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.

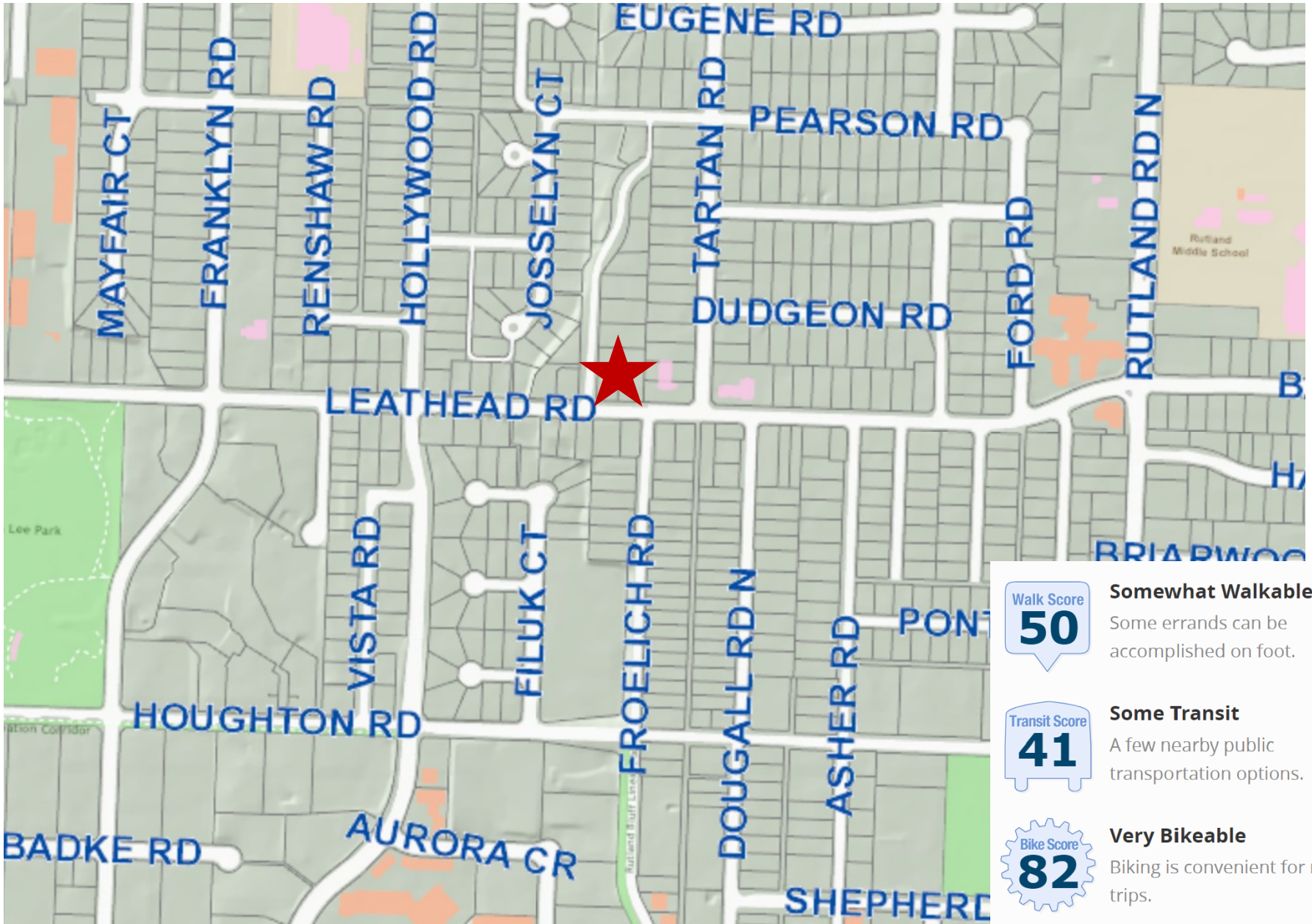
Development Process

City of Kelowna

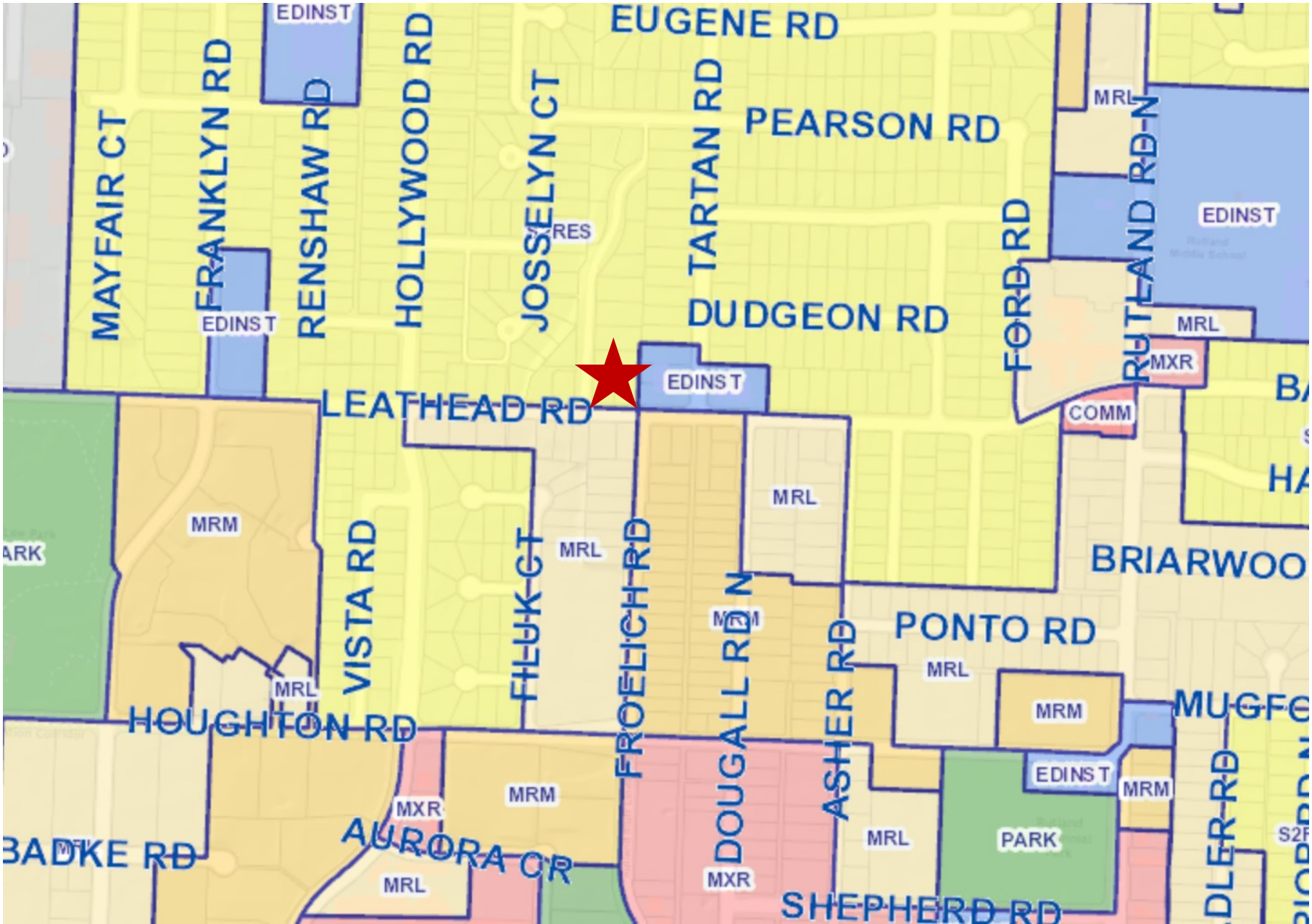
Aug 6, 2020	Development Application Accepted
	Staff Review & Circulation
Nov 9, 2020	Public Notification Received
Jan 18, 2021	Initial Consideration
Feb 2, 2021	Public Hearing Second & Third Readings
	Final Reading DP & Variances
	Building Permit

Council Approvals

Context Map


EUGENE RD
PEARSON RD
MAYFAIR CT
FRANKLYN RD
RENSHAW RD
HOLLYWOOD RD
JOSSELYN CT
TARTAN RD
DUDGEON RD
FORD RD
RUTLAND RD N
LEATHEAD RD
VISTA RD
FILUK CT
FROELICH RD
DOUGALL RD N
ASHER RD
HOUGHTON RD
BADKE RD
AURORA CR
SHEPHERD
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.

Future Land Use

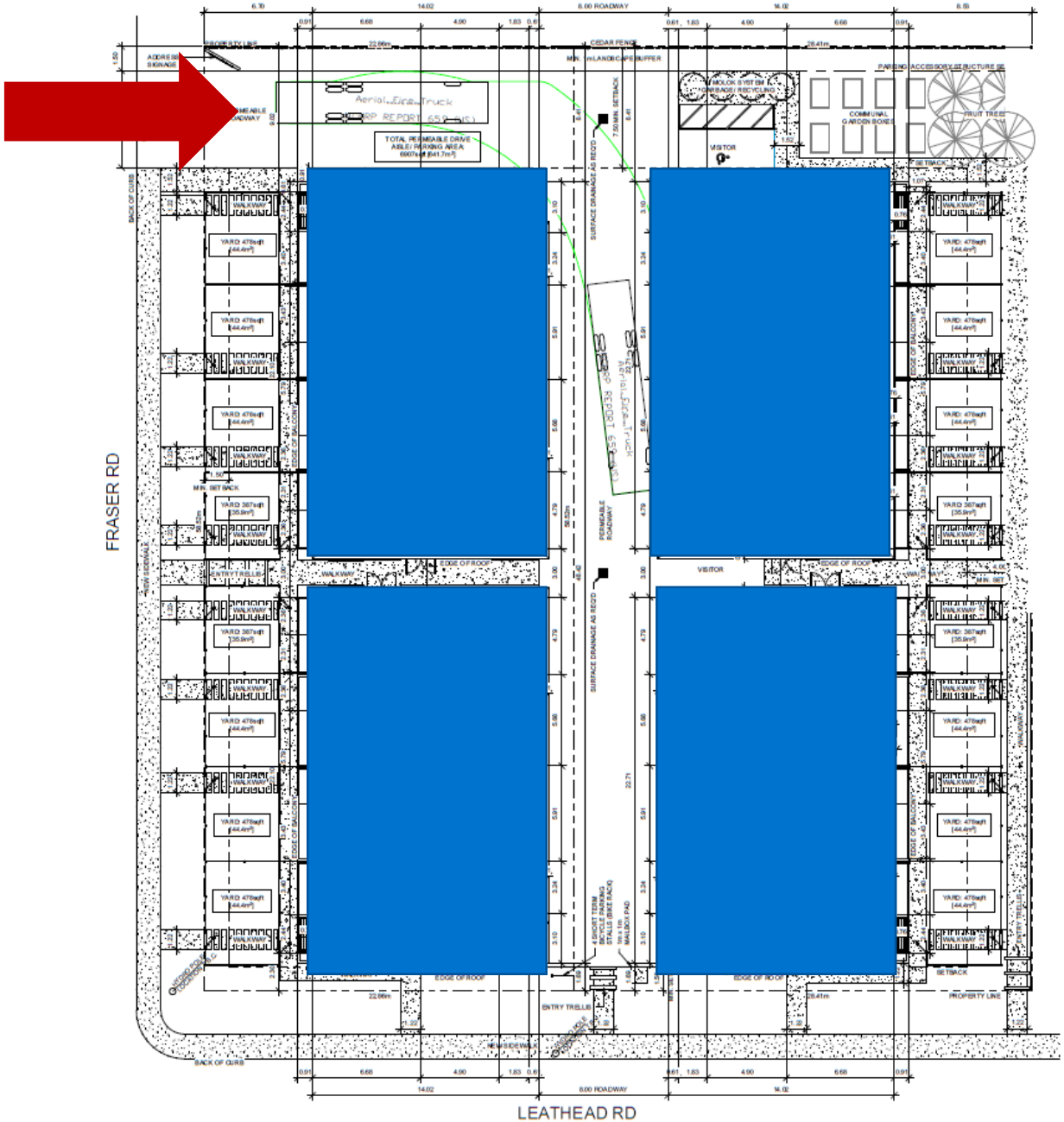


Subject Property Map

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

Development Policy

City of Kelowna

- Official Community Plan
  - Application includes an OCP amendment (S2RES -> MRL)
  - OCP Policies:
    - 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