

REPORT TO COUNCIL

OCP & REZONING



Date: May 26 2025
To: Council
From: City Manager
Address: 2335-2355 John Hindle Drive, 2340-2720 John Hindle Drive and 855 Packinghouse Road
File No.: OCP24-0014, Z24-0064

	Existing	Proposed
OCP Future Land Use:	R-AGR – Rural – Agricultural and Resource	PSU – Public Services Utilities
Zone:	P3 – Parks and Open Space/A1 – Agriculture	P1 – Major Institutional

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP24-0014 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 A, Sections 9, 10 and 16, Township 23, ODYD, Plan 30819 Except Plan KAP81434, located at 2335-2355 John Hindle Drive, Kelowna, BC;
- Lot 1, Sections 9 and 10, Township 23, ODYD, Plan 1884 Except Plan 31642, located 855 Packinghouse Road, Kelowna, BC; and
- Lot 2, Sections 9, 10, 15 and 16, Township 23, ODYD, Plan EPP15596, located at 2340-2720 John Hindle Drive, Kelowna, BC;

From the R-AGR – Rural – Agricultural and Resource designation to the PSU – Public Services Utilities designation, as shown on Map “A” attached to the Report from the Development Planning Department dated May 26 2025, 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 May 26 2025

AND THAT Rezoning Application No. Z24-0064 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of:

- Lot A, Sections 9, 10 and 16, Township 23, ODYD, Plan 30819 Except Plan KAP81434, located at 2335-2355 John Hindle Drive, Kelowna, BC and;
- Lot 1, Sections 9 and 10, Township 23, ODYD, Plan 1884 Except Plan 31642, located 855 Packinghouse Road, Kelowna, BC ;

From the P3 – Parks and Open Space zone to the P1 – Major Institutional zone as shown on Map “B” attached to the Report from the Development Planning Department dated May 26 2025, be considered by Council;

AND THAT Rezoning Application No. Z24-0064 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of:

- Lot 2, Sections 9, 10, 15 and 16, Township 23, ODYD, Plan EPP15596 located at 2340-2720 John Hindle Drive, Kelowna, BC;

From the A1 - Agriculture zone to the P1 – Major Institutional zone as shown on Map “B” attached to the Report from the Development Planning Department dated May 26 2025, 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 on portions of the subject properties from the R-AGR – Rural – Agricultural and Resource designation to the PSU – Public Services Utilities designation and to rezone portions of the subject properties from the P3 – Parks and Open Space zone and from the A1 – Agriculture zone to the P1 – Major Institutional zone to facilitate the development of the Glenmore Protective Services Campus (GPSC).

3.0 Development Planning

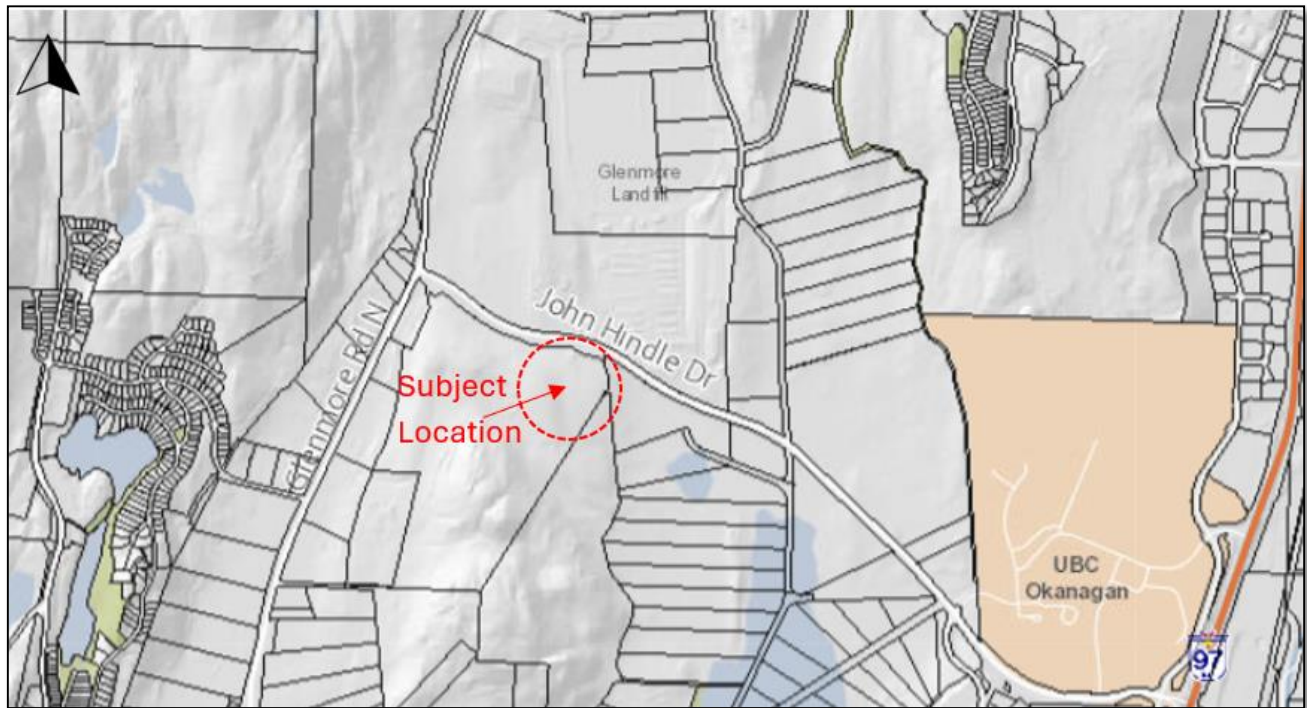
Development Planning staff support the proposed amendments to the Official Community Plan and Zoning Bylaw as they align with the Official Community Plan's objectives and will facilitate the development of the Glenmore Protective Services Campus (GPSC). Specifically, these changes will enable the construction of a new firehall, training centre, and potentially other facilities, prioritizing public health and safety. Specifically, this involves replacing the Glenmore Firehall Station #5 at 550 Valley Road N, which requires replacement and expansion to serve the growing Glenmore neighbourhood and surrounding community adequately.

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	P4 – Utilities	Glenmore Landfill
East	A1 – Agriculture	Agriculture/Robert Lake
South	A1 – Agriculture	Agriculture/Rural Residential
West	MF2 – Townhouse Housing/A1 -Agriculture	Residential/Agriculture

The subject site is located on John Hindle Drive adjacent to the Glenmore Landfill. The surrounding area is a mix of agricultural uses such as cattle grazing and hay production. Residential uses near the site include a multi-family/townhouse complex located approximately 500m from the subject area at the intersection of John Hindle Drive and Glenmore Road N. Other residential uses include single family housing located on large rural/agricultural parcels. The University of British Columbia Okanagan (UBCO) campus is located approximately 1.5 kilometers from the subject site.

Subject Property Map:**4.1 Background**

The subject site was purchased by the City of Kelowna in 2018 to provide a buffer related to the adjacent Glenmore Landfill and in recognition that as the city grows, natural areas will need to be protected and preserved for a variety of reasons such as ecological preservation, public safety services, and the enjoyment of Kelowna residents.

On August 14, 2023 the North Glenmore Firehall Future Location Report to Council was presented by City staff and endorsed by Council. The report recommended the proposed site among six potential sites for a new fire hall facility to replace the existing Fire Station #5 at 550 Valley Road North. The report indicated that the establishment of a new firehall would support all potential firehall networks and would be critical for improving the current and future service levels.

The Glenmore Protective Services Campus (GPSC) was approved for inclusion in the 2025 Capital Plan. The design is in progress, with construction anticipated to commence in Fall of 2025 and projected completion by 2027.

The site is under review for the potential to accommodate other future municipal services, community police services, and other utility-related services. Further project feasibility will be conducted to determine the scope of any facilities to be constructed and detailed designs will subsequently be submitted as part of Development Permit and Building Permit applications. The proposed OCP and Zoning Bylaw amendments and the forthcoming projects are set to significantly enhance safety and elevate the quality of life for both the North Glenmore neighborhood and the wider community.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The Big Picture: 10 Pillars to Realize our Vision – Take Action on Climate

Take action on climate through Imagine Kelowna, residents have spoken clearly that action needs to be taken to not only reduce the community's greenhouse gas emissions but also to become a more resilient community in the face of a changing climate. To take action, the Official Community Plan focuses growth in a way that is more compact, energy-efficient and better prepared to adapt to events like floods, wildfires, drought and other climate change impacts.

Objective 13.1 Prioritize infrastructure investment targeting high growth areas

Policy 13.1.1 Infrastructure Prioritization	<p>Prioritize infrastructure investment using a multiple bottom line decision-making approach based generally on the following parameters and priorities:</p> <ol style="list-style-type: none"> 1. Public health and safety; 2. Regulatory need; 3. Growth Strategy District; 4. Environmental responsibility; 5. Economic efficiencies and impact, such as partnerships, project coordination and economic spinoffs; and 6. Key local industries (i.e. agricultural in the case of irrigation water supply). <p><i>The proposed amendments would facilitate the construction of a new firehall which would improve public health and safety for residents.</i></p>
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Objective 13.2 Ensure fiscally responsible management of existing and proposed infrastructure

Policy 13.2.1 Life Cycle Asset Management	<p>Make planning and capital investment decisions with a long-term life-cycle asset management perspective for the design, maintenance and renewal of infrastructure and facilities, including natural assets.</p> <p><i>This application is related to the replacement of Glenmore Firehall Station#5 located at 550 Valley Road N which is currently at the end of its asset life cycle and in need of replacement and expansion to adequately service the Glenmore neighbourhood and surrounding community.</i></p>
Policy 13.2.5 Integrated Design and Delivery Process	<p>Coordinate between City divisions, other levels of government and utility service providers to ensure all infrastructure projects consider multiple objectives.</p> <p><i>The City is undertaking an integrated design and delivery process for the development of the Glenmore Protective Services Campus (GPSC) to deliver a project that provides maximum benefits to the community.</i></p>

Application Chronology

Application Accepted:	December 18 th 2024
Neighbourhood Notification Completed:	April 28 th 2025

Report prepared by: Alex Kondor, Development Planning Manager

Reviewed by: Nola Kilmartin, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability and Development Services

Attachments:

Attachment A: Draft Site Plan

Map A – OCP Amendment OCP24-0014

Map B – Zoning Amendment Z24-0064

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