



City of
Kelowna

OCP23-0011 / Z22-0028 1702 Lynrick Road

OCP Amendment & Rezoning Applications

Purpose

- ▶ To amend the Official Community Plan to change the future land use designation of portions of the subject property from the S-MU – Suburban Multiple Unit designation to NAT – Natural Areas and to rezone the subject property from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone to facilitate a townhouse development.

Development Process



Apr 26, 2022

Development Application Submitted



Staff Review & Circulation



Oct 13, 2023

Public Notification Received



Initial Consideration



Nov 27, 2023

Public Hearing



Final Reading & DP



Building Permit



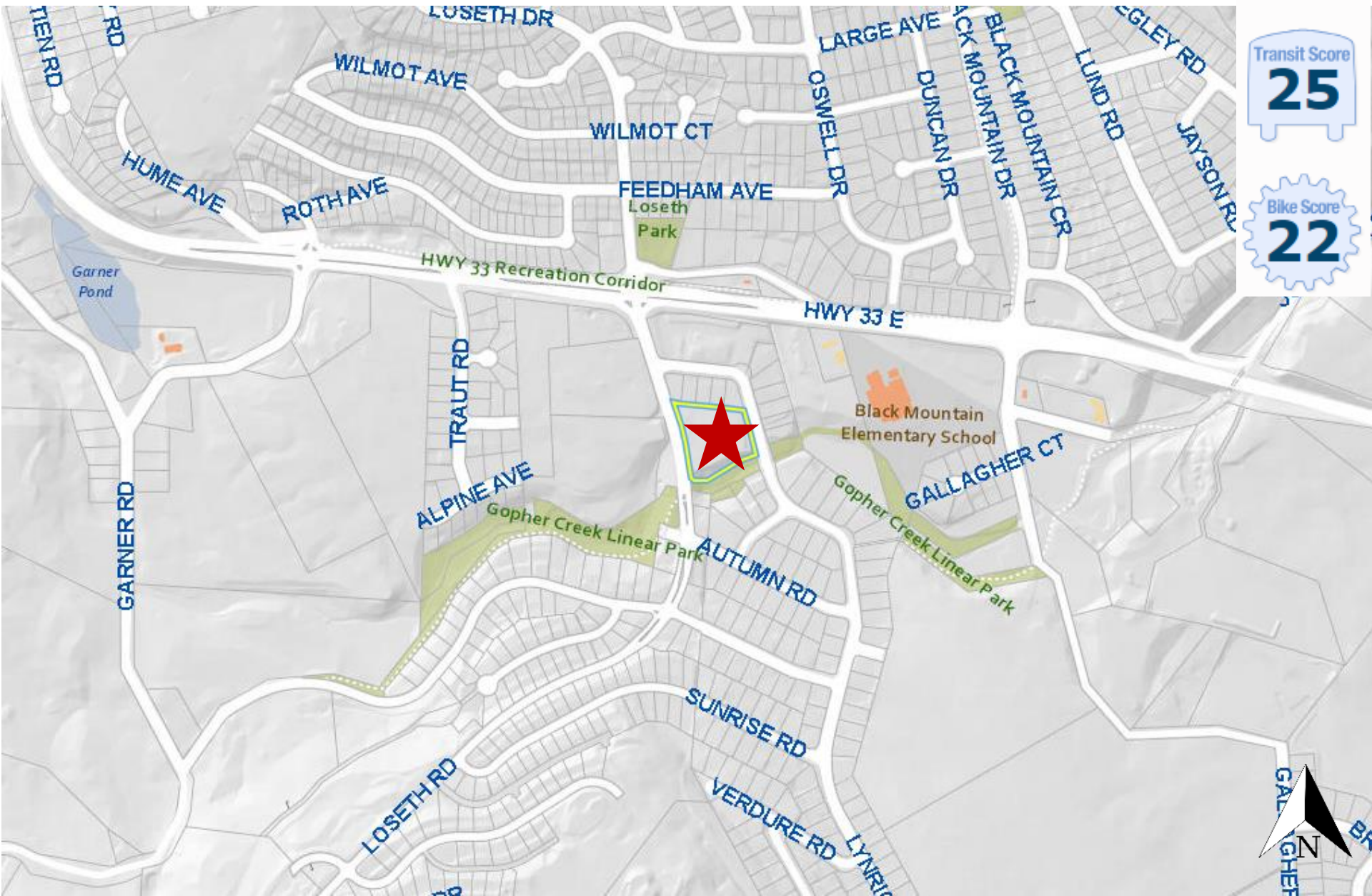
Council Approvals

Context Map

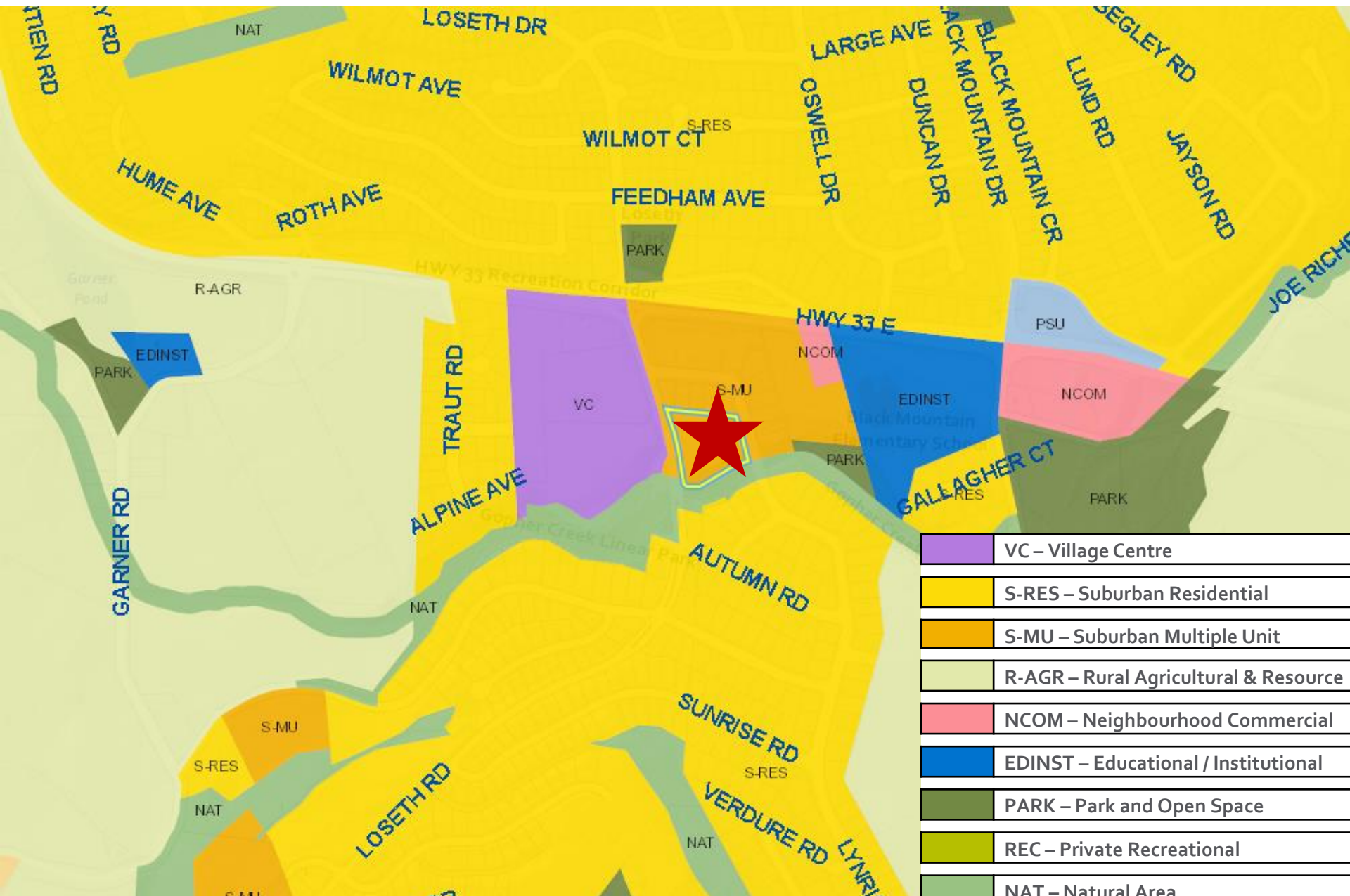
Walk Score
36










Transit Score
25

Bike Score
22



OCP Future Land Use



	VC – Village Centre
	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	R-AGR – Rural Agricultural & Resource
	NCOM – Neighbourhood Commercial
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	REC – Private Recreational
	NAT – Natural Area

Subject Property Map



Project Details

- ▶ The property has Future Land Use Designation of S-MU – Suburban Multiple Unit.
- ▶ The property is in close proximity to Black Mountain Elementary School.
- ▶ The proposal requires land dedication to establish the Gopher Creek RMA and a linear park trail.
- ▶ The Rezoning to the MF2 is to facilitate a townhouse development.
 - ▶ 38 3-bedroom units;
 - ▶ If successful, a Development Permit is to follow.

OCP Amendment



OCP Objectives & Policies

- ▶ Policy 7.2.1. Ground-Oriented Housing
 - ▶ The site will be made up of low-density ground-oriented housing.
- ▶ Policy 7.2.3 Integrate Nature
 - ▶ The proposal includes land dedication to add a new park trail and protect Gopher Creek.
- ▶ Policy 7.3.1 Private Open Space.
 - ▶ The proposal is to add common amenity space throughout the site.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed OCP Amendment and Rezoning as:
 - ▶ The OCP Amendment is triggered due to land dedication.
 - ▶ The land will extend the Gopher Creek linear trail corridor and protect the riparian area of Gopher Creek.
 - ▶ The zone is consistent with S-MU – Suburban Multiple Unit.
 - ▶ The proposal provides ground-oriented housing near the future Village Centre and Black Mountain Elementary School