



City of  
**Kelowna**

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

Nov 7, 2023

Development Application Submitted

Staff Review & Circulation

January 17, 2024

Public Notification Received

Mar 11, 2024

Initial Consideration

Public Hearing  
Second & Third Readings

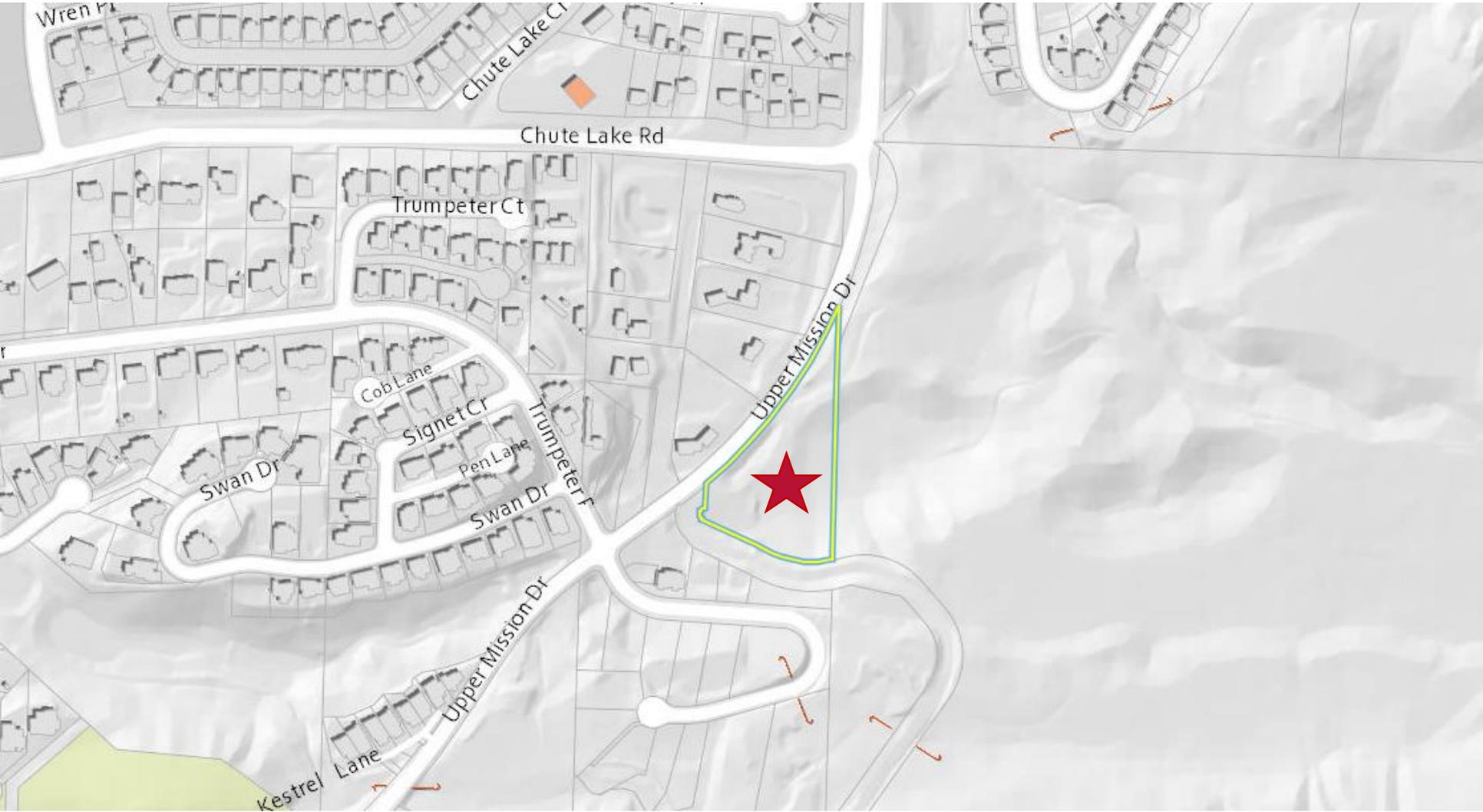
Final Reading

Development Permit/Building Permit

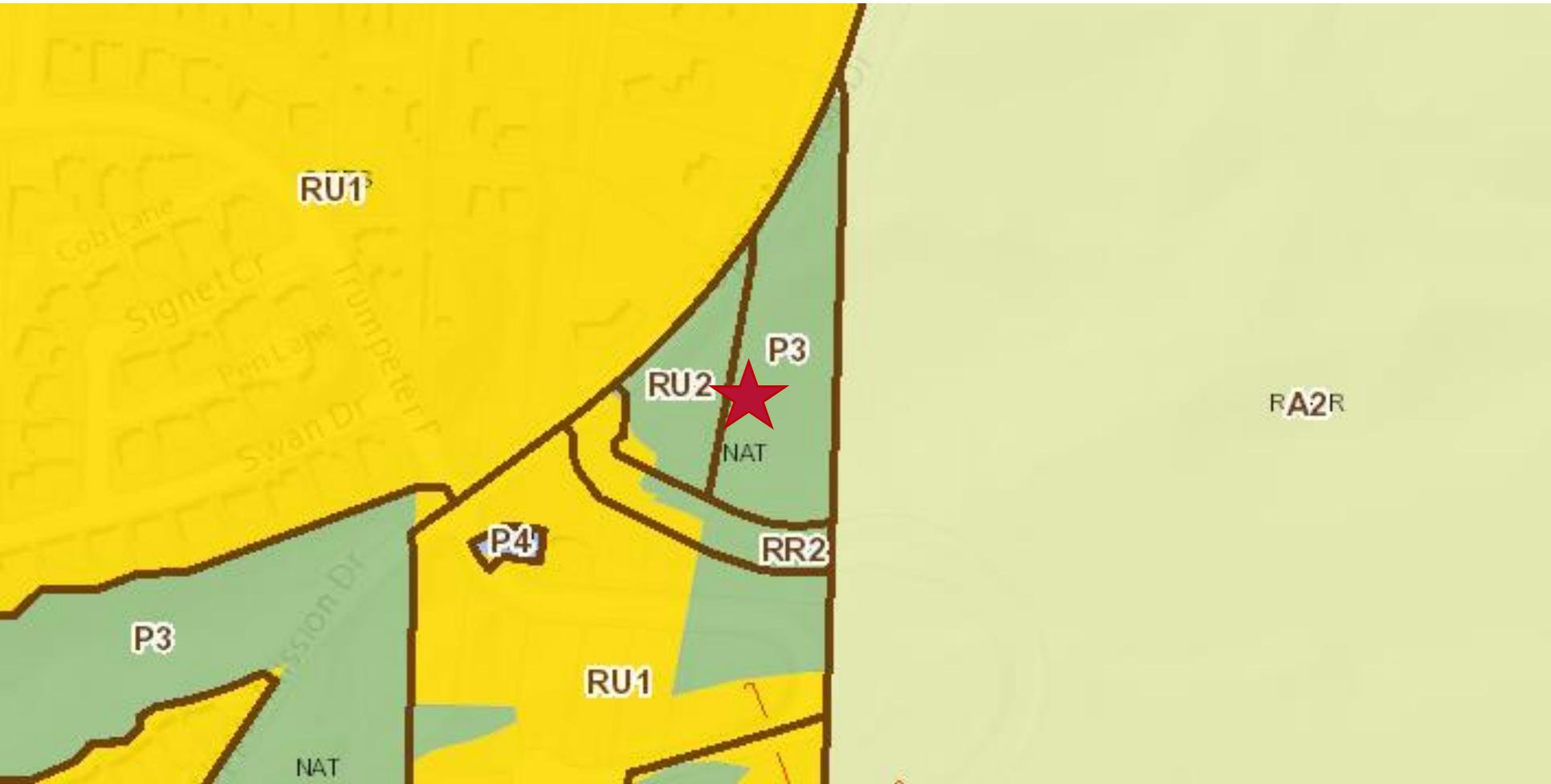
Council Approvals



# Context Map



# OCP Future Land Use / Zoning



City of Kelowna

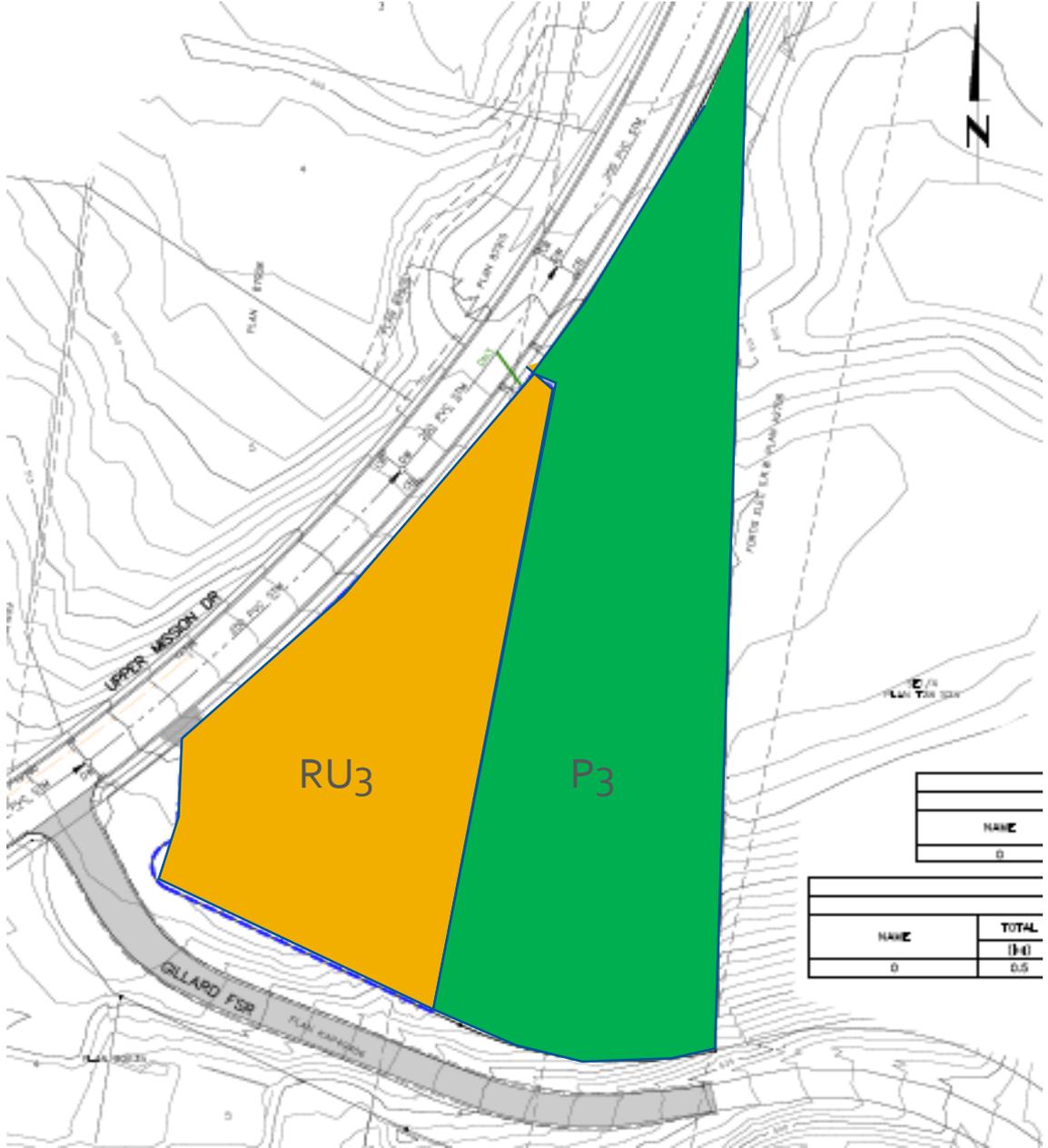
# Subject Property Map



# 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 neighborhood.

**Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.**

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>

# 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



*Conclusion of Staff Remarks*