

# REPORT TO COUNCIL REZONING



**Date:** July 24, 2023  
**To:** Council  
**From:** City Manager  
**Address:** 1021 Lawson Ave  
**File No.:** Z23-0015

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	MF3 – Apartment Housing	MF3r – Apartment Housing with Rental Only

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0015 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A District Lot 138 ODYD Plan EPP121306, located at 1021 Lawson Ave, Kelowna, BC from the MF3 – Apartment Housing zone to the MF3r – Apartment Housing with Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated July 24, 2023;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council’s consideration of a Development Permit and Development Variance Permit for the subject property.

## 2.0 Purpose

To rezone the subject property from the MF3 – Apartment Housing zone to the MF3r – Apartment Housing with Rental Only zone to facilitate the development of rental apartment housing.

## 3.0 Development Planning

Staff support the proposal to rezone the subject property to the MF3r – Apartment Housing with Rental Only zone. The proposed rezoning will facilitate the development of a rental apartment building which aligns with the Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood. The proposed rental apartment housing use is consistent with OCP policy which encourages diverse housing tenures within the Core Area.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	761.3 m <sup>2</sup>
Road Dedication	N/A
Undevelopable Area	N/A
Net Site Area	761.3 m <sup>2</sup>

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF <sub>1</sub> – Infill Housing	Single Detached Dwellings
East	MF <sub>3</sub> – Apartment Housing	Apartments
South	MF <sub>3</sub> – Apartment Housing	Apartments
West	MF <sub>1</sub> – Infill Housing	Semi-Detached Dwellings

Subject Property Map: 1021 Lawson Ave



The subject property is located on Lawson Avenue between Gordon Drive, Graham Street and Bernard Avenue. Gordon Drive and Bernard Ave are both designated as Transit Supportive Corridors and have transit stops within 200 m of the subject property. Commercial and mixed-use buildings, including Centuria Urban Village, are located within a 400 m distance along Gordon Drive. Martin Park and Knowles Heritage Park are located within 400 m to the west.

4.1 Background

An application to rezone the property from the RU6 – Two Dwelling Housing zone to the RM<sub>5</sub> – Medium Density Multiple Housing zone was submitted in 2020. As part of the Zoning Bylaw transition, Council adopted the RM<sub>5</sub> zoning for the subject property on August 8, 2022. The RM<sub>5</sub> zoning was converted to the MF<sub>3</sub> – Apartment Housing zone in Zoning Bylaw No. 12375.

**5.0 Current Development Policies**

<b>Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.</b>	
<b>Policy 5.11.2 Diverse Housing Tenures</b>	Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee-simply row housing, co-ops, and rent-to-own.
	<i>The proposed rezoning to the Rental Only subzone will facilitate the development of long-term rental housing.</i>

**6.0 Application Chronology**

Application Accepted: March 9, 2023  
 Neighbourhood Notification Summary Received: June 29, 2023

**Report prepared by:** Mark Tanner, Planner II  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Attachment A: Development Engineering Memo

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).