OCP23-0012/Z23-0074
5347 Upper Mission Dr

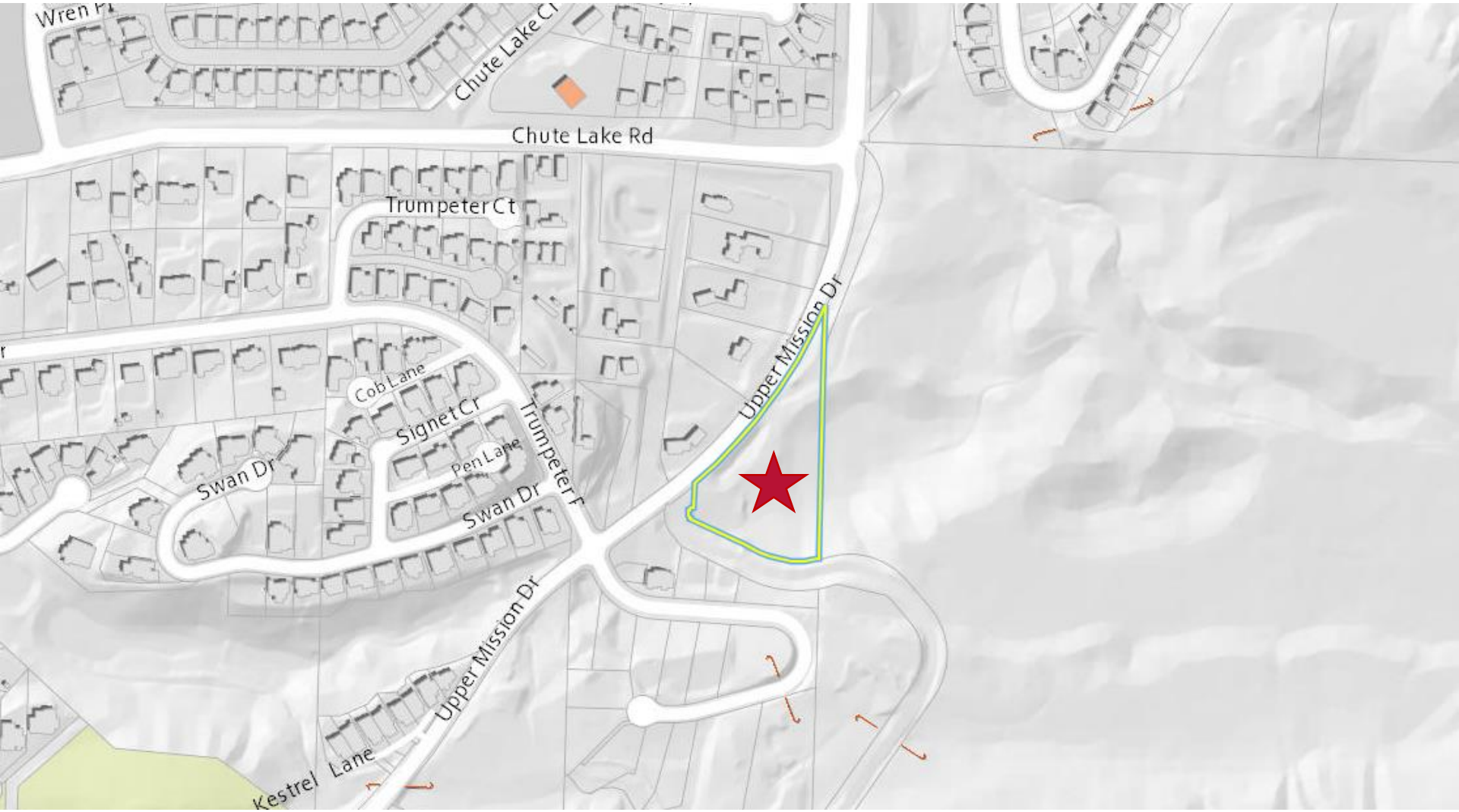
OCP and Rezoning Application

Proposal

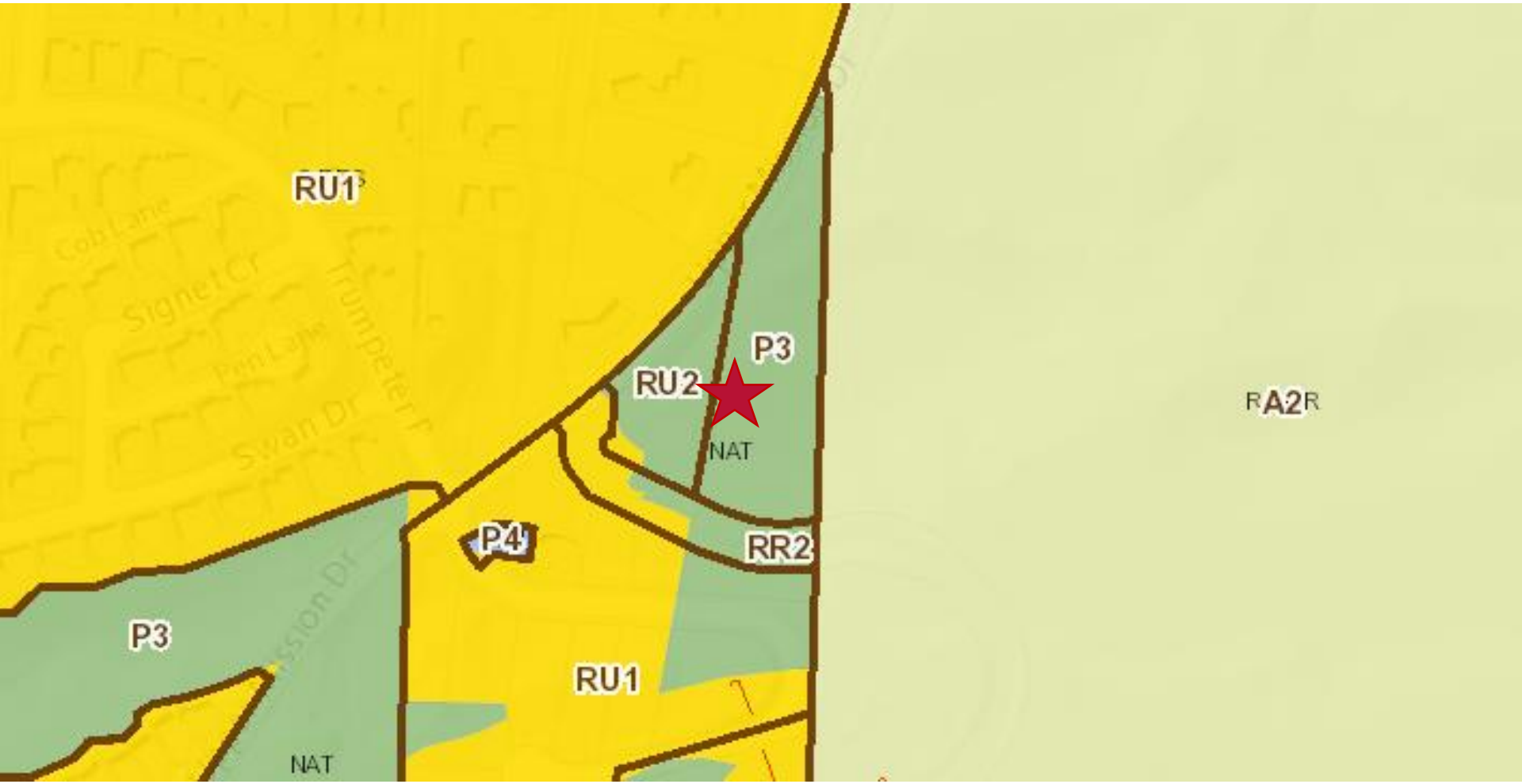
- To amend the Official Community Plan to change the future land use designation of portions of the subject property and to rezone portions of the subject property to facilitate a nine lot bareland strata development.

Development Process

Context Map


Chute Lake Rd
Trumpeter Ct
Upper Mission Dr
Cob Lane
Signet Cr
Pen Lane
Swan Dr
Trumpeter Pl
Swan Dr
Upper Mission Dr
Kestrel Lane

OCP Future Land Use / Zoning

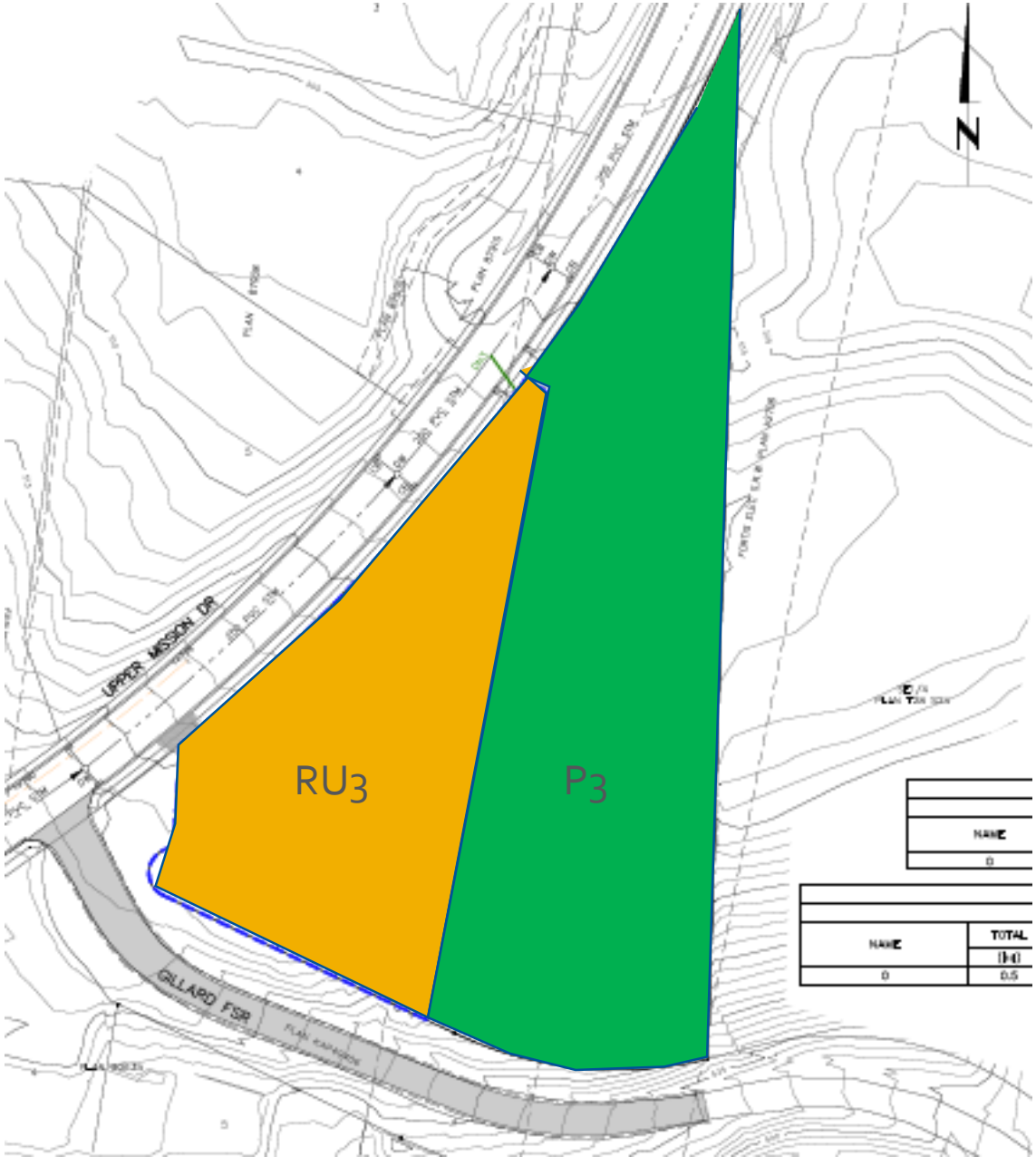


Subject Property Map

Proposed Land Use Details

- Nine lot bareland strata development
- Small lot – single family homes
- 0.67 ha as park and open space

General Development Plan



Development Policy

5.1 Kelowna Official Community Plan (OCP)

The Big Picture: 10 Pillars to Realize our Vision
1) Promote more Housing Diversity: The proposal is for nine, small lot strata housing options which would provide a mix of housing for the nieghborhood.

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.	
Policy 7.2.1 Ground Oriented Housing.	Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods.
	The site will be entirely made up of low-density and ground-oriented housing types. These units are being proposed on approximately half of the developable footprint of the site.

Staff Recommendation

- Staff are recommending support of the proposed OCP and rezoning amendment
  - Meets the intent of the Official Community Plan
  - Provides substantial park land dedication
  - Provides a mix of housing types in the neighborhood

City of Kelowna

Conclusion of Staff Remarks