



Z21-0085

651 Cambridge Ave

Rezoning Application



Proposal

- ▶ To rezone the subject property from the RM3 – Low Density Multiple Housing zone & RU6 – Two Dwelling Housing zone to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only), and to waive the Public Hearing.

Development Process

Aug 30th, 2021

Development Application Submitted



Staff Review & Circulation



Sept 23rd, 2021

Public Information Session Received



Dec 6th, 2021

Initial Consideration



Notice of First Reading



First, Second & Third Readings



Final Reading
DP & Variances



Building Permit

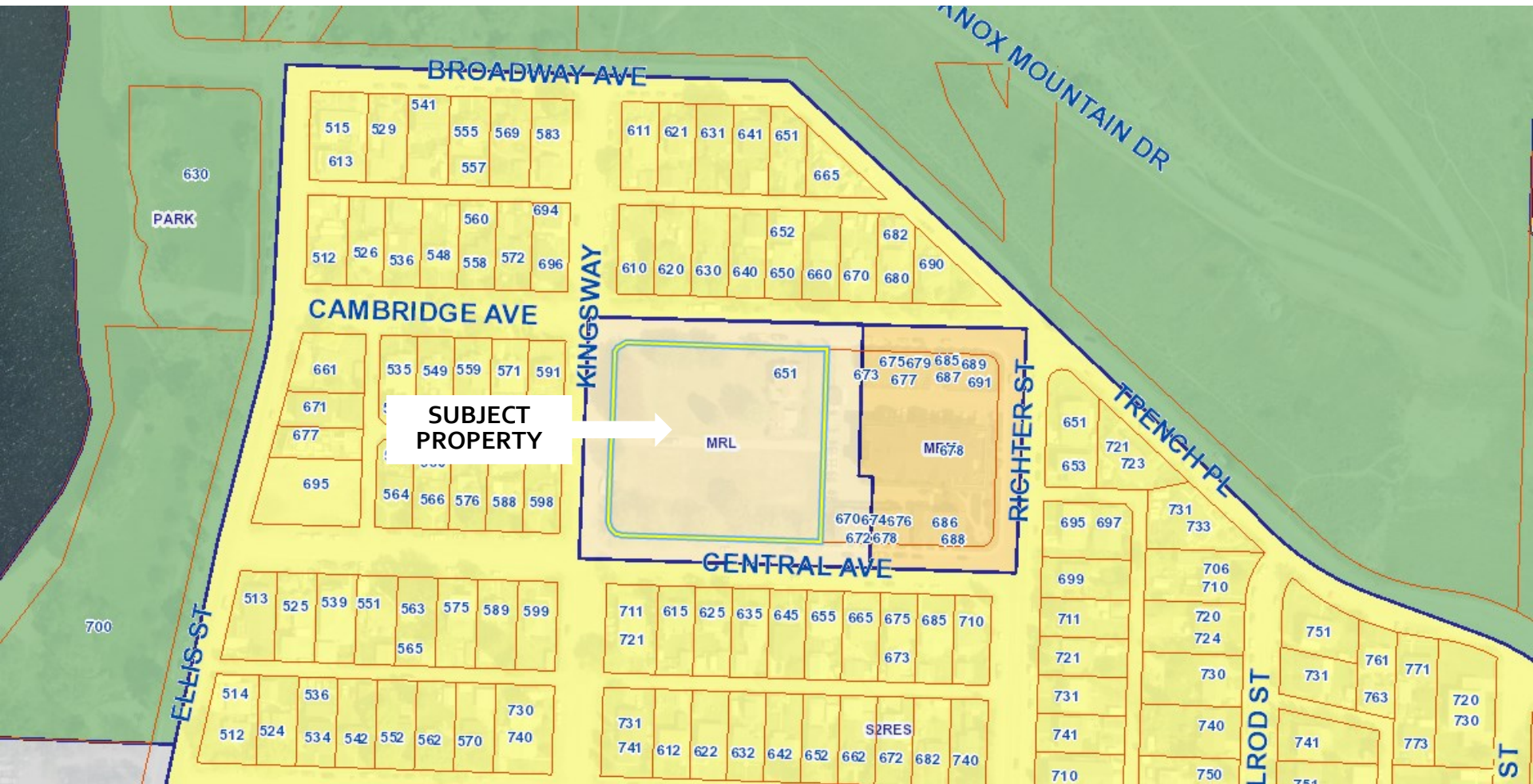
Council
Approvals

Context Map



City of Kelowna

OCP Future Land Use / Zoning



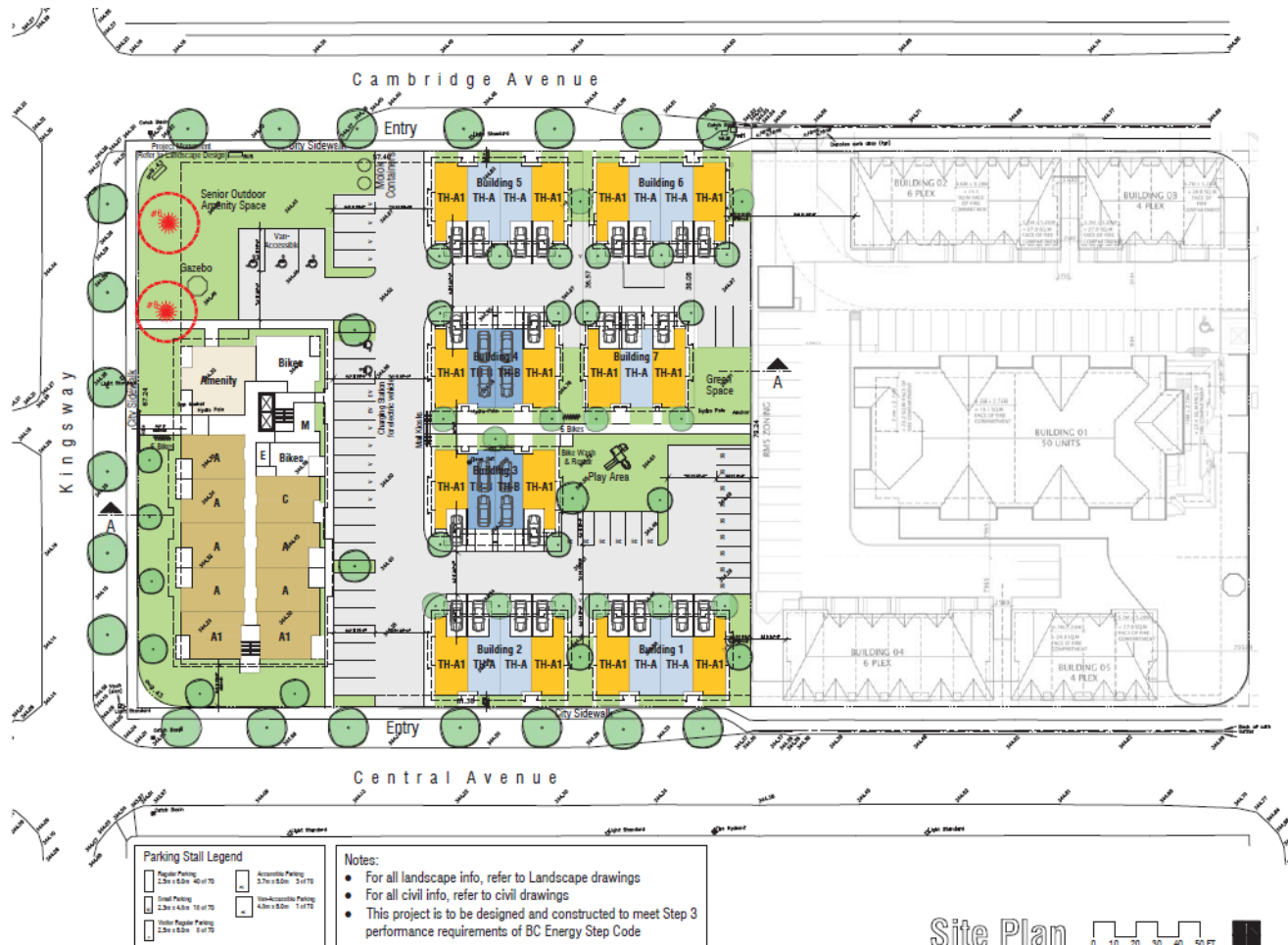
Subject Property Map



Project details

- ▶ The proposed Rezoning from RU6 & RM3r to RM3 is to make way for the second phase of the Pleasantville project.
- ▶ The rental housing subzone restricts the tenure to rental only.
 - ▶ Gives property a 10% reduction in parking requirements.
- ▶ Development Permit and Development Variance Permit Applications are required to go to Council subsequent with final adoption of the zone.

Conceptual Site Plan



Conceptual Rendering



Conceptual Rendering



Townhomes A1 & A Facing Central Avenue

Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
 - ▶ Rental subzone restricts the parcel to rental only. Health Housing Strategy identifies rental housing as a significant need.
 - ▶ The rezoning includes the fragmented RU6 parcel.
 - ▶ Staff are tracking a DP/DVP for the proposal.



Conclusion of Staff Remarks