



LUCT18-0012

Eastwood Dr, Eastwood Ct, Sunshine Rd,
Summerside Rd and Suncrest Ct.

Land Use Contract Termination



Proposal

- ▶ To terminate the Land Use Contract (LUC78-1034)

Development Process



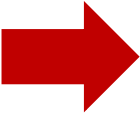
Jul 23, 2018

LUC Termination Initiated by Staff



Jul 30, 2018 &
Sept 18, 2020

Public Notification Completed



Oct 5, 2020

Initial Consideration



Public Hearing (LUCT)
Second & Third Readings



Final Reading



LUC Eliminated (1 year later)



Council
Approvals

Context Map



City of Kelowna

Background



- ▶ Land Use Contracts: 1970's tool
- ▶ Allow local governments to grant development rights above and beyond current zoning
- ▶ Exchange for commitments from developers to help infrastructure costs
- ▶ BC Government requires all contracts to be discharged and/or terminated by 2024 and the appropriate zoning in place by 2022.

Project Details

- ▶ 57 properties affected:
 - ▶ 56 to be reverted to RR₃ – Rural Residential 3
 - ▶ 1 to be reverted to P₃ – Parks and Open Space
- ▶ City of Kelowna Staff initiated the LUC Termination of the area.
- ▶ If successful, all properties will get full use of current RR₃ and P₃ zones, one year after termination date.

Public Notification Policy #367

- ▶ Staff sent a letter of Proposed Termination of Land Use Contract to all properties within the LUC Area
 - ▶ Sent on July 30th, 2018 and September 18th, 2020.
- ▶ One-year grace period from Council consideration before full uses of RR3 – Rural Residential 3 zone (as per Zoning Bylaw no. 8000).

Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the proposed land use contract termination:
 - ▶ The existing zone (RR3 & P3) is appropriate for the area.
 - ▶ Province of BC requires all LUC's to be discharged/terminated.



Conclusion of Staff Remarks