



City of
Kelowna

OCP22-0002 Z22-0004
5081 Killdeer Rd

Rezoning Application

Purpose

- ▶ To amend the Official Community Plan to change the future land use designation of portions of the subject property and to rezone portions of the subject property to facilitate the development of a 12-lot residential subdivision.

Development Process



Jan 19, 2022

Development Application Submitted



Staff Review & Circulation



March 20, 2023

Public Notification Received



May 8, 2023

Initial Consideration



Public Hearing



Final Reading



Subdivision



Council Approvals

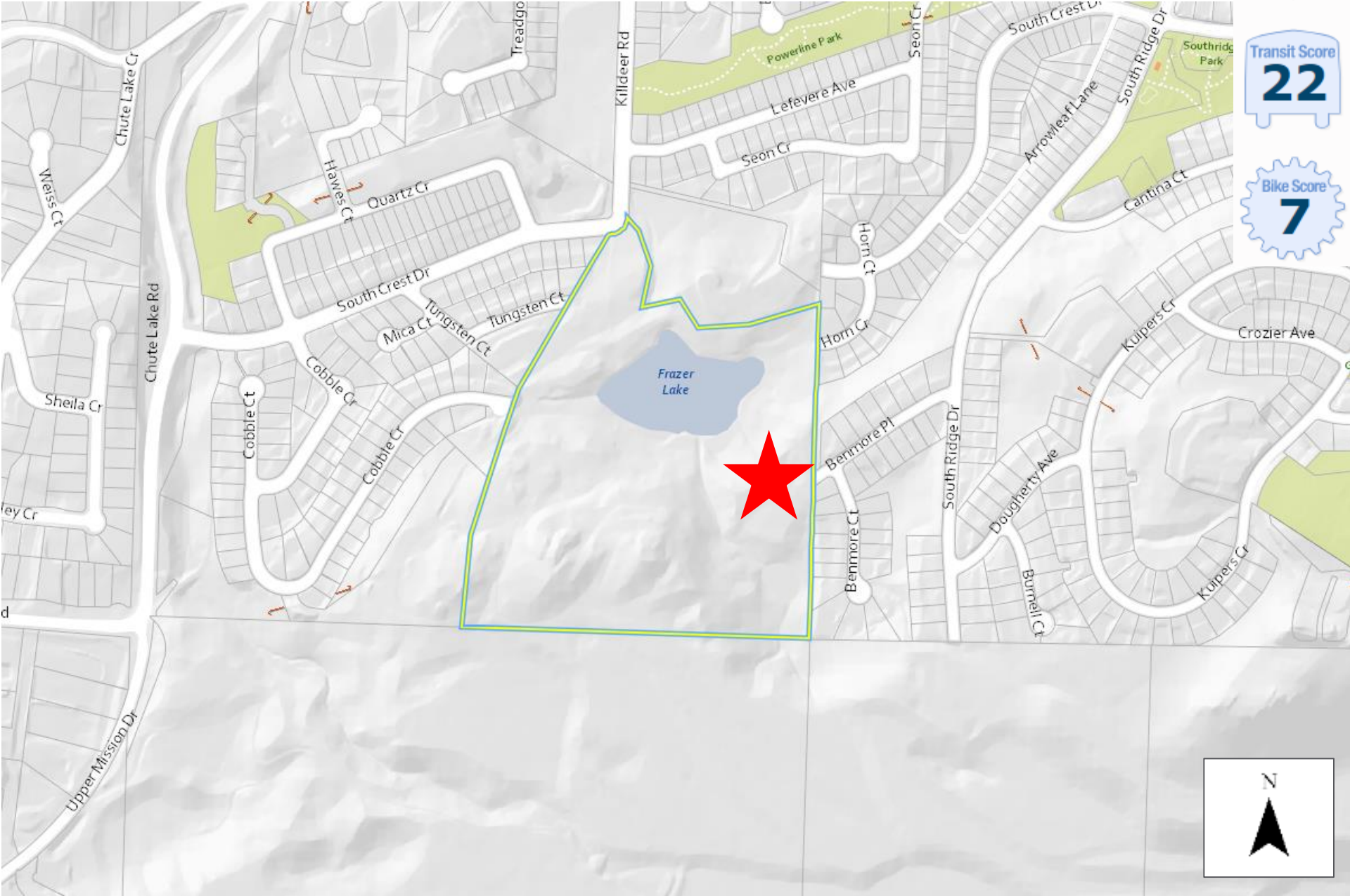


Context Map

Walk Score
1

Transit Score
22

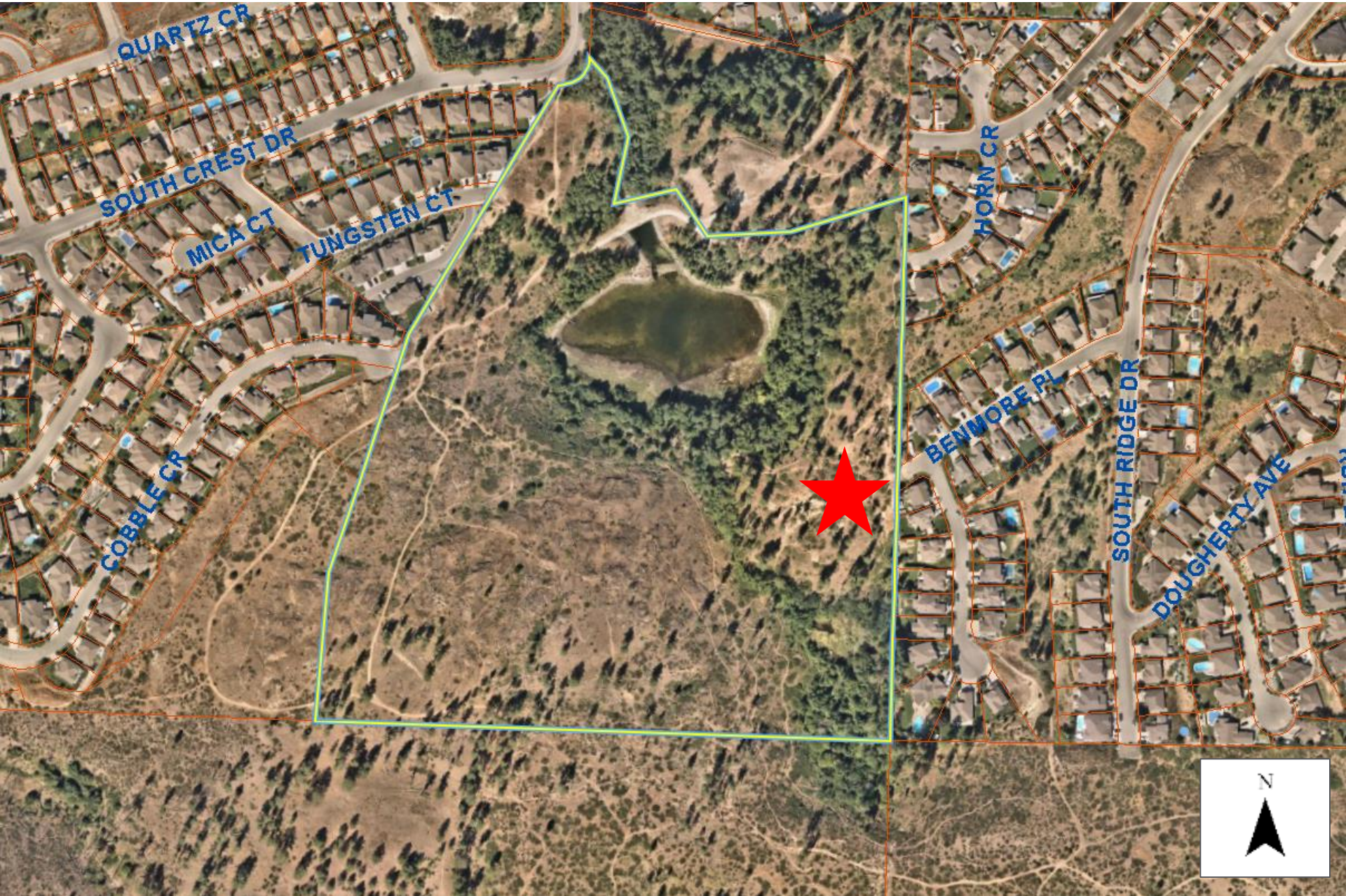
Bike Score
7



OCP Future Land Use



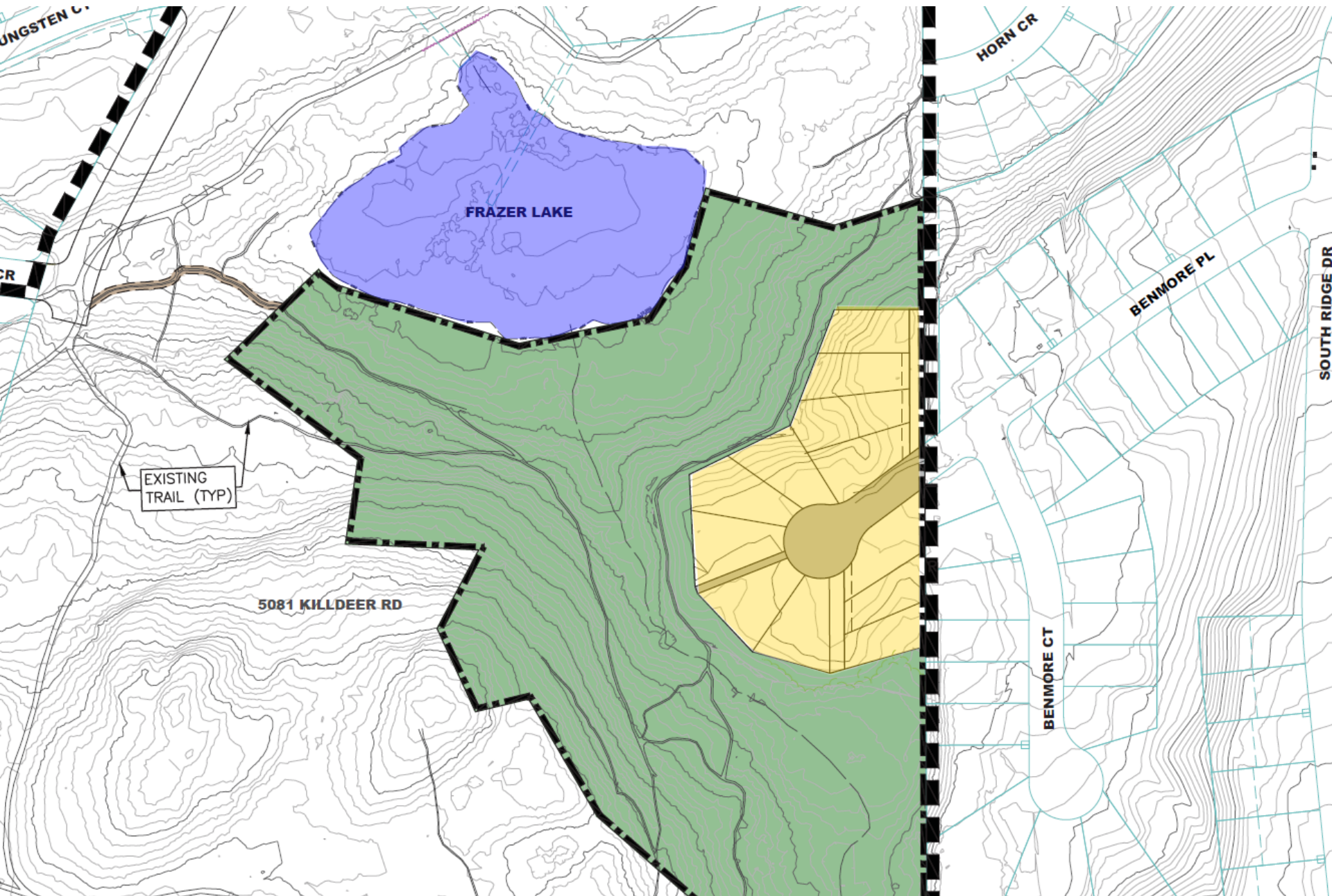
Subject Property Map



Project Details

- ▶ OCP Amendment:
 - ▶ NAT – Natural Area to S-RES – Suburban Residential;
and
 - ▶ S-RES – Suburban Residential to NAT – Natural Area
- ▶ Rezoning: RR₁ – Large Lot Rural Residential to RU₂ – Medium Lot Housing and P₃ – Parks and Open Space
- ▶ 12-lot residential subdivision
- ▶ Parkland dedication includes stream, wetland, riparian area, steep hillside and established trail network

Lot Layout



OCP Objectives & Policies

- ▶ Policy 7.1.1 Area Structure Plan Consistency
 - ▶ Support development that is consistent with adopted Area Structure Plans in Suburban neighbourhoods
- ▶ Policy 7.2.3 Integrate Nature
 - ▶ Integrate the design of active parks with adjacent natural areas
- ▶ Policy 10.1.15 Acquire new parks to enhance livability throughout the City
 - ▶ Preserve a diversity of Natural Areas for habitat and ecosystem conservation, with limited trail access.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use Designation
 - ▶ S-RES – Suburban Residential
 - ▶ NAT – Natural Area
 - ▶ OCP Policies:
 - ▶ Policy 7.1.1 Area Structure Plan Consistency
 - ▶ Policy 7.2.3 Integrate Nature
 - ▶ Policy 10.1.15 Acquire new parks to enhance livability throughout the City