

CITY OF KELOWNA

MEMORANDUM

Date: August 15, 2024
File No.: Z24-0031
To: Urban Planning (AC)
From: Development Engineering Branch (MH)
Subject: 5020 Killdeer Road Rezoning RR2 to MF2

The Development Engineering Branch has the following comments associated with this application to rezone the subject property from RR2 – Small Lot Rural Residential to MF2 – Townhouse Housing. Additional Works and Services will be outlined at the time of Development and/or Building Permit application. For questions or inquiries related to Works and Services requirements, please contact the Development Engineering Technologist for this file.

The Development Engineering Technologist for this file is John Filipenko (jfilipenko@kelowna.ca).

1. **GENERAL**

- a. The following comments and requirements are valid for a period of two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if the zone amendment bylaw is not adopted within this time.

2. **SITE-SPECIFIC REQUIREMENTS**

- a. The design for the improvements of Frost Road has been completed by the City's Infrastructure Delivery Department. The proposed property line in the rezoning application appears to be consistent with the road dedication required for the improvements to Frost Road.
- b. No road dedication is required on Killdeer Rd.
- c. A 5 x 5 m corner cut road dedication at the corner of Frost Rd and Killdeer Rd is required.
- d. Should servicing of the site off of Frost Road be required, it is requested that this be communicated to the City as early as possible in order for this work to be incorporated into the improvements currently planned for Frost Road in order to avoid unnecessary rework.

M Hobbs

Melissa Hobbs, P.Eng., PMP
Development Engineer



FROST ROAD

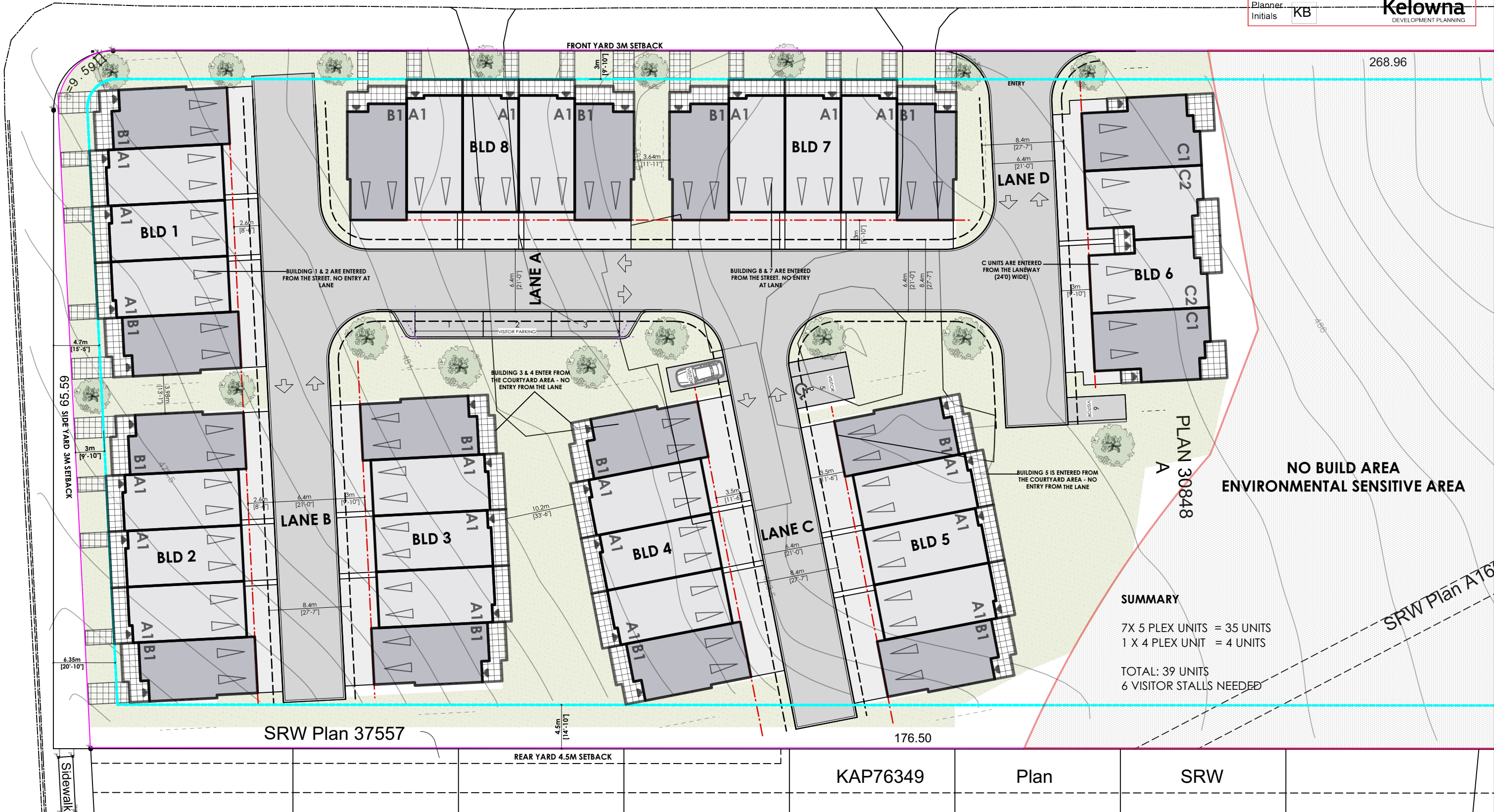
KILLDEER ROAD

ATTACHMENT B

This forms part of application
OCP24-0008 Z24-0031

Planner Initials KB

City of Kelowna
DEVELOPMENT PLANNING



SUMMARY
7X 5 PLEX UNITS = 35 UNITS
1 X 4 PLEX UNIT = 4 UNITS
TOTAL: 39 UNITS
6 VISITOR STALLS NEEDED

Public Information Meeting

OCP24-0008/Z24-0031

Where was the information session held: Trailhead Sales Centre 5100 Gordon Drive

Time: November 19, 2024 – 5:00pm – 6:30pm (Doors open at 4:30p)

Attendees: 22

Advertising/Notification: Signage installed on property, advertisement in Kelowna Daily Courier November 2nd, notifications mailed per map provided by CoK

Info provided at Information Session: display boards of pertinent info, owner, civil engineer and developer representative in attendance to answer questions.

How was input received: Mixed feedback on the development. Some happy that there was a middle solution between SFD and the Highstreet product to the east. Others concerned about the following:

- Increased traffic
- Not enough parking for 39 units – please note we are not requesting any variance
- Limited green space
- Too dense
- Blocking views from Killdeer
- Concerns about loss of willow tree
- Drainage swale to be maintained

Was the information session organized and conducted in a manner consistent with Policy 367? Yes

Kim McKechnie

Developer Representative

N



ATTACHMENT MAP A

This forms part of application
OCP24-0008



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

KB

FROST RD

GOWEN PL

TREADGOLD CT

5020

KILLDEER RD




FRANCE ST

LEFEVERE AVE

QUARTZ CR

SOUTH CRES

MAP "A" OCP AMENDMENT OCP24-0008

-  S-RES - Suburban Residential to NAT - Natural Areas
-  S-RES - Suburban Residential to S-MU - Suburban - Multiple Unit
-  Subject Property

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

0 15 30 m

Rev. Friday, April 4, 2025



N



FROST RD

ATTACHMENT MAP B

This forms part of application
Z24-0031

Planner
initials

KB

City of
Kelowna
COMMUNITY PLANNING



FRANCE

GOWEN PL

TREADGOLD CT

KILLDEER RD




LEFEVERE AVE

QUARTZ CR

SOUTH CRES

5020

**MAP "B" ZONING AMENDMENT
Z24-0031**

-  RR2 - Small Lot Rural Residential to MF2 - Townhouse Housing
-  RR2 - Small Lot Rural Residential to P3 - Parks and Open Space
-  Subject Property

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0 15 30 m

Rev. Tuesday, April 15, 2025

City of
Kelowna

