



LUCT 21-0001 / Z21-0038

Hunter Road Area

Land Use Contract Termination and Rezoning Application



Proposal

- ▶ To terminate the Land Use Contract (LUC76-1114) and to rezone the subject properties to C10 – Service Commercial, C3 – Community Commercial and P3 – Parks and Open Space.

Development Process



April 23, 2021

LUC Termination Initiated by Staff



May 3rd, 2021

Public Notification Completed



June 14, 2021

Initial Consideration



Public Hearing (LUCT)
Second & Third Readings



Final Reading



LUC Eliminated (1 year later)

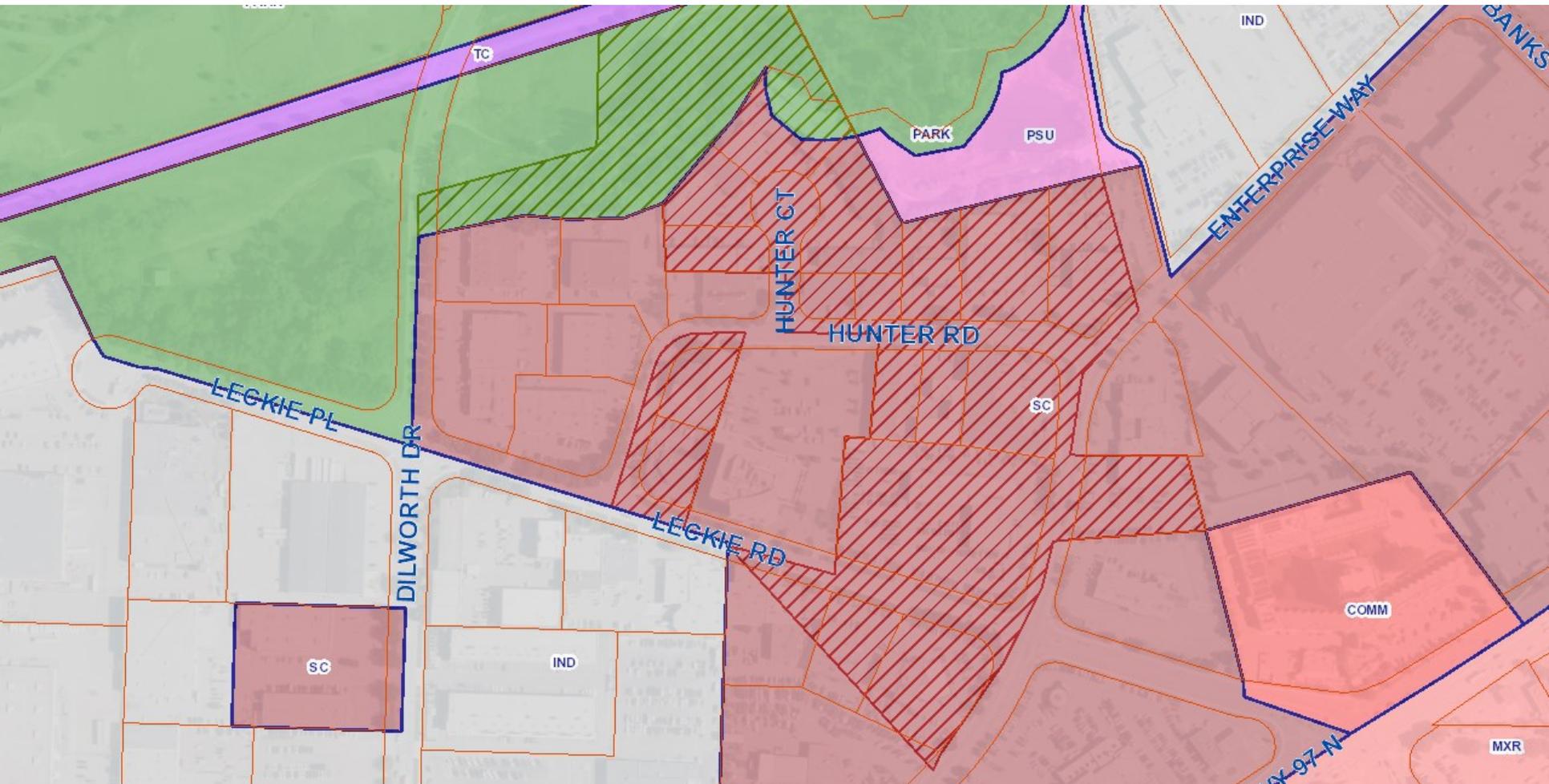


Council Approvals

Context Map



OCP Future Land Use



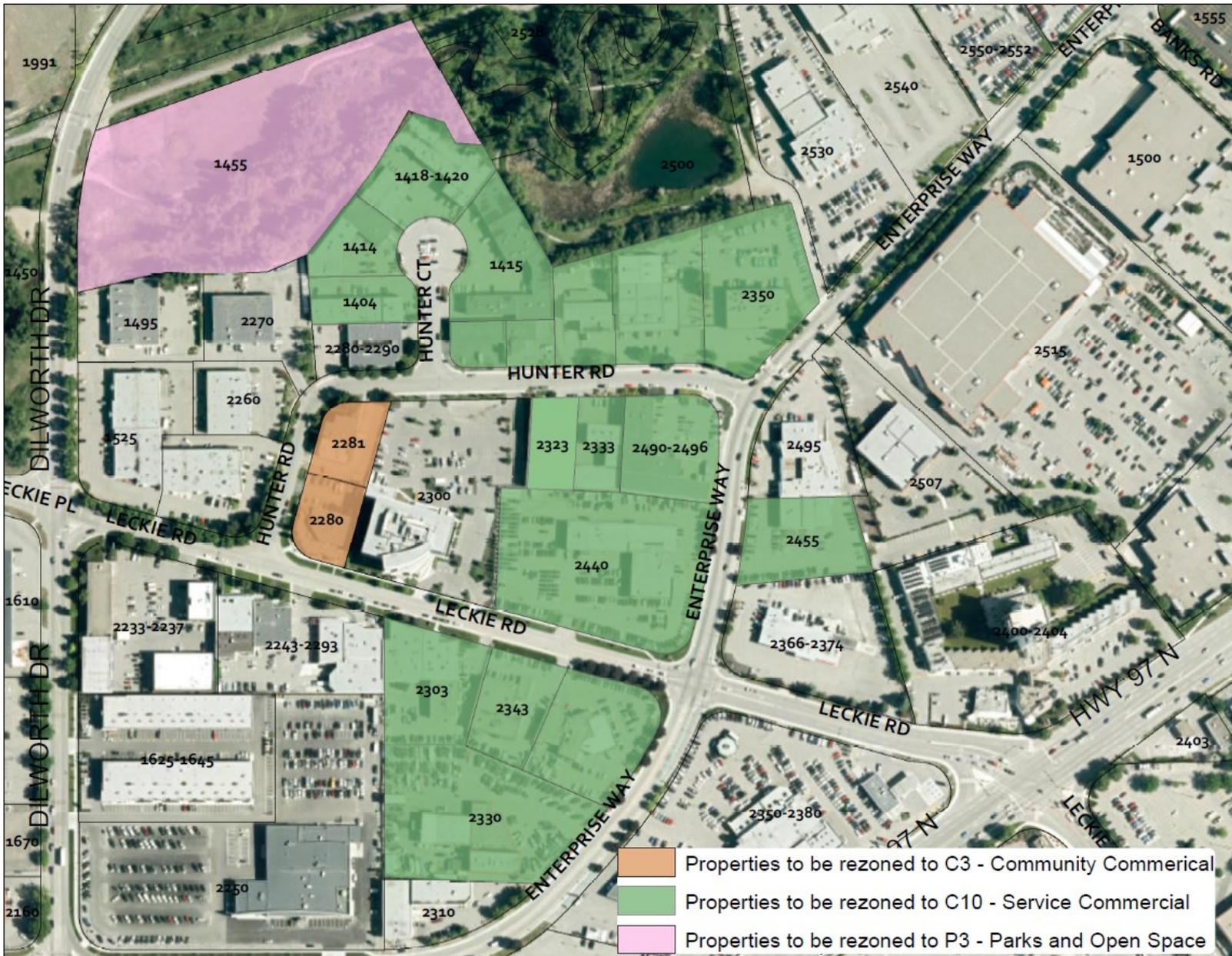
Background



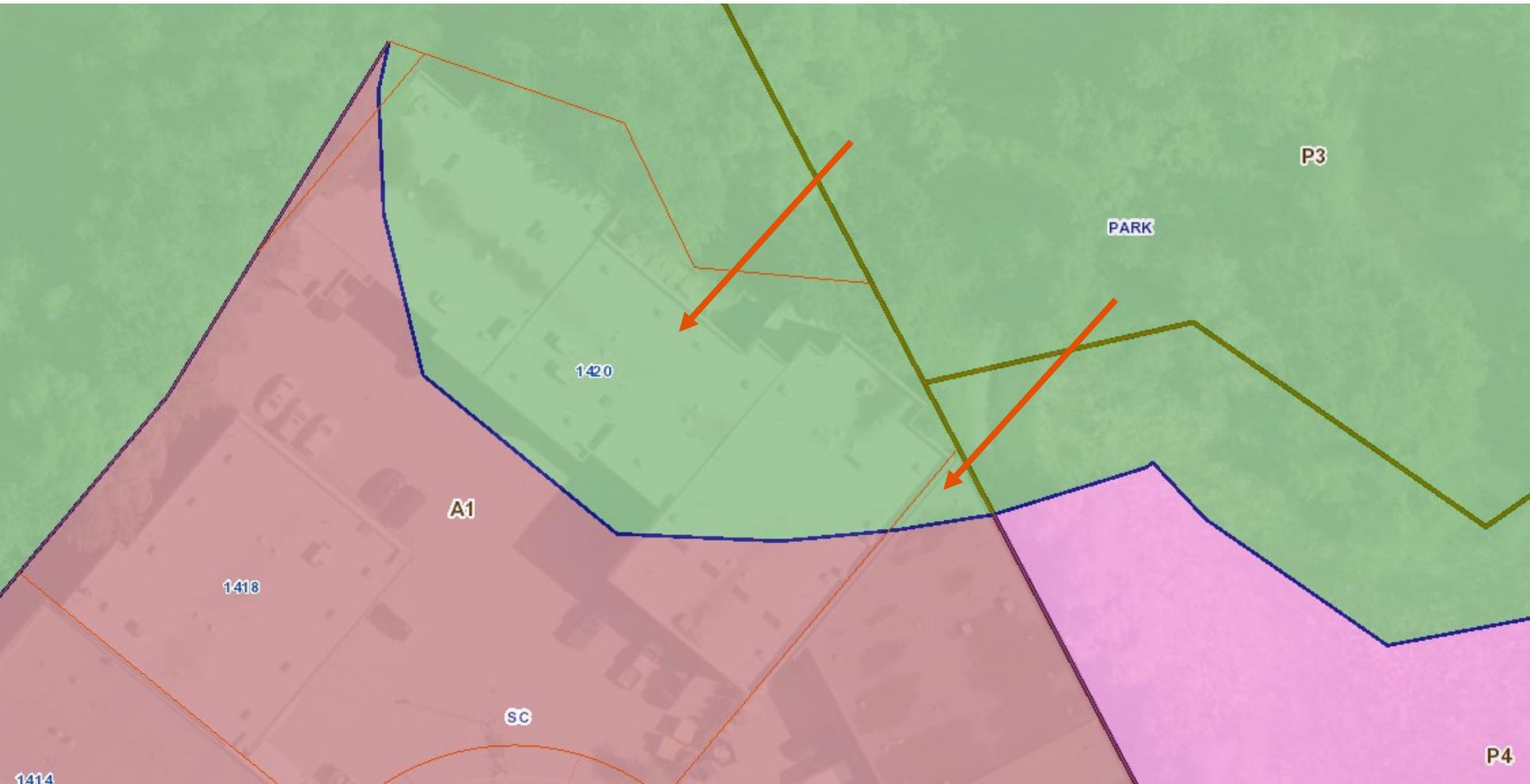
- ▶ Land Use Contracts: 1970's tool
- ▶ Allow local governments to grant development rights above and beyond current zoning
- ▶ Exchange for commitments from developers to help infrastructure costs
- ▶ BC Government requires all contracts to be discharged and/or terminated by 2024 and the appropriate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

Project Details

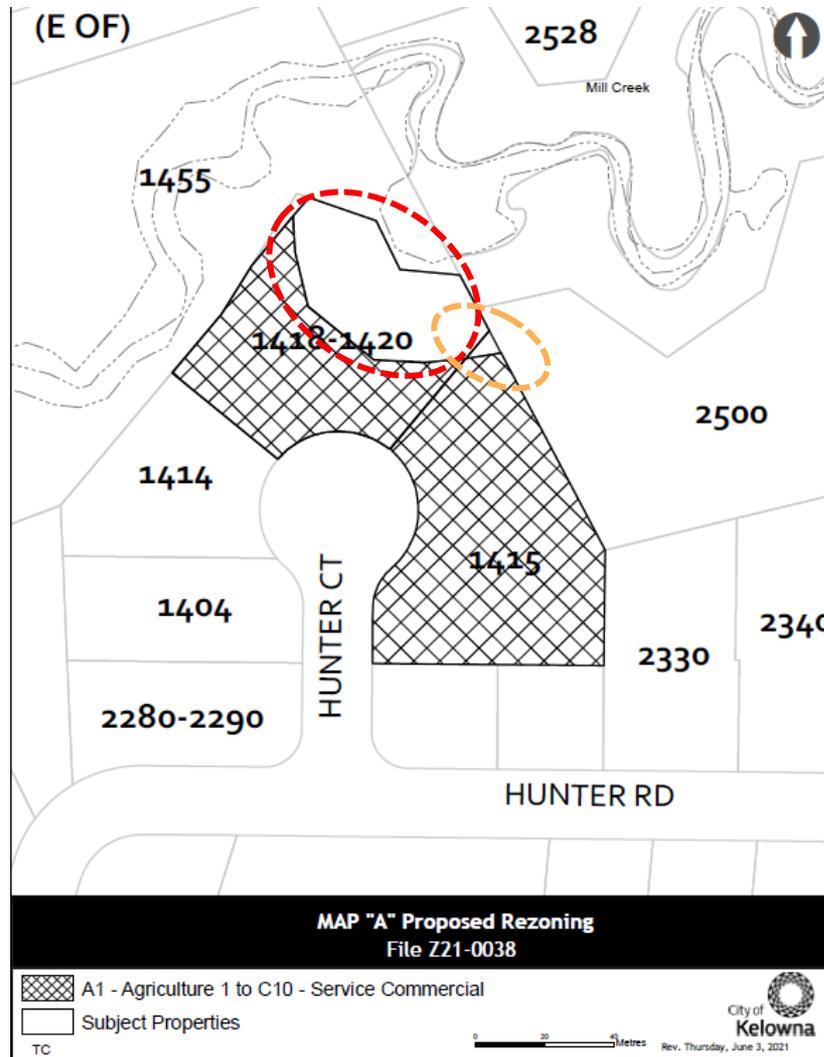
- ▶ City of Kelowna Staff initiated the LUC Termination of the area.
- ▶ 20 properties all to be rezoned to C10 – Service Commercial Zone, C3 – Community Commercial and P3 – Parks and Open Space.
- ▶ If successful, all properties will get full use of the proposed zone, one year after termination date.



Portions of the Property



Portions of the Property



Public Notification Policy #367

- ▶ Staff sent a letter of Proposed Termination of Land Use Contract to all properties within the LUC Area
 - ▶ Sent on May 3rd, 2021
- ▶ One-year grace period from Council consideration before full uses of proposed zone (as per Zoning Bylaw no. 8000).

Staff Recommendation

- ▶ Staff recommend **support** for the proposed land use contract termination and rezoning application:
 - ▶ The proposed zones match the existing uses and businesses, uses/regulations allowed in LUC and best match the Future Land Use Designation.
 - ▶ Province of BC requires all LUC's to be discharged/terminated.



Conclusion of Staff Remarks