

# OCP 21-0015 Z 21-0051 5548 Upper Mission Dr

Official Community Plan Amendment and Rezoning  
Application

# Proposal

- ▶ To amend the Official Community Plan to change the future land use designation for portions of the subject property from NAT – Natural Area to S-MU – Suburban Multiple Unit 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 a 7-lot bareland strata 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

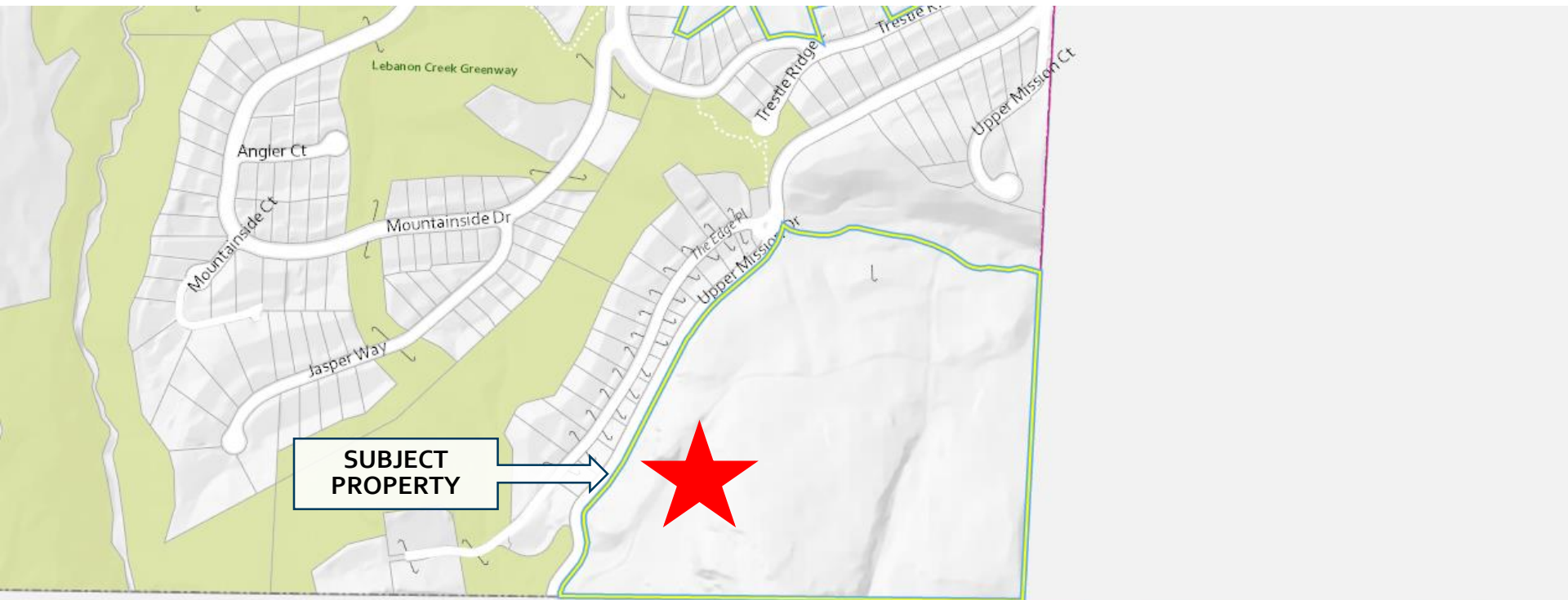
Public Hearing  
Second & Third Readings

Final Reading

Development Permit

Council Approvals

# Context Map



**SUBJECT  
PROPERTY**

Regional  
District of  
Central Okanagan



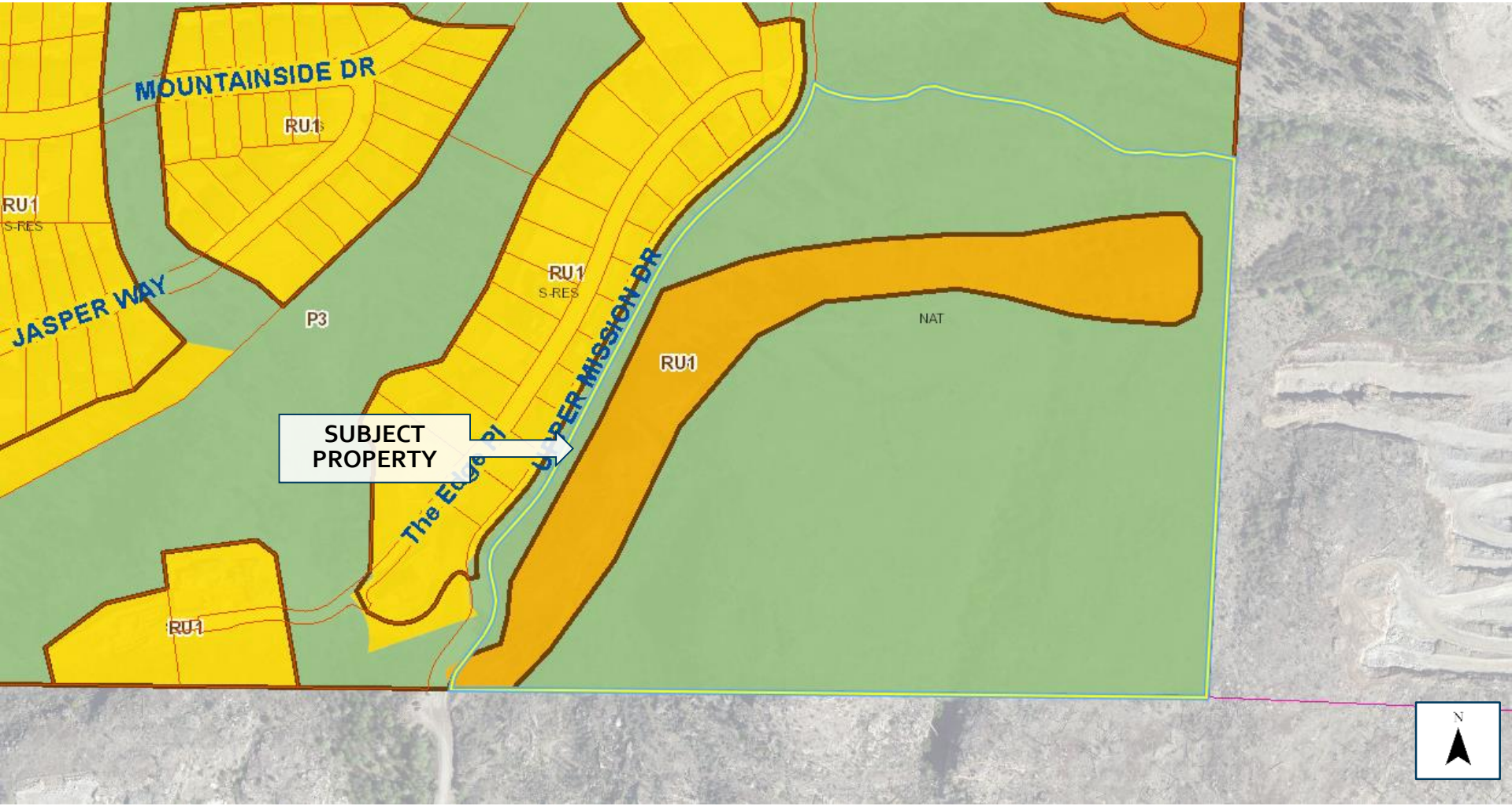


# Aerial Map





# OCP Future Land Use / Zoning

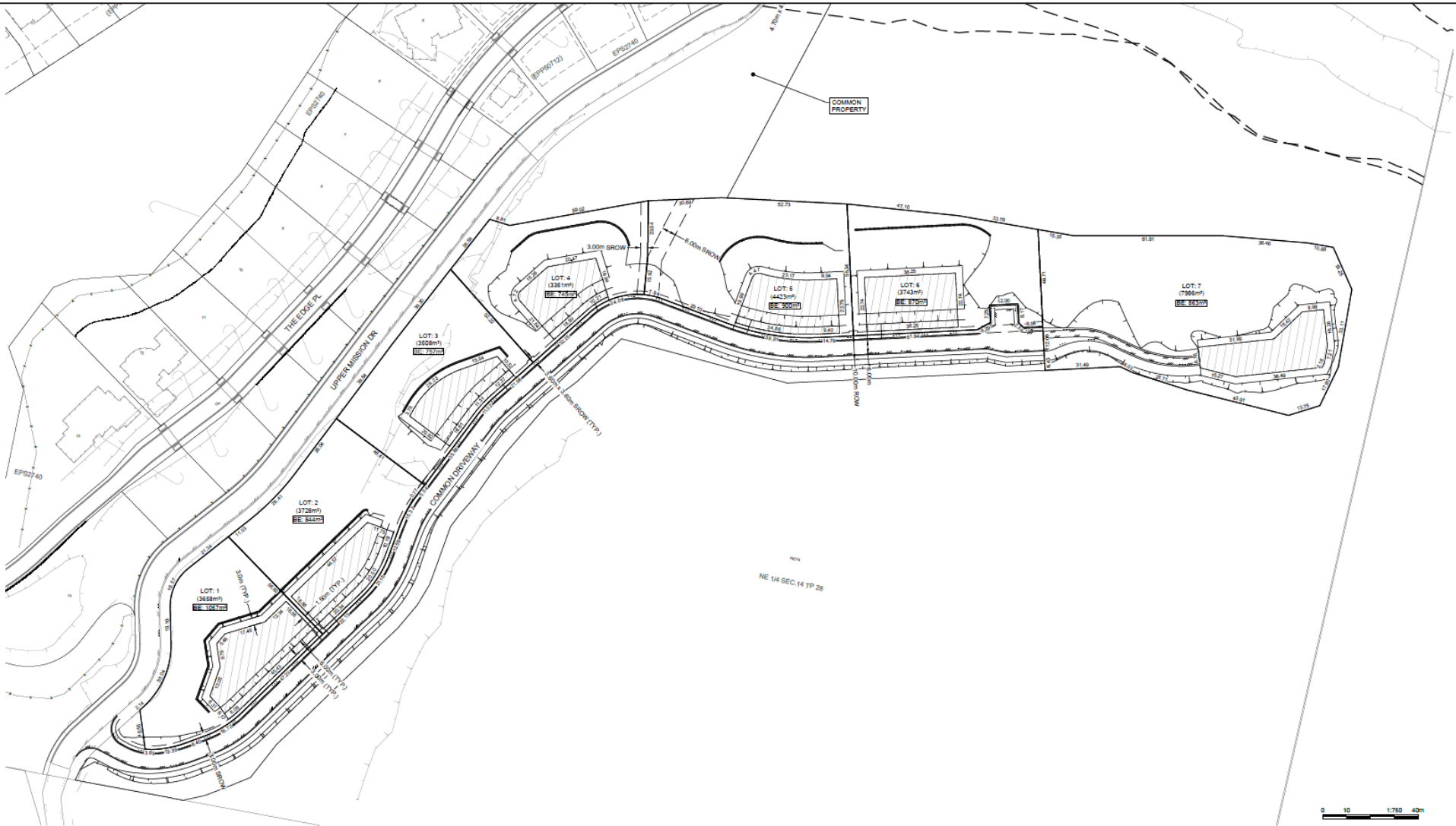


# Project details

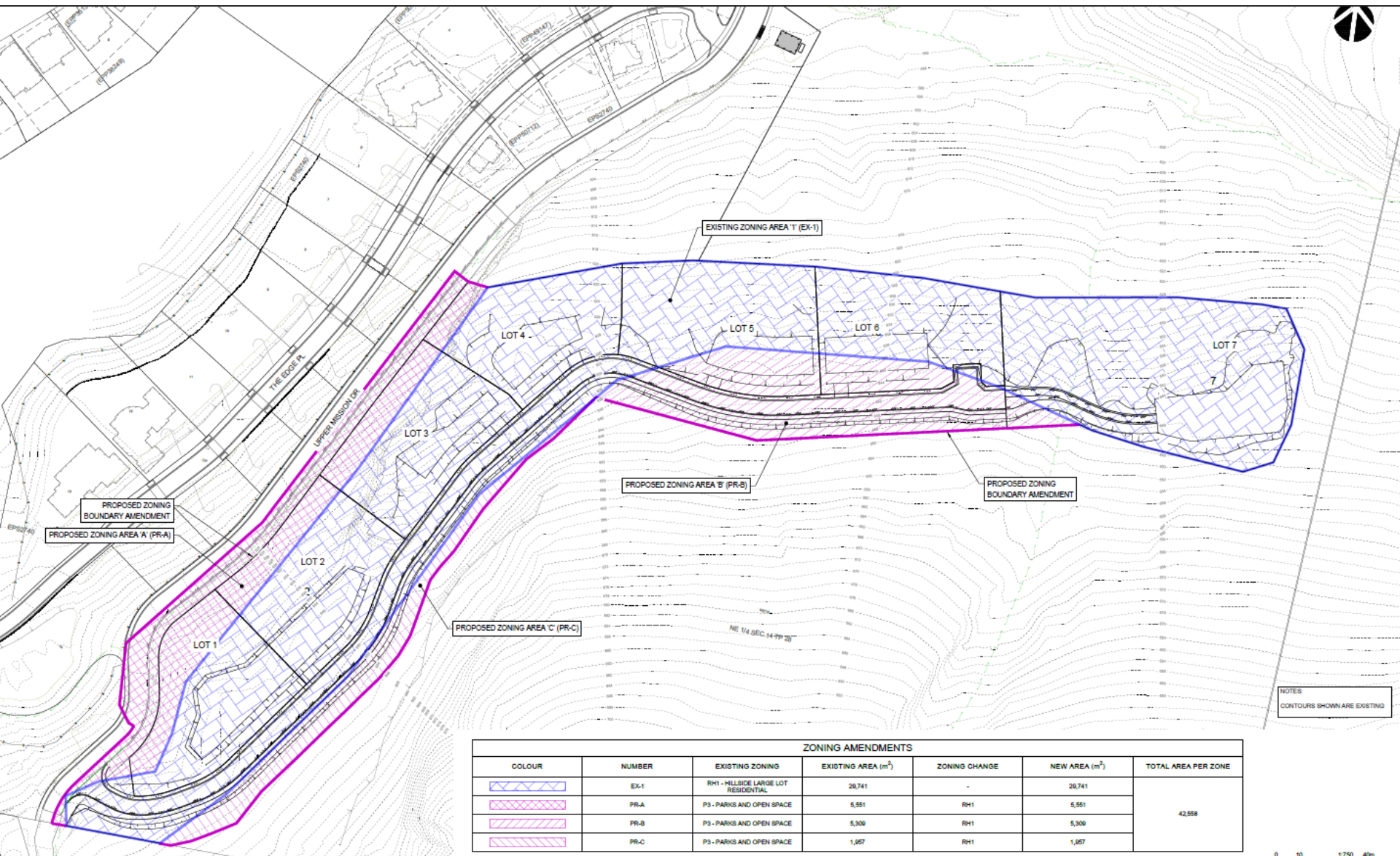
- ▶ OCP Amendment and Rezoning application would facilitate a 7-lot bareland strata subdivision of the subject property.
- ▶ Remainder of the property dedicated as park
  - ▶ Cedar Creek Riparian Management Area
  - ▶ Trail connection to Lonely Boy Crag
  - ▶ Trailhead on Upper Mission Drive



# Proposed Site Layout



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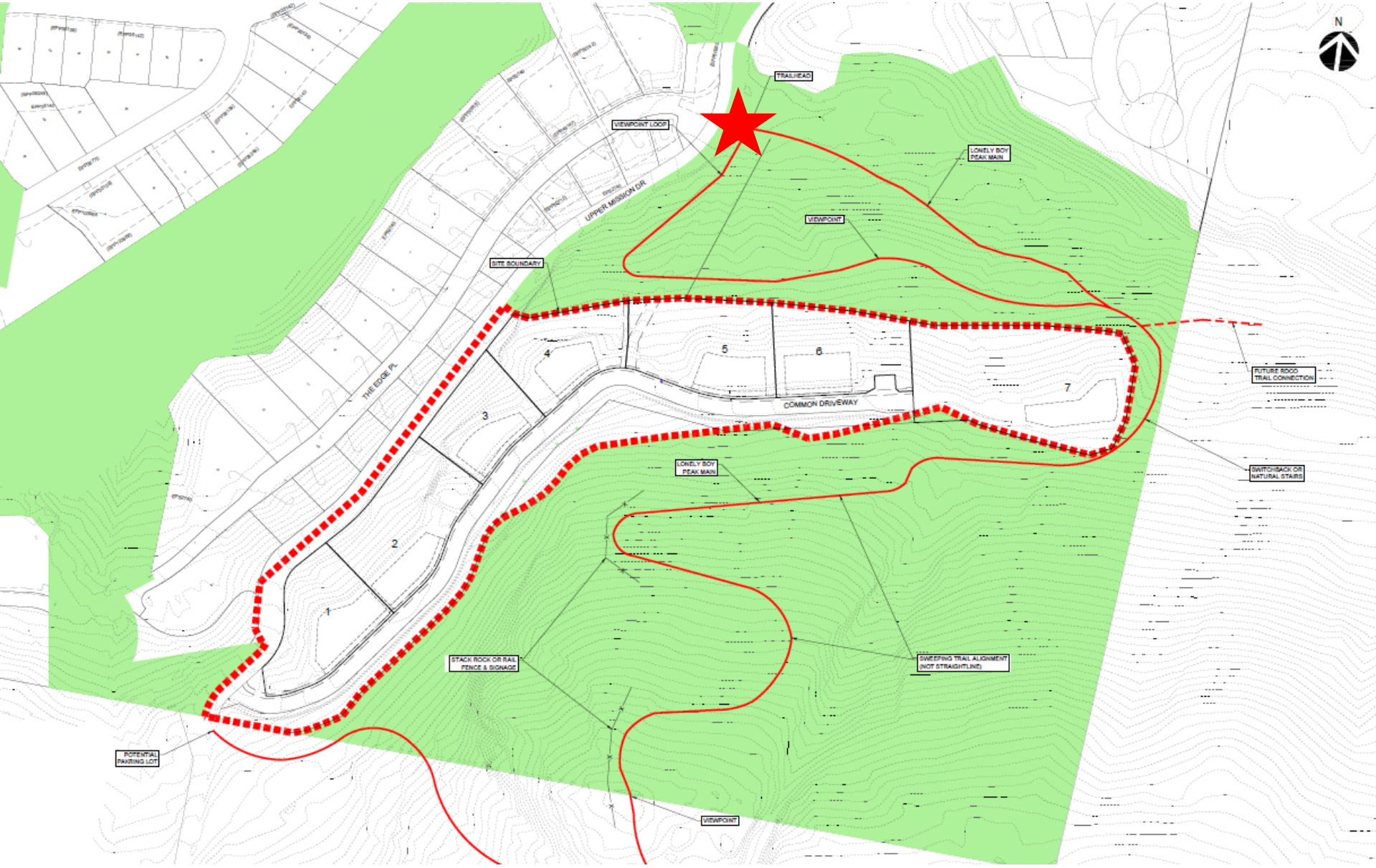
NOTES:  
CONTOURS SHOWN ARE EXISTING

ZONING AMENDMENTS						
COLOUR	NUMBER	EXISTING ZONING	EXISTING AREA (m <sup>2</sup> )	ZONING CHANGE	NEW AREA (m <sup>2</sup> )	TOTAL AREA PER ZONE
	EX-1	RH1 - HILLSIDE LARGE LOT RESIDENTIAL	29,741	-	29,741	42,558
	PR-A	P3 - PARKS AND OPEN SPACE	5,551	RH1	5,551	
	PR-B	P3 - PARKS AND OPEN SPACE	5,300	RH1	5,300	
	PR-C	P3 - PARKS AND OPEN SPACE	1,957	RH1	1,957	

0 10 1750 40m



# Park Plan





# Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed OCP Amendment and Rezoning
  - ▶ Consistent with previous land use direction for the subject property
  - ▶ Conforms with OCP Policies
  - ▶ Housing form and density matches surrounding residential neighbourhoods
- ▶ Recommend the bylaw be forwarded to Public Hearing for further consideration.



*Conclusion of Staff Remarks*