

3.0 Land Use Management

Land Use Management staff are supportive of the proposed rezoning application, as it clearly complies with the policy direction provided in the City's Official Community Plan (OCP), and recognizes the existing parks use of the subject properties. The application further complies with the direction found in the Knox Mountain Park Management Plan (2011). The Growth Management Strategy also emphasizes the value of recreational opportunities and seeks to enhance those opportunities.

Should the rezoning application be approved, it will avoid potential future challenges that could present themselves with parks uses taking place on parcels not zoned appropriately.

4.0 Proposal

4.1 Background

Knox Mountain Park, Sutherland Bay Park, and Mt. Royal Open Space are comprised of many separate legal parcels. While most are currently zoned P3 - Parks and Open Space in keeping with their current parks use, some have remnant agricultural and residential zoning designations.

In November 2011, Council endorsed the Knox Mountain Park Management Plan 2011, directing staff to use it as a guide to follow in future planning for the park. Of the priority actions identified in the plan, the second priority in Phase 1 of the plan is the rezoning of all associated park properties to P3 - Parks and Open Space.

4.2 Project Description

The City of Kelowna, Parks & Public Places is seeking to rezone a total of 24 properties from a variety of remnant agricultural, industrial, and residential zones to P3 - Parks and Open Space to reflect their existing parks use. See *Attachment 1* for a detailed breakdown of each parcel and its existing zoning. As the P3 zone does not have minimum subdivision requirements, each of the subject parcels will meet the minimum criteria to be conforming to P3 zone standards. All of these parcels are City-owned and are designated as Major Park/Open Space (public) in the Official Community Plan (OCP).

No additional development is proposed in conjunction with this application. However, staff may proceed with lot consolidations in the near future.

4.3 Site Context

The 24 subject properties identified in *Attachment 1* all form part of the City's parks and open space network. Specifically, the parcels are part of Knox Mountain Park, Sutherland Bay Park, and Mt. Royal Open Space. None of the subject properties are within the Agricultural Land Reserve (ALR).

Subject Property Map: See attached Map "A".

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Regional Context - Parks and Natural Areas¹

It is the City of Kelowna's objective to protect and enhance natural areas and provide a variety of parks for people to pursue active, creative and healthy lifestyles. The objective includes creating an open space network that protects sensitive ecosystems and links important habitat areas.

Development Process

Public Use.² Discourage the use of agricultural lands for public or institutional uses such as schools, parks and churches except as identified in the OCP.

Infrastructure Policies

Natural Area Parks and Open Space.³ Provide a city-wide network of natural area parks which meet the following criteria:

- contains representative Okanagan ecosystems;
- contains areas of outstanding natural beauty (including areas with high visual sensitivity and high visual vulnerability, such as rocky outcrops, ridge lines, hilltops, silt slopes, canyons, and water edges);
- the land area is contiguous and forms part of a larger open space network;
- contains conservation areas;
- protects viewshed corridors; and
- where appropriate, trails which maximize public safety while minimizing human impact on the most sensitive and vulnerable areas.

5.2 Growth Management Strategy for the Regional District of Central Okanagan⁴

Vision Statement for the Central Okanagan

[The Central Okanagan] Is a centre for arts, culture, tourism and recreation. Our parks, trail systems, recreation areas and sports venues are extensive and attract thousands of visitors a year.

Growth Management Objectives

Improve the quality of life through enhancement of the arts, culture, tourism, and recreation opportunities within the region.

Protect the integrity of the agriculture and forest land base.

Protect the scenic quality of the region and preserve significant features, open space and cultural heritage resources.

Growth Management Policies

Consideration is to be given to the social and economic benefits of arts, culture, tourism, and recreation amenities in public sector decision making.

¹ City of Kelowna Official Community Plan Bylaw No. 10500, Chapter 2 – Regional Context, "Parks and Natural Areas", pg. 2.2.

² City of Kelowna Official Community Plan Bylaw No. 10500, Chapter 5 – Development Process, Policy 5.34.4.

³ City of Kelowna Official Community Plan Bylaw No. 10500, Chapter 7 – Infrastructure, Policy 7.12.2.

⁴ Regional District of the Central Okanagan. Growth Management Strategy for the Regional District of the Central Okanagan, Schedule 'A' of Bylaw No. 851, 2000.

6.0 Technical Comments

6.1 Development Engineering Department

See attached Memoranda from the Development Engineering Branch.

7.0 Application Chronology

Date of Application Received: April 19, 2012

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 - List of Subject Properties

Map "A" - Subject Property Maps

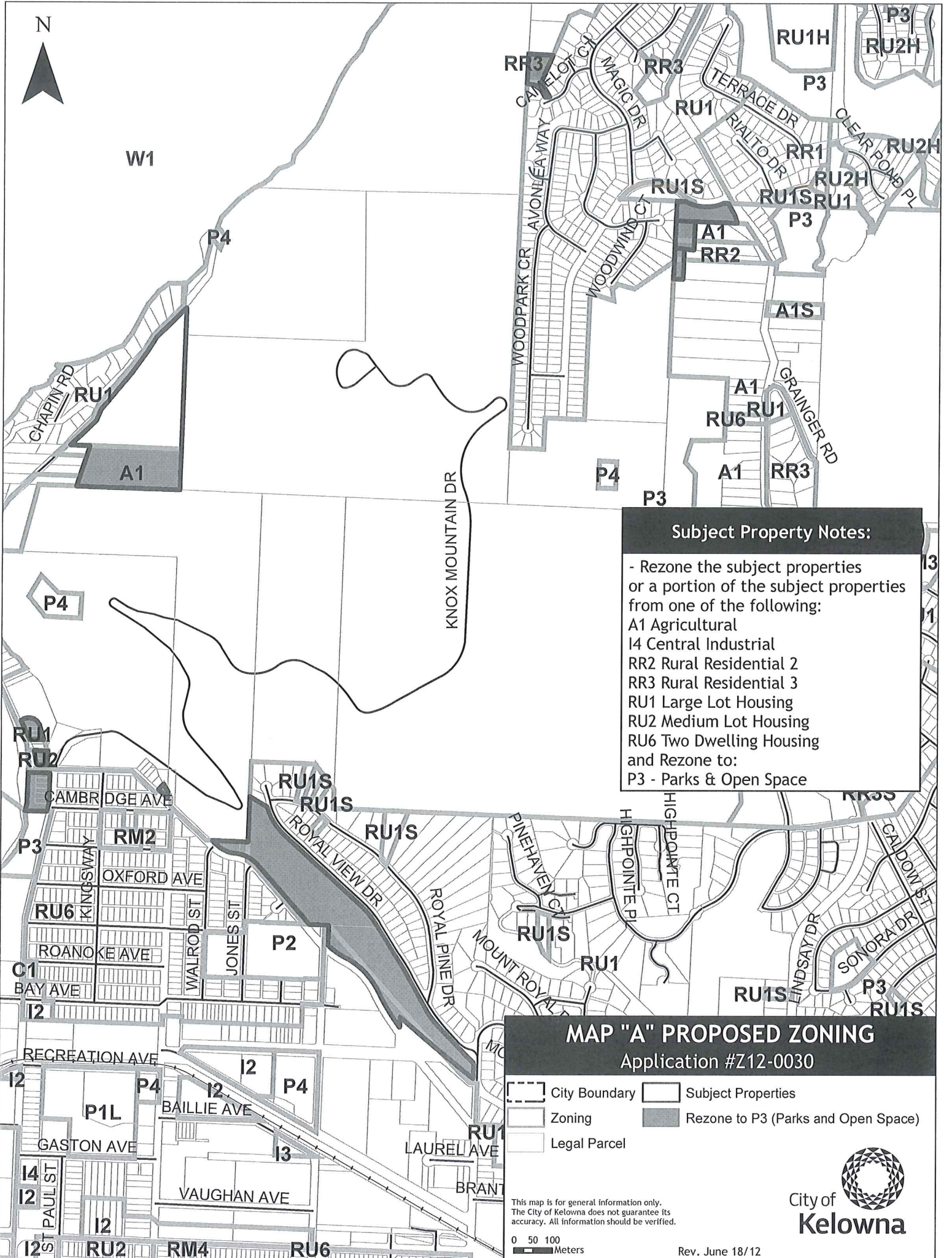
Development Engineering Branch Memoranda



Attachment 1 - List of Subject Properties

Civic Address	Legal Description	Ownership	Current Zoning
336 Clifton Road	PARK, Plan 67653	City of Kelowna	RR2 / A1
326 Clifton Road	PARK, Plan 67749	City of Kelowna	RR2 / A1
256 Camelot Court	PARK, Plan 53041	City of Kelowna	RR3 / RU1
450 Broadway Avenue	Lot B, DL 219, ODYD, Plan 34306	City of Kelowna	RU1
696 Broadway Avenue	Lot 1, Block 23, DL 219, ODYD, Plan 1306	City of Kelowna	RU6
599 Poplar Point Drive	Lot A, DL 219, ODYD, Plan 34306	City of Kelowna	RU2
587 Poplar Point Drive (#1 of 2)	Lot 10, Block 22, DL 219, ODYD, Plan 1306	City of Kelowna	RU1
587 Poplar Point Drive (#2 of 2)	Lot 11, Block 22, DL 219, ODYD, Plan 1306	City of Kelowna	RU1
589 Poplar Point Drive	Lot 9, Block 22, DL 219, ODYD, Plan 1306	City of Kelowna	RU1
567 Poplar Point Drive	Lot 12, Block 22, DL 219, ODYD, Plan 1306	City of Kelowna	RU1
239 Poplar Point Drive	Lot A, DL 219, ODYD, Plan KAP56205	City of Kelowna	P3 / A1
610 Ellis Street	Lot 11, Block 18, DL 219, ODYD, Plan 1306	City of Kelowna	RU6
612 Ellis Street	Lot 12, Block 18, DL 219, ODYD, Plan 1306	City of Kelowna	RU6
622 Ellis Street	Lot 13, Block 18, DL 219, ODYD, Plan 1306	City of Kelowna	RU6
632 Ellis Street	Lot 14, Block 18, DL 219, ODYD, Plan 1306	City of Kelowna	RU6
638 Ellis Street	Lot 15, Block 18, DL 219, ODYD, Plan 1306	City of Kelowna	RU6
642 Ellis Street	Lot 16, Block 18, DL 9 and 219, ODYD, Plan 1306	City of Kelowna	RU6
650 Ellis Street	Those Portions of Cambridge Avenue and Lakeshore Drive to be closed in District Lots 9 and 219, ODYD, as shown on Plan B7808 lying adjacent to Lots 11, 12, 13, 14, 15 and 16, Block 18, Plan 1306	City of Kelowna	RU6
807 Ethel Street	Lot B, Section 30, Township 26, ODYD, Plan 20060	City of Kelowna	I4
(END OF) Royal View Drive	Lot 1, Section 30, Township 26, ODYD, Plan 11890, Except Plans 40293, 41127 and 41150	City of Kelowna	RU1
715 Royal View Drive	Lot 38, Section 30 and 31, Township 26, ODYD, Plan 43005	City of Kelowna	RU1
768 Trench Place	Strata Lots 1 and 2, Section 30, Township 26, ODYD, Strata	City of Kelowna	RU6

	Plan K554 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1		
796 Trench Place	Strata Lots 1 and 2, Section 30, Township 26, ODYD, Strata Plan K693 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	City of Kelowna	RU6
1245 Rio Drive S	Lot 1, Section 31, Township 26, ODYD, Plan KAP44110, Except Plans KAP53041, KAP54128, KAP54129 and KAP58729	City of Kelowna	RU1



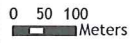
Subject Property Notes:

- Rezone the subject properties or a portion of the subject properties from one of the following:
- A1 Agricultural
- I4 Central Industrial
- RR2 Rural Residential 2
- RR3 Rural Residential 3
- RU1 Large Lot Housing
- RU2 Medium Lot Housing
- RU6 Two Dwelling Housing
- and Rezone to:
- P3 - Parks & Open Space

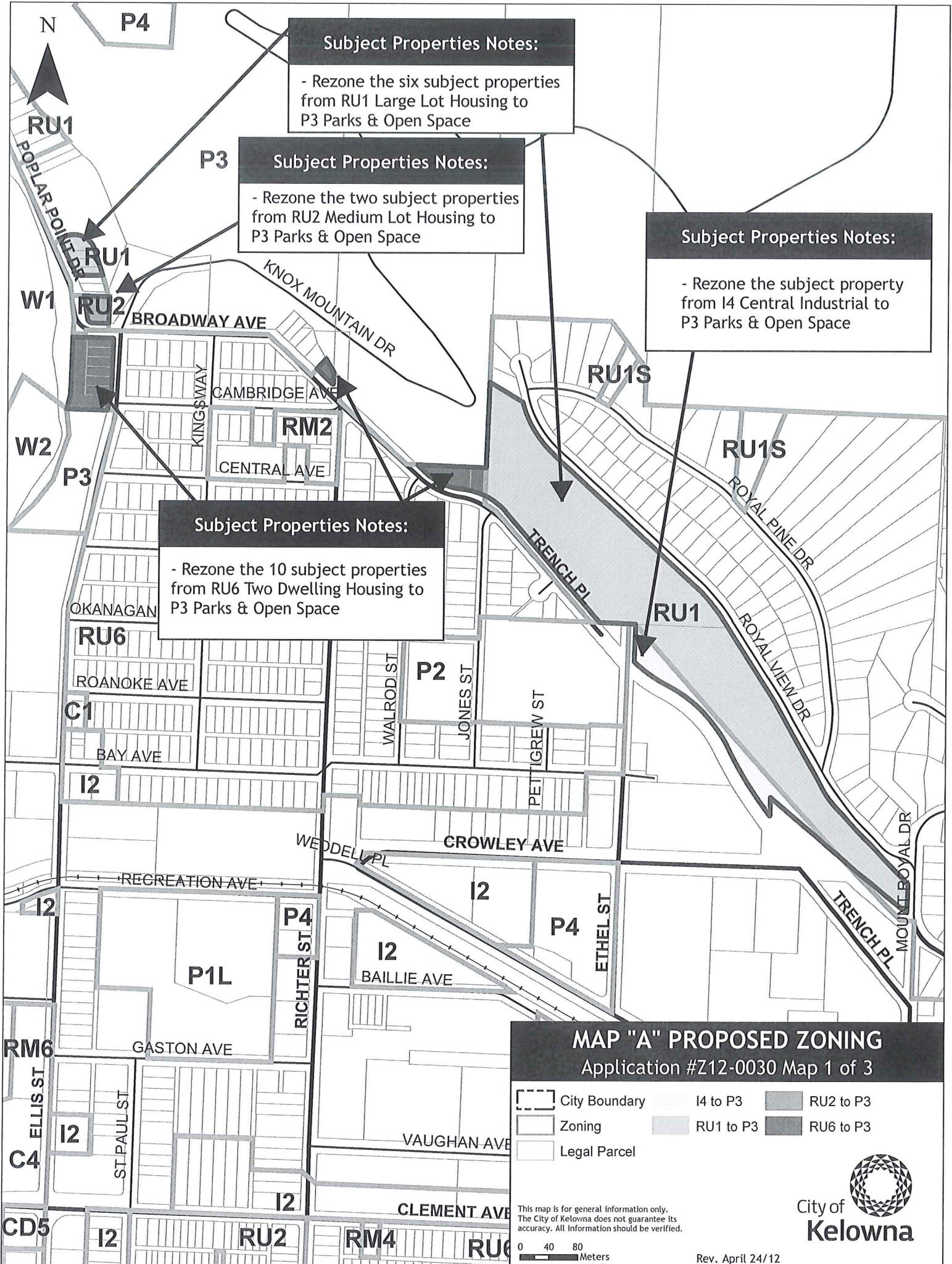
MAP "A" PROPOSED ZONING
Application #Z12-0030

- City Boundary
- Zoning
- Legal Parcel
- Subject Properties
- Rezone to P3 (Parks and Open Space)

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



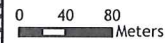
Rev. June 18/12



MAP "A" PROPOSED ZONING
 Application #Z12-0030 Map 1 of 3

	City Boundary		I4 to P3		RU2 to P3
	Zoning		RU1 to P3		RU6 to P3
	Legal Parcel				

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Rev. April 24/12

N



W1

P4

POPLAR POINT DR

CHAPIN RD

HERBERT HEIGHTS RD

A1

Subject Properties Notes:

- Rezone a portion of the subject property from A1 Agriculture to P3 Parks & Open Space

P3

RU1

POPLAR POINT DR

P4

KNOX

MAP "A" PROPOSED ZONING

Application #Z12-0030 Map 2 of 3

City Boundary

Zoning

Legal Parcel

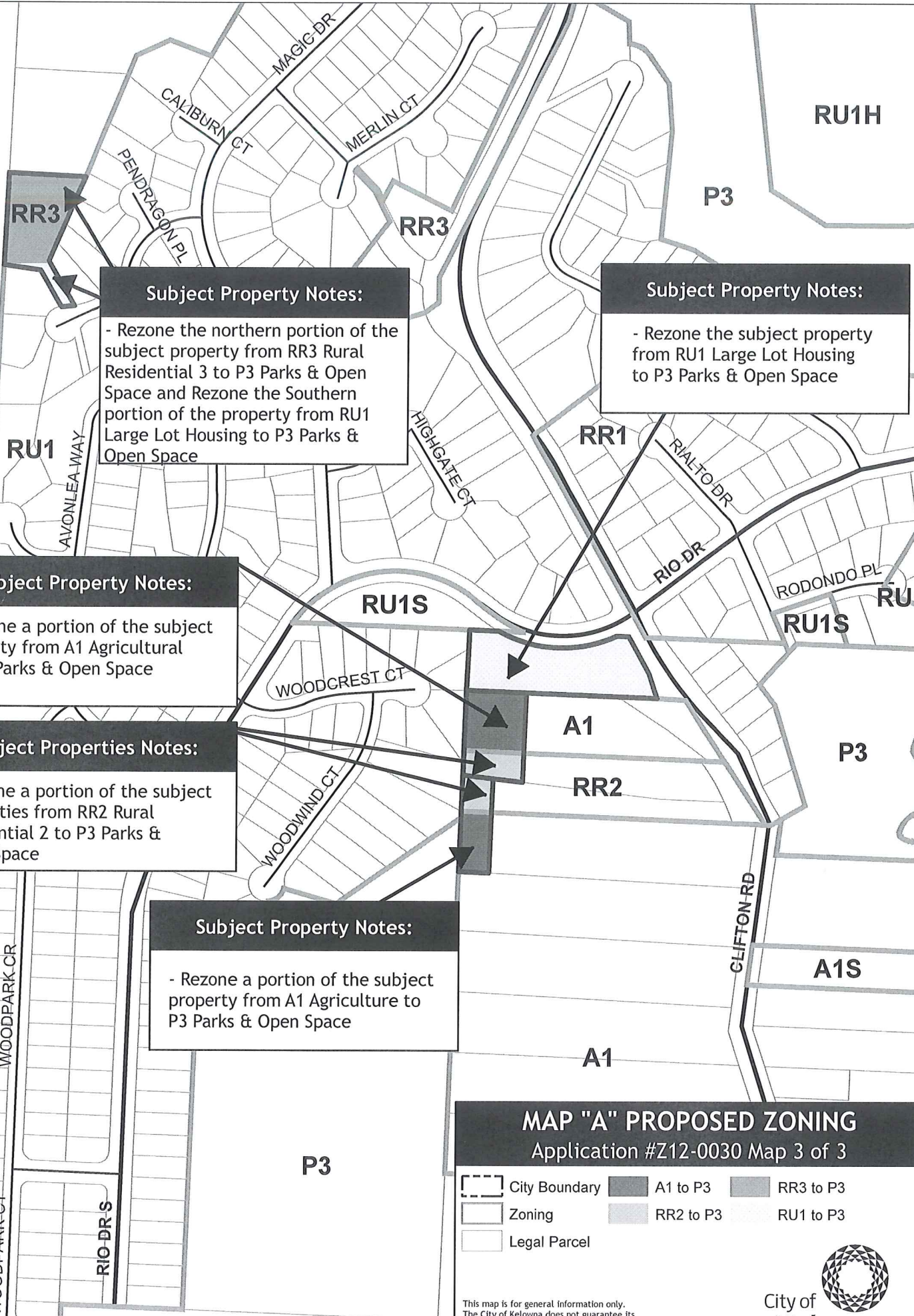
A1 to P3

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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Rev. April 24/12



Subject Property Notes:

- Rezone the northern portion of the subject property from RR3 Rural Residential 3 to P3 Parks & Open Space and Rezone the Southern portion of the property from RU1 Large Lot Housing to P3 Parks & Open Space

Subject Property Notes:

- Rezone the subject property from RU1 Large Lot Housing to P3 Parks & Open Space

Subject Property Notes:

- Rezone a portion of the subject property from A1 Agricultural to P3 Parks & Open Space

Subject Properties Notes:

- Rezone a portion of the subject properties from RR2 Rural Residential 2 to P3 Parks & Open Space

Subject Property Notes:

- Rezone a portion of the subject property from A1 Agriculture to P3 Parks & Open Space

MAP "A" PROPOSED ZONING
Application #Z12-0030 Map 3 of 3

City Boundary	A1 to P3	RR3 to P3
Zoning	RR2 to P3	RU1 to P3
Legal Parcel		

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rev. April 24/12



CITY OF KELOWNA
MEMORANDUM

Date: June 12, 2012
File No.: Z12-0030
To: Land Use Management (JM)
From: Development Engineering Manager (SM)
Subject: 599 Poplar Point Drive 450 Broadway Ave Lots A, B Plan 34306

Development Engineering comments and requirements regarding this application to rezone the subject property from RU2 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.
Lot consolidation

2. Domestic water and fire protection.

The subject properties are within the service area of the City of Kelowna. Our records indicate that Both lots are serviced with 19mm dia services.

3. Sanitary Sewer.

The subject properties are within the service area of the City of Kelowna. Both Lots are serviced with 100mm dia services.

Site servicing issues will be further addressed when development of the park occurs or when lots are consolidated.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Poplar Point Drive and Broadway Avenue road frontages are rural.



Steve Muenz, P. Eng.
Development Engineering Manager

JF

CITY OF KELOWNA
MEMORANDUM

Date: June 11, 2012
File No.: Z12-0030
To: Land Use Management (JM)
From: Development Engineering Manager (SM)
Subject: 239 Poplar Point Drive

Development Engineering comments and requirements regarding this application to rezone the subject property from A1 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.
Lot consolidation with (E of) Poplar Point Drive.

2. Domestic water and fire protection.

This subject property is within the service area of the City of Kelowna. This property is not serviced at this time.

3. Sanitary Sewer.


The subject property is within in the service area of the City of Kelowna. This property is not serviced by the Municipal Wastewater collection system.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Poplar Point Drive / Herbert Heights Drive road frontage is rural.



Steve Muenz, P. Eng.
Development Engineering Manager

JF

CITY OF KELOWNA
MEMORANDUM

Date: June 12, 2012
File No.: Z12-0030
To: Land Use Management (JM)
From: Development Engineering Manager (SM)
Subject: 589 – 567 Poplar Point Drive Lots 9, 10, 11, 12 Plan 1306

Development Engineering comments and requirements regarding this application to rezone the subject property from RU1 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.
Lot consolidation

2. Domestic water and fire protection.

The subject properties are within the service area of the City of Kelowna. Our records indicate that Lot 11 and 12 are serviced with 19mm dia services.

3. Sanitary Sewer.

The subject properties are within the service area of the City of Kelowna. Lot 11 and 12 are serviced with 100mm diameter services.

Site servicing issues will be further addressed when development of the park occurs or when lots are consolidated.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Poplar Point Drive road frontage is rural.



Steve Muenz, P. Eng.
Development Engineering Manager

JF

CITY OF KELOWNA
MEMORANDUM

Date: June 12, 2012
File No.: Z12-0030
To: Land Use Management (JM)
From: Development Engineering Manager (SM)
Subject: 768, 796 Trench Place CP K554 K 693 Park

Development Engineering comments and requirements regarding this application to rezone the subject property from RU6 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.
Lot consolidation

2. Domestic water and fire protection.

The subject properties are within the service area of the City of Kelowna. Our records indicate that these lots are not serviced.

3. Sanitary Sewer.

The subject properties are within the service area of the City of Kelowna. Our records indicate that these lots are not serviced by the Municipal wastewater collection system.


Site servicing and access issues will be further addressed when development of the park occurs.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Trench Place road frontage is rural.



Steve Muenz, P. Eng.
Development Engineering Manager

JF

CITY OF KELOWNA
MEMORANDUM

Date: June 11, 2012
File No.: Z12-0030
To: Land Use Management (JM)
From: Development Engineering Manager (SM)
Subject: 807 Ethel St., Trench Pl

Development Engineering comments and requirements regarding this application to rezone the subject property from I4 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.
Lot consolidation with (E of) Royal View Drive.

2. Domestic water and fire protection.

This subject property is within the service area of the City of Kelowna. This property is not serviced at this time.

Site servicing issues will be further addressed when development of the park occurs or when lots are consolidated.

3. Sanitary Sewer.

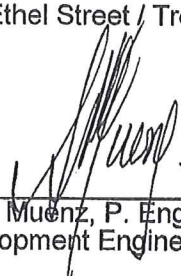
The subject property is within in the service area of the City of Kelowna. This property is not serviced by the Municipal Wastewater collection system.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Ethel Street / Trench Place roads are un-constructed.



Steve Muenz, P. Eng.
Development Engineering Manager

JF

CITY OF KELOWNA
MEMORANDUM

Date: June 12, 2012
File No.: Z12-0030
To: Land Use Management (JM)
From: Development Engineering Manager (SM)
Subject: 610 – 650 Ellis Street Lots 11–19 Plan 1306 DL 9 Plan B7808

Development Engineering comments and requirements regarding this application to rezone the subject property from RU6 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.
Provide a statutory rights of way over the existing water trunk main.
Lot consolidation
Corner rounding
Dedication for road curvature as may be required.

2. Domestic water and fire protection.

The subject properties are within the service area of the City of Kelowna. Our records indicate that two of the subject lots have services.

3. Sanitary Sewer.

The subject properties are within the service area of the City of Kelowna. One of the existing lots is serviced with a 100mm diameter service.


Site servicing issues will be further addressed when development of the park occurs or when lots are consolidated.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Elis Street roadway frontage is rural.



Steve Muenz, P. Eng.
Development/Engineering Manager
JF

CITY OF KELOWNA
MEMORANDUM

Date: June 12, 2012
File No.: Z12-0030
To: Land Use Management (JM)
From: Development Engineering Manager (SM)
Subject: 696, 768, 796 Broadway Ave Lot 1 Plan 1306 CP K554 K 693 Park

Development Engineering comments and requirements regarding this application to rezone the subject property from RU6 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.
Lot consolidation

2. Domestic water and fire protection.

The subject properties are within the service area of the City of Kelowna. Our records indicate that these lots are not serviced.

3. Sanitary Sewer.

The subject properties are within the service area of the City of Kelowna. Our records indicate that these lots are not serviced by the Municipal wastewater collection system.

Site servicing and access issues will be further addressed when development of the park occurs.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Broadway Avenue road frontage is rural.



Steve Muenz, P. Eng.
Development Engineering Manager

JF

CITY OF KELOWNA
MEMORANDUM

Date: May 16, 2012
File No.: Z12-0030
To: Land Use Management (JM)
From: Development Engineering Manager (SM)
Subject: (END OF) Royal View Drive

Development Engineering comments and requirements regarding this application to rezone the subject property from RU1 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.

2. Domestic water and fire protection.

This development is within the future service area of the City of Kelowna. This property is not serviced at this time.

3. Sanitary Sewer.


The subject property is not serviced by the Municipal Wastewater collection system.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Royal View Drive road frontage has been urbanized. The Trench Place road frontage is rural.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA
MEMORANDUM

Date: May 16, 2012
File No.: Z12-0030
To: Land Use Management (JM)
From: Development Engineering Manager (SM)
Subject: 715 Royal View Drive

Development Engineering comments and requirements regarding this application to rezone the subject property from RU1 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.

2. Domestic water and fire protection.

This development is within the future service area of the City of Kelowna. This property is not serviced at this time.

3. Sanitary Sewer.


The subject property is not serviced by the Municipal Wastewater collection system.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Royal View Drive road frontage has been urbanized. The Trench Place road frontage is rural.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA
MEMORANDUM

Date: May 15, 2012
File No.: Z12-0030
To: Land Use Management (JM)
From: Development Engineering Manager (SM)
Subject: 1245 Rio Drive S

Development Engineering comments and requirements regarding this application to rezone the subject property from RU1 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.

2. Domestic water and fire protection.

This development is within the service area of the City of Kelowna. This property is serviced at this time.

3. Sanitary Sewer.


The subject property is serviced by the Municipal Wastewater collection system.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The road frontage has been urbanized.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA
MEMORANDUM

Date: May 15, 2012
File No.: Z12-0030
To: Land Use Management (JM)
From: Development Engineering Manager (SM)
Subject: 256 Camelot Court

Development Engineering comments and requirements regarding this application to rezone the subject property from RR3/RU1 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.

2. Domestic water and fire protection.

This development is within the future service area of the City of Kelowna. This property is not serviced at this time.

3. Sanitary Sewer.


The subject property is not serviced by the Municipal Wastewater collection system.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The road frontage has been urbanized.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA
MEMORANDUM

Date: May 15, 2012
File No.: Z12-0030
To: Land Use Management (JM)
From: Development Engineering Manager (SM)
Subject: 326 Clifton Road

Development Engineering comments and requirements regarding this application to rezone the subject property from A1/RR2 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.

2. Domestic water and fire protection.

This development is within the future service area of the City of Kelowna. This property is not serviced at this time.

3. Sanitary Sewer.


The subject property is not serviced by the Municipal Wastewater collection system.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The subject property has no road frontage.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA
MEMORANDUM

Date: June 28, 2012
File No.: Z12-0030
To: Land Use Management (JM)
From: Development Engineering Manager (SM)
Subject: 336 Clifton Road

Development Engineering comments and requirements regarding this application to rezone the subject property from A1/RR2 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.

2. Domestic water and fire protection.

This development is within the future service area of the City of Kelowna. This property is not serviced at this time.

3. Sanitary Sewer.

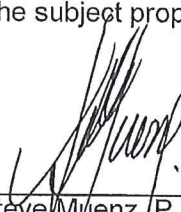
The subject property is not serviced by the Municipal Wastewater collection system.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The subject property has no road frontage.



Steve Muenz, P. Eng.
Development Engineering Manager

SS