



City of  
**Kelowna**

# Z23-0015 1021 Lawson Ave

Rezoning Application

# Purpose

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

# Development Process

March 9, 2023

Development Application Submitted

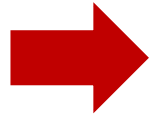


Staff Review & Circulation



June 29, 2023

Public Notification Received



July 24, 2023

Initial Consideration



Reading Consideration



Final Reading & DP/DVP



Building Permit

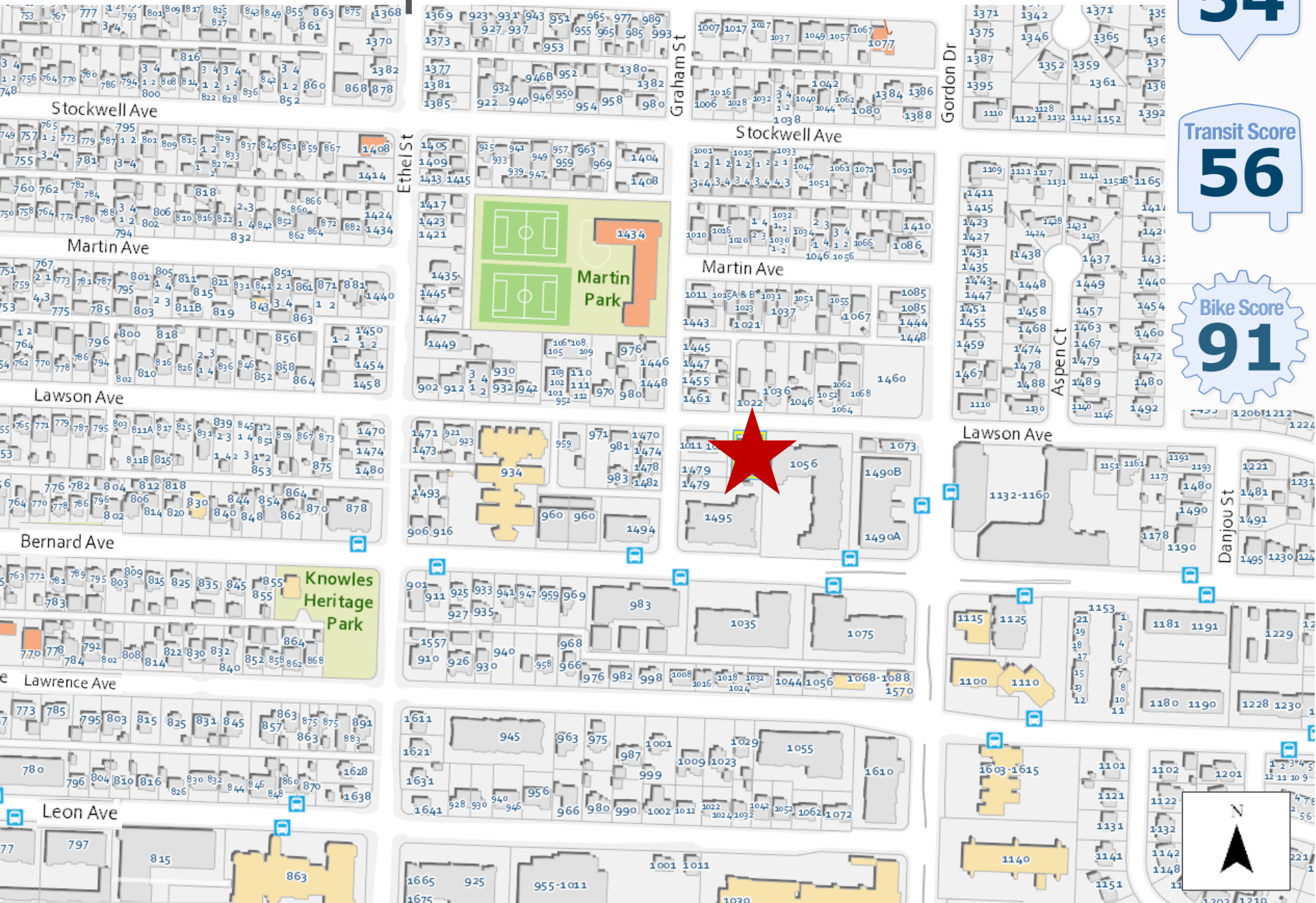
Council  
Approvals

# Context Map




Walk Score  
**54**

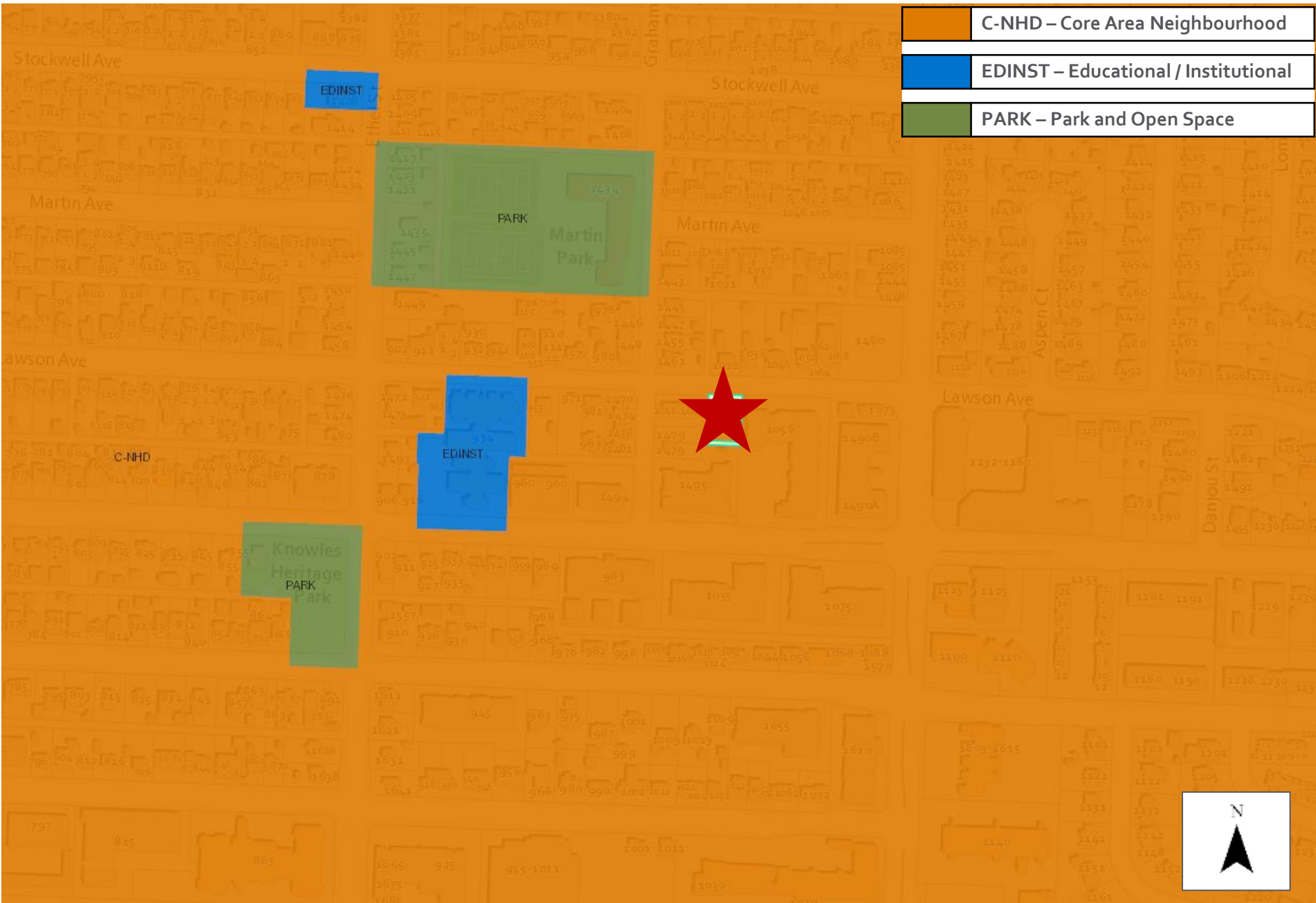
Transit Score  
**56**

Bike Score  
**91**



# OCP Future Land Use

	C-NHD – Core Area Neighbourhood
	EDINST – Educational / Institutional
	PARK – Park and Open Space



# Subject Property Map



# Project Details

- ▶ MF3 – Apartment Housing zone to MF3r – Apartment Housing (Rental Only) zone
  - ▶ Facilitate construction of apartment housing
  - ▶ Long-term rental housing
  - ▶ Vehicle access from the lane

# OCP Objectives & Policies

- ▶ Policy 5.11.2 Diverse Housing Tenures
  - ▶ Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages.



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Rezoning as it is consistent with:
  - ▶ OCP Future Land Use C-NHD
  - ▶ OCP Policy 5.11.2: Diverse Housing Tenures