

# REPORT TO COUNCIL



**Date:** November 14, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** OCP22-0005 Z22-0033      **Owner:** City of Kelowna

**Address:** 2340 Glenmore Rd N      **Applicant:** City of Kelowna

**Subject:** OCP Amendment & Rezoning Application

**Existing OCP Designation:** R – AGR – Rural – Agricultural and Resource

**Proposed OCP Designation:** EDINST – Educational / Institutional

**Existing Zone:** A1 – Agriculture

**Proposed Zone:** P1 – Major Institutional

---

## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP22-0005 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 123000 by changing the Future Land Use designation of Lot 4 Section 21 Township 23 ODYD Plan 16293 Except Plans 19441 KAP64934 and KAP64936 located at 2340 Glenmore Road N, Kelowna, BC from the R-AGR – Rural – Agricultural and Resource designation to the EDINST – Educational / Institutional designation, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Consultation process to be appropriate consultation for the *Purpose* of Section 475 of the *Local Government Act* as outlined in the Report from the Development Planning Department dated November 14, 2022;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated November 14, 2022;

AND THAT Rezoning Application No. Z22-0033 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 4 Section 21 Township 23 ODYD Plan 16293 Except Plans 19441

KAP64934 and KAP64936 located at 2340 Glenmore Road N, Kelowna, BC from the A1 – Agriculture zone to the P1 – Major Institutional zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated November 14, 2022.

## **2.0 Purpose**

To amend the Official Community Plan to change the future land use designation of the subject property from the R-AGR – Rural – Agricultural and Resource designation to the EDINST – Educational / Institutional designation and to rezone the subject property from the A1 – Agriculture zone to the P1 – Major Institutional zone to facilitate the development of the future Glenmore Firehall.

## **3.0 Development Planning**

Staff support the proposed OCP Amendment and Rezoning Application to facilitate the development of the future Glenmore Firehall. The subject property is not within the Agricultural Land Reserve and is not used for agricultural purposes. Approval of the application would allow the City to comply with a previous ALC decision requiring that the City rehabilitate the location of the current Glenmore Firehall to an agricultural standard and allow it to be used to agricultural purposes.

Public consultation was completed by the applicant in accordance with Council Policy No. 367 by contacting surrounding neighbours within 300 m of the subject proposal. Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

Prior to construction, a Development Permit for Form and Character and Farm Protection would be required to come forth for Council consideration.

## **4.0 Proposal**

### **4.1 Background**

The parent parcel of the subject property was jointly purchased by the Regional District of Central Okanagan (RDCO) and City of Kelowna in 1999. It was subsequently subdivided into two parcels to create a parcel for Stephens Coyote Ridge Regional Park to be owned by the RDCO, and the subject parcel which is owned by the City of Kelowna.

In 2011, ALC Resolution #352/2011 approved the exclusion of 10.5 ha of land in Glenmore for Glenmore Recreation Park. As a condition of that decision, the ALC required that the City rehabilitate the lands where the current Glenmore Firehall is located to an agricultural standard and lease it for agricultural purposes to an agricultural operator.

### **4.2 Project Description**

The proposed OCP Amendment and Rezoning Application would facilitate the development of the future Glenmore Firehall on the subject property. The Glenmore Firehall would be relocated from its current location at 550 Valley Road North to the subject property and the Valley Road location would be restored to agriculture.

4.3 Site Context

The subject property is located on the west side of Glenmore Road N, south of the intersection with McKinley Road. It is adjacent to Stephens Coyote Ridge Regional Park to the west, North Glenmore Dog Park to the south and the Glenmore Landfill is located across Glenmore Road N from the property to the east. The subject property is designated R-AGR – Rural – Agricultural and Resource and zoned A<sub>1</sub> – Agriculture. The surrounding area is designated NAT – Natural Areas, R-AGR – Rural – Agricultural and Resource, and PSU – Public Service Utilities and zoned A<sub>1</sub> – Agriculture and P<sub>3</sub> – Parks and Open Space

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A <sub>1</sub> – Agriculture	Agriculture
East	A <sub>1</sub> – Agriculture	Glenmore Landfill
South	A <sub>1</sub> – Agriculture	North Glenmore Dog Park
West	P <sub>3</sub> – Parks and Open Space	Stephens Coyote Ridge Regional Park

**Subject Property Map: 2340 Glenmore Road N**



5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

<b>Objective 8.4.5 Stop urban sprawl into Rural Lands.</b>	
Policy 8.4.5 Public Uses on Agricultural Lands	Discourage the use of agricultural lands for public or institutional uses such as schools, parks and churches except as identified in the 2040 OCP. <i>The subject property is not within the ALR and is not presently used for agricultural purposes.</i>

**6.0 Technical Comments**

**6.1 Development Engineering Department**

6.1.1 See Schedule "A"

**7.0 Application Chronology**

Date of Application Accepted: May 12, 2022

Date Public Consultation Completed: August 10, 2022

**Report prepared by:** Mark Tanner, Planner II

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

**Reviewed by:** Terry Barton, Development Planning Department Manager

**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Schedule A: Development Engineering Memo