

REPORT TO COUNCIL



Date: August 27, 2018

RIM No. 1250-40

To: City Manager

From: Community Planning Department (JR)

Application: LUCT 18-0009

Owner: Multiple Owners

Address: 373 & 379 Yates Road

Applicant: The City of Kelowna

Subject: Land Use Contract Termination (LUC 77-1052)

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU1 – Large Lot Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to both subject properties under Land Use Contract No. LUC77-1052;

THAT Application No. LUCT18-0009 to terminate LUC77-1052 from Lot A & B, Section 32, Township 26, ODYD, Plan 29878, located on 373 & 379 Yates Road, Kelowna, BC, be considered by Council.

AND FURTHER THAT the Land Use Contract Termination and Zone Amending Bylaws be forwarded to a Public Hearing for further consideration;

2.0 Purpose

To consider an application for the early termination of land Use Contract LUC77-1052 and revert the parcels to the underlying RU1 – Large Lot Housing zone.

3.0 Community Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC77-1052) be terminated for the subject properties. The current LUC affects 2 properties, 373 & 379 Yates Road. The Land Use Contract currently restricts the use to single family residential.

The underlying zoning (RU₁ – Large Lot Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RU₁ – Large Lot Housing zone however, the new zone does permit more uses (e.g. secondary suite or facilitates subdivision).

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not initially apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act before the LUC is removed and the underlying zone comes into effect.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality will send additional letters after the bylaw(s) are adopted for further information. The Land Title Office will notify owners after the one-year grace period is complete to inform the property owners of which land use regulations apply to their property(ies).

Staff are not providing notification signage on the subject properties as per the Council approved Land Use Contract Termination Strategy. Notification signage was not recommended as: Land Use Contract Terminations are a City initiative, could involve hundreds of properties, and the elimination is mandated by the Local Government Act. Staff have mailed notification to all properties affected by the LUC under consideration for termination.

4.3 Site Context

The subject properties total area is 2237 m² and is located 373 & 379 Yates Road. The property is designated S₂RES – Single / Two Unit Residential in the Official Community Plan and the surrounding area is single family residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Single Family Residential
East	RU ₂ – Medium Lot Housing	Single Family Residential
South	RU ₁ – Large Lot Housing	Single Family Residential
West	RU ₁ – Large Lot Housing	Single Family Residential

Subject Property Map: 373 & 379 Yates Road



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282.² Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contacts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by
Approved for Inclusion:

Ryan Smith, Community Planning Department Manager

Attachments:

None