



# OCP20-0005 & Z20-0011 2090 Byrns Road

OCP Amendment & Rezoning Application

# Proposal

- ▶ To change the Future Land Use designation of the subject property from REP – Resource Protection Area to COMM - Commercial
- ▶ To rezone the subject property from A1 - Agriculture and C3rls – Community Commercial (Retail Liquor Sales)

# Development Process

Dec 20, 2019

Development Application Submitted

Staff Review & Circulation

Sept 24, 2020

Public Notification Received

Nov 2, 2020

Initial Consideration

Public Hearing  
Second & Third Readings

Final Reading

Development Permit/Building Permit

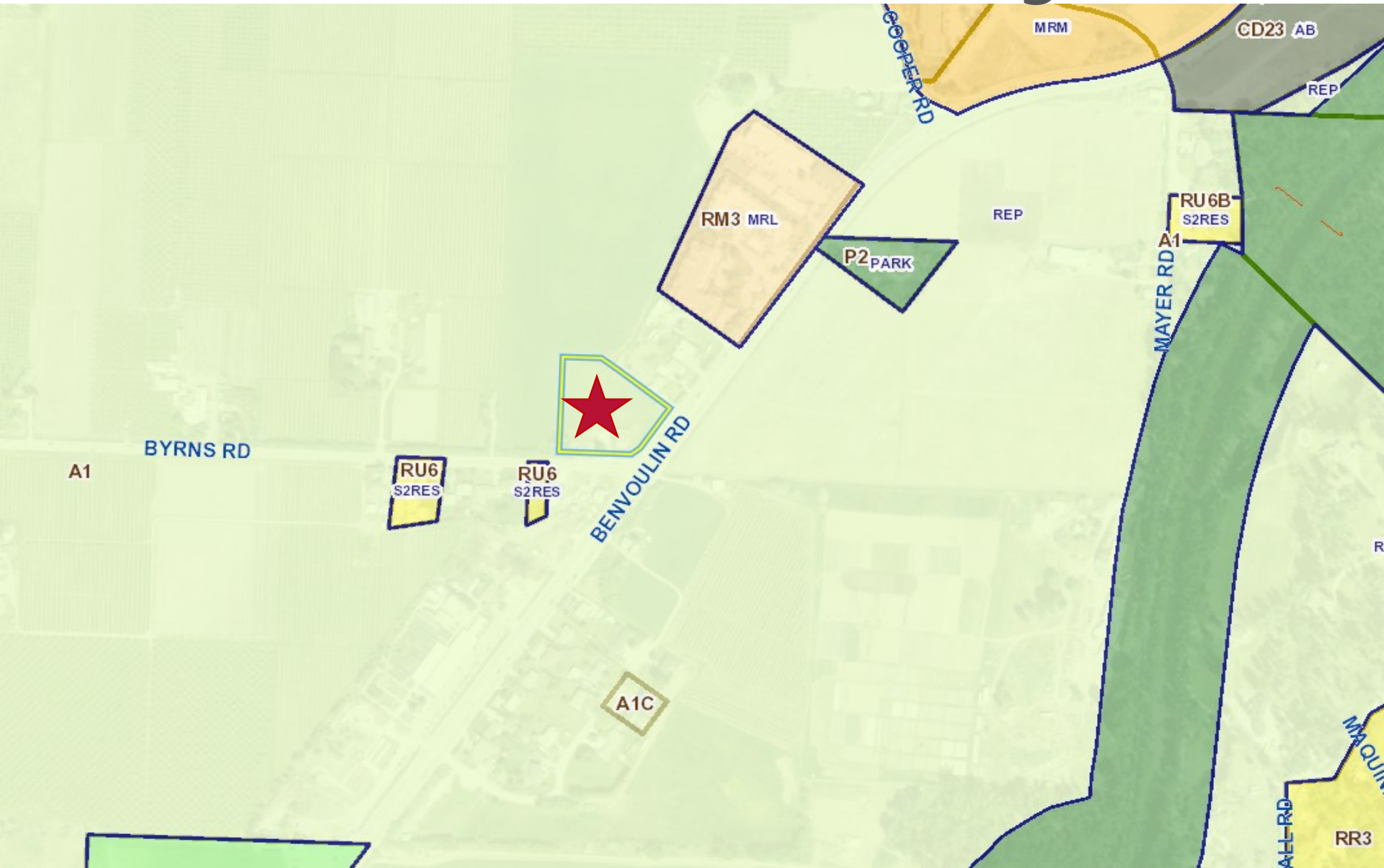
Council Approvals

# Context Map

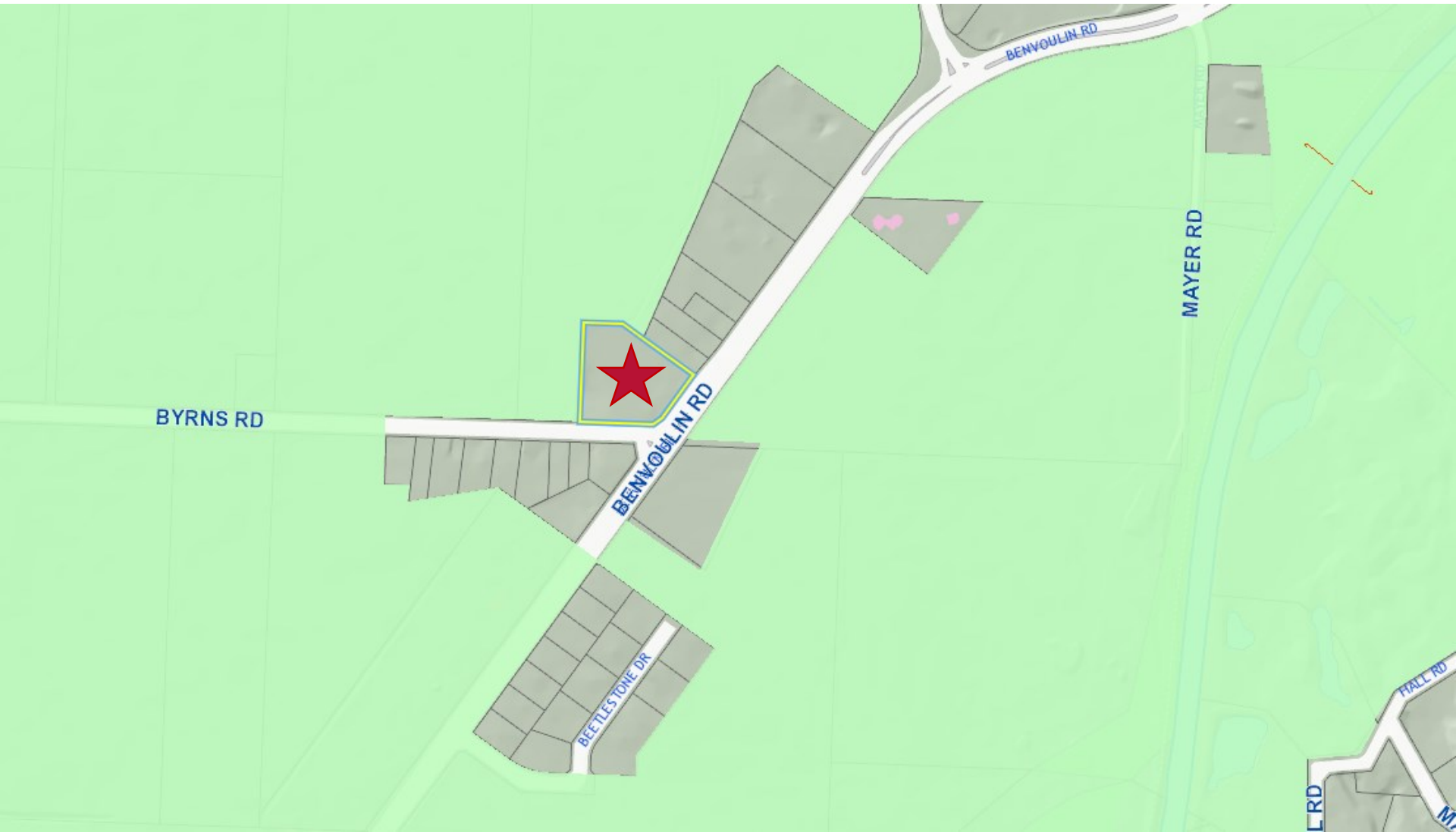


City of Kelowna

# OCP Future Land Use / Zoning



# Agricultural Land Reserve



# Subject Property Map



# Subject Property Photo

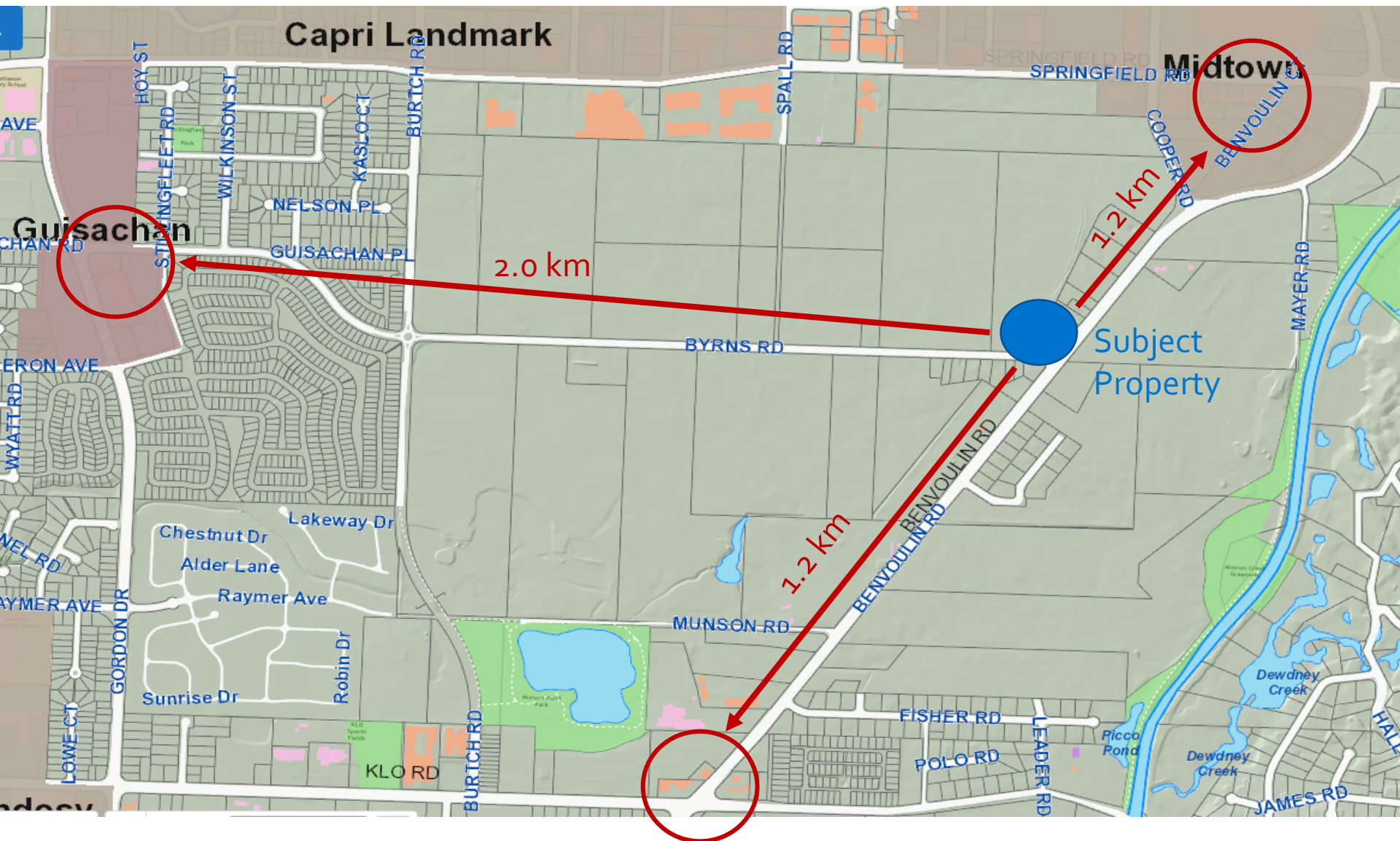




# Conceptual Site Plan



# Urban Centre/Village Context



# Site Considerations



# Development Policy



- ▶ Does not the intent of the Official Community Plan
  - ▶ REP – land areas within this designation will not be supported for more intensive development than that allowed under current zoning regulations
  - ▶ Not consistent with surrounding land uses
  
- ▶ Does not meet objectives and policies of intensive urban development or focused growth
  - ▶ Lands outside the PGB will not be supported for urban or intensive uses
  - ▶ Develop a compact urban form that maximizes the use of existing infrastructure through development, conversion and re-development within Urban Centres
  
- ▶ Does not meet the objective and policies of agricultural protection
  - ▶ Retain the agricultural land base and ensure that the primary use of agricultural land is agriculture, regardless of parcel size.
  - ▶ Direct Urban uses to lands within the PGB, in the interest of reducing development and speculative pressure on agricultural lands

# Staff Recommendation

- ▶ Staff are **not** recommending support of the proposed Official Community Plan (OCP) amendment and rezoning
  - ▶ Does not meet the intent of the Official Community Plan
  - ▶ Does not meet objectives and policies of intensive urban development or focused growth
  - ▶ Does not meet objectives and policies of agricultural protection
- ▶ Given the proximity to other services located in the Village/Town Centres and on the KLO corner staff do not see the community benefit in adding further services in an area that does not have the associated urban development and is predominately agricultural.



## *Conclusion of Staff Remarks*