

REPORT TO COUNCIL

OCP



Date: February 24, 2025
To: Council
From: City Manager
Address: Various
File No.: OCP24-0013

	Existing	Proposed
OCP Future Land Use:	Various	Various

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP24-0013 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of 100 parcels described in Schedule 'A', be considered by Council;

AND THAT the Official Community Plan Map Amending 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 three parcels for administrative updates and 97 parcels around the Okanagan College to align with the designated Urban Centre boundary.

3.0 Development Planning

Staff have committed to continual improvements to the Official Community Plan and Zoning Bylaw as priorities are clarified or issues arise. This proposed amendment is to update the Future Land Use designation of 100 parcels. These parcels can be divided into two (2) categories. The first includes administrative fixes on three (3) parcels. These generally occur when a past development or subdivision misaligns zoning and/or OCP boundaries. See Table 3.1 Executive Summary for further details for each of the three (3) parcels.

The remaining 97 parcels surround Okanagan College and are currently designated as EDINST – Educational / Institutional. Almost half of these 97 parcels are within a provincially designated transit exchange. Okanagan College does not have plans to acquire and/or expand into these parcels; therefore, the Future Land Use should be redesignated as Pandosy Urban Centre. An accompanying Zoning Bylaw mapping amendment and Zoning Bylaw text amendment are proposed for the same area to reflect the street context and redevelopment potential.

No.	Address	OCP FLU Details	Reason for Change
1.	(E OF) Grainger Road	Amend a portion from C-NHD – Core Area Neighbourhood designation to NAT – Natural Area designation as per Map 'A'	Amend the Future Land Use designation to reflect actual boundaries of Knox Mountain Park East (parkland added through development).

Table 3.1 Executive Summary for the Three Parcel Administrative Fixes Identified in Schedule 'A'			
No.	Address	OCP FLU Details	Reason for Change
2.	1601 Cara Glen Way	Amend C-NHD – Core Area Neighbourhood designation to PARK – Park and Open Space designation	Amend Future Land Use designation to reflect City owned parkland parcel contributed by developer. The parcel is already zoned P3.
3.	307 Glen Park Drive	Amend split designated C-NHD – Core Area Neighbourhood designation and EDINST – Education / Institutional designation to C-NHD – Core Area Neighbourhood designation as per Map 'B'	Fix mapping to align Institutional Future Land Use with the adjacent Institutional lot.

4.0 Technical Comments

Not Applicable

Report prepared by: Adam Cseke, Development Planner Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability & Development Services

Attachments:

Schedule 'A': List of Mapping Amendments for various properties

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.