



City of
Kelowna

Z22-0014 115 & 175 Kneller Rd Rezoning Application

Proposal

- ▶ To rezone the subject properties from the RU1 – Large Lot Housing zone and MF2 – Townhome Housing zone to the MF3r – Apartment Housing (Rental Only) zone to facilitate the development of a 5-storey apartment housing development.

Rezoning

- ▶ “Is this proposed land use and density appropriate for this property?”

- ▶ Regulate the following within a zone:
 - ▶ Uses of land, building, & structures
 - ▶ Density of use of land (FAR)
 - ▶ Based on OCP Policies including Future Land Use

Development Process

March 2, 2022

Development Application Submitted



Staff Review & Circulation



Nov 7, 2022

Public Notification Received



Dec 5, 2022

Initial Consideration



Reading Consideration



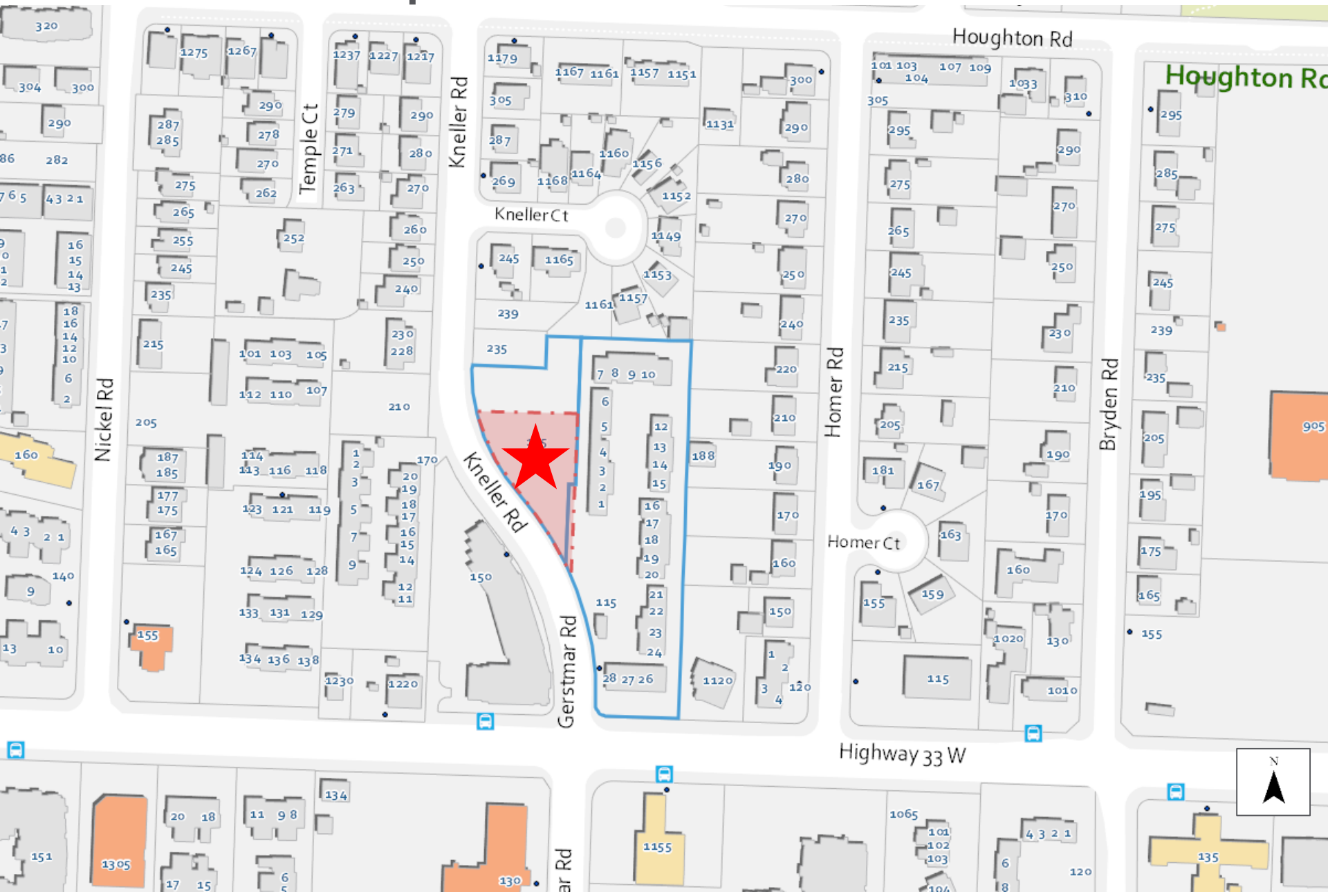
Final Reading
Development Permit & Development Variance Permit



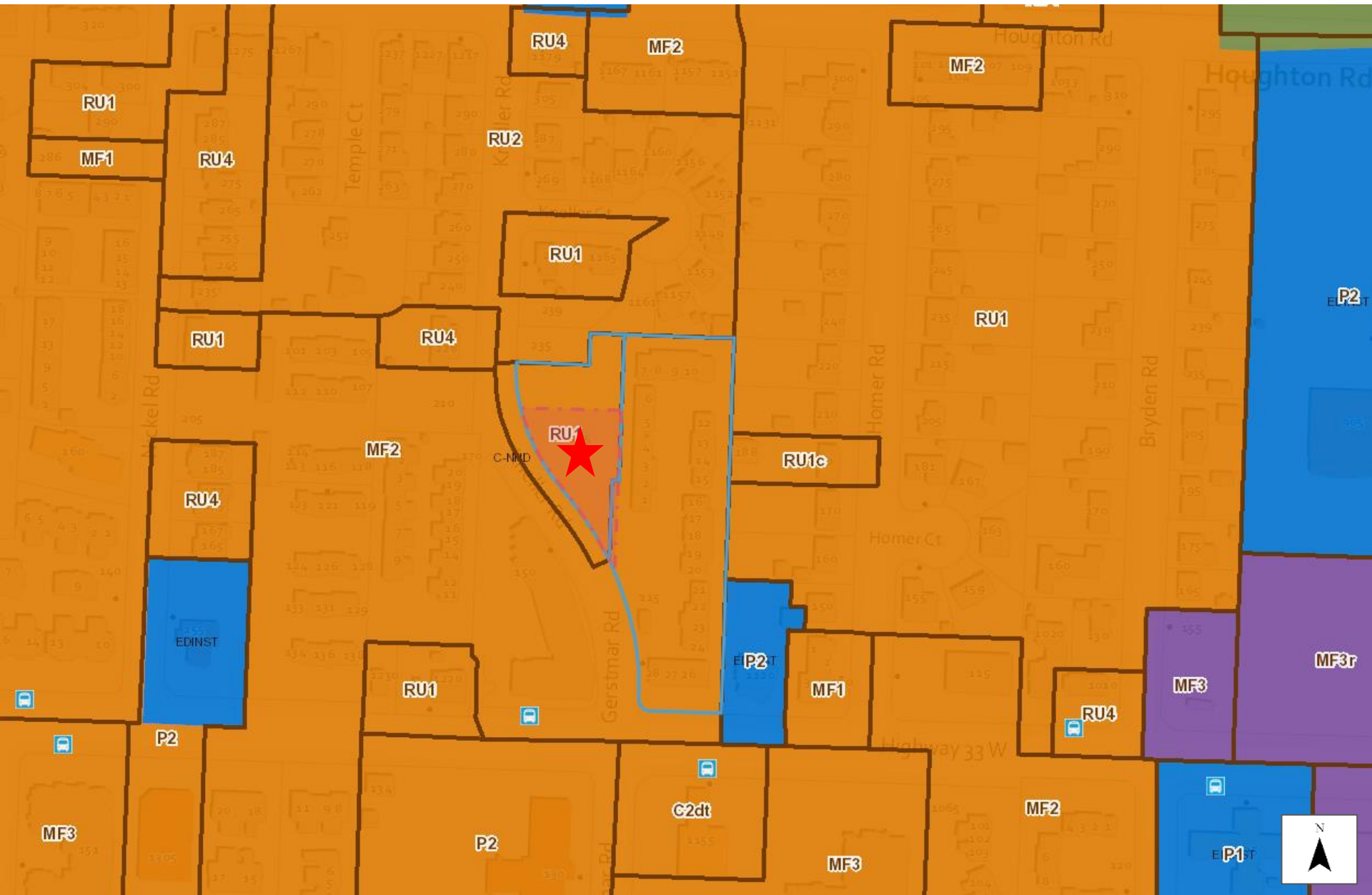
Building Permit

Council
Approvals

Context Map



OCP Future Land Use / Zoning



Subject Property Map



City of Kelowna

Project/technical details

- ▶ Proposed rezoning to MF3r – Apartment Housing (Rental Only) will facilitate the development of an rental housing project by the Okanagan Metis & Aboriginal Housing Society.
 - ▶ Five storey building
 - ▶ Approx. 48 units
- ▶ Mix of market and non-market rental housing
 - ▶ 15 units rented at market rents
 - ▶ 33 units would be non-market affordable or rent-geared-to-income

PRHC SITE AREA
APPROX. 2,910 SM
(31,323 SF)
PROPOSED ZONE: CA1r

PRHC COURTYARD

OMAHs SITE AREA
APPROX. 1,901 SM
(20,451 SF)
PROPOSED ZONE: MF3r

OMAHs RENTAL
APARTMENT BUILDING
4 STOREYS
48 UNITS

OMAHs GARDEN
& PLAY AREA

EXISTING 115 GERTSMAR
PROJECT (OMAHs OWNED)

NISSEN
CROSSING
PARKING
16 STALL
OVER-SUPPLY
PER-CURRENT BYLAW
CALCULATIONS
*AGREEMENT/VARIANCE
REQUIRED FOR
DEDICATION TO NEW
OMAHs PROJECT*

VISITOR
PARKING LOT
EXISTING PARKING
RECONFIGURED AS
NEW VISITOR PARKING
FOR NEW OMAHs
RENTAL PROJECT
TOTAL STALLS LOST = 6
TOTAL NEW STALLS = 9
*VARIANCE/AGREEMENT
REQUIRED FOR
DEDICATION TO NEW
OMAHs PROJECT*

OMAHs APARTMENT BLDG.
ENTRY

PARKADE
RAMP

OMAHs APARTMENT BLDG.
PARKING ENTRY

EXISTING PLAY AREA
RELOCATED TO NEW
OMAHs APARTMENT
BLDG. GARDEN

OMAHs TOWNHOUSE
PARKING ENTRY

3M SETBACK

9M SETBACK

3M SETBACK

1.5M SETBACK FOR
GROUND DRAINAGE DITCHES

4.5M REAR YARD SETBACK
TAKEN FROM SE CORNER

OCP Policies

- ▶ C-NHD – Core Area Neighbourhood Policies
 - ▶ Policy 5.3.2 Transition from Transit Supportive Corridors
 - Provide a transition area allowing for 3-4 stories in height
 - ▶ Policy 5.12.1 Housing with Supports - Prioritize the development of subsidized housing and housing with supports in the Core Area

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning:
 - ▶ Meets the intent of the Official Community Plan
 - ▶ C-NHD – Core Area Neighbourhood Designation and Policies
 - ▶ Location
 - ▶ 2 blocks from Rutland Urban Centre
 - ▶ Transit stops on Highway 33
 - ▶ Active Transportation Corridor on Houghton Road