

KELOWNA

Updating community plan draws mixed views from public

**City council will hear
new zoning proposal for
commercial, residential
development**

By **RON SEYMOUR**

The Okanagan Sunday

Commercial development should be allowed to spread north across Clement Avenue into the downtown industrial area, Kelowna city council will hear Monday.

And a new zoning classification, Health District, should be created for the neighbourhood around Kelowna General Hospital, which would allow for more clinics, labs and other health care services.

These are two of the suggestions that drew some of the strongest public support during a recent consultation process on the updating of the Official Community Plan, staff say.

People who filled out questionnaires at open houses and online were also supportive of allowing more tourist-commercial uses along the lakeshore around the Cook Road area, and allowing higher density residential developments both downtown and around the UBC Okanagan campus.

However, there was generally negative response to what was seen as residential sprawl and higher density development in the Glenmore Valley area, and the city's plan to expand the Glenmore dump.

Currently, Clement Avenue serves as a boundary between the downtown commercial zone and industrial areas to the north. But 83 per cent of people who provided input to the OCP review process said they'd support the city allowing more commercial developments north of Clement.

A similar percentage backed a proposal to create the so-called Health District around KGH. Currently, the neighbourhood is mostly residential, and rezoning applications for such things as labs and clinics would generally not be supported by staff.

There were more mixed views on other proposed OCP changes, such as one that would allow for higher density development around the Capri shopping centre, and another that would open the door to development between the end of Clifton Road and McKinley Road.

The idea of a "permanent growth boundary" beyond which new residential construction would generally not be allowed with a view to limiting urban sprawl, could also be a contentious one. Plans show about 16 per cent of land within city limits as being beyond the growth boundary.

Owners of properties along Reynolds Road, north of Sexsmith Road, and properties in the 2700 block of Gallagher Road, are not happy their land could be designated as being beyond the growth boundary. They are asking council to overrule staff recommendations and consider the areas for development.