



OCP20-0018/Z20-0086

2025 Begbie Road, (W OF) Union Rd, 1650,
Glenmore Road, 1630 Glenmore Road

OCP Amendment and Rezoning Application



Proposal

- ▶ To amend the OCP Future Land Use designations and Rezone portions of the subject properties to facilitate the development of the next development phase of the Wilden Neighbourhood.



Proposed Subdivision Concept

Development Process



July 31st 2020

Development Application Submitted



Staff Review & Circulation



January 4th 2021

Public Notification Received



February 8th 2021

Initial Consideration



Public Hearing



Second & Third Readings
Adoption

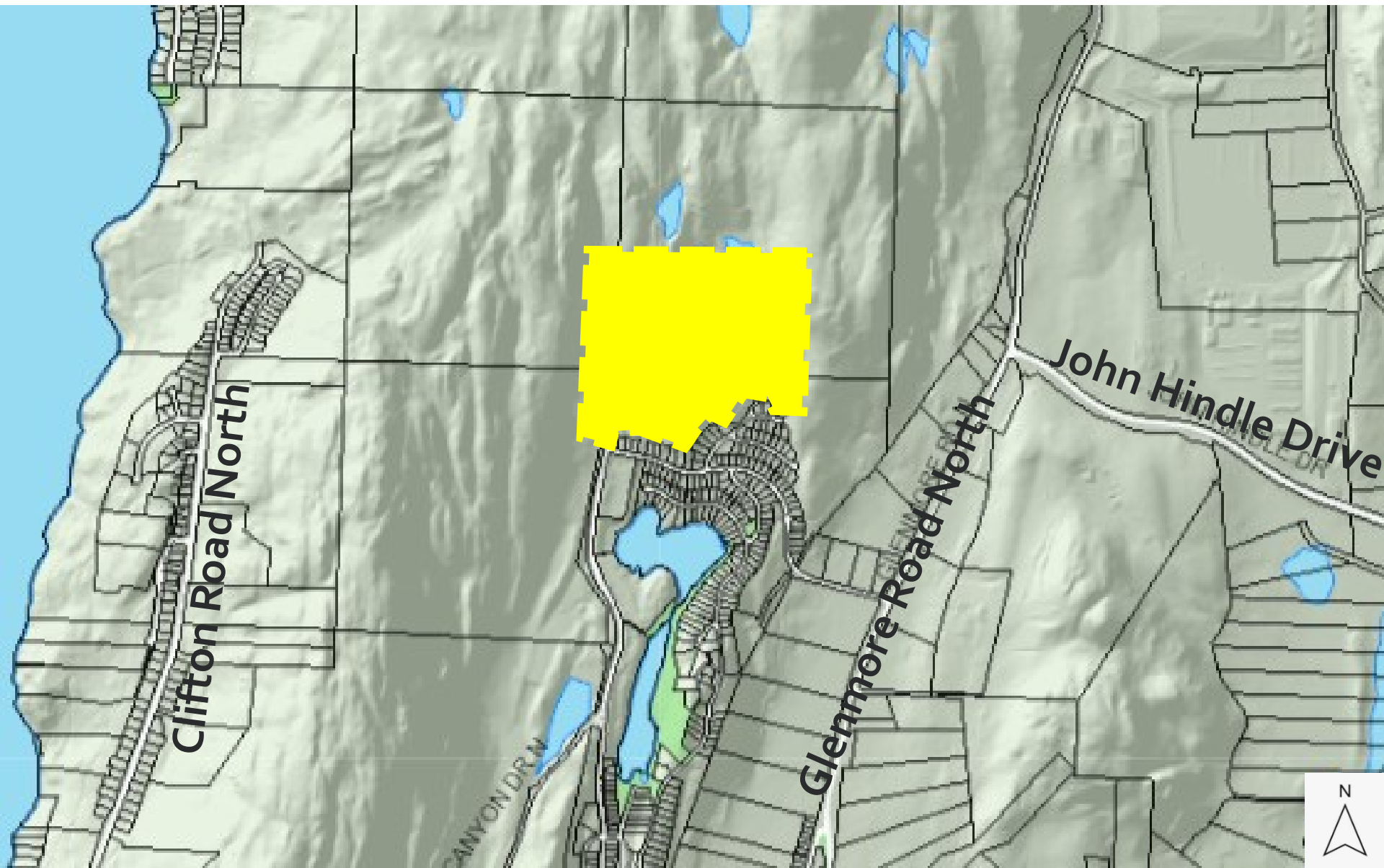


Development Permit and Subdivision Approval

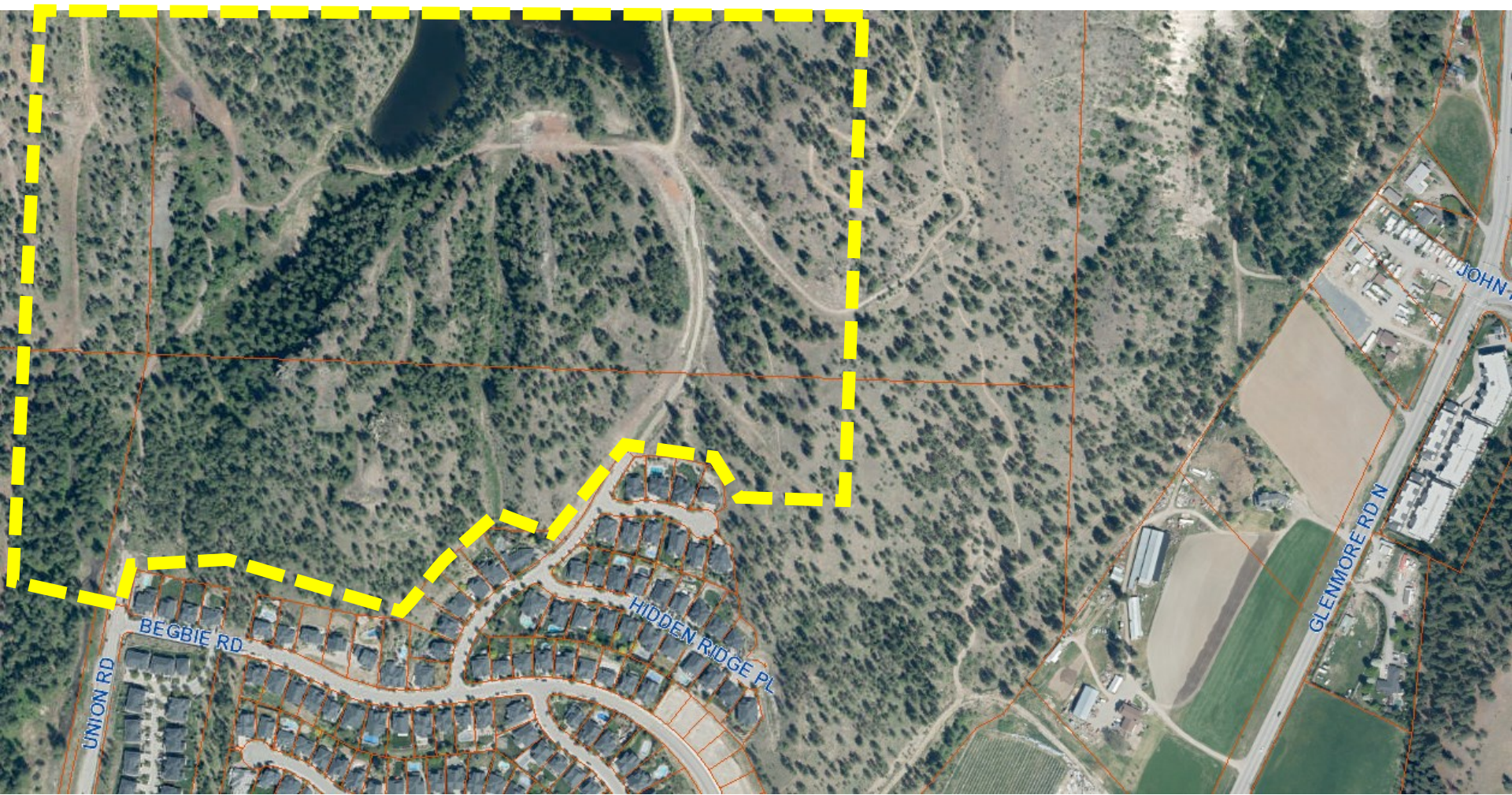


Council Approvals

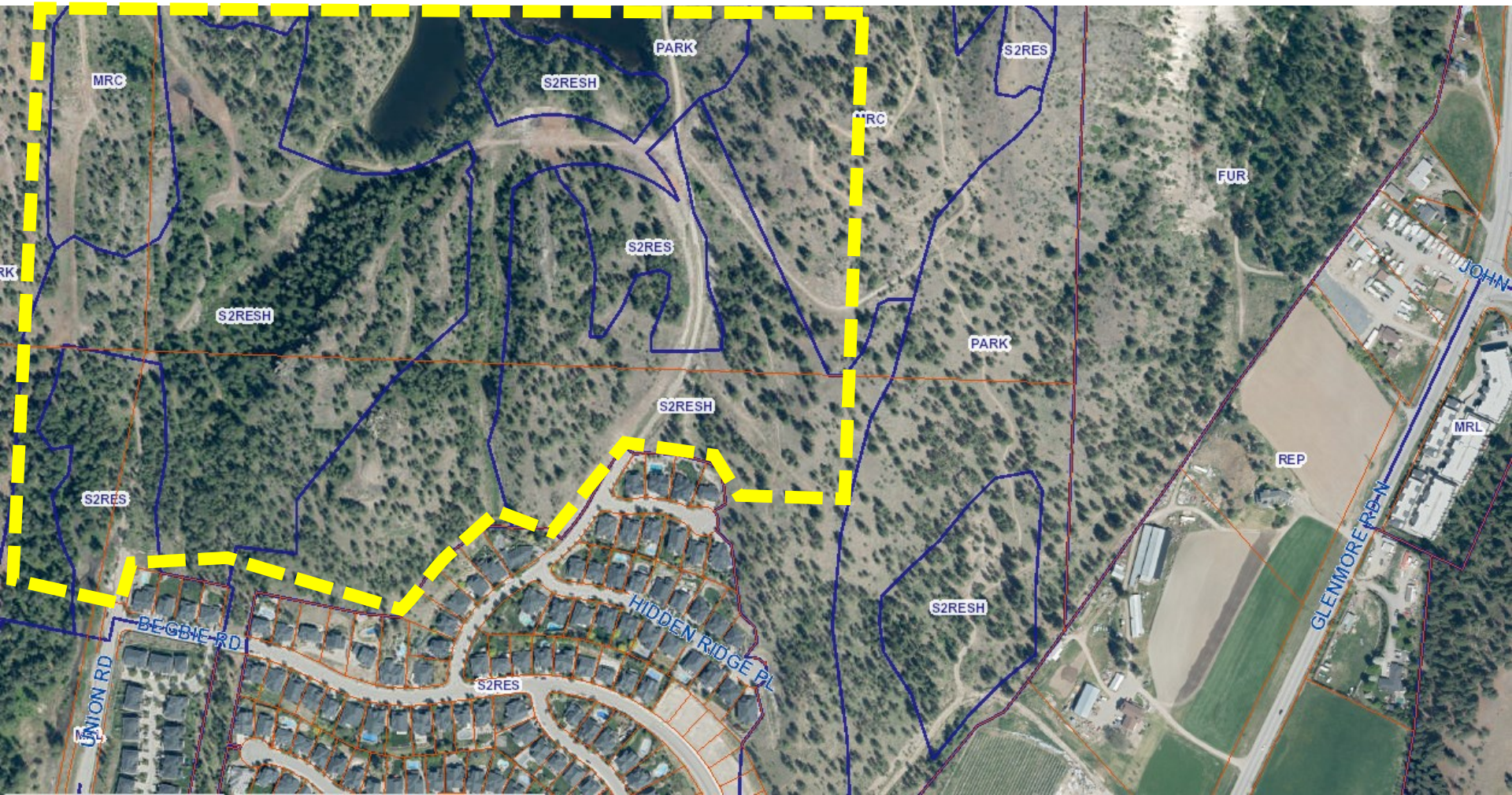
Context Map



Subject Area



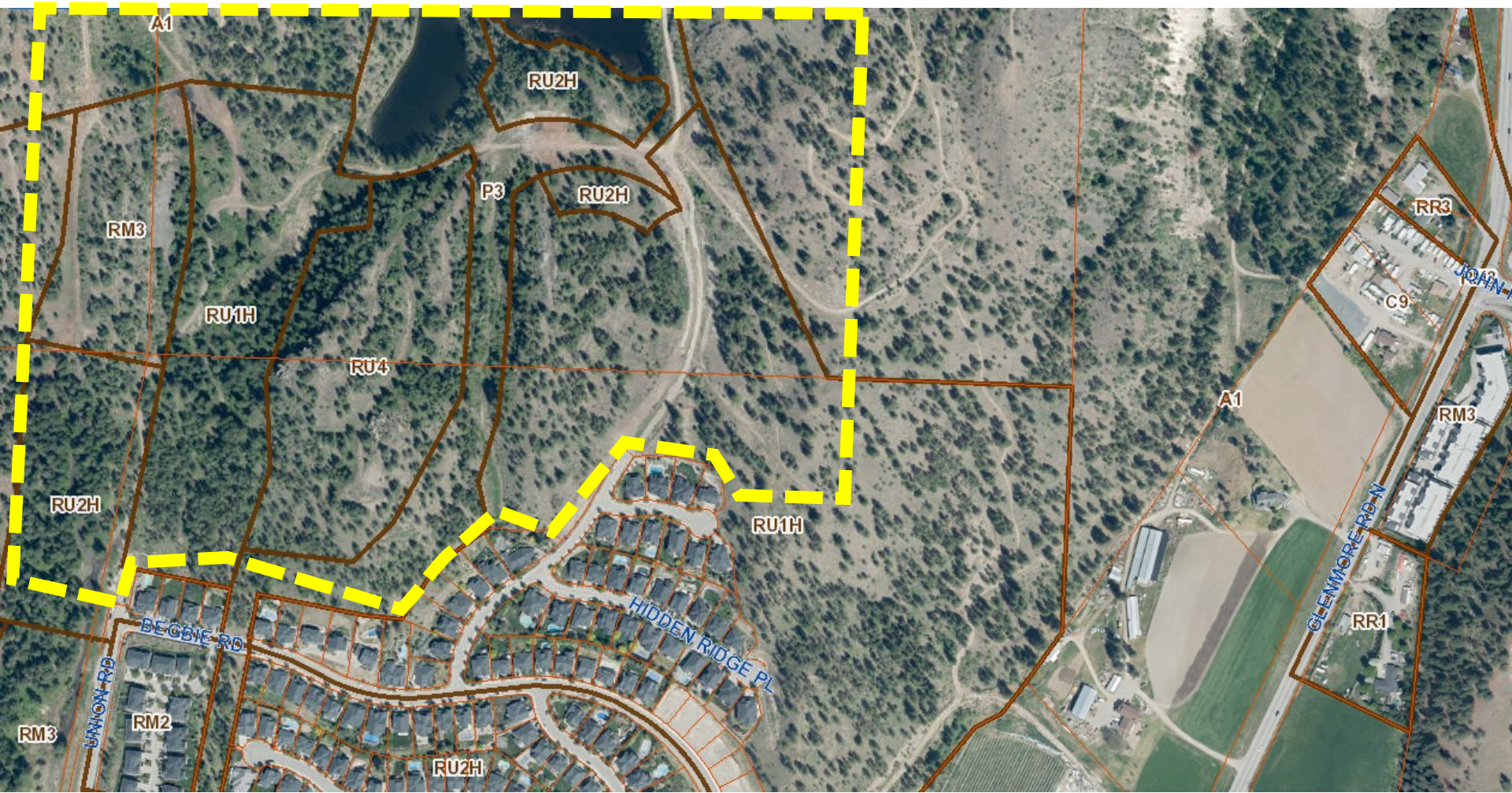
OCP Map



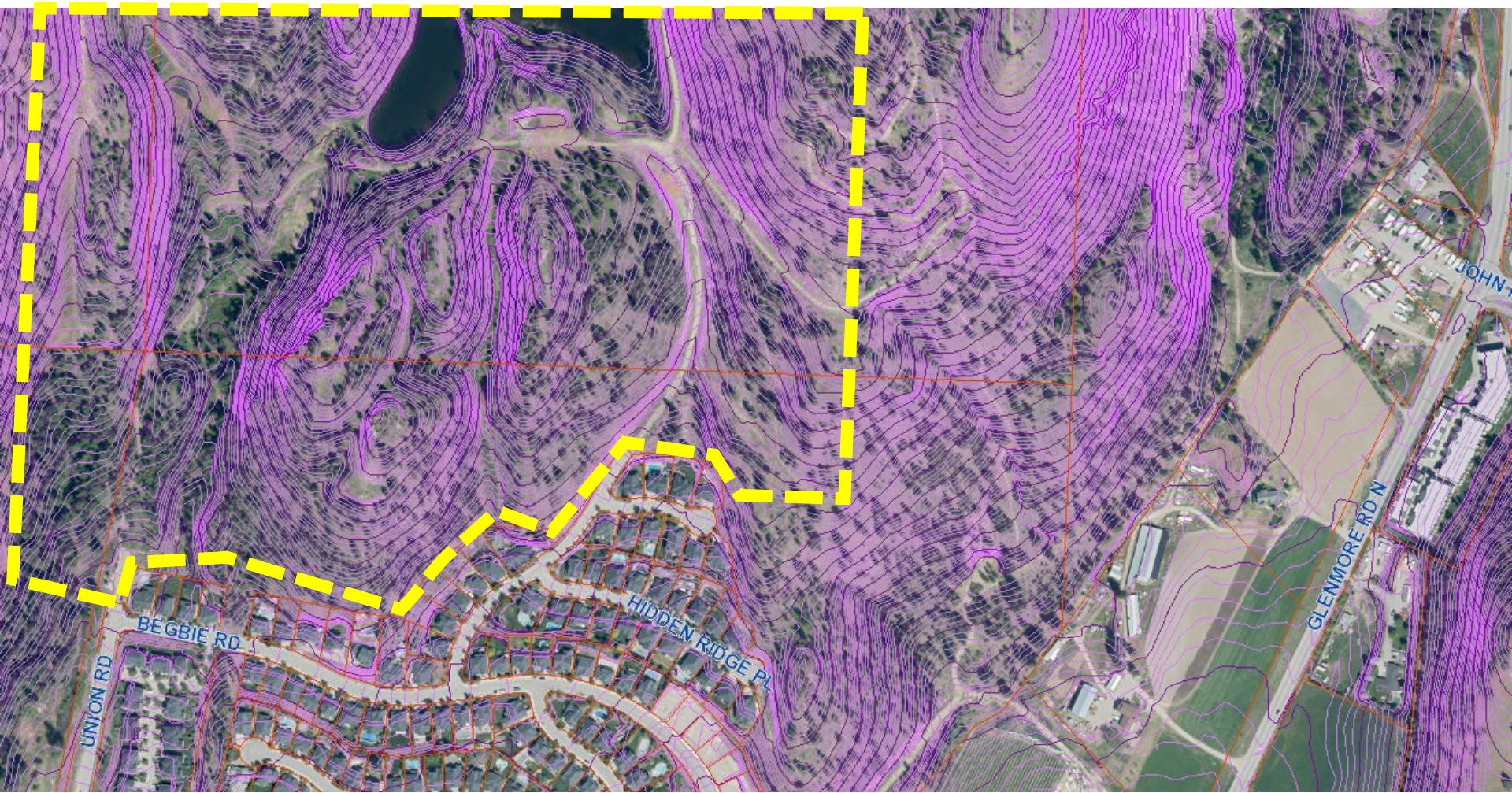
City of Kelowna



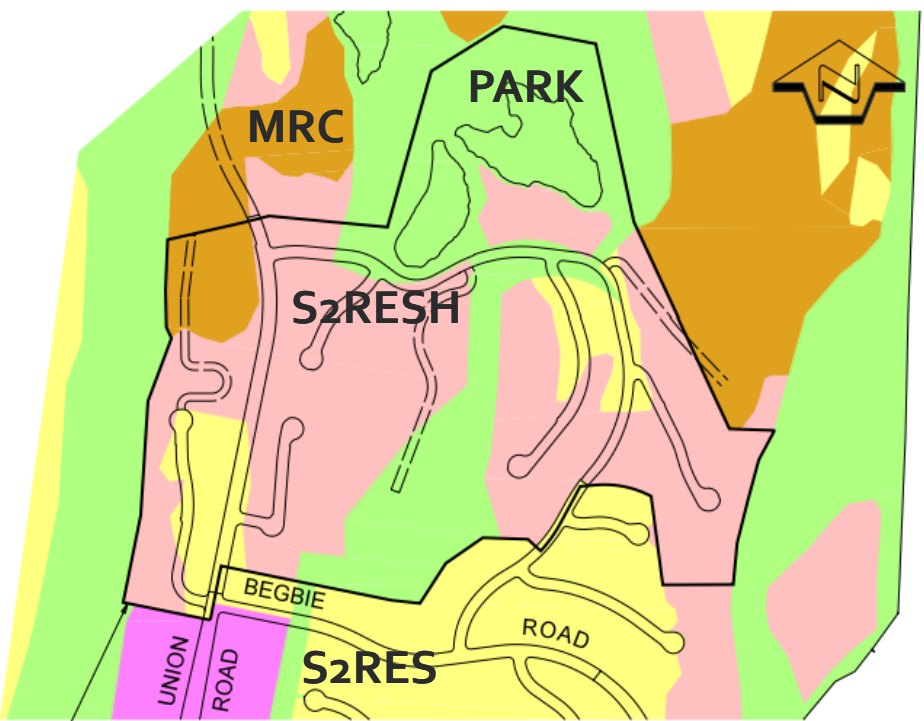
Zone Map



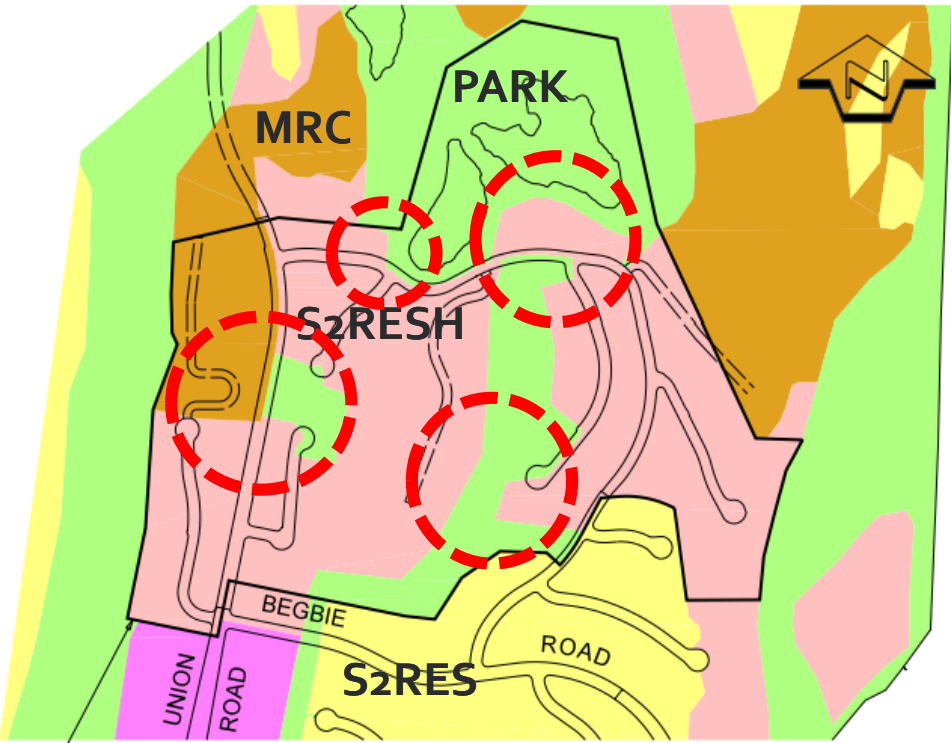
Topographic Map



Proposed OCP Changes



Existing



Proposed

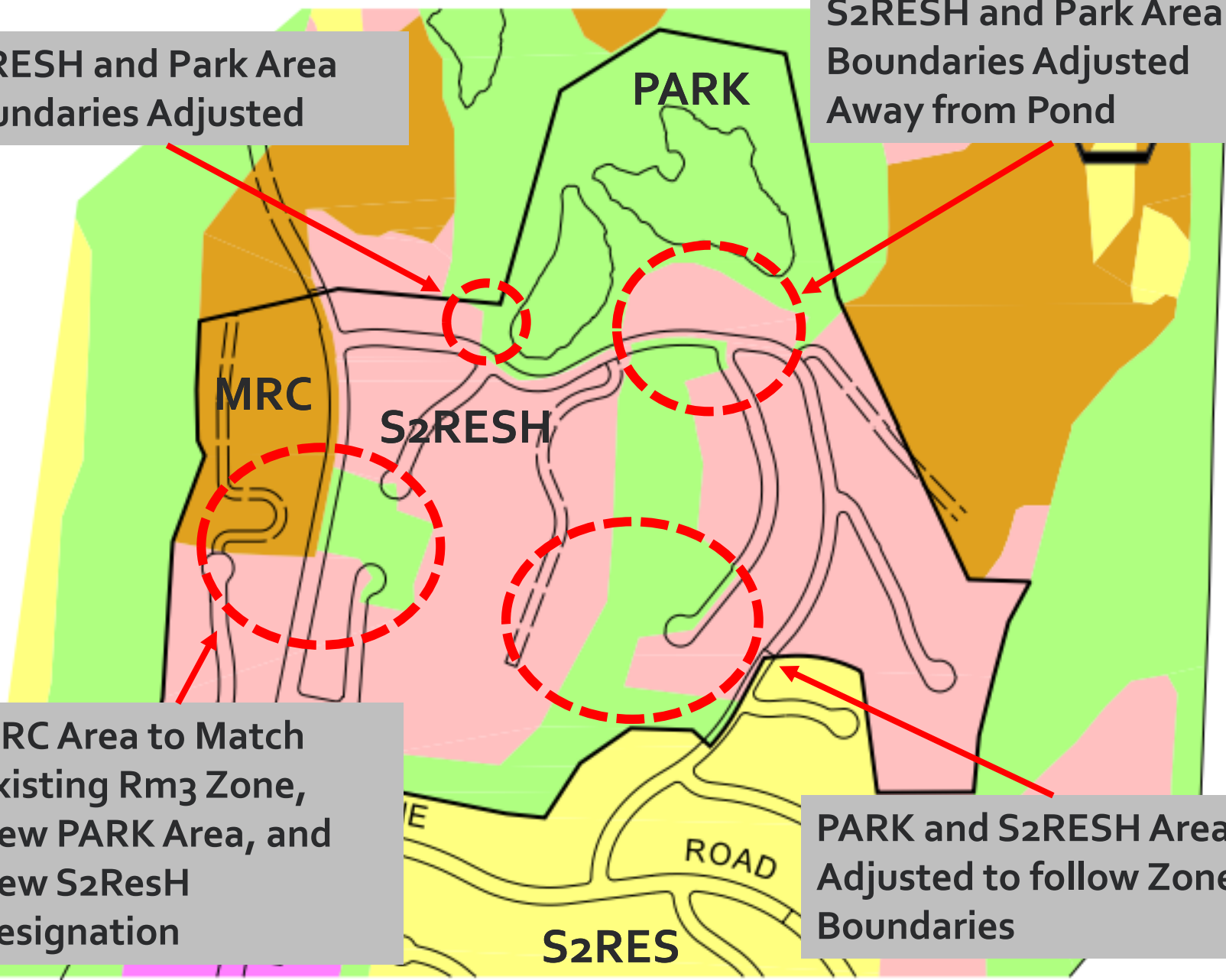
Proposed OCP Changes

S2RESH and Park Area Boundaries Adjusted

S2RESH and Park Area Boundaries Adjusted Away from Pond

MRC Area to Match Existing Rm3 Zone, New PARK Area, and New S2ResH Designation

PARK and S2RESH Areas Adjusted to follow Zone Boundaries

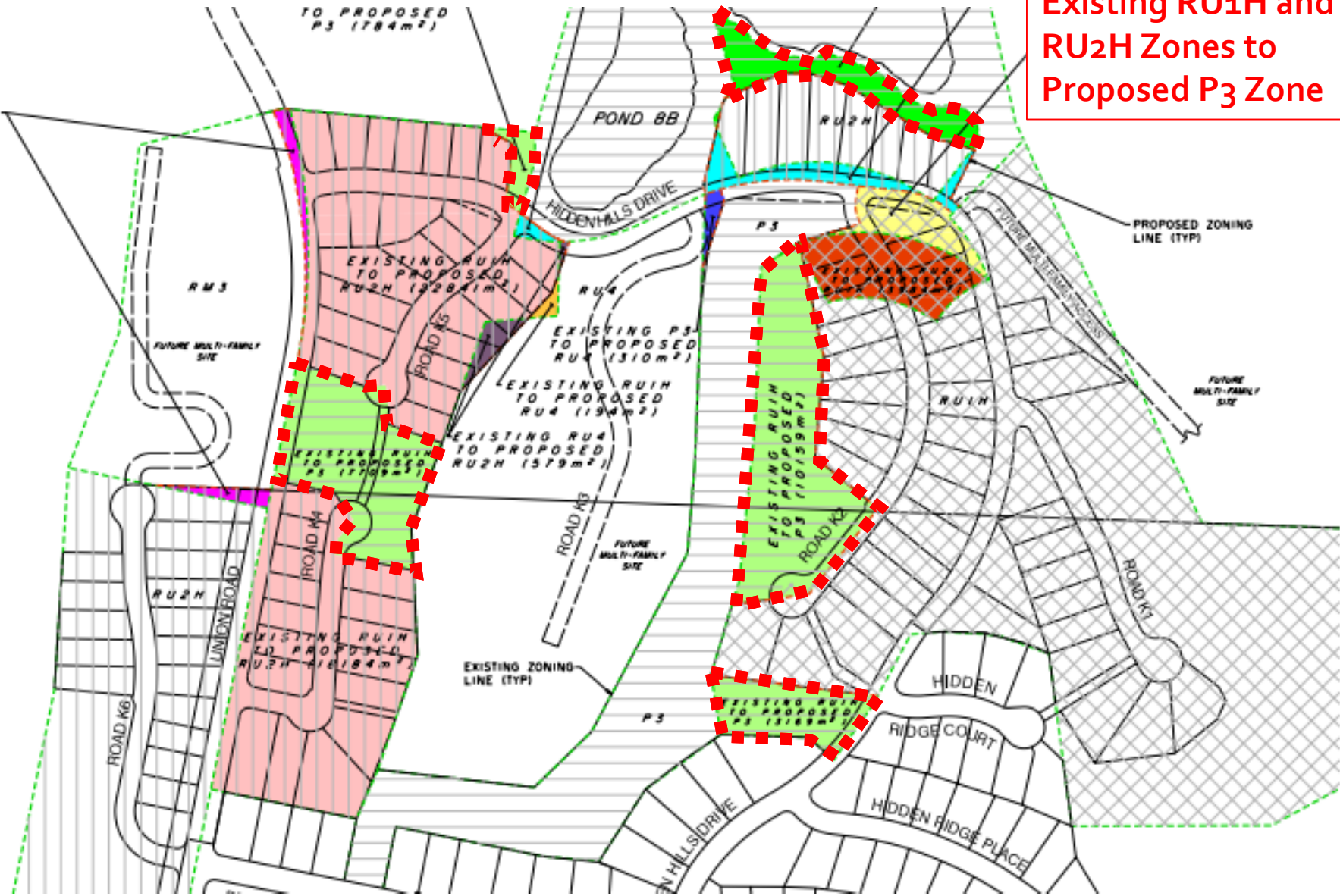


Proposed Zone Changes



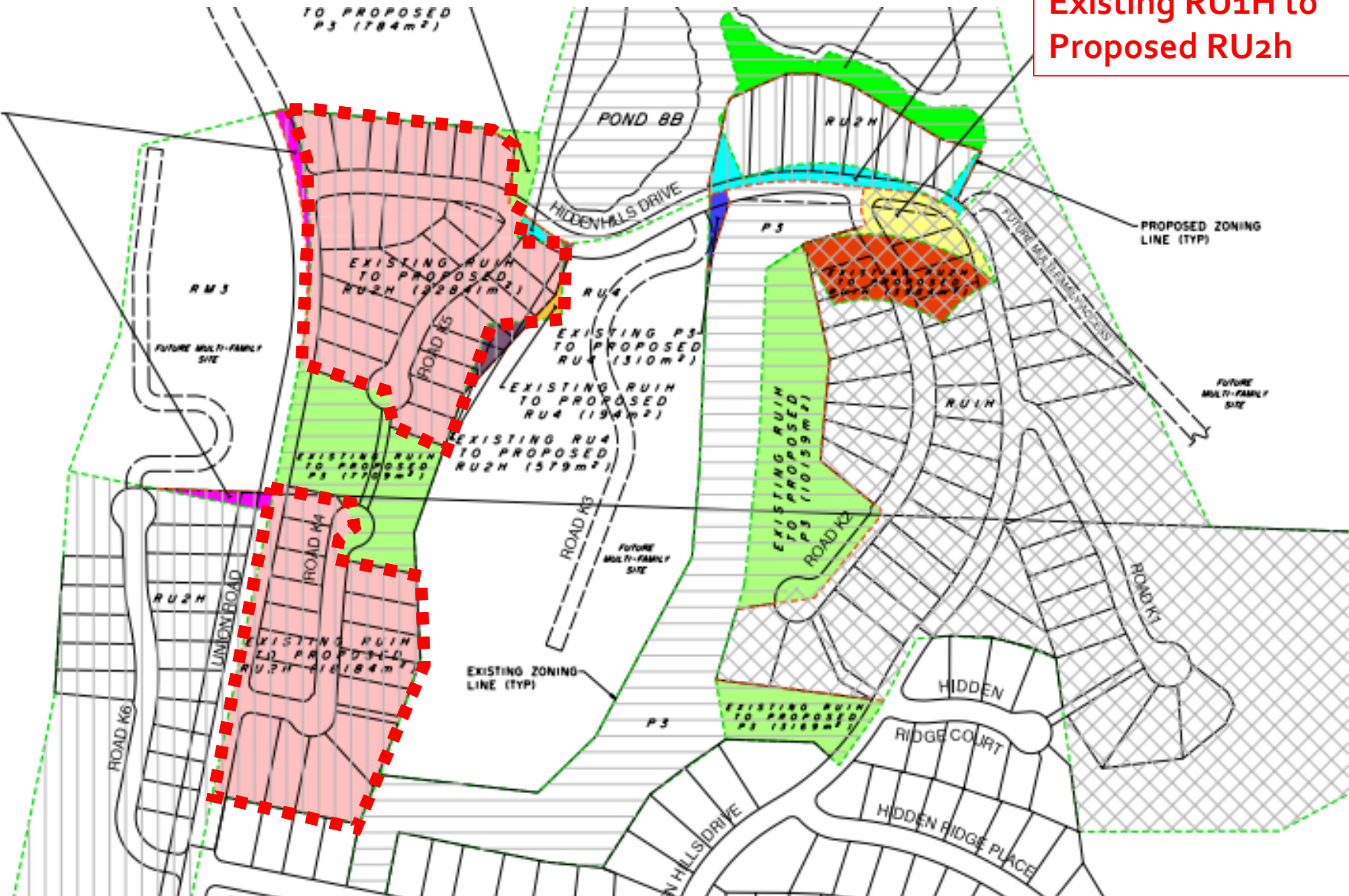
Proposed Zone Changes

Existing RU1H and RU2H Zones to Proposed P3 Zone



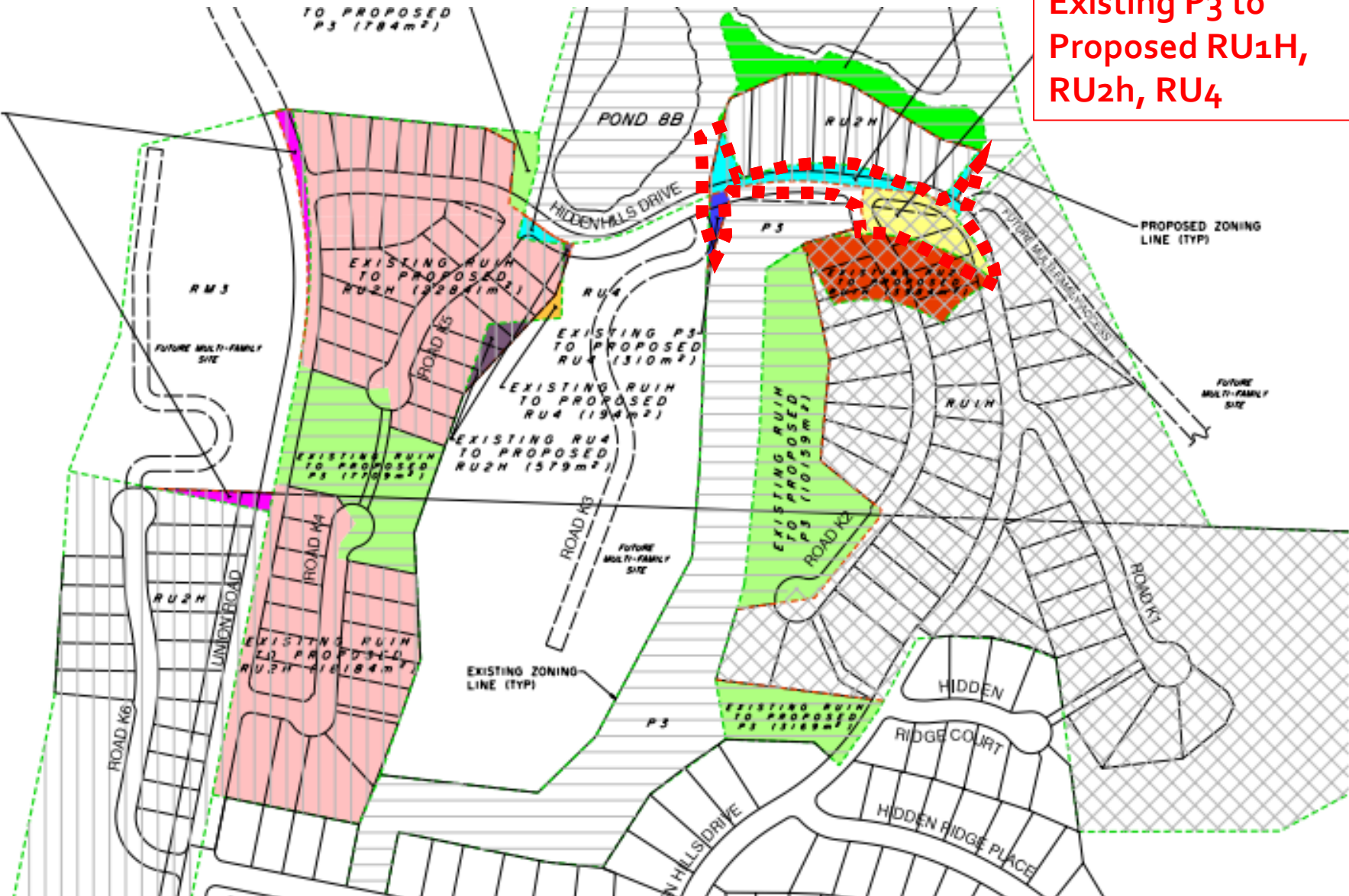
Proposed Zone Changes

Existing RU1H to Proposed RU2h



Proposed Zone Changes

Existing P3 to Proposed RU1H, RU2h, RU4



Proposed Zone Changes

Changes to areas zoned RU1h, Ru2h, Rm3, and Ru4



Project summary

- 1) The existing OCP designations and zone boundaries are being updated to match and follow proposed subdivision property lines.
- 2) Areas of the subject site that are currently designated S2RES are being redesignated S2RESH (Hillside)
- 3) Zone changes from RU1h to RU2h would allow for slightly smaller single-family lots.
- 4) Two hectares (five acres) of land that is currently zoned for residential is proposed to become zoned P3 -Park and Open space

Staff Recommendation

- ▶ Staff support the proposed amendments:
 - ▶ The proposal is consistent with the OCP and Area Structure Plan for the Wilden neighbourhood.
 - ▶ The proposed amendments are meant to better integrate future development with site topography, lessen impact to environmentally sensitive areas, avoid geotechnically hazardous slopes, and provide additional park and natural open space.



Conclusion of Staff Remarks