

OCP 21-0021 Z 21-0079

5639 Upper Mission Ct

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.

# OCP Amendment & Rezoning

- ▶ “Is this proposed land use designation and density appropriate for this property?”
  
- ▶ Policy 16.1.2. OCP Amendment Evaluation:
  - ▶ Consistent with OCP Pillars?
  - ▶ Consistent with Growth Strategy?
  - ▶ Relationship to Imagine Kelowna
  - ▶ Consider land uses and density
  
- ▶ Policy 16.1.3. OCP Amendment Process:
  - ▶ Consider scale of change
  - ▶ Consider Council Policy #367 for Public Notification
  - ▶ Consider infrastructure and servicing impacts

# Development Process

Aug 26, 2021

Development Application Submitted

Staff Review & Circulation

Jan 26, 2022

Public Notification Received

Nov 14, 2022

Initial Consideration

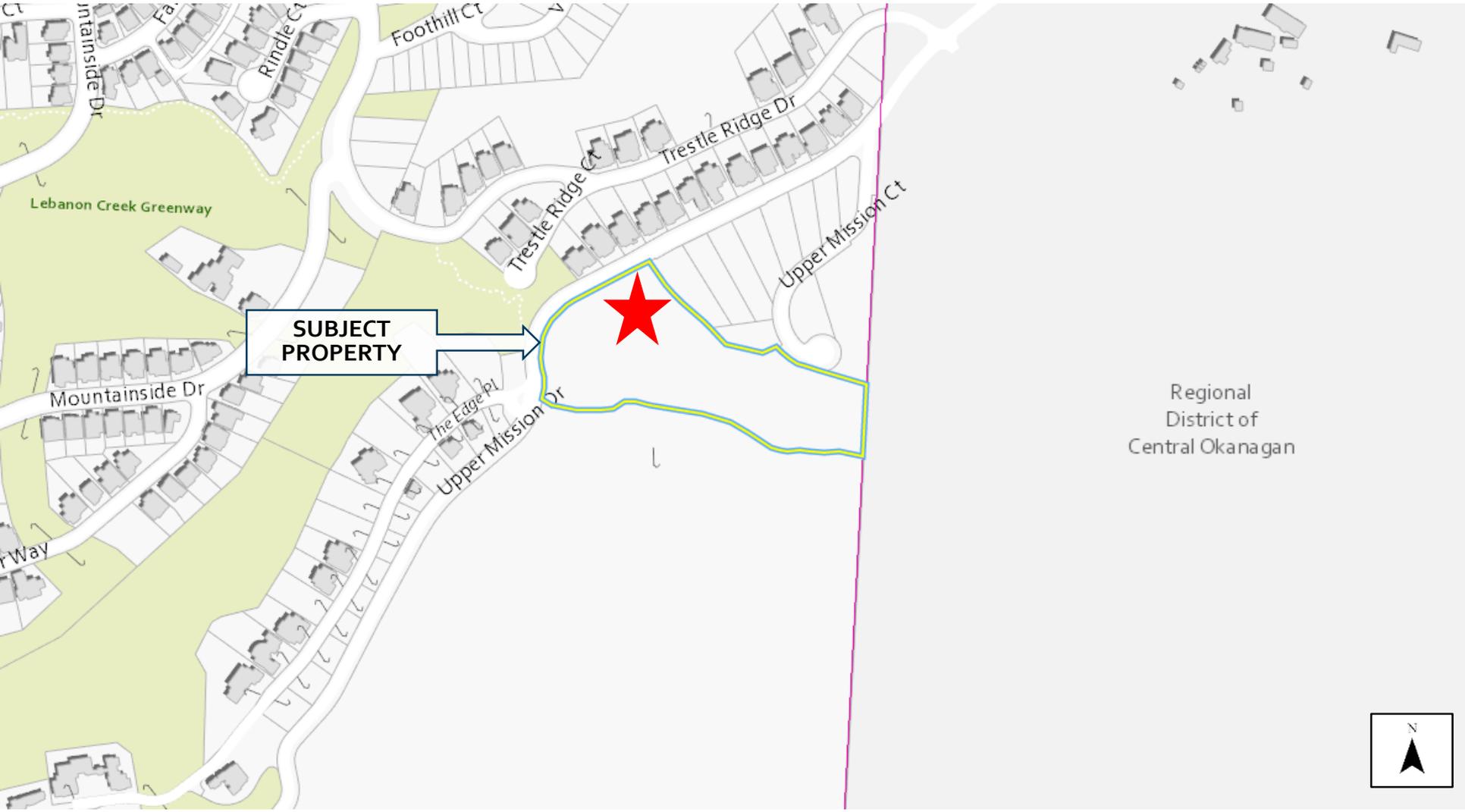
Public Hearing  
Second & Third Readings

Final Reading

Development Permit

Council Approvals

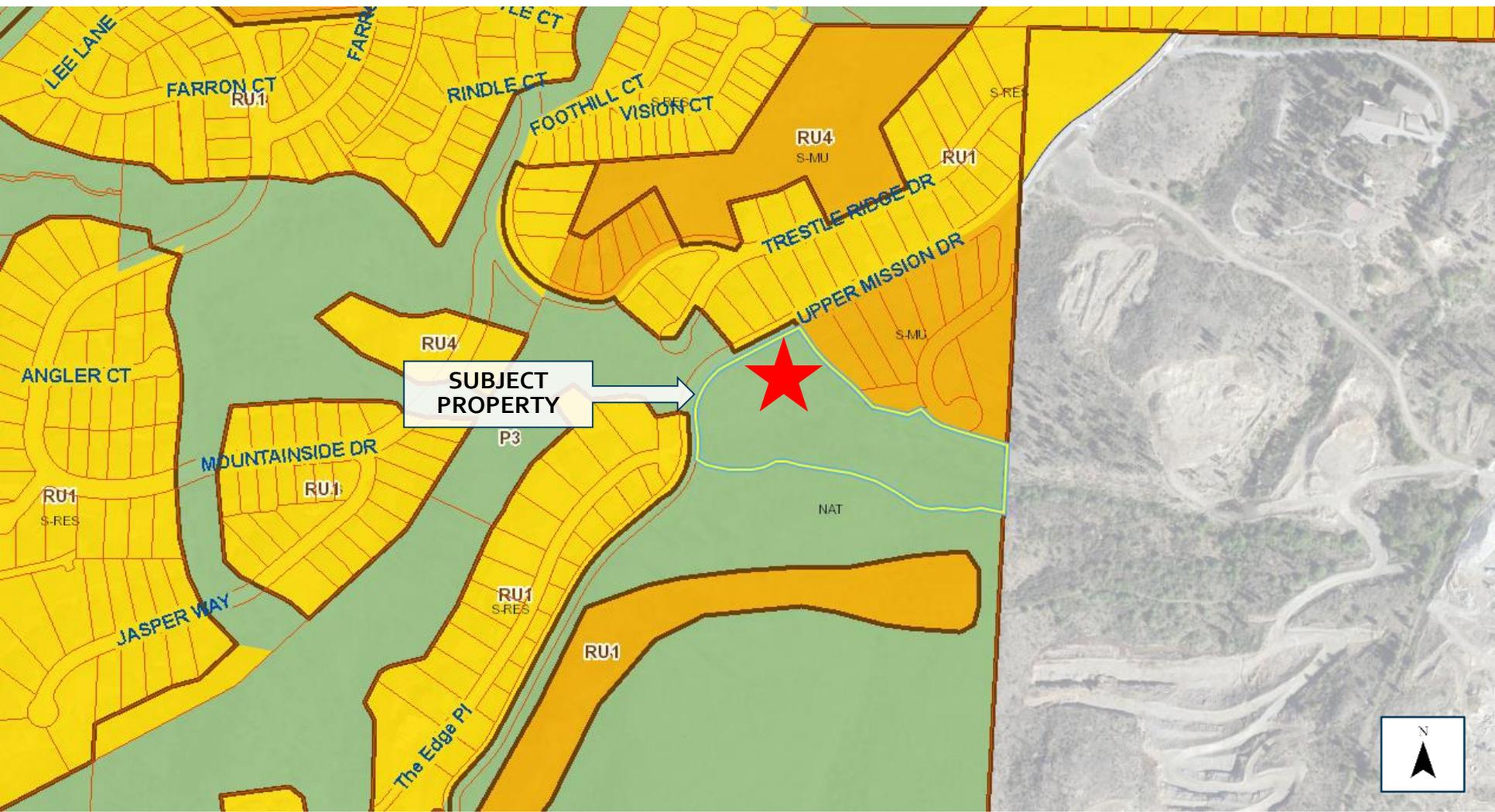
# Context Map



# Aerial Map



# OCP Future Land Use / Zoning



# 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

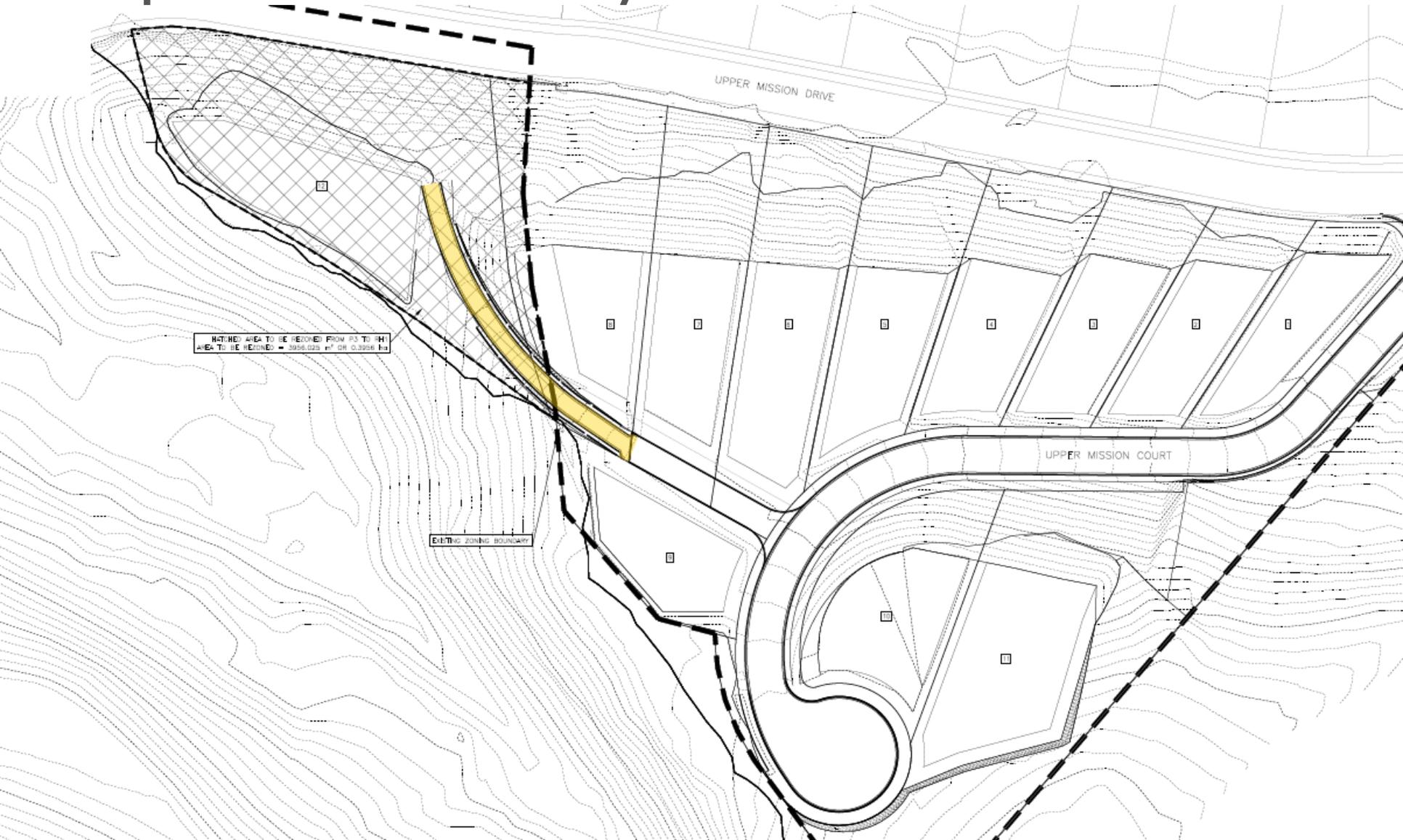
# Project details

- ▶ OCP Amendment and Rezoning to add 1 additional lot to the adjacent 11 lot residential subdivision.
- ▶ Driveway access to the new lot provided from Upper Mission Court via easement over existing residential lots.
- ▶ Remainder of property to be dedicated as park.

# Proposed Site Layout



# 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
- ▶ Recommend the bylaw be forwarded to Public Hearing for further consideration.



*Conclusion of Staff Remarks*