OCP22-0002 Z22-0004
5081 Killdeer Rd

Rezoning Application

Purpose

City of
Kelowna

▶ 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

City of
Kelowna

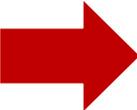Jan 19, 2022 — Development Application Submitted

Staff Review & Circulation

March 20, 2023 — Public Notification Received

May 8, 2023 — Initial Consideration

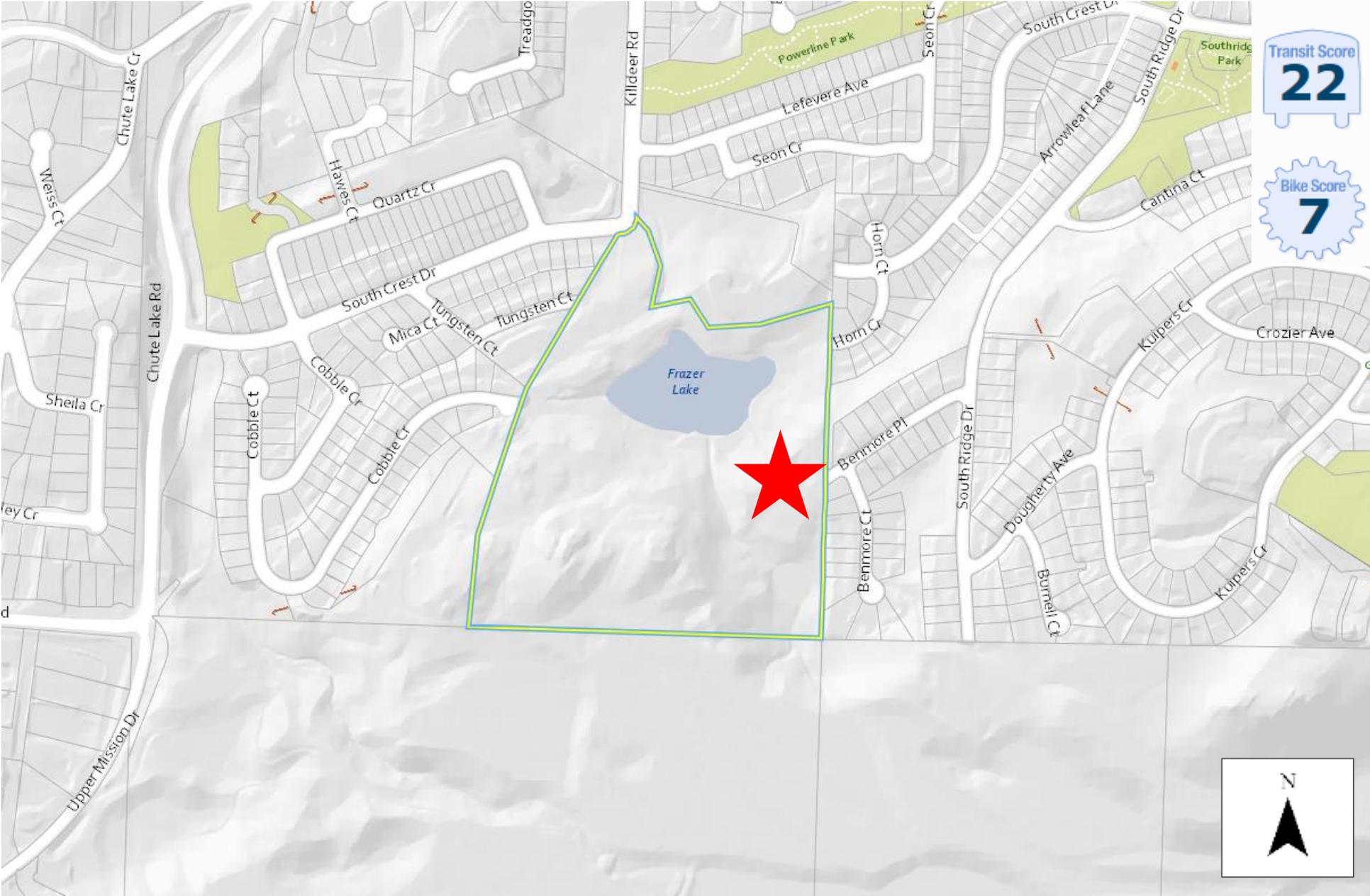Public Hearing
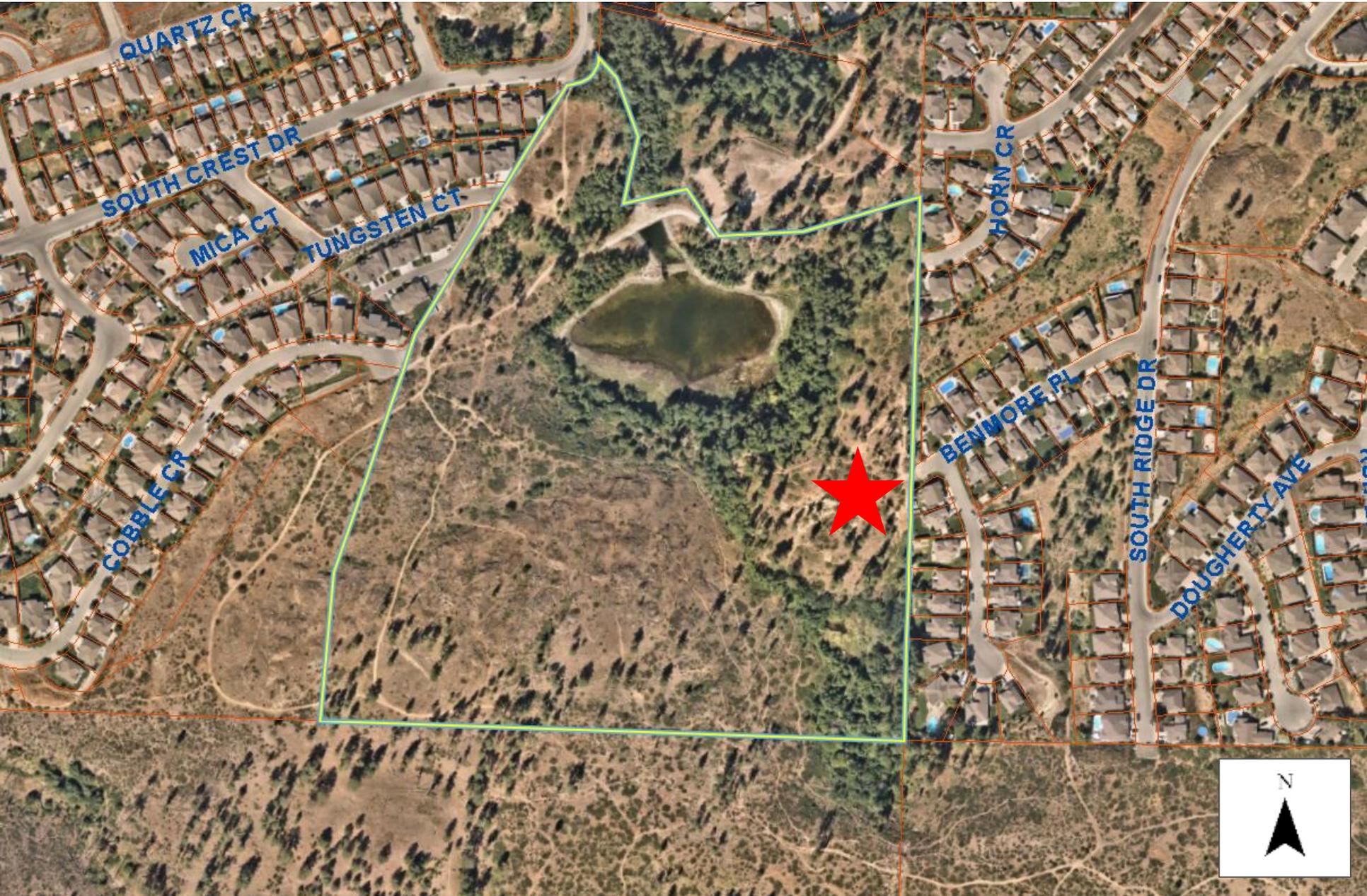
Final Reading

Subdivision

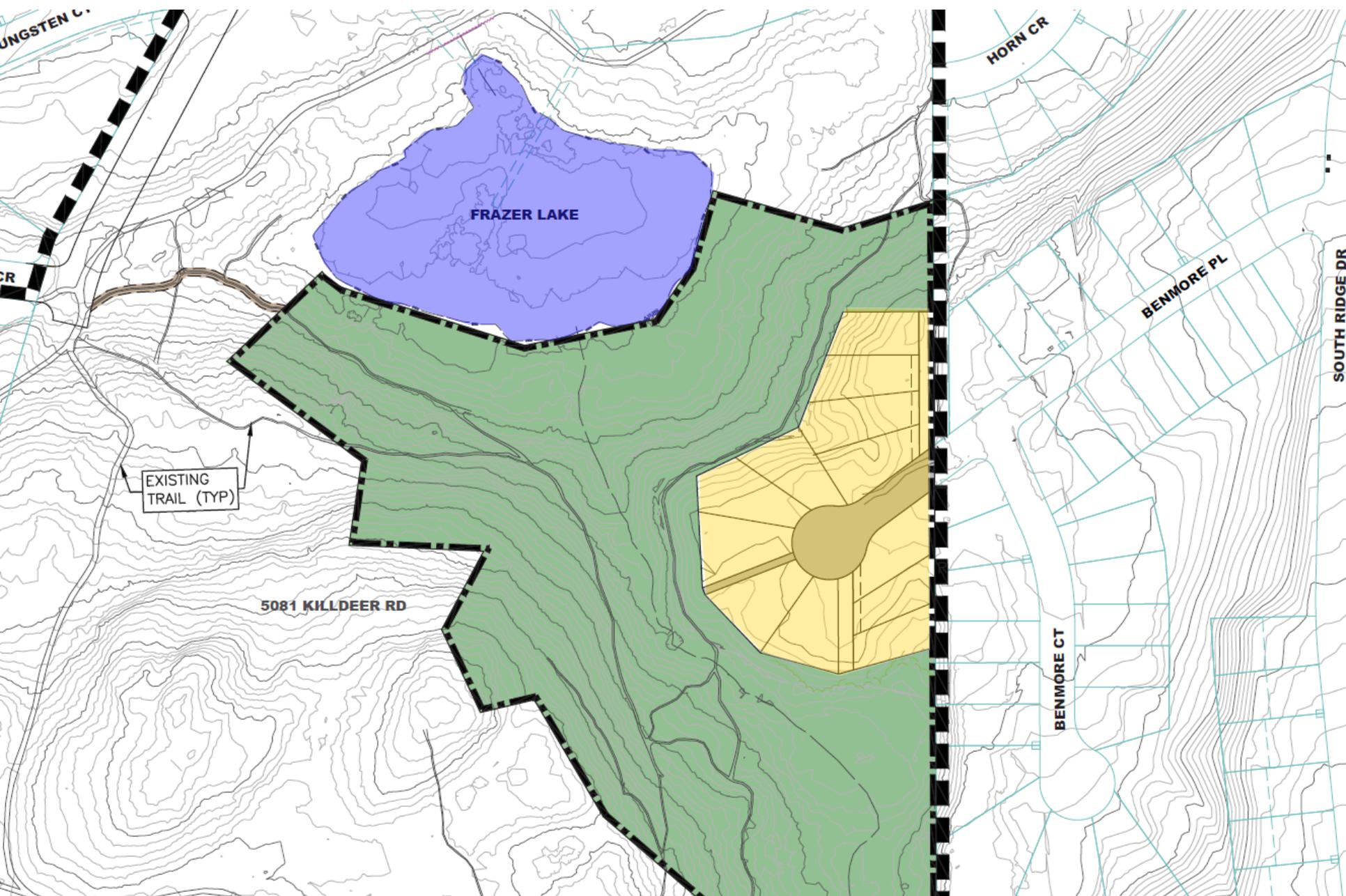Council
Approvals

Context Map

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