



## NEW TOWN

### Black Mountain Village Centre - Rationale for a Master Planned Community

1507/1583 Hwy 33E & 1684/1704 Loseth Rd

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#### Introduction

The Black Mountain Village Centre is the initiative of a single proponent under a master-planned Comprehensive Development zone. It is a unique multi-property opportunity that encompasses urban design strategies not normally available with single development applications.

The Black Mountain Village Centre is conceived as a neighbourhood and not simply a shopping centre. We seek to assemble a complete community with a blend of commercial and residential uses with a focus on walkability, public safety, and livability.



Figure 1: Subject site outlined in red.

### *Site Context and Land Use*

The diagrams below are from the 2030 Official Community Plan Future Land Use Map and show the boundary of the Black Mountain Village Centre (Shaded) and the subject site as red (Commercial).

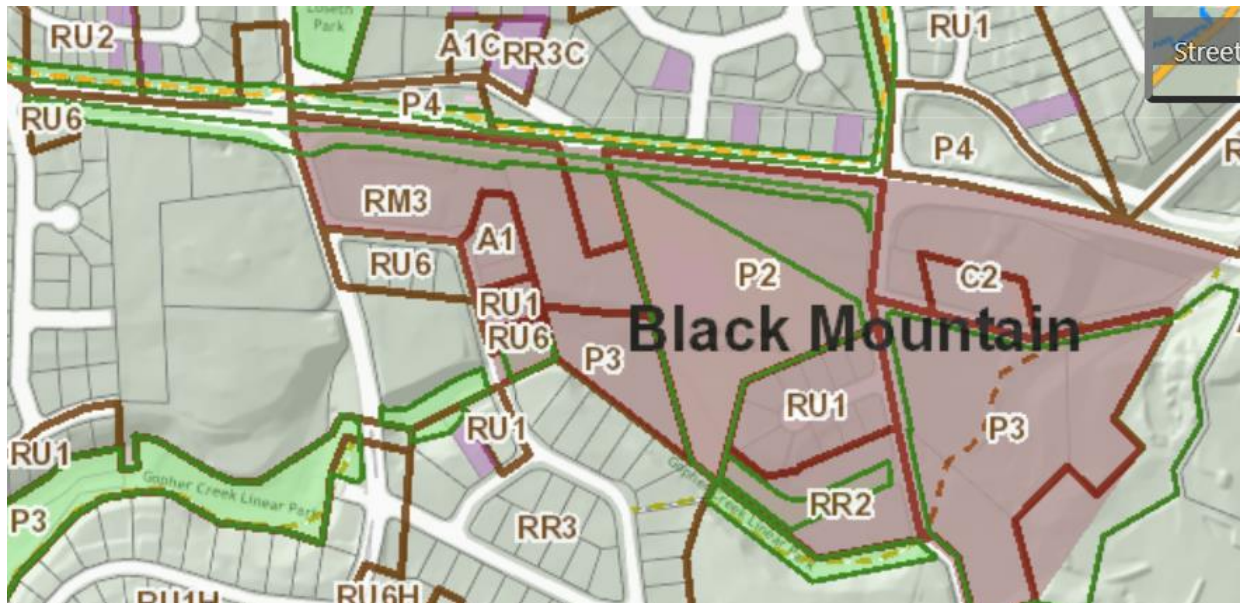


Figure 2: Black Mountain Village Centre (in brown).

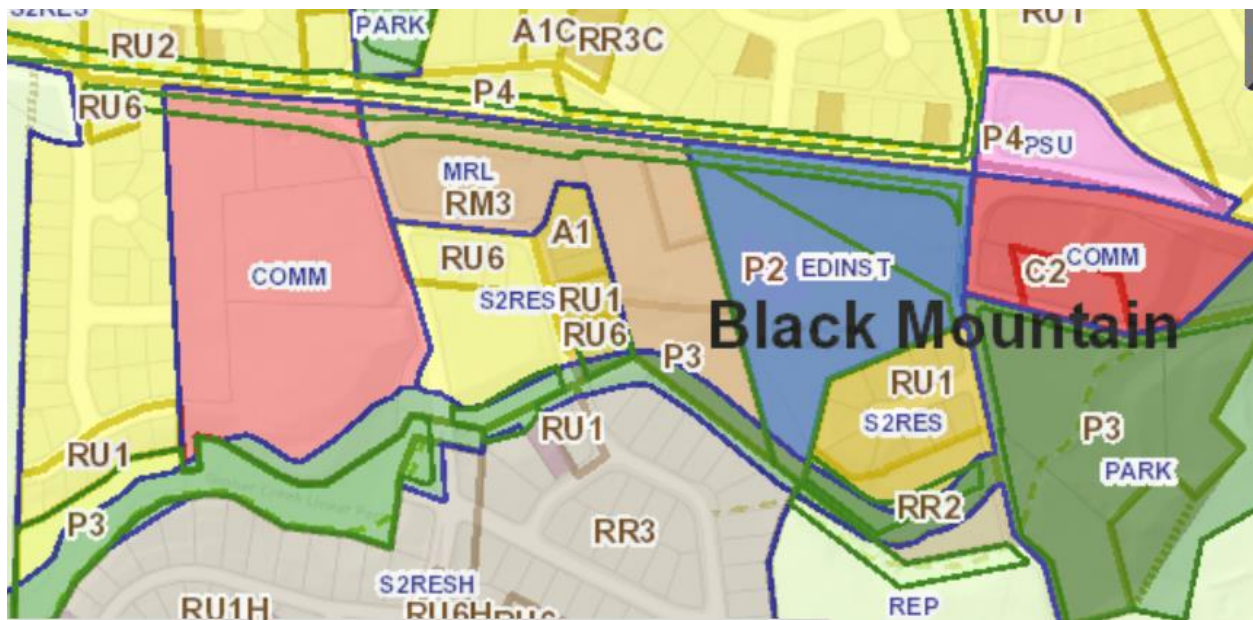


Figure 3: Loseth Commercial (shown in pink).

This said, the draft 2040 OCP proposes to move the boundary of the Black Mountain Village centre to encompass the site. For this reason, the master plan CD zone proposed has been structured to promote development of a Village Centre, rather than a purely commercial development.

## Zoning Plan

To ensure the long-term vision of a village centre, a Comprehensive Development zone has been prepared and is attached to this application package. This zone will give the City of Kelowna a guarantee that the ultimate built form of the Village will be in keeping with the collective vision shared with the applicant. The CD zone includes a mixture of residential, commercial, institutional and park uses specified within 6 Distinct areas that are oriented such to promote appropriate built form relationships and a cohesive village.

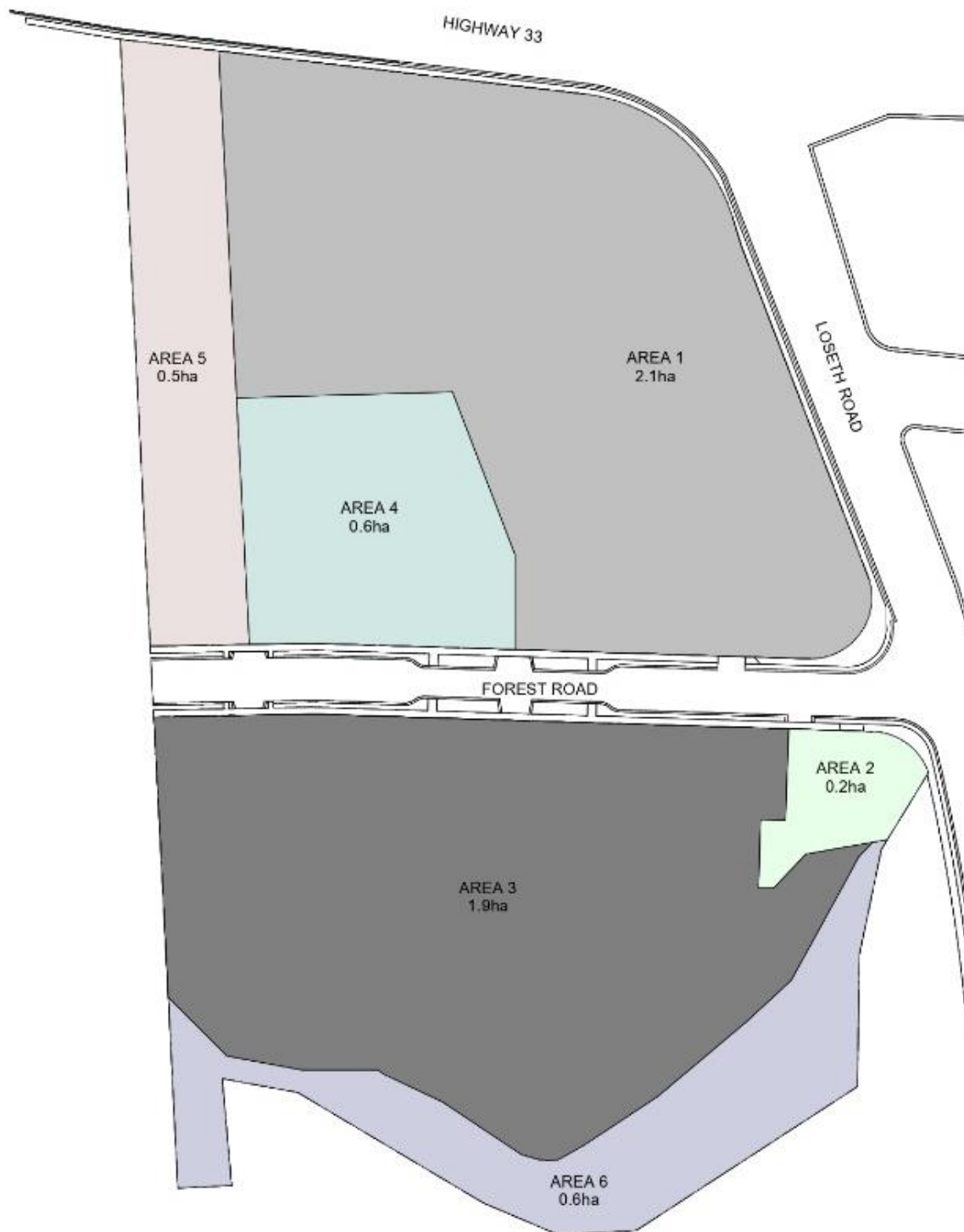


Figure 4: Proposed CD Zoning map.



Figure 5: Rendering of full-village build-out.

### ***Initial Development Permit Applications***

As part of the rezoning application, the applicant is also proposing the first 3 Development Permits within Areas 1&2. This first phase of projects will bring the following benefits to the community:

- A 26,500 ft<sup>2</sup> boutique neighbourhood grocery store (Area 1).
- A 50-child daycare (Area 2).
- A 6750 ft<sup>2</sup> neighbourhood brewpub (Area 1).
- 6000ft of additional Commercial Retail Units (Area 1).
- 82 Multiple family homes, ranging from 1-3 bedrooms.



Figure 6: Neighbourhood grocery store.



*Figure 7: 50 child daycare centre with future residential buildings in the background.*



*Figure 8: Neighbourhood brewpub and commercial mixed-use building.*

These first 3 buildings will help establish the core of the village centre and will contribute significantly towards the liveability of residential buildings that will be built in later phases. It is important for both the City and the applicant to establish this setting early in the project to ensure that appropriate commercial uses are in place to support residential/institutional uses.

### ***Conclusion***

This proposal is a truly unique opportunity to develop a village centre from scratch with one applicant. Over the course of several years, the applicant has met with City staff to develop the vision for the Black Mountain Village Centre and presents this proposal in keeping with the key objectives shared by City staff. The applicant kindly requests support from staff and council on this application.