

# REPORT TO COUNCIL

## OCP & REZONING



**Date:** March 11, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 5347 Upper Mission Drive  
**File No.:** OCP23-0012/Z23-0074

	Existing	Proposed
<b>OCP Future Land Use:</b>	S-RES – Suburban Residential NAT – Natural Areas	S-RES – Suburban Residential NAT – Natural Areas
<b>Zone:</b>	RU2 – Medium Lot Housing P3 – Parks and Open Space	RU3 – Small Lot Housing P3 – Parks and Open Space

### 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP23-0012 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot 1 Section 24 Township 28 SDYD Plan EPP95194 located at 5347 Upper Mission Drive, Kelowna, BC from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation, as shown on Map “A” attached to the Report from the Development Planning Department dated March 11, 2024 be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated March 11, 2024;

AND THAT Rezoning Application No. Z23-0074 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 1 Section 24 Township 28 SDYD Plan EPP95194 located at 5347 Upper Mission Drive, Kelowna, BC from the RU2 – Medium Lot Housing zone to the RU3 – Small Lot Housing zone as shown on Map “B” attached to the Report from the Development Planning Department dated March 11, 2024 be considered by Council;

AND FURTHER THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

### 2.0 Purpose

To amend the Official Community Plan to change the future land use designation of portions of the subject property from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation and to rezone portions of the subject property from the RU2 – Medium Lot Housing zone to the RU3 – Small Lot Housing zone to facilitate a nine lot bareland strata development.

### 3.0 Development Planning

Staff recommend support for the proposed OCP and Rezoning amendments to facilitate future residential development of a nine lot bareland strata subdivision. The proposal maintains over half the subject property as park and open space while allowing for residential development adjacent to Upper Mission Drive. The proposed development is considered compatible with the surrounding land uses and meets a number of policies and objectives of the Official Community Plan (OCP).

Staff have reviewed this application, and it may move forward without affecting either the City’s Financial Plan or Waste Management Plan.

### 4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Upper Mission Drive/Residential
East	A2 – Agriculture/Rural Residential	Vacant
South	RU1 – Large Lot Housing	Forest Service Road/Residential
West	RU1 – Large Lot Housing	Upper Mission Drive/Residential

#### Subject Property Map: 5347 Upper Mission Drive



#### 4.1 Background

The subject parcel is currently partially constructed, and is approximately 1.15 ha in size. It is situated between Upper Mission Drive and Gillard Forest Service Road. It has a Fortis BC electrical transmission line running north west through the property and is adjacent to vacant lands of the South Thompson Flats.

The proposal is to amend the Official Community Plan and rezone the subject property to accommodate a nine lot bareland strata subdivision. The residential portion consists of approximately 0.48 ha of land with the remaining 0.67 ha to be dedicated as park and open space. The bareland strata configuration allows for

one access from Upper Mission Drive with an internal road to provide access to the nine single family lots. This configuration aids in maintaining transportation objectives which include limiting residential accesses onto Upper Mission Drive while still allowing single family housing type development. The nine lots range from 325m<sup>2</sup> to 795 m<sup>2</sup> in size. The proposal also maintains over half of the property for park and open space similarly to other developments adjacent to the Fortis BC electric transmission line in the South Mission area. The applicant has received preliminary approval from Fortis BC for the proposed development.

**5.0 Current Development Policies**

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 neighborhood.

<b>Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.</b>		
Policy	7.2.1	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.
Ground Oriented Housing.		<i>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.</i>

**6.0 Application Chronology**

Application Accepted: November 7, 2023  
 Neighbourhood Notification Summary Received: January 17, 2024

**Report prepared by:** Wesley Miles, Planner Specialist  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**  
 Map A: OCP Amendment  
 Map B: Zoning Amendment

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).