



# OCP20-0004 & Z20-0007 3031 & 3041 Abbott St

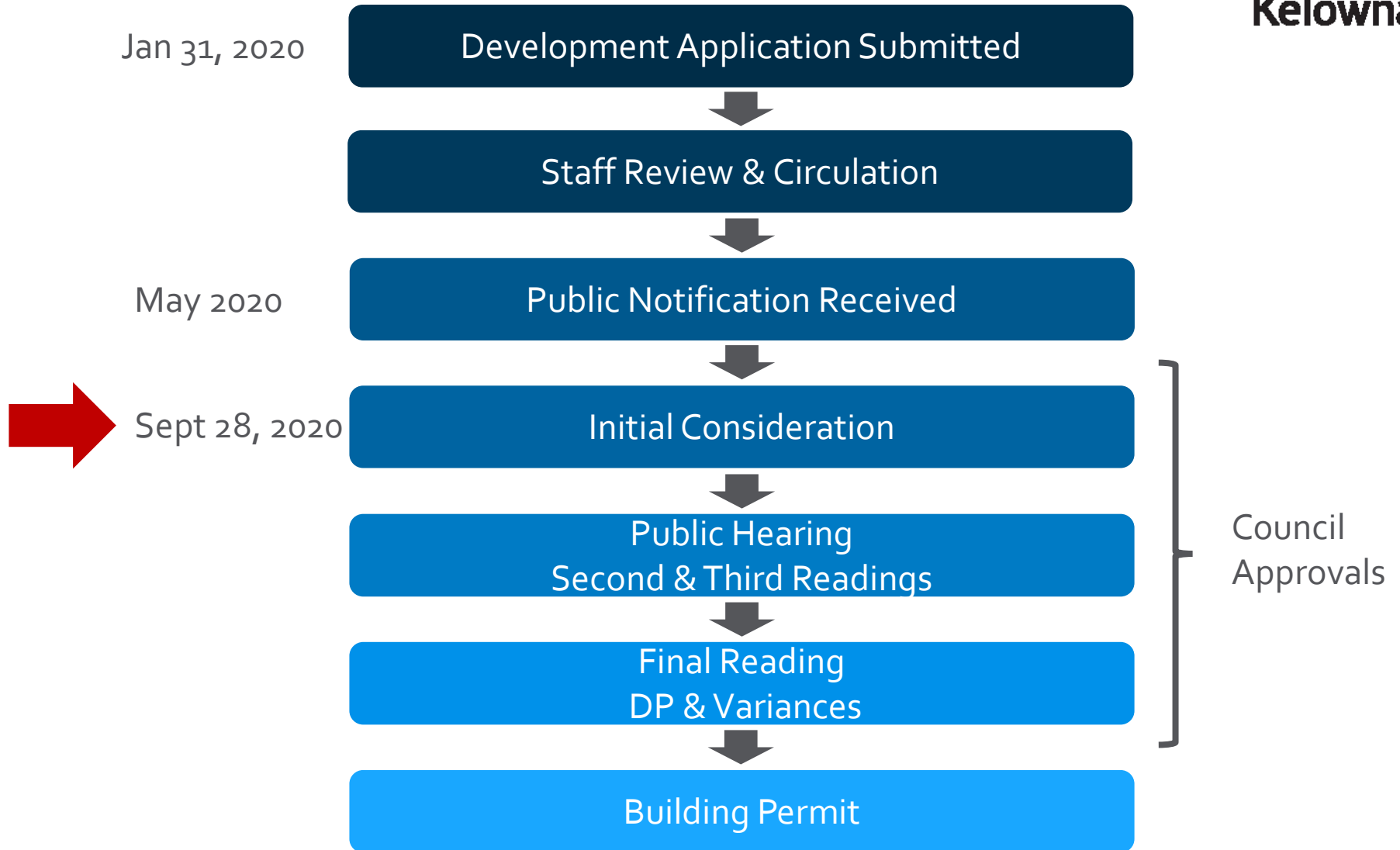
Official Community Plan Amendment and Rezoning  
Application



# Proposal

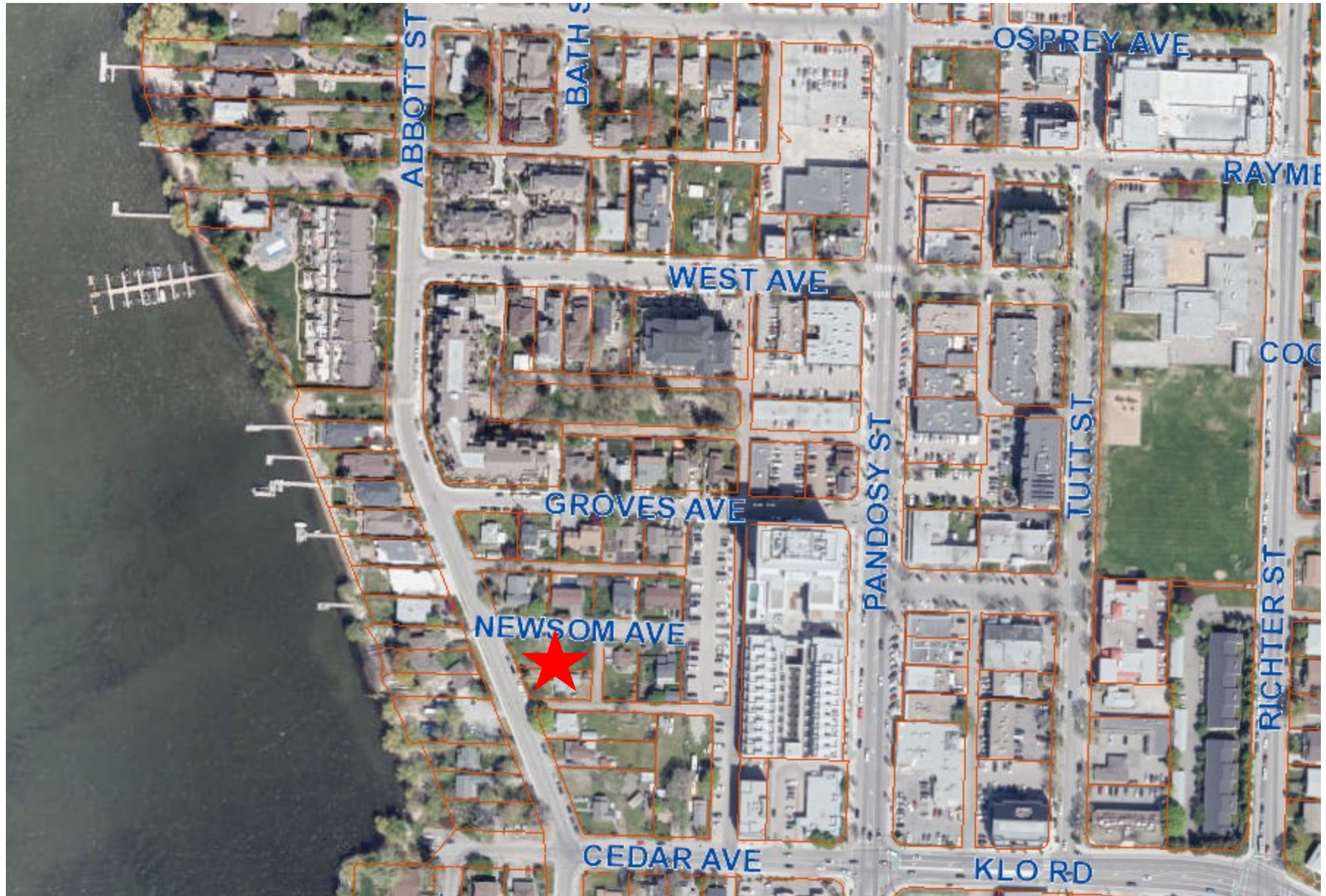
- ▶ To consider an application to amend the Official Community Plan from MRM – Multiple Unit Residential (Medium Density) to MXR Mixed Use (Residential/Commercial) and an application to rezone the subject properties from the RU1 – Large Lot Housing zone to C4 – Urban Centre Commercial zone to facilitate the development of a mixed-use building.

# Development Process

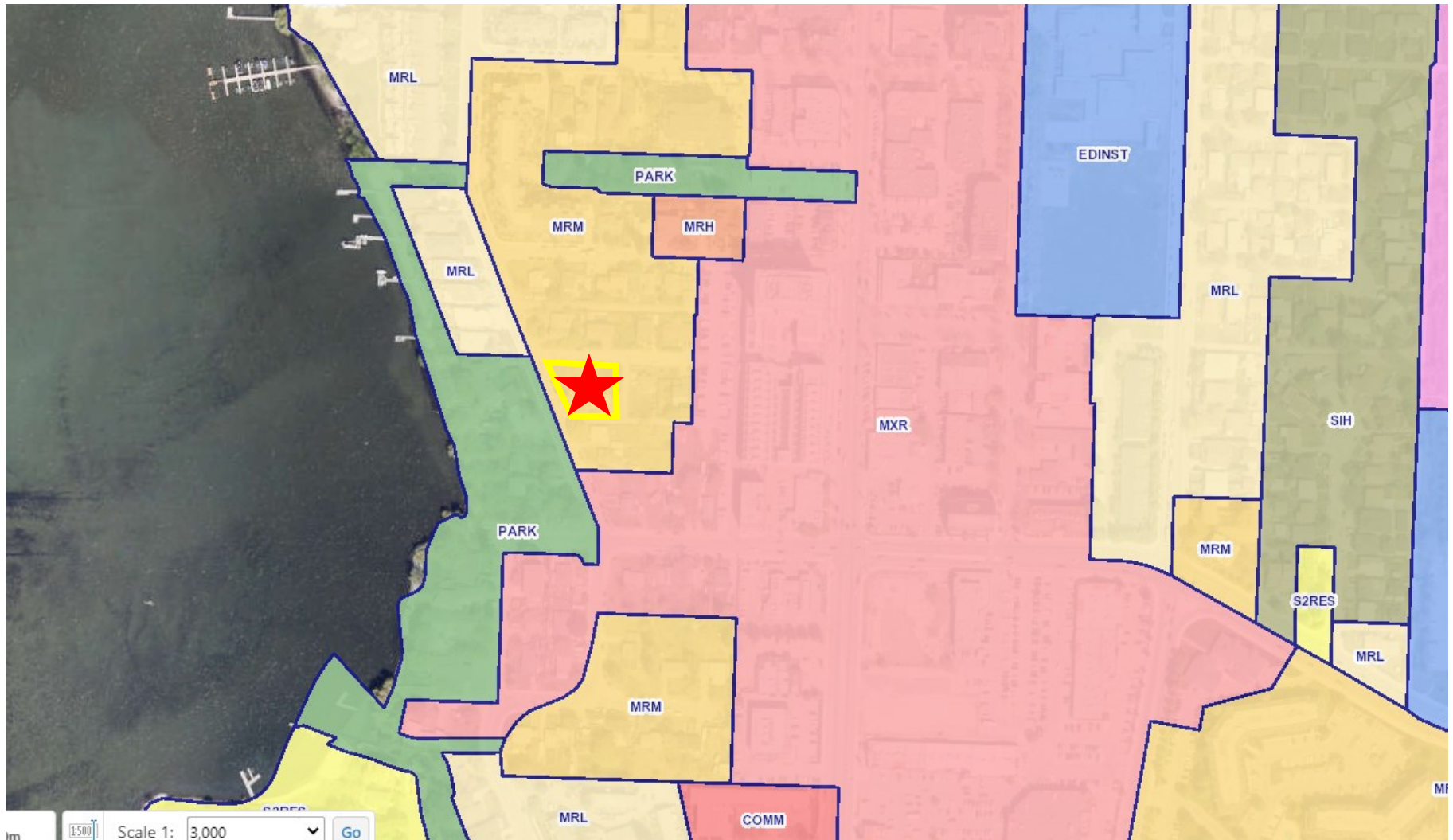




# Context Map



# OCP Future Land Use / Zoning



City of Kelowna



# Subject Property Map

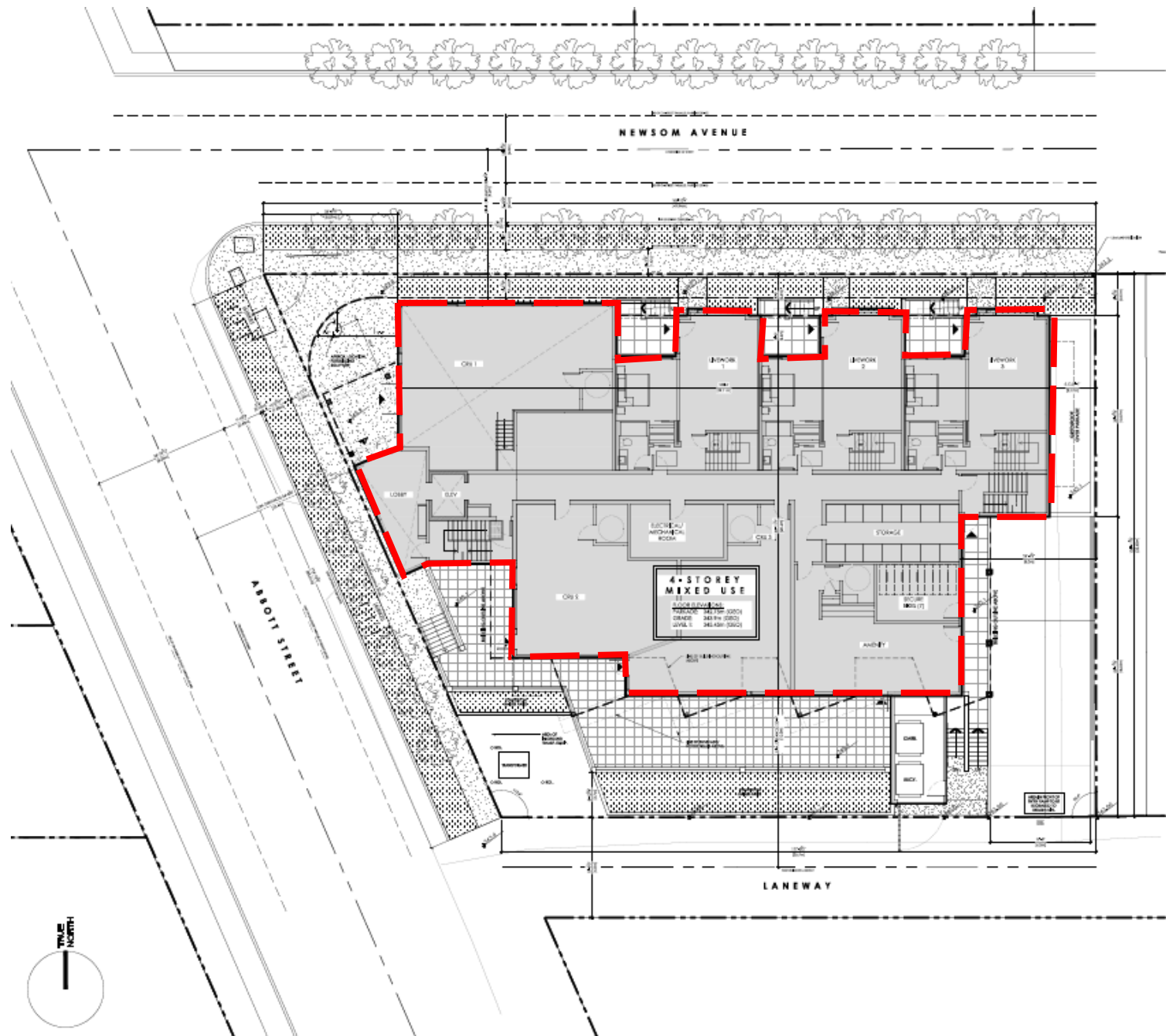


City of Kelowna

# Project/technical details

- ▶ To facilitate the development of a mixed-use building with commercial units and live/work units on the ground level and residential above
- ▶ 4.5 storey building with 24 residential units

# Site Plan





# Renderings



City of Kelowna

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed OCP amendment to MXR Mixed Use (Residential/Commercial) and rezoning to C<sub>4</sub> – Urban Centre Commercial zone:
  - ▶ Within the South Pandosy Urban Centre
  - ▶ Would service the future park development
  - ▶ In a highly walkable and accessible location



## *Conclusion of Staff Remarks*