

REPORT TO COUNCIL REZONING



Date: August 14, 2023
To: Council
From: City Manager
Address: 1459 & 1467 Gordon Dr, 1104 – 1130 Lawson Ave, 1488 Aspen Ct
File No.: Z23-0022

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RU ₄ – Duplex Housing	MF _{3r} – Apartment Housing with Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z23-0022 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

1. Lot 7 District Lot 137 ODYD Plan 14393, located at 1459 Gordon Dr, Kelowna, BC;
2. Lot 8 District Lot 137 ODYD Plan 14393, located at 1467 Gordon Dr, Kelowna, BC;
3. Lot 9 District Lot 137 ODYD Plan 14393, located at 1104 – 1110 Lawson Ave, Kelowna, BC;
4. Lot 10 District Lot 137 ODYD Plan 14393, located at 1120 – 1130 Lawson Ave, Kelowna, BC;
5. Lot 11 District Lot 137 ODYD Plan 14393, located at 1488 Aspen Ct, Kelowna, BC;

from the RU₄ – Duplex Housing zone to the MF_{3r} – 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 August 14, 2023;

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

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

2.0 Purpose

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

3.0 Development Planning

Staff support the proposed rezoning from the RU₄ – Duplex Housing zone to the MF_{3r} – Apartment Housing (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. OCP Policy supports apartment housing, up to 6 storeys in height, where properties directly

about Transit Supportive Corridors. The proposed Rental Only subzone aligns with OCP Policy encouraging Diverse Housing Tenures within the Core Area.

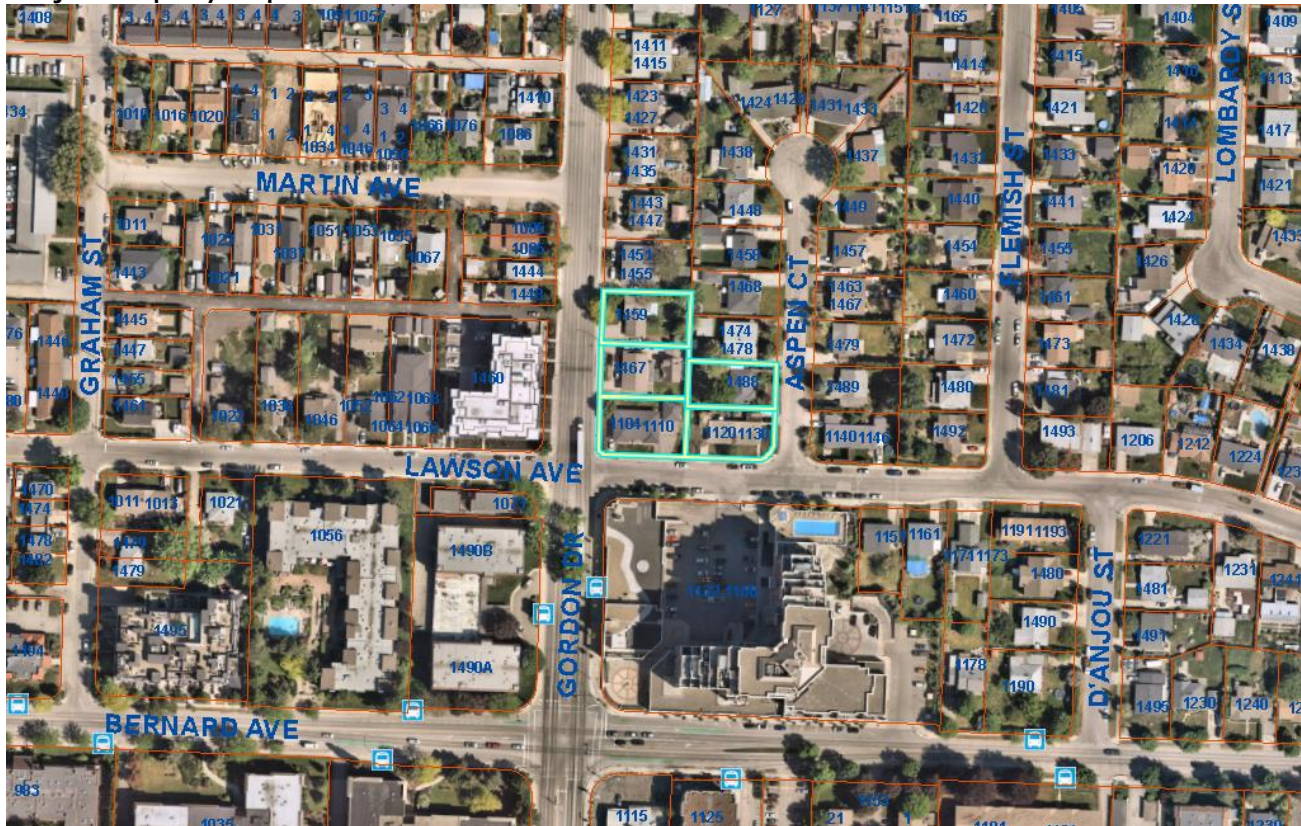
The applicant is required to dedicate 5 m of road along the frontage of Gordon Drive and 1.5 m of road along the frontage of Aspen Court.

Lot Area	Proposed (m ²)
Gross Site Area	3977 m ²
Road Dedication	343 m ²
Undevelopable Area	n/a
Net Site Area	3634 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU4 – Duplex Housing	Duplexes & Single Detached Dwellings
East	RU4 – Duplex Housing	Single Detached Dwellings & Duplexes
South	CD17 – High Density Mixed Use Commercial	Centuria Urban Village (apartment housing & commercial)
West	MF3 – Apartment Housing	Apartment Housing

Subject Property Map:



The subject properties are located at the intersection of Lawson Ave, Gordon Dr, and Aspen Ct. Gordon Drive is a Transit Supportive Corridor. Transit stops are located within 200 m on Gordon Dr and Bernard Ave. Surrounding properties include a mix of single detached dwellings, duplexes, apartment housing, and commercial units.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors.	
Policy 5.2.1 Transit Supportive Corridor Densities	Encourage development that works toward a long term population density of between 50 – 100 people per hectares within 200 m of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors. <i>The subject properties are adjacent to a Transit Supportive Corridor (Gordon Drive).</i>
Policy 5.2.2 Low Rise Corridor Development	Encourage low rise apartments and stacked townhouses up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors. Consider lower heights for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and redevelopment. Consider buildings above six storeys where the project is adjacent to higher capacity transit along Highway 97, a major intersection, or near an Urban Centre, with due consideration for the context of the surrounding neighbourhood. <i>The proposed rezoning to MF3r – Apartment Housing (Rental Only) would facilitate the development of apartment housing, up to 6 storeys in height, directly abutting a Transit Supportive Corridor.</i>
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.	
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. Promote underrepresented forms of tenure, including but not limited to co-housing, fee-simple 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: April 18, 2023
 Public Information Session: May 23, 2023
 Neighbourhood Notification Summary Received: May 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
 Attachment B: Public Information Session Summary

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.