

Memo



Date: November 10, 2010

To: City Manager

From: Land Use Management, Community Sustainability

Application: OCP10-0011/Z10-0058 (PMc)

Owner: Various - See list

Address: Various - See list

Applicant: City of Kelowna

Subject: OCP and Rezoning Housekeeping Amendments

Existing OCP Designation: Various - refer to maps 1 - 8

Proposed OCP Designation: Various - refer to maps 1 - 8

Existing Zone: Various - refer to maps 1 - 8

Proposed Zone: Various - refer to maps 1 - 8

1.0 Recommendation

THAT OCP Bylaw Amendment No. OCP10-0011 to amend Map 19.1 of the Kelowna 2020 - Official Community Plan Bylaw No. 7600, by changing

1. the Future Land Use designation of Lots 27 - 33, DL 1688S, SDYD, Plan KAP82069, located on Kuipers Cres., Kelowna, BC from the Major Park/Open Space designation, to the Single/Two Unit Residential designation, as shown on Map "1A" attached to the report of Land Use Management Department dated November 8, 2010, be considered by Council,
2. the Future Land Use designation of parts of Lots 10, 11, & 14, and Lots 12 & 13, DL1688s, SDYD, Plan KAP84694, located on Kuipers Cres & Clarence Ave., Kelowna, BC from the Major Park/Open Space designation, to the Single/Two Unit Residential designation, and Lot 27, DL1688s, SDYD, Plan KAP84694, located on Kuipers Cres & Clarence Ave., Kelowna, BC from the Single/Two Unit Residential designation to the Major Park/Open Space designation, as shown on Map "2A" attached to the report of Land Use Management Department dated November 8, 2010, be considered by Council,
3. the Future Land Use designation of Part of Lot A, DL1688s, SDYD, Plan KAP68646, Exc. Plans KAP68647, KAP70485, KAP71342, KAP72474, KAP74275, KAP74684, KAP76064, KAP79204, KAP82069, KAP82290, & KAP84694, located on Kuipers Cres., Kelowna, BC from the Single/Two Unit Residential designation, to the Major Park/Open Space designation, as shown on Map "3A" attached to the report of Land Use Management Department dated November 8, 2010, be considered by Council,

A handwritten signature in black ink, appearing to be a stylized 'R' or similar character.

4. the Future Land Use designation of Part of Lot 3, DL 124, O.D.Y.D., Plan KAP84653, located on McCurdy Rd., Kelowna, BC from the Industrial designation, to the Major Park/Open Space designation, as shown on Map "4A" attached to the report of Land Use Management Department dated November 8, 2010, be considered by Council,
5. the Future Land Use designation of Strata Lot 1, DL14, O.D.Y.D, Strata Plan KAS2898, located Wardlaw Ave., Kelowna, BC from the Single/Two Unit Residential designation, to the Multiple Unit residential (Low Density) designation, as shown on Map "5A" attached to the report of Land Use Management Department dated November 8, 2010, be considered by Council,
6. the Future Land Use designation of Lot 1, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP56656, located on Spruceglen Dr., Kelowna, BC from the Single/Two Unit Residential designation, to the Major Park/Open Space designation, as shown on Map "7" attached to the report of Land Use Management Department dated November 8, 2010, be considered by Council,

AND THAT Rezoning Application No. Z10-0058 to amend the City of Kelowna Zoning Bylaw No. 8000,

1. by changing the zoning classification of Lots 27 - 33, DL 1688S, SDYD, Plan KAP82069, located on Kuipers Cres., Kelowna, BC from the P3 - Parks and Open Space zone to the RU1h - Large Lot Housing (Hillside area) zone, as shown on Map 1B,
2. by changing the zoning classification of parts of Lots 10, 11, & 14, and Lots 12 & 13, DL1688s, SDYD, Plan KAP84694, located on Kuipers Cres & Clarence Ave., Kelowna, BC from the P3 - Parks and Open Space zone to the RU1h - Large Lot Housing (Hillside area) zone, and Lot 27, DL1688s, SDYD, Plan KAP84694, located on Kuipers Cres & Clarence Ave., Kelowna, BC from the RU1h - Large Lot Housing (Hillside area) zone to the P3 - Parks and Open Space zone, as shown on Map 2B
3. by changing the zoning classification of Part of Lot A, DL1688s, SDYD, Plan KAP68646, Exc. Plans KAP68647, KAP70485, KAP71342, KAP72474, KAP74275, KAP74684, KAP76064, KAP79204, KAP82069, KAP82290, & KAP84694, located on Kuipers Cres., Kelowna, BC from the from the RU1h - Large Lot Housing (Hillside area) zone to the P3 - Parks and Open Space zone, as shown on Map 3B
4. by changing the zoning classification of Lot 3, DL 124, O.D.Y.D., Plan KAP84653, located on McCurdy Rd., Kelowna, BC from the I2 - General Industrial zone to the P3 - Parks and Open Space zone, as shown on Map 4B,
5. by changing the zoning classification of Strata Lot 1, DL14, O.D.Y.D, Strata Plan KAS2898, located Wardlaw Ave. on, Kelowna, BC from the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling Housing zone, as shown on Map 5b,
6. by changing the zoning classification of Part of Lot 27, Sec. 19, Twp. 27, O.D.Y.D., Plan KAP81891, located on Stockley St., Kelowna, BC from the RU1hs - Large Lot Housing (Hillside area) with Secondary Suite zone to the RU1h - Large Lot Housing (Hillside area) zone, as shown on Map 6,

7. by changing the zoning classification of Part of Lot A, Sec. 23, Twp. 26, O.D.Y.D., Plan KAP90062), located on Rutland Road S., Kelowna, BC from the C4lp Urban Centre Commercial (Liquor Primary) and C2 - Neighbourhood Commercial zones to the C4 - Urban Centre Commercial zone, as shown on Map 8

be considered by Council.

AND FURTHER THAT the OCP Bylaw Amendment No. OCP10-0011, and zone amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

This proposal seeks to correct a number of mapping discrepancies that have been discovered in both Map 19.1 - Generalized Future Land Use map of the Official Community Plan and Schedule "A" of Zoning Bylaw 8000. Generally, the most common discrepancies occur where OCP or zoning amending bylaws are adopted and subsequent subdivisions are registered, and the new property lines do not coincide precisely with the future land use designation or zoning boundary.

These discrepancies are typically a result of the detailed site review which occurs at the subdivision stage that determines the most appropriate lot lines based on topographic conditions. In other instances it may be the result of the most current development layout under consideration not being attached to the amending bylaw(s) at the time of Council consideration.

These corrections, as proposed, are considered "housekeeping" amendments to both the Official Community Plan Future Land Use Map and the Zoning Map to acknowledge the buildings and land uses that exist today.

3.0 Land Use Management

The changes to the land use boundaries proposed by this application will not increase the development potential of any of the affected properties as they have been constructed. This application will serve to legitimize what is essentially legal non-conforming land uses on several properties, where the inappropriate zoning or land use designation was applied to a property through oversight or mapping discrepancies that occurred between the adoption of land use bylaws and the registration of subdivision plans.

4.0 Summary of OCP/Zoning corrections.

Maps 1a & 1b:

Official Community Plan amendment for Lots 27 - 33, DL 1688S, S.D.Y.D., Plan KAP82069, Located at 764 - 776 Kuipers Cr., Kelowna, B.C., to amend OCP future land use designation from Major Parks / Open Space to Single / Two-Unit Residential as shown on Map 1a, and to rezone Lots 27 - 33, DL 1688S, S.D.Y.D., Plan KAP82069, Located at 764 - 776 Kuipers Cr., Kelowna, B.C., from P3 - Parks and Open space zone to RU1h - Large lot housing (hillside area) zone as shown on Map 1b.

Though the original application had shown these lots as part of the overall single family development proposal for the area the maps attached to the amending bylaws at the time of Council's consideration had not shown the correct boundary.

Maps 2a & b:

Official Community Plan amendment for Parts of Lots 10 - 14, DL 1688S, S.D.Y.D., Plan KAP84694, Located at 754 - 758 Kuipers Cr. and 822 - 846 Clarence Ave., Kelowna, B.C., to amend OCP future land use designation from Major Parks / Open Space to Single / Two-Unit Residential; and for Lot 27, DL 1688S, S.D.Y.D., Plan KAP84694 located at 823 Clarence Ave., to amend OCP future land use designation from Single / Two-Unit Residential to Major Parks / Open Space as shown on Map 2a, and to rezone Parts of Lots 10 - 14, DL 1688S, S.D.Y.D., Plan KAP84694, Located at 754 - 758 Kuipers Cr. and 822 - 846 Clarence Ave., from P3 - Parks and Open space zone to RU1h - Large lot housing (hillside area) zone and to rezone Lot 27, DL 1688S, S.D.Y.D., Plan KAP84694 located at 823 Clarence Ave., from RU1h - Large lot housing (hillside area) zone to P3 - Parks and Open space zone as shown on Map 2b.

The wrong portion of the property had been designated for Park & Open Space as "Clarence Greenspace" and is actually located at 823 Clarence Avenue.

Maps 3a & b:

Official Community Plan amendment for Part of Lot A, DL 1688S, S.D.Y.D., Plan KAP68646, Exc. Plans KAP68647, KAP70485, KAP71342, KAP72474, KAP74275, KAP74684, KAP76064, KAP79204, KAP82069, KAP82290, & KAP84694, Located at 5198 Southcrest Dr., Kelowna, B.C., to amend OCP future land use designation from Single / Two-Unit Residential to Major Parks / Open Space as shown on Map 3a, and to rezone Part of Lot A, DL 1688S, S.D.Y.D., Plan KAP68646, Exc. Plans KAP68647, KAP70485, KAP71342, KAP72474, KAP74275, KAP74684, KAP76064, KAP79204, KAP82069, KAP82290, & KAP84694, located at 5198 Southcrest Dr., Kelowna, B.C., from RU1h - Large lot housing to P3 - Parks and Open Space zone as shown on Map 3b.

Designations will then match legal boundaries of park properties.

Maps 4a & b:

Official Community Plan amendment for Parts of Lot 3, DL 124, O.D.Y.D., Plan KAP84653, Located at 2691 McCurdy Rd., Kelowna, B.C., to amend OCP future land use designation from Industrial to Major Parks / Open Space as shown on Map 4a, and to rezone Lot 3, DL 124, O.D.Y.D., Plan KAP84653, Located at 2691 McCurdy Rd., from I2 - General Industrial to P3 - Parks and Open space zone as shown on Map 4b.

Designations will then match legal boundaries of properties.

Map 5a & b:

Official Community Plan amendment for Strata Lot 1, DL 14, O.D.Y.D., Strata Plan KAS2898, Located at 620 Wardlaw Ave., Kelowna, B.C., to amend OCP future land use designation from Single / Two-Unit residential to Multiple Unit Residential - low density as shown on Map 5a, and to rezone Strata Lot 1, DL 14, O.D.Y.D., Strata Plan KAS2898, Located at 620 Wardlaw Ave., Kelowna, B.C., from RU6 - Two Dwelling Housing to RM1 - Four Dwelling Housing zone as shown on Map 5b.

OCP and Rezoning applications had been processed for both 620 & 622 Wardlaw Avenue, but the legal description attached to original amending bylaws only referenced 622 Wardlaw Avenue (Strata Lot 2) portion of property.

Map 6:

Rezone Part of Lot 27, Sec. 19, Twp. 27, O.D.Y.D., Plan KAP81891, Located at 1146 Stockley St., Kelowna, B.C., from RU1hs - Large Lot Housing (Hillside Area) with Secondary Suite to RU1h - Large Lot Housing (Hillside Area) as shown on Map 6.

Designation will then match legal boundary of property.

Map 7:

Official Community Plan amendment for Lot 1, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP56656, Located at 1717 Spruceglen Dr., Kelowna, B.C., to amend OCP future land use designation from Single / Two-Unit residential to Major Parks / Open Space as shown on Map 7.

Property is currently zoned P3 and will form part of "Glenmore Parkland Park".

Map 8:

Rezone Part of Lot A, Sec. 23, Twp. 26, O.D.Y.D., Plan KAP90062, Located at 200 Rutland Rd. S., Kelowna, B.C., from C4LP - Urban Centre Commercial (Liquor Primary) to C4 - Urban Centre Commercial, and Rezone Part of Lot A, Sec. 23, Twp. 26, O.D.Y.D., Plan KAP90062, Located at 200 Rutland Rd. S., Kelowna, B.C., from C2 - Neighbourhood Commercial to C4 - Urban Centre Commercial as shown on Map 8.

LP is no longer necessary (formerly for Valley Lanes Bowling) and C4 is appropriate zone for entire parcel.

5.0 Application Chronology


Date of Application Received: June 21, 2010

Advisory Planning Commission August 12, 2010

The above noted application was reviewed by the Advisory Planning Commission at the meeting on August 12, 2010 and the following recommendations were passed:

THAT the Advisory Planning Commission support Official Community Plan Amendment Application No. OCP10-0011 and Rezoning Application No. Z10-0058 at 822, 834 and 846 Clarence Avenue; 754, 758, 764, 766, 768, 770, 772, 774, 776 Kuipers Cr; 2691 McCurdy Road; 5198 South Crest Drive; 1146 Stockley Street; 620 Wardlaw Avenue; 1717 Spruceglen Drive and 200 Rutland Road S. to execute a variety of housekeeping amendments to correct the Official Community Plan mapping boundary discrepancies and the corresponding zone boundary discrepancies.

Report prepared by:


Paul McVey, Urban Land Use Planner

Reviewed by:



Shelley Gambacort, Director, Land Use Management

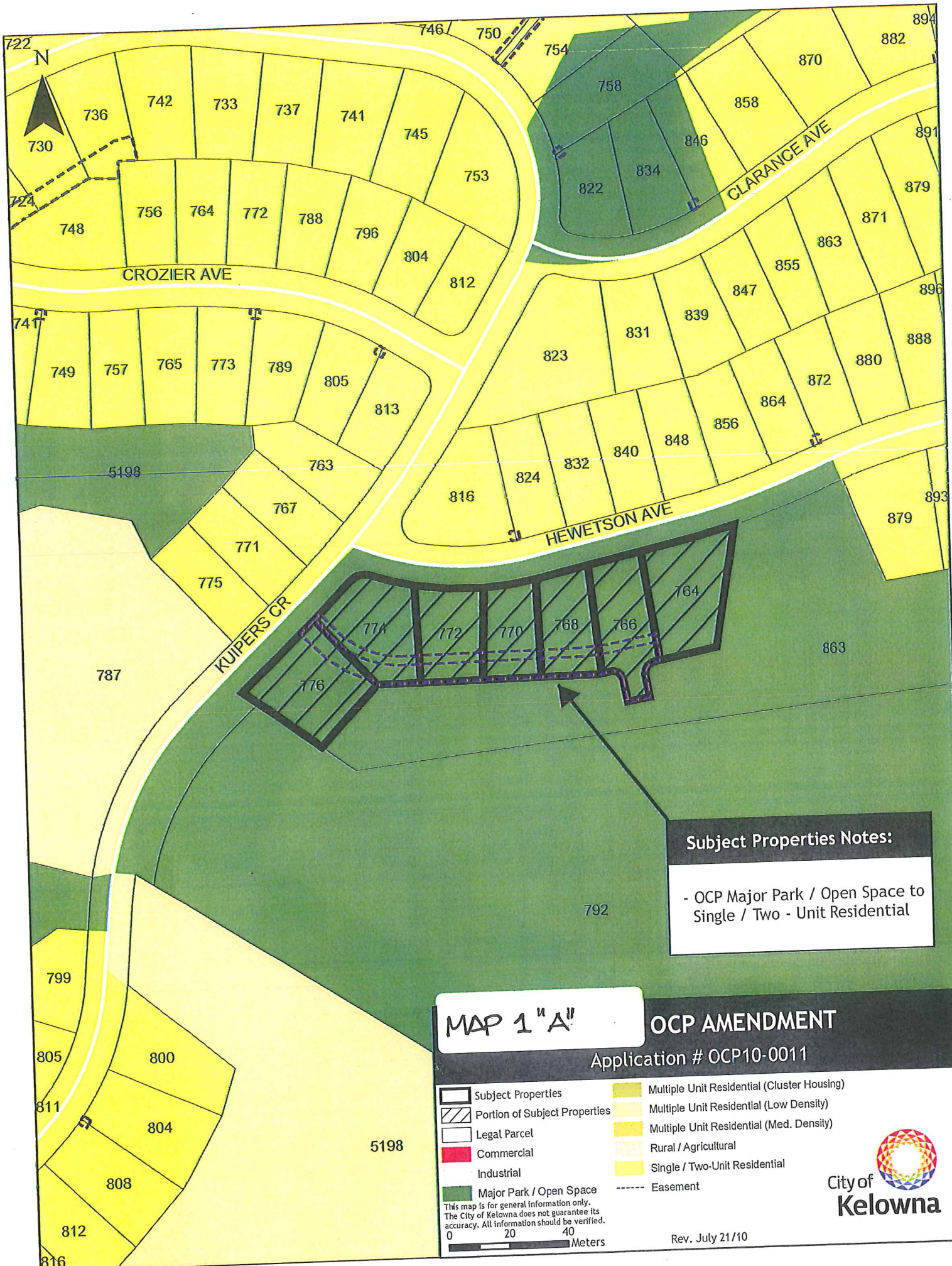
Approved for Inclusion



J. Paterson, General Manager, Community Sustainability

Attachments:

Site Plan N/A
Conceptual Elevations N/A
Landscape Plan N/A
Context/Site Photos N/A
Sustainability Checklist N/A
Summary of Technical Comments N/A
OCP Amendment Maps 1 - 8
Zone Amendment Maps 1- 8



Subject Properties Notes:

- OCP Major Park / Open Space to Single / Two - Unit Residential


MAP 1 "A" **OCP AMENDMENT**
 Application # OCP10-0011

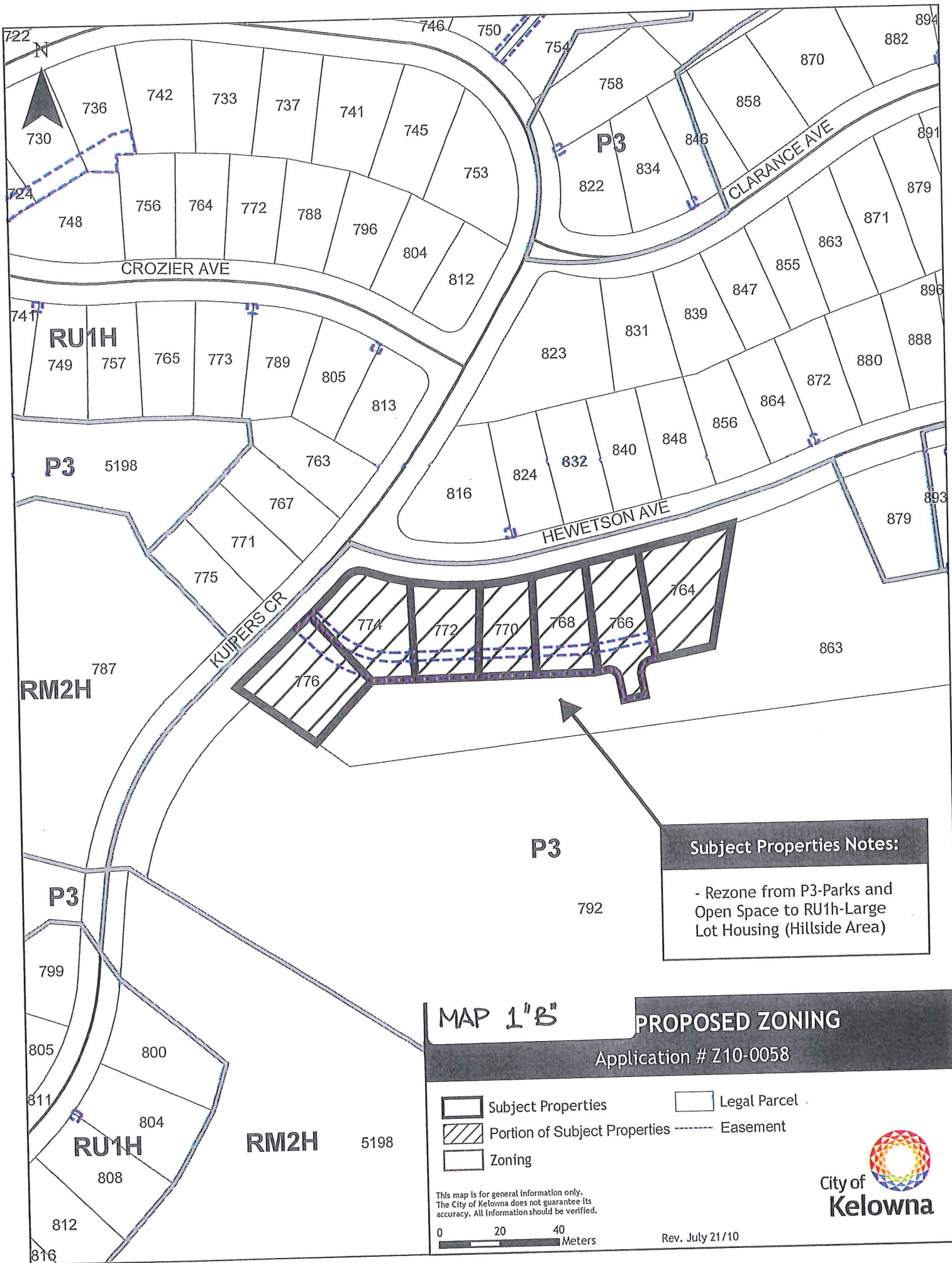
Subject Properties	Multiple Unit Residential (Cluster Housing)
Portion of Subject Properties	Multiple Unit Residential (Low Density)
Legal Parcel	Multiple Unit Residential (Med. Density)
Commercial	Rural / Agricultural
Industrial	Single / Two-Unit Residential
Major Park / Open Space	Easement

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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Subject Properties Notes:

- Rezone from P3-Parks and Open Space to RU1h-Large Lot Housing (Hillside Area)

MAP 1"=8" **PROPOSED ZONING**
 Application # Z10-0058

- Subject Properties
- Portion of Subject Properties
- Zoning
- Legal Parcel
- Easement

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5198

742

746

750

894

882

Subject Properties Notes:

- OCP Major Park / Open Space to Single / Two Unit Residential

741

745

754

758

858

891

788

753

CLARANCE AVE

879

796

804

812

871

863

855

847

Subject Properties Notes:

- Single / Two Unit Residential to OCP Major Park / Open Space

CROZIER AVE
KUIPERS CR

805

831

839

896

823

872

864

MAP 2 "A"

OCP AMENDMENT

Application # OCP10-0011

- Subject Properties
- Portion of Subject Properties
- Legal Parcel
- Commercial
- Industrial
- Major Park / Open Space
- Multiple Unit Residential (Cluster Housing)
- Multiple Unit Residential (Low Density)
- Multiple Unit Residential (Med. Density)
- Rural / Agricultural
- Single / Two-Unit Residential
- Easement

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763

816

824

832

HEWETSON

774

770

768



P3

5198

Subject Properties Notes:

- Rezone from P3-Parks and Open Space to RU1h-Large Lot Housing (Hillside Area)






Subject Properties Notes:

- Rezone from RU1h-Large Lot Housing (Hillside Area) to P3-Parks and Open Space

MAP 2 "B"

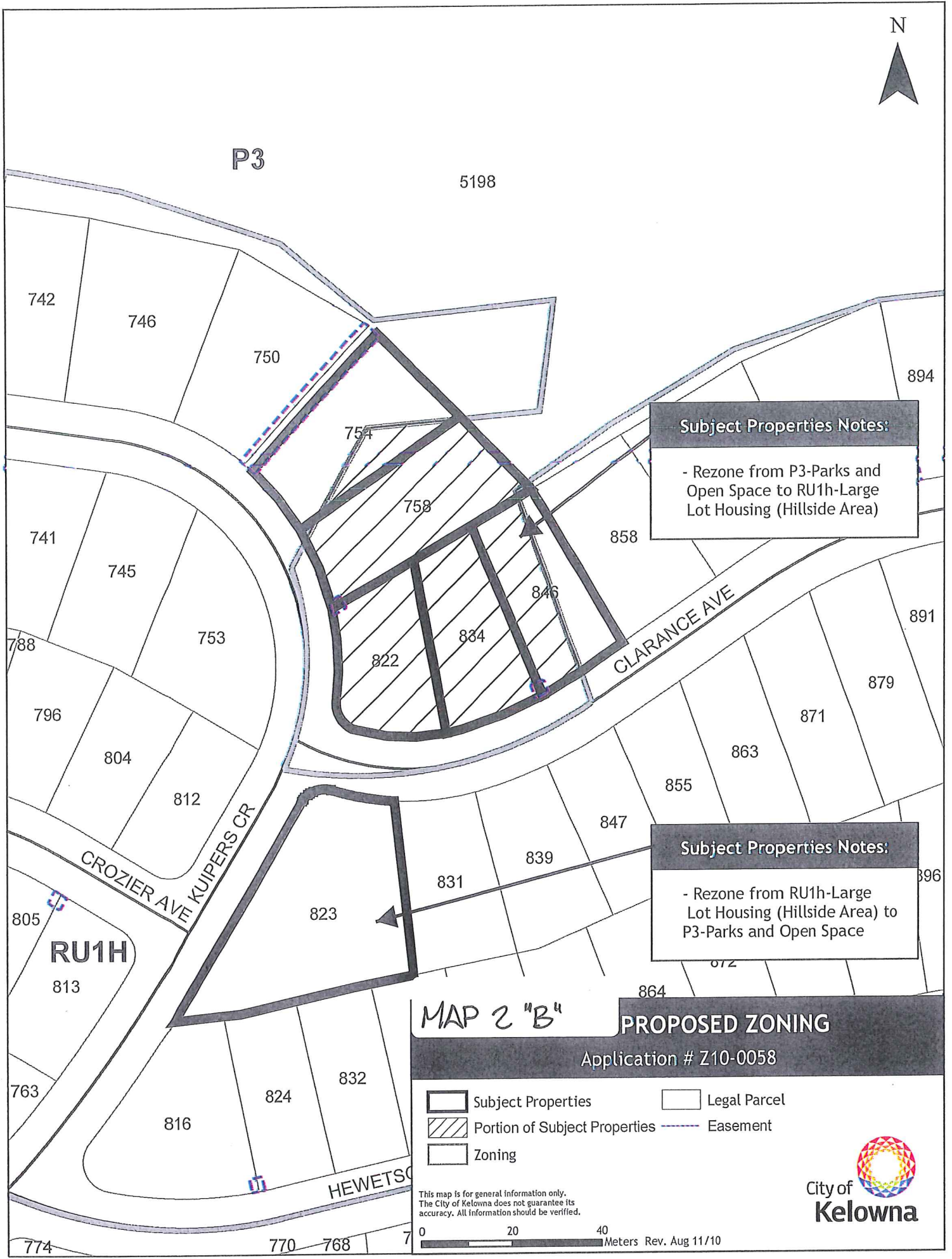
PROPOSED ZONING

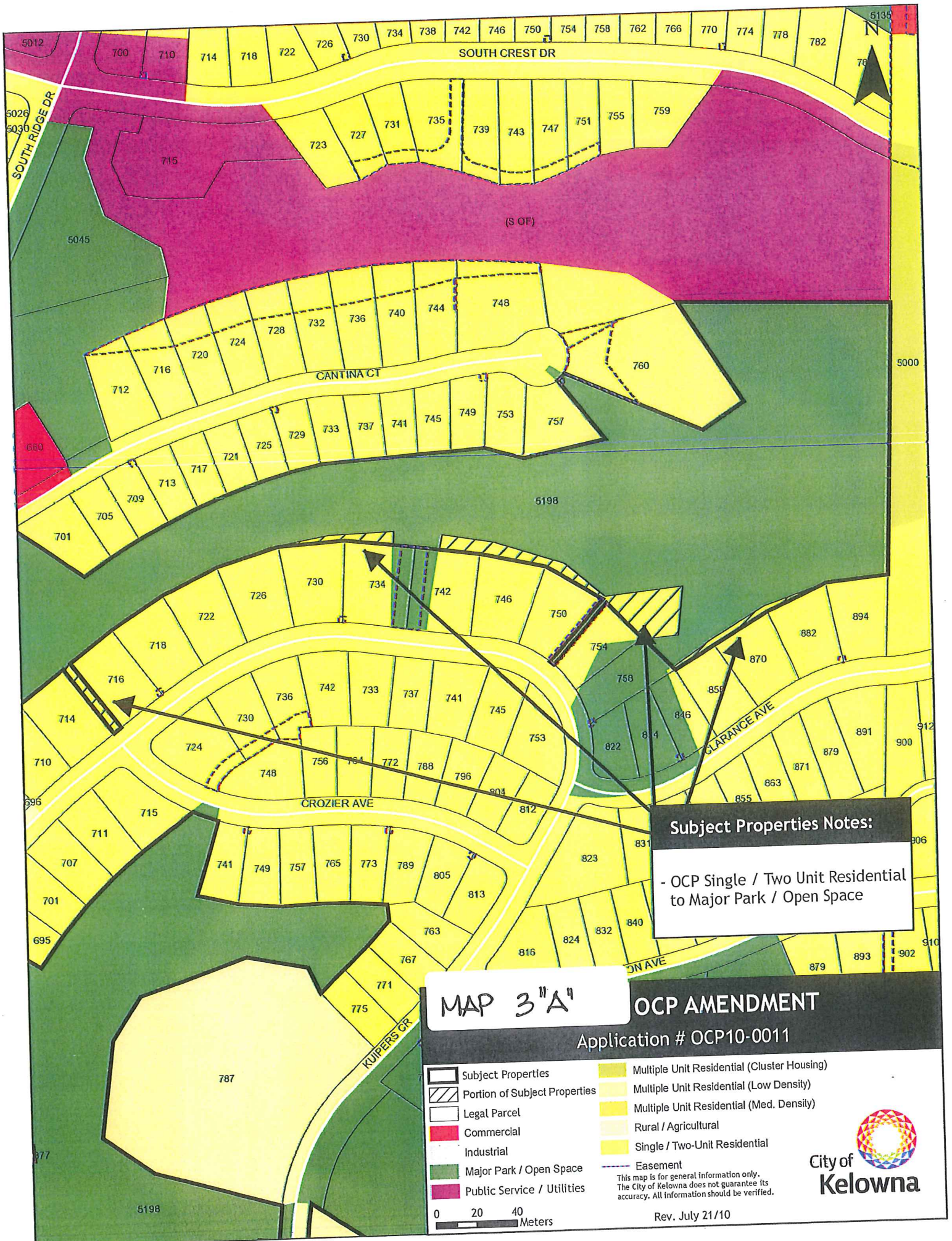
Application # Z10-0058

-  Subject Properties
-  Portion of Subject Properties
-  Zoning
-  Legal Parcel
-  Easement

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Subject Properties Notes:

- OCP Single / Two Unit Residential
to Major Park / Open Space

MAP 3 "A"

OCP AMENDMENT

Application # OCP10-0011

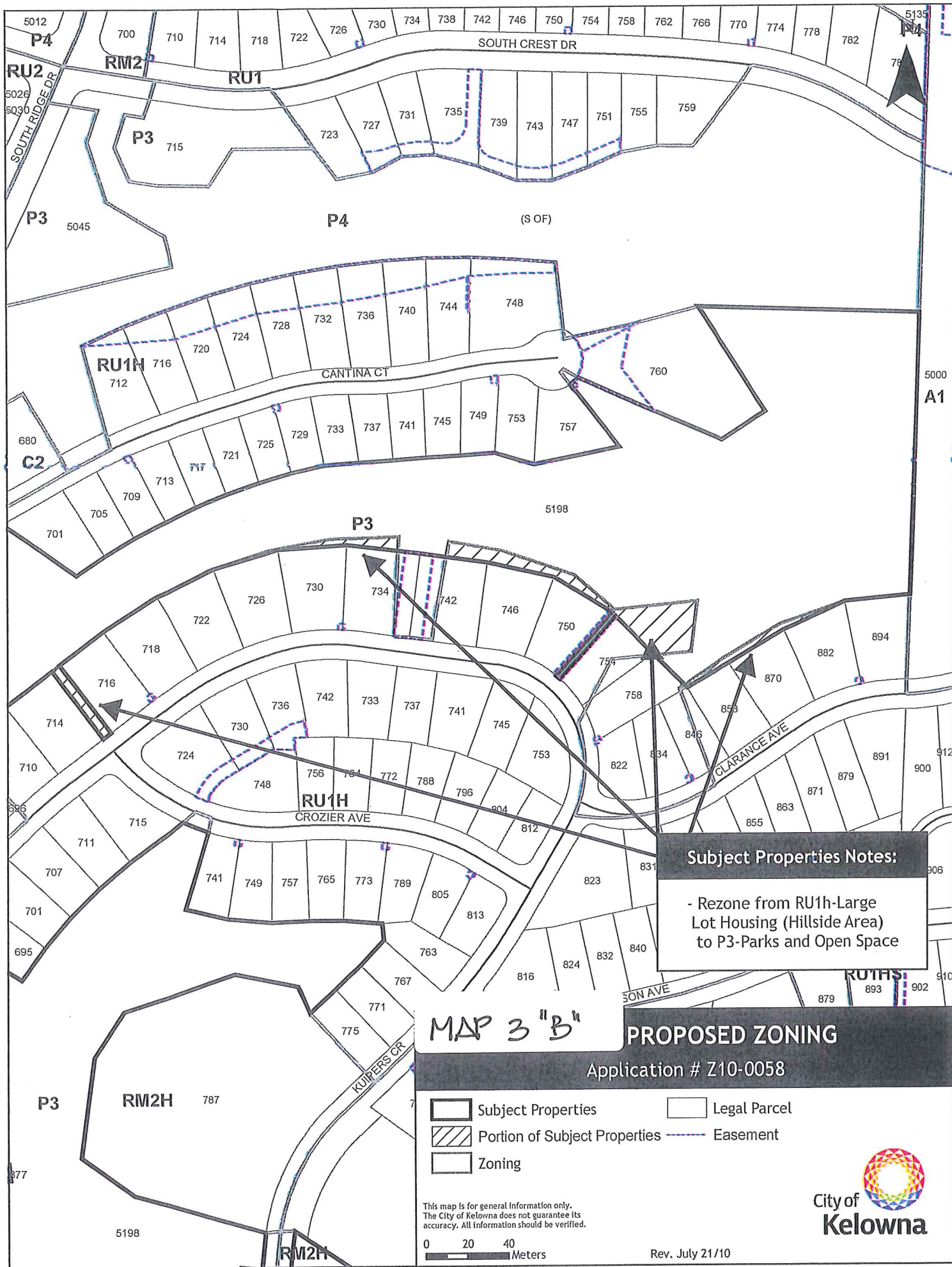
- | | |
|-------------------------------|---|
| Subject Properties | Multiple Unit Residential (Cluster Housing) |
| Portion of Subject Properties | Multiple Unit Residential (Low Density) |
| Legal Parcel | Multiple Unit Residential (Med. Density) |
| Commercial | Rural / Agricultural |
| Industrial | Single / Two-Unit Residential |
| Major Park / Open Space | Easement |
| Public Service / Utilities | |

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Subject Properties Notes:

- Rezone from RU1h-Large Lot Housing (Hillside Area) to P3-Parks and Open Space

MAP 3 "B"

PROPOSED ZONING

Application # Z10-0058

-  Subject Properties
-  Legal Parcel
-  Portion of Subject Properties
-  Easement
-  Zoning

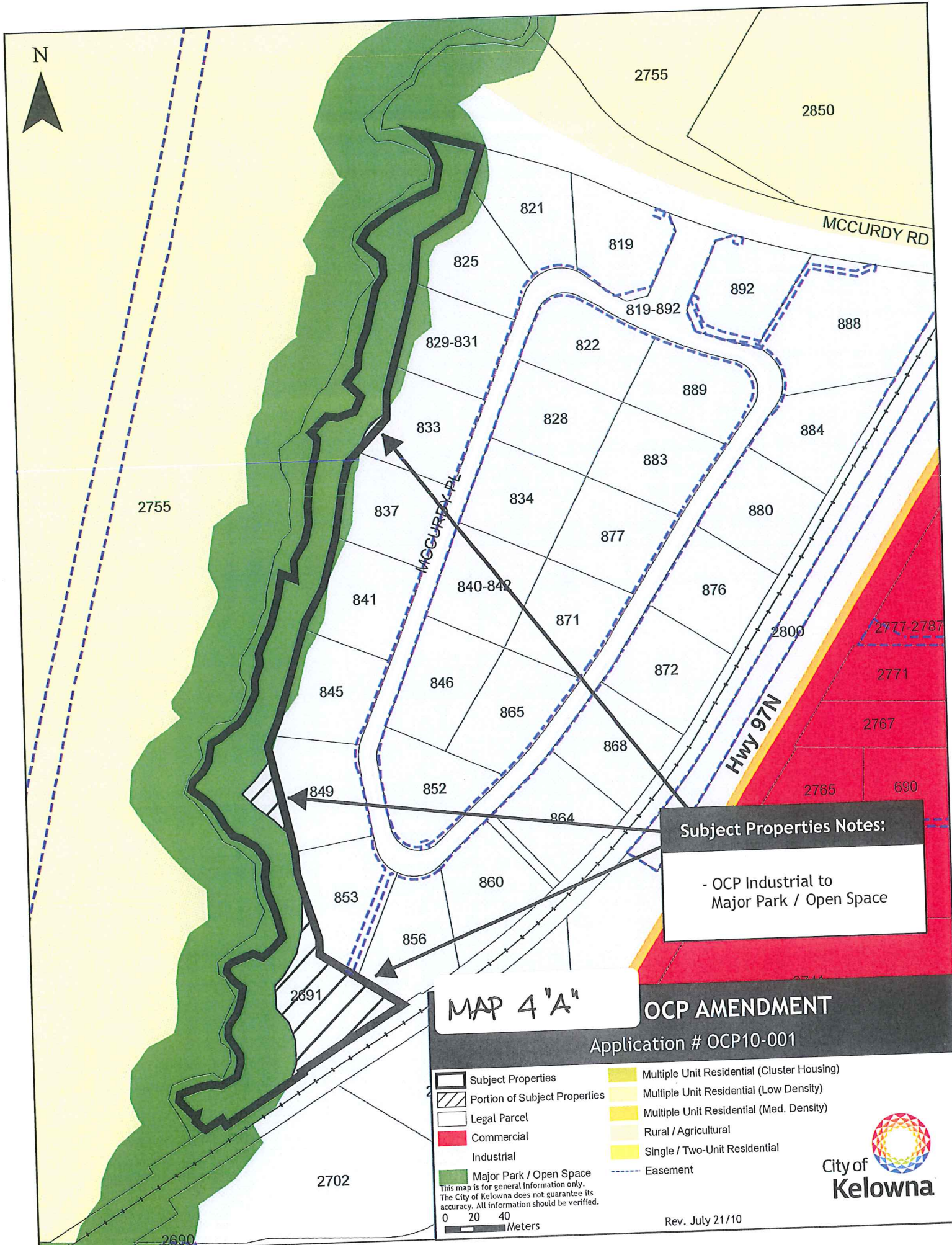
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N



Subject Properties Notes:

- OCP Industrial to Major Park / Open Space

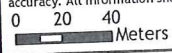
MAP 4 "A"

OCP AMENDMENT

Application # OCP10-001

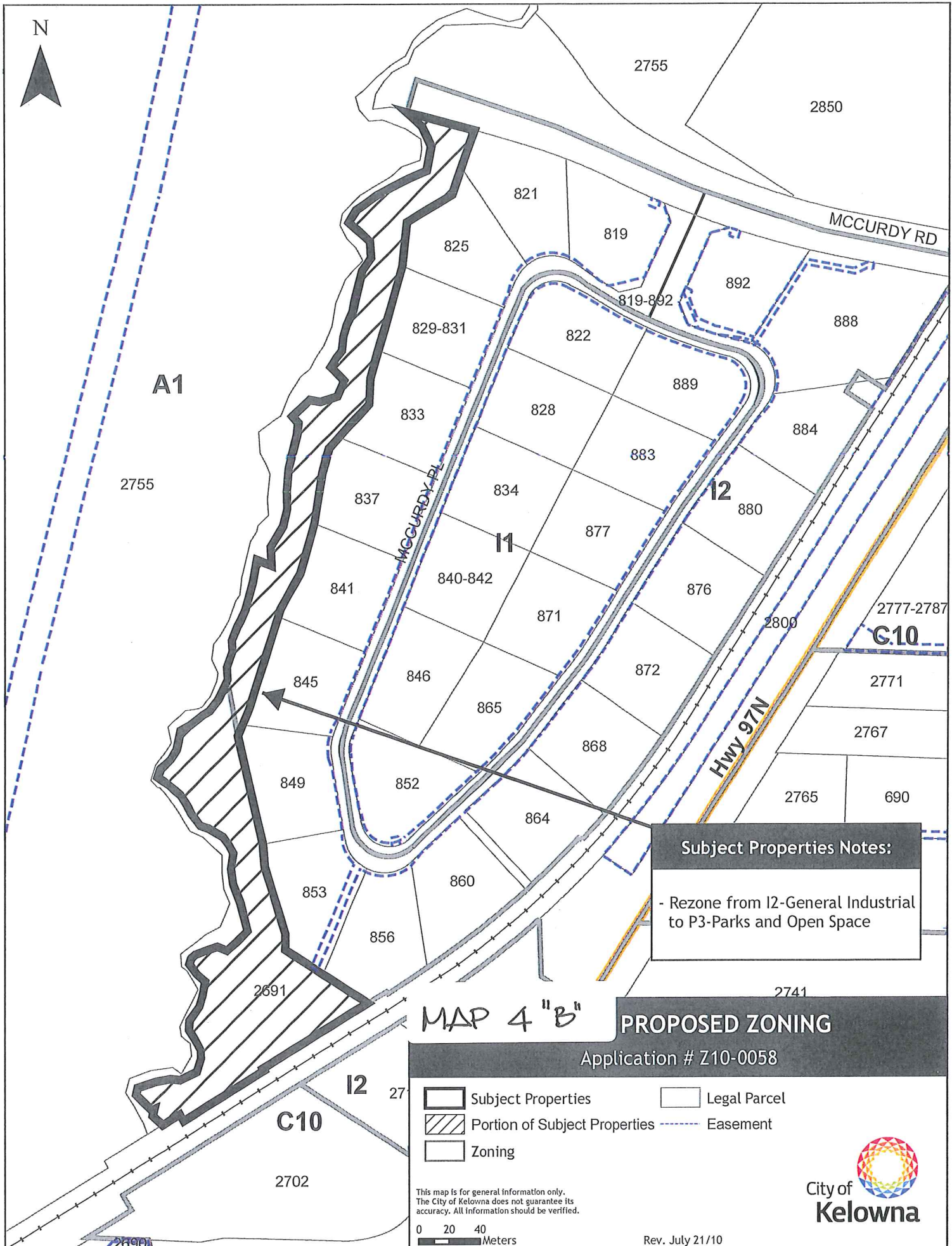
- | | |
|-------------------------------|---|
| Subject Properties | Multiple Unit Residential (Cluster Housing) |
| Portion of Subject Properties | Multiple Unit Residential (Low Density) |
| Legal Parcel | Multiple Unit Residential (Med. Density) |
| Commercial | Rural / Agricultural |
| Industrial | Single / Two-Unit Residential |
| Major Park / Open Space | Easement |

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



Subject Properties Notes:

- Rezone from I2-General Industrial to P3-Parks and Open Space

MAP 4 "B"

PROPOSED ZONING

Application # Z10-0058

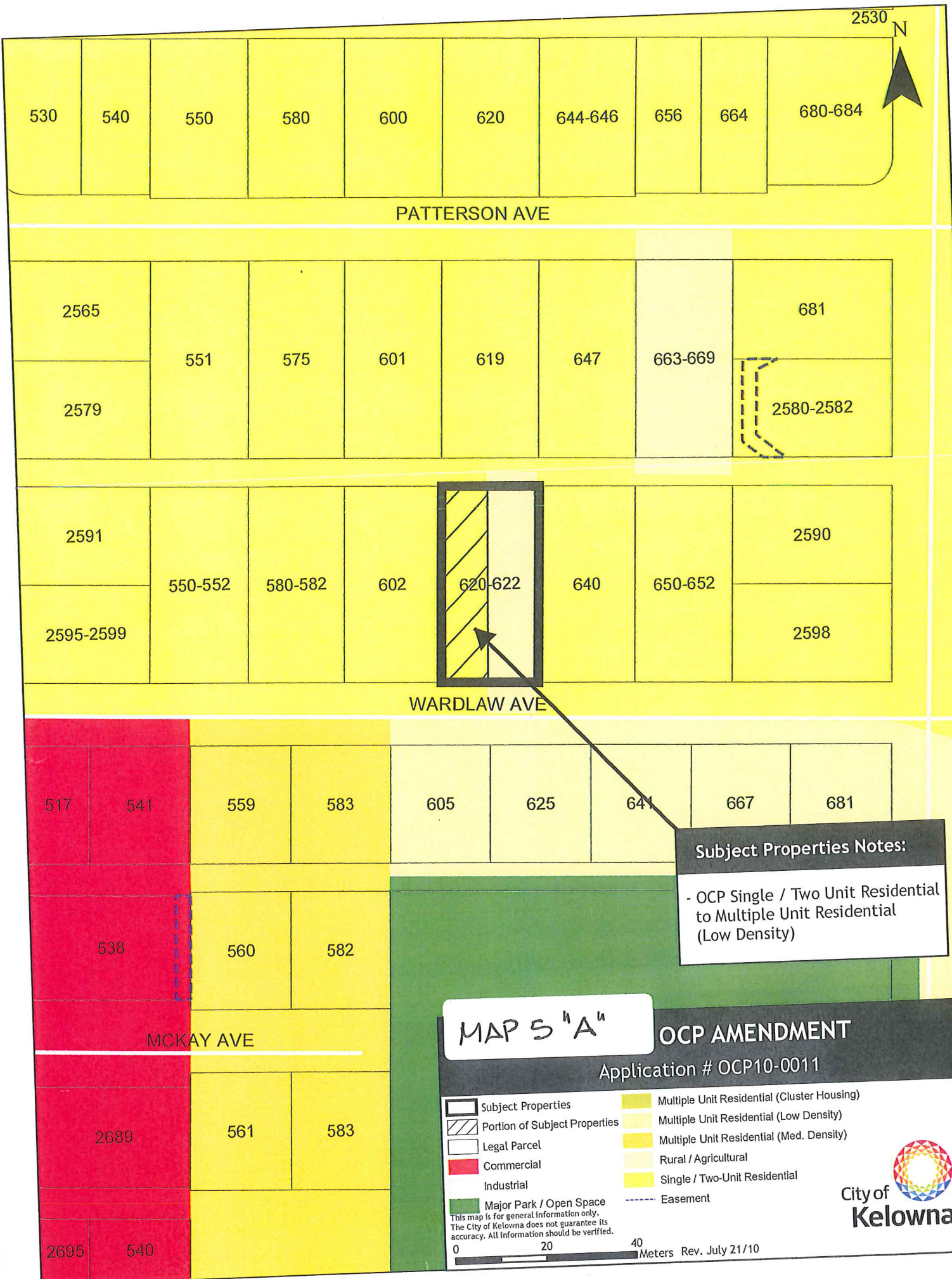
- | | |
|---|--|
|  Subject Properties |  Legal Parcel |
|  Portion of Subject Properties |  Easement |
|  Zoning | |

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2530 N

530 540 550 580 600 620 644-646 656 664 680-684

PATTERSON AVE

2565 681

551 575 601 619 647 663-669

2579 2580-2582

2591 2590

550-552 580-582 602 620-622 640 650-652

2595-2599 2598

WARDLAW AVE

517 541 559 583 605 625 641 667 681

538 560 582

MCKAY AVE

2689 561 583

2695 540

Subject Properties Notes:
 - OCP Single / Two Unit Residential to Multiple Unit Residential (Low Density)

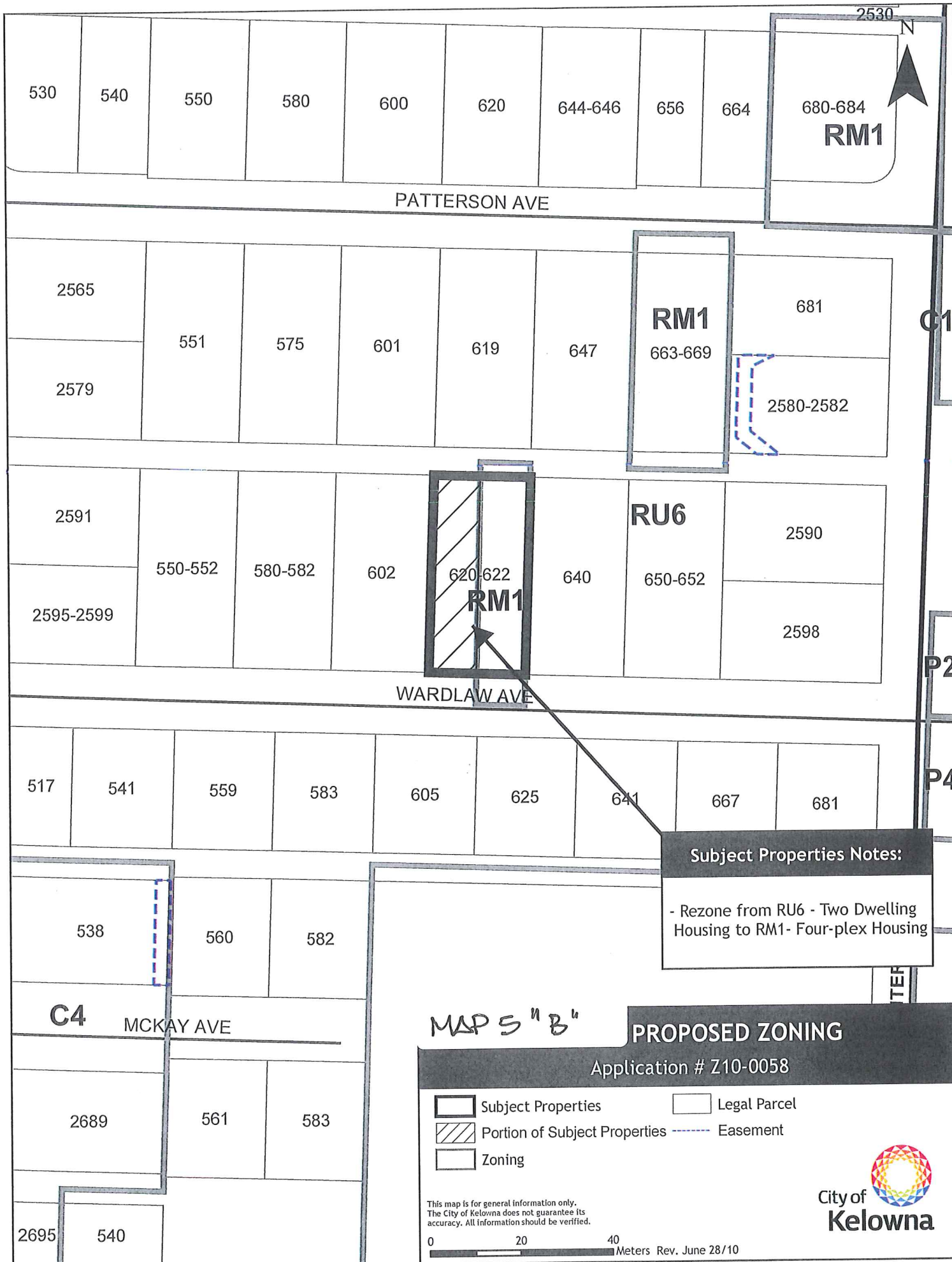
MAP 5^hA^h
OCP AMENDMENT
 Application # OCP10-0011

- Subject Properties
- Portion of Subject Properties
- Legal Parcel
- Commercial
- Industrial
- Major Park / Open Space
- Multiple Unit Residential (Cluster Housing)
- Multiple Unit Residential (Low Density)
- Multiple Unit Residential (Med. Density)
- Rural / Agricultural
- Single / Two-Unit Residential
- Easement

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Subject Properties Notes:

- Rezone from RU6 - Two Dwelling Housing to RM1- Four-plex Housing

MAP 5 "B" **PROPOSED ZONING**

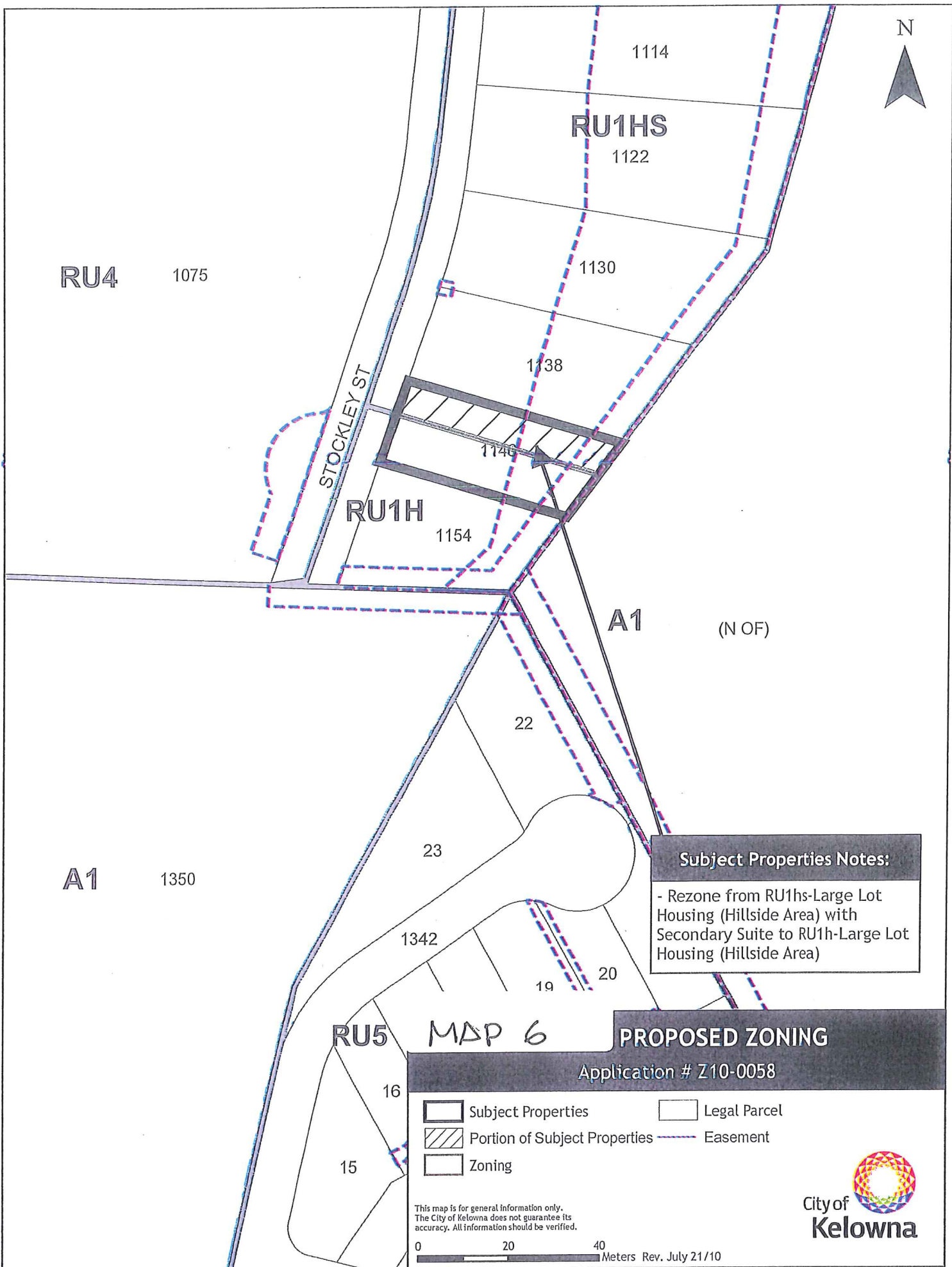
Application # Z10-0058

- Subject Properties
- Portion of Subject Properties
- Legal Parcel
- Easement
- Zoning

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Subject Properties Notes:

- Rezone from RU1hs-Large Lot Housing (Hillside Area) with Secondary Suite to RU1h-Large Lot Housing (Hillside Area)

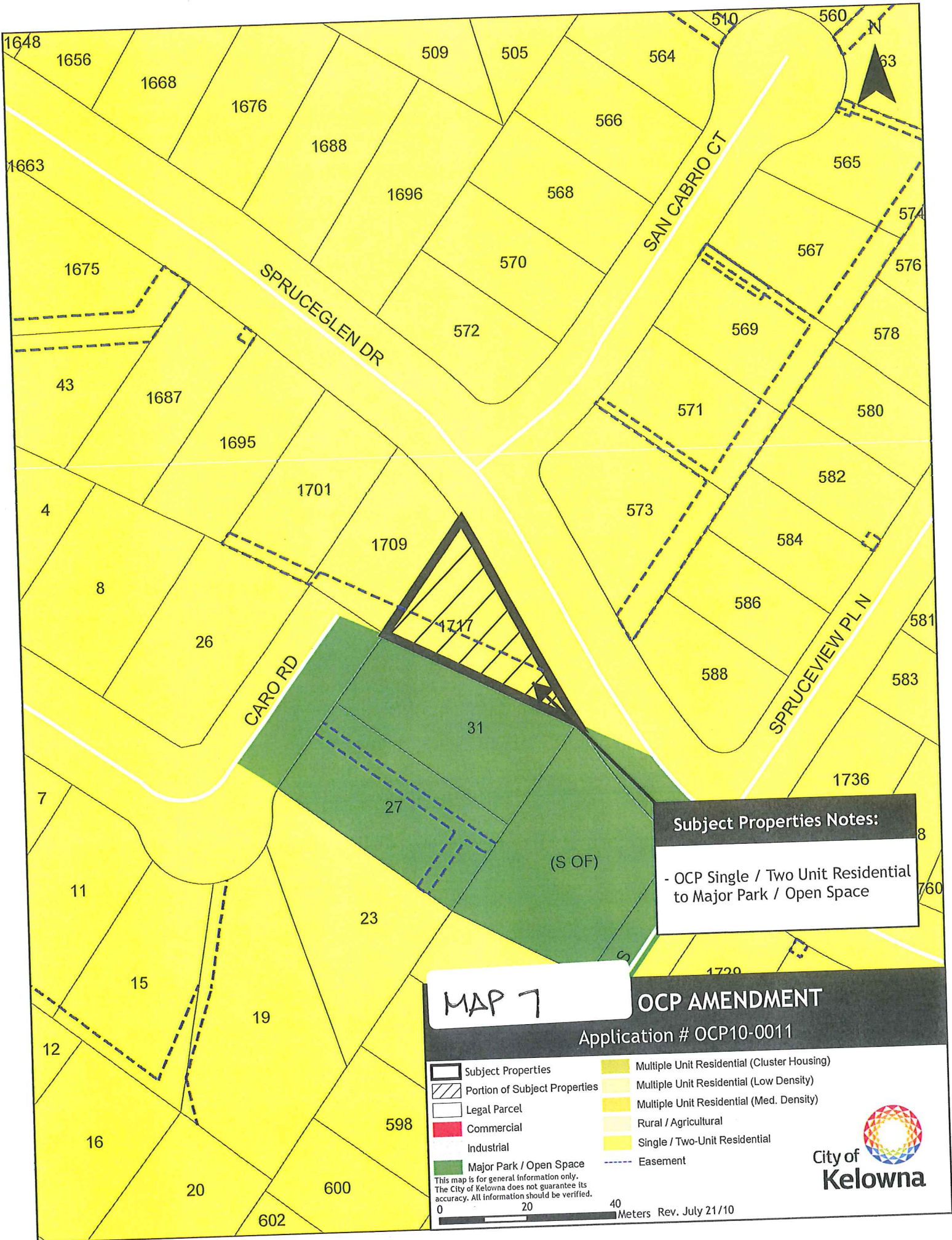
MAP 6 PROPOSED ZONING

Application # Z10-0058

-  Subject Properties
-  Portion of Subject Properties
-  Zoning
-  Legal Parcel
-  Easement

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Subject Properties Notes:
 - OCP Single / Two Unit Residential
 to Major Park / Open Space

MAP 7

OCP AMENDMENT

Application # OCP10-0011

- | | | | |
|--|-------------------------------|--|---|
| | Subject Properties | | Multiple Unit Residential (Cluster Housing) |
| | Portion of Subject Properties | | Multiple Unit Residential (Low Density) |
| | Legal Parcel | | Multiple Unit Residential (Med. Density) |
| | Commercial | | Rural / Agricultural |
| | Industrial | | Single / Two-Unit Residential |
| | Major Park / Open Space | | Easement |

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301

PARK RD
GRAY RD

147

140-146

140-160

C4LR

155-159

N



C4

185

P1

155

P3

175

C4LP

200

C2

230

225

130

150

ROBSON RD E

260

Subject Properties Notes:

- Rezone from C4LP to C4 Town Centre Commercial

Subject Properties Notes:

- Rezone from C2 Neighbourhood Commercial to C4 Town Centre Commercial

270

235

240

280

RU1

285

280

290

ROBSON RD W

295

290

UTLAND RD S

300

305

330

325

MAP 8

PROPOSED ZONING

Application # Z10-0058

- Subject Properties
- Portion of Subject Property
- Portion of Subject Property
- Zoning
- Legal Parcel
- Easement

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