



# 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 RU<sub>1</sub>H – Large Lot Housing (Hillside Area) to Rm<sub>2</sub>H – Low Density Row Housing (Hillside Area) to accommodate a 142 unit rental development

# Development Process

March 12, 2019

Development Application Submitted

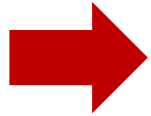


Staff Review & Circulation



August 1, 2019

Public Notification Received



May 4, 2020

Initial Consideration



Public Hearing  
Second & Third Readings



Final Reading

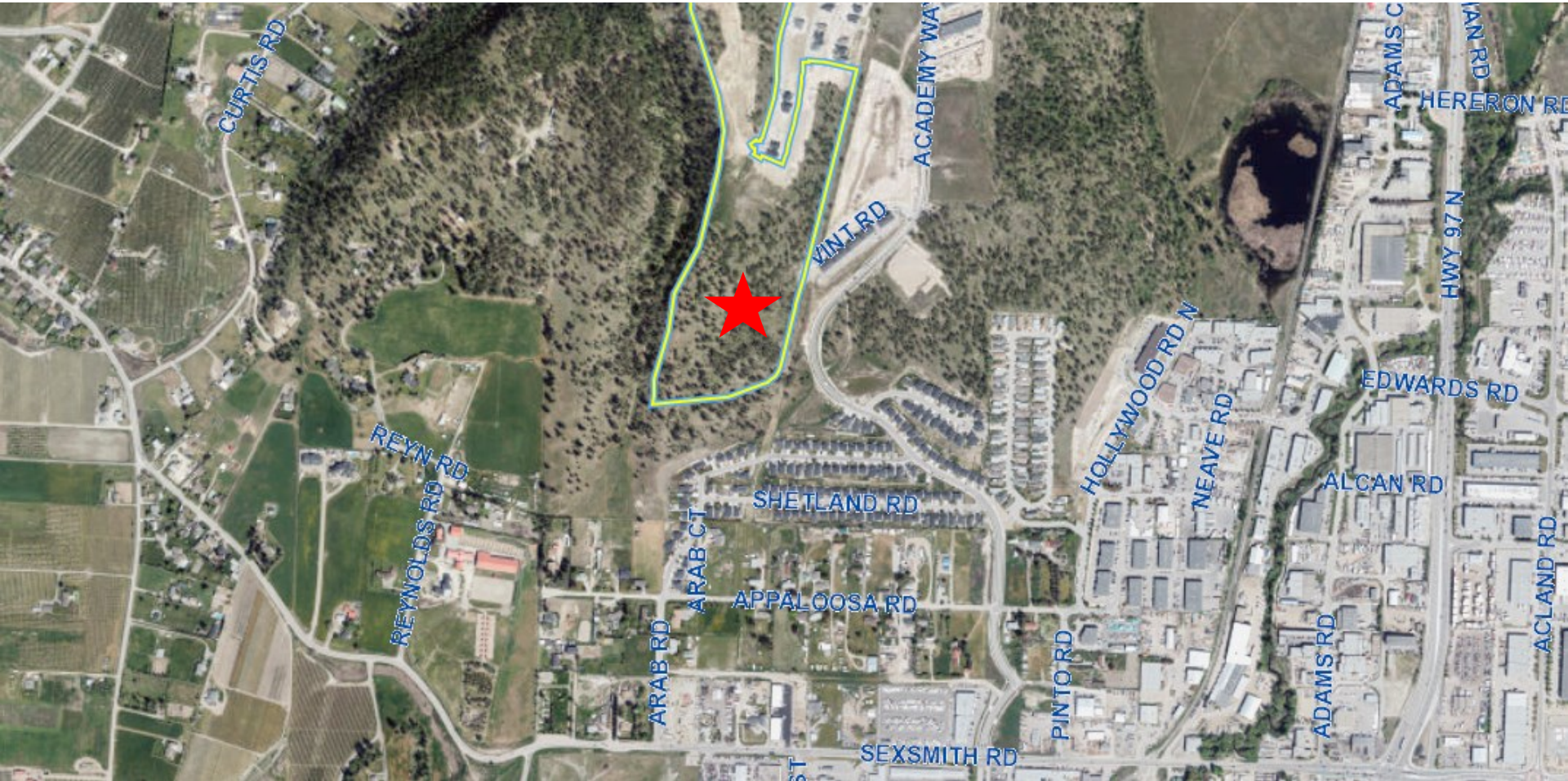


Development Permit/Development Variance  
Permit

Council  
Approvals



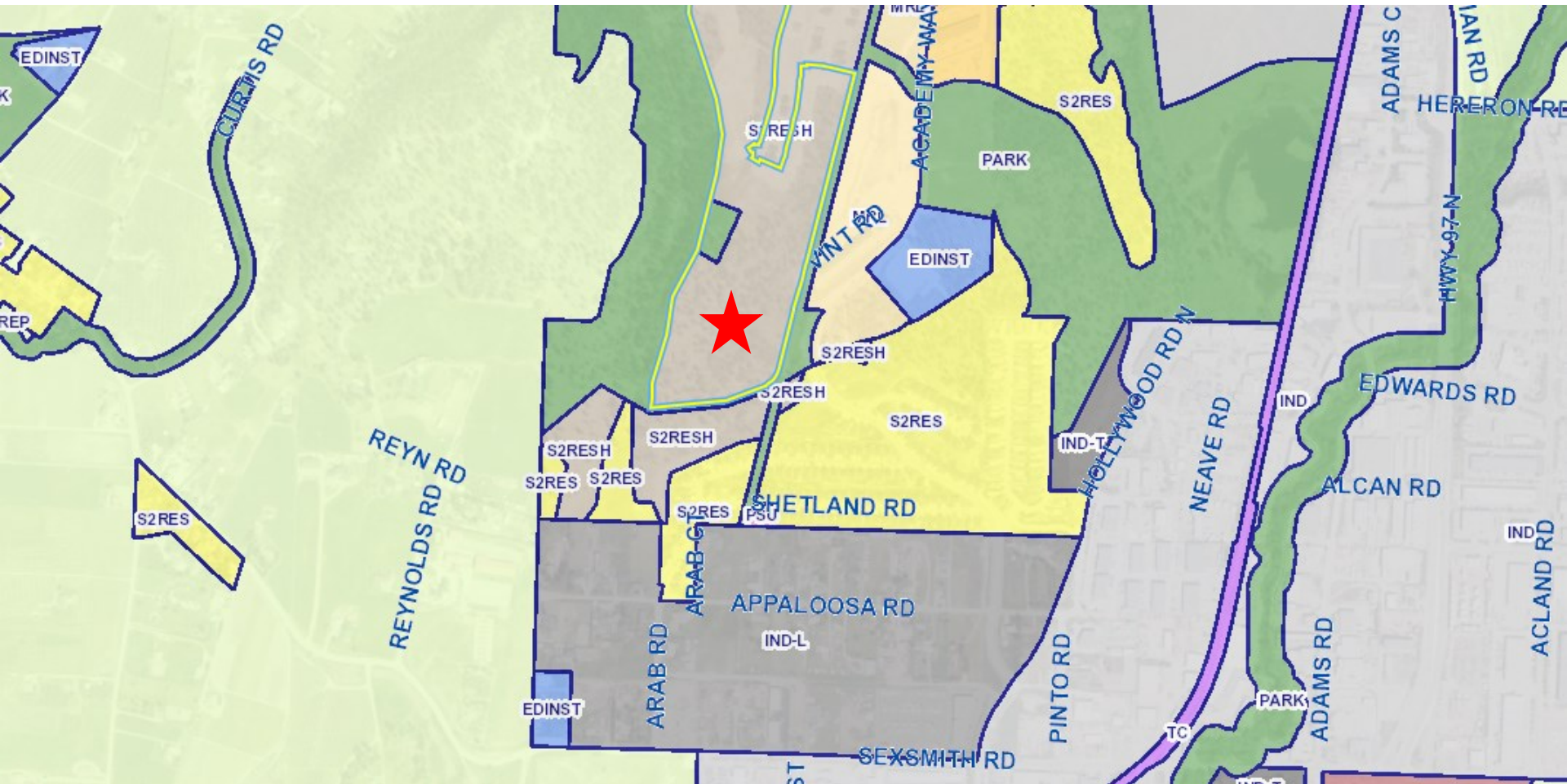
# Context Map



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

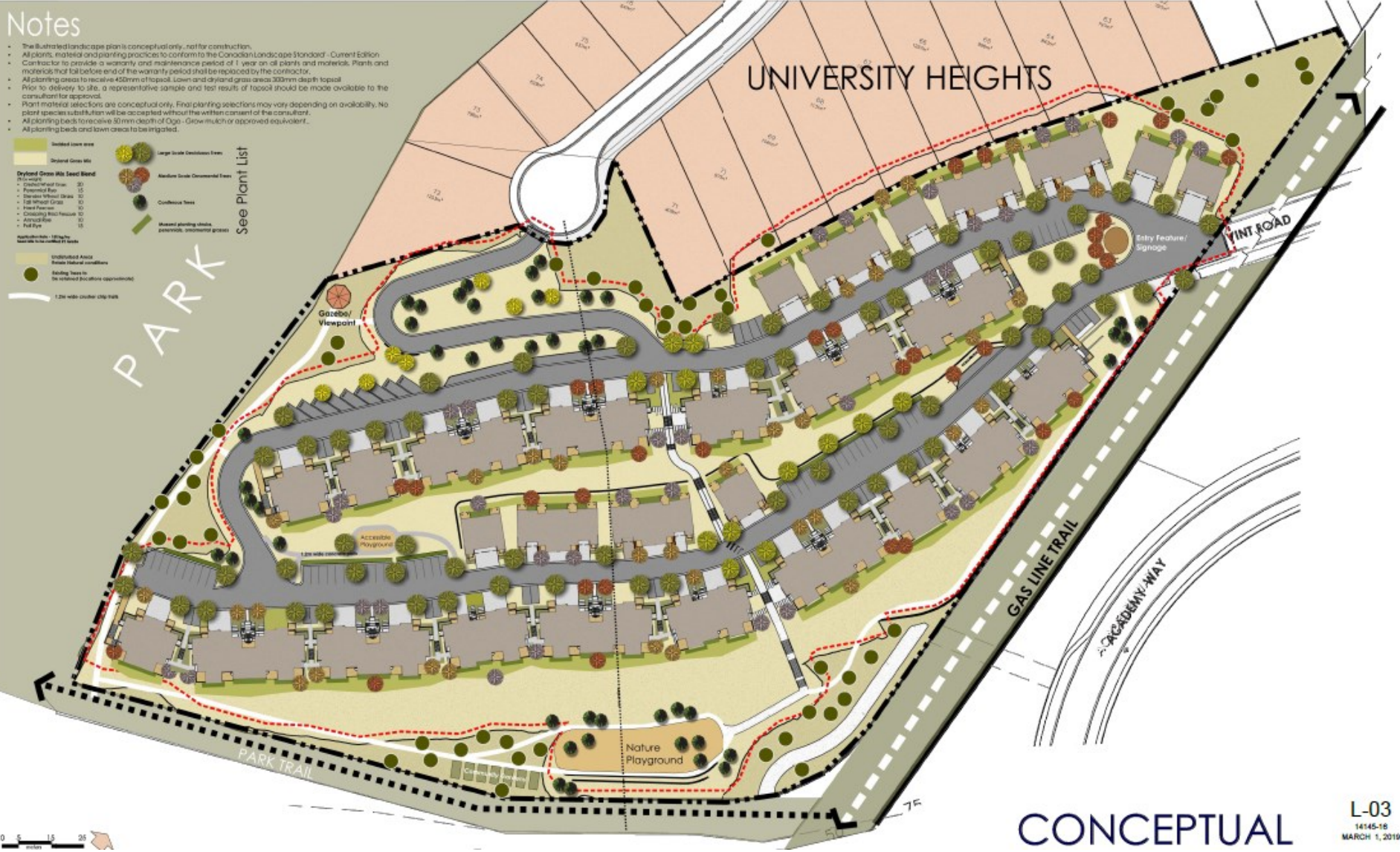


# Subject Property Map



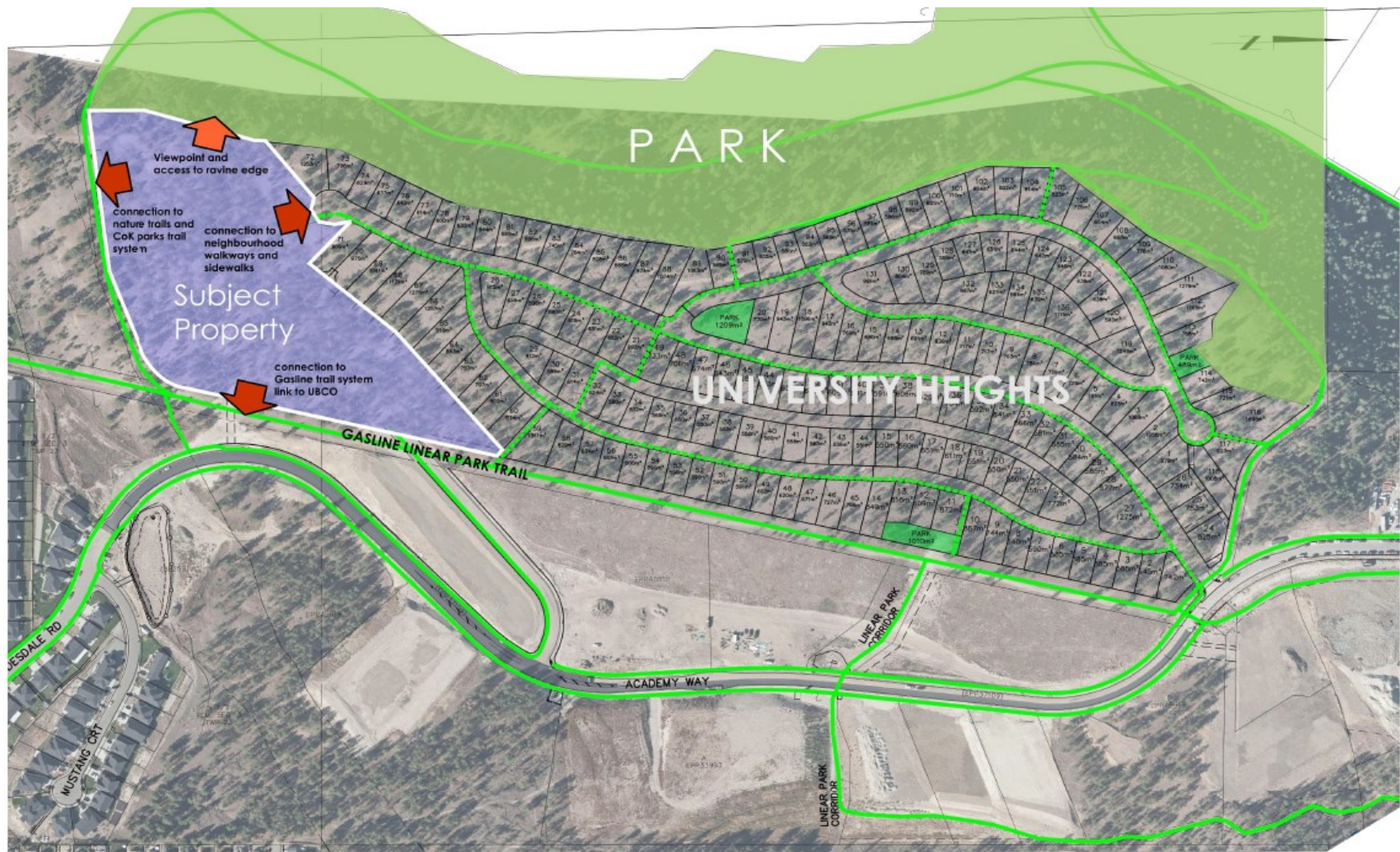


# Site Plan





# Site Plan



## VINT ROAD DEVELOPMENT OPEN SPACE AND TRAIL LINKAGES

City of Kelowna



CTQ

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

