



Z20-0088

230 Aurora Cres

Rezoning Application



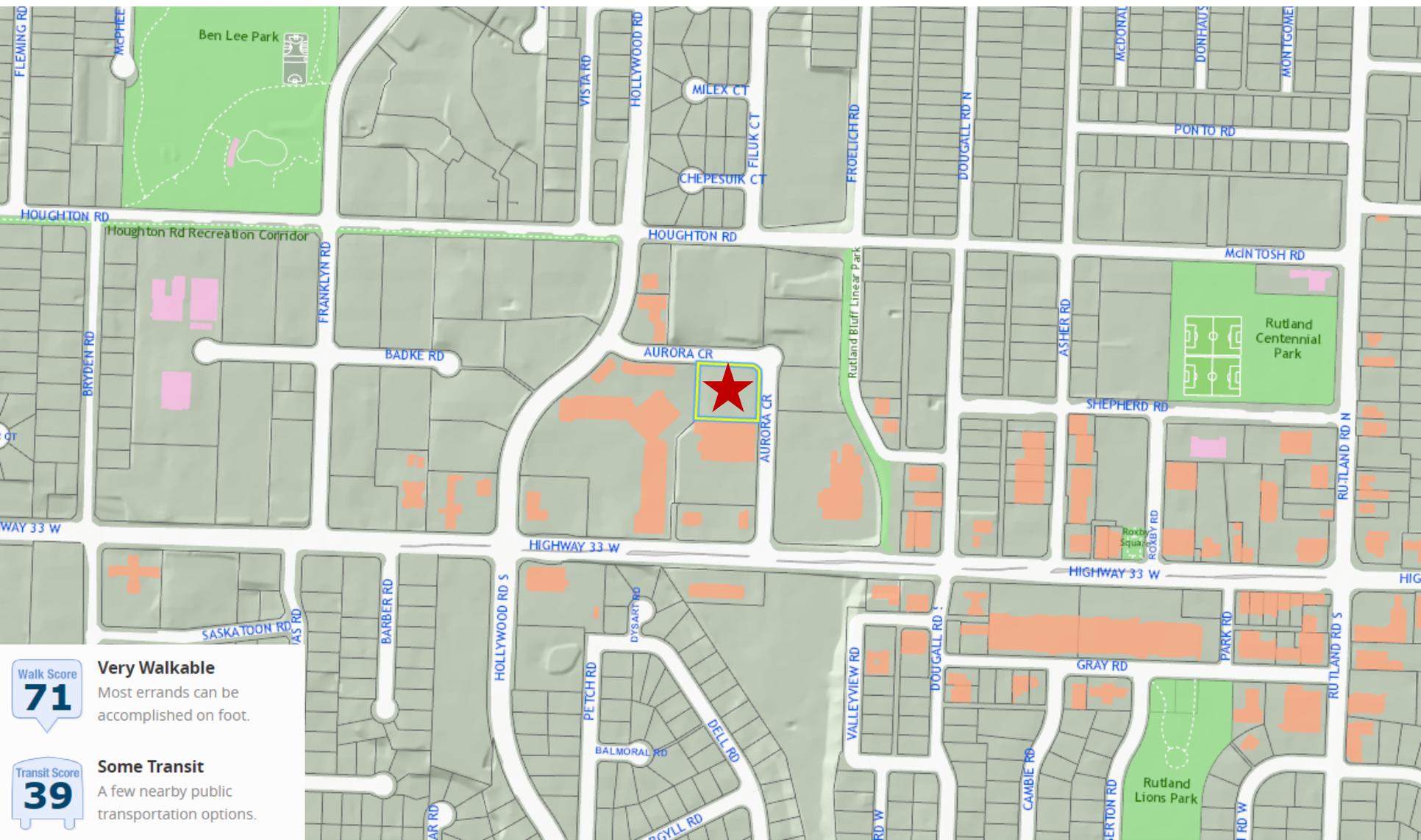
Proposal

- ▶ To rezone the subject property to facilitate the development of a multiple dwelling housing project with the Residential Rental Tenure Only subzone

Development Process



Context Map



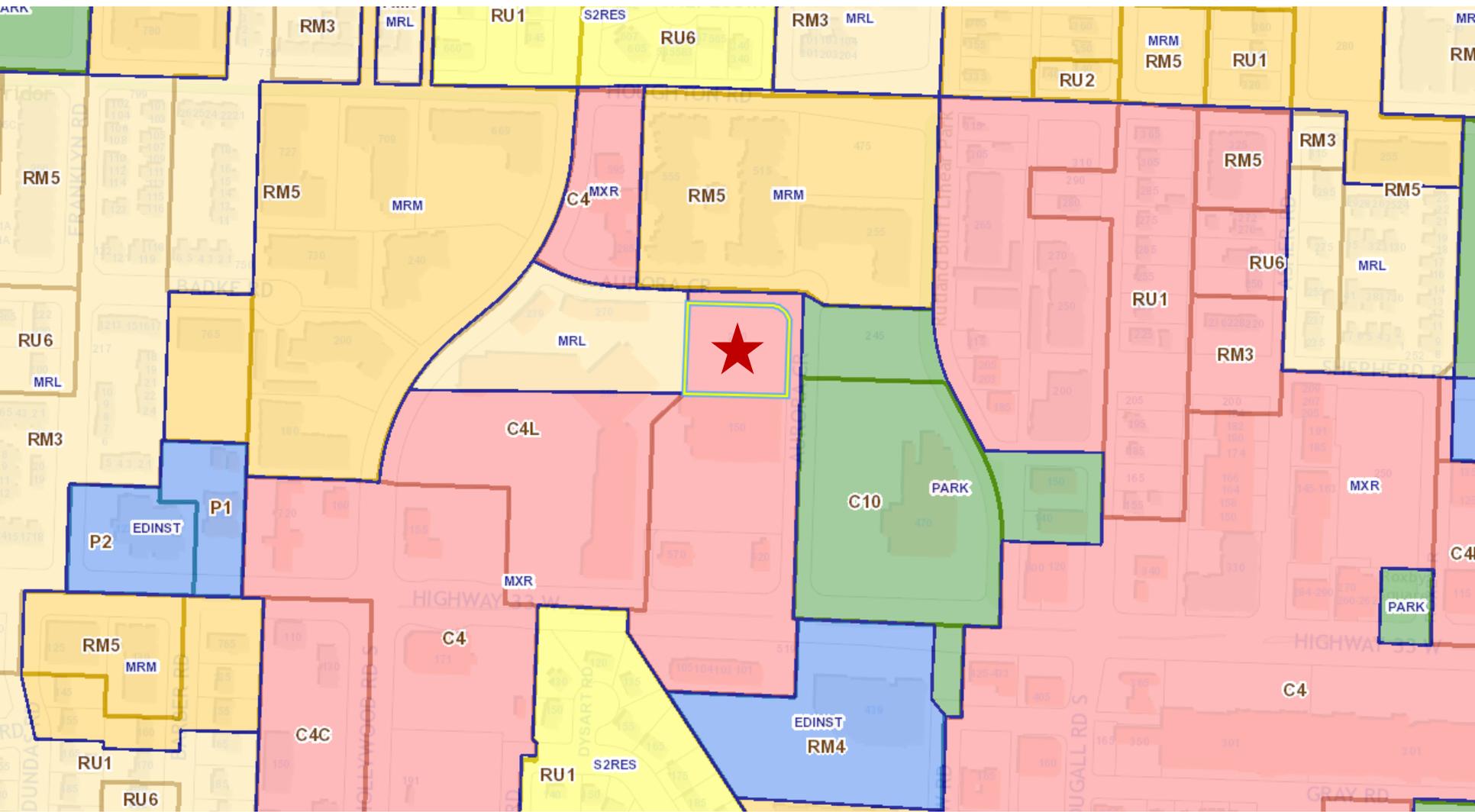
Walk Score
71
Very Walkable
Most errands can be accomplished on foot.

Transit Score
39
Some Transit
A few nearby public transportation options.

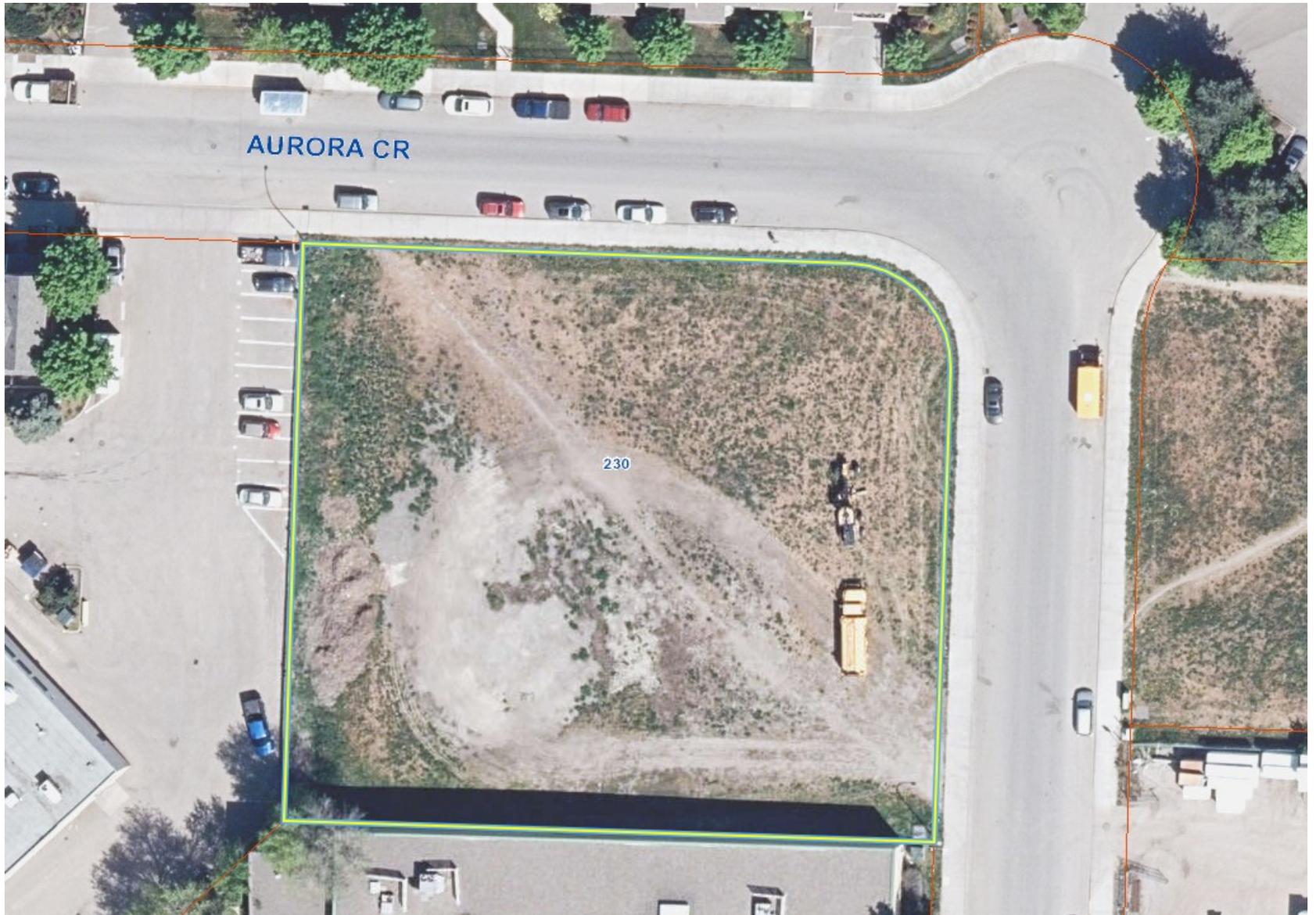
Bike Score
71
Very Bikeable
Biking is convenient for most trips.

City of Kelowna

OCP Future Land Use / Zoning



Subject Property Map



City of Kelowna

View from Aurora Cres



City of Kelowna

Project Details

- ▶ Multiple dwelling housing development
 - ▶ Two, six-storey wood frame buildings
 - ▶ 104 dedicated rental units
 - ▶ Mix of one, two and three bedrooms
 - ▶ Surface, ground and underground parking

Draft Rendering



City of Kelowna

Development Policy

- ▶ Meets the Intent of the Official Community Plan
 - ▶ Support the creation of affordable and safe rental, non-market and/or special needs housing.
 - ▶ Housing Mix
 - ▶ Family Housing
 - ▶ Address Housing Needs of All Residents
- ▶ Promoting and Protecting Rental Housing is a key direction in the Healthy Housing Strategy

Staff Recommendation

- ▶ Staff recommend support for the Rezoning application
 - ▶ The C4r – Urban Centre Commercial (Residential Rental Tenure) zone would ensure this development remains as dedicated rental
 - ▶ Policies in the OCP and Healthy Housing Strategy support a variety of housing and rental housing developments
- ▶ Recommend the Bylaw be forwarded to a Public Hearing



Conclusion of Staff Remarks