



# 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 C<sub>4</sub>- 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



Initial Consideration



Public Hearing- Request to Waive  
Second & Third Readings



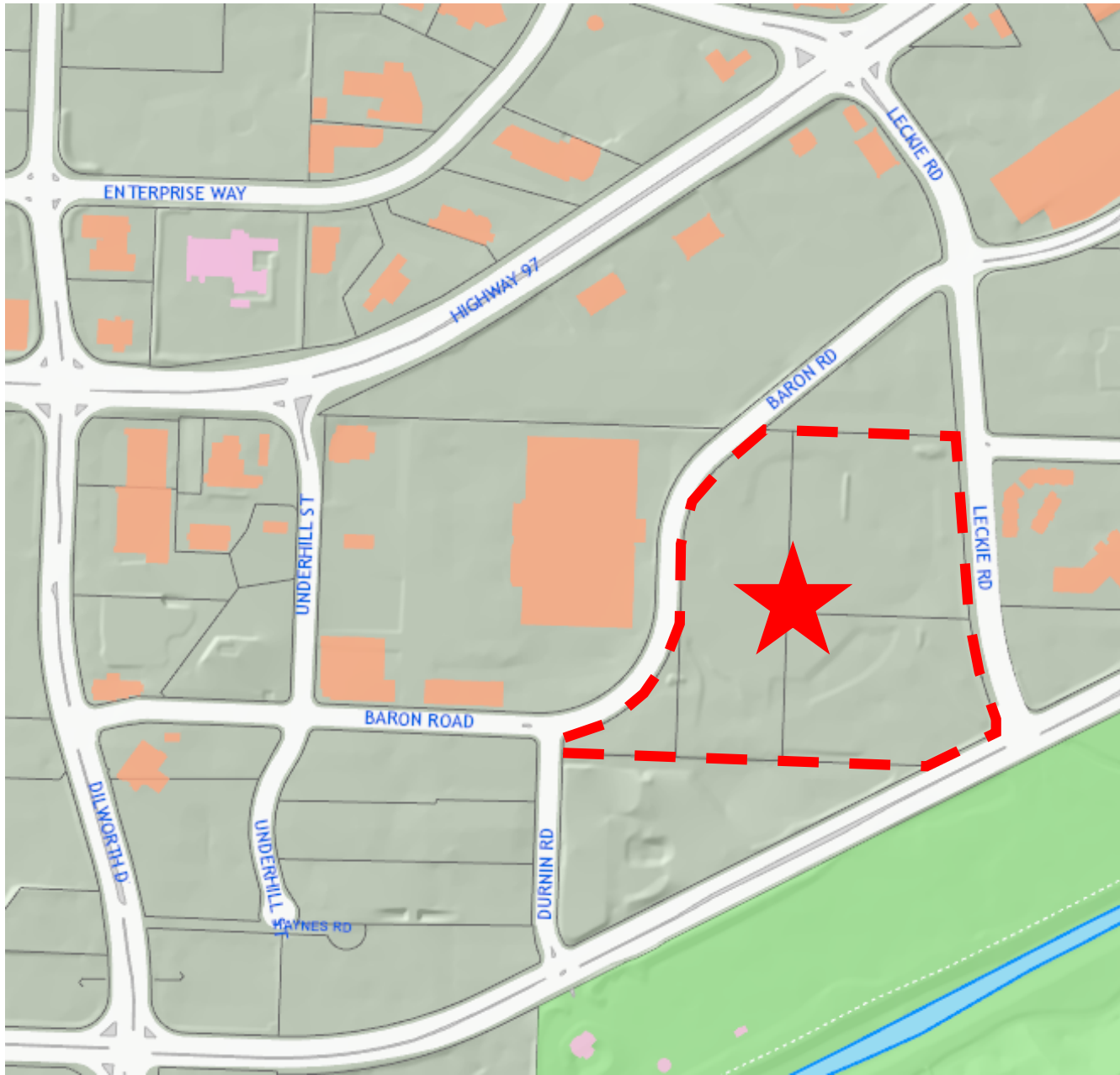
Final Reading  
DP & Variances



Building Permit

Council  
Approvals

# Context Map



# Context Photo



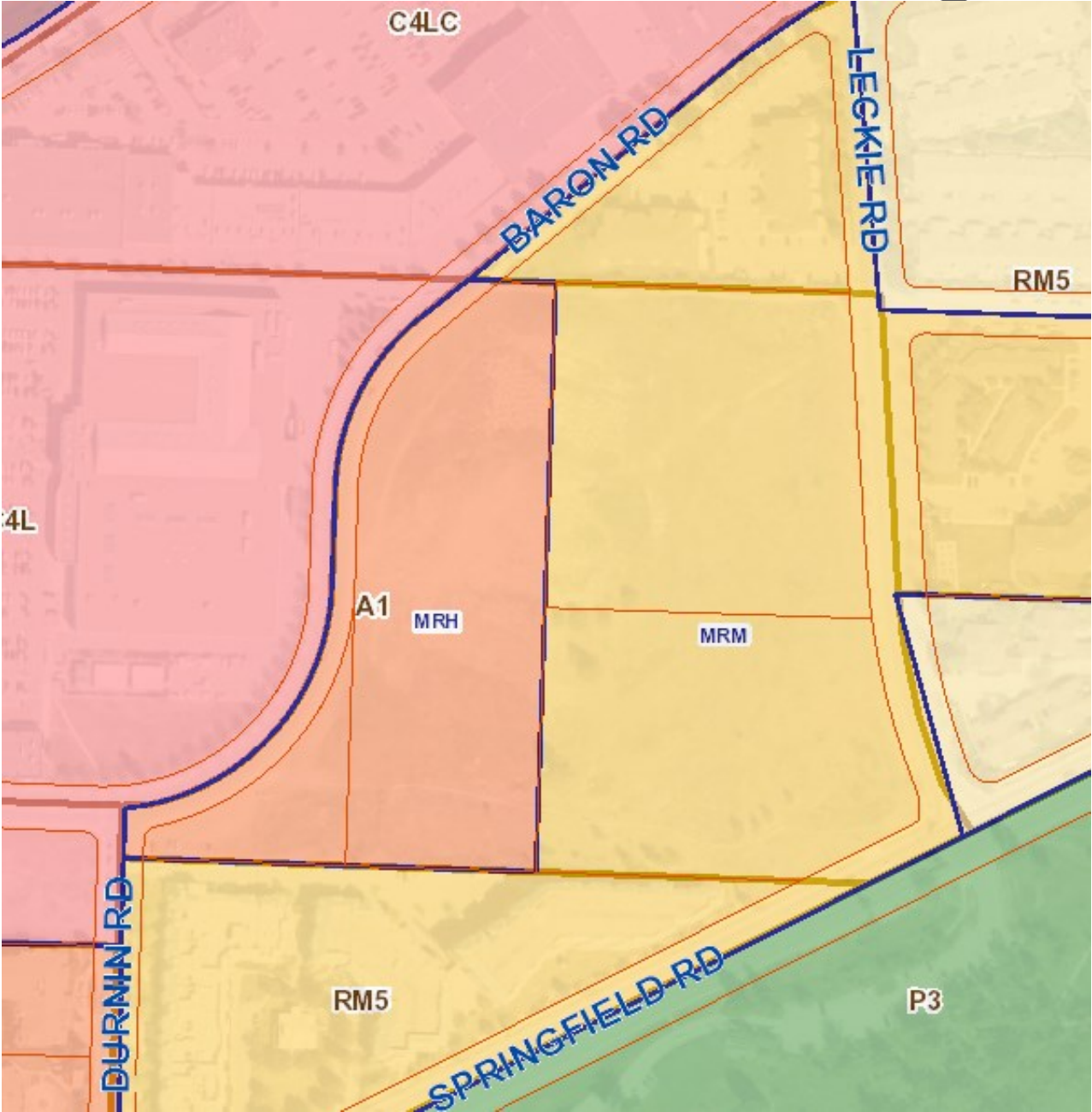
City of Kelowna

# Context Photo

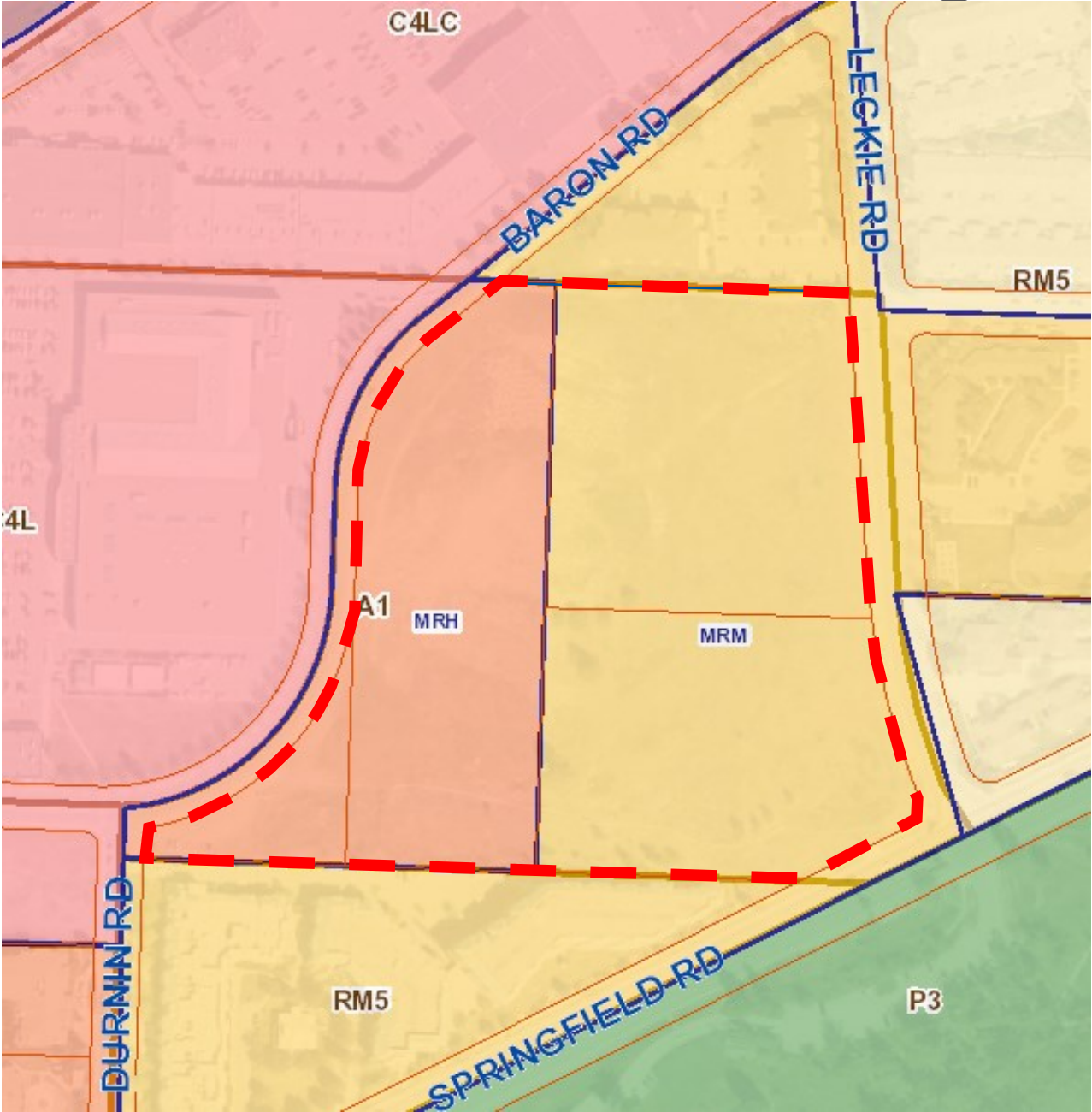


City of Kelowna

# 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.

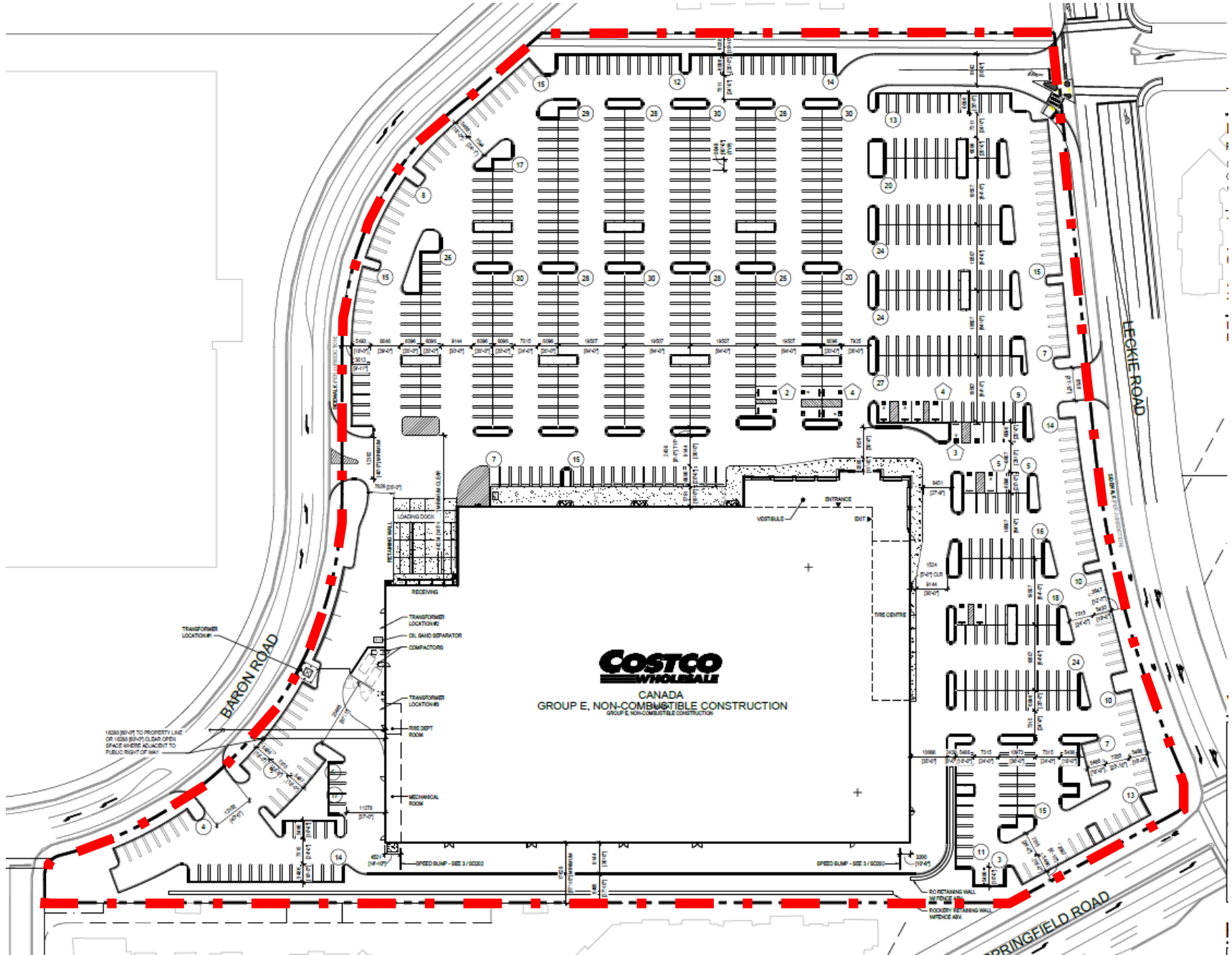
Transit Score  
**47**

**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 m<sup>2</sup> (167,177 ft<sup>2</sup>) 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)

# Site Plan



# Renderings



City of Kelowna

# Renderings



City of Kelowna

# 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
- ▶ C<sub>4</sub> 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.



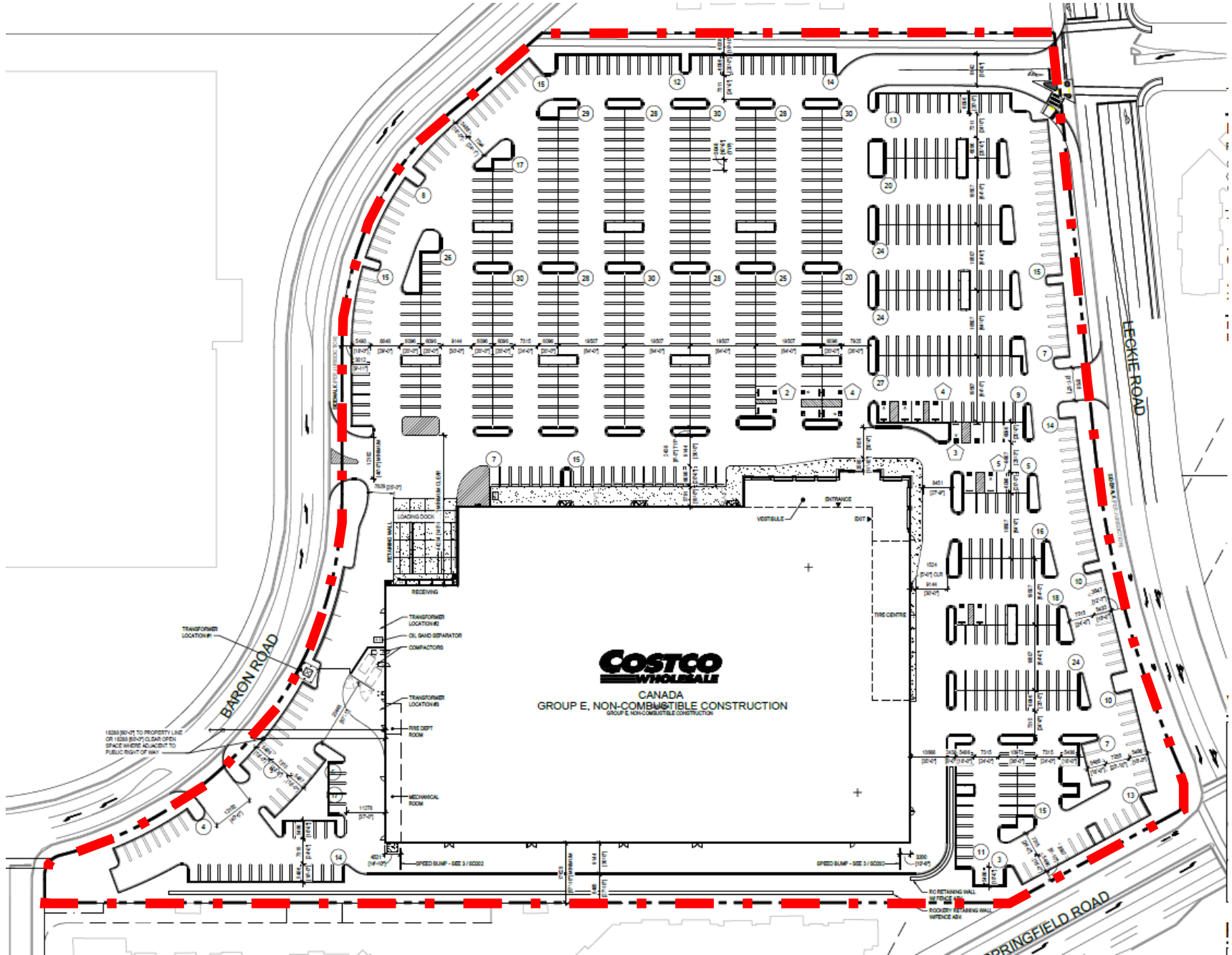
# Staff Recommendation

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



## *Conclusion of Staff Remarks*

# Site Plan



1638 300-01 TO PROPERTY LINE OR 1638 800-01 CLEAR OPEN SPACE WHERE SUBJECT TO PUBLIC RIGHT OF WAY

**COSTCO WHOLESALE**

CANADA  
GROUP E, NON-COMBUSTIBLE CONSTRUCTION  
GROUP F, NON-COMBUSTIBLE CONSTRUCTION

TRANSFORMER LOCATIONS

RECEIVING  
TRANSFORMER LOCATIONS  
DI. OIL SEPARATOR  
COMPACTORS  
TRANSFORMER LOCATIONS  
RISER ROOM  
MECHANICAL ROOM  
SPEED BUMP - SIZE 3 (6000)

TIRE CENTRE

RC RETAINING WALL  
BOOKING RETAINING WALL  
WETNESS ADJ.