



City of
Kelowna

Application No. Z21-0056 1975 Union Rd

Rezoning Application

Purpose

- ▶ To rezone the subject property from the C₁ – Local & Neighbourhood Commercial zone to the MF₃ – Apartment Housing zone to facilitate the development of Apartment Housing.

Development Process



May 28, 2021

Development Application Accepted



Staff Review & Circulation



Jan 4, 2023

Public Information Session



Feb 6, 2023

Initial Consideration



Reading Consideration



Final Reading & DP/DVP Consideration

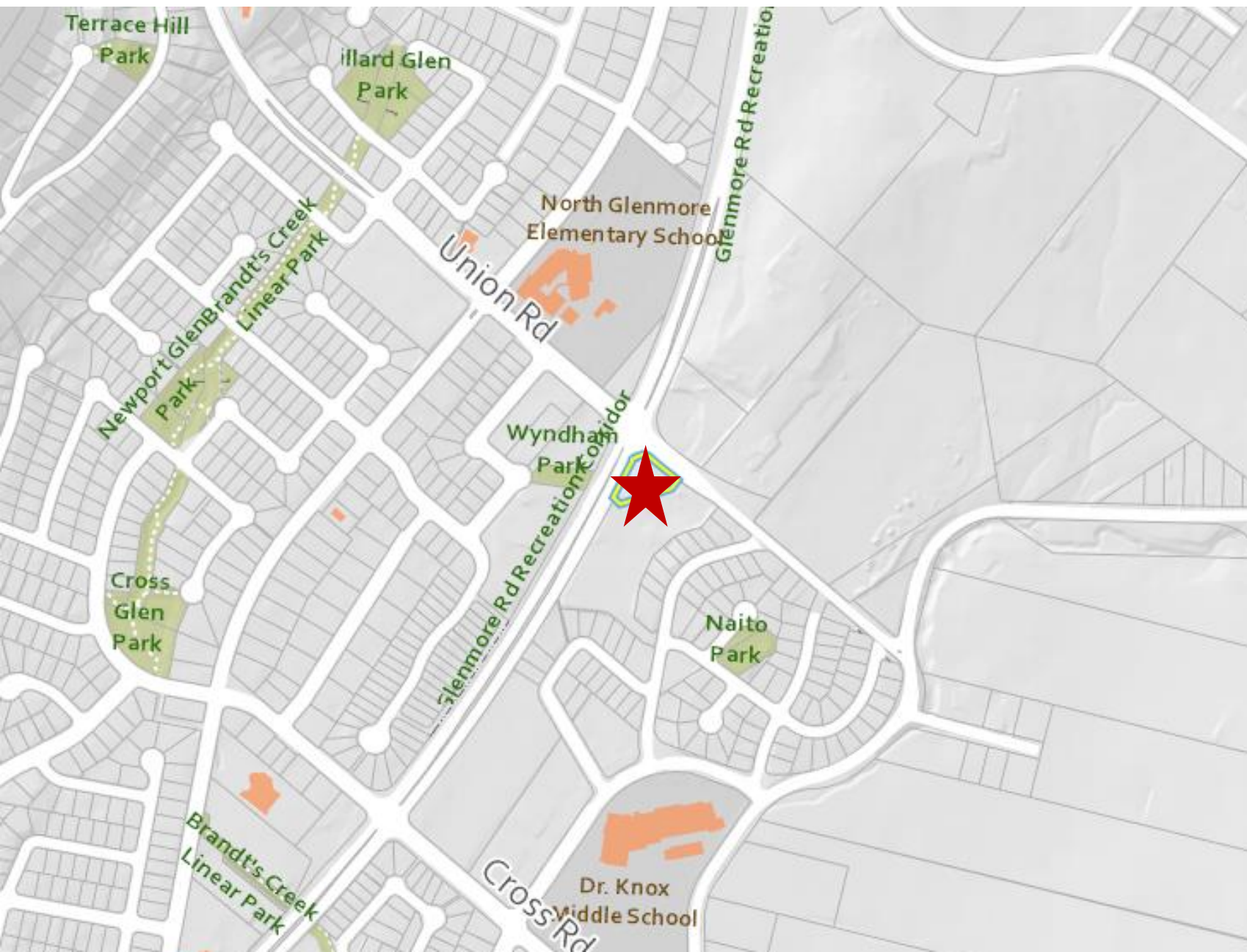


Building Permit



Council Approvals

Context Map



Walk Score
18

Transit Score
26

Bike Score
48



OCP Future Land Use



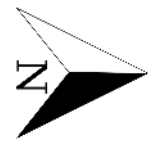
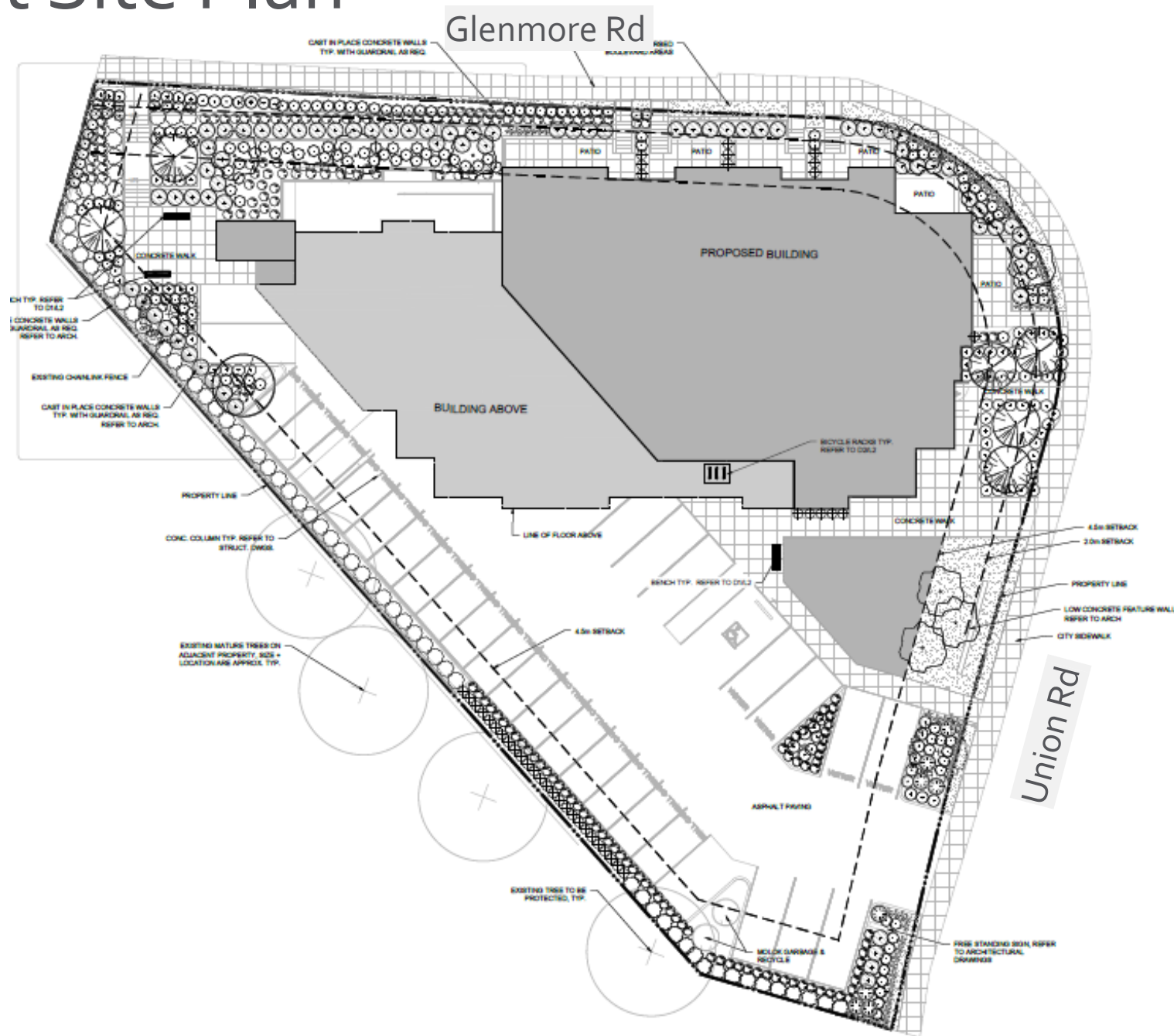
Subject Property Map



Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ MF3 – Apartment Housing
 - ▶ 4 storey apartment
 - ▶ Approx. 29 units
 - ▶ Vehicle entrance on Union Rd
 - ▶ Transit Supported Corridor (Glenmore Rd)

Draft Site Plan



Draft Rendering



OCP Objectives & Policies

- ▶ Policy 5.2.2: Low Rise Corridor Development
 - ▶ Encourage low rise apartments up to six storeys

- ▶ Policy 5.3.2: Focus Residential Density along TSC
 - ▶ Encourage minimum density along TSC
 - ▶ Provide transition area allowing 3-4 storeys

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Transit Supportive Corridor Policies
 - ▶ Housing Diversity
 - ▶ Development Permit and Development Variance Permit to follow