



OCP20-0001 & Z20-0001 815-831 Leon Ave.

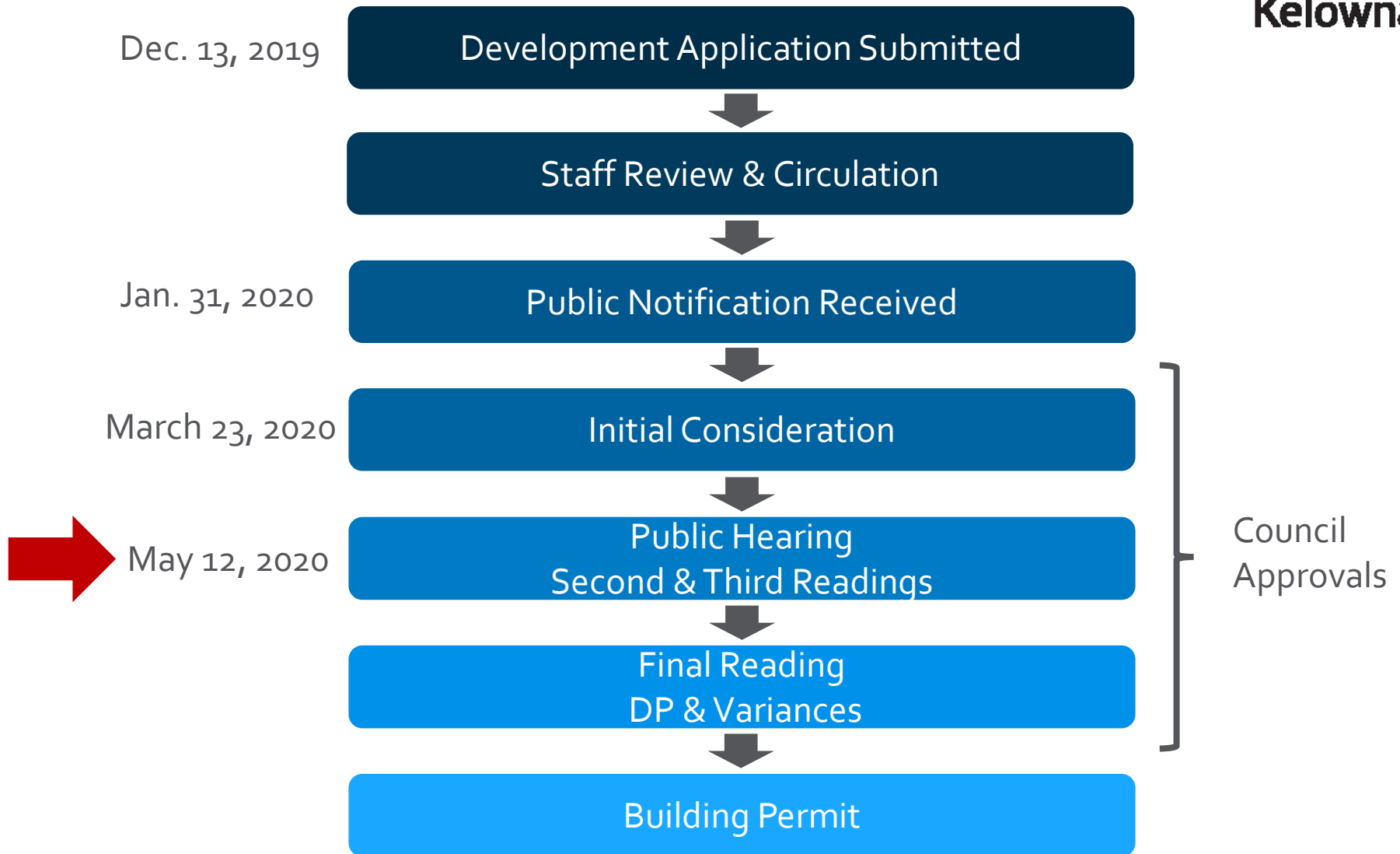
OCP Amendment & Rezoning Application



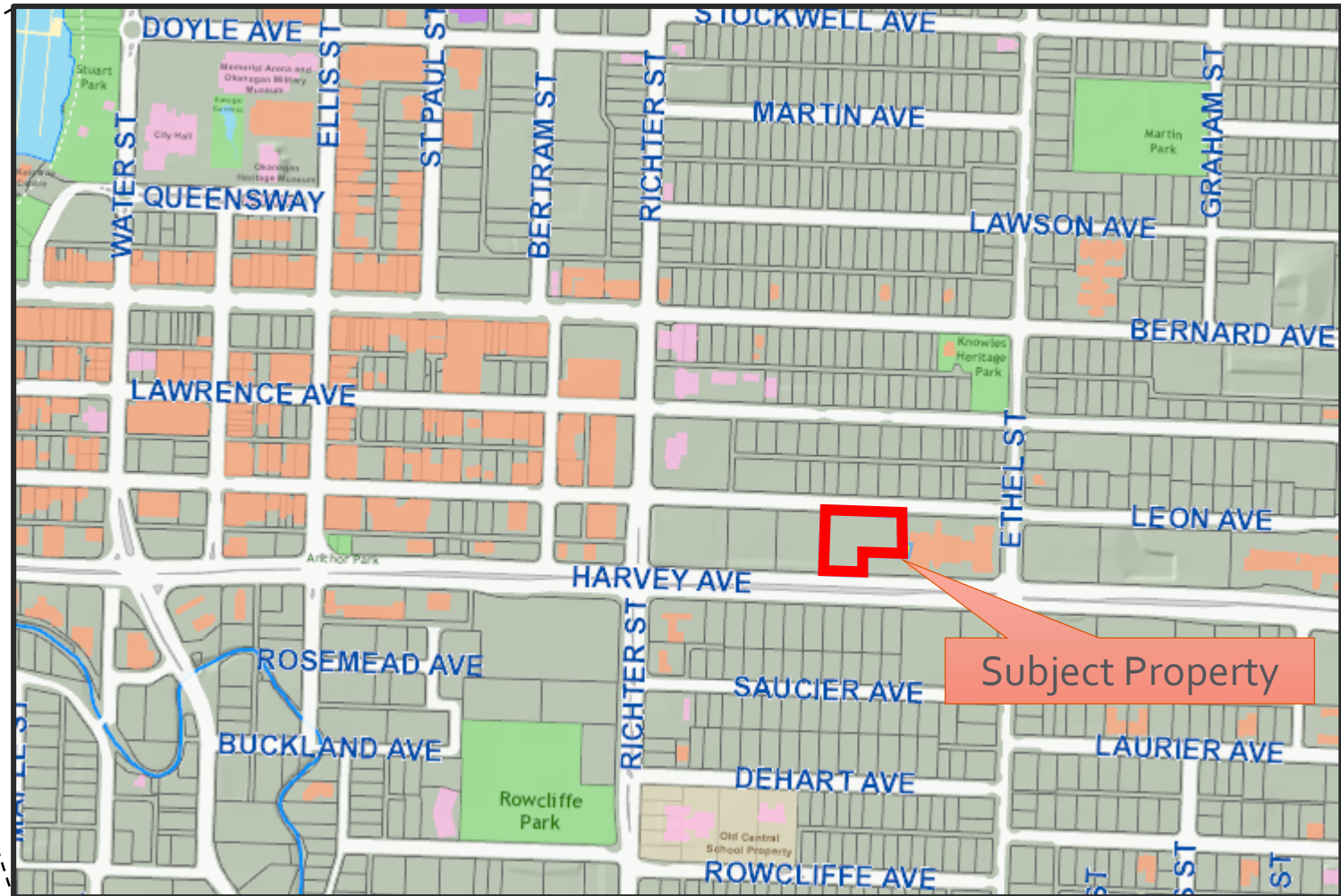
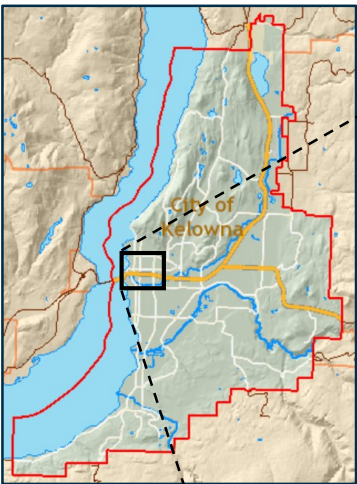
Proposal

- ▶ To amend the Official Community Plan to change the future land use designation of the subject property from MRM – Multiple Unit Residential Medium Density to MRH – Multiple Unit Residential High Density;
- ▶ And rezone the subject property from the RU2 – Medium Lot Housing zone to the RM6 – High Rise Apartment Housing zone to facilitate the development of a 6 ½ storey rental apartment building.

Development Process

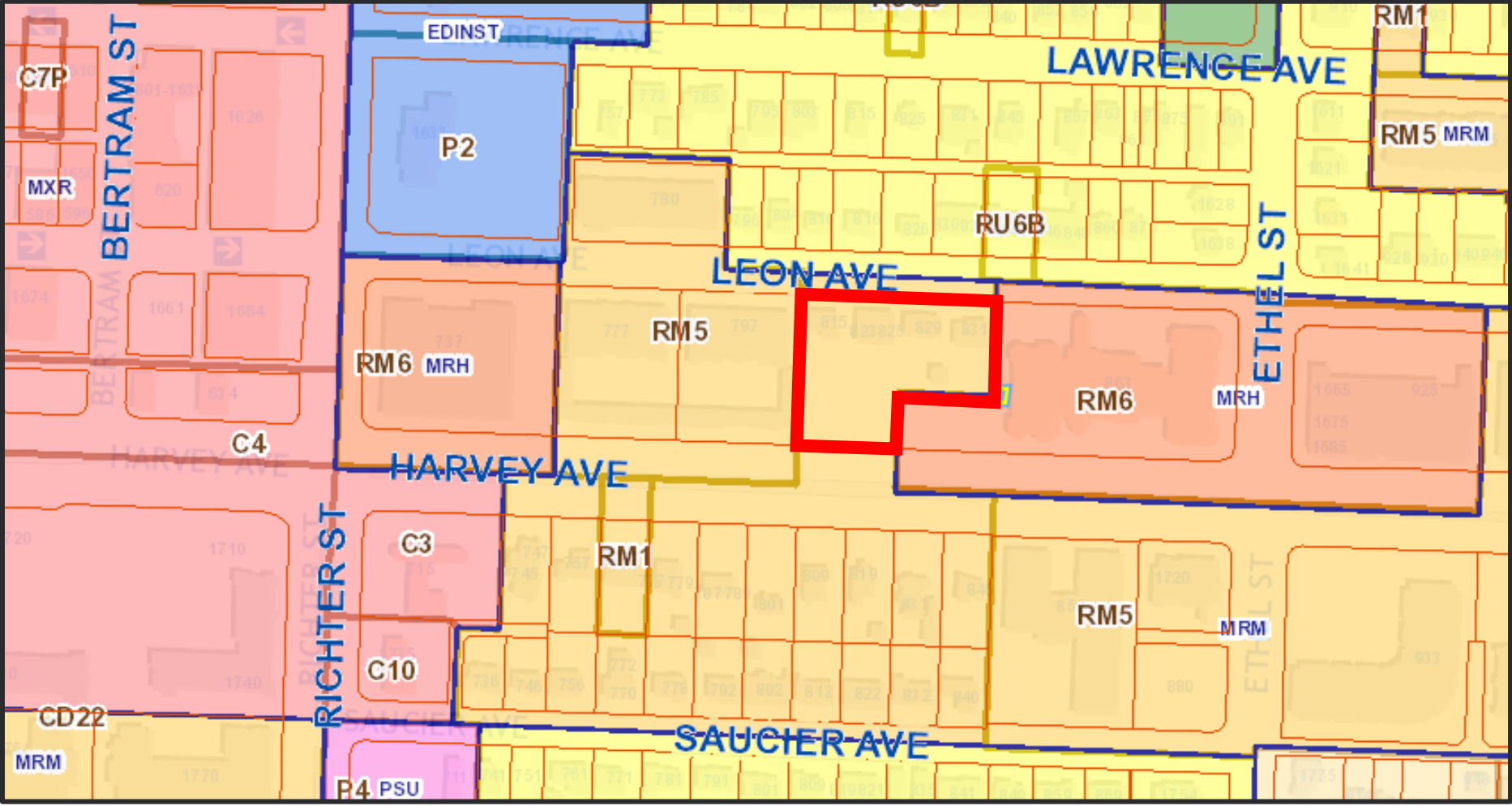


Context Map

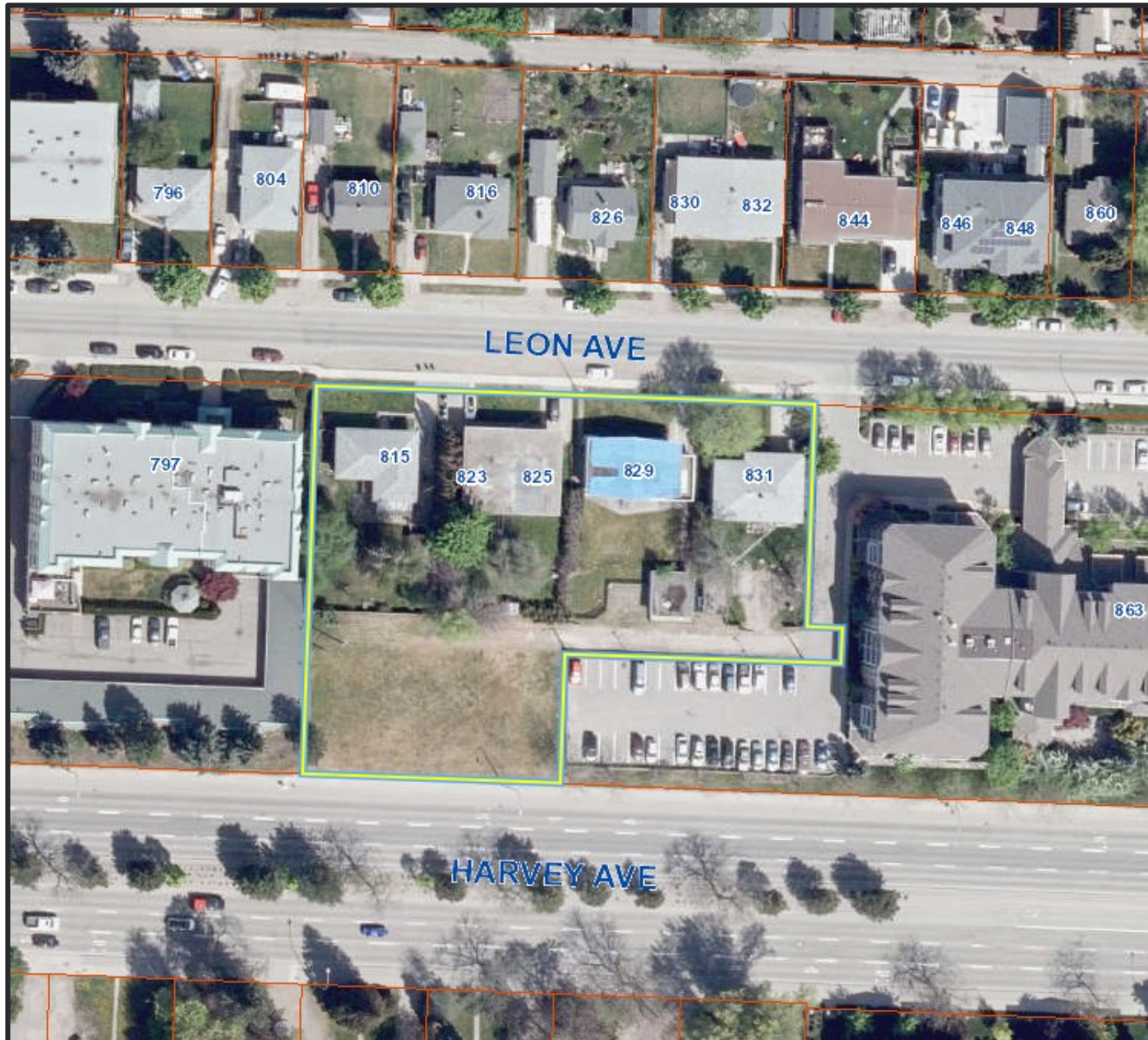


City of Kelowna

OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- ▶ The proposed OCP Amendment and Rezoning are meant to accommodate a 6 ½ storey rental apartment building with a floor area ratio (FAR) of 1.64.
- ▶ The maximum FAR achievable under the RM5 zone, consistent with the property's existing MRM future land use designation, is 1.4.
- ▶ Thus the proposed development requires both a rezoning to RM6 and an OCP Amendment to MRH.

Project/technical details

- ▶ Despite exceeding the FAR of the RM5 zone, the size and scale of the proposed development reflects that of a mid-rise apt. building, which the MRM designation is meant to accommodate.



Project/technical details

- ▶ The maximum height under the RM6 zone is 55m or 16.0 storeys. However, Staff wish to limit the height of development in this area to mid-rise buildings;
 - ▶ Therefore, Staff are requesting a covenant be placed on Title limiting height to 6 ½ storeys and 24m.
- ▶ Staff are tracking 3 variances related to the proposed development.
 - ▶ These variances will be evaluated and formally considered at Development Permit stage.

Development Policy

- ▶ **Contain Urban Growth:** Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.
- ▶ **Promote Compact Urban Form:** Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities... through development, conversion, and re-development within Urban Centres in particular

Public Notification Policy #367

- ▶ Public consultation process was conducted in full compliance with Policy No. 367 Public Notification & Consultation for Development Applications.
 - ▶ Public Information Session held on Feb. 12, 2020.

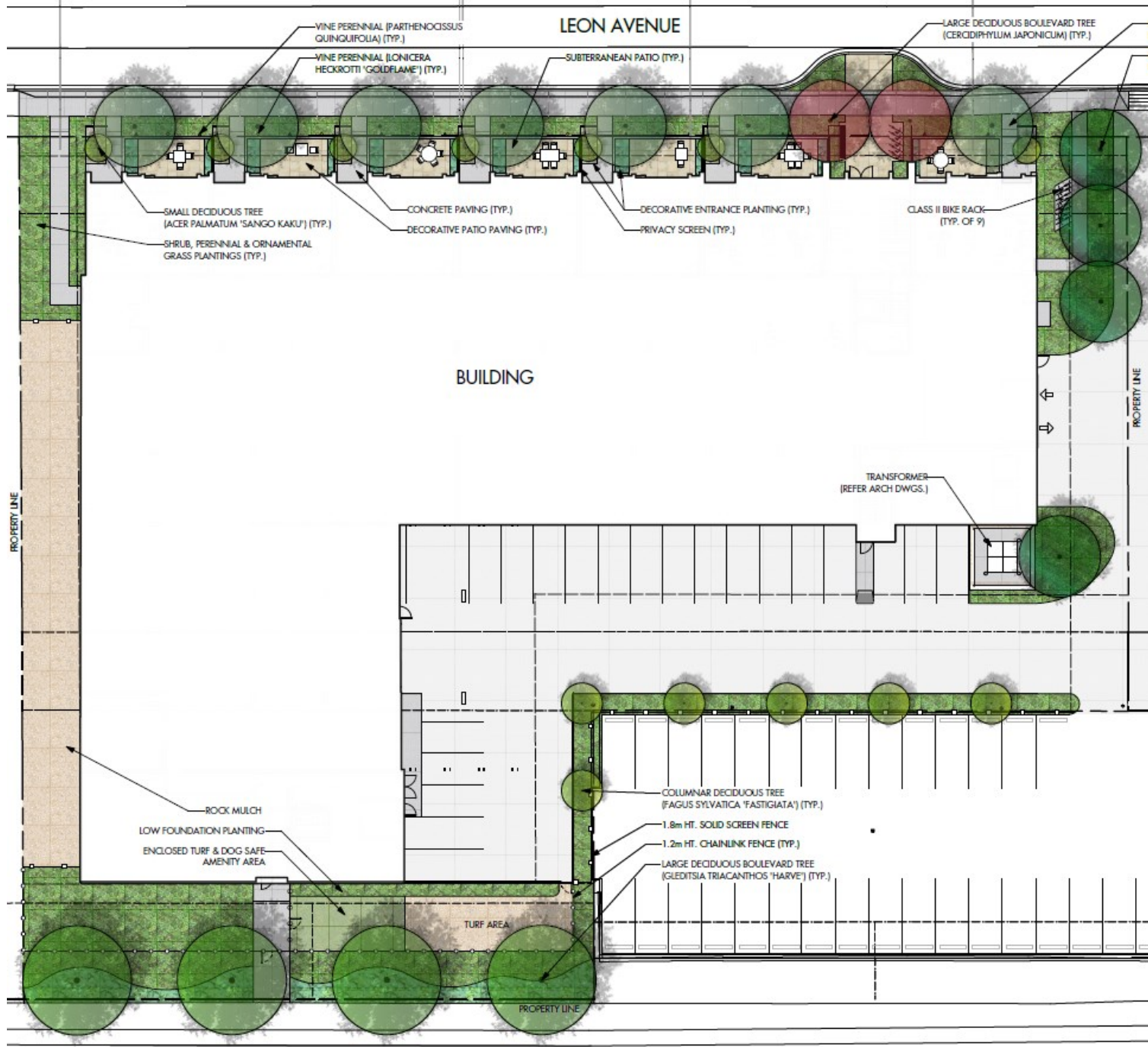
Staff Recommendation

- ▶ Staff support the proposal to change the future land use designation of the subject property to MRH and rezone to RM6 to facilitate the development of a 6 ½ storey rental apartment building.
 - ▶ Promotes a compact urban form and introduces urban growth in a desired area.
 - ▶ Close proximity to downtown and Ethel St. multi-use pathway
 - ▶ Reflects the intended size and scale of the existing future land use designation.



Conclusion of Staff Remarks

Site Plan



VINE PERENNIAL (PARthenocissus QUINGUIFOLIA) (TYP.)

LEON AVENUE

LARGE DECIDUOUS BOULEVARD TREE (CERCIDIPHYLLUM JAPONICUM) (TYP.)

VINE PERENNIAL (LONICERA HECKROTTI 'GOLDFLAME') (TYP.)

SUBTERRANEAN PATIO (TYP.)

SMALL DECIDUOUS TREE (ACER PALMATUM 'SANGO KAKU') (TYP.)

CONCRETE PAVING (TYP.)

DECORATIVE ENTRANCE PLANTING (TYP.)

CLASS II BIKE RACK (TYP. OF 9)

SHRUB, PERENNIAL & ORNAMENTAL GRASS PLANTINGS (TYP.)

DECORATIVE PATIO PAVING (TYP.)

PRIVACY SCREEN (TYP.)

BUILDING

TRANSFORMER (REFER ARCH DWGS.)

PROPERTY LINE

PROPERTY LINE

ROCK MULCH

LOW FOUNDATION PLANTING

ENCLOSED TURF & DOG SAFE AMENITY AREA

COLUMNAR DECIDUOUS TREE (FAGUS SYLVATICA 'FASTIGIATA') (TYP.)

1.8m HT. SOLID SCREEN FENCE

1.2m HT. CHAINLINK FENCE (TYP.)

LARGE DECIDUOUS BOULEVARD TREE (GLEDITSIA TRIACANTHOS 'HARVE') (TYP.)

TURF AREA

PROPERTY LINE

HARVEY AVENUE