

REPORT TO COUNCIL



Date: May 31, 2021

To: Council

From: City Manager

Department: Development Planning

Application: OCP20-0016/Z20-0079 **Owner:** Essential Idea Ltd., Inc.No. BC0134064

Address: 5347 Upper Mission Drive **Applicant:** DE Pilling & Associates Ltd.

Subject: Official Community Plan Amendment and Rezoning Application

Existing OCP Designation: PARK – Major Park/Open Space (public)
S2RES – Single/Two Unit Residential

Proposed OCP Designation: PARK – Major Park/Open Space (public)
S2RES – Single/Two Unit Residential
RR2c – Rural Residential 2 with Carriage House

Existing Zone: RR3 – Rural Residential 3
RR3c – Rural Residential 3 with Carriage House

Proposed Zone: RU5 – Bareland Strata Housing
P3 – Parks and Open Space

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0016 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation for a portion of Lot 1 District Lots 24 Township 28 SDYD Plan EPP95194 located at 5347 Upper Mission Drive, Kelowna, BC from the PARK - Major Park/Open Space (public) designation to the S2RES – Single/Two Unit Residential, as shown on Map “A” attached to the Report from the Development Planning Department dated May 31, 2021 be considered by Council;

AND THAT Rezoning Application No. Z20-0079 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for portions of Lot 1 District Lots 24 Township 28 SDYD Plan EPP95194 located at 5347 Upper Mission Drive, Kelowna, BC from the RR2c – Rural Residential 2 with Carriage House, RR3 – Rural Residential 3, and RR3c – Rural Residential 3 with Carriage House zones to the RU5 – Bareland Strata Housing and P3 – Parks and Open Space zones, as shown on Map “B” attached to the Report from the Development Planning Department dated May 31, 2021 be considered by Council;

AND THAT the Official Community Plan Amendment and Rezoning Bylaws be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated May 31, 2021;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review by the Approving Officer;

2.0 Purpose

To amend the Official Community Plan designation from the PARK – Major Park/Open Space (public) designation to the S2RES – Single/Two Unit Residential designation and rezone the subject property from RR2c – Rural Residential 2 with Carriage House, RR3 – Rural Residential 3, and RR3c – Rural Residential 3 with Carriage House to the Ru5 – Bareland Strata Housing and P3 – Parks and Open Space zone to accommodate a bareland strata subdivision.

3.0 Development Planning

Staff recommend support for the proposed OCP and Rezoning amendments to facilitate future residential development of a nine lot bareland strata subdivision. The proposal maintains over half the subject property as park and open space while allowing for residential development adjacent to Upper Mission Drive. The proposed development is considered compatible with the surrounding land uses and meets a number of policies and objectives of the Official Community Plan (OCP). Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Proposal

4.1 Background

The subject parcel is current vacant, previously disturbed and is approximately 1.15 ha in size. It is situated between Upper Mission Drive and Gillard Forest Service Road. It has a Fortis BC electrical transmission line running north west through the property and is adjacent to vacant lands of the South Thompson Flats. The Future Land Use Designations for the property is currently PARK – Major Park/Open Space and S2Res – Single / Two Unit Residential.

4.2 Project Description

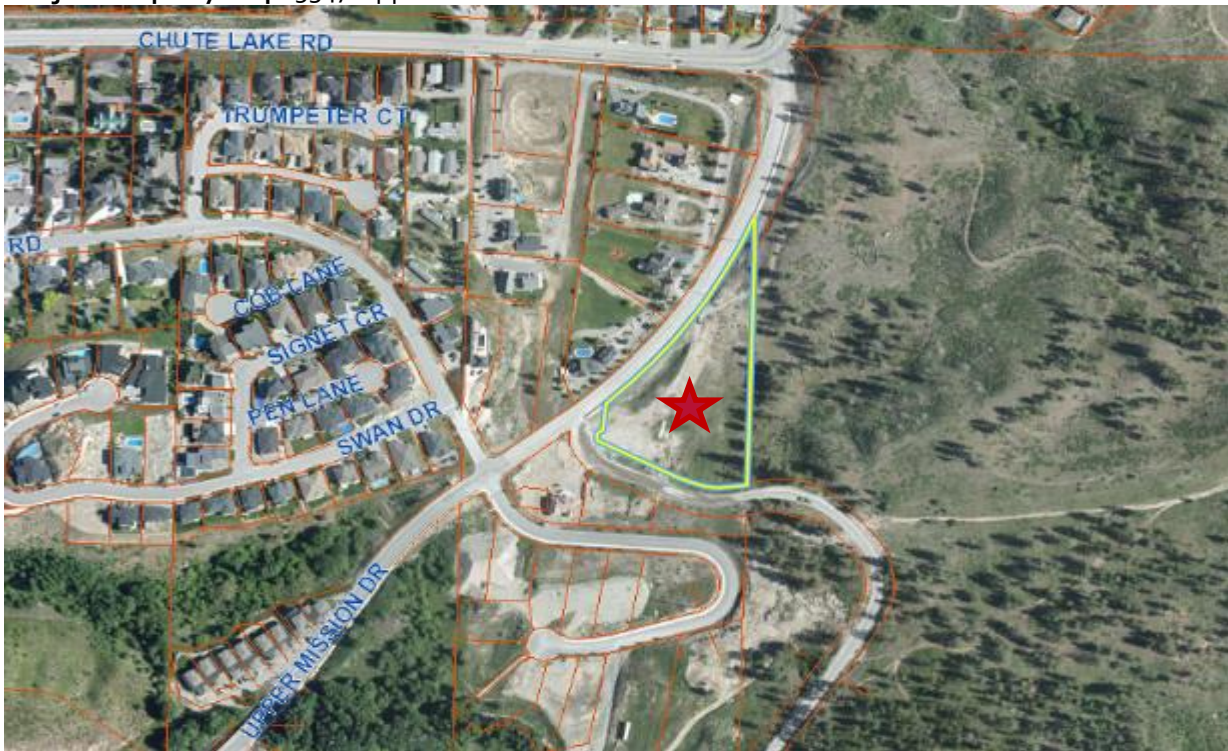
The proposal is to amend the Official Community Plan and rezone the subject property to accommodate a nine lot bareland strata subdivision. The residential portion consists of approximately 0.48 ha of land with the remaining 0.67 ha to be dedicated as park and open space. The bareland strata configuration allows for one access from Upper Mission Drive with a 'T' shaped internal road to provide access to the nine single family lots. This configuration aids in maintaining transportation objectives which include limiting residential accesses onto Upper Mission Drive while still allowing single family housing type development. The nine lots range from 328 m² to 500 m² in size and meets the zoning bylaw requirements. The proposal also maintains over half of the property for park and open space similarly to other developments adjacent to the Fortis BC electric transmission line in the South Mission area. The applicant has received preliminary approval from Fortis BC for the proposed development.

4.3 Site Context

The subject property is located in the South Okanagan Mission City Sector, accessed off of Upper Mission Drive. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR2c – Rural Residential with Carriage House	Upper Mission Drive/Residential
East	A1 – Agriculture 1	Vacant
South	RR2c, RR3, RR3c	Forest Service Road/Residential
West	RR2c, RR3, RR3c	Upper Mission Drive/Residential

Subject Property Map: 5347 Upper Mission Drive



4.4 Zoning Analysis Table

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

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.

6.0 Technical Comments

6.1 Development Engineering Department

6.2 Refer to Development Engineering Memo Dated October 7, 2020.

7.0 Application Chronology

Date of Application Accepted: September 4, 2020

Date Public Consultation Completed: March 16, 2021

Report prepared by: Wesley Miles, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memorandum

Attachment A: Conceptual Layout

Map A: OCP Amendment

Map B: Zoning Amendment