



City of
Kelowna

OCP24-0007 Z24-0028

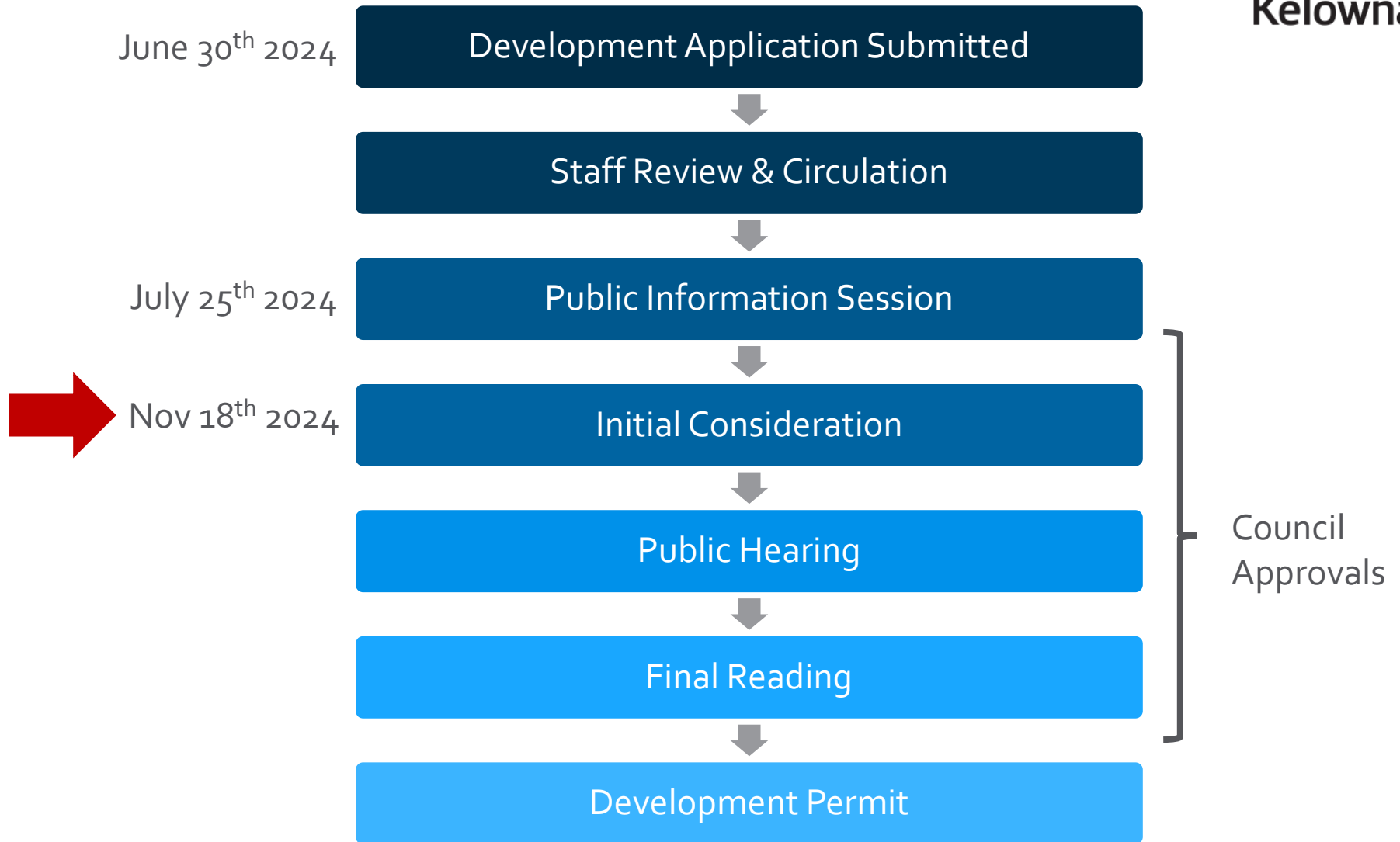
9595 Bottom Wood Lake Rd and 672 Beaver Lake Rd

OCP Amendment and Rezoning Application

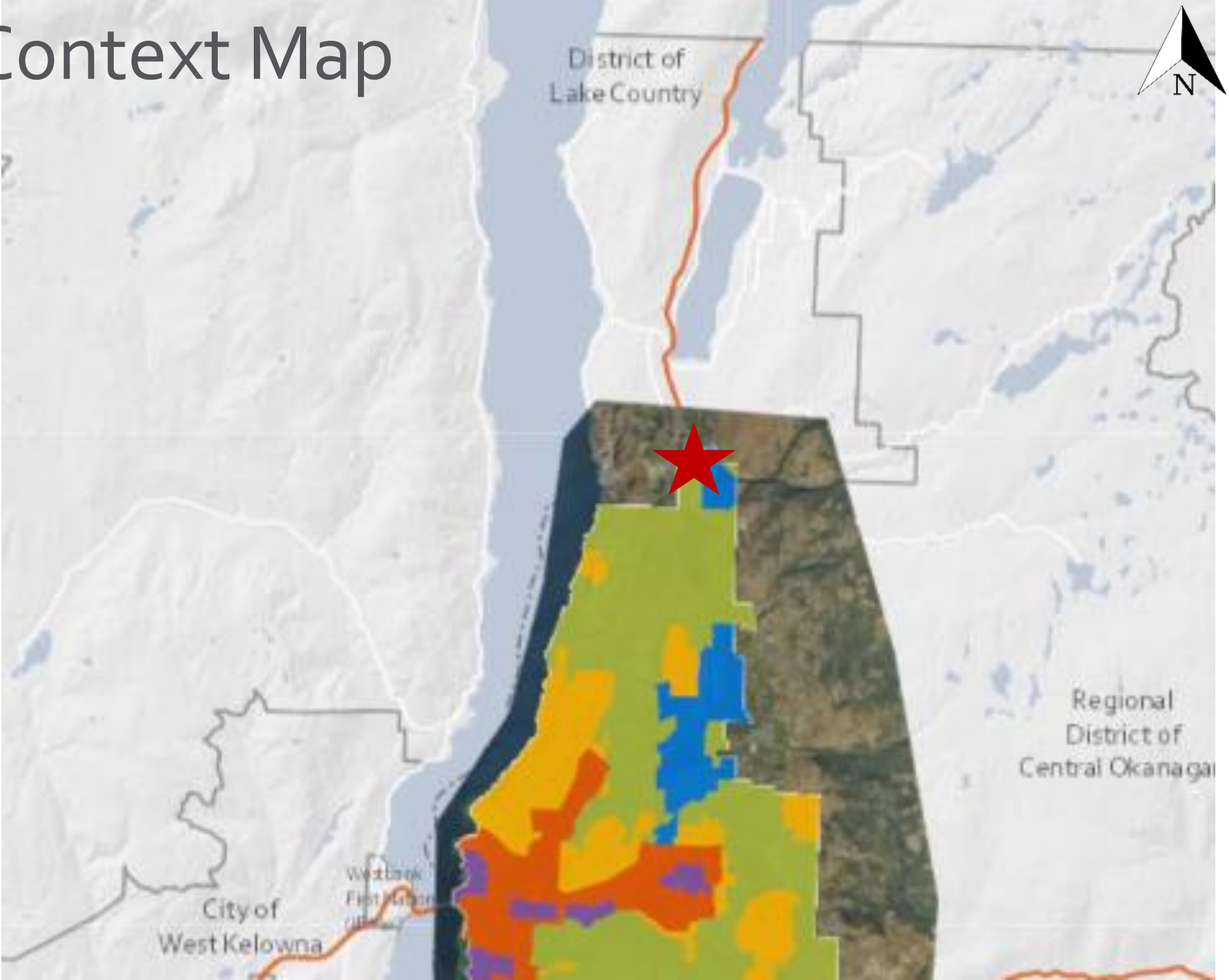
Purpose

- ▶ To amend the Official Community Plan to change the future land use designation of the subject properties from the IND – Industrial designation to the S-MU – Suburban Multiple Unit designation; and to rezone the subject properties from the I2 – General Industrial zone to the MF3 – Apartment Housing zone to facilitate a multi-dwelling development.

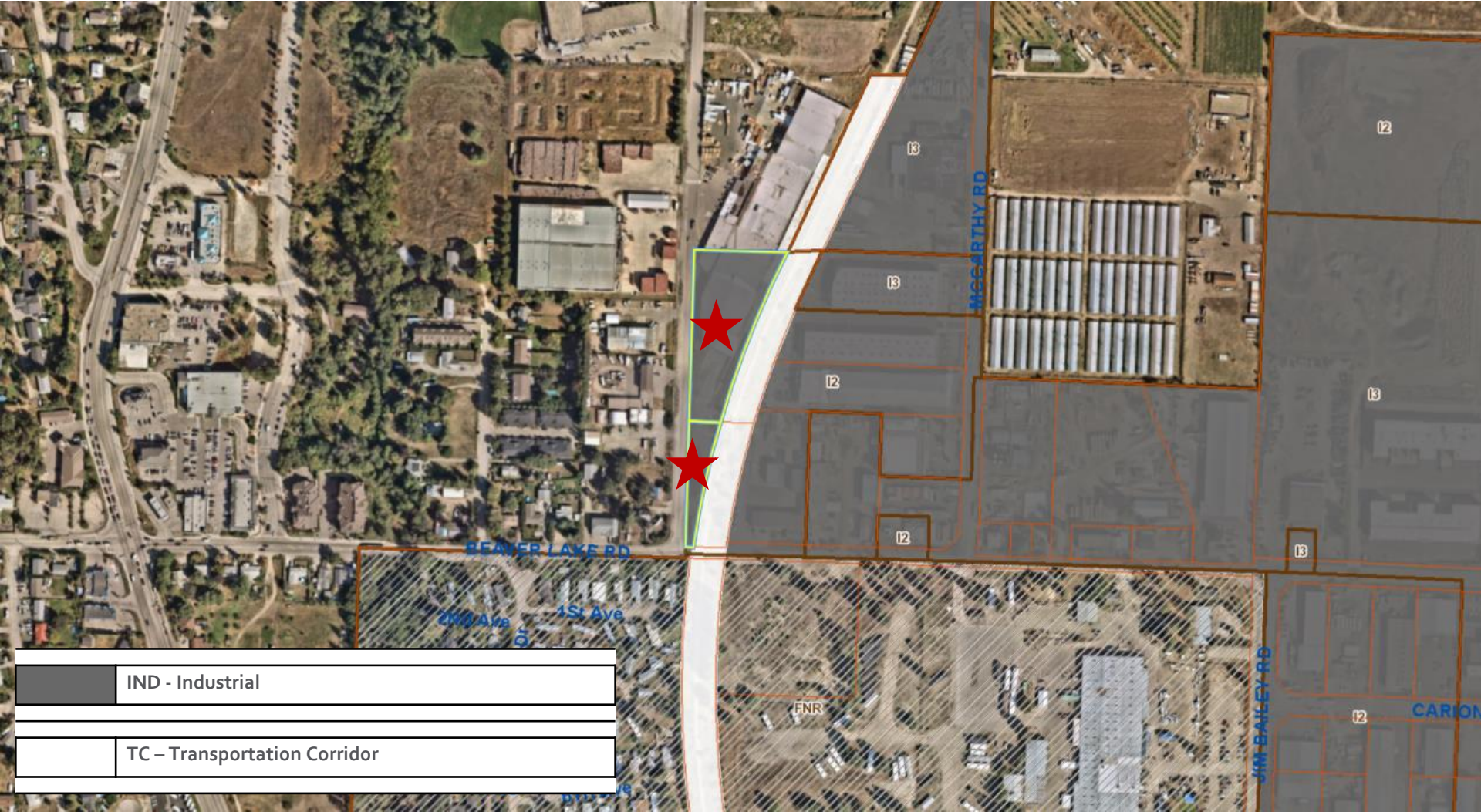
Development Process



Context Map



OCP Future Land Use



Subject Property Map



MF3 – Apartment Housing Zone

Purpose

- To provide a zone for apartments on serviced urban lots with various commercial uses permitted on Transit Supportive Corridors

Summary of Uses

- Apartment Housing
- Stacked Townhouses
- Townhouses
- Local commercial and institutional

MF3 – Apartment Housing Zone

Regulation	Permitted
Maximum Height (with bonus)	22.0 m & 6 storeys
Potential Number of Units	640 dwelling units*
Maximum Site Coverage of Buildings	65%

*Units based on entire site, incl. DLC land

OCP Objectives – Climate Resilience

Climate Criteria

Dark Green – Meets Climate Criteria

Light Green – Will Meet Criteria Soon

Yellow – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	Dark Green
5 min Walk to Park	Dark Green
10 min Bike to Public School	Dark Green
20 min Bus to Urban Centre/Village Centre/Employment Hub	Dark Green
Retaining Trees and/or Adding Trees	Dark Green
OCP Climate Resilience Consistency	Dark Green

OCP Objectives & Policies


- ▶ Suburban Multiple Unit Future Land Use Designation (Growth Strategy Role)
 - ▶ Future Land Use supportive within the Gateway District
- ▶ Support the continued development of industrial lands with the Gateway District
 - ▶ Undevelopable industrial zoned land - fragmented
 - ▶ Industrial / Residential Interface
 - ▶ Residential options close to employment


Staff Recommendation

- ▶ Staff recommend **support** for the proposed OCP Amendment and rezoning application and recommend the application be forwarded to a Public Hearing



Boundary Adjustment City of Kelowna Parcels to District of Lake Country

-  Subject Properties
- Lot 1 addressed as 672 Beaver Lake Road
- Lot 2 addressed as 9595 Bottom Wood Lake Road
- Lot 3, 4, & 5 addressed as (W OF) McCarthy Road



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This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Rev. Monday, August 12, 2024

