

# Memo



**Date:** February 2, 2011  
**File:** 1200-31  
**To:** City Manager  
**From:** Policy & Planning  
**Subject:** 2030 Official Community Plan - Draft Future Land Use Map  
**Report prepared by:** Long Range Planning Manager

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## **Recommendation:**

THAT Council receive the information contained in the Policy and Planning Department report dated February 2, 2011 and direct staff to proceed with Official Community Plan (OCP) 2030 public consultation on the draft Future Land Use Map as outlined in the report.

## **Purpose:**

To bring Council up to date with proposed amendments to the draft Future Land Use map intended for public consultation.

## **Background:**

The draft Future Land Use Map was on display at the last open house in November 2009. Since then staff have made minor adjustments to the plan based on community, staff and stakeholder input. Most of those adjustments are too minor to bear further discussion (e.g. new approved subdivisions sometimes have lot lines that do not exactly match OCP mapping designations, previously unmapped park or utility sites, etc) or they are recent Council bylaw approvals that need to be acknowledged on the draft map.

However, staff are also proposing a number of more significant changes including amendments to the Permanent Growth Boundary, new land use designations, Council approved park acquisitions, school sites converted to parks and a number of miscellaneous changes (see Attachment 1). Note that there have also been some changes requested that staff are not recommending.

## **Internal Circulation:**

General Manager of Community Sustainability  
City Clerk

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Considerations not applicable to this report:

Existing Policy:

Legal / Statutory Authority:

Legal / Statutory Procedural Requirements:

Community & Media Relations Considerations:

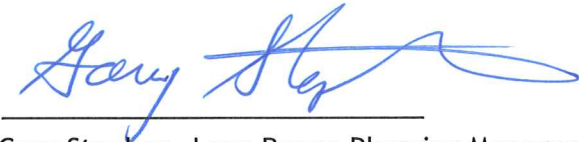
Financial/Budgetary Considerations:

External Agency/Public Comments:

Personnel Implications:

Alternate Recommendation:

Submitted by:



Gary Stephen, Long Range Planning Manager  
Policy and Planning

Approved for inclusion:



Signe Bagh, Director of Policy & Planning

cc:

General Manager, Community Sustainability  
City Clerk



## Attachment 1

### Draft Future Land Use Map - Proposed Amendments For Public Consultation

#### Permanent Growth Boundary:

1. Include proposed Glenmore District Park
2. Exclude land west of College Heights
3. Exclude land south of Summit Drive (as per ALC decision)
4. Include land west to Lebanon Creek to match zoning - Kettle Valley

#### New Designations:

1. Single / Two Unit Residential - Hillside 20 - 30% slope as new designation
2. Mixed Use (Residential / Commercial) applies to Urban Centres: Downtown; Capri / Landmark; Midtown; Rutland; South Pandosy
3. Mixed Use Tourism applies to Cook Rd / Lakeshore Rd area & Kinnikinnik
4. Industrial Transitional (intended as live /work potential):
  - South side of Bay Avenue between Richter and Ethel
  - East side of Findlay Road (3 lots north of Stremel; 4 lots south of Stremel)
  - Sexsmith Road - south side; east of Mohawk
5. Industrial Limited - Arab / Appaloosa / Pinto Road area (former Home Based Business Industrial)
6. Railway corridor - Okanagan Lake to Lake Country

#### Parks Acquisition:

1. Sites approved by Council - acquisition plan

#### Institutional (School Site) to Major Park & Open Space:

#### Miscellaneous Changes:

1. Reduced Landfill / Park designation on former Tutt Ranch lands
2. Removal of Glenmore Highlands ASP (not necessary to do new work - Council approved)
3. Proposed RCMP site - change from Commercial to Institutional
4. East side of Bowes St / south of Sutherland - Multiple Unit Residential - Low Density to Single/Two Unit (KSAN)
5. Mixed Use Tourism and MRM back to MRL for Lakeshore Rd frontage of Shasta MH Park
6. Melcor - between Clifton & McKinley - adjust PGB boundary but keep units projected for 2030

#### Other Requests:

1. 1000 Manhattan Drive - Industrial to Commercial (high rise office tower)
2. 1789 Munson Rd - remove from ALR
3. 4885 Hwy 97 N - Resource Protection to Industrial