



OCP20-0013 Z20-0066

605 Fraser Road

460 Leathead Road

Rezoning and Official Community Plan Amendment  
Applications



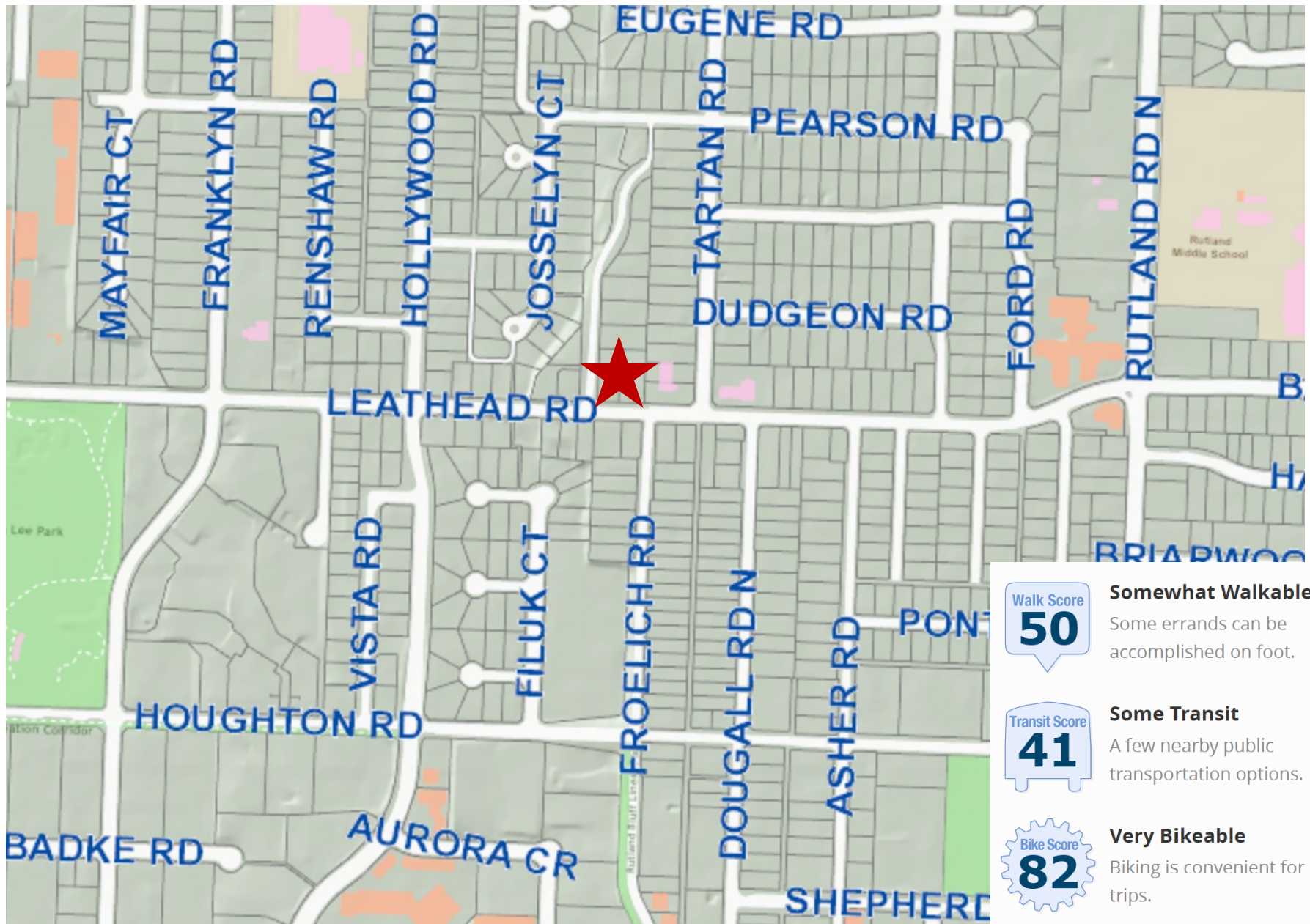
# Proposal

- ▶ To rezone the subject property and to amend the Official Community Plan to change the future land use designation of the subject property to facilitate a multiple dwelling housing development.

# Development Process



# Context Map



Walk Score  
**50**

**Somewhat Walkable**  
Some errands can be accomplished on foot.

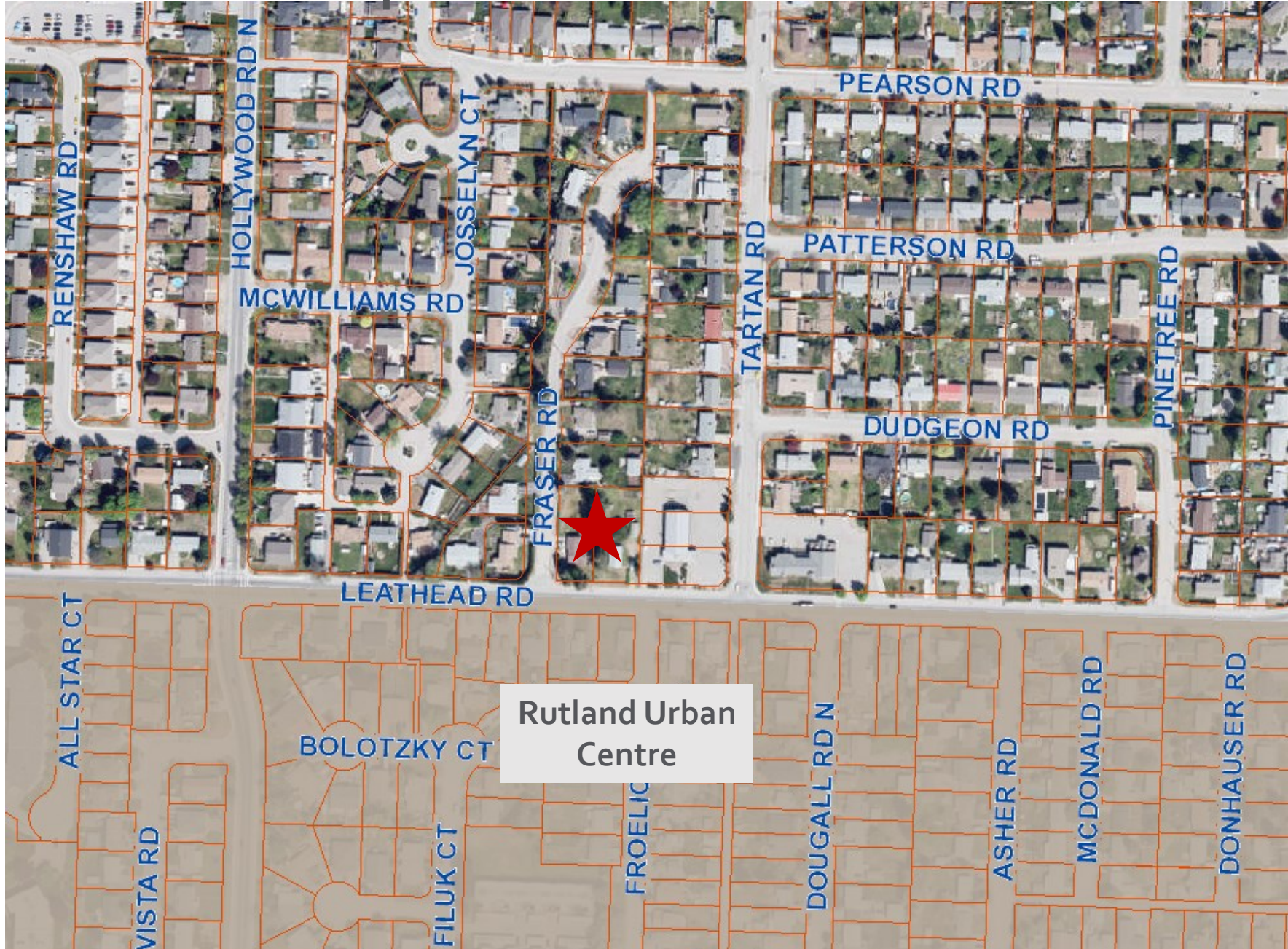
Transit Score  
**41**

**Some Transit**  
A few nearby public transportation options.

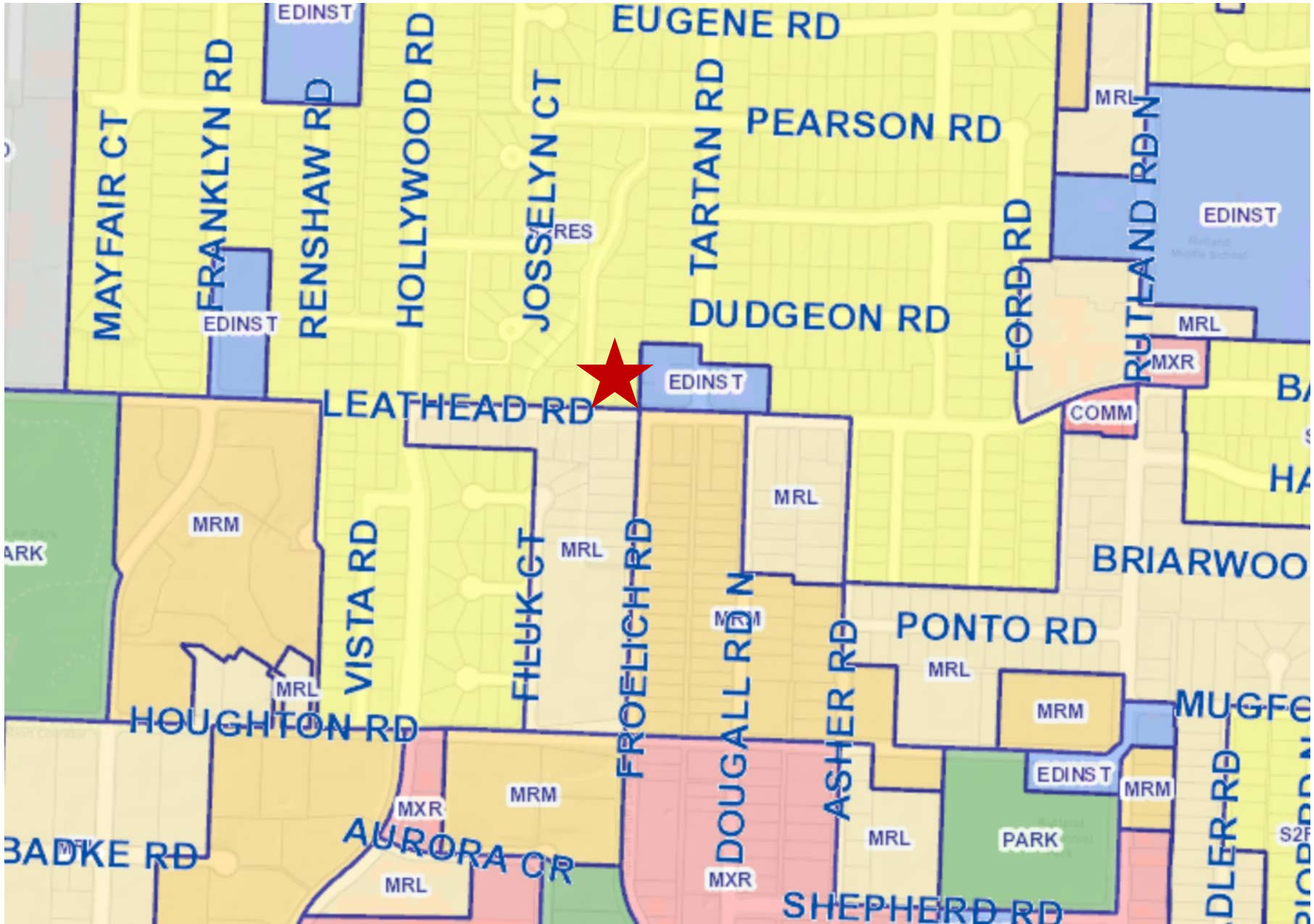
Bike Score  
**82**

**Very Bikeable**  
Biking is convenient for most trips.

# Context Map



# Future Land Use



# Subject Property Map

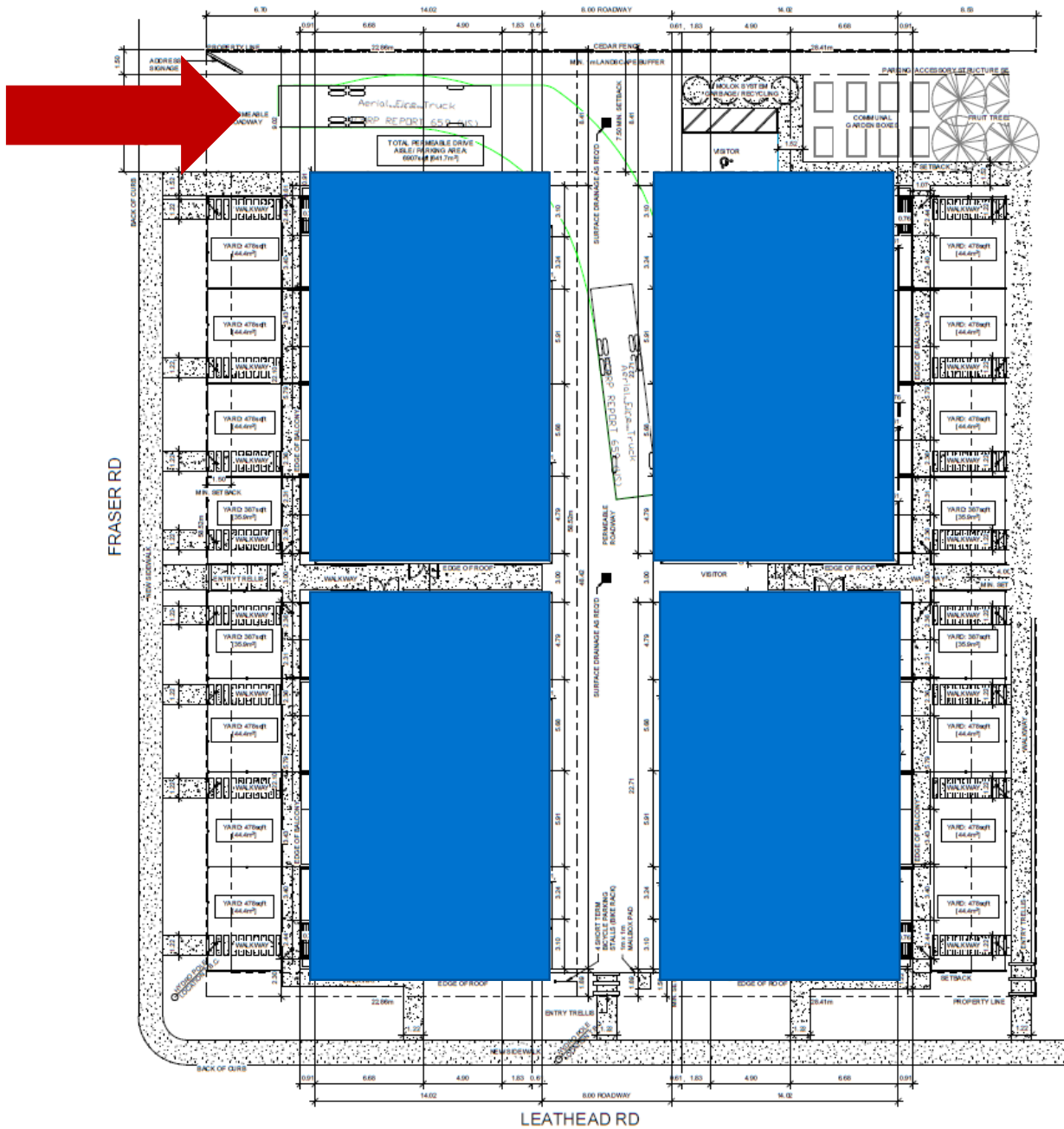


# Project Details

- ▶ Multiple dwelling housing development
  - ▶ 16 units
    - ▶ Within four separate buildings
    - ▶ Four 2 bedroom units
    - ▶ Twelve 3 bedrooms units
  - ▶ Centre drive aisle
  - ▶ Garage parking
  - ▶ Ground-oriented entry



# Draft Site Plan



# Draft Rendering



City of Kelowna

# Development Policy

- ▶ Meets the Intent of the Official Community Plan
  - ▶ Housing Mix
  - ▶ Address Housing Needs of All Residents
  - ▶ Ground Oriented Housing
- ▶ Location
  - ▶ Arterial Road (Leathead Road)
    - ▶ Public transit options
  - ▶ Near schools, parks and commercial areas

# Staff Recommendation

- ▶ Staff recommend support for the Rezoning and OCP Amendment Applications
  - ▶ Supported by policies in the OCP
  - ▶ Located on an arterial road
  - ▶ Near urban amenities
- ▶ Recommend the Bylaws be forwarded to a Public Hearing



## *Conclusion of Staff Remarks*