

# Application for Area Redevelopment Plan

## Casorso Neighbourhood Plan Area


February 27, 2023

# Key Topics

- ▶ Purpose: Area Redevelopment Plan Application Authorization
  - ▶ Casorso Neighbourhood Plan Area
- ▶ Area Redevelopment Plans: General information
- ▶ Casorso Neighbourhood Plan Area: Site context
- ▶ ARP: Terms of Reference & Process
- ▶ Coordination with other planning work
- ▶ Next Steps

# Area Redevelopment Plans: Overview

- ▶ Council Policy 247
- ▶ Secondary to OCP
- ▶ More detailed analysis and policy guidance
- ▶ Typically developer initiated



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POLICY 247

## Council Policy

### Hierarchy of Plans (Sector Plans/Structure Plans /Redevelopment Plans)

APPROVED June 4, 1996

RESOLUTION: R506/11/05/16  
REPLACING: R375/10/04/26; R447/96/06/04; Policy No. 220 & 221  
DATE OF LAST REVIEW: May 2011

**A. MANDATE FOR COMMUNITY PLANS**

The *Local Government Act* provides for a community plan to be adopted by a municipality containing a general statement of the broad objectives and policies of the local government respecting the form and character of existing and proposed land use and servicing requirements in the area covered by the plan. A local government may adopt one or more community plans for one or more areas.

**B. HIERARCHY OF PLANNING DOCUMENTS**

The following hierarchy of plans is proposed, and will be established by amendment to the Official Community Plan:

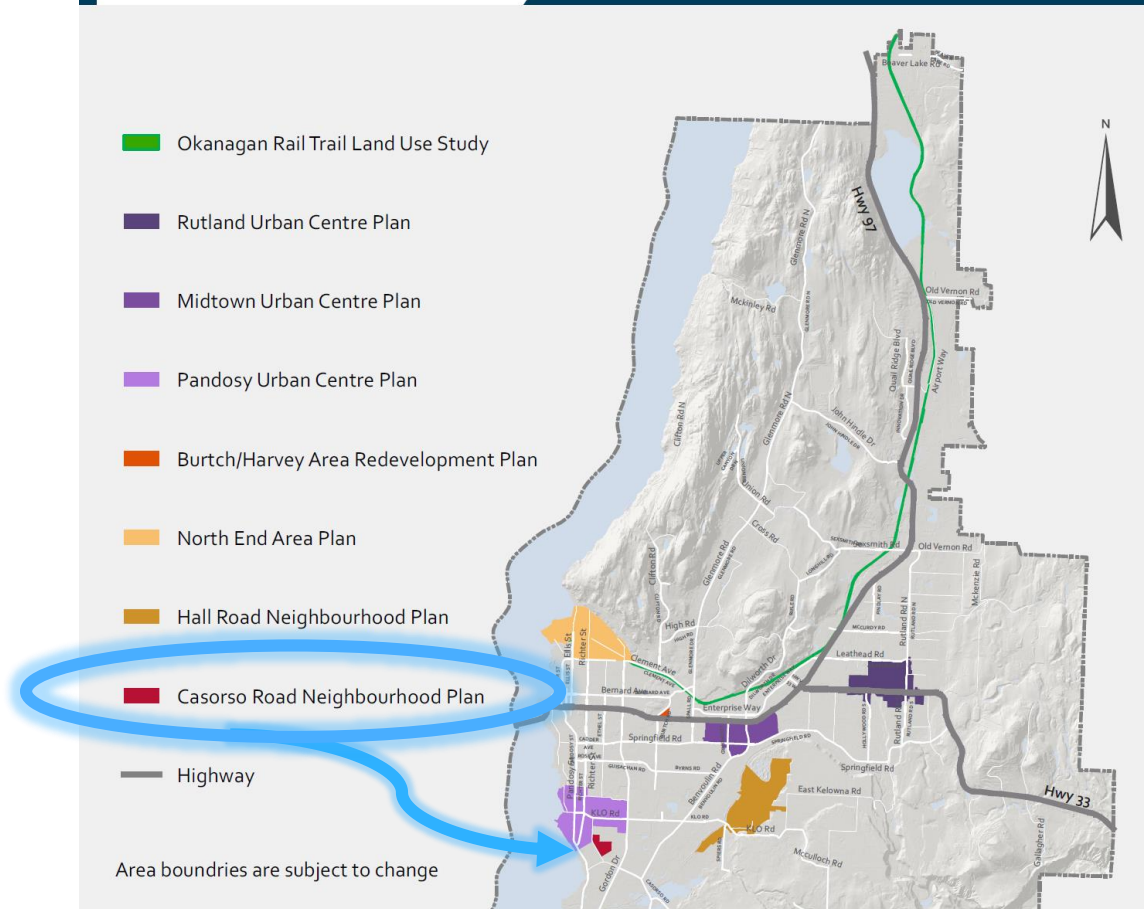
- Official Community Plan
- Sector Plans
- Area Structure Plans
- Area Redevelopment Plans



# Casorso Neighbourhood Plan Area

**2040** Official  
Community Plan

Map 16.1 Special Planning  
Study Areas



# Casorso Neighbourhood Plan Area

- ▶ ~ 30 acres
- ▶ 10 individual parcels
- ▶ Contains Central Mobile Home Park and single-detached homes
  - ▶ Approximately 140-150 individual housing units
- ▶ Beside Pandosy Urban Centre

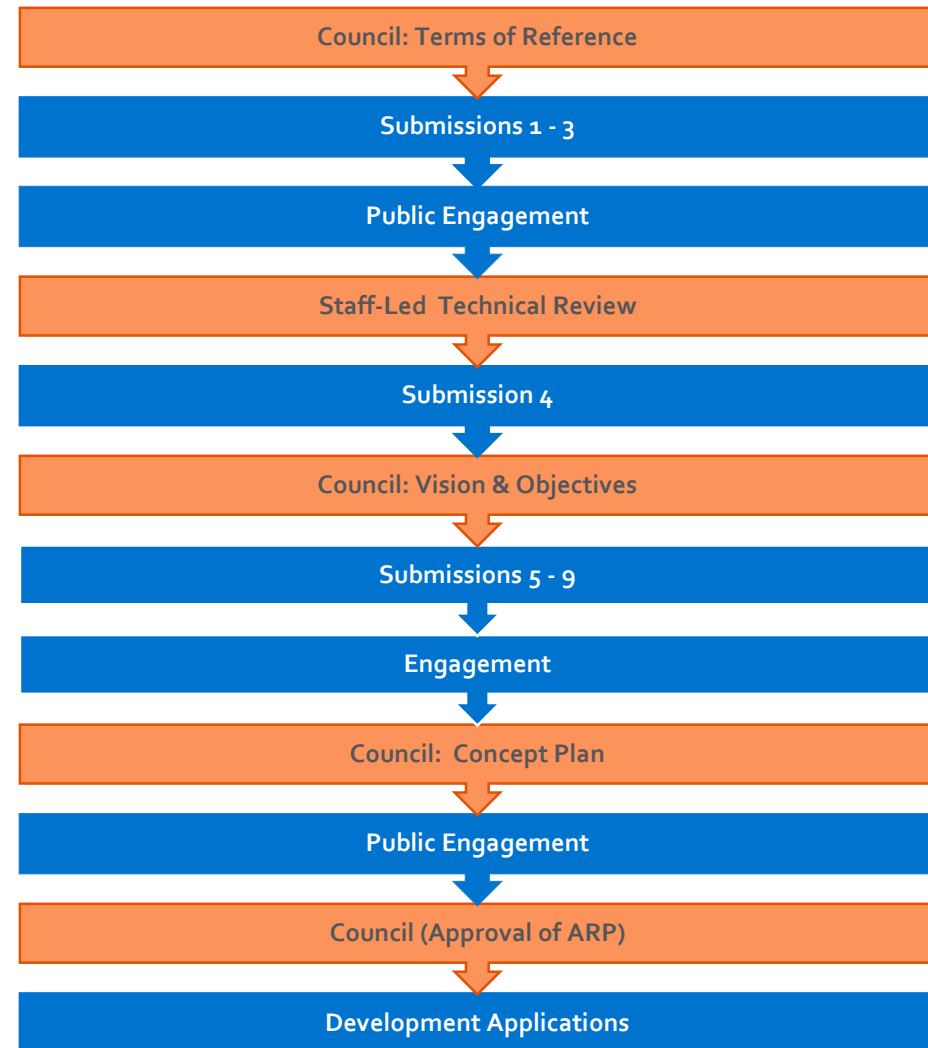


## Legend

-  Remaining Casorso Neighbourhood Plan Area
-  Casorso Neighbourhood Plan Area
-  Pandosy Urban Centre

# ARP Terms of Reference

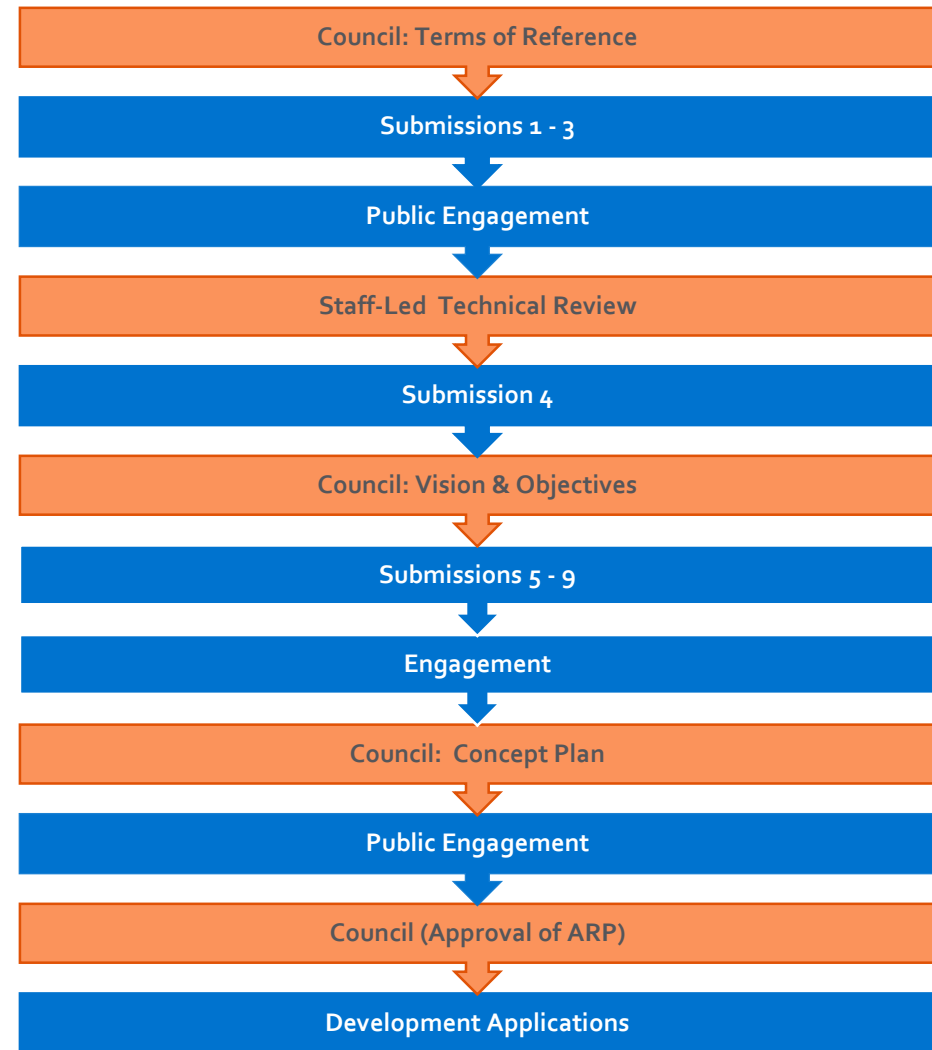
- ▶ Set expectations (Part 1) and guide process (Part 2)
- ▶ Part 1:
  - ▶ Mandatory contents of ARP
  - ▶ Details for individual technical background studies
  - ▶ Public engagement requirements
- ▶ Part 2:
  - ▶ Process requirements
  - ▶ Timing of public engagement
  - ▶ Identifies Reports to Council



# ARP Terms of Reference

## ▶ Other major considerations:

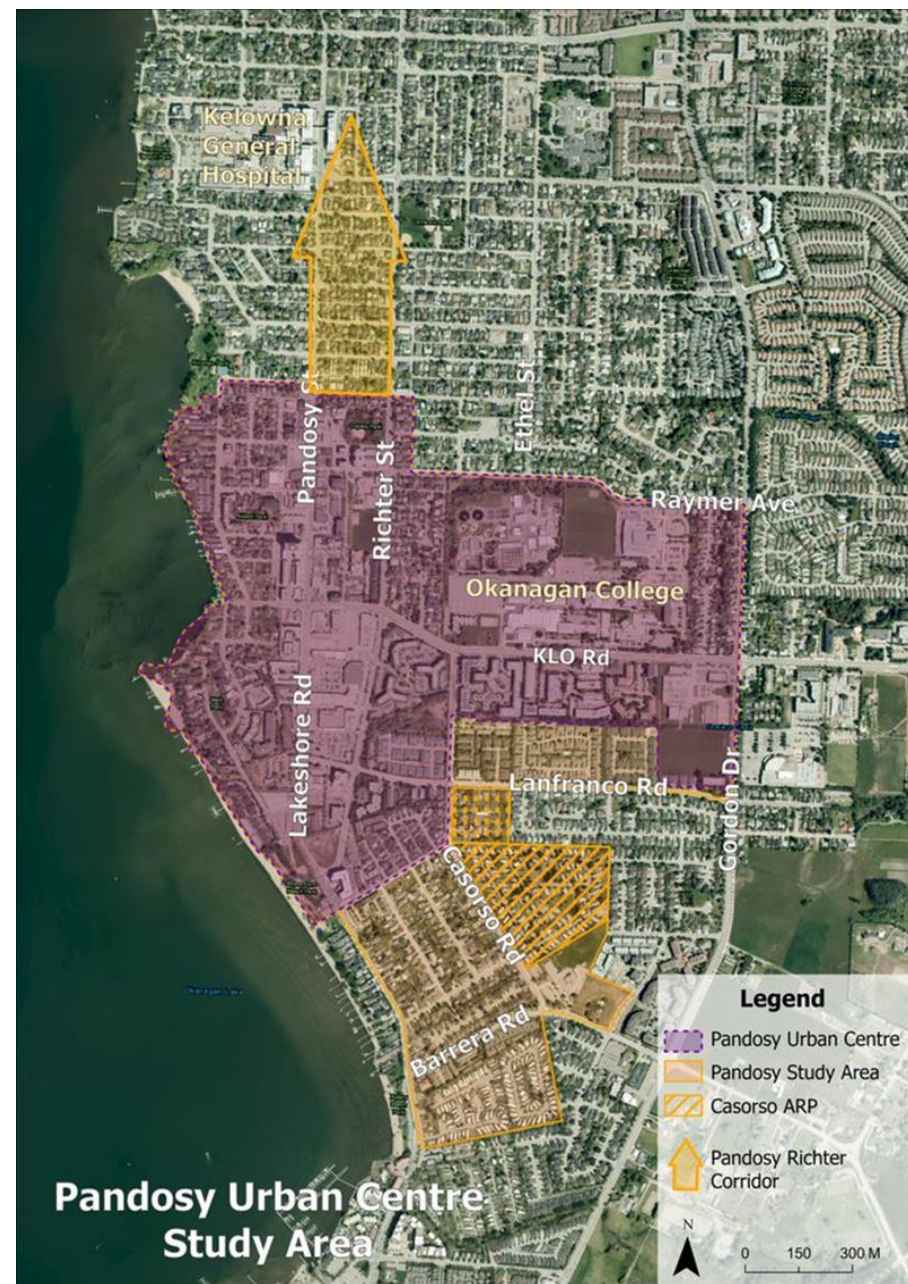
- ▶ Vision and objectives
- ▶ Tenant relocation
- ▶ Public Engagement
- ▶ Balances oversight with developer timelines





# ARP Coordination with other plan process

- ▶ Pandosy Urban Centre Plan:
  - ▶ Proposed for 2023
- ▶ Pandosy Richter Corridor Study:
  - ▶ Proposed for 2023
- ▶ Casorso ARP:
  - ▶ Coordinated
  - ▶ Can proceed independently





# Next Steps

- ▶ Staff recommend that Council endorse ARP process
- ▶ Applicant to begin background work immediately
- ▶ Next Council touch-point – Vision and Objectives
- ▶ Report to Council on Pandosy Urban Centre planning forthcoming



*Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).