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**CITY OF KELOWNA**  
**MEMORANDUM**

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**DATE:** December 12, 2006  
**TO:** City Manager  
**FROM:** Planning & Development Services Department  
**APPLICATION No.:** OCP05-0010

**OWNER:** Watermark Developments Ltd.  
**CONTACT PERSON:** John Hertay

**LOCATION:** 285 Arab Road, (N. of) Arab Road & (S. of) University Way

**PURPOSE:** To amend the Official Community Plan Map 6.2 (Urban Development Permit Area Designation Map), Map 12.1 (20 Year Major Road Network & Road Classification Plan) and Map 19.1 (Generalized Future Land Use Map), to reflect the proposed changes to the University South Area Structure Plan Future Land Use Concept Plan

**EXISTING & PROPOSED OCP DESIGNATIONS:**

Commercial, Single/Two Unit Residential, Multiple Unit Residential – Medium Density, Major Park & Open Space, Educational/Major Institutional, Public Services/Utility

**EXISTING ZONE:** A1 – Agriculture 1

**SUPPLEMENTAL REPORT PREPARED BY:** Shelley Gambacort

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**1.0 RECOMMENDATIONS**

THAT Resolution No. R1140/06/12/18 be amended by deleting the second paragraph and replacing with the following:

THAT OCP Bylaw Amendment No. OCP05-0010 to amend Map 12.1 of the *Kelowna 2020 - Official Community Plan* Bylaw No. 7600 by adding the 2 Lane Major Collector Roads to the North ½ of the South East ¼ of Sec. 3, Twp. 23, ODYD; the North East ¼ of Sec.3, Twp. 23, ODYD; and Lot 7, Sec. 10, Twp. 23, ODYD, Plan 1638, located north of Appaloosa Road and Arab Road and South of University of BC Okanagan, Kelowna, BC, be considered by Council;

**2.0 SUMMARY**

The initial Planning & Development Services report, dated December 7, 2006, for this Official Community Plan amendment application was considered by Council at their meeting of December 18, 2006 and included a recommendation to add the Natural Environment Development Permit Area designation to the entire site. However, as this designation only applies to water based features it is not required as part of this application.

The 20 Year Major Road Network & Road Classification Plan Map 12.1 does, however, require an amendment to include the proposed 2 Lane Major Collect Roads as shown on the attached Map "A", and had been an oversight when preparing the original recommendations.

  
Shelley Gambacort  
Acting Development Services Manager

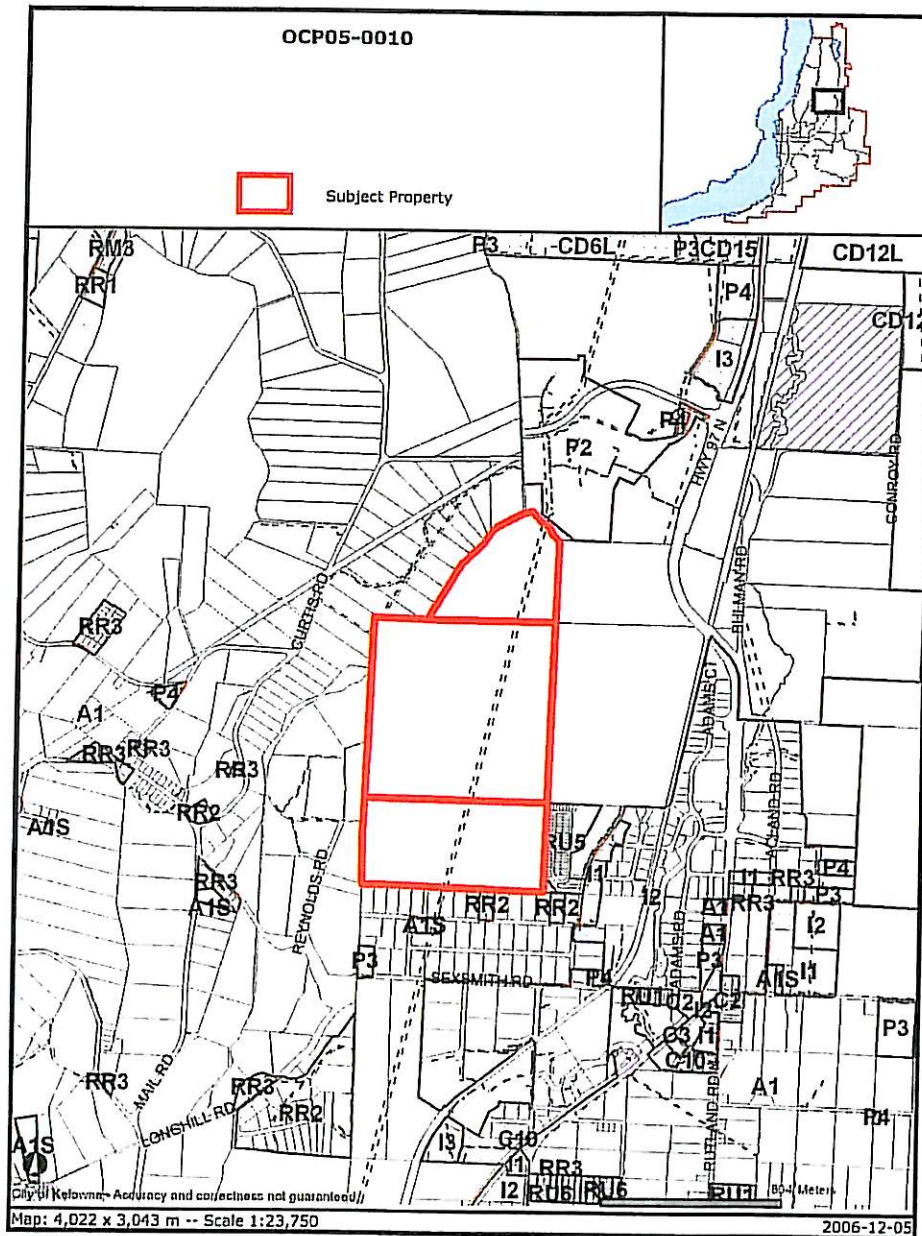
Approved for inclusion   
Mary Pynenburg  
Director of Planning & Development Services

MP/SG/

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#### Attachments

- Location Map
- Map "A"



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.



# MAP "A"

## FUTURE LAND USE CONCEPT PLAN

