

2040 PARK OCP – FOLLOW-UP FAQ

Q: Will there be a public meeting or appeal process?

A: The 2040 Official Community Plan (OCP) is still being developed. Following a report to Council, which will provide the first draft of the OCP, a public engagement process will be launched for residents to comment on all aspects of the draft OCP plan, including parks. Following this engagement, the draft OCP will be further refined and brought before Council in Spring 2021. A Public Hearing, where the public can speak directly to Council, will be held shortly after delivery of this refined plan and prior to Council adopting the plan into Bylaw.

Q: Will the City contact individual property owners to notify them on future Council reports and the public engagement process?

A: Property owners are encouraged to sign-up for information on the 2040 OCP process and updates on the City's website.

<https://www.kelowna.ca/our-community/planning-projects/long-range-planning/official-community-plan>

Q: Will there be public input for the new OCP?

A: Two public engagement processes for the OCP review took place in 2018 and 2019, focusing on the general approach to the new plan at a high level. Information on new parks and locations had yet to be developed at that time. Following a report to Council this winter, a public engagement process will be launched for residents to comment on all aspects of the draft plan, including parks.

Q: Who is the Consultant preparing the OCP?

A: The City of Kelowna has not hired a consultant to guide the 2040 OCP process and is instead developing the OCP with City staff. While consultants have been brought on board to address specific aspects of the plan, it is City staff that are leading the process.

Q: What is the current zoning of our properties?

A: Owners can view their property's current zoning from the City's Map Viewer:

<https://maps.kelowna.ca/public/mapviewer/>

Q: When will the property be rezoned?

A: The properties are not being rezoned, but the current future land use designation may change should Council adopt the new 2040 OCP in 2021. The property would only be rezoned to Park (P3) following purchase of the property by the City.

Q: Has the City considered the impact and displacement to the owners of these properties when they are rezoned and turned to park?

When was it determined to change the rezoning of these properties?

A: Properties are not being rezoned and owners will not be displaced from their property. Only a property's current future land use designation would be affected. Properties are acquired based on an owner's willingness to sell. Existing and future owners may continue to use their property under its current permitted zoning until such time the City has been successful in acquiring the property, at which time it will be rezoned to park.

Q: What are the parameters of a Park zoning?

A: Most parks are zoned P3 – Parks and Open Space. Permitted uses are outlined in Section 16 of the Zoning Bylaw 8000:

<https://www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw>

The property would only be rezoned to P3 following a transfer of ownership to the City based on the owner's willingness to sell.

Q: Explain timing of future park priorities for acquisitions to meet immediate growth need?

A: There is no specific timeframe for property acquisition once the 2040 OCP is adopted. However, the ideal timeline is over the next 20 years which spans the projected growth horizon of the OCP. The City's acquisition of properties is dependent on several factors, such as: available funding based on Development Cost Charges (DCC) collected; demand for new parks in specific areas of the city; and opportunity based on an owner's willingness to sell.

Q: Can the City change the future land use/zoning in the future?

A: Future land use and zoning can be amended by the City through Council's adoption of an OCP Amendment or Rezoning Bylaw.

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Q: If population increases are less than expected will the development of these properties be delayed or cancelled?

A: The OCP is periodically updated based on accuracy of growth projections and actual development trends. The 2040 OCP's future land use may be amended to better adapt to meet these trends.

Q: Can we redevelop at this time?

A: Until the 2040 OCP is adopted the current OCP's future land use is still valid, and owners can make applications to rezone.

Q: Are the growth needs determined by the developers and what the development is?

Are future growth needs determined by the City but the responsibility of the developers?

A: The growth needs are determined as part of the OCP development process by the City. Staff use a combination of population projections provided by BC Stats and Statistics Canada combined with recent housing and demographic trends to create an estimate of Kelowna's population and housing needs in 2040. These estimates are used to develop a new Future Land Use Map and OCP development policies that guide new construction. These estimates also inform plans for transportation, utility infrastructure, and parks needs to 2040.

Q: My property is currently in the ALR. How will the 'Park' future land use effect the ALR designation?

A: Most Agricultural Land Reserve (ALR) properties have a current A1 zone with a current future land use of Resource Protection Area (REP). The current A1 zone will remain, only the future land use will change from REP to PARK. Generally, land within the REP designation will not be supported for exclusion from the ALR for more intensive development than that allowed under the current zoning regulation, except in specific circumstances where the City will allow exceptions to satisfy civic objectives for the provision of park and recreational uses. The City will need to make an application to the Agriculture Land Commission (ALC) for exclusion from the ALR at time of rezoning from A1 to P3 after the City has acquired the property.

For more information on the current future land use and how it pertains to your property, see Chapter 4 of the 2030 OCP document and the Future Land Use Map:

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<https://apps.kelowna.ca/CityPage/Docs/PDFs/Bylaws/Official%20Community%20Plan%202030%20Bylaw%20No.%2010500/Map%204.1%20Generalized%20Future%20Land%20Use%20.pdf?v=B21B6A63E31E72E1B791E30BB1A7BD7D>

<https://apps.kelowna.ca/CityPage/Docs/PDFs/Bylaws/Official%20Community%20Plan%202030%20Bylaw%20No.%2010500/Chapter%2004%20-%20Future%20Land%20Use.pdf>

Q: Why is the City providing new parks, is this usually the responsibility of the developers?

A: Developers do often provide parks as part of development of new suburban neighbourhoods, but in many cases the City plans park locations as part of the OCP process and collects Development Cost Charges (DCC) from developers to be used for acquisition and development of new parks in response to growth.

Q: Explain available funding based on other park commitments?

A: Funding for parkland acquisition is through the DCC's collected from new development in response to growth. Funds collected may already be committed for the acquisition of another property, in which case the City will need to wait until the DCC park fund has been replenished to pursue new acquisitions.

Q: What are the other park commitments?

A: There are several future parks proposed throughout the City in response to projected growth. The extent of these future parks will be made public when a draft of the 2040 Future Land Use map is brought to Council, anticipated shortly, as well as when the City engages with the public in the winter of 2020.

Q: What are the key considerations that went into selecting our properties for rezoning?

A: Considerations are specific to the site, but generally consideration is given to provide new neighbourhood and community parks:

- in urban areas where the majority of growth and development is to occur;
- to locate new parks within proximity and convenient access to residents;
- where significant growth is to occur beyond capacity of an existing park, acquire properties to expand the park to accommodate new growth; and

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- locate parks along key cycle (ATC) and pedestrian corridors to provide safe and convenient access through means other than by car (i.e. walking, cycling, public transit).

Q: Who has performed the extensive planning and assessment process?

A: City staff in the Parks, Policy & Planning departments undertook the assessment.

Q: How high a priority is the park development?

A: Once the 2040 OCP is adopted priority for development will be dependent upon the City's ability to acquire necessary properties and obtaining Council approval for funding within the Capital Project planning and budget process.

Q: Has there been a study of the public's use of the existing park to see if there is a need to expand the park?

A: The identification for a future expansion of an existing is not based on current user needs. A Parks Master Plan, anticipated for 2021, will study user needs. The expansion of parkland is in response to anticipated growth and higher density residential development that will place greater demands on an existing park. The City has a policy of providing 2.2 Ha of new parkland per 1,000 population growth. The selection of future parks and their location is based on achieving this policy and to meet area growth projections.

Q: Please explain availability to purchase based on owner's decision to sell.

A: Homes are typically acquired at a time when the owner is prepared to sell. In some cases, the City may reach out to the owner in order to determine if they are prepared to sell and/or when this might be the case.

Q: Would the City buy one lot at a time if necessary?

A: Acquisitions are made based on priorities and budget availability which typically requires that properties are acquired one at a time over an extended period of time.

Q: Upon purchase would the houses be demolished or rented?

A: This depends on several factors including:

- Condition of the home at the time of acquisition;
- Rental market considerations at the time of acquisition; and
- Anticipated timing of future park construction.

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Q: What is the market value based on? The current zoning? Park Zoning? Neighbourhood Zoning?

Are comparable sales to determine any impact on market value to be based on current zoning or proposed park zoning?

A: Valuations are typically based on current zoning, recent sales of comparable properties in the vicinity and other salient factors.

Q: Who's appraisal will the property be based on?

A: This depends on each individual situation. In some cases, the City provides an appraisal while in other cases parties mutually agree to the appraiser.

Q: Once BC Assessment determines impact on market value then what happens?

A: Please review the following link for more information of how BC Assessment works:
<https://info.bcassessment.ca/About-Us/how-bc-assessment-works>

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