



Kelowna

OCP21-0015 Z21-0051
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.

Development Process

Apr 27, 2021

Development Application Submitted

Staff Review & Circulation

Jan 26, 2022

Public Notification Received

Nov 14, 2022

Initial Consideration

Nov 29, 2022

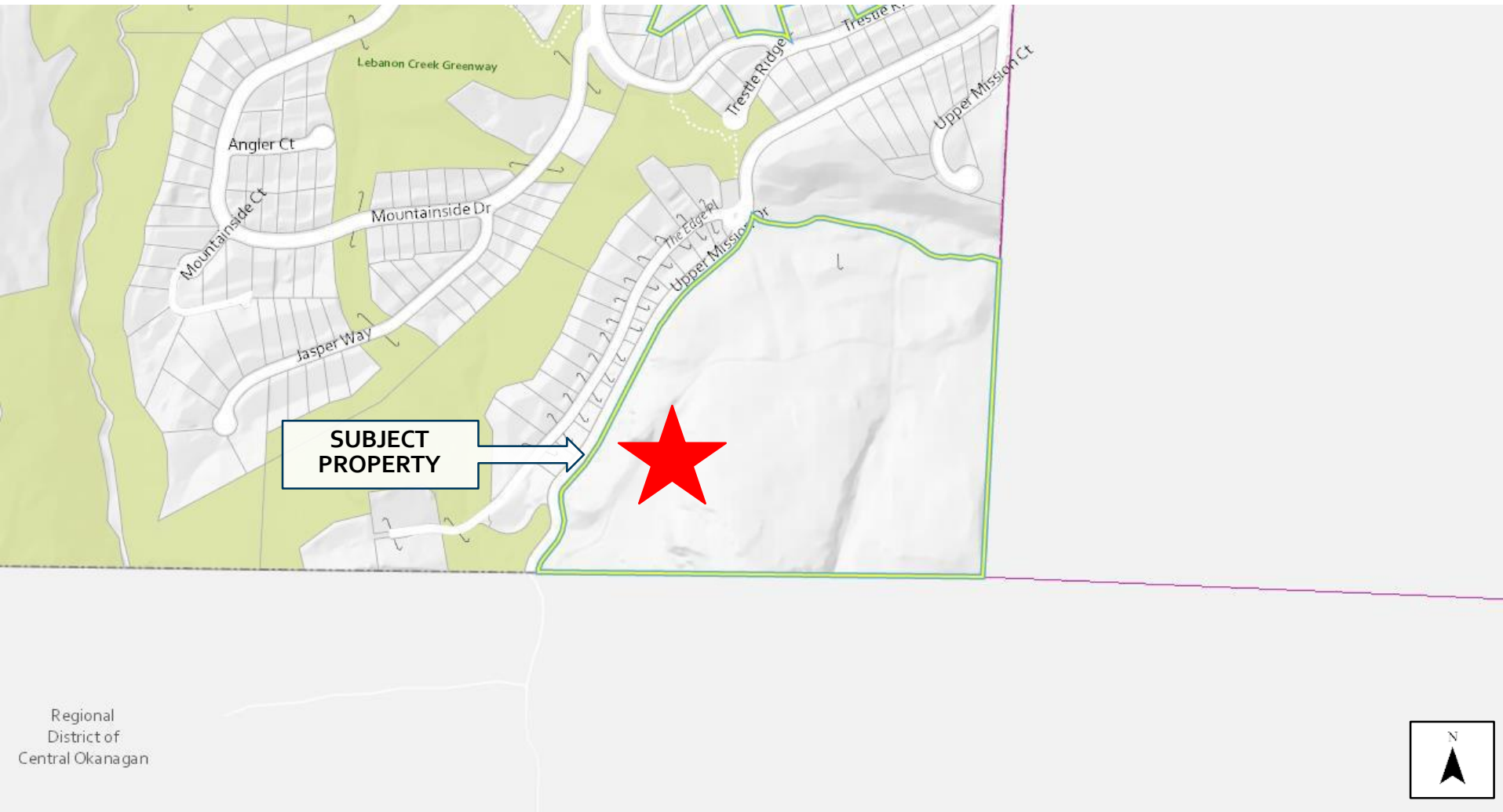
Public Hearing
Second & Third Readings

Final Reading

Development Permit

Council Approvals

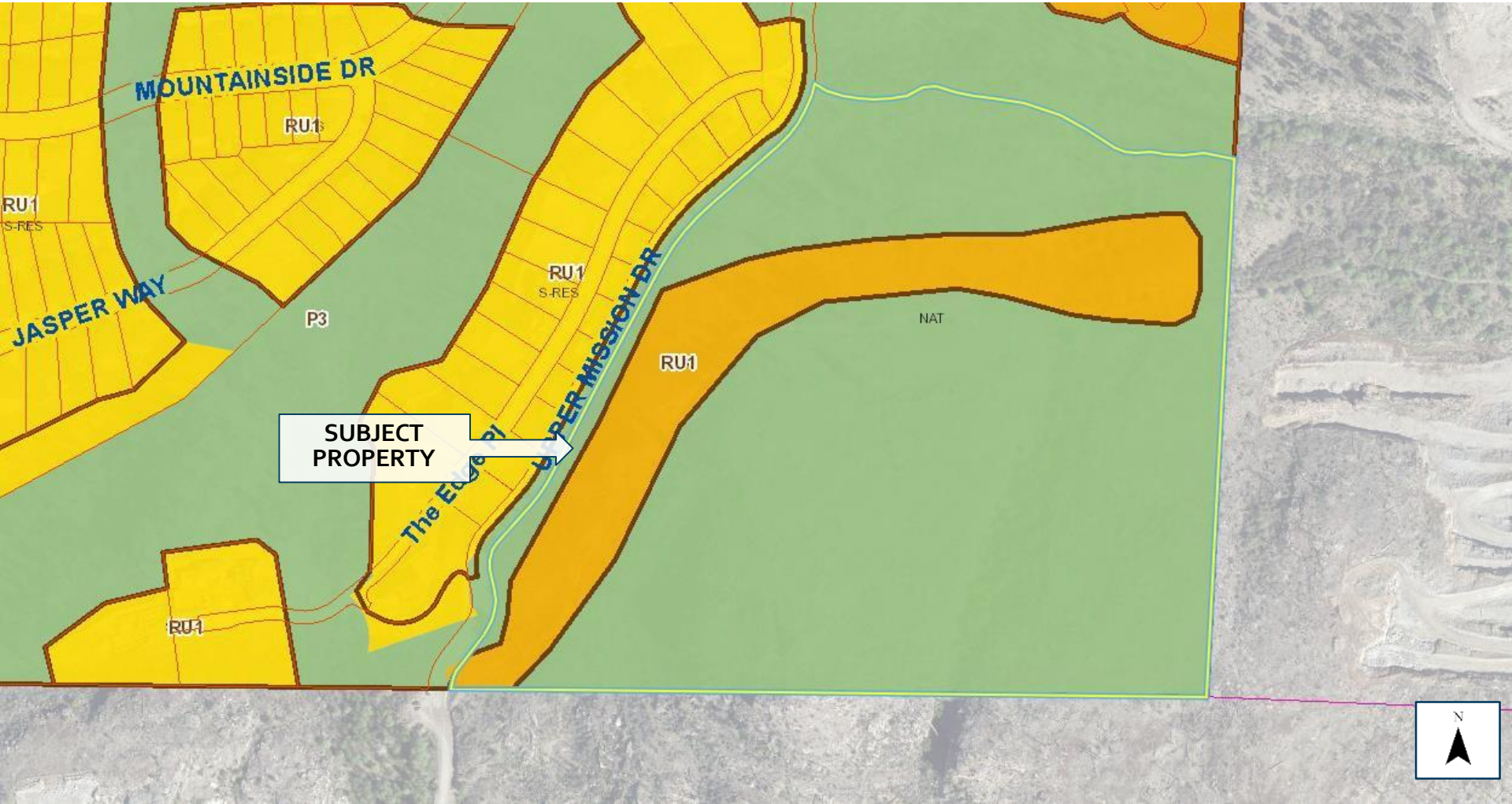
Context Map



Aerial Map



OCP Future Land Use / Zoning



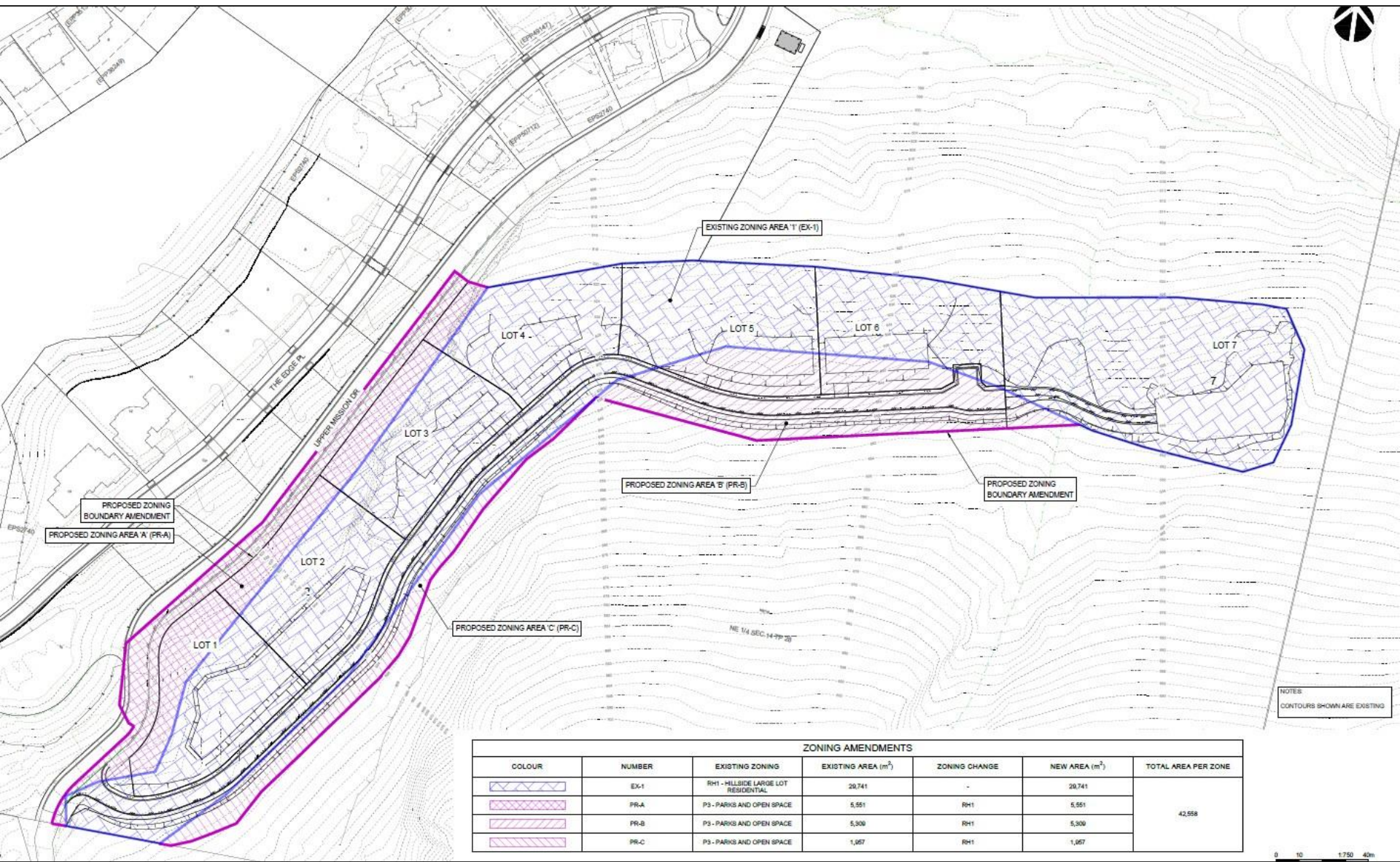
Project details

- ▶ OCP Amendment and Rezoning application would facilitate a 7-lot bareland strata subdivision of the subject property.
- ▶ The bareland strata parcel has been zoned for development since 2014. The 2021 application was a simple boundary adjustment application to amend the parcel to better match the natural topography of the development site
 - ▶ Additional boundary adjustments as suggested by the City to remove sliver of lineal passive park corridor adjacent to Upper Mission Drive

Project details

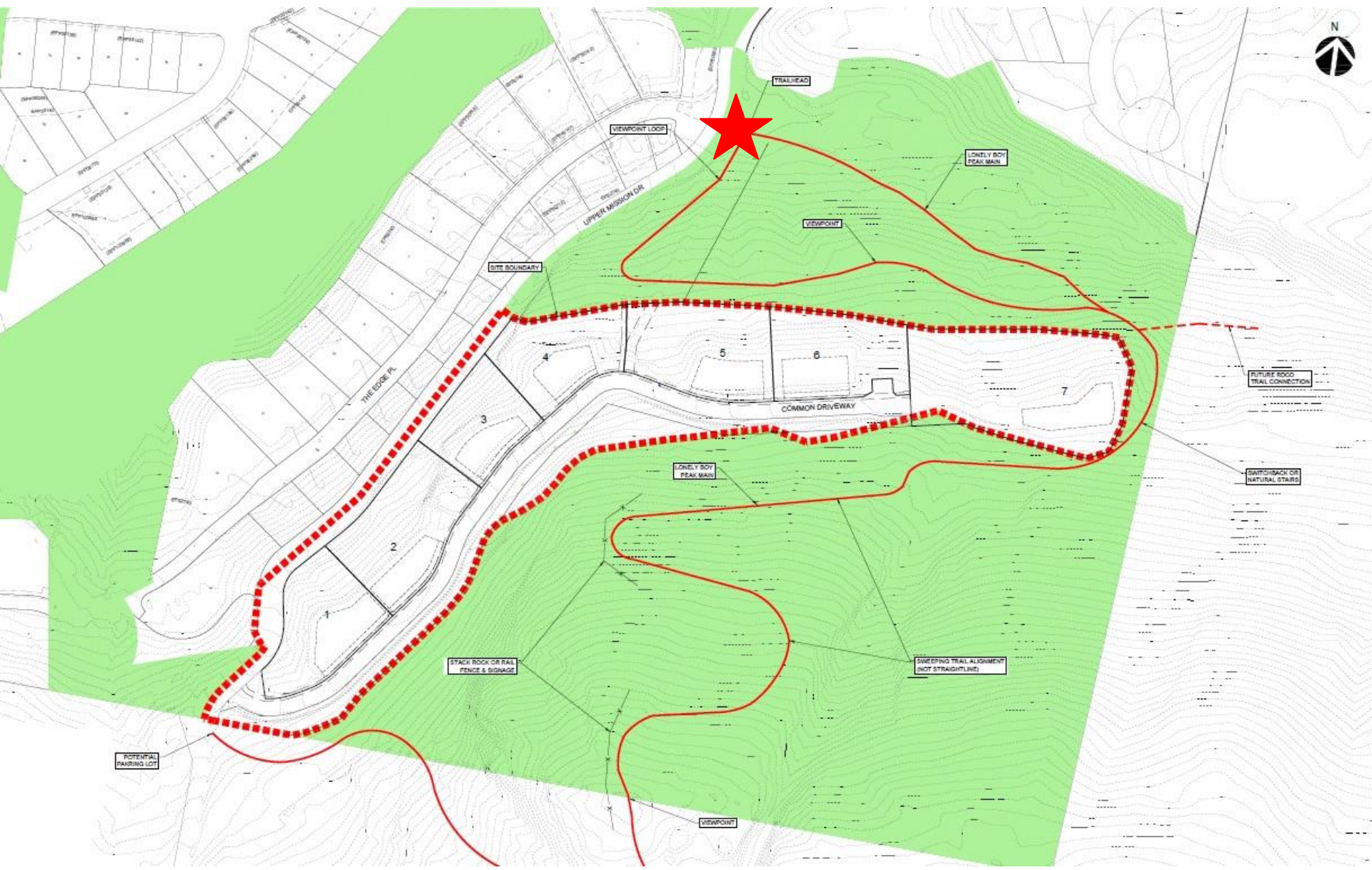
- ▶ No new City Infrastructure required. All new infrastructure will be private (strata owned and maintained).
- ▶ A detailed environmental Assessment guides the development and ensures appropriate mitigation efforts through planting disturbed areas and avoidance of high value habitat.
- ▶ All sensitive environmental areas are contained within lands to be dedicated to the City.
- ▶ Trails, signage and small naturalized play area near booster station will be completed and turned over to the City as Park assets.

Proposed Site Layout

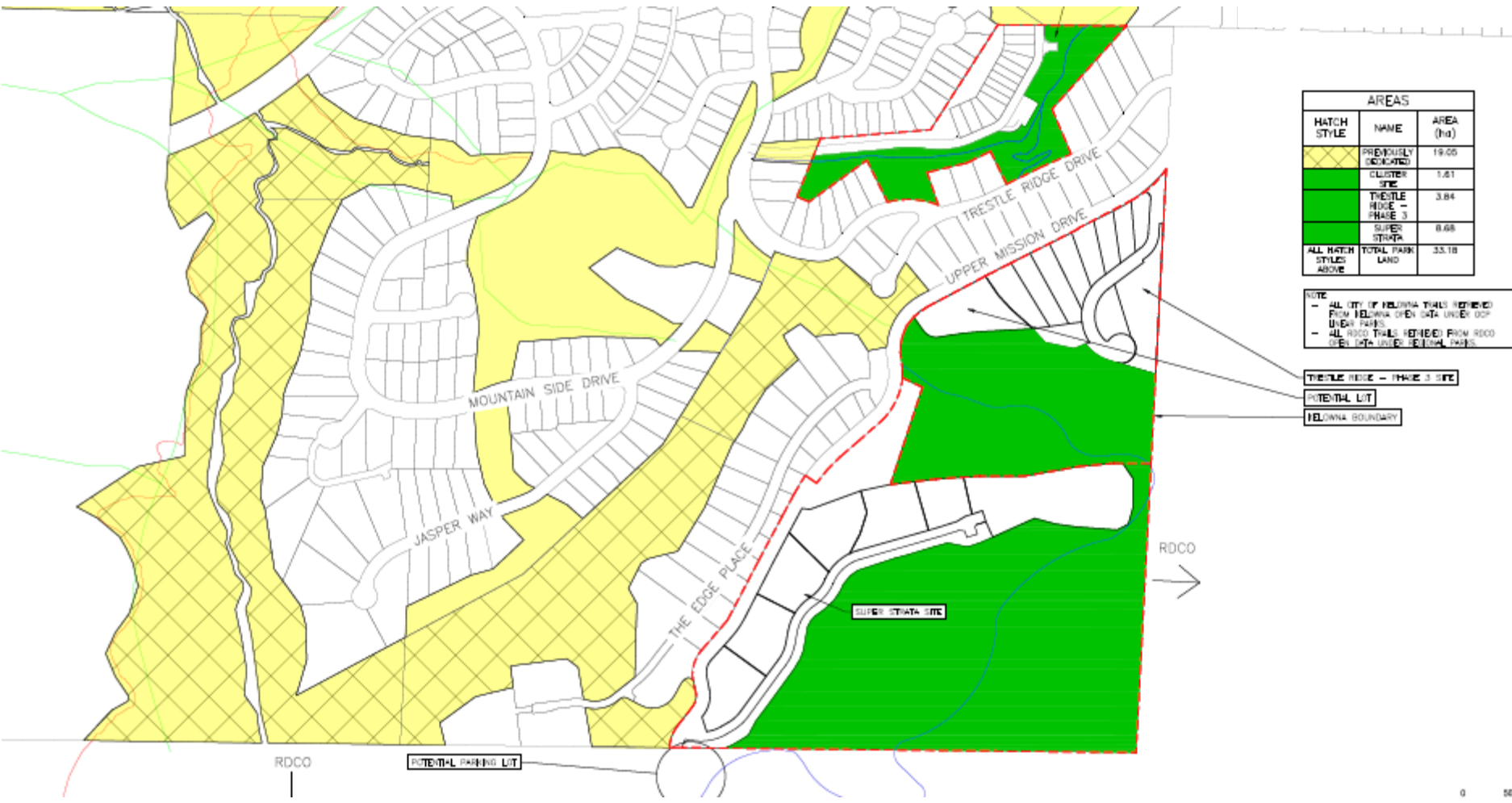


ZONING AMENDMENTS						
COLOUR	NUMBER	EXISTING ZONING	EXISTING AREA (m ²)	ZONING CHANGE	NEW AREA (m ²)	TOTAL AREA PER ZONE
	EX-1	RH1 - HILLSIDE LARGE LOT RESIDENTIAL	29,741	-	29,741	42,558
	PR-A	P3 - PARKS AND OPEN SPACE	5,551	RH1	5,551	
	PR-B	P3 - PARKS AND OPEN SPACE	5,300	RH1	5,300	
	PR-C	P3 - PARKS AND OPEN SPACE	1,667	RH1	1,667	

Park Plan



Overall Park and Green Space



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.

Staff Support

- ▶ 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
- ▶ During the public consultation process the Developer received support and interest from the neighbouring community



Conclusion of Presentation