



City of  
**Kelowna**

**Z22-0013**

**175, 235, 239 Kneller Road & 1161 Kneller Court**

Rezoning Application

# Proposal

- ▶ To rezone the subject properties from the RU1 – Large Lot Housing zone and RU2 – Medium Lot Housing zone to the CA1r – Core Area Mixed Use (Rental Only) zone to facilitate the development of a 4-storey supportive housing development and offices.

# 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

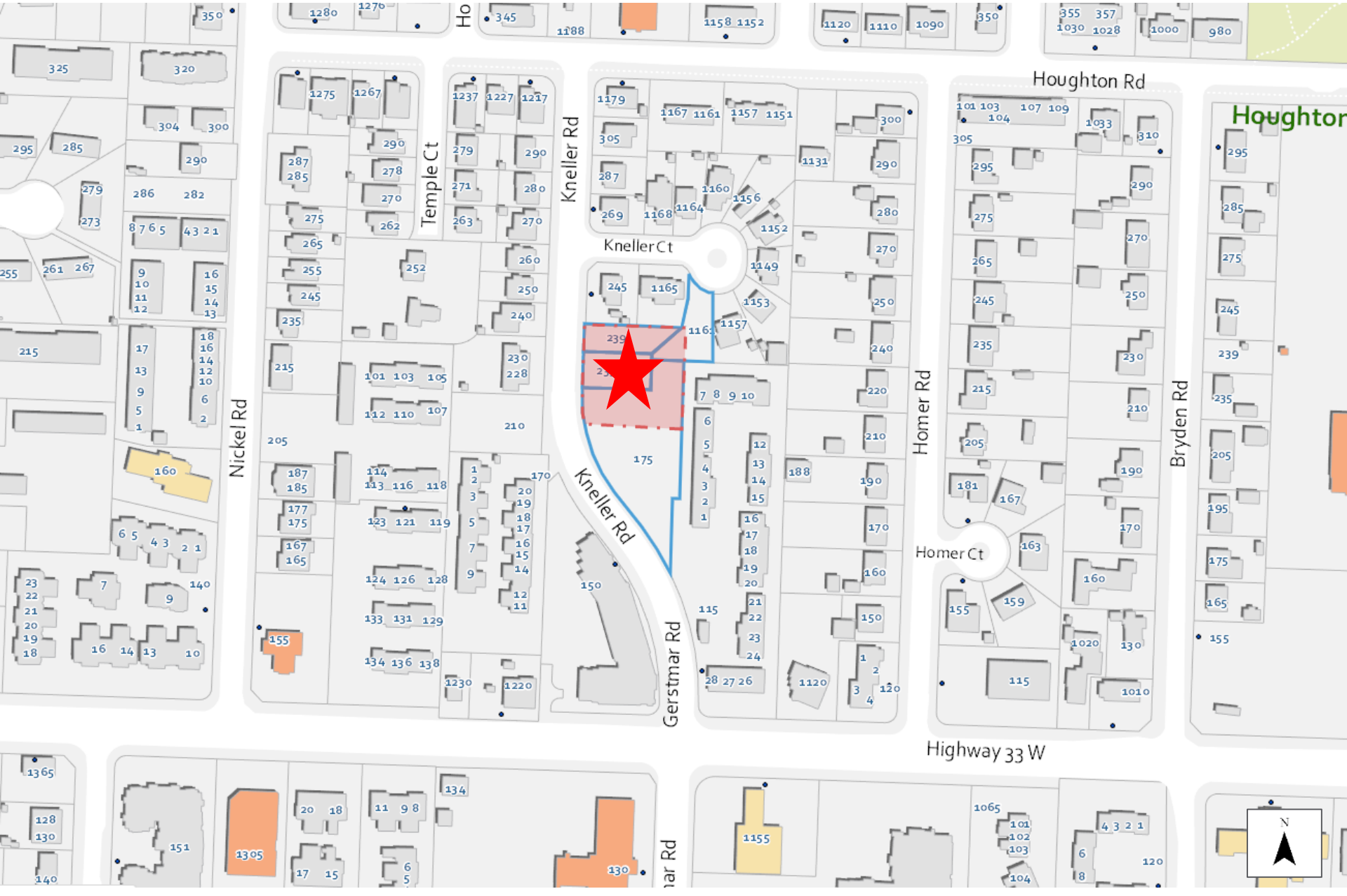


Building Permit

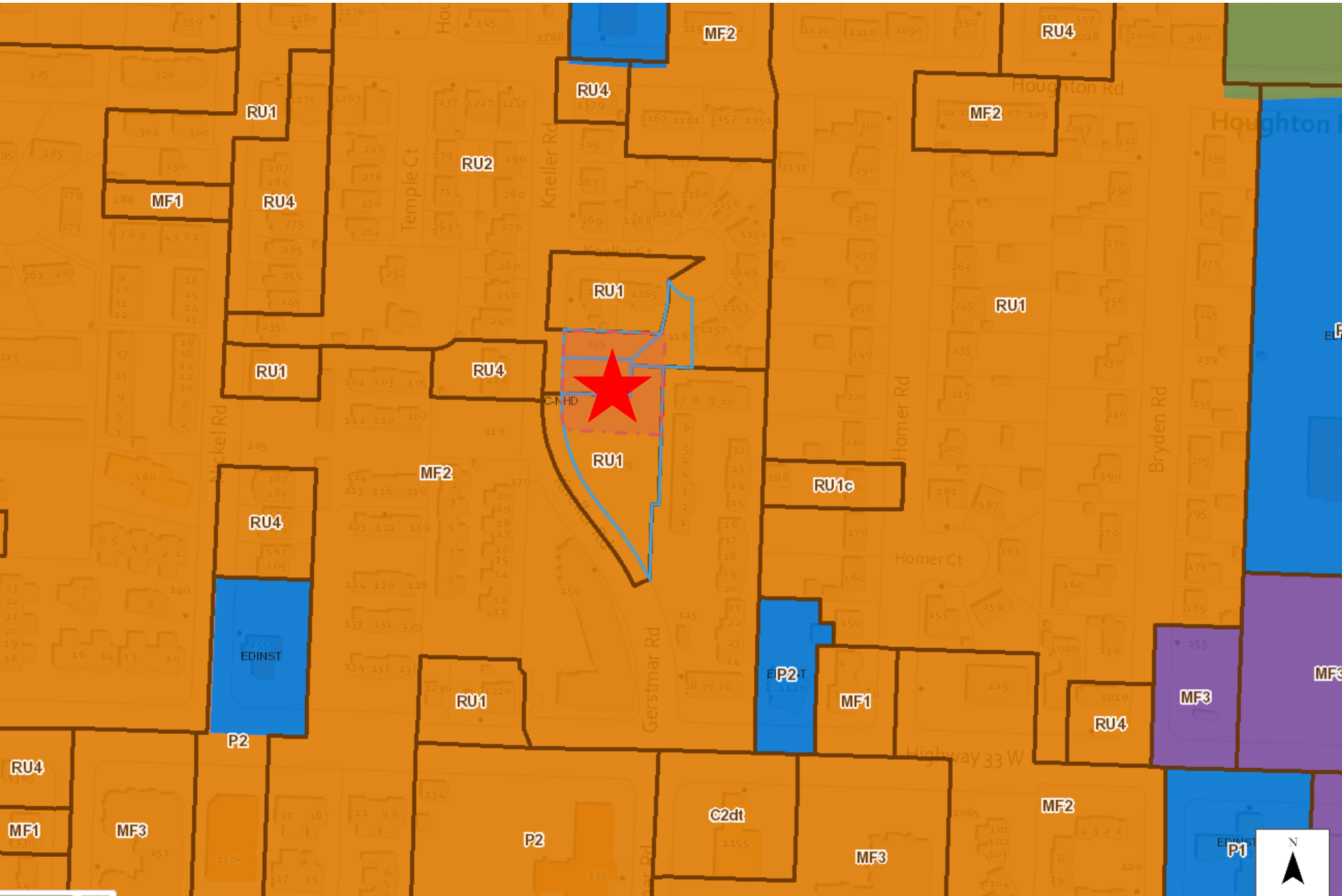
Council Approvals



# Context Map



# OCP Future Land Use / Zoning



# Subject Property Map

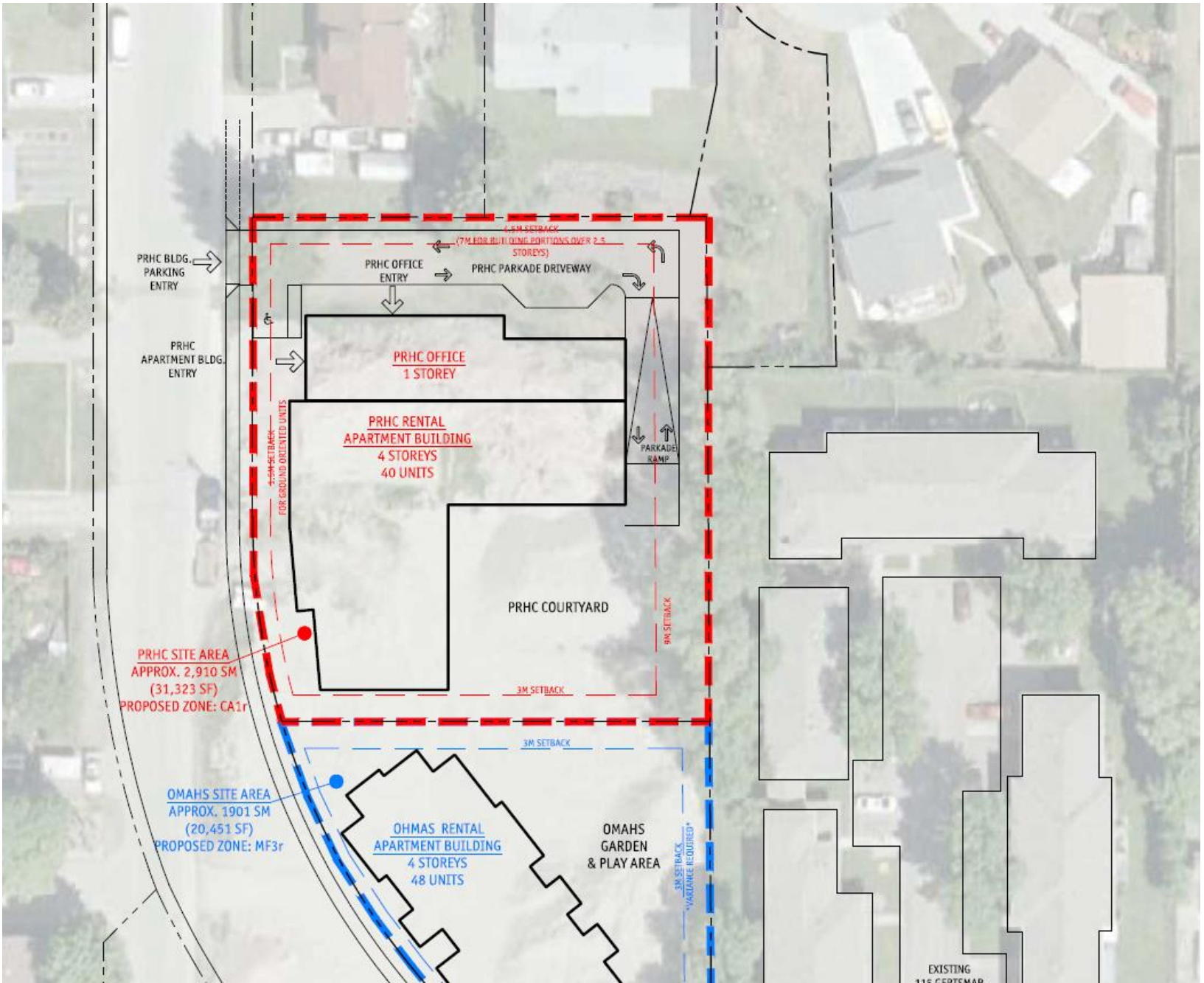


# Project Details

- ▶ Proposed rezoning to CA1r – Core Area Mixed Use (Rental Only) will facilitate the development of a supportive housing development for the Kelowna Women’s Shelter and offices.
  - ▶ Four storey building
  - ▶ Approx. 40 units of supportive housing
  - ▶ Office space for 6 employees of Kelowna Women’s Shelter
- ▶ Second stage housing for women and children
  - ▶ Typically accessed after they have stayed in a transition house
  - ▶ Residents typically stay in second stage housing for 6 to 18 months



# Site Plan



# OCP Policies

- ▶ C-NHD – Core Area Neighbourhood Policies
  - ▶ Policy 5.2.4 Commercial Areas in Corridors - Support small-scale employment and commercial uses in Core Area Neighbourhoods
  - ▶ Policy 5.3.2 Transition from Transit Supportive Corridors - Provide a transition area allowing for 3-4 stories in height
  - ▶ Policy 5.4.2 Safety Net Supports and Services - Allow safety nets supports and services in the Core Area for people experiencing homelessness
  - ▶ 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