

Memo



Date: May 28/10

To: City Manager

From: Community Sustainability Division

File No: OCP09-0013 **Applicant:** City of Kelowna
Z09-0044

At: Dilworth Mountain Estates **Owner:** Various
(see attached)

Purpose: TO AMEND OCP FUTURE LAND USE DESIGNATIONS WITHIN DILWORTH MOUNTAIN ESTATES TO RECOGNIZE FINAL DEVELOPMENT BOUNDARIES AND ALLOW THE DISCHARGE OF LUC 74-57

TO REZONE THE SUBJECT PROPERTIES IN COMPLIANCE WITH ZONING BYLAW NO. 8000 TO ALLOW THE DISCHARGE OF LUC 74-57

Existing Future Land Use: Single/Two Unit Residential
Multiple Unit Residential - Low Density
Commercial
Major Park / Open Space
Educational / Major Institutional

Proposed Future Land Use: Single/Two Unit Residential
Multiple Unit Residential - Low Density
Multiple Unit Residential - Medium Density
Commercial
Major Park / Open Space
Public Service/Utilities
Educational / Major Institutional

Existing Zone: LUC 74-57

Proposed Zoning: RU1h - Large Lot Housing (Hillside Area)
RM3 - Low Density Multiple Housing
RM4 - Transitional Low Density Housing
C5 - Transitional Commercial
P2 - Educational & Minor Institutional
P3 - Parks & Open Space
P4 - Utilities

Report Prepared by: Luke Turri

1.0 RECOMMENDATION:

THAT OCP Bylaw Amendment No. OCP09-0013 to amend Map 19.1 of the Kelowna 2020 - Official Community Plan Bylaw No. 7600, by changing the Future Land Use designation of the area

commonly known as “Dilworth Mountain Estates” from the Single/Two Unit Residential, Multiple Unit Residential - Low Density, Commercial, Major Park/Open Space and Educational/Major Institutional designations, to the Single/Two Unit Residential, Multiple Unit Residential - Low Density, Multiple Unit Residential - Medium Density, Commercial, Major Park / Open Space, Educational/Major Institutional and Public Service/Utilities designations, as shown on Map “A” attached to the report of Land Use Management Department dated May 28, 2010, be considered by Council;

THAT Rezoning Application No. Z09-0044 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classifications for the area commonly known as “Dilworth Mountain Estates”, bounded by Dilworth Drive to the south, Silver Place to the north, Monashee Place to the east and Summit Drive to the west, from the A1 - Agriculture 1, RU1 - Large Lot Housing, and P3 - Parks & Open Space zones to the RU1h - Large Lot Housing (Hillside Area), RM3 - Low Density Multiple Housing, RM4 - Transitional Low Density Housing, C5 - Transitional Commercial, P2 - Educational & Minor Institutional, P3 - Parks & Open Space and P4 - Utilities zones as shown on Map “B” attached to the report of the Land Use Management Department dated May 28, 2010, be considered by Council;

AND THAT Council considers a Public Open House held on Wednesday, April 21st, 2010 be appropriate public consultation as required under Section 879 of the Local Government Act as outlined in the report of the Land Use Management Department dated April 9, 2010;

AND THAT the OCP Bylaw Amendment No. OCP09-0001 and the zone amending bylaw be forwarded to a Public Hearing for further consideration;

2.0 SUMMARY:

The May 18, 2010 public hearing for the above-noted OCP Amendment and Rezoning applications was held open by Council to address concerns regarding two School District #23 properties at 950 Dilworth Drive and 2180 Summit Drive respectively.

Since that time, staff have met with School District #23 representatives and have reviewed in detail the requirements for discharge outlined within Land Use Contract 74-57. As the discharge clause specifically references not making the “agreed use” (in this case the school sites) non-conforming, the appropriate zoning is now considered to be the “P2 - Educational & Minor Institutional” zone, with the appropriate OCP Future Land Designation being “Educational/Major Institutional”. These two properties were originally proposed to be zoned and designated as park space in consideration of their existing use. These changes are reflected in the revised OCP Future Land Use Designation and Zoning maps attached (Map “A” & “B”).

Submitted by:



for

Shelley Gambacort
Director, Land Use Management

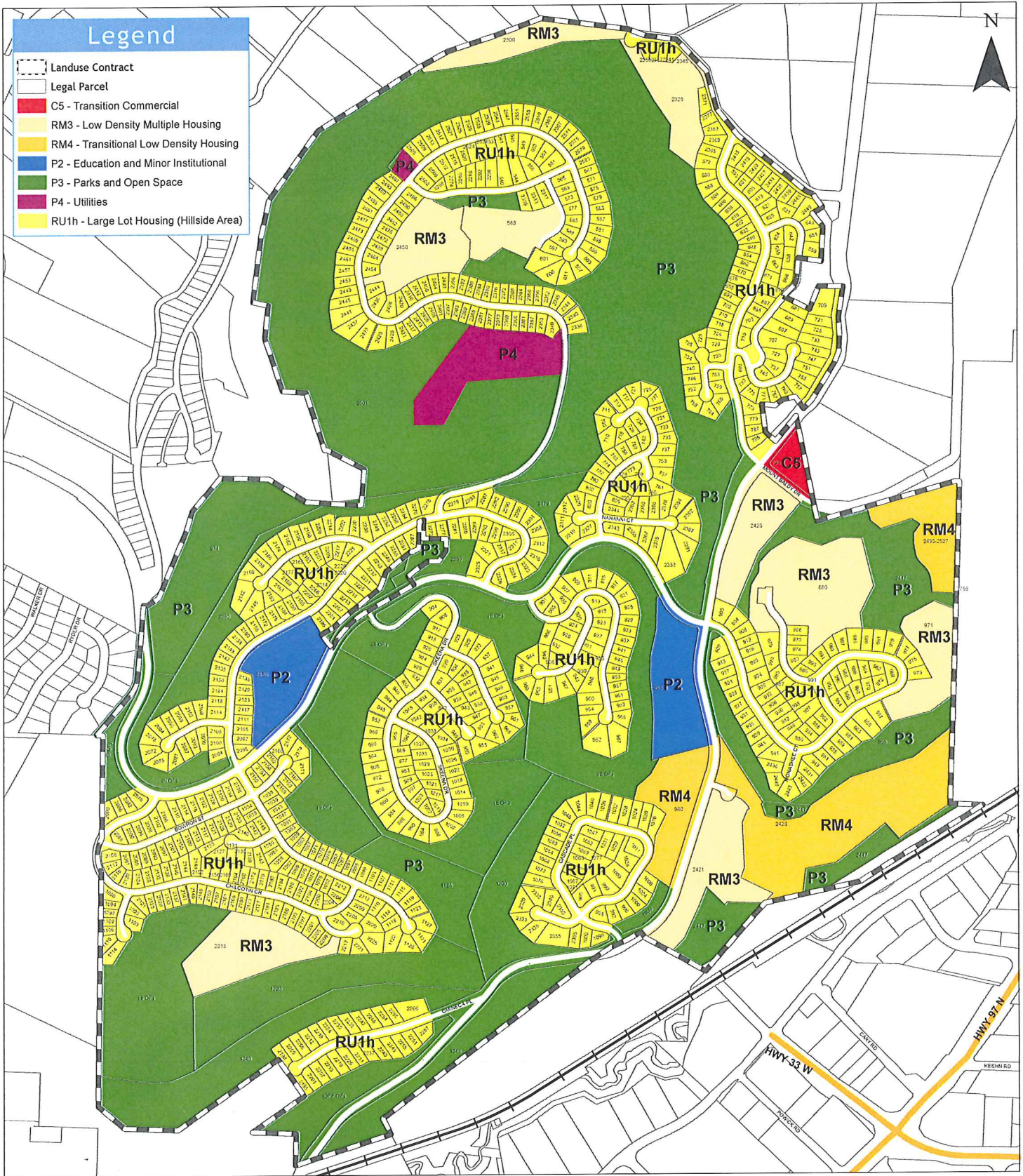
Approved for inclusion:



Jim Paterson
GM, Community Sustainability

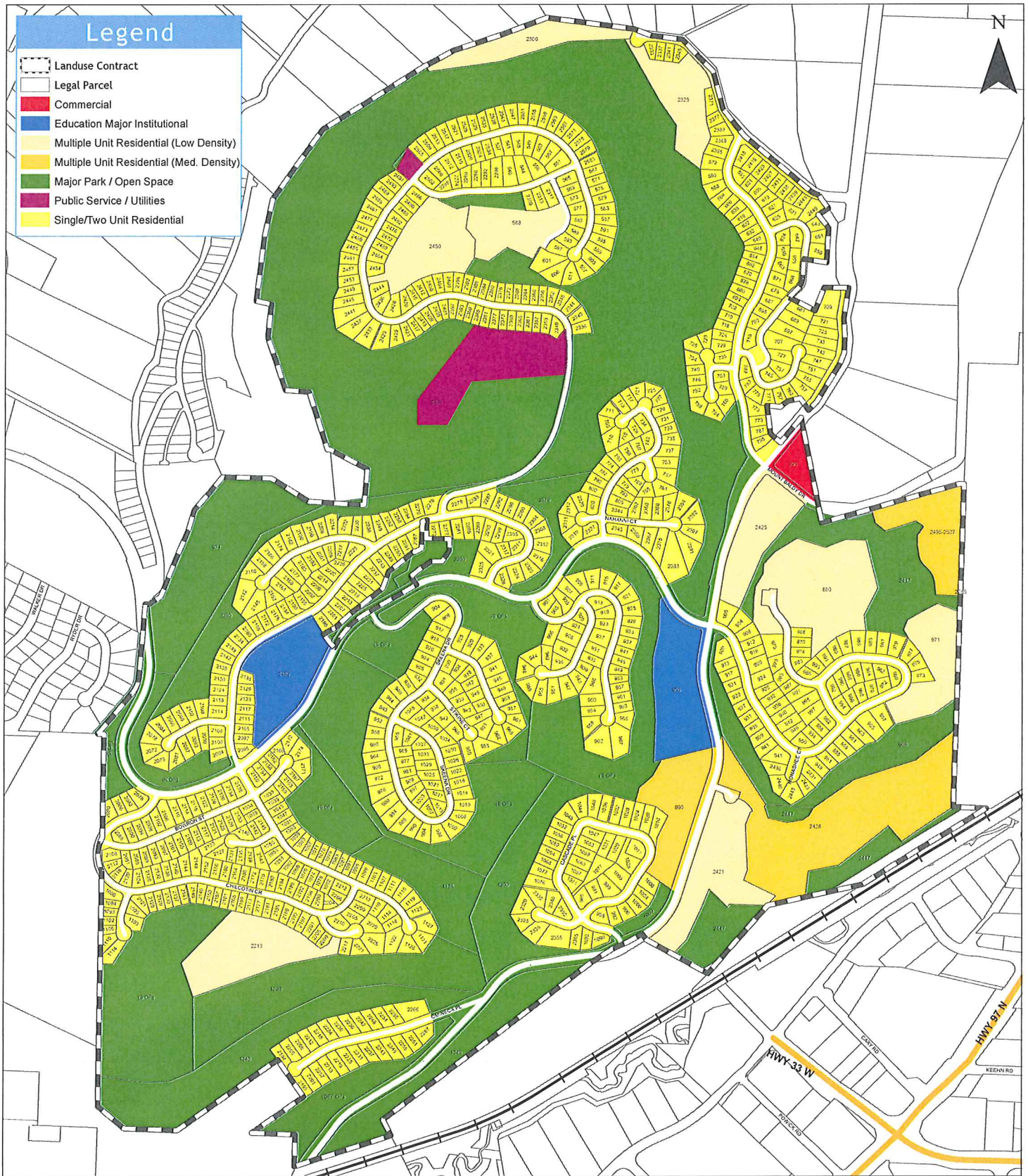
Attachments:

Revised Map "A" - Proposed Future Land Use Designation
Revised Map "B" - Proposed Zoning



Dilworth LUC
 Proposed Zoning
 April 2010





Dilworth LUC
 Future Land Use - Proposed
 April 2010

