

# REPORT TO COUNCIL

## OCP



**Date:** April 20, 2026  
**To:** Council  
**From:** City Manager  
**Address:** Multiple Properties  
**File No.:** OCP25-0018

	Existing	Proposed
<b>OCP Future Land Use:</b>	Multiple	Multiple

### 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP25-0018 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of 14 parcels described in Schedule 'A', be considered by Council;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

AND FURTHER 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 14 properties for administrative updates.

### 3.0 Development Planning

Staff are committed to the continual improvement of the Official Community Plan and Zoning Bylaw and bring forward updates as and when required. The purpose of this proposed amendment is to revise the Future Land Use (FLU) classification for 14 properties, which require administrative corrections. Generally, these types of updates are needed when a past development misaligns OCP FLU boundaries and zoning, or when public utilities are planned on city owned land. An accompanying Zoning Bylaw mapping amendment (Z25-0041) is also proposed for several properties to reflect the appropriate street context and redevelopment potential. See Table 3.1 Executive Summary for further details about each of the 14 properties.

No.	Address	OCP FLU Details	Reason for Change
1.	5045 Chute Lake Crescent	S-RES to be changed to Parks (PARK) as per Map A.	The zoning of the Property is P3 and the property being located at a slope and riparian area with many easements cannot accommodate any residential developments.

Table 3.1 Executive Summary			
No.	Address	OCP FLU Details	Reason for Change
2.	925 Ellis St / 969 Ellis St / 990 Richter St/620 Recreation Ave	Industrial (IND) to be changed to Core Area Neighbourhood (C- NHD) as per Map B.	The property is signaled for a future land use change from IND to C-NHD in the North End Plan (NEP). The future land use change for this property was missing on the NEP OCP updates.
3.	4980 Lakeshore Rd	S-RES to PARK as per Map C.	City owned lot intended for future park uses.
4.	411 Stellar Drive	S-RES to PSU - Public Service Utilities as per Map D.	This property was part of the CD2 zone per the Kettle Valley Master Plan, it is a City owned parcel, with a major pumping station.
5.	808 Manhattan Drive	Undesignated (lakeward portion) to PARK as per Map E.	Accretion and lot line adjustment.
6.	709 McClure Road	S-RES – Suburban Residential to PSU – Public Service Utilities as per Map F.	City owned lot with existing utility infrastructure intended for public service utilities.
7.	1367 Clear Pond Court	NAT – Natural Area to PSU – Public Service Utilities as per Map G.	City owned lot with existing utility infrastructure intended for public service utilities.
8.	2230 Summit Drive	Park to PSU – Public Service Utilities as per Map H.	City owned lot with existing utility infrastructure intended for public service utilities.
9.	2602 O'Reilly Road	R-RES – Rural Residential to PSU – Public Service Utilities as per Map I.	City owned lot with existing utility infrastructure intended for public service utilities.
10.	5008 Chute Lake Road	S-RES – Suburban Residential to PSU – Public Service Utilities as per Map J.	City owned lot with existing utility infrastructure intended for public service utilities.
11.	400 Sumac Road W	PARK – Park & Open Space to S-RES – Suburban Residential as per Map K.	Lot designated as Parks future land use in the OCP. Real Estate/Parks department does not wish to purchase. This restores the owner's ability to redevelop the property.
*Full Legal Descriptions can be found within Schedule "A"			

**Report prepared by:** Carson Mackonka, Planner II  
**Reviewed by:** Adam Cseke, Development Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & 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](http://www.kelowna.ca/currentdevelopments).