



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.



Small Wildlife Underpass

Bio-Filtration Stormwater Inlet

Future Development

Hidden Hills Neighbourhood Park

Future Development

Natural Open Space

Multi Family Townhomes

Union Road Extension

Hidden Hills Drive Extension

Rocky Outcrop

Multi Family Townhomes

Potential Walking Trails

Natural Open Space

Hidden Hills Drive Extension

Twin Ridge Court

Existing Hidden Hills Drive

Hidden Ridge Place

Begbie Road

Future Development

Proposed Subdivision Concept

# Development Process

July 31<sup>st</sup> 2020

Development Application Submitted



Staff Review & Circulation



January 4<sup>th</sup> 2021

Public Notification Received



February 8<sup>th</sup> 2021

Initial Consideration



Public Hearing



Second & Third Readings  
Adoption

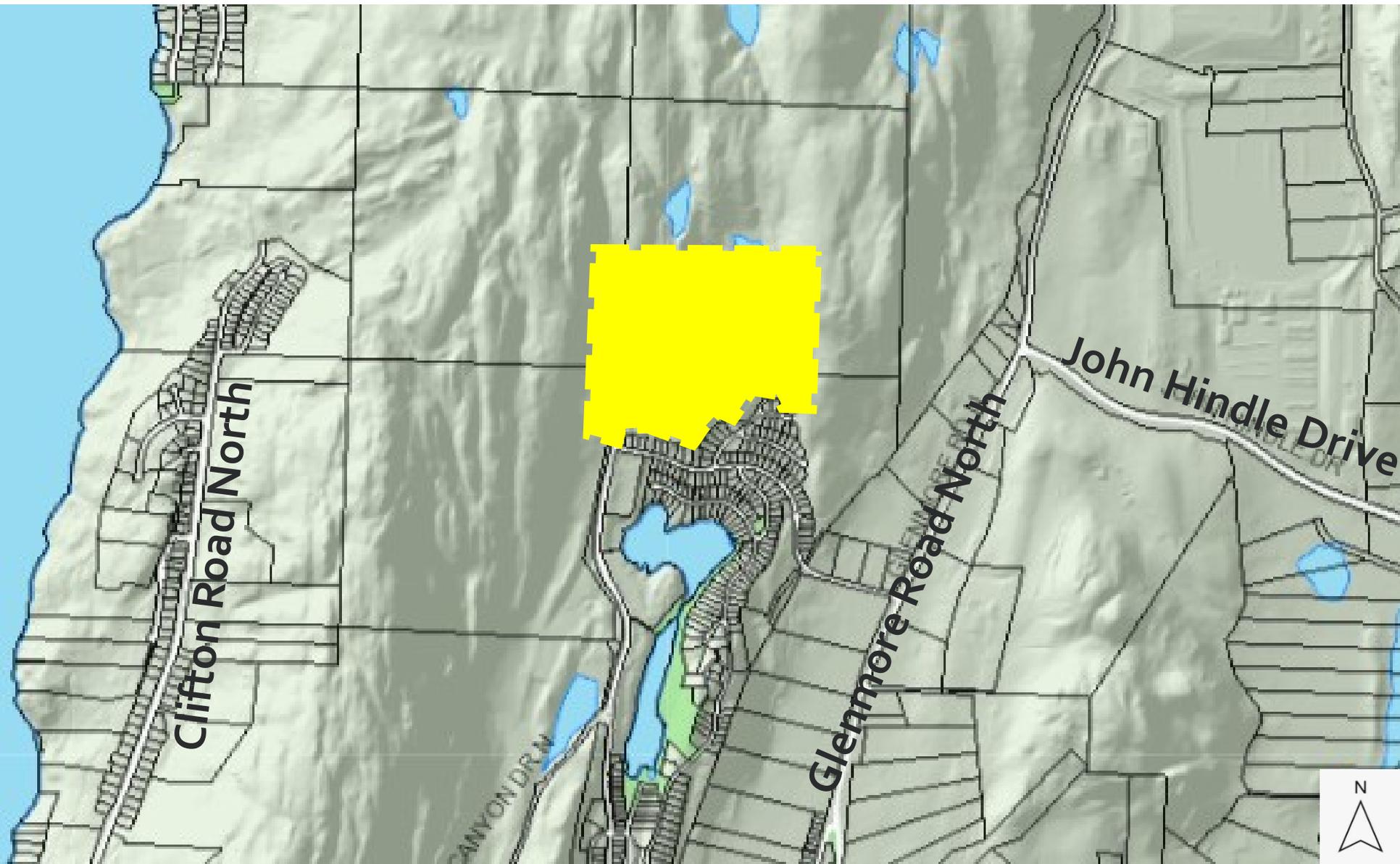


Development Permit and Subdivision Approval

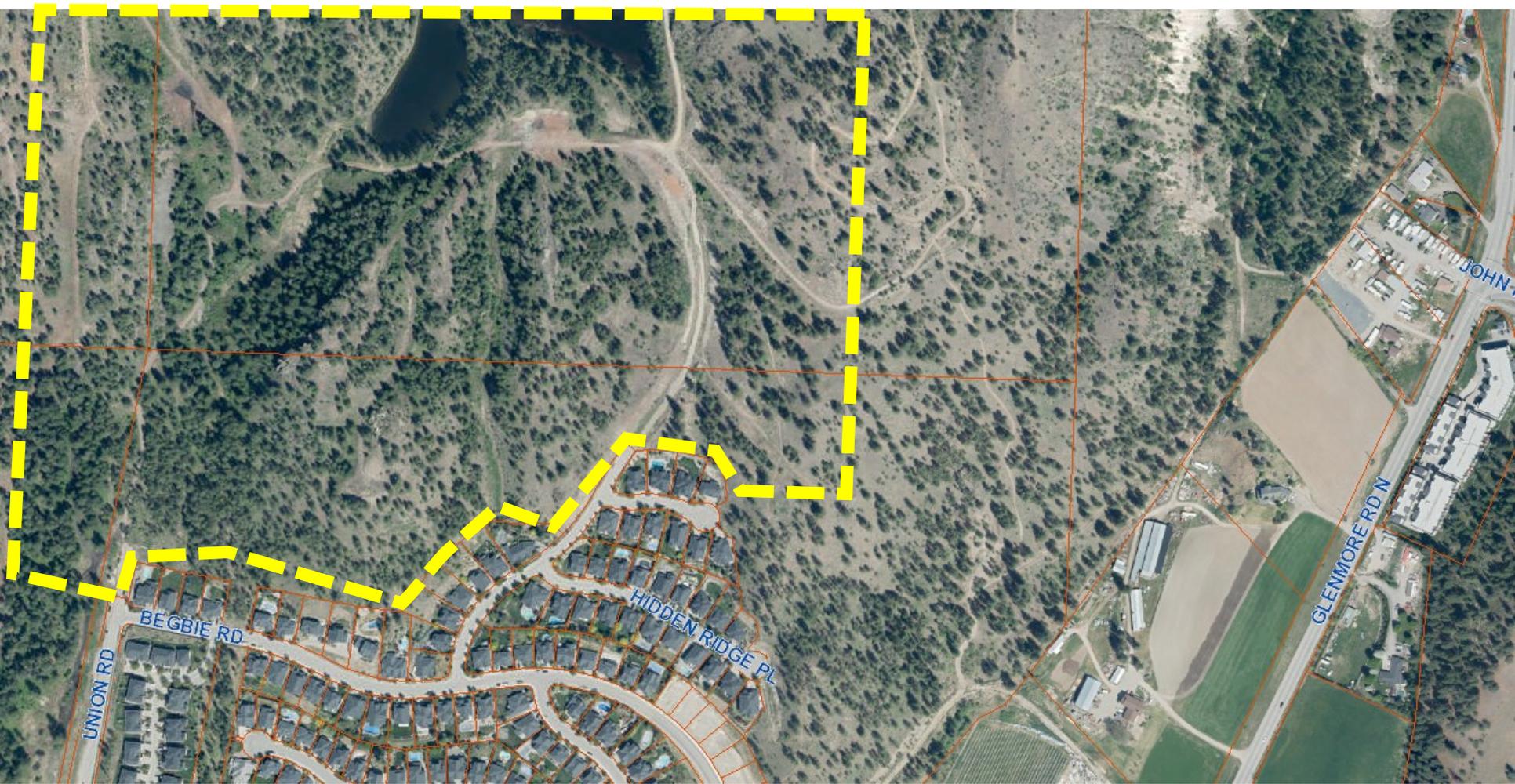


Council  
Approvals

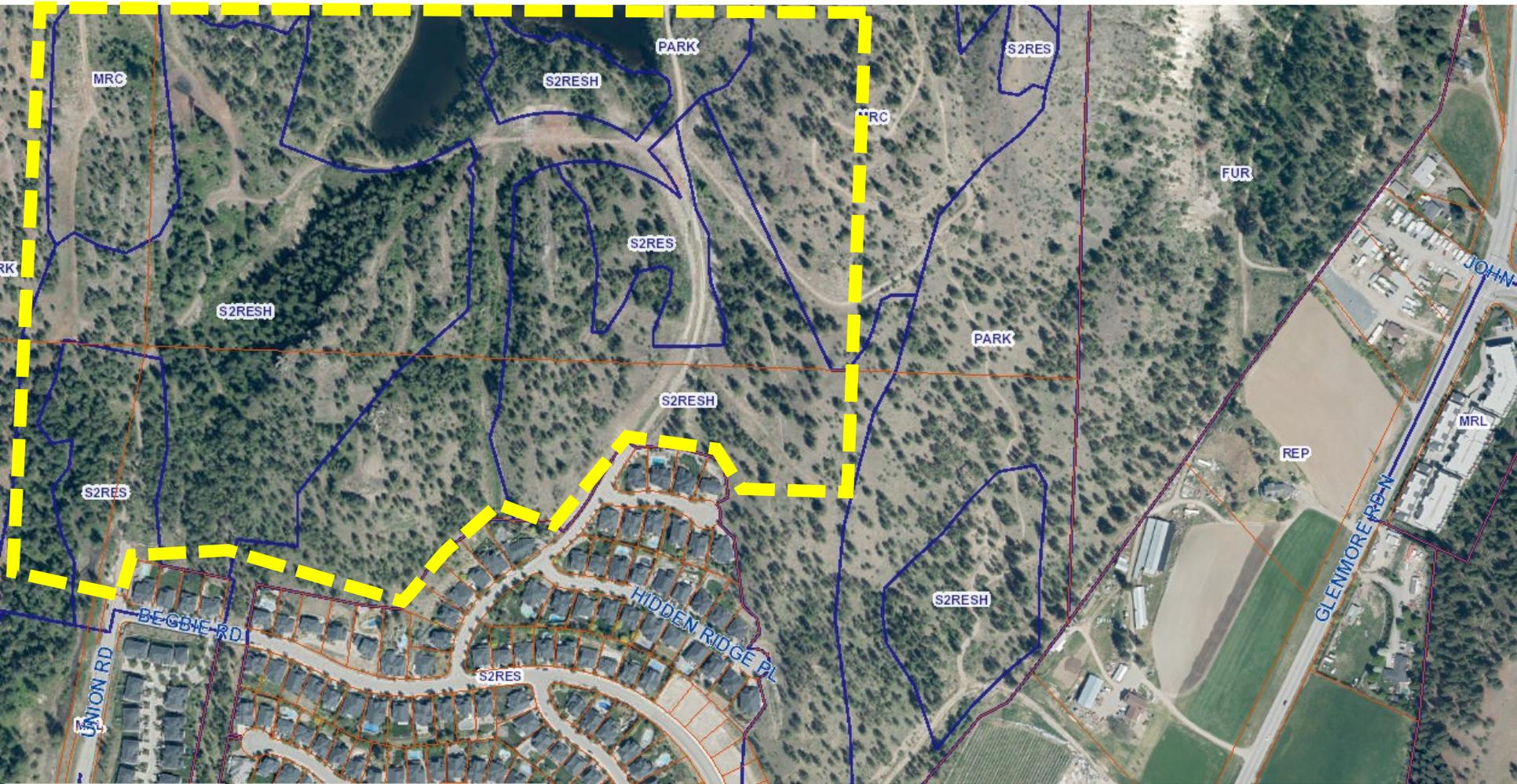
# Context Map



# Subject Area



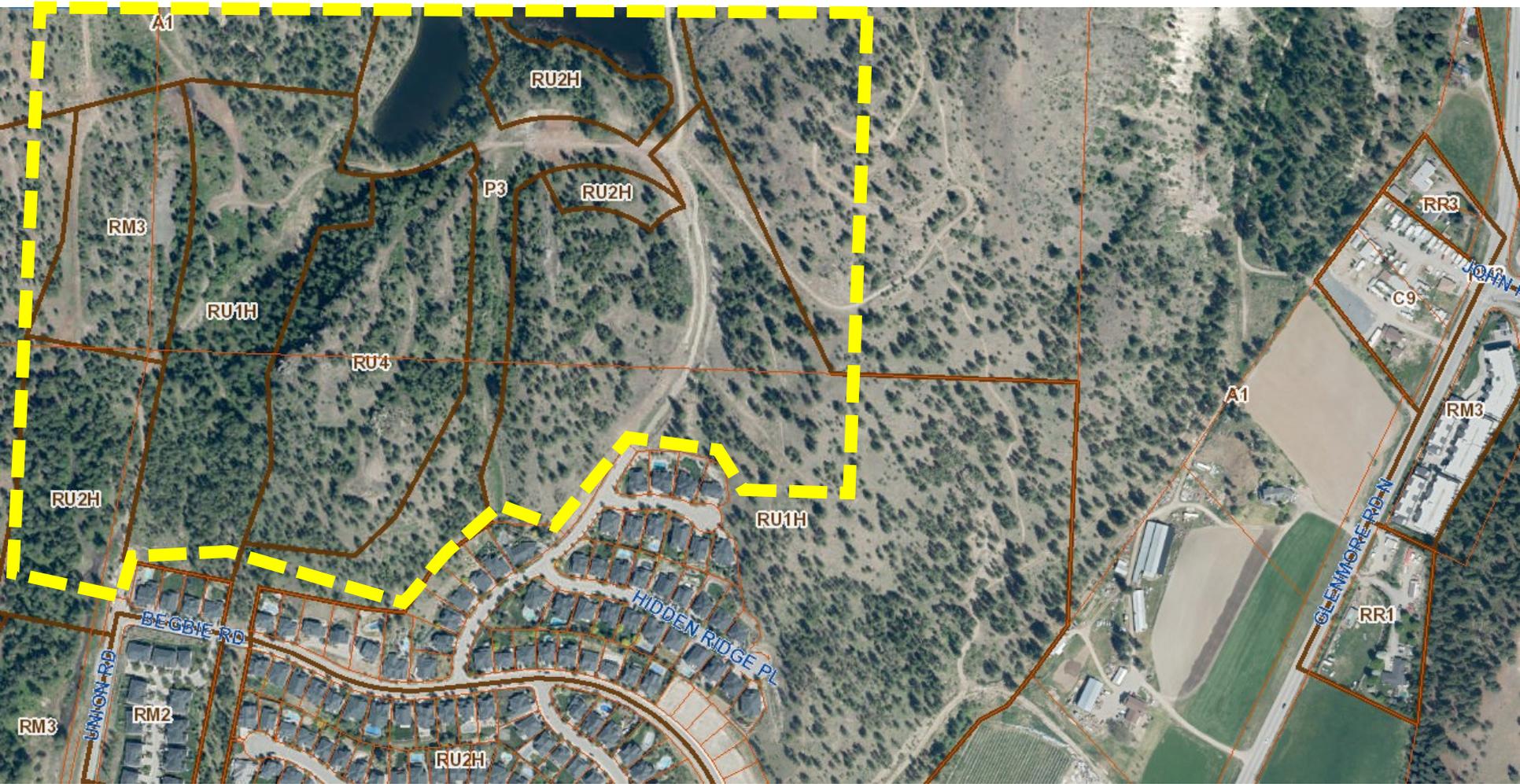
# OCP Map



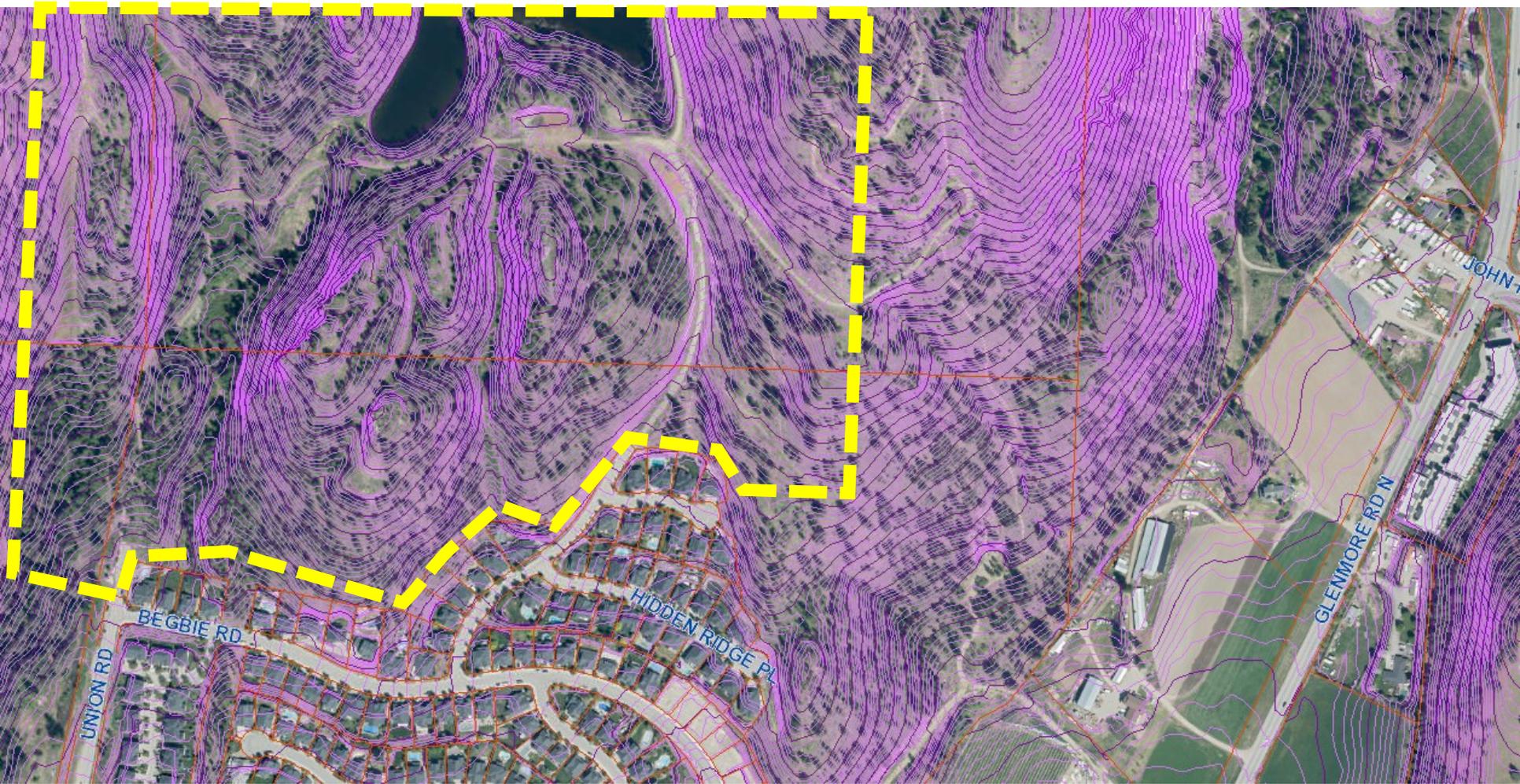
City of Kelowna



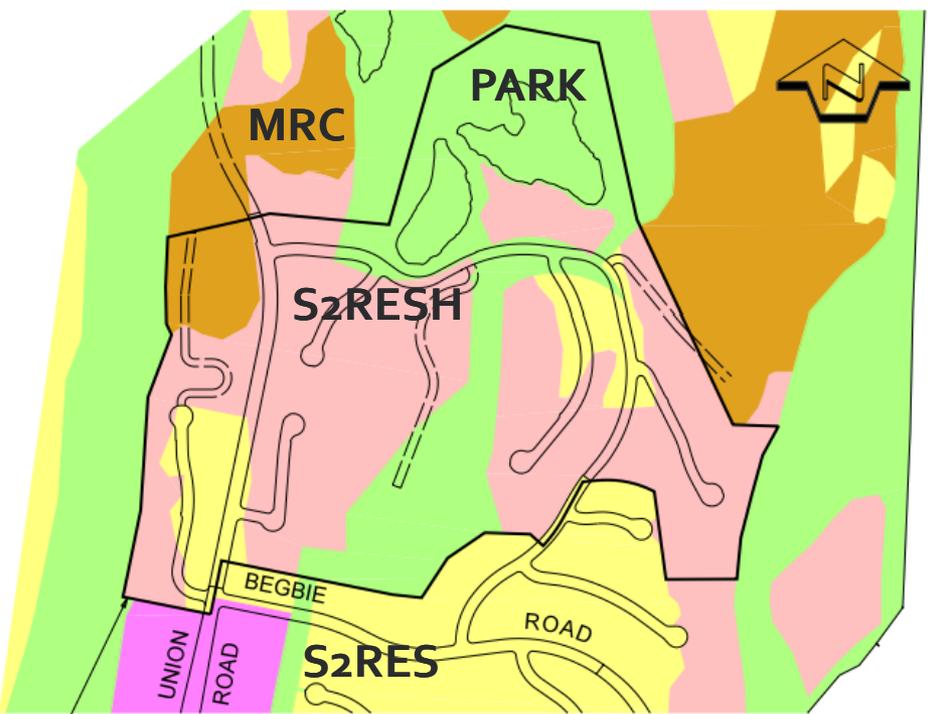
# Zone Map



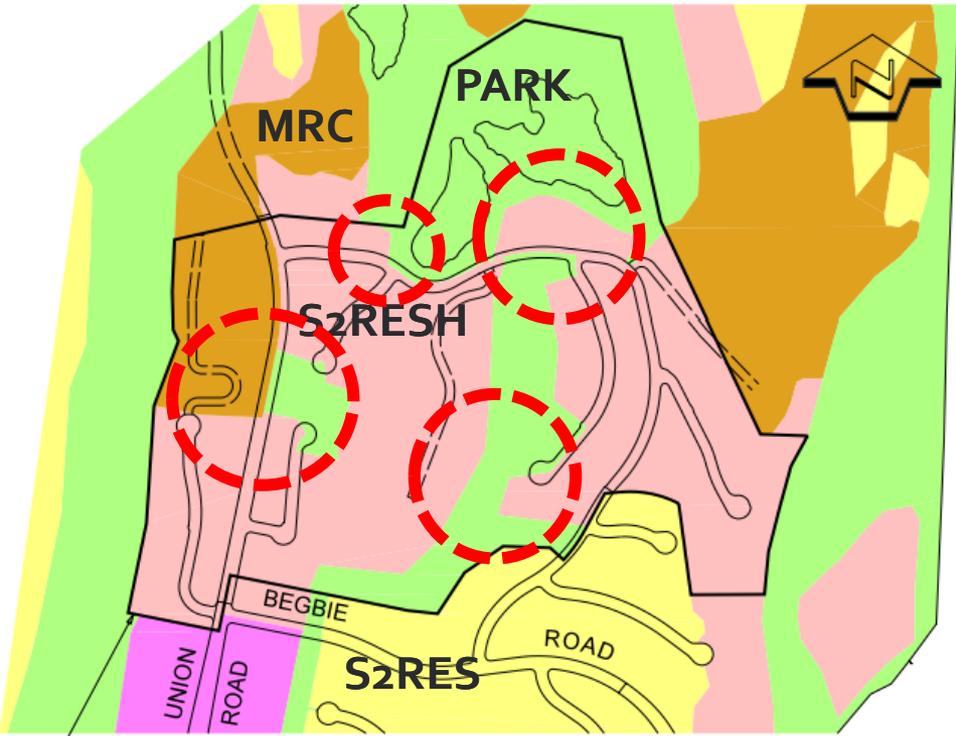
# Topographic Map



# Proposed OCP Changes



Existing



Proposed

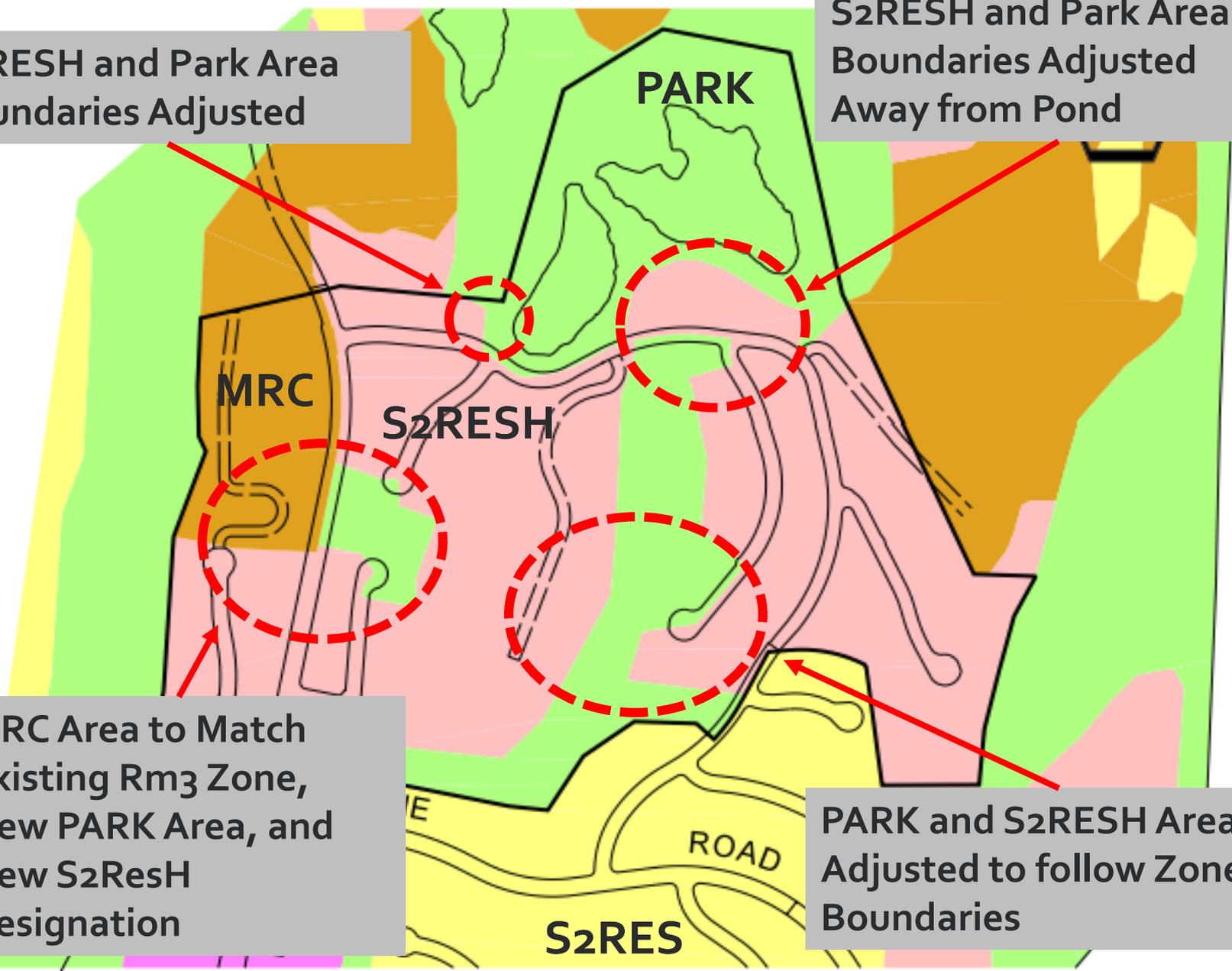
# Proposed OCP Changes

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

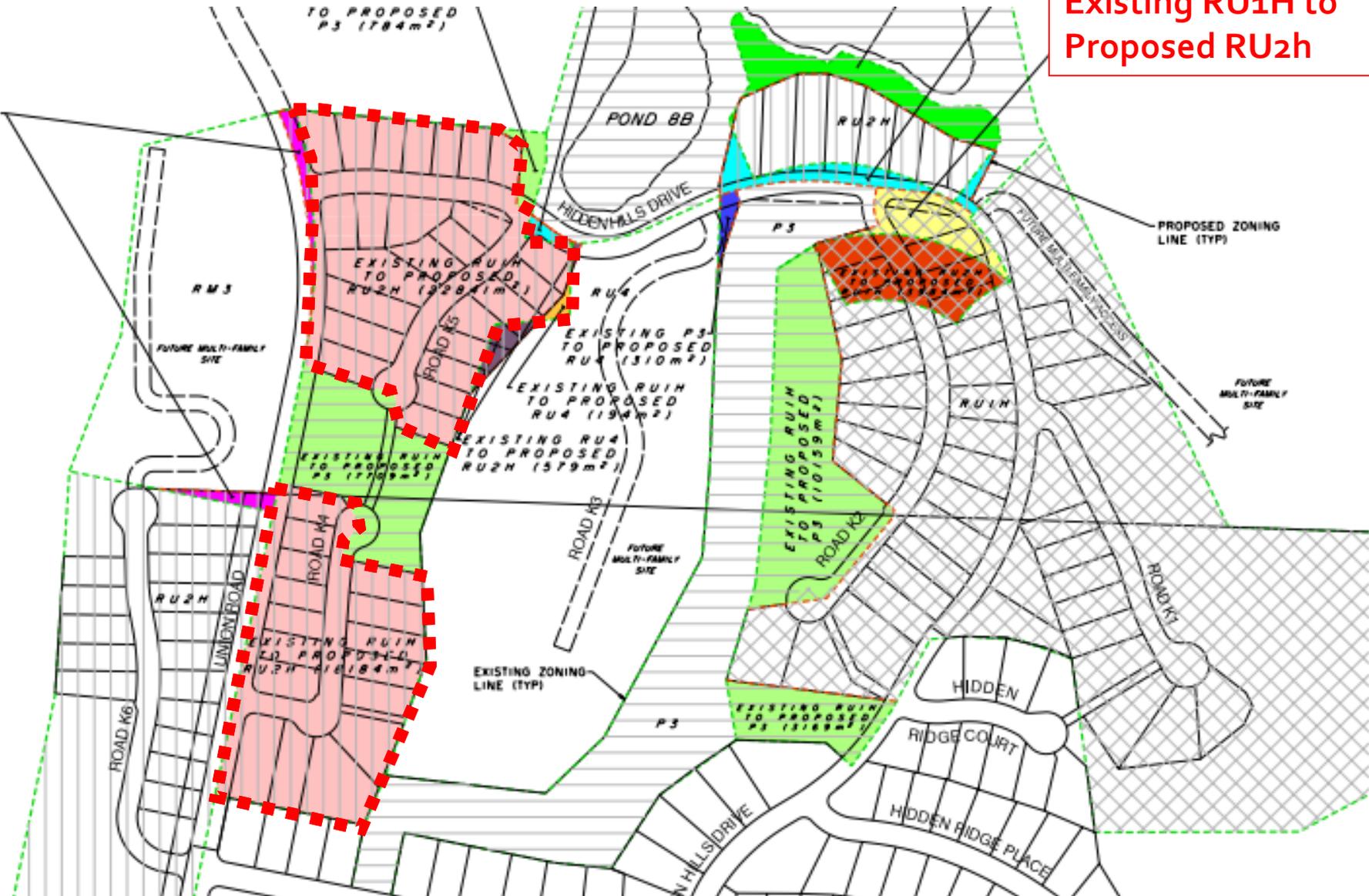






# Proposed Zone Changes

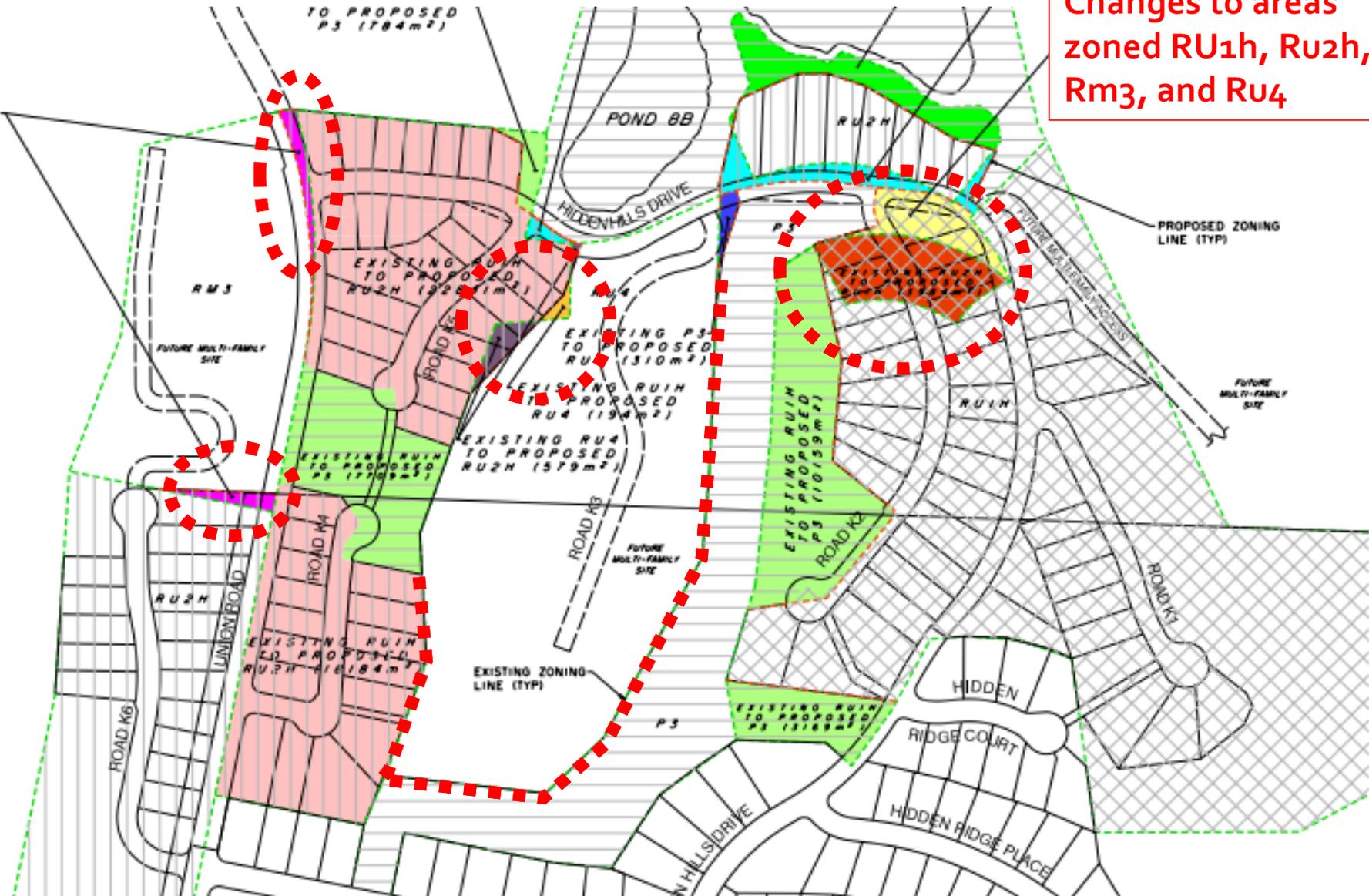
Existing RU<sub>1</sub>H to Proposed RU<sub>2</sub>h





# 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*