



Z21-0089 285-287 Nickel Road

Rezoning Application



Proposal

- ▶ To rezone the subject property to facilitate a multiple dwelling housing development

Development Process

Sept 8, 2021

Development Application Accepted

Staff Review & Circulation

Mar 7, 2022

Public Notification Received

→ April 4, 2022

Initial Consideration

Notice of First Reading

Final Reading and Development Permit Consideration

Issuance of Building Permits

Council Approvals

Context Map



City of Kelowna

Walk Score
54

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score
41

Some Transit

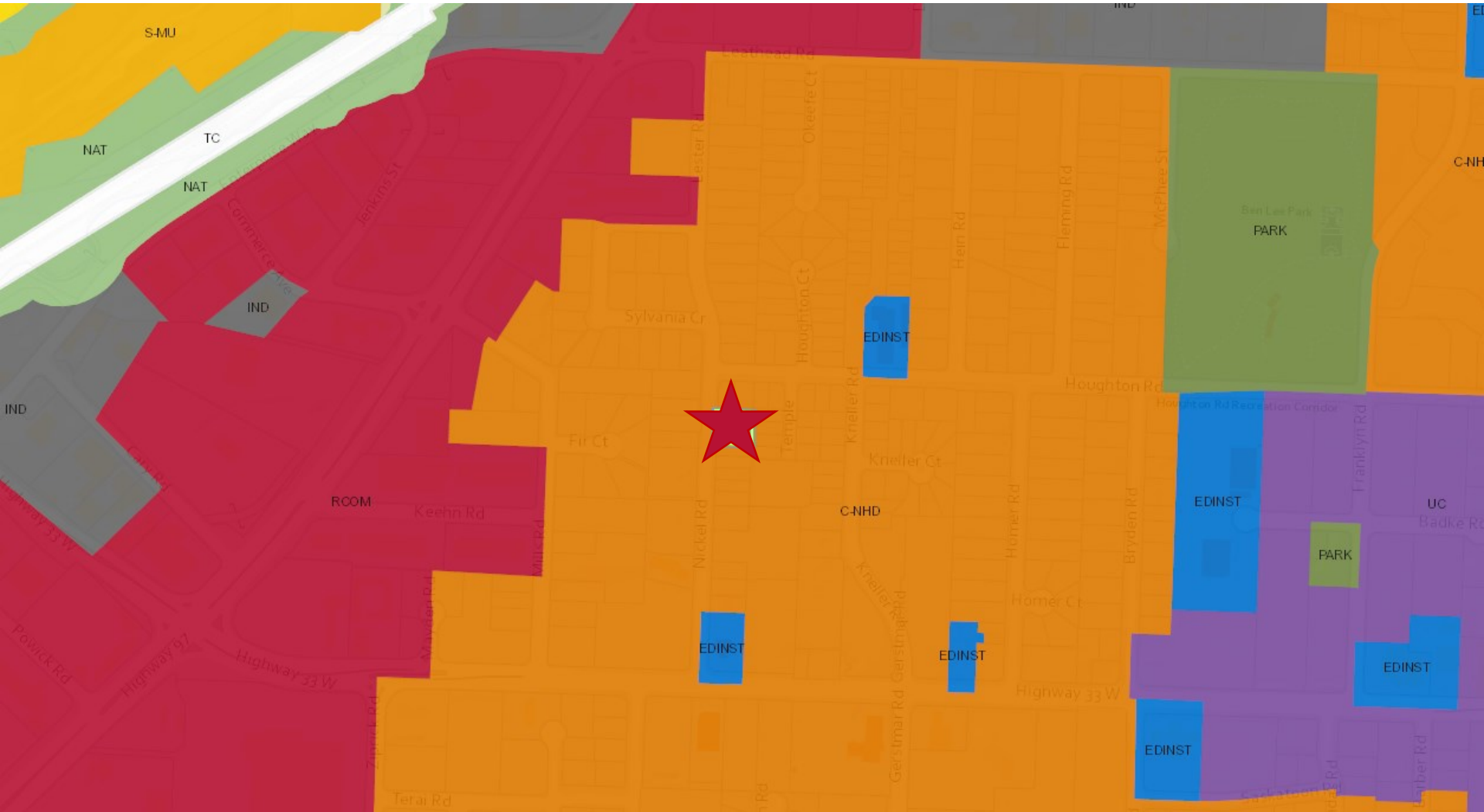
A few nearby public transportation options.

Bike Score
83

Very Bikeable

Biking is convenient for most trips.

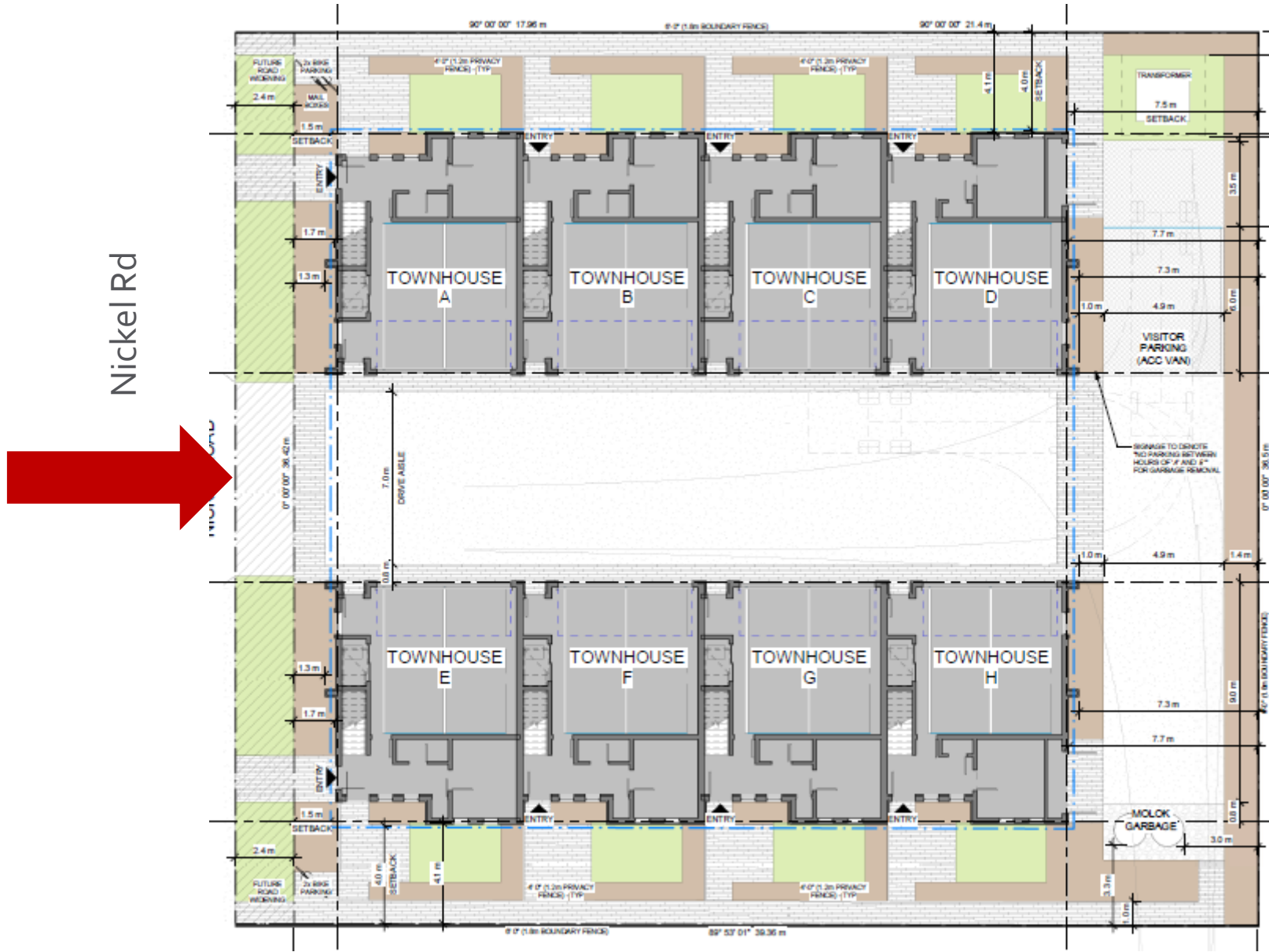
Future Land Use Map



Subject Property Map



Draft Site Plan



Draft Rendering



Development Policy

- ▶ Meets the intent of Official Community Plan Core Area Neighbourhood Objectives:
 - ▶ Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area
 - ▶ Design residential infill to be sensitive to neighbourhood context
- ▶ Consistent with Future Land Use **C-NHD – Core Area Neighbourhood**

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Increased diversity helps create an inclusive, affordable and complete Core Area
 - ▶ Appropriate location for adding residential density



Conclusion of Staff Remarks