



Z21-0066

631, 647, 657 & 677

Clement Avenue

Rezoning Application

Proposal

- ▶ To consider an application to rezone the subject properties from the RU2 – Medium Lot Housing zone to the C7- Central Business Commercial zone to facilitate the development of multiple dwelling housing.

Development Process

June 11, 2021

Development Application Accepted

Staff Review & Circulation

Feb 1, 2022

Neighbourhood Consultation

Mar 21, 2022

Initial Consideration

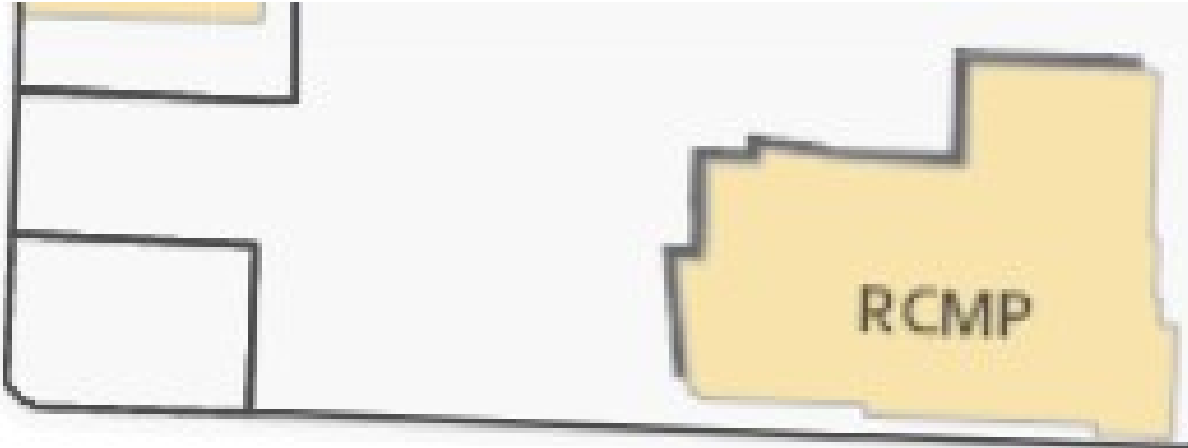
Notice of First Reading

Final Reading and DP & Variances

Building Permit

Council Approvals

Context Map



Walk Score
89

Very Walkable
Most errands can be accomplished on foot.

Transit Score
46

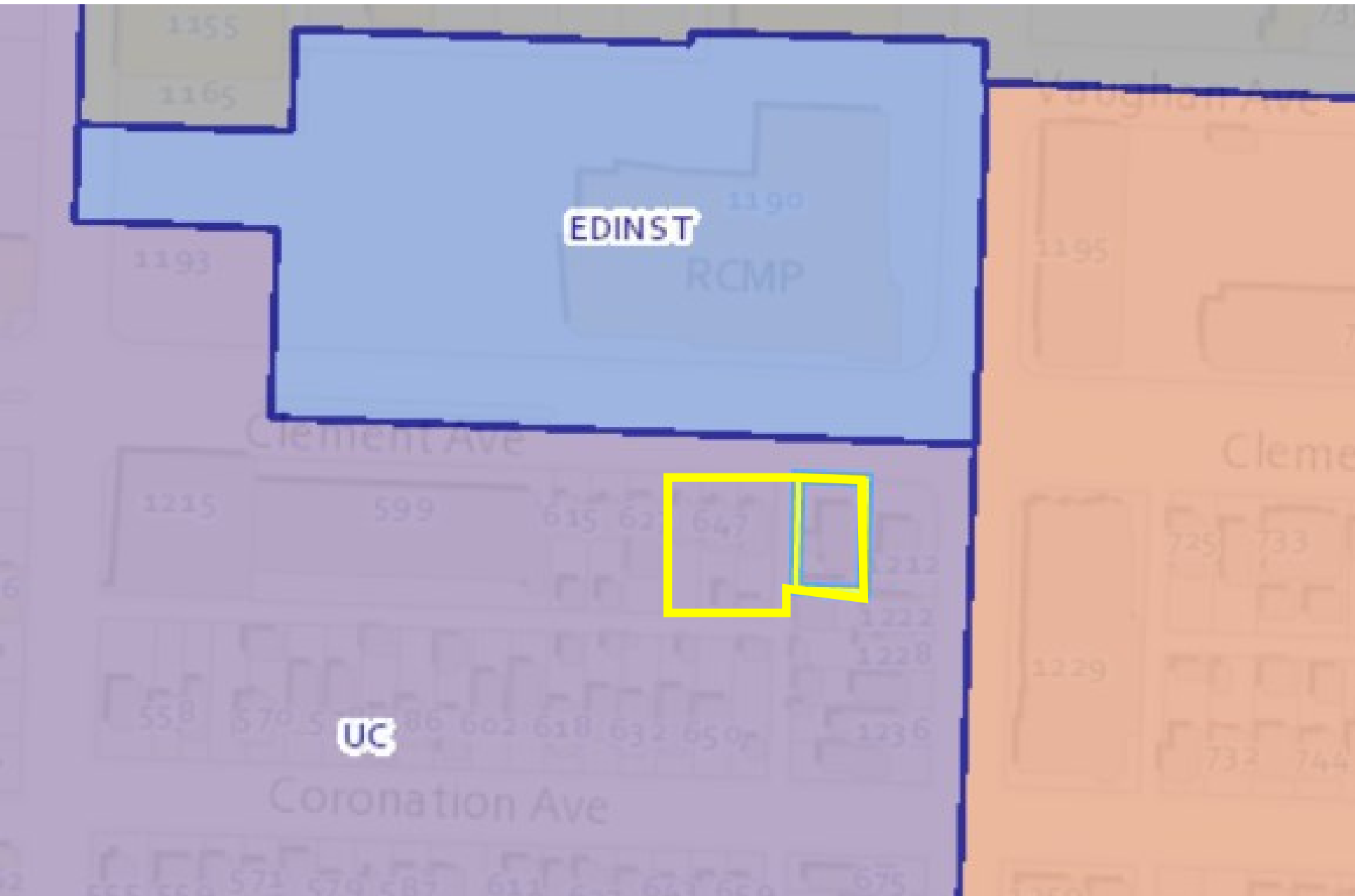
Some Transit
A few nearby public transportation options.

Bike Score
98

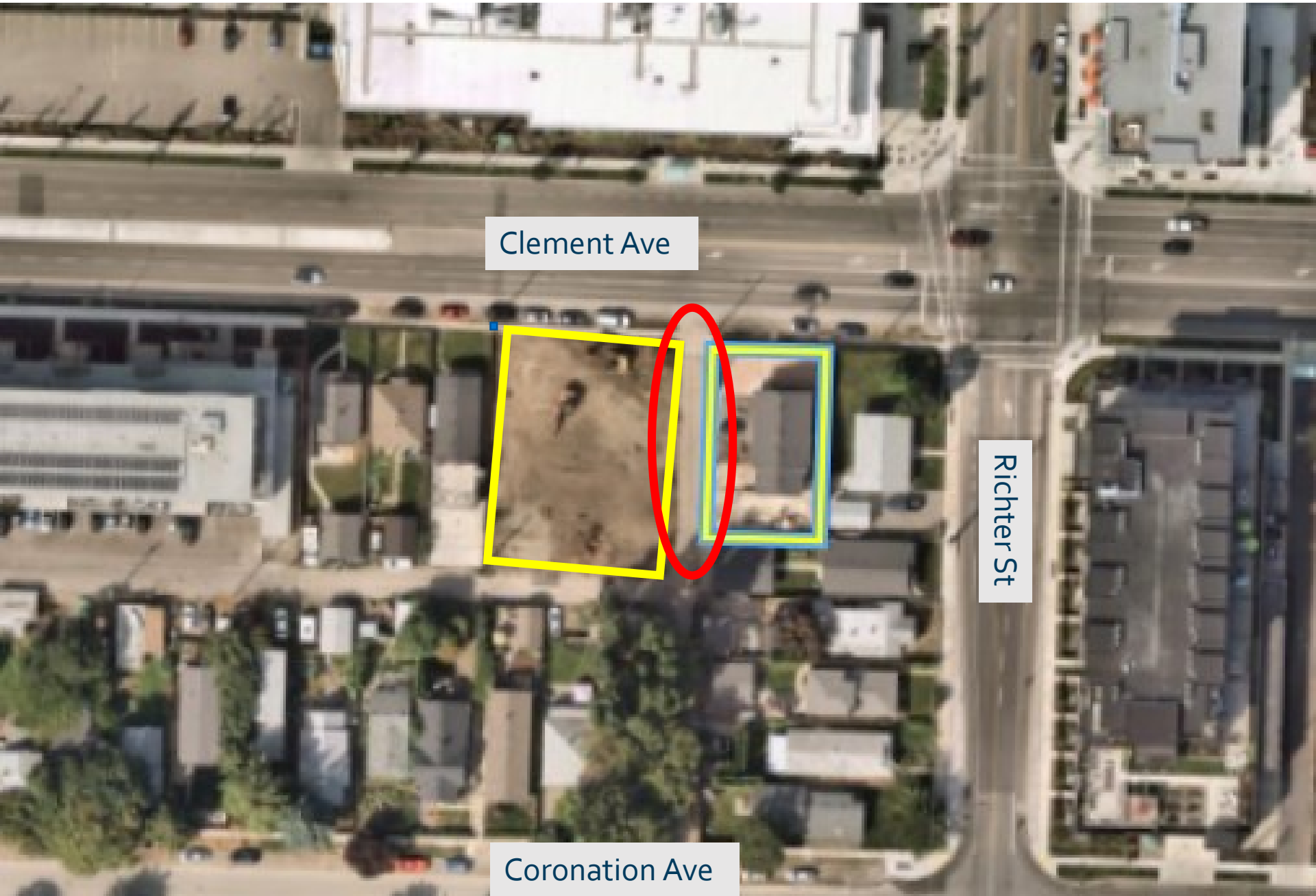
Biker's Paradise
Daily errands can be accomplished on a bike.



OCP Future Land Use



Subject Property Map



Clement Ave

Richter St

Coronation Ave

Site Plan



Proposed Rendering



View from Clement Avenue

Development Policy

- ▶ Meets the intent of Official Community Plan Objectives and Policies:
 - ▶ 4.1 – Strengthen the Urban Centres as Kelowna’s primary hubs of activity.
 - ▶ 4.1.2 – Urban Centre Hierarchy – Focus the greatest intensity of uses and scale of development Downtown.
- ▶ Consistent with the Future Land Use → UC- Urban Centre

Staff Recommendation

- ▶ **Support** of the proposed Rezoning:
 - ▶ Meets many objectives in the OCP
 - ▶ Appropriate location for increased density



Conclusion of Staff Remarks