



Z21-0099

2241 Springfield Road

Rezoning Application



Proposal

- ▶ To rezone the subject property to facilitate a mixed-use development with the Residential Rental Only Tenure subzone

Development Process

Sept 8, 2021

Development Application Accepted

Staff Review & Circulation

Nov 23, 2021

Public Notification Received

Mar 7, 2022

Initial Consideration

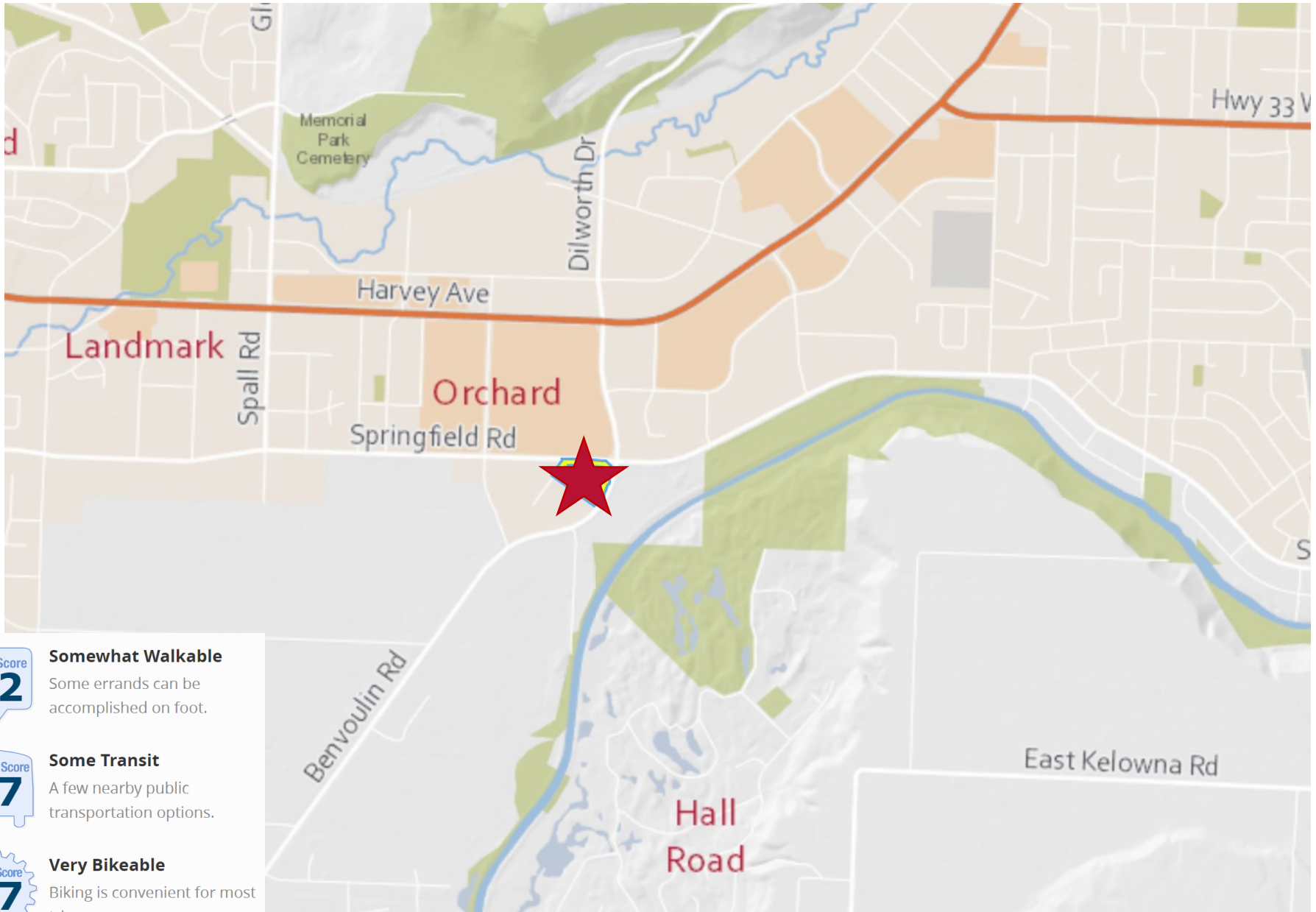
Notice of First Reading

Final Reading and Development Permit Consideration

Issuance of Building Permits

Council Approvals

Context Map



Walk Score
62

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score
47

Some Transit

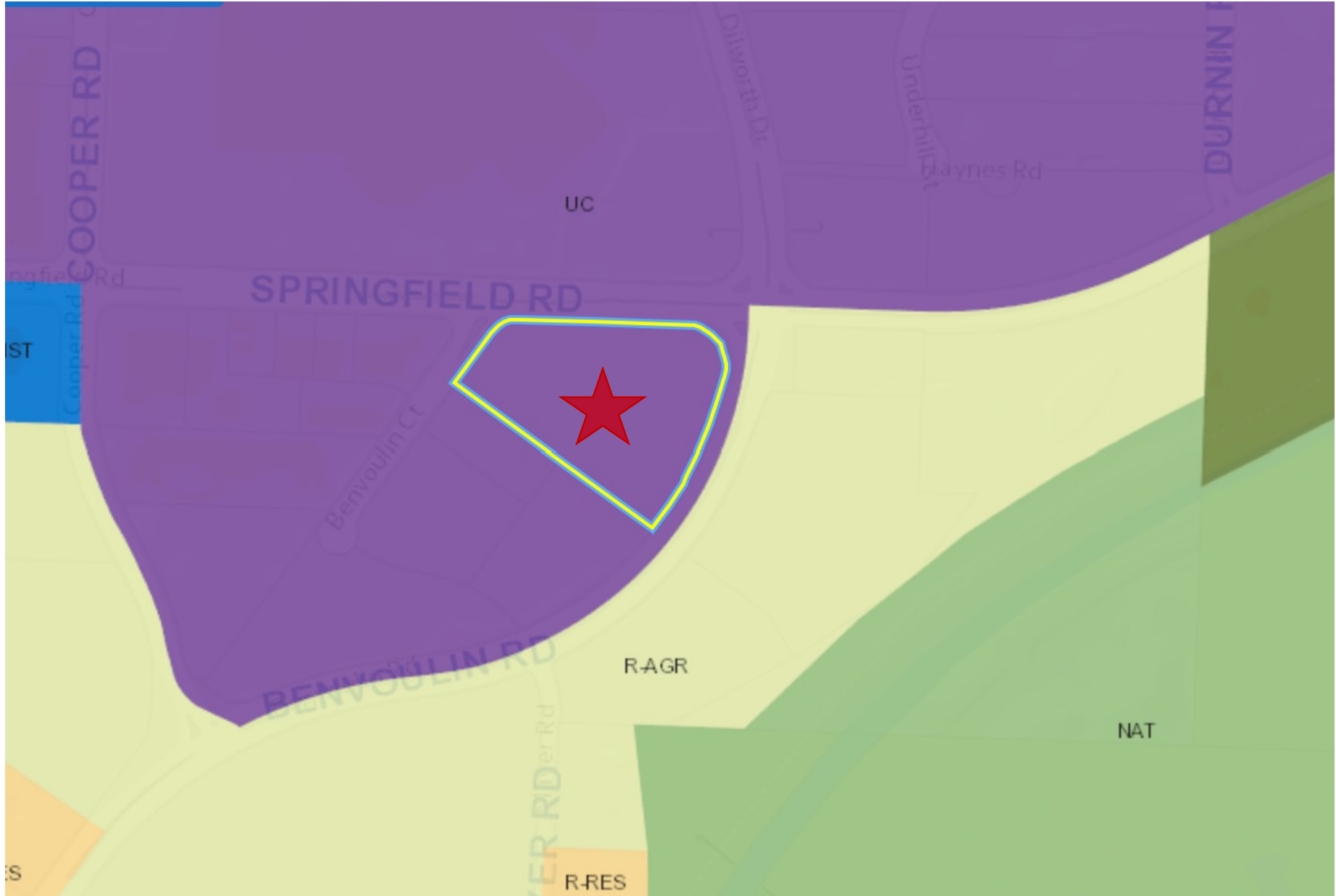
A few nearby public transportation options.

Bike Score
87

Very Bikeable

Biking is convenient for most trips.

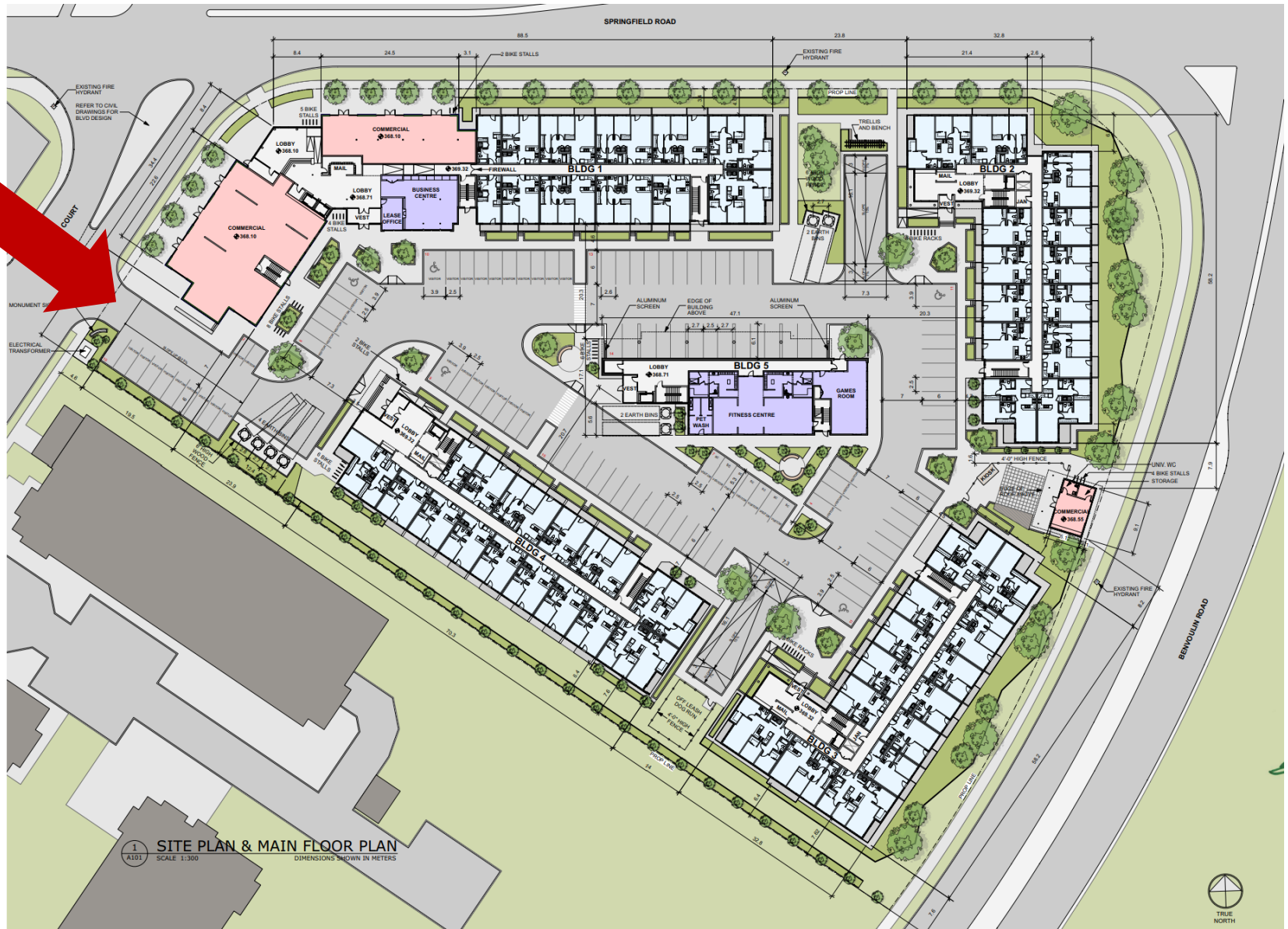
Future Land Use Map



Subject Property Map



Draft Site Plan



Development Policy

- ▶ Meets the intent of Official Community Plan Urban Centre Policies:
 - ▶ High Density Residential Development
 - ▶ Direct medium and high density residential development to Urban Centres
 - ▶ Midtown Residential Development
 - ▶ Prioritize the development of multi-unit residential uses over employment uses in midtown to support a greater live work balance
- ▶ Consistent with Future Land Use **UC – Urban Centre**

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Strengthen the Urban Centres as Kelowna's primary hubs of activity
 - ▶ Support modest residential development to transition Midtown into a transit-supported neighbourhood
 - ▶ Appropriate location for adding residential density
 - ▶ Rezoning application aligns with the framework of the Healthy Housing Strategy



Conclusion of Staff Remarks