



City of
Kelowna

Z22-0068
Wilkinson St 2100, 2120-2122,
2128-2130 and 2140

Rezoning Application

Purpose

- ▶ To rezone the subject properties from the RU₄ – Duplex Housing zone to the MF_{3r} – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.

Development Process



Oct 5, 2022

Development Application Accepted



Staff Review & Circulation



Apr 3, 2023

Public Notification Received



Initial Consideration



May 1, 2023

Reading Consideration



Final Reading & DP



Building Permit



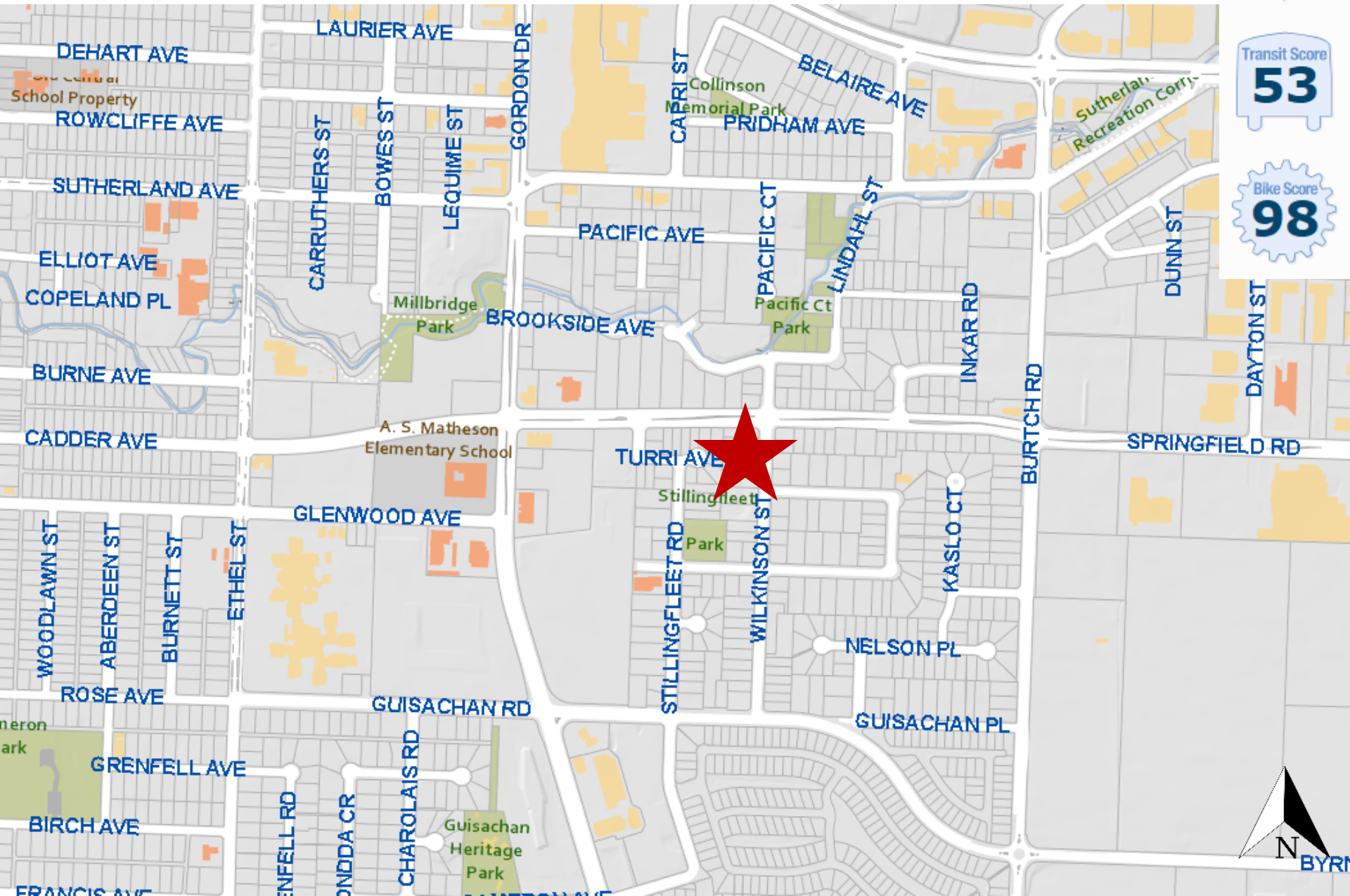
Council Approvals

Context Map

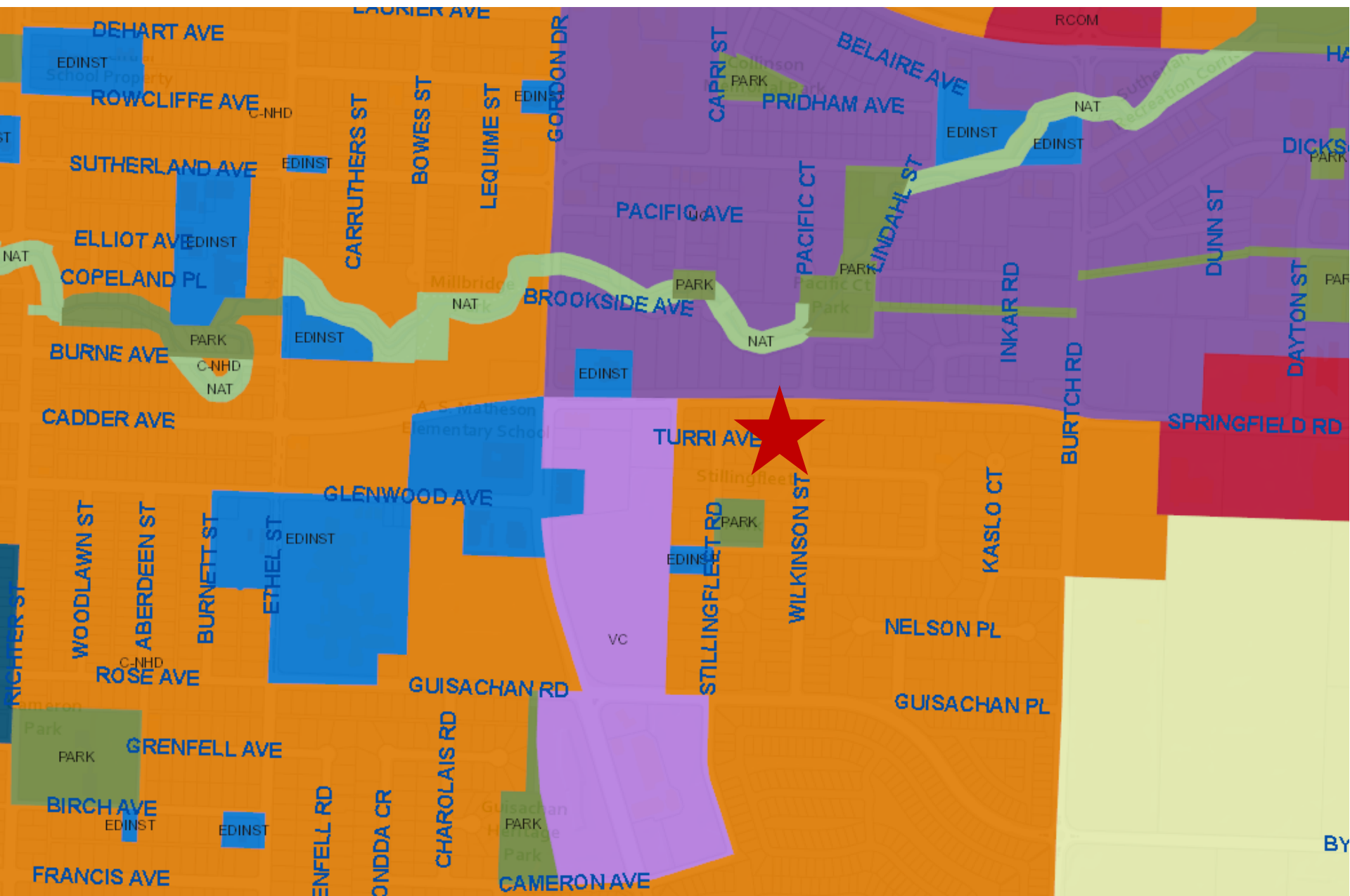
Walk Score
47

Transit Score
53

Bike Score
98



OCP Future Land Use



Subject Property Map



OCP Objectives & Policies

- ▶ Policy 5.2.1: Transit Supportive Corridor Densities
 - ▶ Encourage minimum density along TSC
- ▶ Policy 5.2.2: Low Rise Corridor Development
 - ▶ Encourage low rise apartments up to six storeys
- ▶ Policy 5.11.1: Diverse Housing Forms

- ▶ Healthy Housing Strategy
 - ▶ Promote and protect rental housing

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 Supported Corridor Policies
 - ▶ Low Rise Corridor Development
 - ▶ Housing Diversity
 - ▶ Healthy Housing Strategy
 - ▶ Rental Housing