



City of
Kelowna

Z22-0075
979 & 983 Coronation Ave
Rezoning Application

Purpose

- ▶ To rezone the subject properties from the MF₁ – Infill Housing zone to the MF₂ – Townhouse Housing zone to facilitate the development of a townhouse development.

Development Process

Nov 29, 2022

Development Application Submitted



Staff Review & Circulation



Jan 20, 2023

Public Notification Received



Feb 27, 2023

Initial Consideration



Reading Consideration



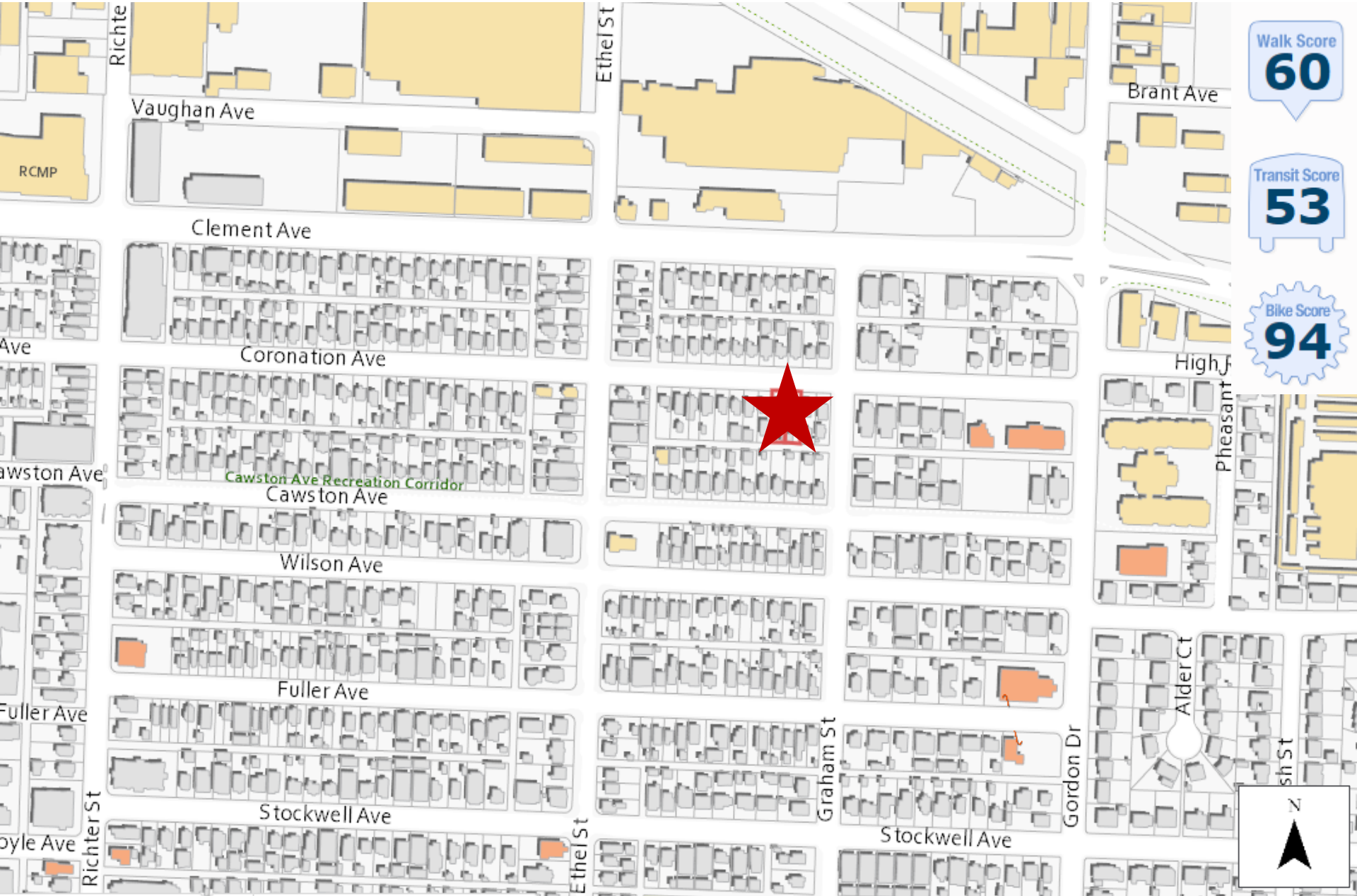
Final Reading & DP/DVP



Building Permit

Council
Approvals

Context Map



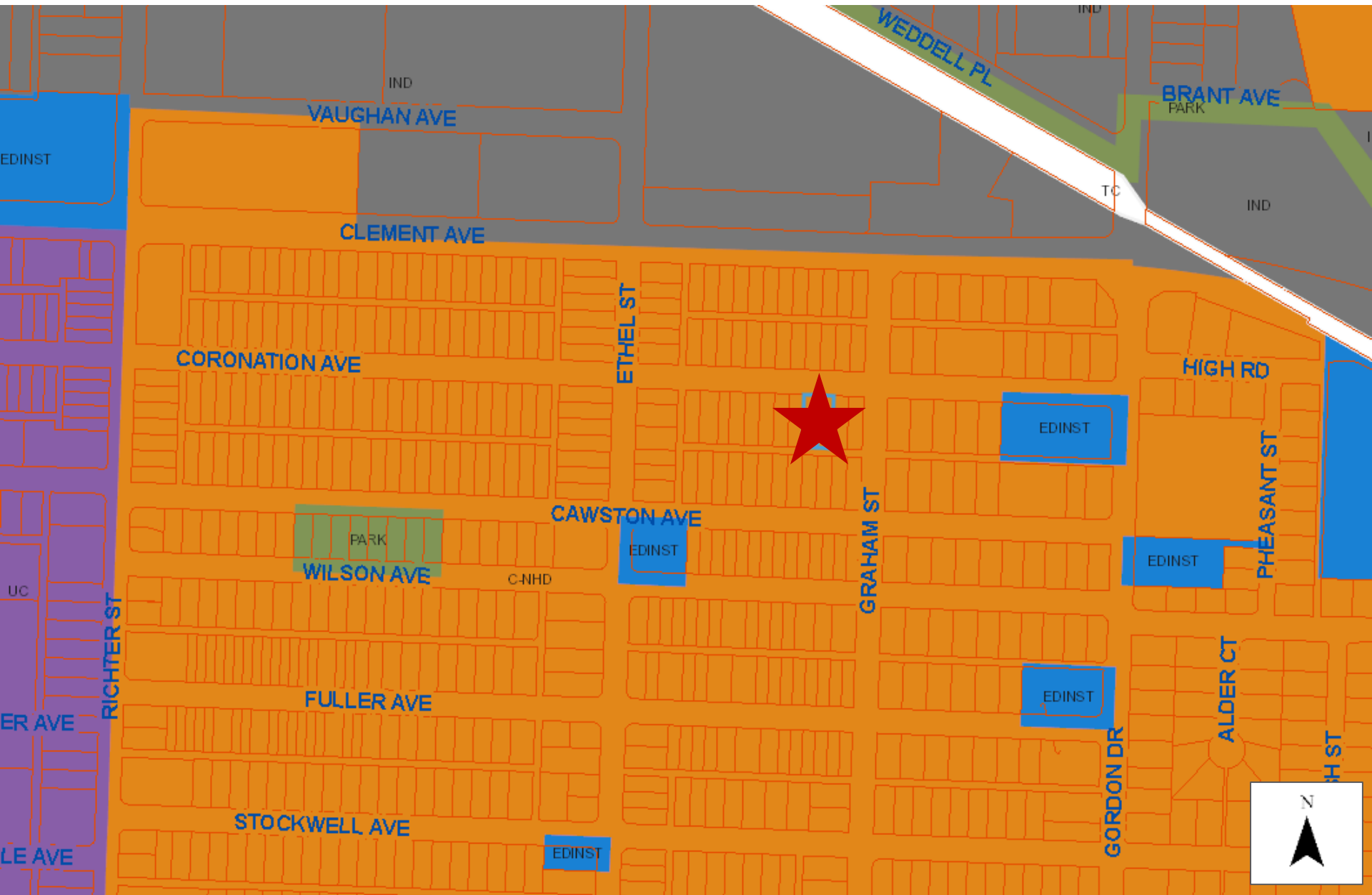
Walk Score
60

Transit Score
53

Bike Score
94



OCP Future Land Use



Subject Property Map



Project Details

- ▶ Townhouse Housing
 - ▶ 8 two-bedroom units
 - ▶ 1 bachelor unit
 - ▶ 3 storeys in height

- ▶ Access to individual garages provided from rear laneway

OCP Objectives & Policies

- ▶ **Policy 5.3.1 Ground Oriented Infill**
 - ▶ Encourage gentle densification in the form of ground-oriented residential uses
- ▶ **Policy 5.3.2 Transition from Transit Supportive Corridors**
 - ▶ Provide a transition area allowing for 3-4 storeys in height serving as a transition from Transit Supportive Corridors to lower density residential areas
- ▶ **Policy 5.11.1 Diverse Housing Forms**
 - ▶ Encourage a diverse mix of low and medium density housing forms in the Core Area

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning:
 - ▶ Future Land Use Designation: Core Area Neighbourhood
 - ▶ OCP Policies:
 - ▶ Policy 5.3.1 Ground-Oriented Infill
 - ▶ Policy 5.3.2 Transition from Transit Supportive Corridors
 - ▶ Policy 5.11.1 Diverse Housing Forms