
CITY OF KELOWNA

MEMORANDUM

Date: March 13, 2009
To: City Manager
From: Community Sustainability Division

APPLICATION NO. Z09-0006

APPLICANT: City of Kelowna

AT: 1960 Hollywood Rd S

OWNER: City of Kelowna

Purpose: TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO P3 – PARKS & OPEN SPACE TO ALLOW FOR THE FUTURE CONSTRUCTION OF A PUBLIC MOUNTAIN BIKE SKILLS RECREATION PARK

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: P3 – PARKS & OPEN SPACE

REPORT PREPARED BY: LUKE TURRI

1.0 RECOMMENDATION

THAT Rezoning Application No. Z09-0006 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot B, Section 14, Township 26, ODYD, Plan KAP82009, located at 1960 Hollywood Road South, Kelowna, BC from the RU1 – large Lot Housing zone to the P3 – Parks & Open Space zone, be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

2.0 SUMMARY

This application seeks to rezone the subject property from RU1 – Large Lot Housing to the P3 – Parks & Open Space zone for the future construction of a public community mountain bike skills recreation park.

3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting on February 17, 2009 and the following recommendation was passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z09-0006, for 1960 Hollywood Road S; Lot B, Plan 82009, Sec. 14, Twp. 26, ODYD, by the City of Kelowna to rezone from the ru1-Large Lot Housing zone to the P3-Parks and Open Space zone to accommodate future construction of a mountain bike skills park.

4.0 BACKGROUND

The subject property is owned by the City of Kelowna. A portion of the site (southwest) is currently used for the Mission Creek Greenway linear park corridor. The site is within the Agricultural Land Reserve, however, the existing park use is grandfathered as an allowable use for this site.

The City of Kelowna has partnered with the Central Okanagan Regional District to develop a regionally based “Kelowna and Area Mountain Bike Strategy” that has recently been submitted to Council. In developing the strategy, many locations were considered for a mountain bike skills park. The site selection process included an open house, mapping, site inspections and inter-organizational discussion. A selection screening matrix for these locations was developed, with the Hollywood Road site being chosen as the most suitable location.

4.1 The Proposal

The City of Kelowna is proposing to build a mountain bike skills park on the eastern portion of the site, along Hollywood Road. Mountain bike skills parks provide the opportunity for mountain bikers of all levels of experience to develop expertise in a range of skills including bike handling, balancing, jumping and turning. Features within a skills park are predominantly constructed using locally available natural materials such as soil, wood and rocks.

Only a portion of the site will be used for the skills park, with additional space to be retained as open space. A gravel parking lot, accessed along Hollywood Road, would also be included. The existing greenway trail connections would remain.

Public consultation regarding the final design and construction of the proposed park is to be completed in the coming months, including discussion with the Central Okanagan Regional District and the local mountain bike club (MTBco). This public input will help to sensitively place the skills park within the local context.

There are no minimum lot width, depth or area requirements for the P3 zone, allowing parcel to be consistent with Zoning Bylaw No. 8000 regulations.

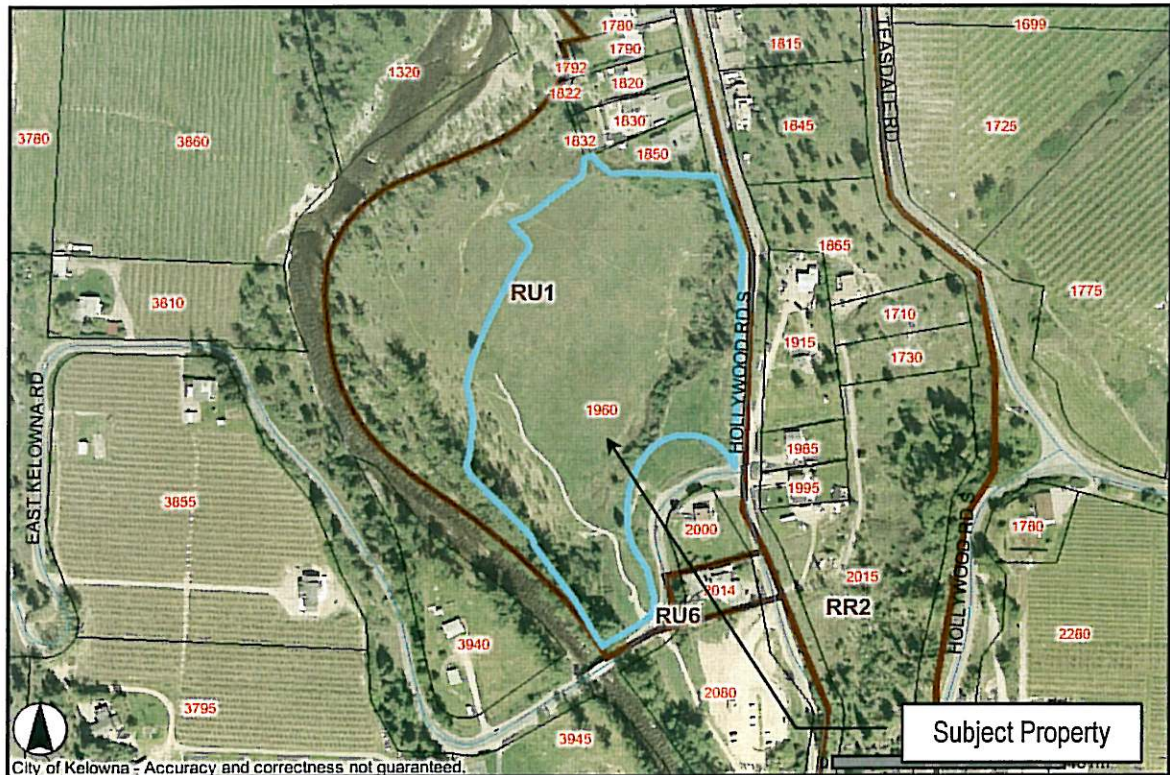
4.2 Site Context

The subject property is located at the corner of Hollywood Road South and East Kelowna Road, abutting Mission Creek. The property is surrounded by large single family parcels, as well as agricultural land to the east. Specifically, adjacent land uses are as follows:

Direction	Zoning
North	RU1 – Large Lot Housing A1 – Agricultural 1
South	RU6 – Two Dwelling Housing Ru1 – Large Lot Housing
East	A1 – Agricultural 1
West	RR2 – Rural Residential 2

Site Location Map

Subject property: 1960 Hollywood Road South



5.0 CURRENT DEVELOPMENT POLICY

The purpose of the P3 – Parks & Open Space zone is to provide for the preservation and enhancement of open space and limited public facilities.

5.1 Official Community Plan

Section 14.1 – Parks and Open Space: Endeavour to provide a variety of parks and open space to meet the diverse needs of the community.

Section 14.8 – Facility Maximization: Meet increased user demands by maximizing use of existing facilities prior to expanding or renovating.

Section 14.9 – Facility Investments: In conjunction with assessing financial resources and community priorities develop plans for the construction or expansion of indoor, outdoor and speciality leisure service facilities.

Section 14.10 – Sports Tourism: Continue to develop and promote sports tourism by partnering with other agencies.

6.0 TECHNICAL COMMENTS

6.1 Building and Permitting

No buildings/structures currently located on this property. Building Permit required for future construction of bike skills park involving any new buildings/structures.

6.2 Development Engineering Branch

See attached.

6.3 Environment

No concerns.

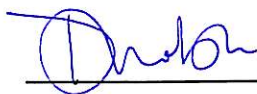
6.4 Rutland Water Works

If this park requires water for washrooms &/or irrigation, application will have to be made at RWW so that estimates and scheduling can be prepared.

7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The Land Use Management Department is supportive of the proposed land use. The City of Kelowna Parks Division has helped lead significant research on the state of mountain biking in our region, which has led to the “Kelowna and Area Mountain Bike Strategy”. This report has been approved by Council as a guide for the development and management of mountain bike facilities within the City of Kelowna. The Strategy was a partnership between the City of Kelowna and the Regional District of the Central Okanagan. Future projects will be contingent on funding approval by City Council. Through this work, the creation of a mountain bike skills park has been made a priority to add to the City’s recreational inventory. The complete strategy, which further elaborates on the state of mountain biking in the area and site selection process, is now available through the City’s website.

The Hollywood Road South site has been considered as the most suitable location for a number of reasons, including its proximity to existing trails, transit, parking, washrooms and schools. In addition, the City of Kelowna already has ownership of the property. On-going communication between the City of Kelowna, BC Parks, the Central Okanagan Regional District, and MTBco will contribute to the overall concept plan of the park. Final construction of the proposed park would be subject to public consultation, as well as the Environmental Development Permit process, as the site is adjacent to Mission Creek.

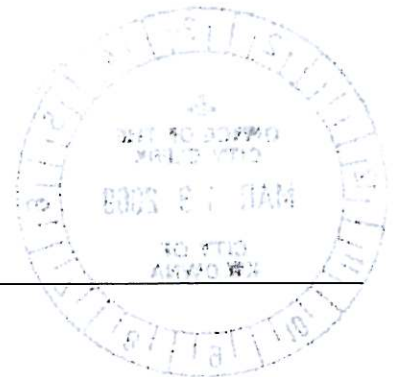


Danielle Noble
Manager, Urban Land Use Management

Approved for inclusion

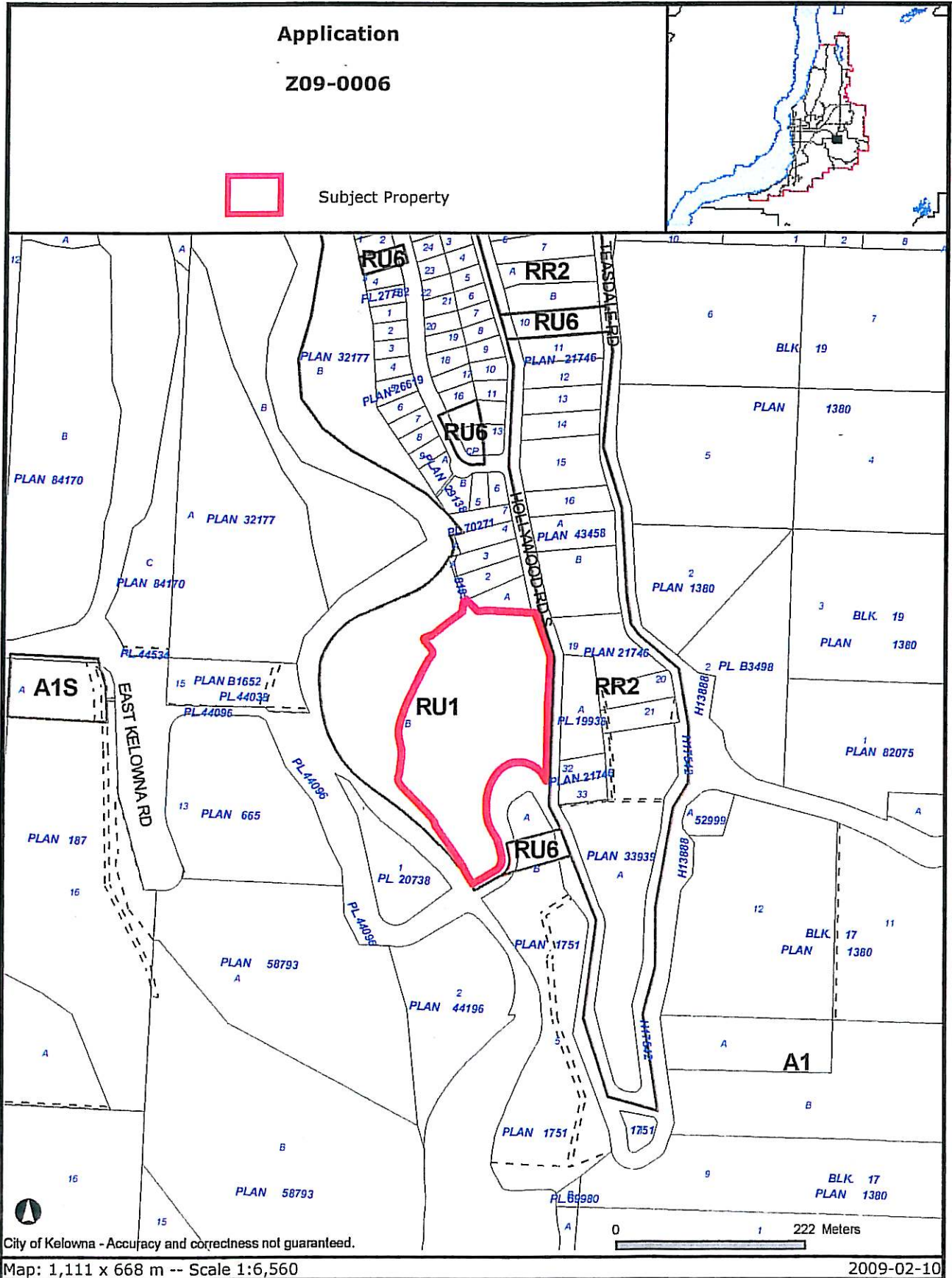


F/ Shelley Gambacort
Director, Land Use Management

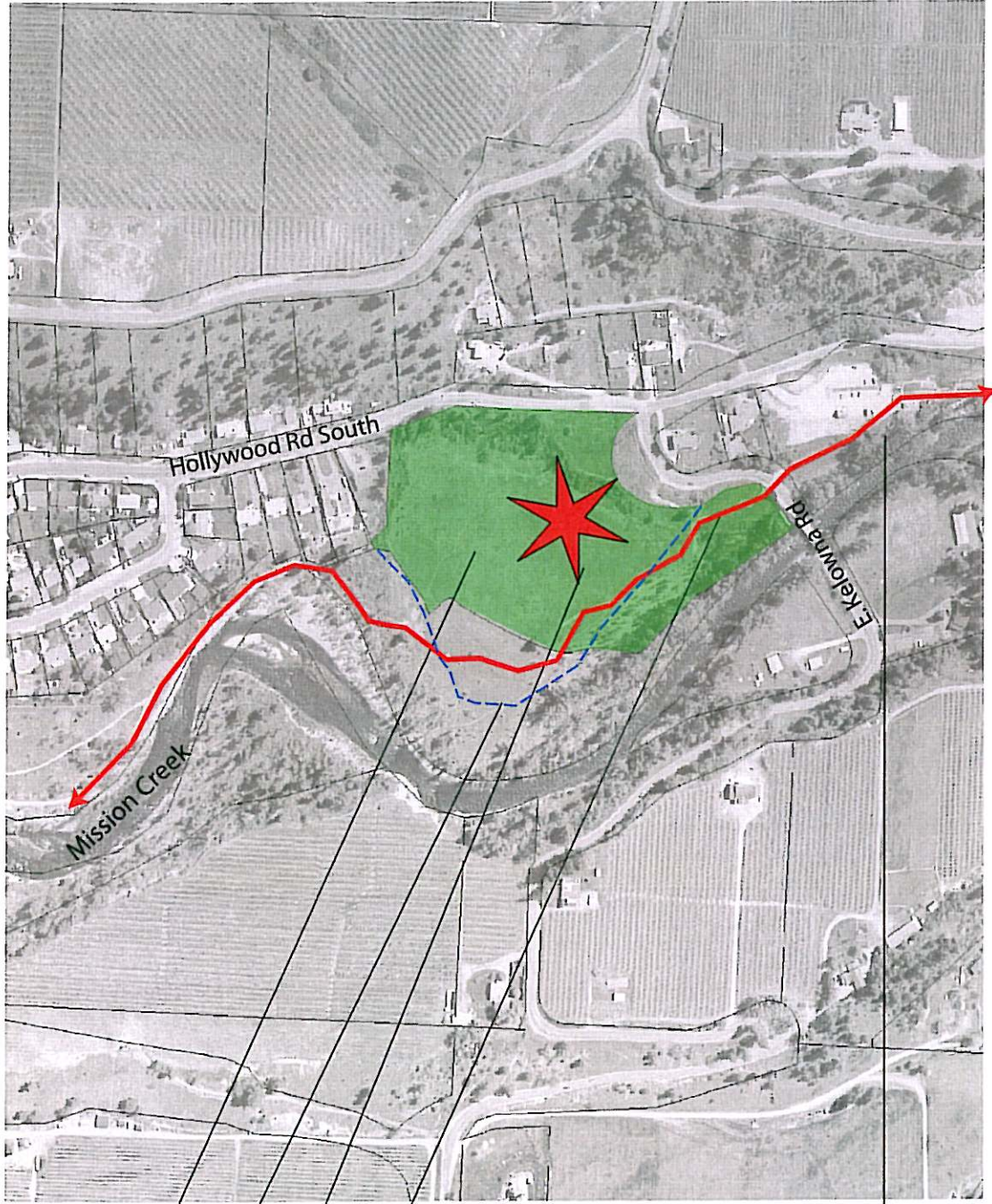


ATTACHMENTS

- Subject Property Map
- Conceptual Site Plan
- Screening Matrix – Hollywood Road Site
- Hollywood Road Bike Park Site Photo
- Kelowna and Area Mountain Bike Strategy Executive Summary
- Development Engineering Branch Comments



*Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.*



Subject Property

Approximate 50m
Riparian Setback

Mountain Bike
Skills Park

Existing Mission
Creek Greenway



Scenic Canyon
Regional Park

1960 Hollywood Road South - Rezoning

Screening Matrix-Hollywood Road Site

Criteria	Rating			Comments
	Poor	Neutral / No Data	Excellent	
Area Available			x	<ul style="list-style-type: none"> 3.8 ha
Land Ownership			x	<ul style="list-style-type: none"> City of Kelowna / RDCO
Open House Support		x		<ul style="list-style-type: none"> moderate support
Schools			x	<ul style="list-style-type: none"> two schools within approx 2 km
Transit			x	<ul style="list-style-type: none"> on bus route
Parking			x	<ul style="list-style-type: none"> adjacent parking for Mission Greenway trail staging area
Toilets			x	<ul style="list-style-type: none"> adjacent across East Kelowna Rd
Lighting		x		<ul style="list-style-type: none"> unknown
Safety		x		<ul style="list-style-type: none"> good access
Noise			x	<ul style="list-style-type: none"> road grade blocks noise
Existing trail system			x	<ul style="list-style-type: none"> adjacent to Mission Greenway trail
Cycling network			x	<ul style="list-style-type: none"> adjacent to Mission Greenway trail
Residential area		x		<ul style="list-style-type: none"> on periphery of central residential area
Expansion potential			x	<ul style="list-style-type: none"> good potential
Topography			x	<ul style="list-style-type: none"> mix of floodplain and small slope
Water		x		<ul style="list-style-type: none"> waterline across Hollywood Rd
Sensitivity	x			<ul style="list-style-type: none"> potentially sensitive site
Disturbed	x			<ul style="list-style-type: none"> minimally disturbed
Total	2	5	11	

Overall Rating			Site suitability	
Poor	Neutral	Excellent	Dirt Jump Skills Centre	Unsuitable
		x	x	





Executive summary

Mountain biking provides many benefits to regional development. It provides healthy lifestyle choices through exercise benefits and contributes to the well-being of people who enjoy being in nature. It provides the opportunity for families to enjoy the outdoors together and creates a positive outlet for all ages in both a competitive and non-competitive environment.

As part of a multi-use trail system, mountain biking assists in the protection of environmental corridors, fosters awareness of protecting public access to natural areas, and, when coordinated with an urban cycling strategy, contributes to a reduction in motor vehicle use and therefore, greenhouse gas emissions. In addition, continuous improvements to trail infrastructure will also add to the attractiveness of mountain bike tourism, a significant economic generator.

A recent Ipsos Reid survey commissioned by the City of Kelowna identified cycling / biking as the seventh highest type of physical activity that Kelowna residents regularly participate in. This ranked higher than golfing, hockey, and soccer. The recent dramatic growth and evolution of this sport are creating both opportunities and challenges for the community.

Research on the economic impacts of mountain biking indicates that the sport is a significant income generator attracting both tourists and locals alike. For example, the Sea to Sky Corridor from Vancouver's North Shore to Whistler, generated \$10.3 million in spending from riders that live outside the host community, in a 3.5 month period in 2006. In the US, mountain biking is estimated to generate \$26 billion in economic activity.

The City of Kelowna, together with the Regional District of the Central Okanagan (RDCO), engaged Cascade Environmental Resource Group Ltd. (CERG) to develop a regional mountain bike strategy.

The goal of the Strategy was to determine and appropriately locate an environmentally responsive non-motorized network of trails and accompanying infrastructure for mountain bikes that can be accommodated on public lands in the Kelowna area, both now and in the future.

Working with a Steering Committee of regional stakeholders (City of Kelowna, BC Parks, Ministry of Tourism, Culture and the Arts, and Regional District of the Central Okanagan), the following Vision was developed:

The Central Okanagan will be recognized world-wide for its excellence in mountain bike trails, facilities, and management.

This Vision provides a focus for developing the Okanagan as a mountain biking destination, and for establishing a strategic framework and clear direction for all levels of government regarding roles and responsibilities over the next ten years. This Strategy also identifies social (for example, what role the local mountain biking club should play),

CITY OF KELOWNA

MEMORANDUM

Date: February 25, 2009
File No.: Z09-0006
To: Planning & Development Services Department (LT)
From: Development Engineer Manager (SM)
Subject: 1960 Hollywood Road S. – Lot B, Plan 82009, Sec. 14, Twp. 26, ODYD

The Works & utilities Department comments and requirements regarding this application to rezone from A1 to P-3 are as follows:

1. Subdivision

The existing road surface trespasses onto the subject property. Dedicate a 6.0m. corner rounding at the intersection of Hollywood Road South and East Kelowna Road.

2. Domestic water and fire protection.

This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD and pay all the charges for regrade fees and upgrading costs directly to the RWD. The developer is required to provide a confirmation that the district is capable of supplying domestic and fire flow in accordance with current policies requirements.

3. Sanitary Sewer.

Based upon current policies and regulations, the 3.4 Ha property is not required to have a sanitary sewer service. Should the developer wish to connect to the Municipal wastewater collection system, the property will be required to join Specified Area # 23 and pay all the fees and charges applicable at that time.

4. Power and Telecommunication Services.

The subject property is not located within a town center and the area is served by overhead wiring, the service connections to this development may be provided overhead provided that there are no new poles required and service trespasses will not be created.

5. Road improvements.

The P-3 zone for a parcel of land the size of the subject property allows for a rural standard cross section on the fronting roads, therefore this application does not trigger any frontage upgrades.

Steve Muenz, P.Eng.
Development Engineering Manager

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