

REPORT TO COUNCIL SUPPLEMENTAL



Date: April 7, 2025
To: Council
From: City Manager
Address: 5570 & 5600 Lakeshore Rd
File No.: OCP24-0011 / Z24-0036

	Existing	Proposed
OCP Future Land Use:	R-AGR – Rural Agricultural & Resource S-RES - Suburban Residential	S-RES – Suburban Residential
Zone:	A2 – Agriculture/Rural Residential	RR2 – Small Lot Rural Residential

1.0 Recommendation

THAT Council receives, for information, the report from Development Planning Department dated April 7, 2025 with respect to a revised Official Community Plan Amendment Bylaw and Zoning Amending Bylaw for the property located at 5570 Lakeshore Rd and 5600 Lakeshore Rd, Kelowna, BC;

AND THAT Official Community Plan Map Amendment Application No. OCP24-0011 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 B Section 15 Township 28 Similkameen Division Yale District Plan KAP59239 Except Plan KAP88453, located at 5570 Lakeshore Rd, Kelowna, BC and That Part Fractional North West ¼ Section 15 Shown on Plan B1309 Township 28 Similkameen Division Yale District Except Plans KAP84401 and KAP88770, located at 5600 Lakeshore Road from the R-AGR – Rural – Agricultural & Resource designation to the S-RES – Suburban - Residential designation, as shown on Map “A” attached to the Report from the Development Planning Department dated April 7, 2025, be considered by Council;

AND THAT Rezoning Application No. Z24-0036 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot B Section 15 Township 28 Similkameen Division Yale District Plan KAP59239 Except Plan KAP88453, located at 5570 Lakeshore Rd, Kelowna, BC and That Part Fractional North West ¼ Section 15 Shown on Plan B1309 Township 28 Similkameen Division Yale District Except Plans KAP84401 and KAP88770, located at 5600 Lakeshore Road, from the A2 – Agriculture/Rural Residential zone to the RR2 – Small Lot Rural Residential zone as shown on Map “B” attached to the Report from the Development Planning Department dated April 7, 2025, be considered by Council;

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

AND THAT the applicant be required to complete a Subdivision Application prior to permits being issued for site works and construction on the site;

AND FURTHER THAT the final adoption of the Official Community Plan and Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of portions of the subject properties from the R-AGR – Rural – Agricultural & Resource designation to the S-RES – Suburban – Residential designation and to rezone portions of the subject properties from the A2 – Agricultural / Rural Residential zone to the RR2 – Small Lot Rural Residential zone to facilitate a two-lot subdivision.

3.0 Background

On March 3, 2025, Council considered a Rezoning and OCP Amendment Bylaw for 5570 Lakeshore Rd. Staff moved forward with non-support and Council recommended the alternative recommendation:

Resolution	Date
<p>THAT Official Community Plan Map Amendment Application No. OCP24-0011 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 B Section 15 Township 28 Similkameen Division Yale District Plan KAP59239 Except Plan KAP88453, located at 5570 Lakeshore Rd, Kelowna, BC from the R-AGR – Rural – Agricultural & Resource designation to the S-RES – Suburban - Residential designation, as shown on Map “A” attached to the Report from the Development Planning Department dated March 3, 2025, be considered by Council;</p> <p>AND THAT Rezoning Application No. Z24-0036 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot B Section 15 Township 28 Similkameen Division Yale District Plan KAP59239 Except Plan KAP88453, located at 5570 Lakeshore Rd, Kelowna, BC from the A2 – Agriculture/Rural Residential zone to the RR2 – Small Lot Rural Residential zone as shown on Map “B” attached to the Report from the Development Planning Department dated March 3, 2025, be considered by Council;</p> <p>AND THAT the Official Community Plan Amendment Bylaw and Zoning Amending Bylaw be forwarded to a Public Hearing for further consideration;</p> <p>AND THAT final adoption of the Official Community Plan Amending Bylaw and Rezoning Bylaw be considered subsequent to an application to amend the Official Community Plan and rezone the portion of property to be consolidated with the subject property;</p> <p>AND THAT the applicant be required to complete a Subdivision Application prior to permits being issued for site works and construction on the site;</p> <p>AND FURTHER THAT the final adoption of the Official Community Plan and Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.</p>	March 3, 2025

4.0 Discussion

The OCP Amendment and Rezoning Applications aim to facilitate a two-lot subdivision at 5570 Lakeshore Rd. The applicant proposes purchasing portions of the neighboring property at 5600 Lakeshore Rd to create two properties that meet the 1.0 ha minimum size for unserviced lots. The OCP Amendment and Rezoning

Bylaws presented to Council on March 3, 2025, did not include the neighbouring property. Staff propose amending the OCP Amendment (Map A) and Rezoning (Map B) Bylaws to include portions of 5600 Lakeshore Rd, avoiding an additional development application. Staff recommend the OCP Amendment Bylaw and Rezoning Bylaw applications be amended and moved forward to a Public Hearing.

5.0 Application Chronology

Application Accepted: July 30, 2024
Reading Consideration: March 3, 2025

Attachments:

Map A: OCP Amendment – OCP24-0011
Map B: Zoning Amendment – Z24-0036

Report prepared by: Tyler Caswell, Planner Specialist
Reviewed by: Alex Kondor, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

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