



City of
Kelowna

Z23-0022

**1459 & 1467 Gordon Dr, 1104 – 1130 Lawson Ave &
1488 Aspen Ct**

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



April 18, 2023

Development Application Submitted



Staff Review & Circulation



May 29, 2023

Public Notification Received



Aug 14, 2023

Initial Consideration



Reading Consideration or Public Hearing



Final Reading & Development Permit



Building Permit



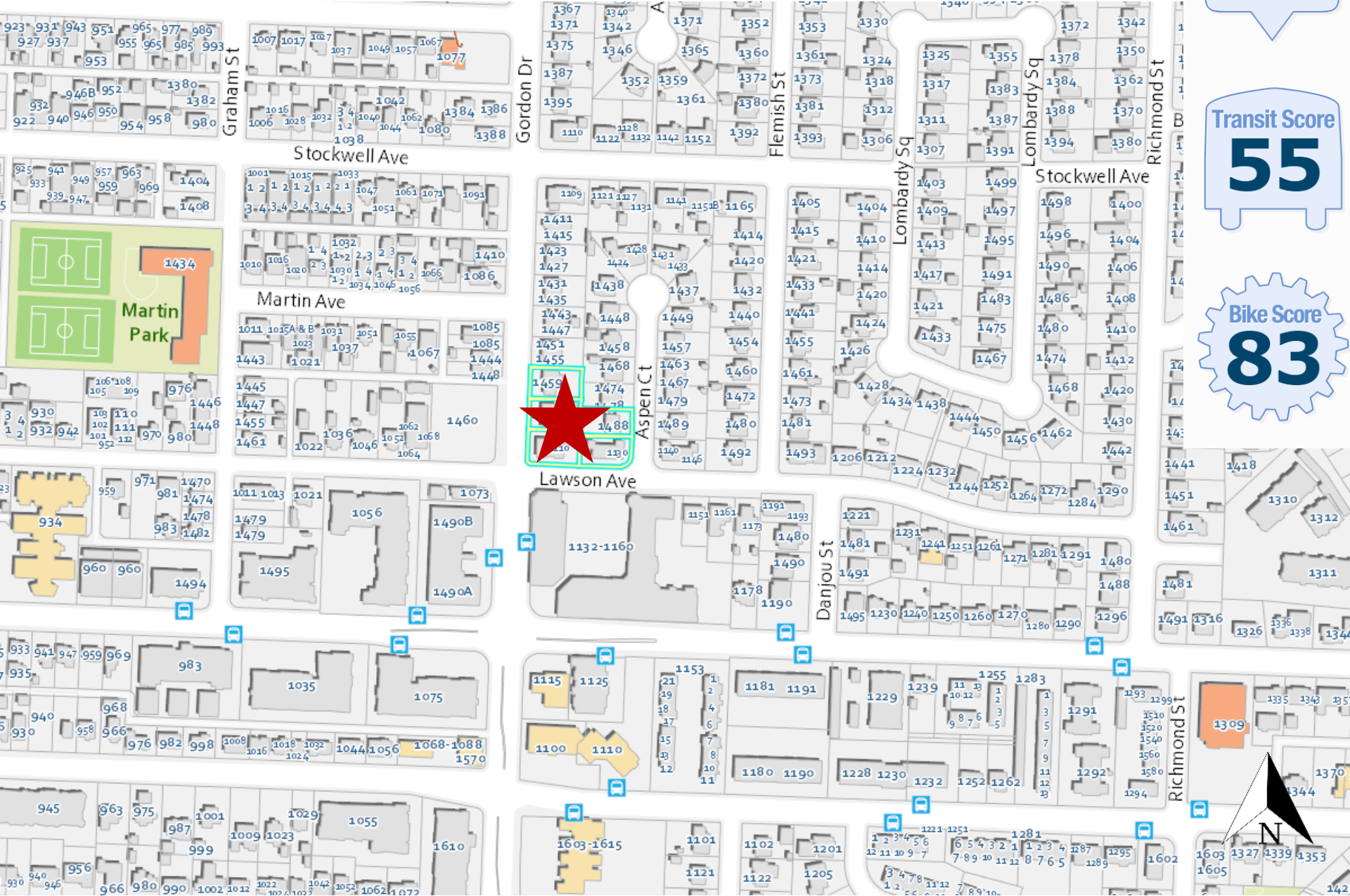
Council Approvals

Context Map

Walk Score
74




Transit Score
55

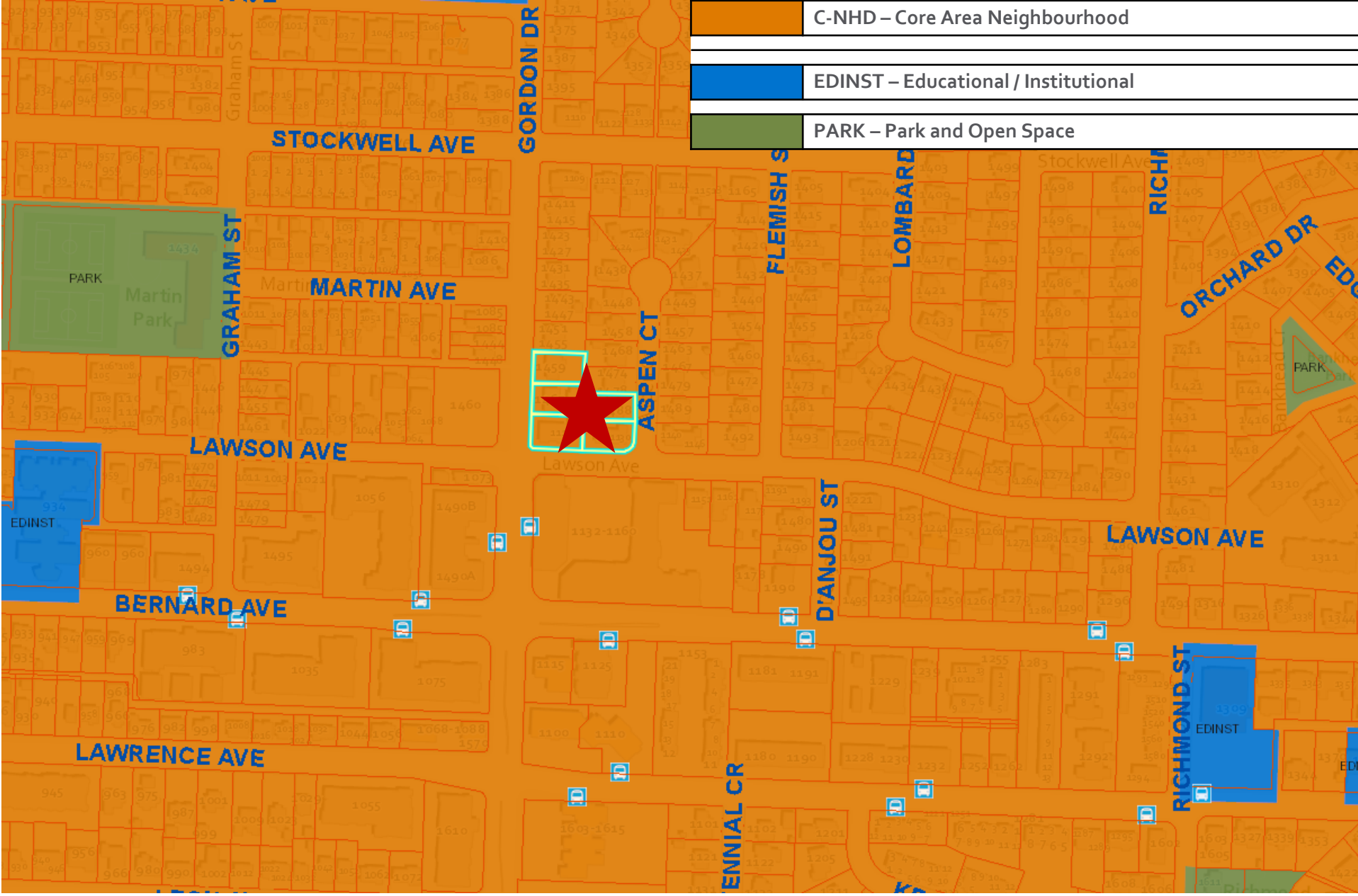
Bike Score
83



OCP Future Land Use



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



Subject Property Map



Project Details

- ▶ RU₄ – Duplex Housing zone to MF_{3r} – Apartment Housing (Rental Only)
 - ▶ Facilitate the construction of apartment housing
 - ▶ Long-term rental housing
 - ▶ Vehicle access from Aspen Ct

OCP Objectives & Policies

- ▶ Policy 5.2.1 Transit Supportive Corridor Densities
 - ▶ Encourage development that works towards increased density within 200 m of corridors to achieve densities that support improved transit services, local services and amenities
- ▶ Policy 5.2.2 Low Rise Corridor Development
 - ▶ Encourage low rise apartments and stacked townhouses up to six storeys in height on sites that directly abut Transit Supportive Corridors
- ▶ Policy 5.11.2 Diverse Housing Tenures
 - ▶ Encourage a range of rental and ownership tenures

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Rezoning as it is consistent with:
 - ▶ OCP Future Land Use: C-NHD – Core Area Neighbourhood
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Transit Supportive Corridor Densities
 - ▶ Low Rise Corridor Development
 - ▶ Diverse Housing Tenures