



OCP20-0009/Z19-0056 Vint Road (S of Academy Way)

Official Community Plan and Rezoning Application



Proposal

- ▶ To amend the Official Community Plan designation from S2ResH – Single / Two Family Residential Hillside to the MRL – Multiple Unit Residential (Low Density) and rezone the subject property from RU₁H – Large Lot Housing (Hillside Area) to Rm₂H – Low Density Row Housing (Hillside Area) to accommodate a 142 unit rental development

Development Process

March 12, 2019

Development Application Submitted



Staff Review & Circulation



August 1, 2019

Public Notification Received



 May 4, 2020

Initial Consideration



Public Hearing
Second & Third Readings



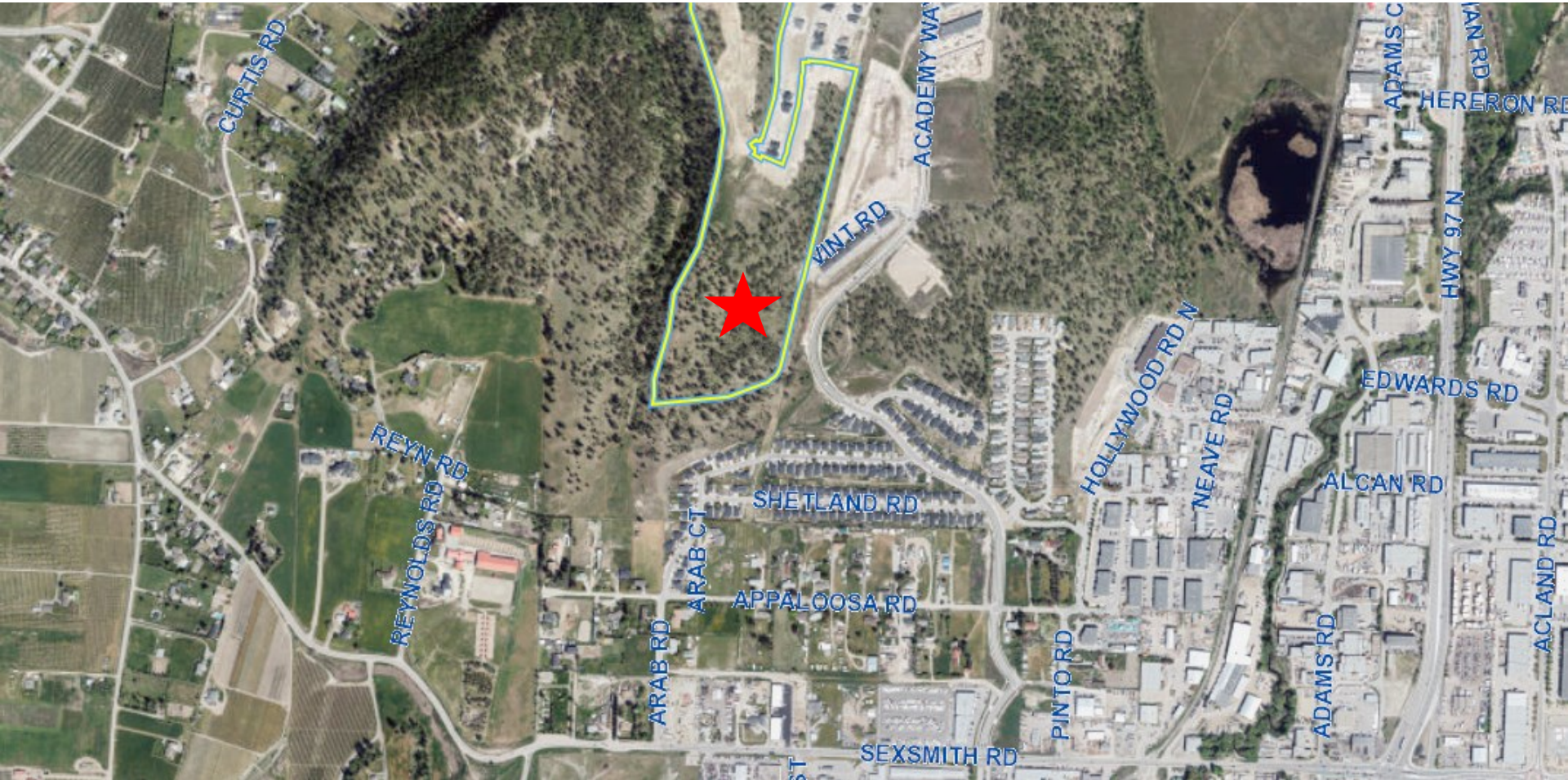
Final Reading



Development Permit/Development Variance
Permit

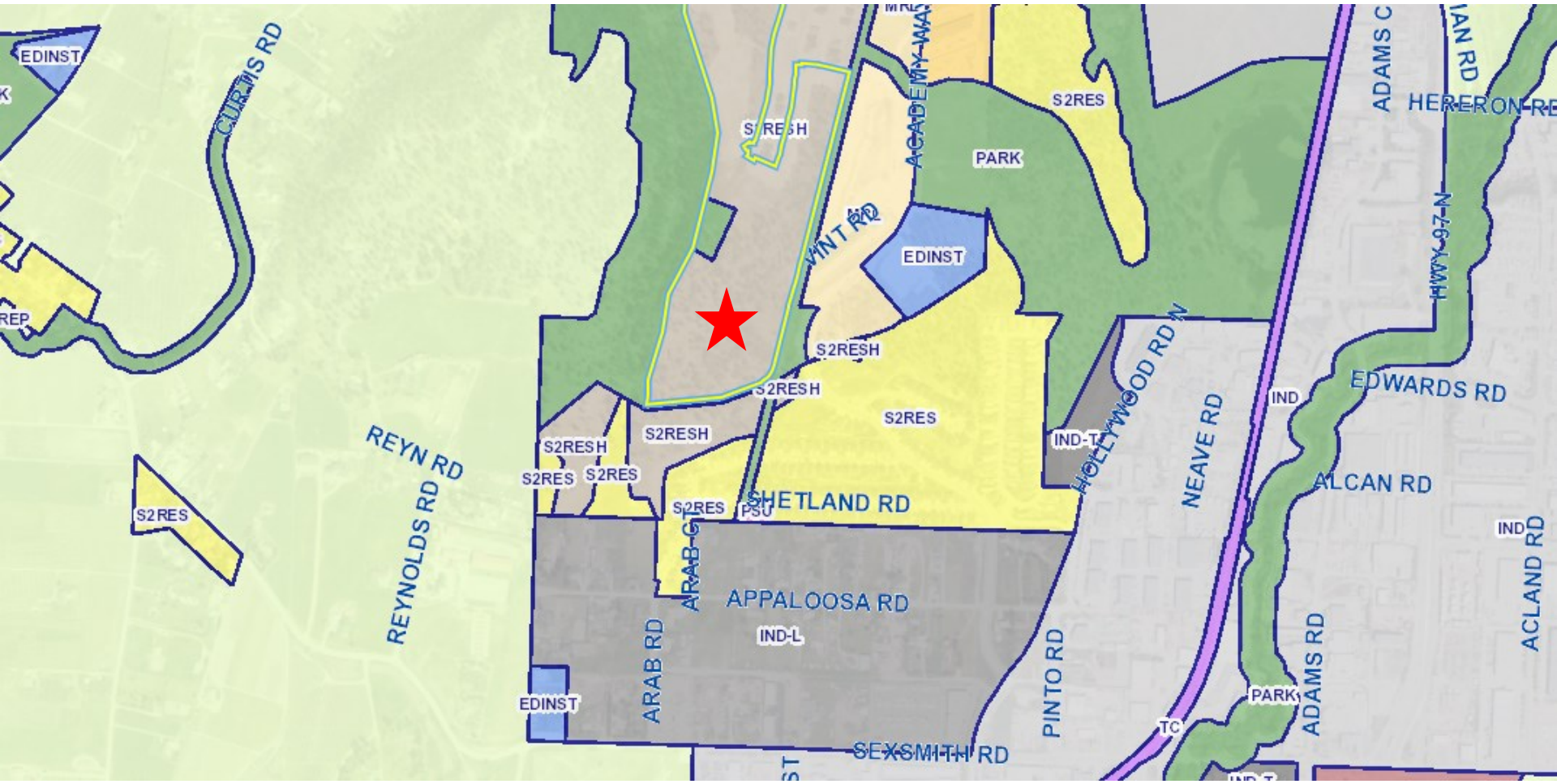
Council
Approvals

Context Map



City of Kelowna

OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map



City of Kelowna

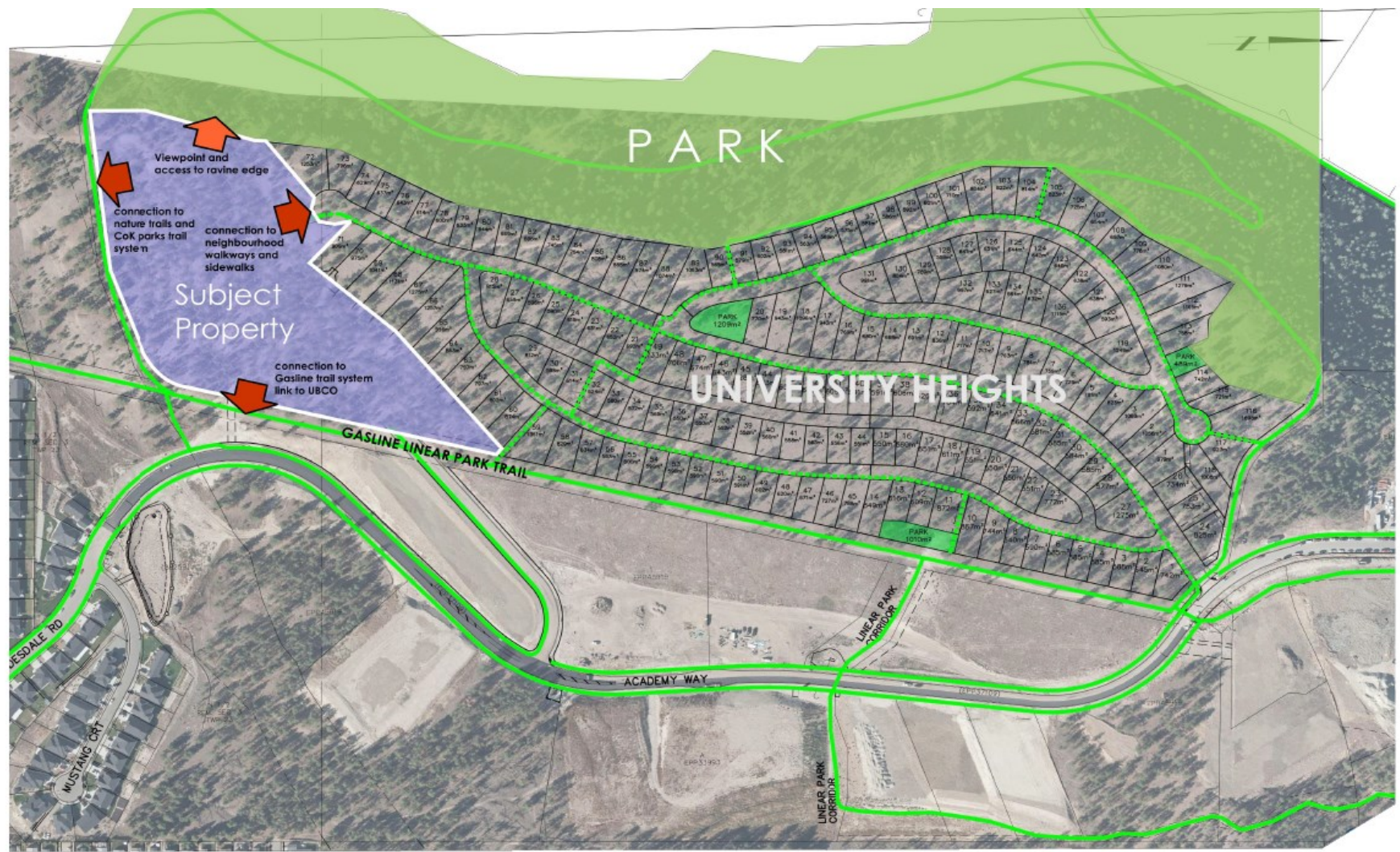
Project Details

- ▶ Property is approx. 4.6 ha and currently vacant
- ▶ Proposed 142 unit rental development
- ▶ Built out over two phases
- ▶ Public and private trail network and connections to adjacent parkland provided
- ▶ One identified variance
 - ▶ To allow for up to 8 dwelling units within a building

Subject Property Map



Site Plan



VINT ROAD DEVELOPMENT OPEN SPACE AND TRAIL LINKAGES

City of Kelowna



L-01
14145-16
MARCH 1, 2019

Development Policy

- ▶ Kelowna Official Community Plan (OCP)
- ▶ *Objective 5.2 Develop Sustainably*
 - ▶ *Policy .3 Complete Suburbs.* Support a mix of uses within Kelowna's suburbs, in accordance with "Smart Growth" principles to ensure complete communities...
 - ▶ *Policy .5 Integrated Land Use.* Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.

Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the proposed Official Community Plan and Rezoning Amendment application
 - ▶ Meets the intent of the University South ASP
 - ▶ Integrates well into the neighboring University Heights developments and existing park and open space
 - ▶ Meets infill growth policies within the Permanent Growth Boundary



Conclusion of Staff Remarks

Site Plan

Notes

- The illustrated landscape plan is conceptual only, not for construction.
- All plants, material and planting practices to conform to the Canadian Landscape Standard - Current Edition.
- Contractor to provide a warranty and maintenance period of 1 year on all plants and materials. Plants and materials that fail before end of the warranty period shall be replaced by the contractor.
- All planting areas to receive 40mm of topsoil. Lawn and dyed/dyed grass areas 300mm depth topsoil.
- Prior to delivery to site, a representative sample and test results of topsoil should be made available to the consultant for approval.
- Plant material selections are conceptual only. Final planting selections may vary depending on availability. No plant species substitution will be accepted without the written consent of the consultant.
- All planting beds to receive 50 mm depth of Ogo - Grow-much or approved equivalent.
- All planting beds and lawn areas to be irrigated.

See Plant list

- Soaked lawn area
- Original Grass Site
- Dyed Grass Site Seed Blend (10-10-10)
 - Claytonia 20
 - Perennial Ryegrass 15
 - Bermuda Grass 10
 - Timothy 10
 - Creeping Red Fescue 10
 - Annual Ryegrass 10
 - Red Fescue 10
- Unimproved Areas (Based on local conditions)
 - Planting trees to be selected by contractor
 - 1.2m wide outdoor slip trail

Large Scale Ornamental Trees

Medium Scale Ornamental Trees

Coniferous Trees

Massed planting areas (perennial, unimproved grass)

PARK

UNIVERSITY HEIGHTS

YINT ROAD

GAS LINE TRAIL

ACADEMY WAY

PARK TRAIL

Nature Playground

Gazebo/Viewpoint

Accessible Playground

CONCEPTUAL

L-03
14145-18
MARCH 1, 2019

