



City of Kelowna
 1435 Water Street
 Kelowna, BC V1Y 1J4
 250 469-8500
 kelowna.ca

Council Policy

Strategy for Elimination of Remaining Land Use Contracts

APPROVED June 2, 1997

RESOLUTION: R375/10/04/26
 REPLACING: R728/99/08/23; I1997/06/02
 DATE OF LAST REVIEW: April 2010

Council's adoption of this policy requires:

- that a Land Use Contract be discharged for any contract where there has been a change in use or density from what was originally intended by the Land Use Contract;
- that where the City of Kelowna had entered into a Land Use Contract that contains a cancellation clause contingent on failure to develop and use the lands, the City proceed to discharge the Land Use Contract;
- that the City of Kelowna initiate proceedings to discharge Land Use Contracts that have provisions enabling the City to unilaterally discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by Council with regard to affected contracts;
- that staff negotiate with owners of land under Land Use Contracts that only enabled the subdivision of land, to discharge contracts where the subdivision has been completed;
- that priority be given to terminate Land Use Contracts having a significant financial impact or those Land Use Contracts that enable development contrary to the fulfillment of community objectives.

REASON FOR POLICY

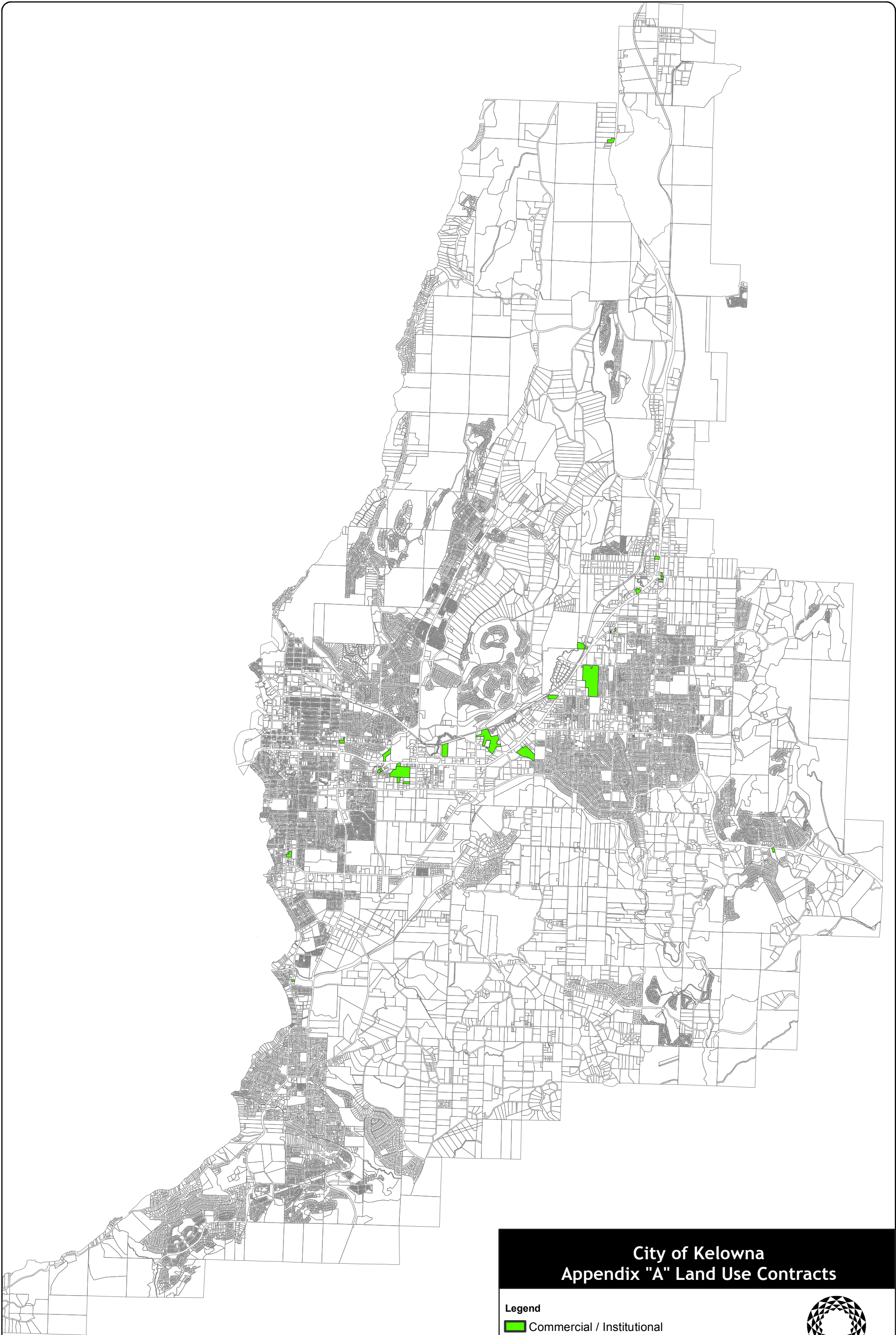
To develop a strategy to eliminate Land Use Contracts.

LEGISLATIVE AUTHORITY

Sec. 930, Local Government Act


PROCEDURE FOR IMPLEMENTATION

Council will evaluate the cost benefit implications of discharging individual Land Use Contracts, prior to Land Use Management staff committing the resources required to initiate and conclude proceedings to terminate a contract.



City of Kelowna Appendix "A" Land Use Contracts

Legend

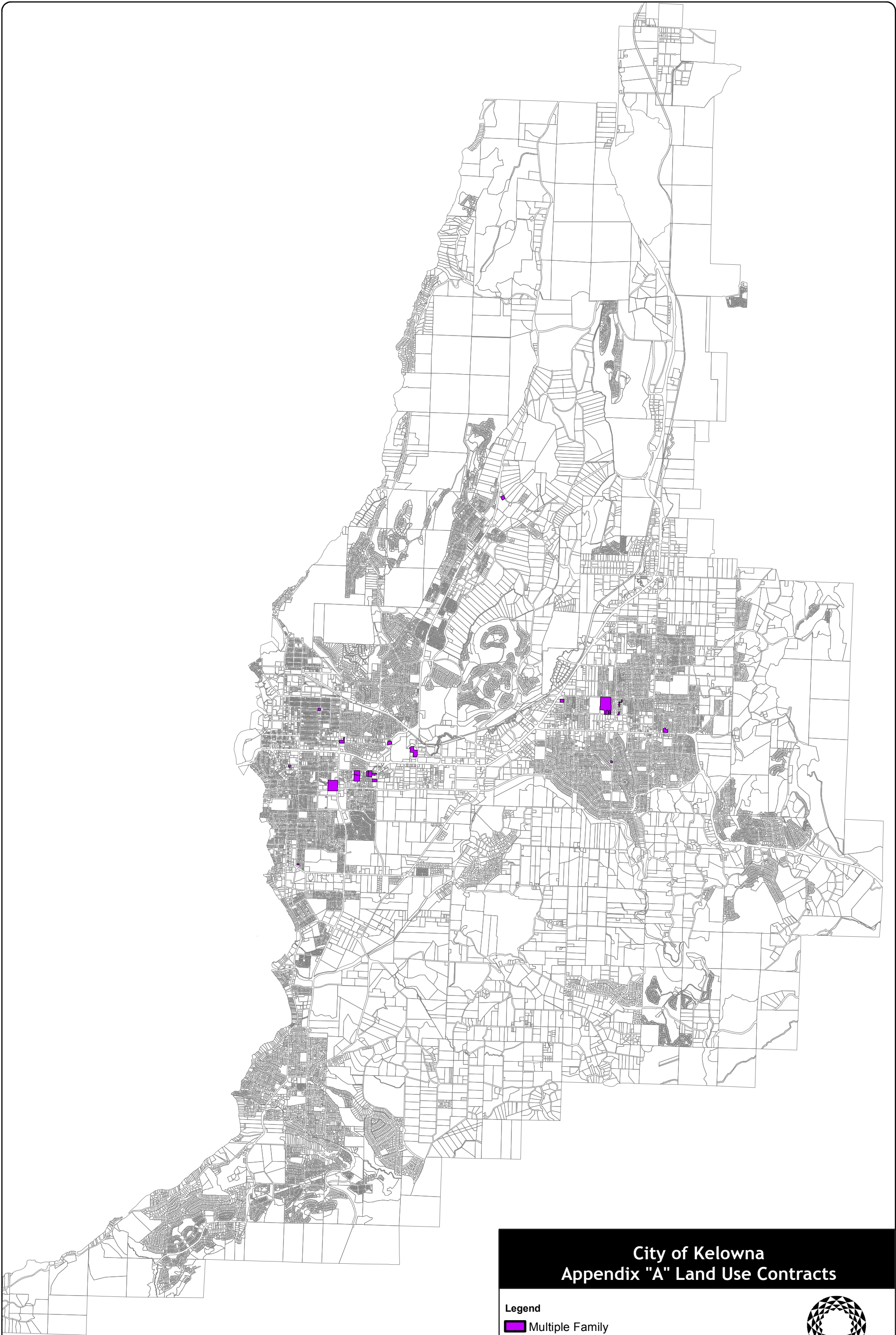
 Commercial / Institutional

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

0 400 800 1,600 2,400
Metres

Rev. 7/21/2016





City of Kelowna Appendix "A" Land Use Contracts

Legend

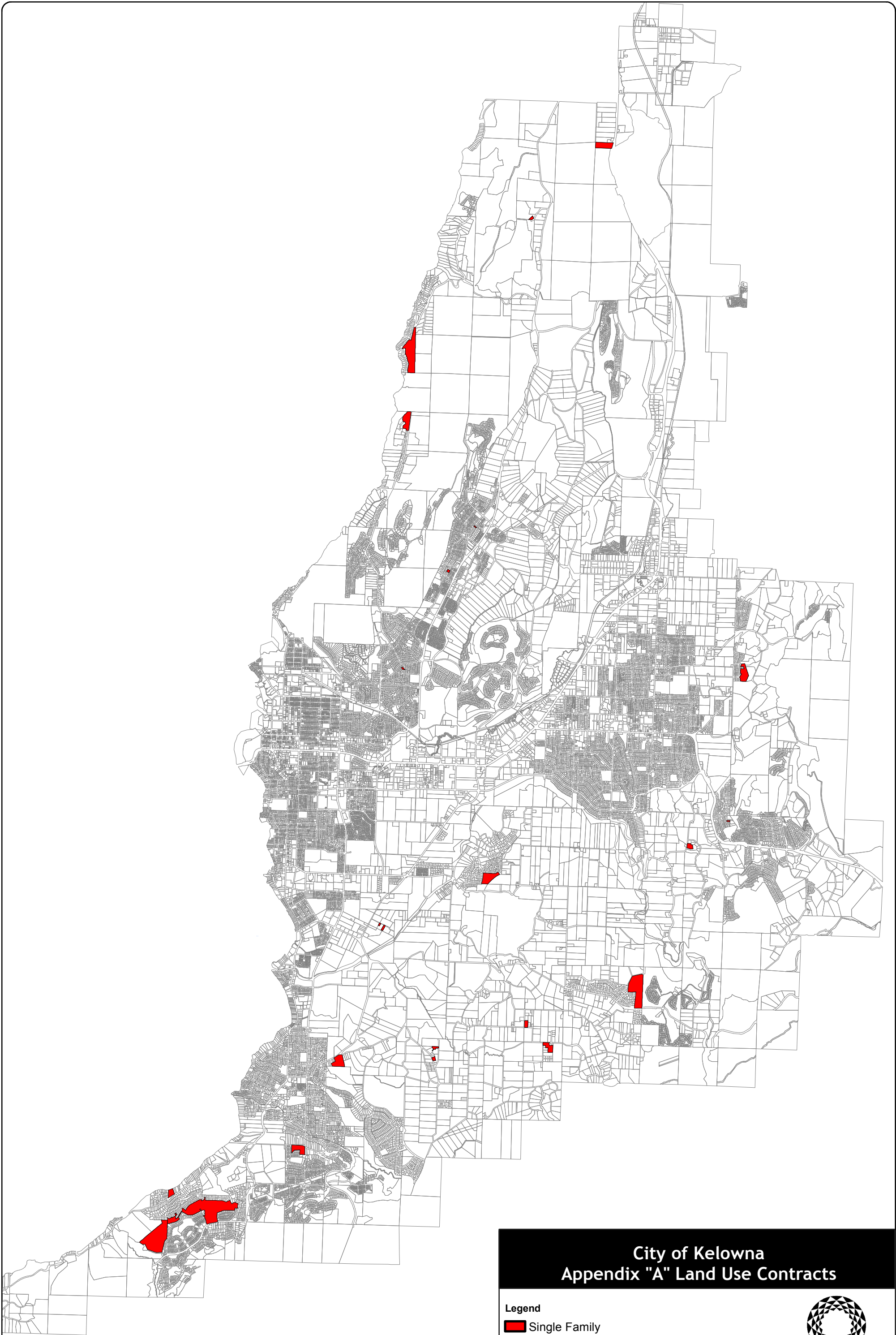
 Multiple Family

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City of Kelowna Appendix "A" Land Use Contracts

Legend

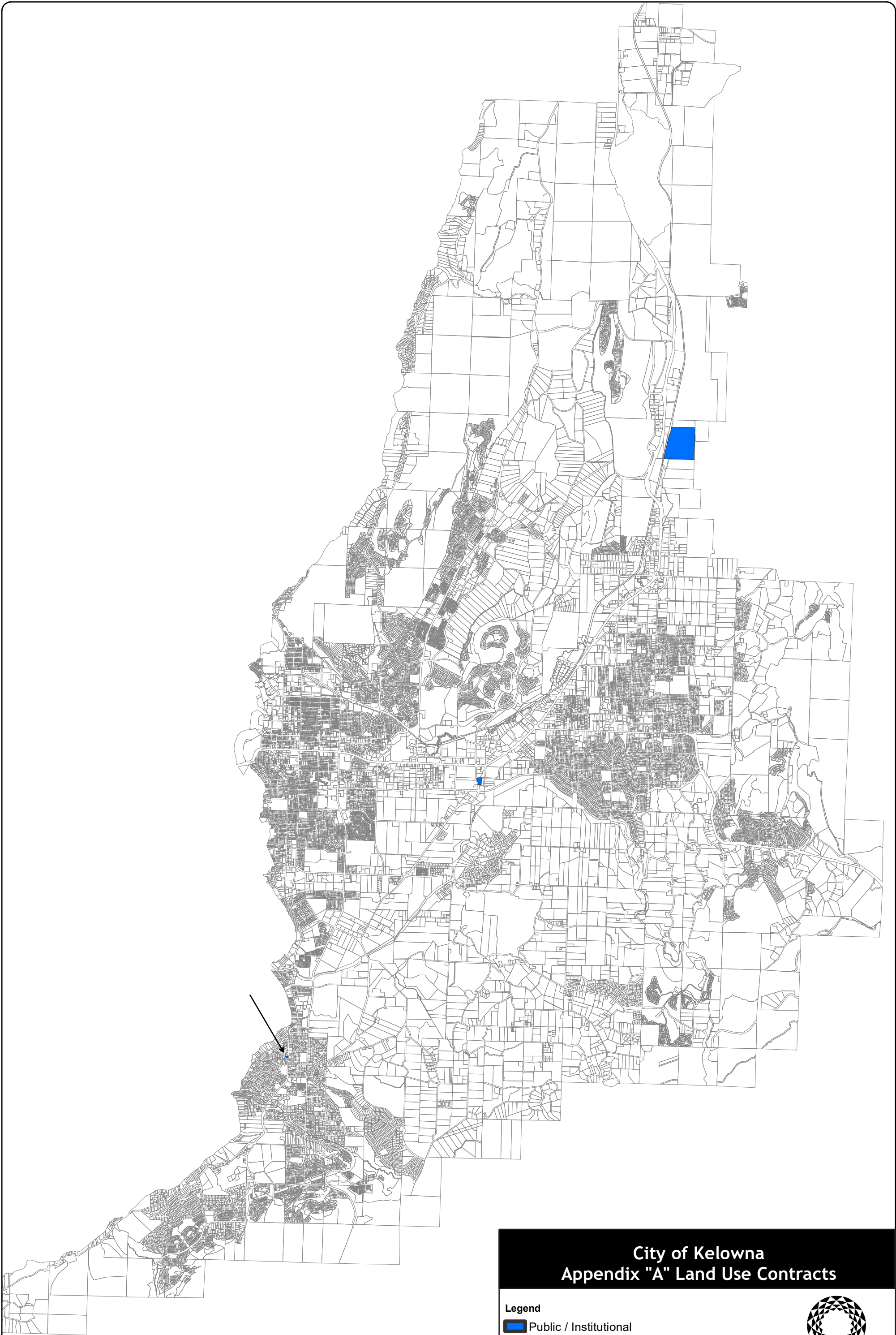
 Single Family

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City of Kelowna Appendix "A" Land Use Contracts

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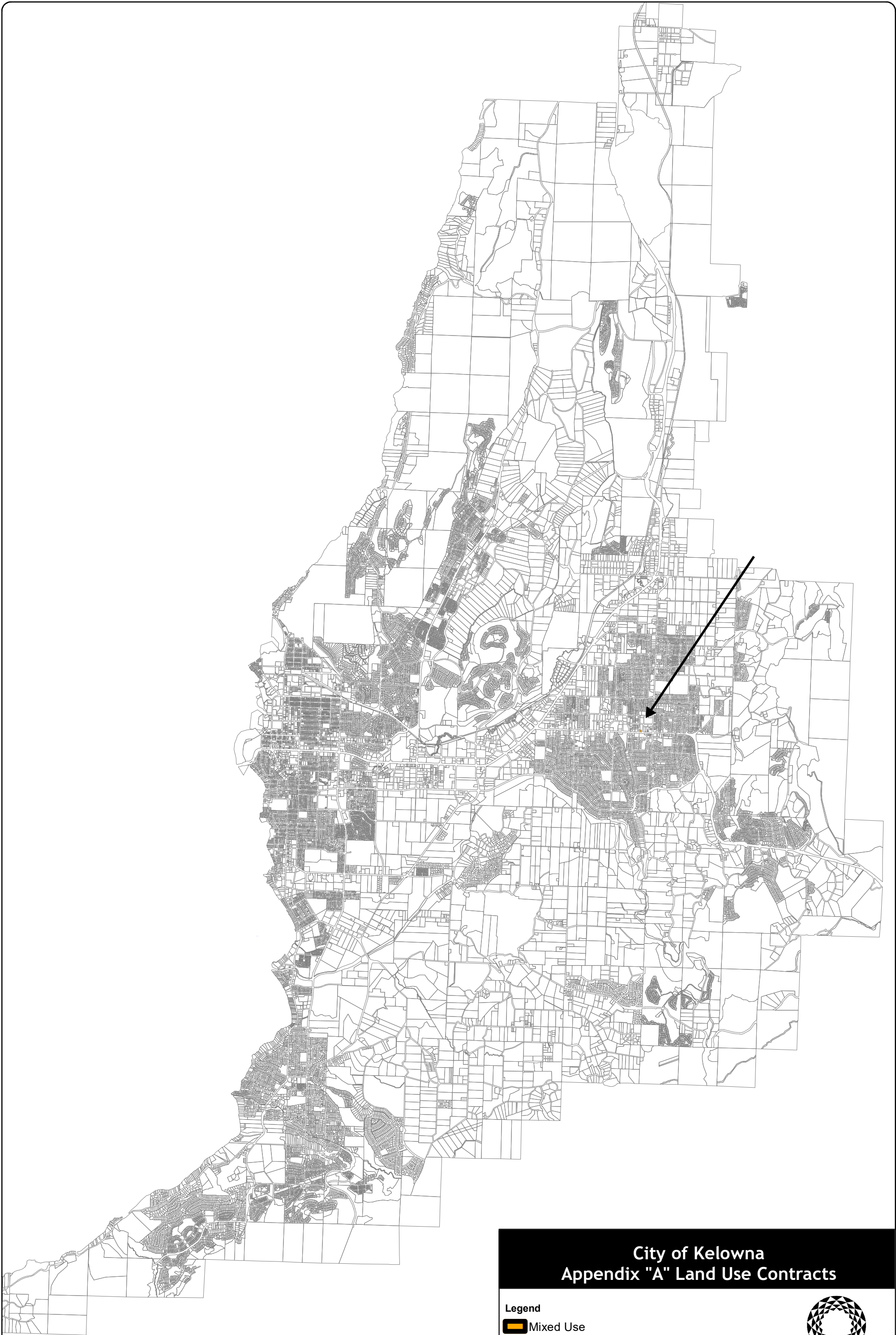
 Public / Institutional

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City of Kelowna Appendix "A" Land Use Contracts

Legend

 Mixed Use

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Metres

Rev. 7/21/2016



Commercial / Industrial

ORDER	FILE	ROAD	LUC APPLICANT	REZONING?	EXISTING LAND USE	PRESENT ZONING	FUTURE LU	NEW Z	DOWN ZONING?	# OF PROPERTIES	
Based on Development Potential											
1	LUC 71-1	1631 Dickson Avenue	Intercity Ventures	No	Various	C10	C	MXR	C10	Y	9
2	LUC 76-1054	1717 Harvey Avenue	Mervyn Motors	No	Mervyn Motors	C10	C	MXR	C10	Y	1
3	LUC 76-1048	1735 Dolphin Avenue	Skoglund Holdings	No	Various	C10	C	PARK	C10	N/A	1
4	LUC 76-1052	1939-1959 Kirschner Road	Lambert & Paul Const.	No	Various	C10	C	MXR	C10	N/A	1
5	LUC 77-1061	1511 Sutherland Avenue	Sapphire Const	Yes	Wentworth Music / Hair Studio	RU1	C	MXR	C3	N	1
6	LUC 78-1004	1521 Sutherland Avenue	Teachers Inv & Housing	Yes	Dentist/Physiotherapy/Elect	RU1	C	MXR	C3	N	1
7	LUC 76-1055	7820 Hwy 97 N	E. McGowan	No	Rural Res./ RV Rental and Service	A1	C	REP	A1	Y	2
8	LUC 77-1004	2821 Fenwick Road	Urban Systems	Yes	Vacant	A1	I	IND/PARK	C10	N	1
9	LUC 76-1	2590 Hwy 97 N	Nelson Manufactured Homes	Yes	Off Road Auto Sales	A1	C	IND/PARK	C10	N	1
10	LUC 76-1044	2949 Pandosy Street	Okanagan Builders Land Develop.	No	Optical & Optomerist/Retail	C4	C	MXR	C4	N/A	5
11	LUC 77-1082	2155-2165 Rutland Rd N	Lorenzo Granitto	No	RV Repair	C2	C	SC	C2	N/A	1
12	LUC 77-1015	144 Old Vernon Road	City of Kelowna	No	Various	C2	C	SC + IND	C2	N	2
Based on Age											
13	LUC 77-1085	2350 Enterprise Way	Daon Dev Ltd.	Yes	Various Commercial Uses	A1/I1	C	SC/PARK	C10	N	21
14	LUC 76-1108	1505 Hardy Street	City of Kelowna	No	Moving/Freight Services	I2	I	IND	I2	N/A	2
15	LUC 76-1114	430 Banks Road	Stendebach & Assoc.	No	Various	C10	C	SC	C10	N/A	16
16	LUC 75-76	2690 Highway 97 N	A.M. Automotive	Yes	Truck/Car Sales	A1/C10	C	IND/PARK/SC	C10	N	1
17	LUC 76-1103	663-671 Finns Road	Houle Enterprises Ltd.	No	Pub/ Beer & Wine Store	C2LR	C	COMM	C2LR	N/A	1
18	LUC 76-1056	733 Finns Road	D.J. Cameron & Co.	No	(No B/L)	I2	I	COMM	I2	N/A	1
19	LUC 77-1058	350 Gray Road	R A Cowley	No	OK Tire/Store	C4	C	MXR	C4	N/A	1
20	LUC 77-1047	251 Adams Road	S & G Walter	Yes	Heartwood Manufacturing	A1	I	IND	I2	N	1
21	LUC 77-1005	3969 Lakeshore Road	Lakeshore Animal Clinic	Yes	Veterinary Clinic	C1	C	COMM	C2	N	1
22	LUC 76-1064	1799 Hwy 33 E	Hassan Himout	Yes	Food Store/ Gas Station	A1	C	MRL	C2	N	1
23	LUC 77-1040	3646-3652 Highway 97 N	City of Kelowna	Yes	Lazic Auto Repair/ Bldg Contr	A1/I2	C	IND/PARK	I2	N	1
24	LUC 78-1021	1574 Harvey Avenue	4 Seasons Management	No	Golds Gym	C10/C3	C	COMM	C10/C3	N/A	1
25	LUC 77-1045	865 McCurdy Road	City of Kelowna	Yes	Various	A1	I	IND	I3	N	13

Multi-Family / Two-Family

ORDER	FILE	ROAD	LUC APPLICANT	REZONING?	EXISTING LAND USE	PRESENT ZONING	FUTURE LU	NEW Z	DOWN ZONING?	# OF PROPERTIES
Based on Age										
1	Bylaw 3534	1912 Pacific Avenue	Peters/Dyck	Yes	37 Unit Apt Bldg	RM3 MF	RU1	RM5	N	2
2	LUC K73-65	1100 Lawrence Avenue	DC Day Inv/Blue Mtn Holdings	Yes	General Commercial	RM3 C	COMM	RM6	N	2
3	LUC 72-7A	445-4475 Franklyn Road	All Star Holding Ltd.	No	Condos/Apartments	RM3 MF	MRM	RM3	N/A	9
4	LUC 73-14	720 Houghton Road	Father Delestre	No	Apartment	RM3 MF	MRL	RM3	N/A	2
5	LUC 73-116	1685 Ufton Court	Ufton Court	No	Condos/Apartments	RM5 MF	MRM	RM5	N/A	4
6	LUC 76-1077	585-587 Bolosky Ct	Millex Developments Ltd.	No	Two Family Dev. On Spectic	RU6 2F	S2RES	RU6	N/A	3
7	LUC 76-1094	1950 Pacific Avenue	Mr. C. Peters	No	108 Unit Apt Bldg	RM5 MF	MRM	RM5	N/A	3
8	LUC 77-1036	2949-2951 Richter Street	Richard Bothe	No	SxS Duplex	RU6 2F	MRL	RU6	N/A	1
9	LUC 77-1016	500 Lester Road	Capri Builders Ltd.	No	18 Unit Condo	RM3 MF	MRL	RM3	N/A	1
10	LUC 77-1050	1920 Burtch Road	Japanese Cdn Seniors	No	20 Unit Apt. and Row Housing	RM3 MF	MRL	RM3	N/A	1
11	LUC 77-1043	894 Wilson Ave	German Church of God	Yes	16 Unit Apt. Bldg	RU6 MF	S2RES	RM3	N	1
12	LUC 75-26	1431 Sutherland Ave	Prehofer Construction	Yes	2-47 Unit Apt Building	RU6 MF	RU1	RM5	N	2
13	LUC 77-1077	555 Rowcliffe Ave	George Barnes Architect	No	Strata MF Bldg	RM5 MF	MRM	RM5	N/A	1
14	LUC 78-1030	2040 Gordon	E & D Schellenberg	No	Apartment	RU6 MF	MRL/PARK	RU6	N/A	4
15	LUC 77-1086	1247 Sutherland Ave	Carruthers & Meikle	Yes	Sommerset Manor Apt. Bldg	RM3 MF	MXR	RM5	N	1
16	LUC 78-1001	520-528 Hollywood Road	Wengatz Const	Yes	4 Unit Apt. Bldg	C1 MF	MRL	RM1	N	1
17	LUC 78-1005	1421 Sutherland Ave	City of Kelowna	Yes	Apt. Bldg	RM6 MF	MRM/PARK	RM5	N	1
18	LUC 78-1009	2161 Scenic Road	Cehue & Arthur	Yes	8 Unit MF Bldg / Rural SFD	A1 MF	MRL	RM3	N	1
19	LUC 77-1009	1565 Noble Court	Largo Ent Ltd.	No	27 Unit Condo	RM5 MF	MRM	RM5	N/A	1
20	LUC 77-1008	1481 Inkar Road	Canwest Design	Yes	21 Unit Condo	RU6 MF	MRL	RM3	N	1
21	LUC 76-20	290 Highway 33 E	Black Mountain Realty	Yes	30 Unit Apartment	RU1 MF	MRL	RM2	N	1

Single Family

ORDER	FILE	ROAD	LUC APPLICANT	REZONING?	EXISTING LAND USE	PRESENT ZONING	FUTURE LU	NEW Z	DOWN ZONING?	# OF PROPERTIES
Based on Age										
1	LUC 76-1032	Pioneer Road	Kelgren & Greening	No	Rural Residential	A1	REP	A1	N/A	1
2	LUC 76-1033	Slater Road	Ronald Lynn Ready	No	Rural Residential	A1	REP	A1	N/A	1
3	LUC 76-1063	Tronson Court	Golden Hammer const. Ltd	No	SFD Res. Subdivision	RU1	S2RES	RU1	N/A	2
4	LUC 76-1080	Hall/Packers Rd	Wrexham Holdings Ltd.	No	SFD Res. Dev	RR3/P3	S2RES	RR3/P3	N/A	30
5	LUC 76-1059	Wallace Hill Rd	Alloum Doak & Co.	Yes	Residential Subdiv.	A1	REP	RR3	N	6
6	LUC 76-1035	Dehart Road	Raventree Ranches Ltd.	Yes	Rural Residential	A1	S2RES	RU1	N	14
7	LUC 76-1087	Clifton Road	R & E Enterprises	No	SFD Res. Dev	RR3	S2RES	RR3	N/A	23
8	LUC 76-1105	Mathews Road	L.A. Laboucane	No	4 Rural Res. Lot	RR1/RR2	REP	RR1/RR2	N/A	4
9	LUC 76-1104	Hwy 97 N	Elizabeth Cameron	Yes	4 Rural Res. Lot	RR2	REP	RR2	N/A	4
10	LUC 76-1067	Belgo Road	Earl Chaffee	Yes	Residential Subdiv.	RU1	PARK/S2RES	RR3	N	3
11	LUC 77-1046	Benvoulin/Pioneer	David & Molly Ruf	No	SFD	A1	REP	A1	N/A	1
12	LUC 78-1034	Sunshine Road	Signal Properties	No	Residential Subdiv.	RR3/P3	S2RES/PARK	RR3/P3	N/A	57
13	LUC 77-1012	Lakeshore Road	Carruthers & Meikle	No	Rural Residential	A1	S2RES	A1	N/A	2
14	LUC 76-1110	Bedford Road	J.W. Bedford Ltd.	Yes	Rural Residential	A1	REP	RR1/RR3	N	3
15	LUC 77-1052	Yates Road	William Bonn	No	2 - SFD	RU1	S2RES	RU1	N/A	2
16	LUC 77-1072	Snowsell Street	A Mezo	No	SFD	RR3	S2RES	RR3	N/A	1
17	LUC 76-1041	Barnaby Road	Signal Properties	Yes	Residential Subdiv.	RR3	S2RES	RU1	N	22
18	LUC 76-1112	Boyd/Benvoulin	T.J. O'Neil	No	Rural Residential	A1	REP	A1	N/A	2
19	LUC 77-1001	Upland Drive	Belcarra	No	Residential Subdiv.	RR1	S2RES	RR1	N/A	124
20	LUC 77-1002	Chute Lake Road	Lombardy Dev Ltd.	No	Residential Subdiv.	RR1/P3	S2RES	RR1/P3	N/A	168
21	LUC 76-1043	Graf Road	Duchess Dev. Ltd.	Yes	Residential Subdiv.	RR3	S2RES	RU1	N	27
22	LUC 78-1033	Troovey Road	Signal Properties	Yes	Residential Subdiv.	RR3	S2RES	RU1	N	1
23	LUC 78-1024	Bennett Road	Lupton Agencies	No	SFSUBO	RR3	S2RES	RR3	N/A	70

Public / Institutional

ORDER	FILE	ROAD	LUC APPLICANT	REZONING?	EXISTING LAND USE	PRESENT ZONING	FUTURE LU	NEW Z	DOWN ZONING?	# OF PROPERTIES
Based on Development Potential										
1	LUC 76-1039	1940 Underhill Street	School District #23	No	School Board Office	P2 P	EDINST/MRH	P2	N/A	1
2	LUC 76-1090	4346 Lakeshore Road	Okanagan Telephone Co.	Yes	BC Tel Utility Bldg	RU1 I	S2RES	C2	N	1
3	LUC 77-1057	3770 Bulman Road	Airport Holdings Ltd.	Yes	Shadow Ridge Golf Course	A1 P	PARK/RSU/REC/TC	P3	N/A	1

Mixed Use

ORDER	FILE	ROAD	LUC APPLICANT	REZONING?	EXISTING LAND USE	PRESENT ZONING	FUTURE LU	NEW Z	DOWN ZONING?	# OF PROPERTIES
1	LUC 76-11	260 Hwy 33	Lakeshore Animal Clin.	No	Resturant & Living	C4 C/MF	MXR	C4	N/A	1