

# REPORT TO COUNCIL

## OCP & REZONING



**Date:** May 5, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 5020 Killdeer Rd  
**File No.:** OCP24-0008 Z24-0031

	Existing	Proposed
<b>OCP Future Land Use:</b>	S-RES – Suburban Residential NAT – Natural Areas PSU – Public Service Utilities	S-MU – Suburban Multiple Unit NAT – Natural Areas PSU – Public Service Utilities
<b>Zone:</b>	RR2 – Small Lot Rural Residential	MF2 – Townhouse Housing P3 – Parks and Open Space

### 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP24-0008 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 Section 24 Township 28 Similkameen Division Yale District Plan 30848, located at 5020 Killdeer Rd, Kelowna, BC from the S-RES – Suburban Residential designation to the S-MU – Suburban Multiple Unit designation and the NAT – Natural Areas designation, as shown on Map “A” attached to the Report from the Development Planning Department dated May 5, 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 5, 2025;

AND THAT Rezoning Application No. Z24-0031 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 24 Township 28 Similkameen Division Yale District Plan 30848, located at 5020 Killdeer Rd, Kelowna, BC from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone as shown on Map “B” attached to the Report from the Development Planning Department dated May 5, 2025, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated May 5, 2025;

AND FURTHER THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered subsequent to the dedication of the parkland on the southern portion of the property proposed to be zoned P3 – Parks and Open Space, as shown on Map “B”, to the City.

## 2.0 Purpose

To amend the Official Community Plan to change portions of the future land use designation of the subject property from the S-RES – Suburban Residential designation to the S-MU – Suburban Multiple Unit and NAT – Natural Areas designation and to rezone the subject property from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P<sub>3</sub> – Parks and Open Space zone to facilitate a townhouse development.

## 3.0 Development Planning

Staff recommend support for the Official Community Plan (OCP) and Rezoning amendment applications. The property is located within the Permanent Growth Boundary and the proposal meets OCP policies for Suburban Neighbourhoods for townhouses to be located in and around Village Centres to help evolve the neighbourhood into a more complete community.

A Natural Environment Development Permit would be required to ensure environmentally sensitive areas on the property are protected, which includes streams and slopes. The portions of the property that are proposed to be zoned P<sub>3</sub> – Parks and Open Space will be dedicated to the City for future development of a linear pedestrian corridor.

Frost Rd is currently being extended to Chute Lake Rd, which would allow the property two access points, through either Chute Lake Rd to the west, or Gordon Dr to the east. This would help ensure vehicular traffic would be evenly dispersed through the neighbourhood. A Development Permit application for the form and character of the townhouse development would also be required.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	20,318
Road Dedication	178
Undevelopable Area	8,634
Net Site Area	11,506

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	A <sub>1</sub> - Agriculture	Agriculture
East	RU <sub>1</sub> – Large Lot Housing P <sub>3</sub> – Parks and Open Space	Single Detached Dwellings Powerline Park
South	P <sub>3</sub> – Parks and Open Space MF <sub>2</sub> – Townhouse Housing	Powerline Park Vacant Land
West	RU <sub>1</sub> – Large Lot Housing	Single Detached Dwellings

**Subject Property Map: 5020 Killdeer Rd**

The property is located at the intersection of Killdeer Rd and Frost Rd in the Upper Mission Area of the City. It is near the Ponds Village Centre and Canyon Falls Middle School.

#### 4.1 Background

The property currently contains one single detached dwelling, which would be demolished to facilitate the proposed townhouse development.

### 5.0 **Current Development Policies**

#### 5.1 Kelowna Official Community Plan (OCP)

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

Policy 7.2.1 Ground-Oriented Housing	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. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.  <i>The proposed MF2 – Townhouse Housing zone would facilitate ground-oriented housing in proximity to small scale commercial services (the Ponds Village Centre), schools (Canyon Falls Middle School) and Parks (Powerline Park).</i>
Policy 7.2.2 Hillside Housing Forms	Encourage housing forms that best match to the topography and have the lowest amount of impact in hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms

	and associated roadways that cause high amounts of slope disturbance and visual impact.
	<i>A Natural Environment Development Permit would be required to ensure environmentally sensitive areas are protected.</i>

## 6.o Application Chronology

Application Accepted: June 14, 2024  
Public Information Session: Nov 19, 2024  
Neighbourhood Notification Summary Received: Nov 20, 2024

**Report prepared by:** Kimberly Brunet, Planner Specialist  
**Reviewed by:** Carla Eaton, Development Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

### Attachments:

Attachment A: Development Engineering Memo  
Attachment B: DRAFT Site Plan  
Attachment C: Summary of Public Information Session  
Map A: OCP Amendment  
Map B: Zoning Amendment

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).