



City of
Kelowna

OCP23-0008/Z23-0047 1602 & 1855 Bennett Rd

OCP & Rezoning Application

Proposal

- ▶ To amend the Official Community Plan and rezone to make minor mapping changes to portions of the subject properties to facilitate a large lot housing subdivision.

Development Process

Aug 23, 2023

Development Application Submitted

Staff Review & Circulation

Nov 21, 2023

Public Notification Received

May 13, 2024

Initial Consideration

Public Hearing
Second & Third Readings

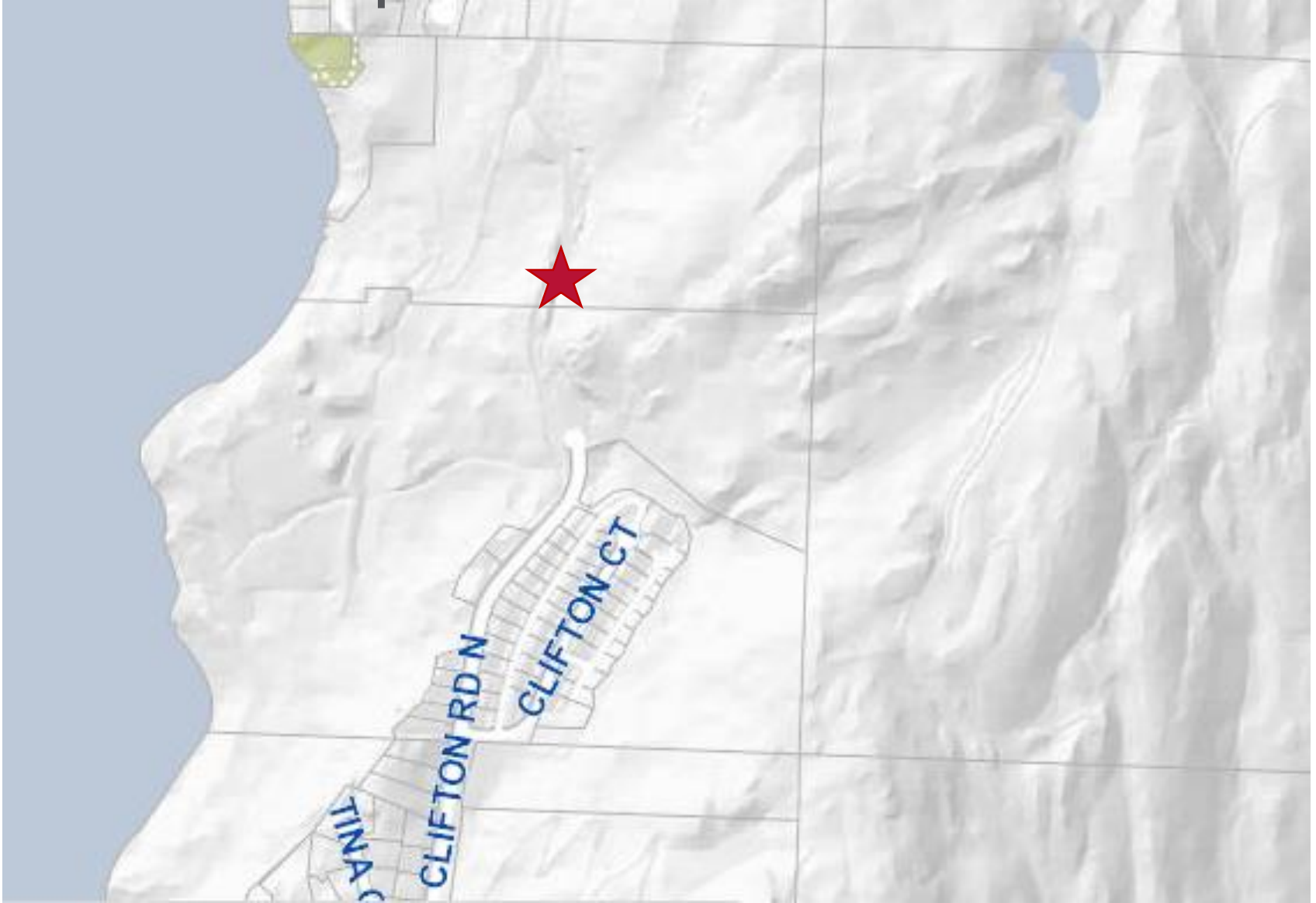
Final Reading

Development Permit/Building Permit

Council Approvals

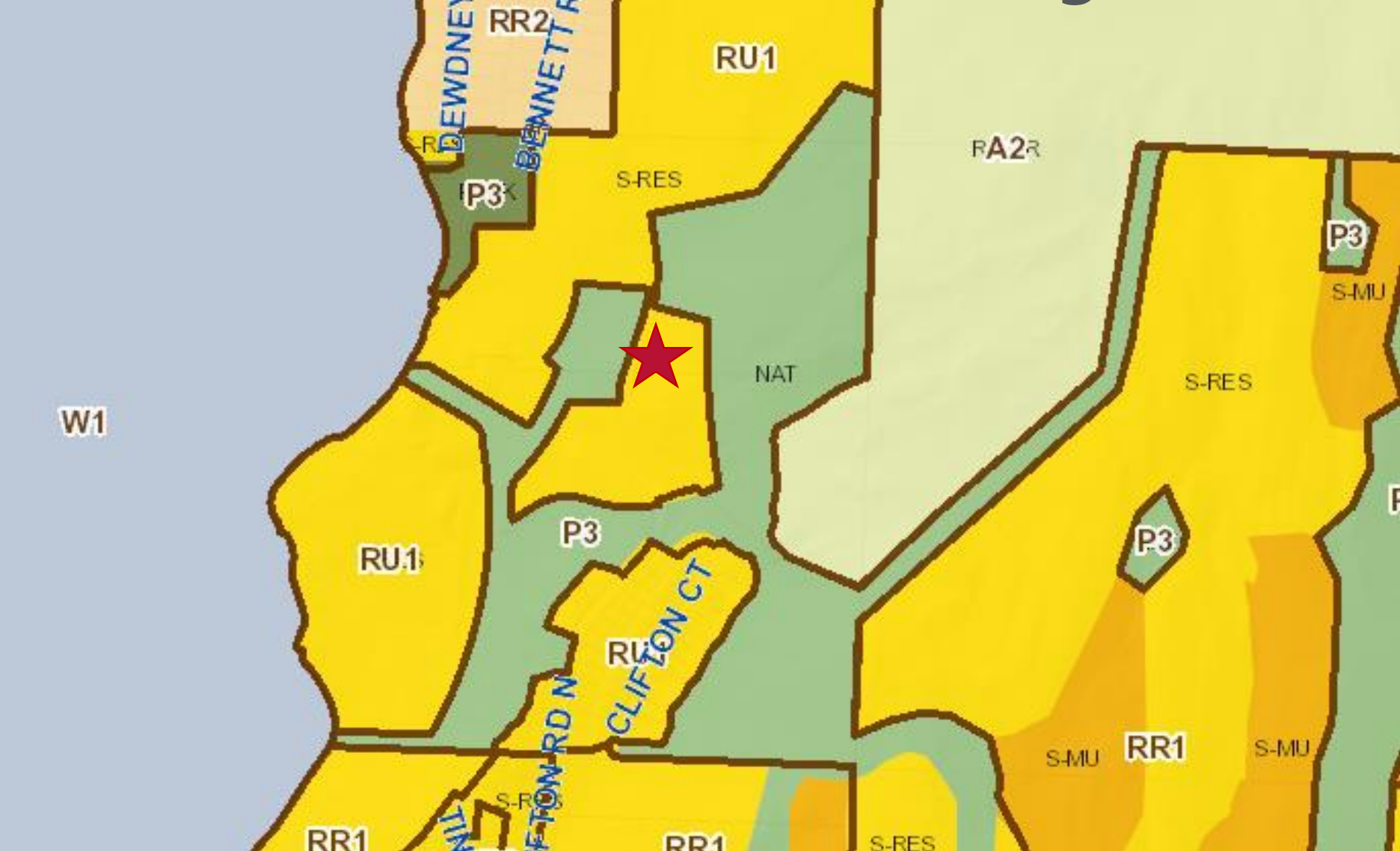


Context Map



City of Kelowna

OCP Future Land Use / Zoning



City of Kelowna

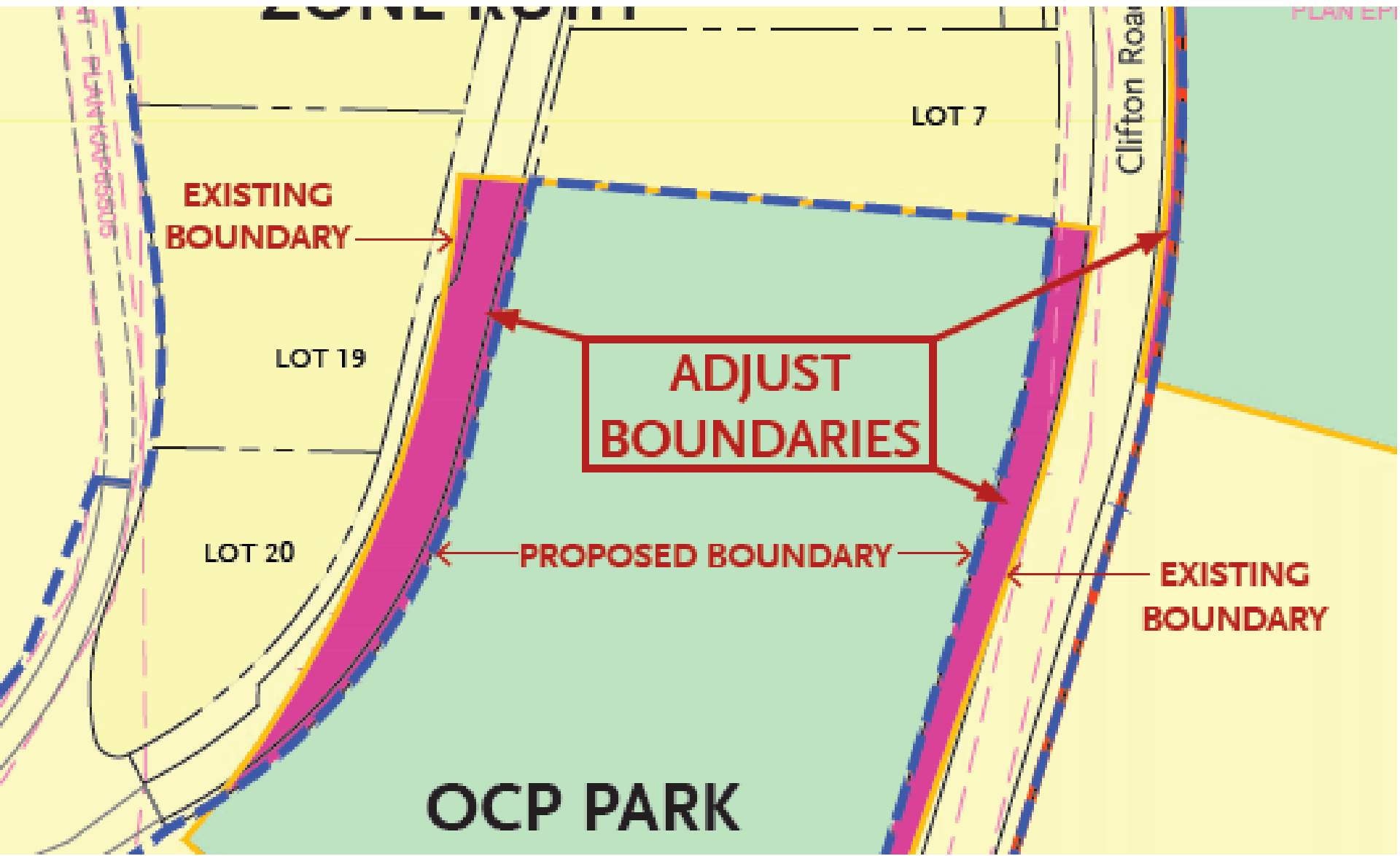
Subject Property Map



Proposed Land Use Details

- ▶ North Clifton ASP approved in 2014
- ▶ Single family development
- ▶ First Phase has 20 lots
- ▶ Minor boundary adjustments
- ▶ Detailed designed required road realignment

Land Use Boundary Adjustments



Development Policy



5.1 Kelowna Official Community Plan (OCP)

The Big Picture: 10 Pillars to Realize our Vision

- 1) **Take Action on Climate / Protect and Restore Environment:** 2.84 acres of land will be dedicated as park in the first phase of development and will be added to an existing a future park and open space network.
- 2) **Incorporate Equity into City Building / Promote more Housing Diversity:** The proposal provides single family housing to the area and works towards the ultimate connection of Clifton Road south to the McKinley neighborhood.

Objective 7.1.1 Area Structure Plan Consistency

| | | |
|--------------------------|-------|--|
| Policy | 7.2.1 | Support development that is consistent with adopted Area Structure Plans (ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where proposals include significant increases to the number of residential units beyond those signaled in an ASP or where proposals are likely to require significant changes to planned transportation, parks and utility infrastructure. <i>The unit count and layout is aligned with the original North Clifton ASP approved in 2014.</i> |
| Ground Oriented Housing. | | |

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

| | | |
|------------------|-------|--|
| Policy | 7.2.3 | Integrate the design of active parks with adjacent natural areas while maintaining individual park standards. Reduce the impacts of parks on adjacent natural systems <i>The site will be integrated with natural areas and park trails as per established Parks Agreement and ASP.</i> |
| Integrate Nature | | |

Staff Recommendation

- ▶ Staff are recommending support of the proposed OCP and rezoning amendment
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Consistent with existing ASP



Conclusion of Staff Remarks