



Kelowna

OCP21-0021 Z21-0079

5639 Upper Mission Dr

Official Community Plan Amendment and Rezoning
Application

Proposal

- ▶ To amend the Official Community Plan to change the future land use designation from the NAT – Natural Areas designation to the S-MU – Suburban Multiple Unit designation and to rezone portions of the subject property from the P₃ – Parks and Open Space zone to the RU₁ – Large Lot Housing zone to facilitate the addition of 1 residential lot to an adjacent residential subdivision.
- ▶ This portion was previously zoned Rh₁ in 2014 and was rezoned as park in 2016 based on a conceptual plan with different grading profiles that made this bench inaccessible. The current development layout has practical access for development.

Development Process

July 21, 2021

Development Application Submitted

Staff Review & Circulation

Jan 26, 2022

Public Notification Received

Nov 14, 2022

Initial Consideration

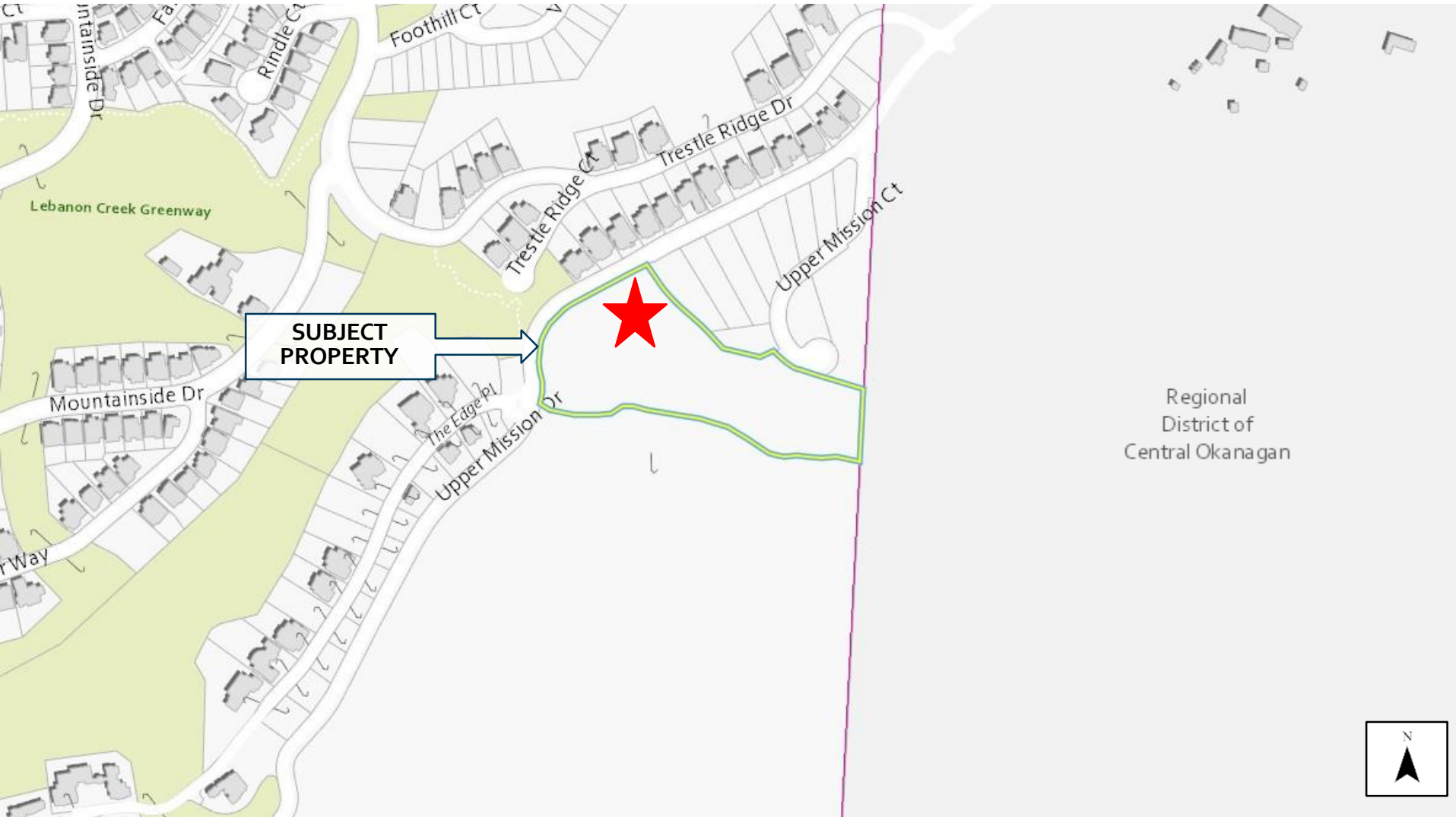
Public Hearing
Second & Third Readings

Final Reading

Development Permit

Council
Approvals

Context Map

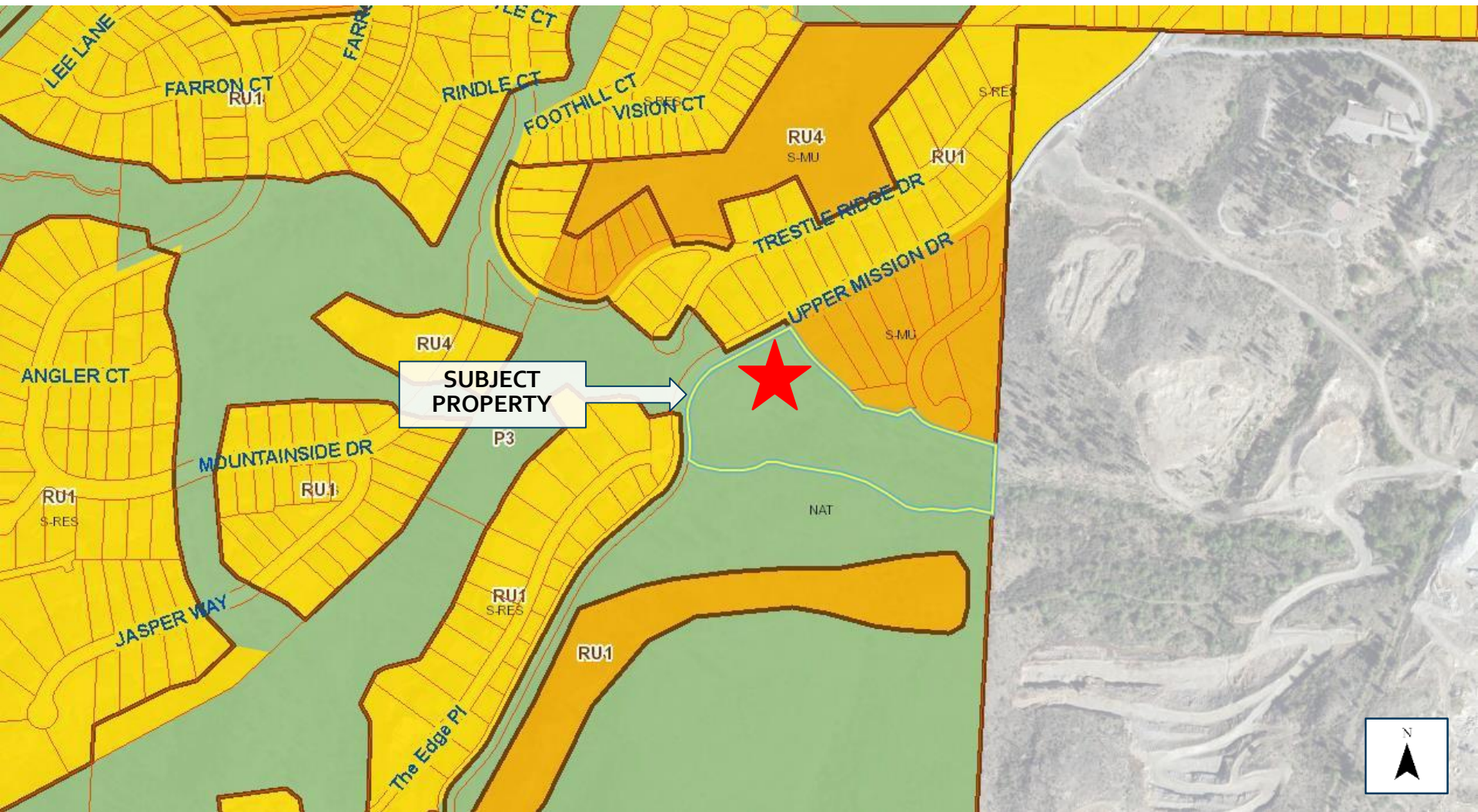


City of Kelowna

Aerial Map



OCP Future Land Use / Zoning



City of Kelowna

Background



- ▶ 2002: 2020 OCP designates portions of the site as Single/Two Unit Residential and Major Park/Open Space.
- ▶ 2014: Subject site designated as Multiple Unit Residential (Cluster Housing) and zoned RH1 – Hillside Large Lot Residential
- ▶ 2016: Subject site redesignated as Major Park & Open Space and rezoned to P3 – Parks & Open Space

Project details



TRESTLE RIDGE
UPPER MISSION

- ▶ OCP Amendment and Rezoning to add 1 additional lot to the adjacent 11 lot residential subdivision, in the area that was previously zoned for cluster housing.
- ▶ Driveway access to the new lot provided from Upper Mission Court existing private laneway easement access.
- ▶ Remainder of property to be dedicated as park.
- ▶ Consultation with City of Kelowna Parks Department has support for the RU1 rezoning as this proposed parcel is not considered a developable park asset by the Parks Dept.

Project details



TRESTLE RIDGE
UPPER MISSION

- ▶ All new construction for additional lot conforms with Environmental Assessment.
- ▶ Environmental Mitigation includes tree planting and fencing.
- ▶ No new City Infrastructure required. All road and infrastructure mains in place, with capacity.
- ▶ Sanitary and Storm Sewer connections are existing from previous construction.
- ▶ One new water connection required on Upper Mission Drive
- ▶ All shallow utilities will be extended from previous subdivision phase.

RED LINE DENOTES 2040 OCP BOUNDARIES

THICK GREY LINE DENOTES OLD ZONING BOUNDARIES

YELLOW HATCH DENOTES EXISTING LOTS

12
4328.9m²
0.433ha

PARK

PARK

PARK

DASHED LINE AREA:
10366.56m²
1.037ha

AREA COMPARISON

| | | |
|-------------|------------------------|---------|
| DASHED LINE | 10366.56m ² | 1.037ha |
| NEW LOT 12 | 4328.9m ² | 0.433ha |
| DIFFERENCE | 6037.66m ² | 0.604ha |

0 10 20 30 40 50m
SCALE: 1:500

LEGEND

wsp
WSP CONSULTING INC.
100-100 CROWN HILL
SUITE 100
WILLOWDALE, ONTARIO
M2H 1C1
TEL: (416) 491-1111
WWW.WSPCONSULTING.COM

| | | | |
|-----|------------|-----|------------------------|
| NO. | DATE | BY | REVISION |
| 1 | 2022/11/21 | JCM | ISSUED FOR INFORMATION |
| 2 | 2022/11/21 | JCM | FOR REVIEW |
| 3 | 2022/11/21 | JCM | FOR APPROVAL |
| 4 | 2022/11/21 | JCM | FOR RECORD |

DATE: 2022/09/26
SCALE: 1:500
SCALE NOT ACCURATE OVER LONG DISTANCES

THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION

TRESTLE RIDGE - PHASE 3
LOT 12 AREAS

DIVISION: INFRASTRUCTURE
DRAWING NO.: C600
REV NO.: A

Proposed Site Layout





Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed OCP Amendment and Rezoning
 - ▶ Proposed lot can be accommodated outside of the Cedar Creek Riparian Management Area
 - ▶ Parks Department does not have an interest in the site for parks purposes
 - ▶ Conforms with OCP Policies and matches adjacent residential subdivision
- ▶ Developer consultation with neighbouring residents has support for development.

POTENTIAL LOT

Parks and Trails

- ▶ As part of the two proposed applications a new trail system will be constructed by the developer
 - ▶ The Developer has been consulting with the RDCO and local organizations to optimize the proposed Park amenities for dedication
 - ▶ Parks Department has actively consulted on the optimal use of the proposed park dedication and trail amenities
- ▶ The Creeks and Trestle Ridge developments have dedicated over 19 ha of park and open space to the City of Kelowna with another estimated 13 ha as part of the final development buildout.



Kelowna

Conclusion of Presentation