal will have a significant impact on the 20 Year Servicing Plan and Financing Strategy and it is recommended that it not be entertained outside of a major OCP Review.

Considerations not addressed in this report:

PERSONNEL IMPLICATIONS:

TECHNICAL REQUIREMENTS:

EXTERNAL AGENCY/PUBLIC COMMENTS:

ALTERNATE RECOMMENDATION:

Submitted by:

Gary Stephen,
Planner – Long Range

Signe K. Bagh, MCIP
Manager - Policy Research and Strategic Planning

Approved for inclusion

David Shipclark
Acting Director of Planning & Development Services

GLS

Attachment

cc: Current Planning Supervisor