

REPORT TO COUNCIL



Date: January 8, 2018

RIM No. 1250-20

To: City Manager

From: Community Planning Department (LB)

Application: OCP17-0027 / Z17-0107 **Owner:** Various

Address: Various **Applicant:** City of Kelowna

Subject: OCP Amendment & Rezoning Application – Discrepancies in Boundaries

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0027 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of several properties as indicated the Future Land Use Designation Discrepancies Table and shown on Maps "A" to "H" attached to the Report from the Community Planning Department dated January 8, 2018 be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forward to a Public Hearing for further consideration;

AND THAT Council considers the Public Hearing process to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT Rezoning Application No. Z17-0107 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of several properties as indicated the Future Land Use Designation Discrepancies Table and shown on Maps "I" to "T" attached to the Repot from the Community Planning Department dated January 8, 2018 be considered by Council;

AND FURTHER THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of and to rezone the subject properties to complete housekeeping amendments to correct boundary discrepancies.

3.0 Community Planning

Staff have identified several properties with discrepancies in future land use designation and zoning boundaries and are bringing forward these amendments to resolve these inconsistencies. These are considered housekeeping amendments that will align future land use designation and zoning boundaries with existing or proposed future lot lines and resolve clerical oversights from previous applications. Some

mapping amendments are the result of the subdivision of properties occurring after adoption of rezoning bylaws. As such, Maps A to T are considered housekeeping amendments.

In accordance with section 466(7) of the *Local Government Act*, notices were not mailed to property owners or residents of the subject property and direct neighbourhood notification was not carried out. Notices were posted in the newspaper in accordance with other requirements of *Local Government Act* section 466.

3.1 Future Land Use Designation Discrepancies Table

Legal Description	Civic Address	Existing Designation	Proposed Designation	Map No.
Part of LOT 2 SECTION 17 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP65503	Bennett Road 1602	PARK – Major Park / Open Space (public) S2RESH – Single / Two Unit Residential – Hillside	S2RESH – Single / Two Unit Residential – Hillside PARK – Major Park / Open Space (public)	A & B
Part of LOT 1 SECTION 17 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP65503	Bennett Road 1855	PARK – Major Park / Open Space (public) S2RESH – Single / Two Unit Residential – Hillside	S2RESH – Single / Two Unit Residential – Hillside PARK – Major Park / Open Space (public)	A & B
Part of LOT 17 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP45757	Carnegie Street 1798	PARK – Major Park / Open Space (public)	S2RESH – Single / Two Unit Residential – Hillside	C
Part of LOT 16 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP45757	Carnegie Street 1810	PARK – Major Park / Open Space (public)	S2RESH – Single / Two Unit Residential – Hillside	C
Part of LOT 29 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP45757	Carnoustie Drive 438	S2RESH – Single / Two Unit Residential – Hillside	PARK – Major Park / Open Space (public)	C
Part of LOT 12 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP42924	Carnoustie Drive 488	PARK – Major Park / Open Space (public)	S2RESH – Single / Two Unit Residential – Hillside	C
Part of LOT 1 SECTIONS 20 AND 29 TOWNSHIP 29 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP51781 EXCEPT PLAN EPP55883 AND EPP60436	Fawn Run Drive 1448	PARK – Major Park / Open Space (public)	S2RESH – Single / Two Unit Residential – Hillside	D
Part of LOT 1 SECTIONS 20 AND 29 TOWNSHIP 29 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP51781 EXCEPT PLAN EPP55883 AND EPP60436	Fawn Run Drive 1448	PSU - Public Services / Utilities S2RES – Single / Two Unit Residential	PARK – Major Park / Open Space (public) PSU - Public Services / Utilities	E

Legal Description	Civic Address	Existing Designation	Proposed Designation	Map No.
Part of LOT 1 SECTION 2 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP72188	Mahonia Drive 4075	REP – Resource Protection Area	S2RES – Single / Two Unit Residential	F
Part of LOT 1 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP34822	Pandosy Street 3030	MRM – Multiple Unit Residential (Medium Density) (formerly road right-of-way)	MXR – Mixed Use (Residential / Commercial)	G
Part of LOT A DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN EPP39101 EXCEPT PLANS EPP50977 AND EPP54107	Richter Street 1190	COMM – Commercial	EDINST – Educational / Major Institutional	H
Part of LOT 1 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN EPP54107	St Paul Street 1193	EDINST – Educational / Major Institutional	COMM – Commercial	H

3.2 Summary of Zoning Discrepancies

Legal Description	Civic Address	Existing Zone	Proposed Zone	Map No.
Part of LOT 19 DISTRICT LOT 134 OSOYOOS DIVISION YALE DISTRICT PLAN 20399	Bechard Road 760	RU1 – Large Lot Housing	RU2 – Medium Lot Housing	I
Part of LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP68016	Burne Avenue 816	P2 – Education and Minor Institutional	RU6 – Two Dwelling Housing	J
Part of LOT 17 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP45757	Carnegie Street 1798	P3 – Parks and Open Space	RU1h – Large Lot Housing (Hillside Area)	K
Part of LOT 16 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP45757	Carnegie Street 1810	P3 – Parks and Open Space	RU1h – Large Lot Housing (Hillside Area)	K
Part of LOT 29 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP45757	Carnoustie Drive 438	RU1h – Large Lot Housing (Hillside Area)	P3 – Parks and Open Space	K
Part of LOT 12 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP42924	Carnoustie Drive 488	P3 – Parks and Open Space	RU1h – Large Lot Housing (Hillside Area)	K

Legal Description	Civic Address	Existing Zone	Proposed Zone	Map No.
Part of LOT 1 SECTION 29 TOWNSHIP 29 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP55883	Fawn Run Drive 1428	A1 – Agriculture 1	RU1 – Large Lot Housing	L
Part of LOT 1 SECTIONS 20 AND 29 TOWNSHIP 29 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP51781 EXCEPT PLAN EPP55883 AND EPP60436	Fawn Run Drive 1448	P3 – Parks and Open Space	RU1h – Large Lot Housing (Hillside Area)	M
Part of LOT 1 SECTIONS 20 AND 29 TOWNSHIP 29 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP51781 EXCEPT PLAN EPP55883 AND EPP60436	Fawn Run Drive 1448	A1 – Agriculture P4 - Utilities	P3 – Parks and Open Space P4 - Utilities	L
LOT 1 DISTRICT LOT 357 OSOYOOS DIVISION YALE DISTRICT PLAN KAP46269	Gordon Drive 4623	RU1 – Large Lot Housing	RU6 – Two Dwelling Housing	N
Part of LOT 1 SECTION 2 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP72188	Mahonia Drive 4075	RR2 – Rural Residential 2	RR3 – Rural Residential 3	O
LOT 24 SECTION 24 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP67683	Mine Hill Drive 1330	RU4h - Low Density Cluster Housing (Hillside Area)	RU1h – Large Lot Housing (Hillside Area)	P
Part of LOT 1 DISTRICT LOT 508A SIMILKAMEEN DIVISION YALE DISTRICT AND SECTION 31 TOWNSHIP 29 OSOYOOS DIVISION YALE DISTRICT PLAN EPP50904	Mission Ridge Road 1193	RU1 – Large Lot Housing	A1 – Agriculture 1	Q
Part of LOT 1 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP34822	Pandosy Street 3030	RU1 – Large Lot Housing (formerly road right-of-way)	C4 – Urban Centre Commercial	R
Part of LOT A DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN EPP39101 EXCEPT PLANS EPP50977 AND EPP54107	Richter Street 1190	I4 – Central Industrial	P1 – Major Institutional	S

Legal Description	Civic Address	Existing Zone	Proposed Zone	Map No.
Part of LOT 1 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN EPP54107	St Paul Street 1193	P1 – Major Institutional	I4 – Central Industrial	S
Part of LOT 1 SECTION 29 TOWNSHIP 29 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP31682	Steele Road 1328	RU3 – Small Lot Housing	RU1 – Large Lot Housing	L
Part of LOT A SECTIONS 32 AND 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP54061	Valley Road 720-724	A1 – Agriculture 1	RM3 – Low Density Multiple Housing	T

Report prepared by: Laura Bentley, Planner Specialist

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Map "A" OCP Amendment – 1602 & 1855 Bennett Road
 Map "B" OCP Amendment – 1602 & 1855 Bennett Road
 Map "C" OCP Amendment – 1798 & 1810 Carnegie Street and 438 & 488 Carnoustie Drive
 Map "D" OCP Amendment – 1448 Fawn Run Drive
 Map "E" OCP Amendment – 1448 Fawn Run Drive
 Map "F" OCP Amendment – 4075 Mahonia Drive
 Map "G" OCP Amendment – 3030 Pandosy Street
 Map "H" OCP Amendment – 1190 Richter Street and 1193 St Paul Street
 Map "I" Rezoning – 760 Bechard Road
 Map "J" Rezoning – 816 Burne Avenue
 Map "K" Rezoning – 1798 & 1810 Carnegie Street and 438 & 488 Carnoustie Drive
 Map "L" Rezoning – 1428 & 1448 Fawn Run Drive and 1328 Steele Road
 Map "M" Rezoning – 1448 Fawn Run Drive
 Map "N" Rezoning – 4623 Gordon Drive
 Map "O" Rezoning – 4075 Mahonia Drive
 Map "P" Rezoning – 1330 Mine Hill Drive
 Map "Q" Rezoning – 1193 Mission Ridge Road
 Map "R" Rezoning – 3030 Pandosy Street
 Map "S" Rezoning – 1190 Richter Street and 1193 St Paul Street
 Map "T" Rezoning – 720-724 Valley Road