



OCP19-0007 & Z19-0115 2125 & 2205 Baron Rd and 1839 & 1880 Leckie Rd

Official Community Plan Amendment and Rezoning
Applications



Proposal

- ▶ To amend the Official Community Plan (OCP) to change the future land use designation of the subject properties from MRM- Multiple Unit Residential (Medium Density) and MRH- Multiple Unit Residential (High Density) to MXR- Mixed Use (Residential/Commercial)
- ▶ To rezone the subject properties from the A1- Agricultural 1 zone to C₄- Urban Centre Commercial zone to facilitate the development of a large-scale retail store.

Development Process

September 17, 2019

Development Application Submitted



Staff Review & Circulation



January 27, 2020

Public Notification Received



November 23,
2020

Initial Consideration



Public Hearing- Request to Waive
Second & Third Readings



Final Reading
DP & Variances



Building Permit

Council
Approvals

Context Map



Context Photo



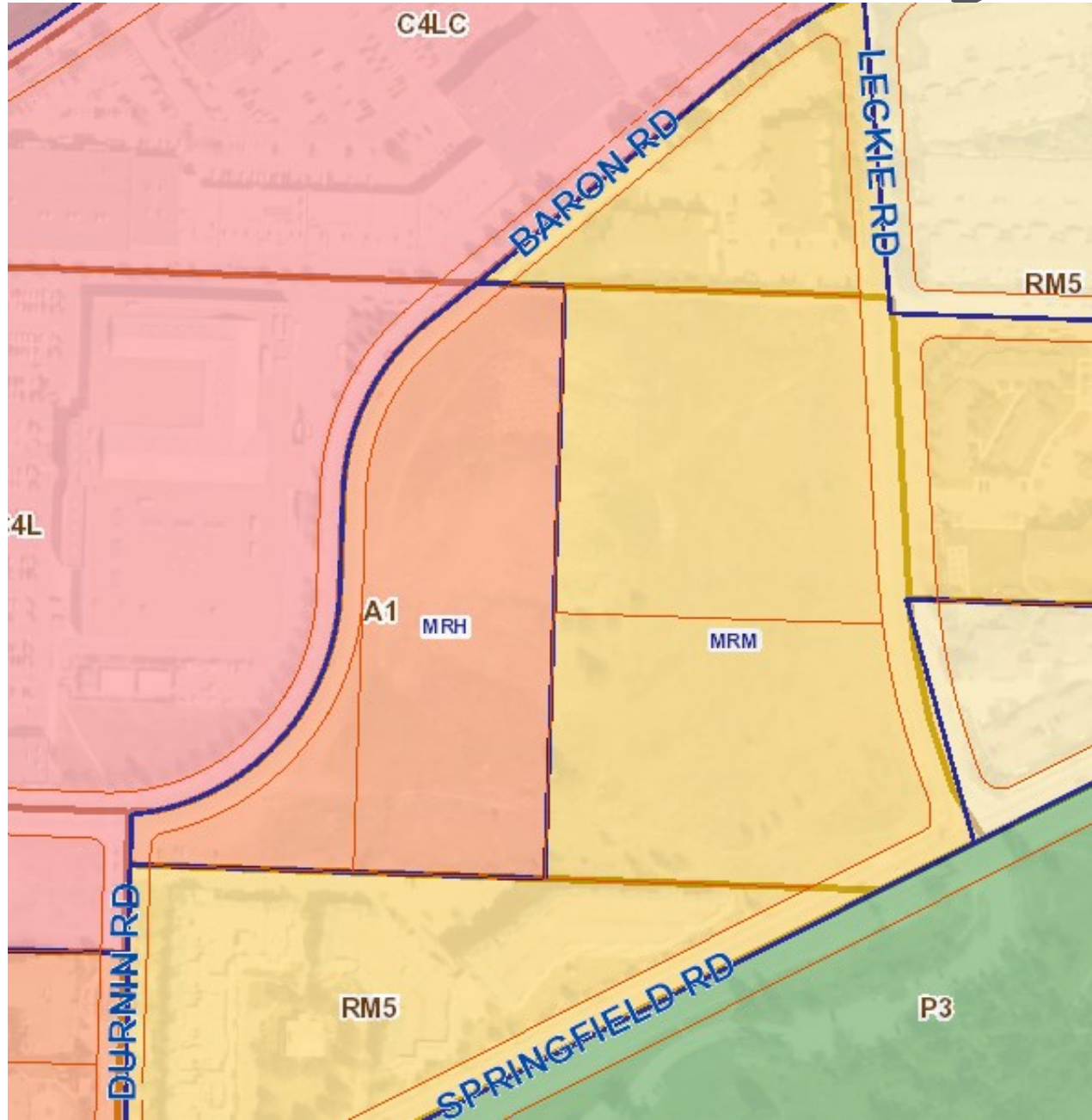
City of Kelowna

Context Photo

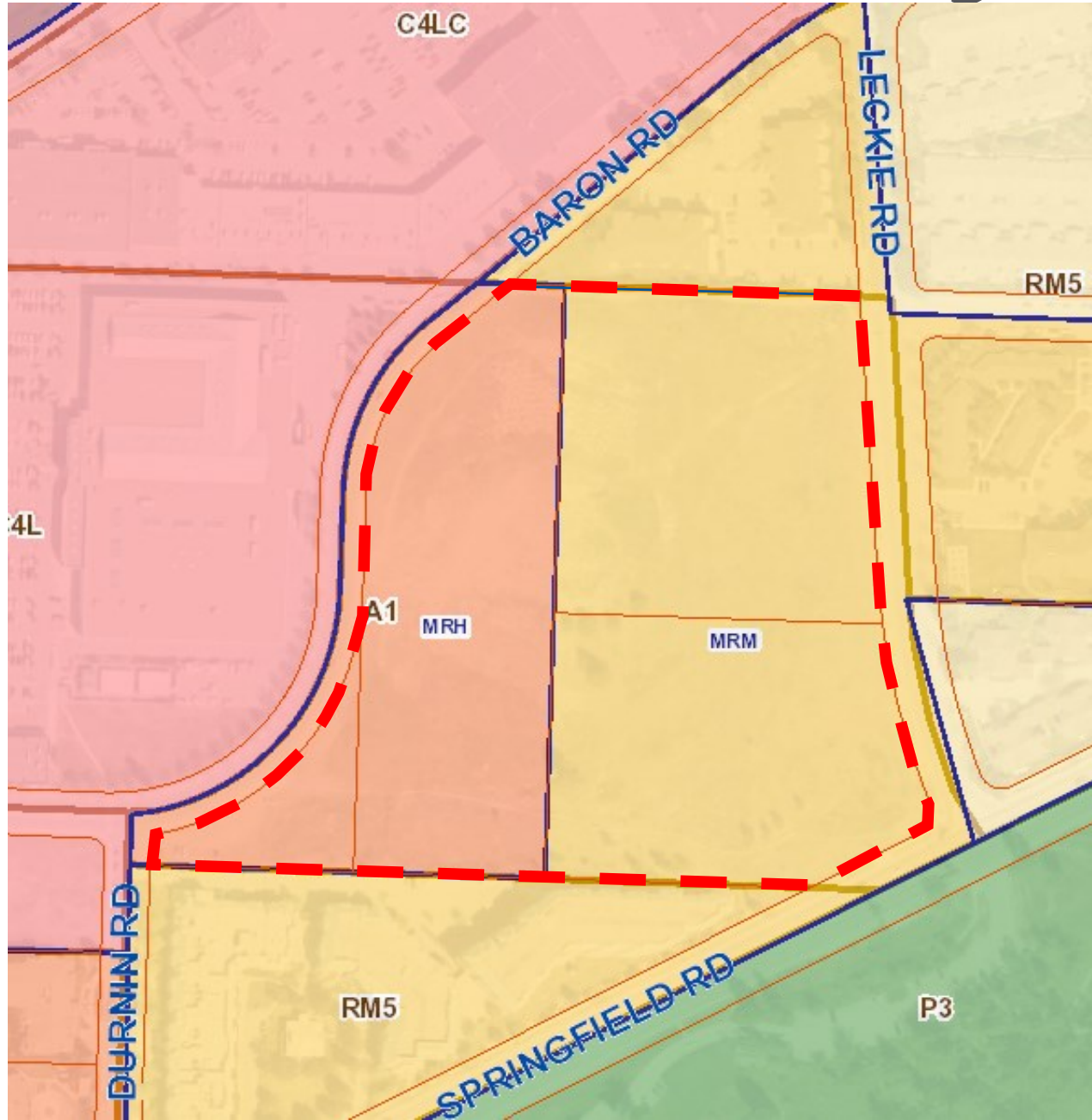


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OCP Future Land Use / Zoning



OCP Future Land Use / Zoning



Subject Property Map



Subject Property Map



Walk Score
61

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score
47

Some Transit

A few nearby public transportation options.

Project Details

- ▶ Site comprises 4 legal parcels representing approximately 14.75 acres of undeveloped land.
- ▶ Proposed warehouse building to be 15,531 m² (167,177 ft²) in size
 - ▶ Approx. 25% larger than the existing location
- ▶ 793 parking stalls proposed
 - ▶ Including 16 accessible stalls
- ▶ 4 site accesses proposed (3 full access, with one right in, right out)

Renderings



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Renderings



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Development Policy

- ▶ Focus development to Designated Growth Areas
 - ▶ Subject properties within Permanent Growth Boundary and Midtown Urban Centre
- ▶ Maximize the use of existing infrastructure and contribute to efficient settlement patterns
- ▶ Increases employment within an Urban Centre
- ▶ C₄ Zone consistent with OCP Future Land Use Designation

Traffic Details

- ▶ 14-month in-depth TIA review process.
- ▶ Results show many intersections within the traffic study area are at or exceeding capacity.
 - ▶ Should the new Costco be supported, it is anticipated that many of the existing trips will be re-distributed from the existing site to proposed site location.
 - ▶ Proposed Costco relocation on the wider traffic network are expected to be minimal and mitigatable.
- ▶ Future traffic improvements to the area will be spread out by future developments, MoTI and City's Master Transportation Planning.

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Official Community Plan Amendment and Rezoning applications.



Conclusion of Staff Remarks

Site Plan

