



OCP 20-0016 & Z20-0079 5347 Upper Mission Drive

OCP Amendment & Rezoning Application

Proposal

- ▶ To change the Future Land Use designation for a portion of the subject property from the PARK – Major Park/Open Space (public) and S2RES – Single/Two Unit Residential designations to the PARK – Major Park/Open Space (public) and S2Res – Single/Two Unit Residential.
- ▶ To rezone the subject property from RR2c – Rural Residential 2 with Carriage House, RR3 – Rural Residential 3, RR3c – Rural Residential 3 with Carriage House to the Ru5 – Bareland Strata Housing and P3 – Parks and Open Space zone

Development Process

Sept 4, 2020

Development Application Submitted

Staff Review & Circulation

Mar 16, 2021

Public Notification Received

May 31, 2021

Initial Consideration

Public Hearing
Second & Third Readings

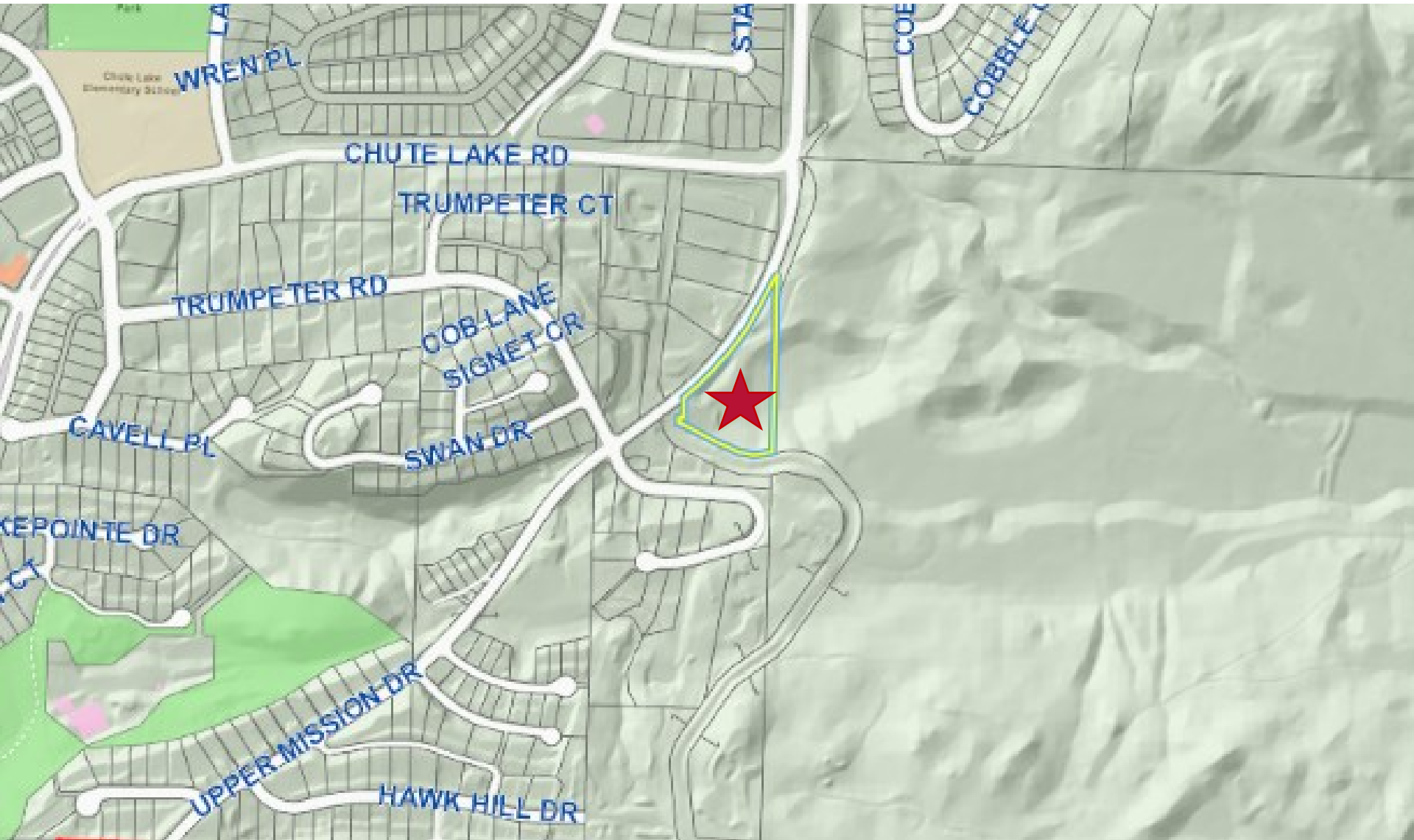
Final Reading

Subdivision/Building Permit

Council Approvals



Context Map



OCP Future Land Use / Zoning



Subject Property Map



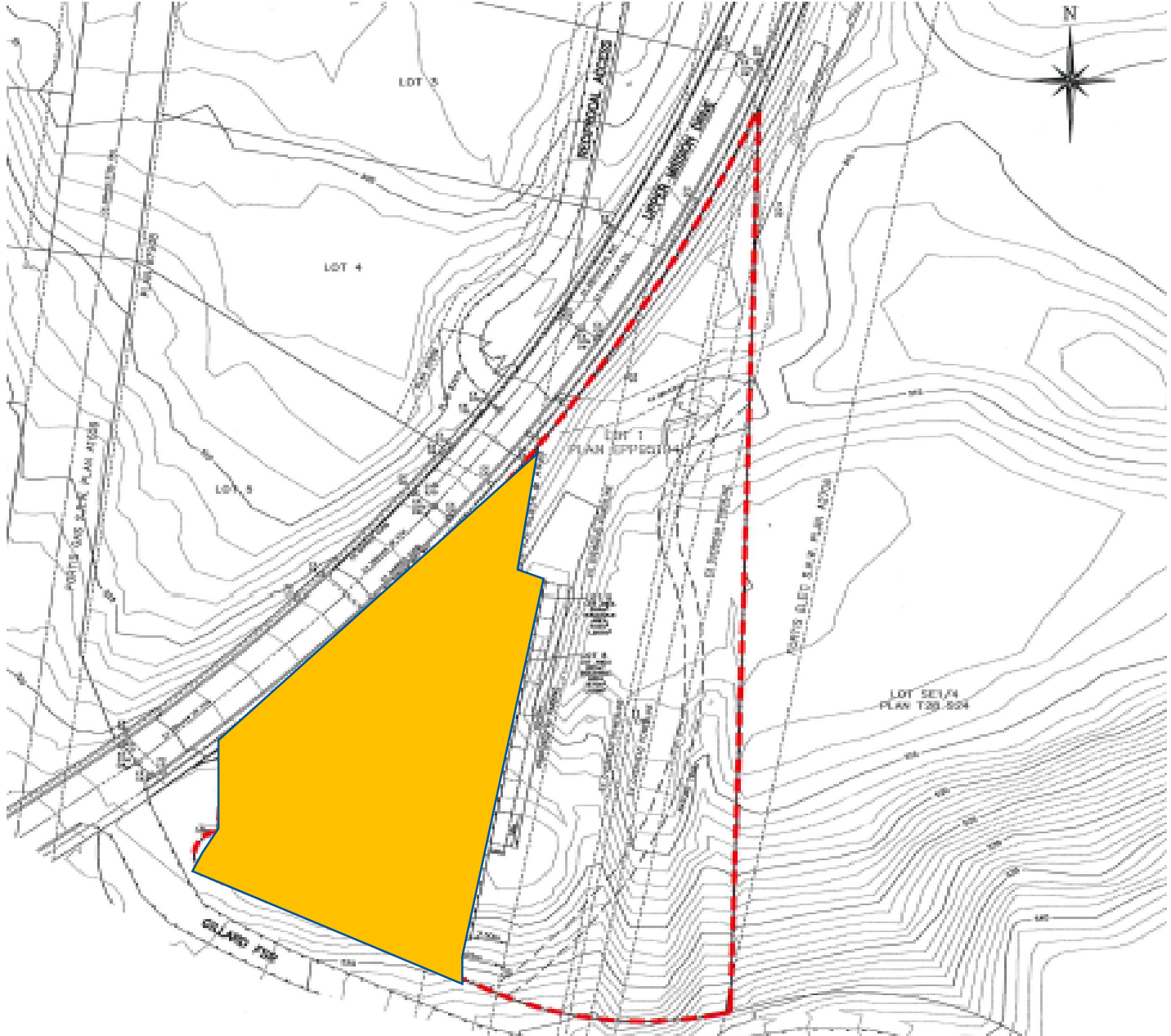
Street View



Proposal Overview



Conceptual Site Plan



Objective 5.2 Develop Sustainably

- ▶ **Policy .3 Complete Suburbs.** Support a mix of uses within Kelowna's suburbs, in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City, at appropriate locations, including commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.
- ▶ **Policy .5 Integrated Land Use.** Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.

Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the Official Community Plan and Rezoning Amendment application
 - ▶ Meets suburban residential and park policies and objectives
 - ▶ Maintains over half of the property as park and open space
 - ▶ Limits residential accesses from Upper Mission Drive
 - ▶ Integrates well within existing area
 - ▶ Meets infill growth policies within the Permanent Growth Boundary



Conclusion of Staff Remarks