



A20-0008

4690 Hwy 97N

Application to the ALC for Exclusion

Proposal

- ▶ To consider an application to the ALC for an Exclusion, at 4690 Hwy 97N, for 16.2 ha of land for the purposes of a future transportation corridor (Hollywood Road North) and relocation of the BC Transit Regional Transit Facility.

Development Process



July, 2020

Public Notification



July 26, 2020

Development Application Submitted



Staff Review & Circulation



Aug 13, 2020
Mar 11, 2021

Agricultural Advisory Committee



Sept 13, 2021

Council Consideration

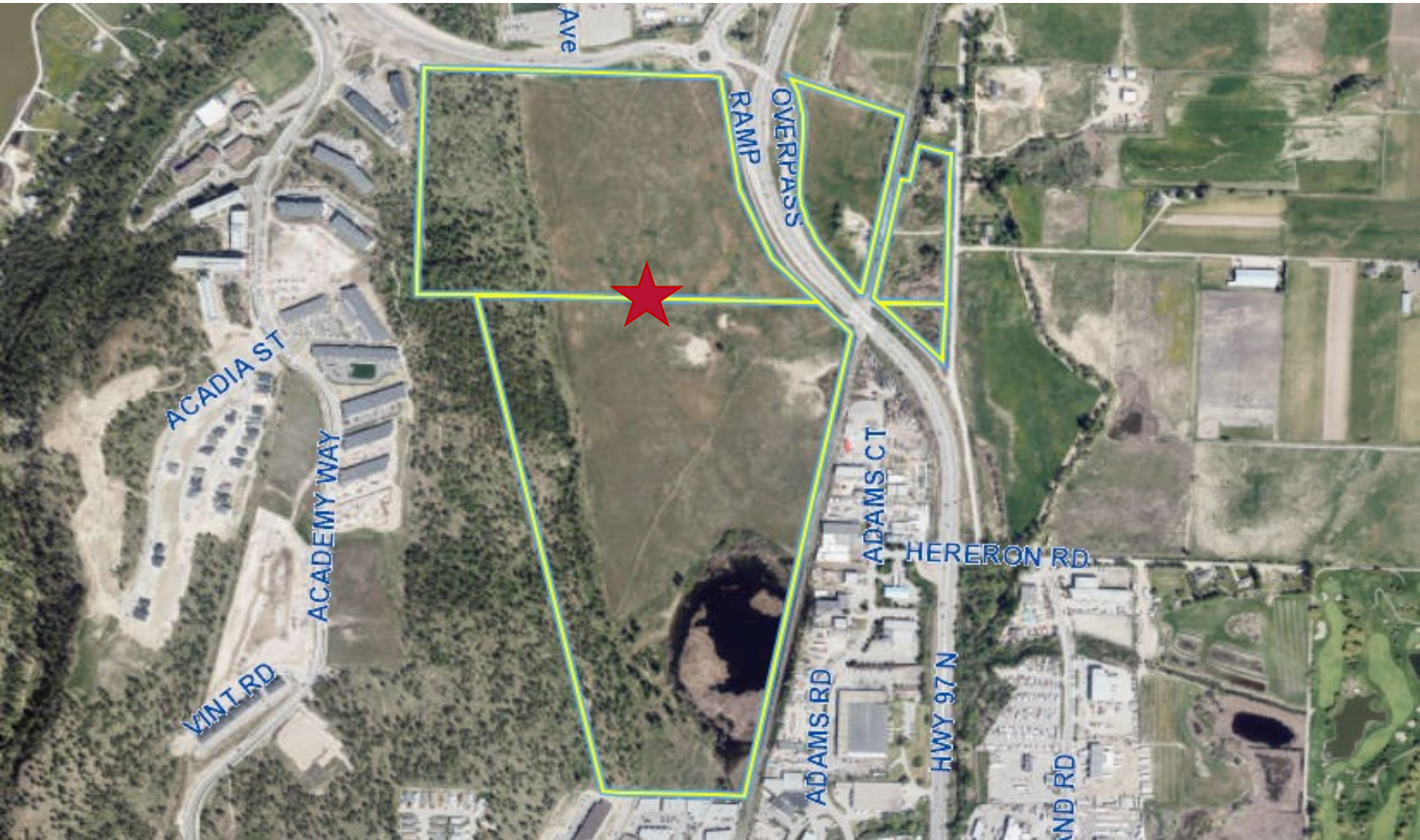


Agricultural Land Commission



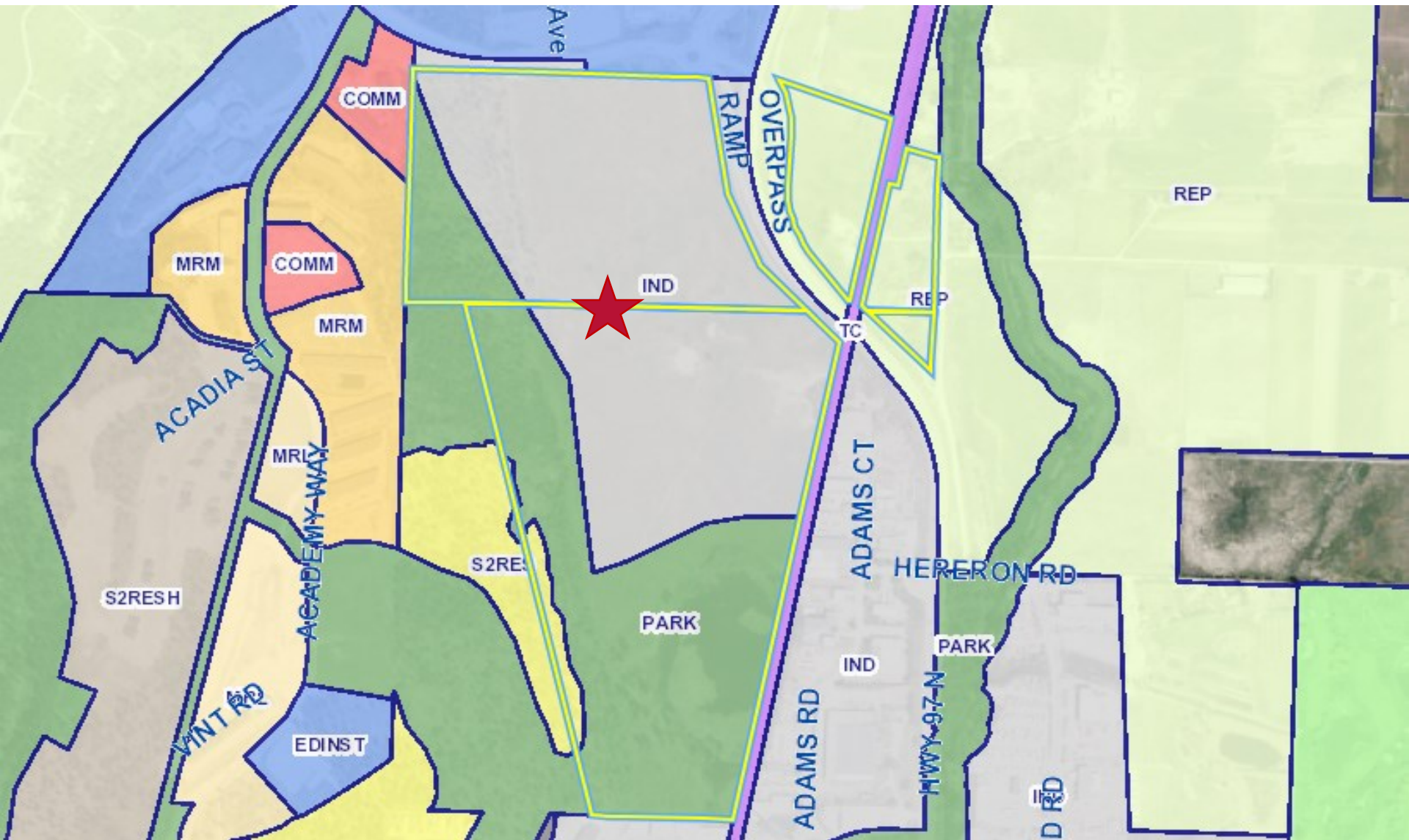
Council
Consideration

Context Map



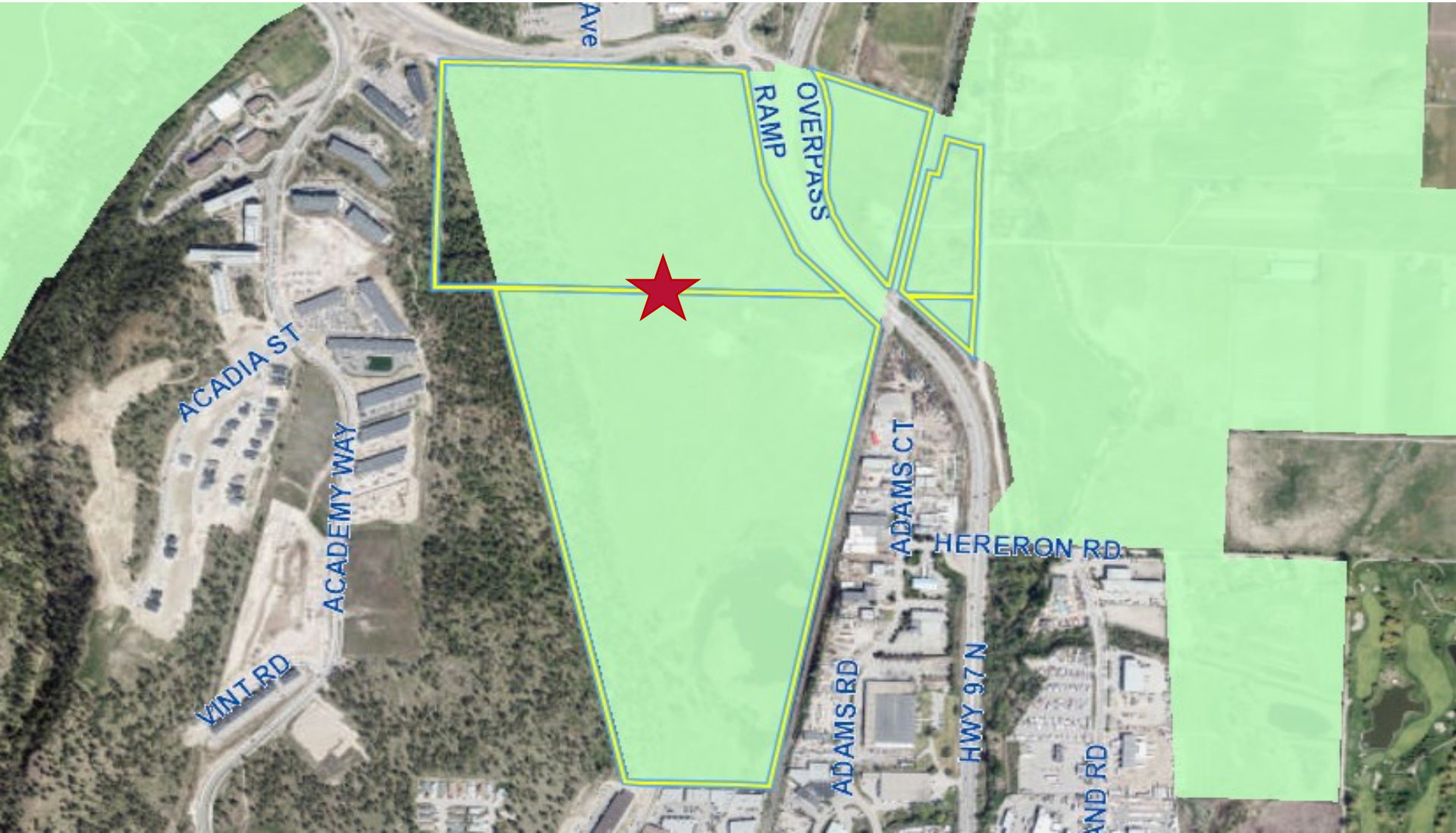
City of Kelowna

OCP Future Land Use / Zoning



City of Kelowna

Agricultural Land Reserve

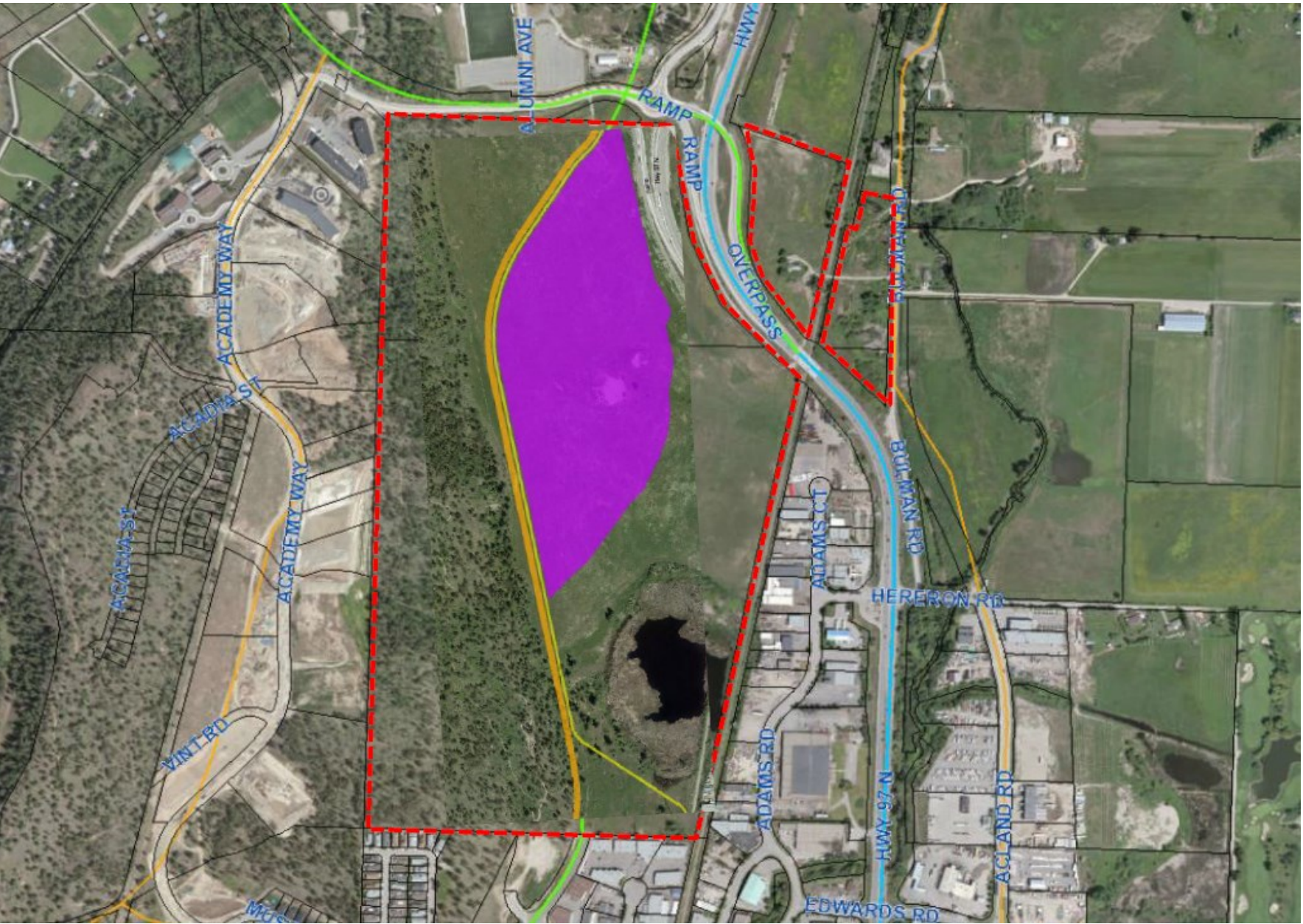


City of Kelowna

Project Detail Summary

- ▶ Properties are a total of approx. 72.8 ha in size
- ▶ Proposed is to exclude 16.2 ha to accommodate future regional transit facility
- ▶ The current Future Land Use designation is Industrial and has been designated since 1995
- ▶ An Agricultural Impact Assessment has been conducted
- ▶ Initial public consultation has been completed as required by the ALC and will form part of the application.

Proposed Exclusion Area



Policy

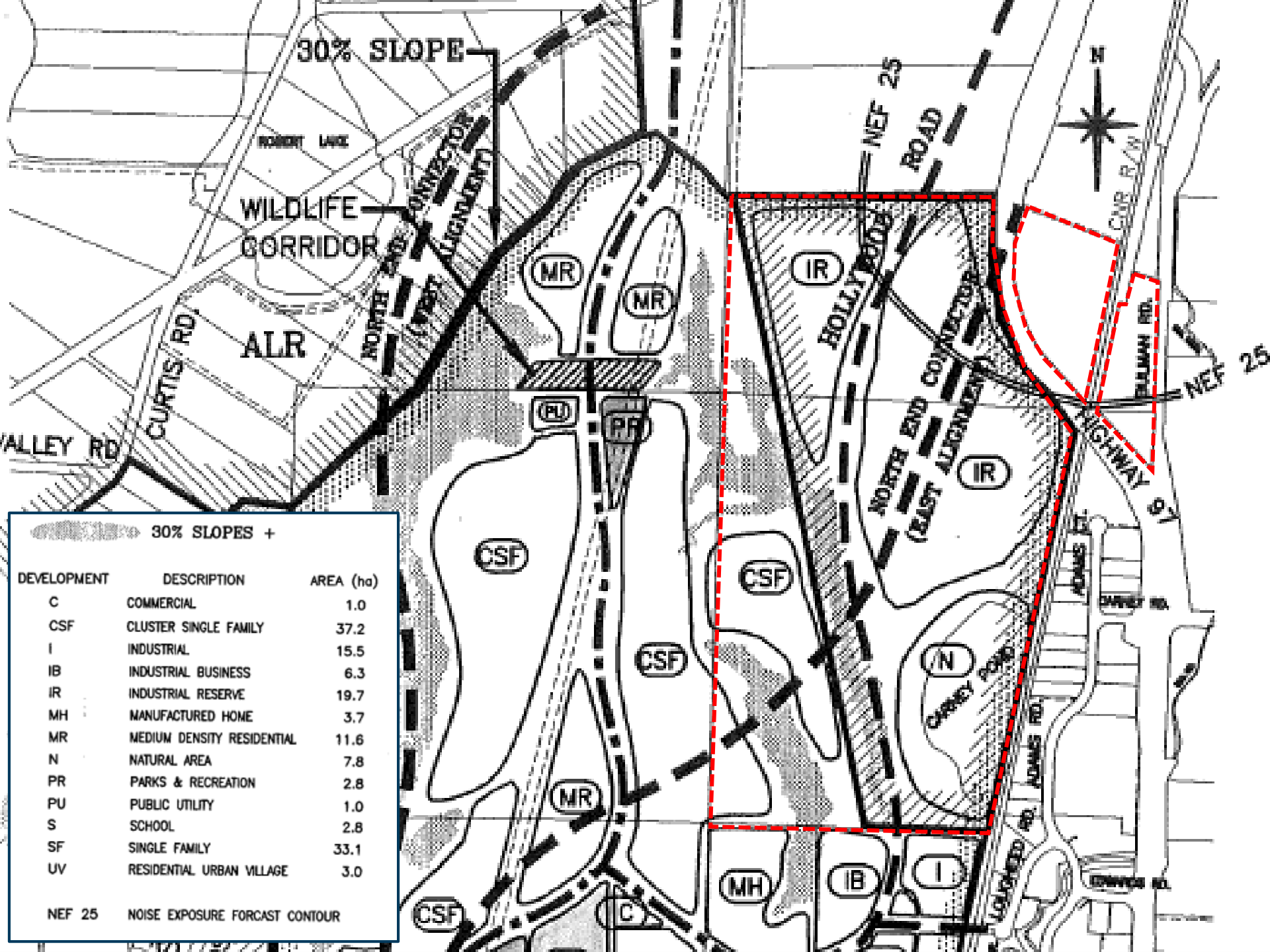
- ▶ **OCP Objective/Policies 5.33.1,.2**
- ▶ **OCP Policy 5.33.1 ALR Exclusions.** The City of Kelowna will not support ALR exclusion applications to the ALC except in extraordinary circumstances where such exclusions are otherwise consistent with the goals, objectives and other policies of this OCP. Soil capability alone should not be used as justification for exclusion.
- ▶ **Transportation – Objectives 7.9 Ensure efficient and effective transit infrastructure and facilities.**
 - ▶ **OCP Policy 7.9.2,.3,.4**

Policy Context

- ▶ 1995 (January) – ALC Resolution supporting University South Concept Development Plan
- ▶ 1995 (June) – City adopted 1st OCP
- ▶ 1997 – University South Area Structure Plan
 - ▶ 1998 – OCP Amendment
- ▶ 1998 – Agricultural Plan Adopted
- ▶ 1998 - 2017 – Consistent OCP Future Land Use
- ▶ 2017 – Agricultural Plan update
- ▶ 2021 – 2040 Draft OCP review support

ASP – ALC Resolution

- ▶ 1995 – Concept Development Plan [ASP] process started:
 - ▶ [The Commission] notes that [the Subject Property] was seriously compromised for long term agriculture when the Commission consented to the University campus development of the property immediately to the north. The [Subject Property] block is isolated, so that its exclusion would not be a precedent to other exclusions.
 - ▶ The Commission further notes that if agriculture is abandoned on [the Subject Property], the site has potential for more than residential uses. For example, it could be used for playfields associated with the University. Some parts of the [Subject Property] could be suited for industrial development.
 - ▶ The Commission consents to the proposed [ASP] designation provided the OCP text clearly identifies a broad range of uses and specifically encourages uses which might otherwise be targeted to productive farmland in the ALR.



30% SLOPE

WILDLIFE
CORRIDOR

ALR

NEF 25

ROAD



(MR)

(MR)

(IR)

CUR R/W

BULLMAN RD.

NEF 25

VALLEY RD

CURTIS RD

NORTH END
CONNECTOR

CONNECTOR
ALIGNMENT

(EU)


(PF)

BOLLY ROAD

NORTH END CONNECTOR
(EAST ALIGNMENT)

(IR)

HIGHWAY 97

 30% SLOPES +

DEVELOPMENT	DESCRIPTION	AREA (ha)
C	COMMERCIAL	1.0
CSF	CLUSTER SINGLE FAMILY	37.2
I	INDUSTRIAL	15.5
IB	INDUSTRIAL BUSINESS	6.3
IR	INDUSTRIAL RESERVE	19.7
MH	MANUFACTURED HOME	3.7
MR	MEDIUM DENSITY RESIDENTIAL	11.6
N	NATURAL AREA	7.8
PR	PARKS & RECREATION	2.8
PU	PUBLIC UTILITY	1.0
S	SCHOOL	2.8
SF	SINGLE FAMILY	33.1
UV	RESIDENTIAL URBAN VILLAGE	3.0

NEF 25 NOISE EXPOSURE FORECAST CONTOUR

(CSF)

(CSF)

(CSF)

(N)

CARNEY POND

(MR)

ADAMS RD.

SHAW RD.

(MH)

(IB)

(I)

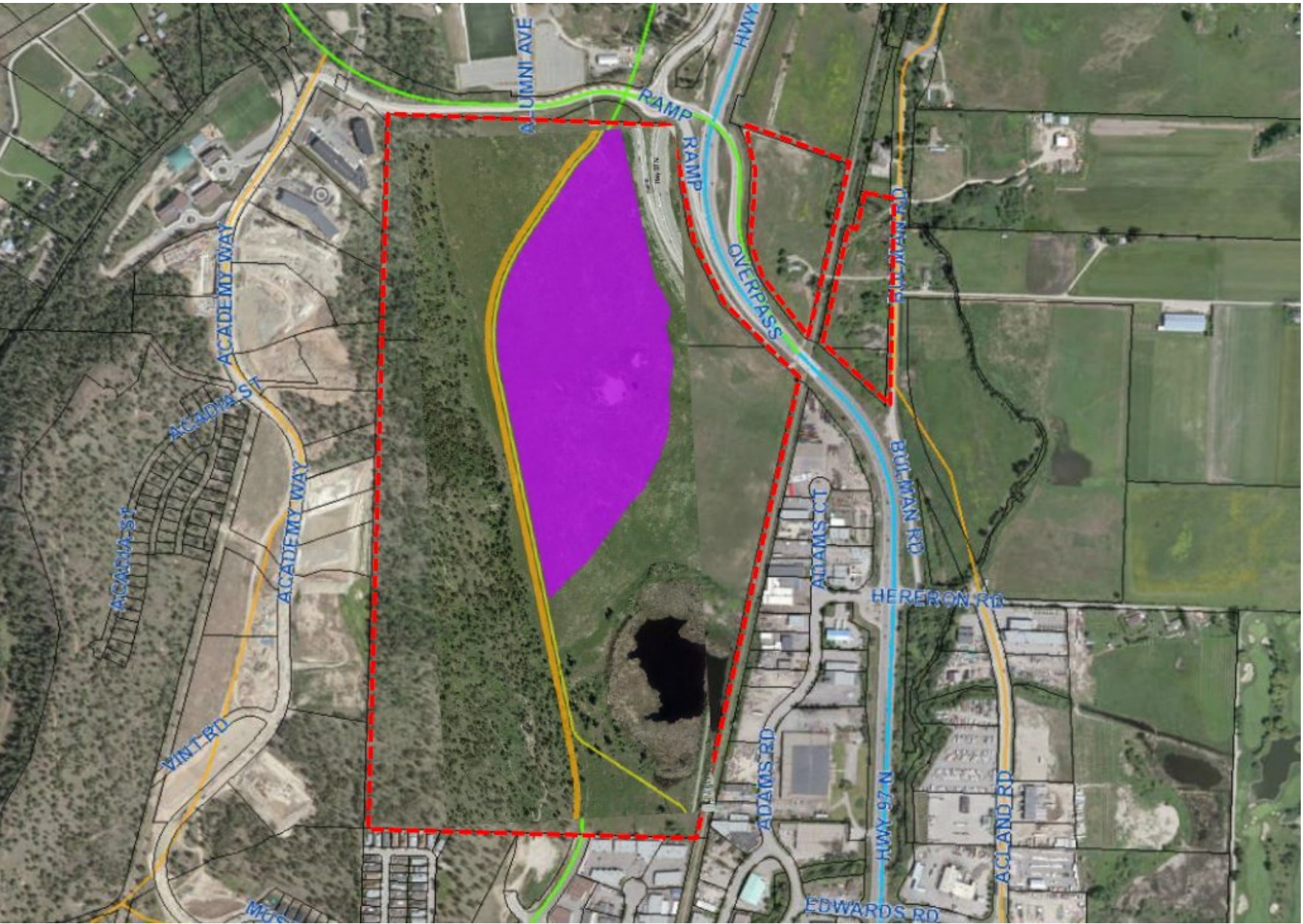
(CSF)

(C)

ADAMS RD.

ADAMS RD.

Proposed Exclusion Area



Agricultural Impact

- ▶ Agrology
 - ▶ Limited capability & poor access
 - ▶ Historical use
 - ▶ Orphaned parcel
- ▶ Mitigation plan
 - \$250,000 to seed the establishment of an Agricultural Reclamation Fund.
 - \$250,000 to fund an Agricultural Enforcement Planning position for 2 years.
 - \$60,000 to fund an Agricultural Signage
 - \$40,000 for enhanced agricultural buffering and on site improvements to the future transit facility.
 - Partnerships: Young Agrarians

Transit Relocation

- ▶ Location Analysis
 - ▶ 13 sites considered – 8 studied (based on cost)
 - ▶ 'Deadhead' analysis
 - ▶ Non revenue generating operating cost
 - ▶ Many ALR properties
 - ▶ 4690 Highway 97 = 'Best Fit'
- ▶ Funding
- ▶ Stakeholder support

Staff Recommendation

- ▶ Staff recommend that this application be supported by Council.
 - ▶ The proposal aligns with the existing Future Land Use designation of the OCP
 - ▶ Considered to meet a number of overall transportation goals and objectives of the City and region
 - ▶ Considered to meet the policy threshold for consideration of ALR exclusion applications
 - ▶ Significant mitigation measures are proposed to compensate for the impact to agriculture on site and promote agricultural initiatives City wide.



Conclusion of Staff Remarks