

REPORT TO COUNCIL



Date: June 28, 2012

To: City Manager

From: Land Use Management, Community Sustainability (JM)

Application: Z11-0081 **Owner:** Regional District of Central Okanagan / Central Okanagan Land Trust / Crown

Address: 1456 KLO Road **Applicant:** Regional District of Central Okanagan (Wayne Darlington)

Subject: Rezoning Application - Supplemental

Existing OCP Designation: Parks & Open Space

Existing Zone: A1 - Agriculture 1 & P4 - Public Utilities

Proposed Zone: P3 - Major Park / Open Space (public)
P4 - Utilities (*only where existing*)

1.0 Recommendation

THAT Council receives, for information, the Supplemental Report of the Land Use Management Department dated June 28, 2012 with respect to a proposed amendment to Rezoning Application No. Z11-0081;

AND THAT Rezoning Application No. Z11-0081 (Bylaw No. 10724) be amended at first reading to remove Lot 2, District Lot 131, ODYD, Plan KAP53338, located at 1456 KLO Road, Kelowna, BC as shown on Map "B" attached to the Report of the Land Use Management Department dated June 28, 2012 be considered by Council;

AND THAT the Zone Amending Bylaw, as amended, be forwarded to the July 24, 2012 Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zone Amending Bylaw, as amended, be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

2.0 Purpose

The applicant has requested that the rezoning application be amended in order to remove the parcel located at 1456 KLO Road from the rezoning application.

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3.0 Land Use Management

The proposed removal of the property at 1456 KLO Road is not seen to have a negative impact on the proposal.

4.0 Background

Council first considered a rezoning application for 23 Regional District of Central Okanagan (RDCO) parks properties on May 18, 2012. Subsequent to Council consideration, RDCO staff requested that one of the 23 properties be removed from the rezoning application, as per the following rationale:

“The property at 1456 KLO Road which is associated with the RDCO Administration building needs to be removed from the rezoning application. Administration are currently working on uses of the building and the land, and there is a sentiment that it may be better to not change the zoning at this time so that any land uses that may be required will not be impacted, or otherwise this would leave options available.”

The complete list of properties remaining subject to the rezoning application are attached, as is a amended property map.

Report prepared by:



James Moore, Land Use Planner

Reviewed by:

Todd Cashin Manager, Manager, Environment & Land Use

Approved for Inclusion:

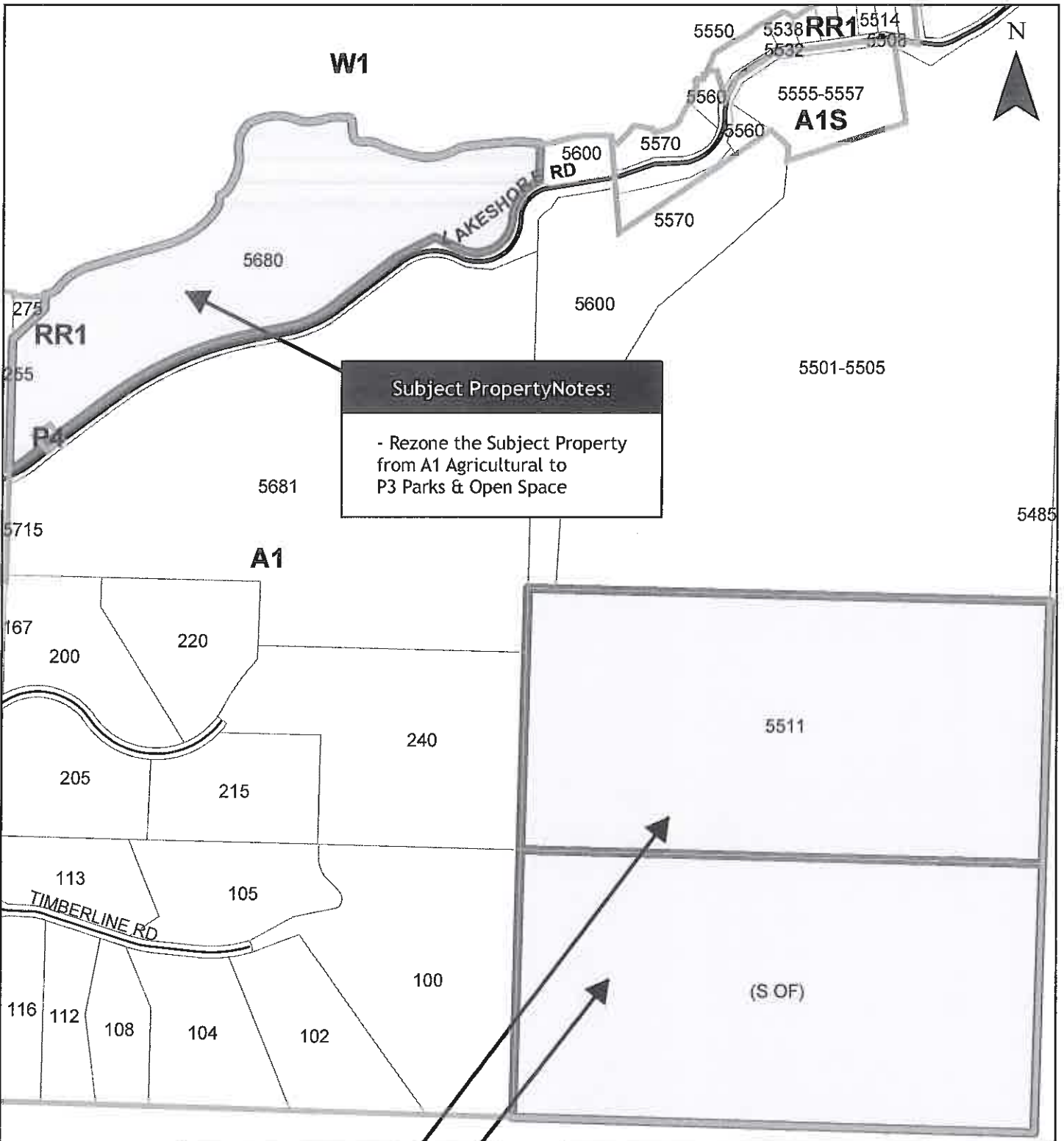
Shelley Gambacort, Director, Land Use Management

Attachments:

Attachment 1 - Subject Property Descriptions
Map "B" - Map of Subject Properties

Attachment 1 - Subject Property Descriptions

Address	Legal Description	Ownership	Current Zoning	OCP Designation	ALR	Proposed Zoning
2549 Belgo Rd	Lot A, Section 11, Township 26, ODYD, Plan KAP68946	RDCO	A1	PARK	yes	P3
2803 Belgo Rd	Lot A, Section 11, Township 26, ODYD, Plan KAP67943	RDCO	A1	PARK	yes	P3
2971 Belgo Rd	Lot B, Section 11, Township 26, ODYD, Plan 30451	RDCO	A1	PARK	yes	P3
1250 Creek St	Lot A, Section 22, Township 26, ODYD, Plan 26298	RDCO	A1	PARK	yes	P3
955 Gerstmar Rd	Lot B, Section 22, Township 26, ODYD, Plan 16702, Except Plans 23179 and KAP80881	RDCO	A1/P3	PARK	partial	P3
2080 Hollywood Rd S	Lot 5, Section 14, Township 26, ODYD, Plan 1751 Except Plans 21761 and KAP44196	RDCO	A1	PARK	yes	P3
1870 Mantle Ct	Parcel A, Section 7, Township 27, ODYD, Plan KAP79441	RDCO	A1	PARK	no	P3
1320 Pasadena Rd	Lot B, Section 14, Township 26 and of District Lot 2779, ODYD, Plan 32177	RDCO	A1/RU1/P4	PARK	partial	P3/P4
2903 Walburn Rd	The South West ¼, of Section 12, Township 26, ODYD, Except Plans 1380, B6800 and 20506	RDCO	A1	PARK	partial	P3
3755 Carter Rd	That Part of South East ¼, Section 11, Township 26, ODYD, shown on Plan A13607	RDCO	A1	PARK	partial	P3
5511 Chute Lake Rd	The North ½ of the Southwest ¼ of Section 15, Township 28, SDYD	COLT / RDCO	A1	PARK	no	P3
956 Curtis Rd	Lot A, Section 10, Township 23, ODYD, Plan KAP63279	RDCO	A1	PARK	yes	P3
3001 Field Rd	Lot 18, Section 1, Township 26, ODYD, Plan 1247, Except Plans 20506 and KAP64797	RDCO	A1	PARK	no	P3
(S OF) Lakeshore Rd	The South ½ of the Southwest ¼ of Section 15, Township 28, SDYD	COLT / RDCO	A1	PARK	no	P3
5307 Lakeshore Rd	Lot A, Section 22, Township 28, SDYD, Plan 8258	RDCO	A1	PARK	no	P3
5680 Lakeshore Rd	Lot A, Section 16, Township 28, SDYD, Plan 28444	RDCO	P4/A1	PARK	no	P3/P4
(N OF) McCulloch Rd	Block C, Section 2, Township 26, ODYD	RDCO	A1	PARK	partial	P3
2050 McKinley Rd	Lot A, Section 21, Township 23, ODYD, Plan KAP52156	RDCO	A1	PARK	no	P3
2050 McKinley Rd	Northwest ¼, Section 16, Township 23, ODYD, Shown on Plan C17426	Crown	A1	PARK	no	P3
(E OF) Senger Rd	That Park of the South East ¼ of Section 11 Shown on Plan B18571, Township 26, ODYD	RDCO	A1	PARK	yes	P3
(W OF) Werger Rd	Lot 1, Section 21, Township 23, ODYD, Plan KAP64934	RDCO	A1	PARK	no	P3
(W OF) Wildwood Rd	Lot 1, Section 16, Township 26, ODYD, Plan KAP61083	COLT / RDCO	A1	PARK	yes	P3



Subject Property Notes:

- Rezone the Subject Property from A1 Agricultural to P3 Parks & Open Space

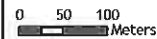
Subject Properties Notes:

- Rezone the Subject Properties from A1 Agricultural to P3 Parks & Open Space

MAP "B" PROPOSED ZONING
 Application #Z11-0081 Map# 1

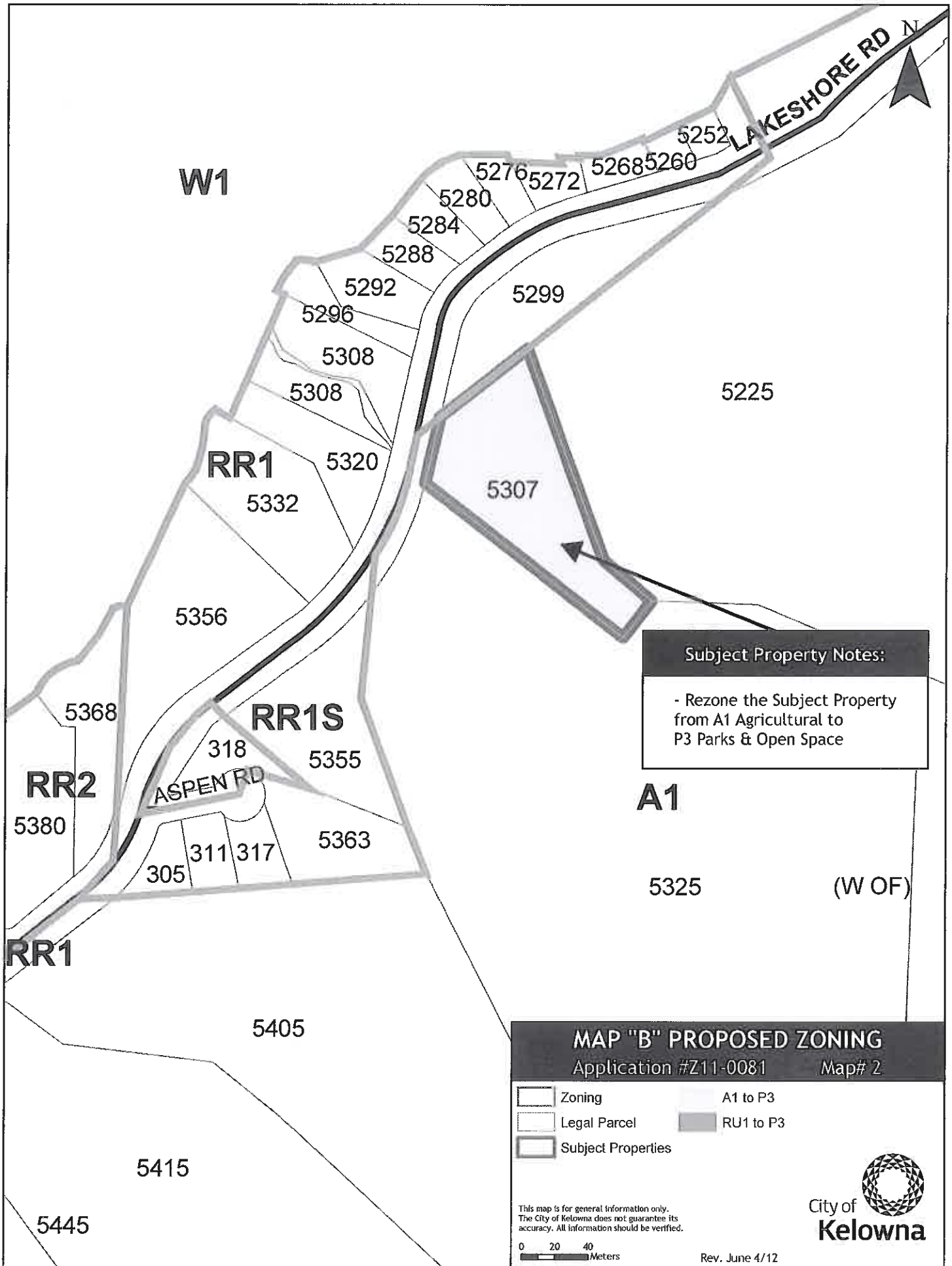
- Zoning A1 to P3
- Legal Parcel RU1 to P3
- Subject Properties

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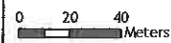
Subject Property Notes:

- Rezone the Subject Property from A1 Agricultural to P3 Parks & Open Space

MAP "B" PROPOSED ZONING
 Application #Z11-0081 Map# 2

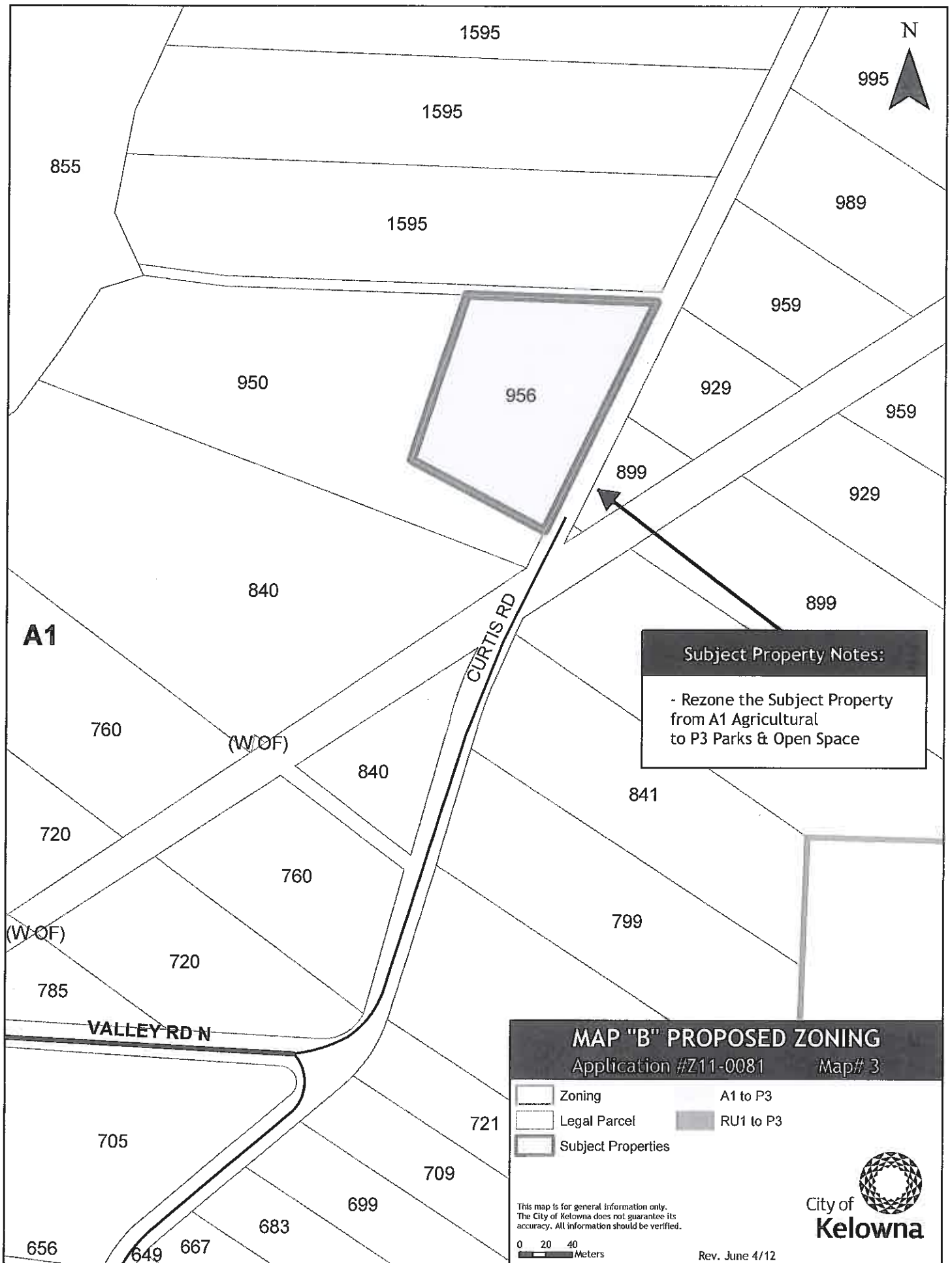
- Zoning
- Legal Parcel
- Subject Properties
- A1 to P3
- RU1 to P3

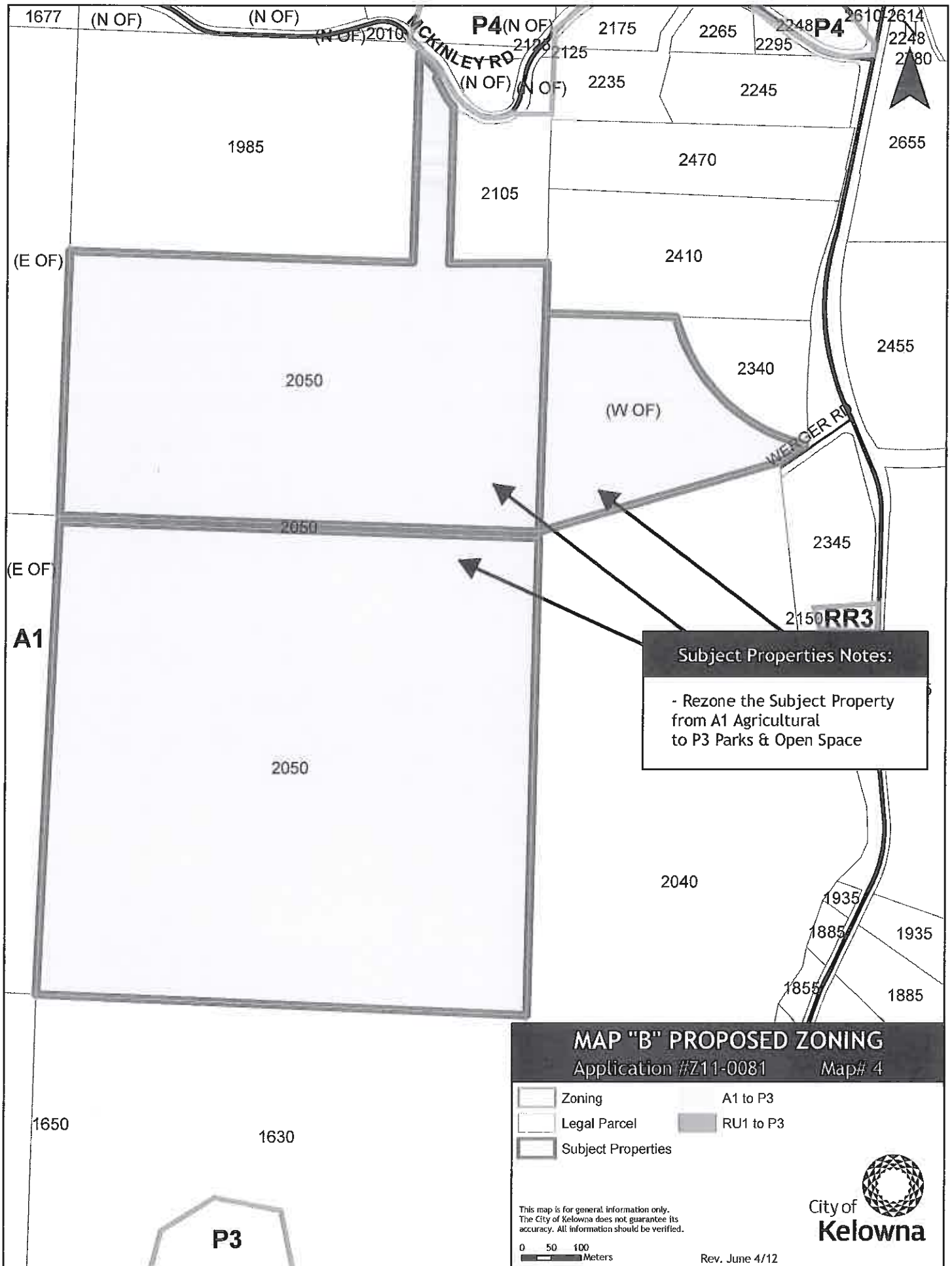
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1677

(N OF)

(N OF)

(N OF) 2010

P4 (N OF)

2175

2265

2248 P4

2610 2614

2248

2780

WICKINLEY RD

2125

2235

2295

2245

1985

2105

2470

2655

(E OF)

2410

2050

2340

2455

(W OF)

WEYER RD

(E OF)

2345

A1

2150 RR3

Subject Properties Notes:

- Rezone the Subject Property from A1 Agricultural to P3 Parks & Open Space

2050

2040

1935

1885

1935

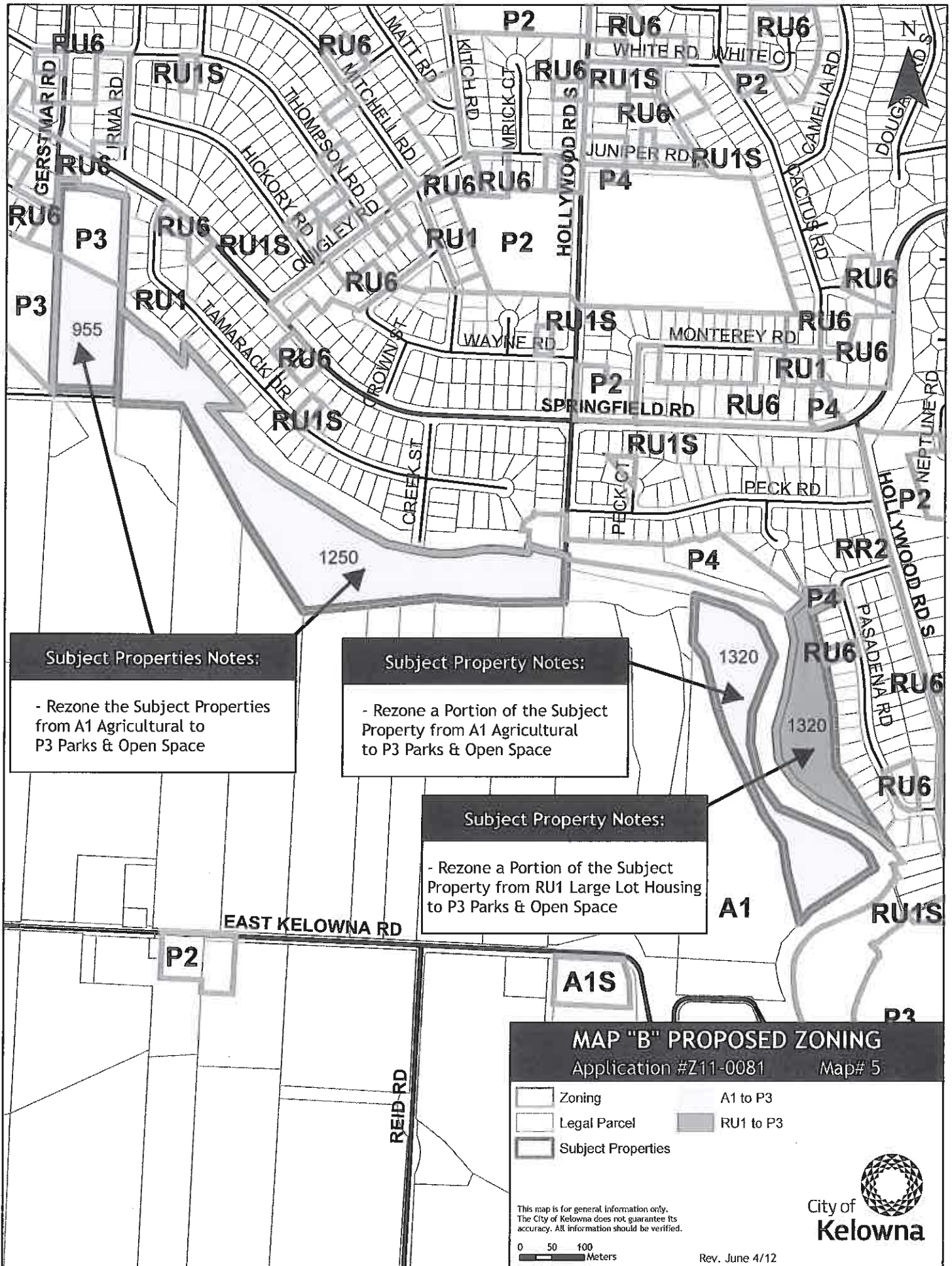
1855

1885

1650

1630

P3



Subject Properties Notes:

- Rezone the Subject Properties from A1 Agricultural to P3 Parks & Open Space

Subject Property Notes:

- Rezone a Portion of the Subject Property from A1 Agricultural to P3 Parks & Open Space

Subject Property Notes:

- Rezone a Portion of the Subject Property from RU1 Large Lot Housing to P3 Parks & Open Space

MAP "B" PROPOSED ZONING

Application #Z11-0081 Map# 5

-  Zoning
-  Legal Parcel
-  Subject Properties
-  A1 to P3
-  RU1 to P3

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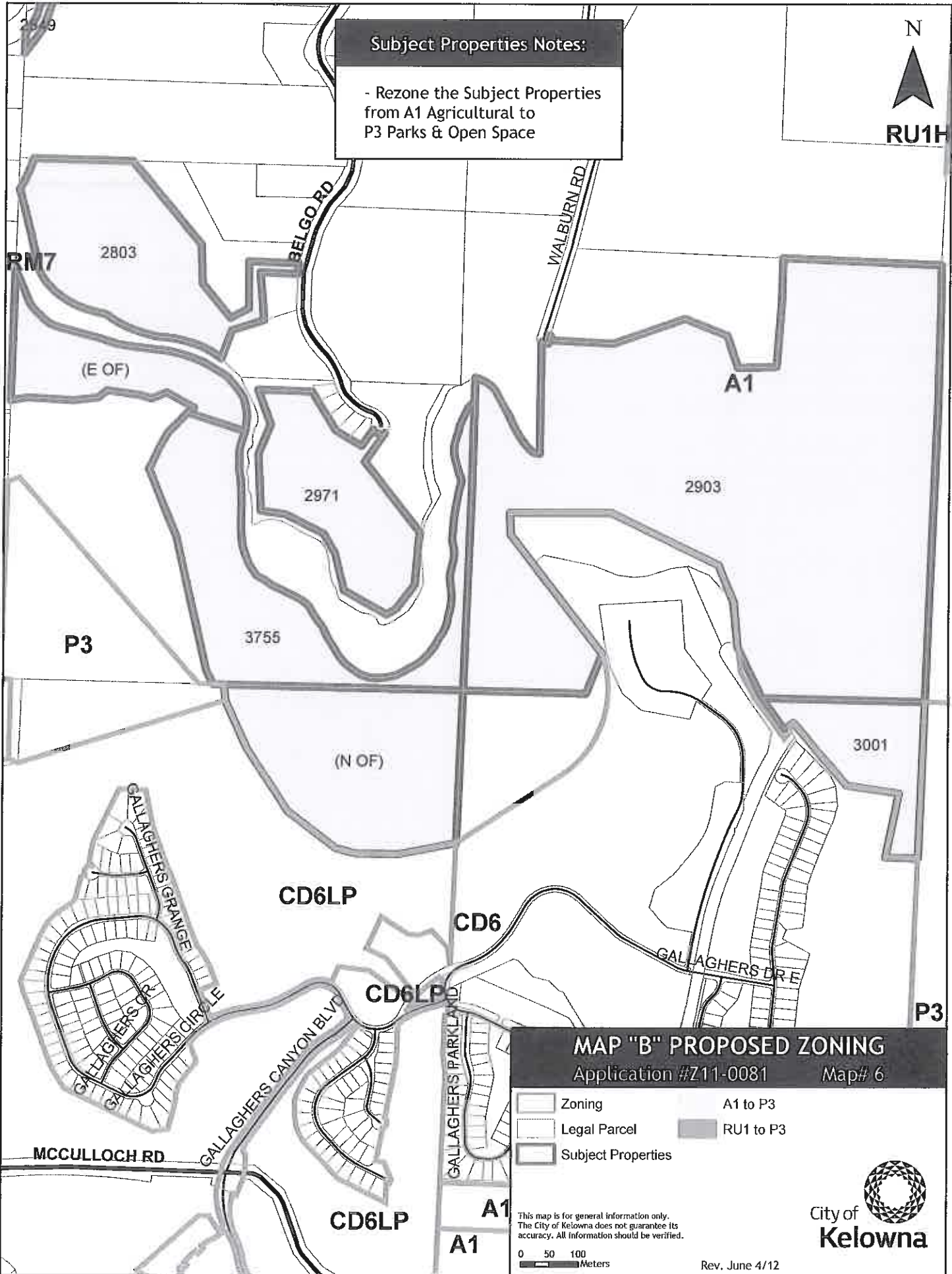


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Subject Properties Notes:

- Rezone the Subject Properties from A1 Agricultural to P3 Parks & Open Space

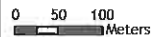


MAP "B" PROPOSED ZONING

Application #Z11-0081 Map# 6

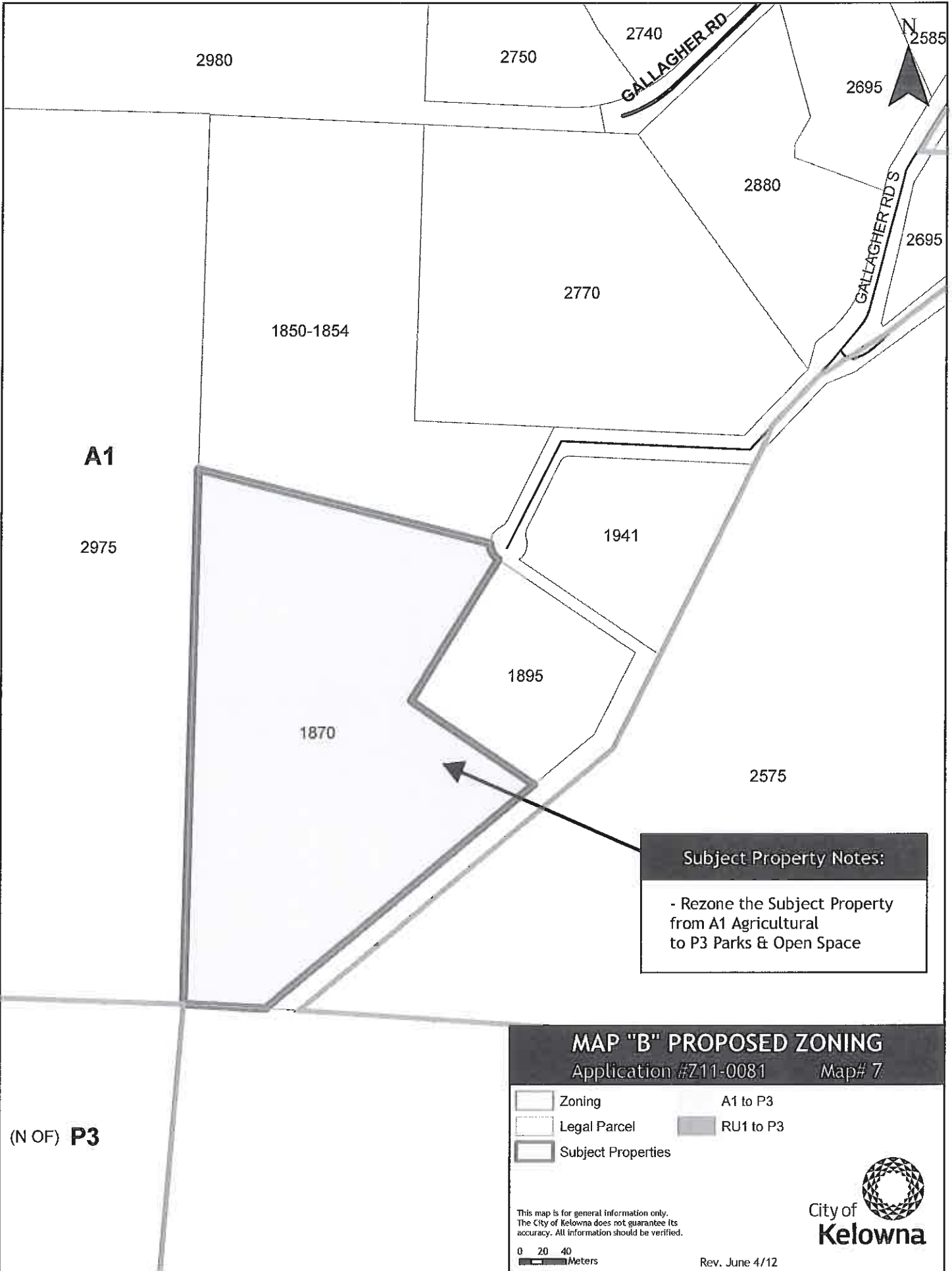
- Zoning
- Legal Parcel
- Subject Properties
- A1 to P3
- RU1 to P3

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A1

2975

2980

2750

2740

2695

N 2585

2880

2695

2770

GALLAGHER RD S

GALLAGHER RD

1850-1854

1941

1895

1870

2575

Subject Property Notes:

- Rezone the Subject Property from A1 Agricultural to P3 Parks & Open Space

MAP "B" PROPOSED ZONING

Application #Z11-0081

Map# 7

-  Zoning
-  Legal Parcel
-  Subject Properties
-  A1 to P3
-  RU1 to P3

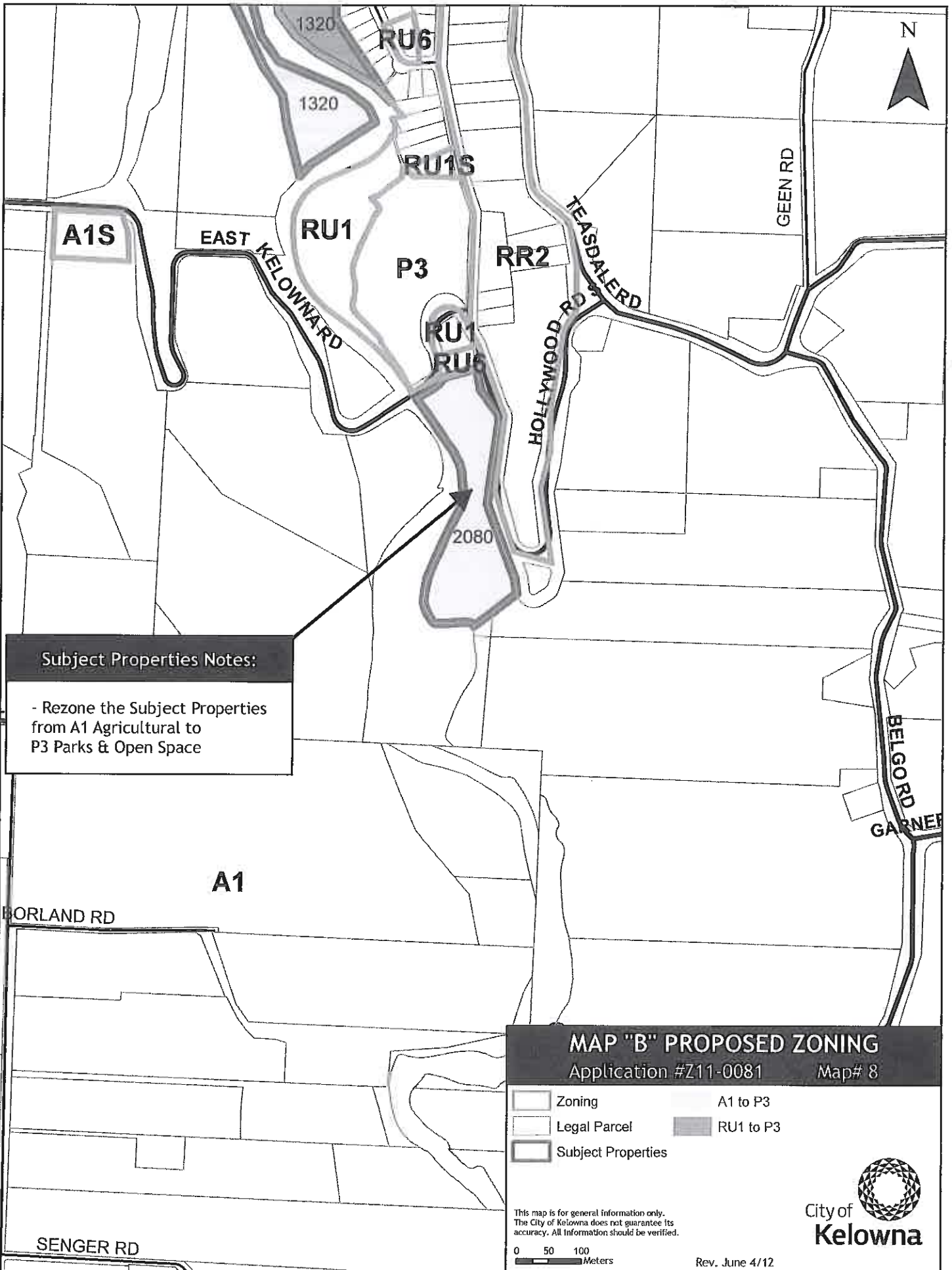
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(N OF) **P3**



Subject Properties Notes:

- Rezone the Subject Properties from A1 Agricultural to P3 Parks & Open Space

MAP "B" PROPOSED ZONING
 Application #Z11-0081 Map# 8

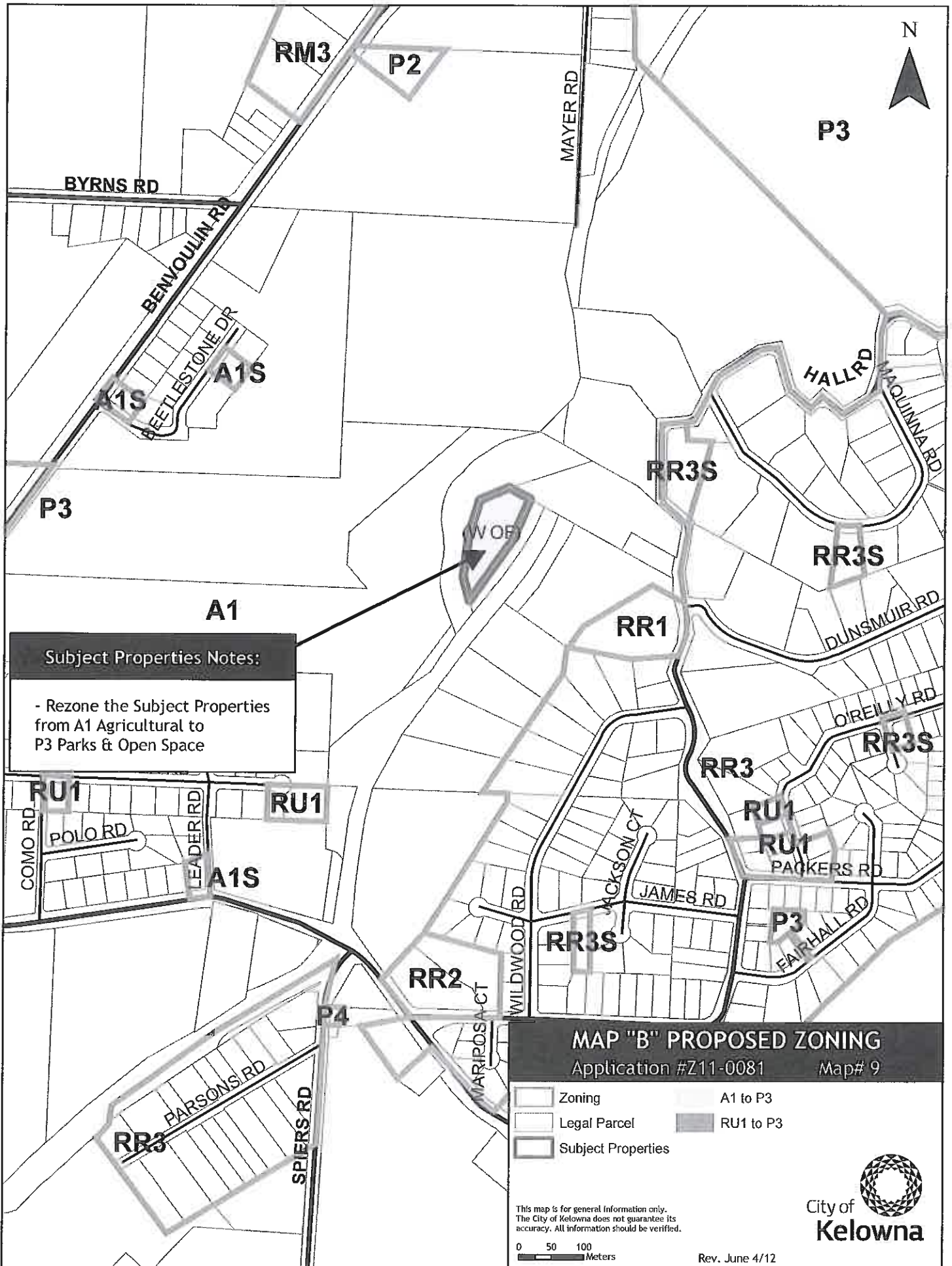
- Zoning
- Legal Parcel
- Subject Properties
- A1 to P3
- RU1 to P3

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N



P3

RM3

P2

BYRNS RD

MAYER RD

BENVOULIN RD

A1S

A1S

P3

A1

RR3S

RR3S

HALL RD

MOULINA RD

WOLF

RR1

DUNSMUIR RD

Subject Properties Notes:

- Rezone the Subject Properties from A1 Agricultural to P3 Parks & Open Space

RU1

RU1

COMO RD

POLO RD

LEADER RD

A1S

RR3

RR3S

OREILLY RD

RU1

RU1

PACKERS RD

P3

FAIRHALL RD

JAMES RD

JACKSON CT

WILDWOOD RD

RR3S

RR2

WARIPOSA CT

P4

RR3

PARSONS RD

SPIERS RD

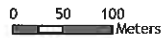
MAP "B" PROPOSED ZONING

Application #Z11-0081

Map# 9

- Zoning
- Legal Parcel
- Subject Properties
- A1 to P3
- RU1 to P3

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