

# REPORT TO COUNCIL REZONING



**Date:** October 30, 2023  
**To:** Council  
**From:** City Manager  
**Address:** 3593 Lakeshore Road  
**File No.:** Z23-0036

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	RU <sub>1</sub> – Large Lot Housing	MF <sub>3</sub> – Apartment Housing

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0036 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 10 District Lot 134 ODYD Plan 2988, located at 3593 Lakeshore Road, Kelowna, BC from the RU<sub>1</sub> – Large Lot Housing zone to the MF<sub>3</sub> – Apartment Housing 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 October 30, 2023;

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 property from the RU<sub>1</sub> – Large Lot Housing zone to the MF<sub>3</sub> – Apartment Housing zone to facilitate the development of apartment housing.

## 3.0 Development Planning

Development Planning Staff are supportive of rezoning the subject property to the MF<sub>3</sub> – Apartment Housing zone. The property is located on a Transit Supportive Corridor and has a Future Land Use designation of Core Area Neighbourhood (C-NHD) in the 2040 Official Community Plan (OCP). As such, the area will accommodate much of the city’s future growth. The proposal is consistent with OCP Policies which encourages development that increases density along Transit Supportive Corridors. The applicant is required to dedicate approximately 3.0 m along the Lakeshore Road frontage to accommodate future road widening.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	1764 m <sup>2</sup>
Road Dedication	91.4 m <sup>2</sup>
Undevelopable Area	N/A
Net Site Area	1672.6 m <sup>2</sup>

**4.0 Site Context & Background**

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

**Subject Property Map: 3593 Lakeshore Road**



The project is proposing a mid-block single lot redevelopment along Lakeshore Road, which is a Transit Supportive Corridor. The OCP has policy to discourage underdevelopment along Transit Supportive Corridors and allows development up to six storeys. This is the first site in this area to redevelop under the new 2040 OCP and Zoning Bylaws and the four-storey building would provide a transition from the existing single dwelling housing to the higher densities that will come with future redevelopment.

**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

<b>Objective 5.2 Focus residential density along Transit Supportive Corridors</b>	
Policy 5.2.1 Transit Supportive Corridor Densities	Encourage development that works toward a long term population density of between 50 – 100 people per hectare within 200 metres 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 proposal meets density targets along a Transit Supportive Corridor (Lakeshore Road) and is not an underdevelopment of the site.</i>
Policy 5.2.2 Low Rise Corridor Development	Encourage <a href="#">low rise</a> apartments and stacked townhouses up to six storeys in height in <a href="#">Core Area</a> Neighbourhoods that front or directly abut <a href="#">Transit Supportive Corridors</a> . Consider lower heights for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and

	<p>redevelopment. Consider buildings above six storeys where the project is adjacent to <a href="#">higher capacity transit</a> along Highway 97, a major intersection, or near an <a href="#">Urban Centre</a>, with due consideration for the context of the surrounding neighbourhood.</p> <p><i>The project proposes a four-storey apartment building along the Transit Supportive Corridor. This area has not seen redevelopment to date, the proposed project is an appropriate scale as outlined in the OCP.</i></p>
<p><b>Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.</b></p>	
<p>Policy 5.11.1 Diverse Housing Forms</p>	<p>Ensure a divers mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages.</p> <p><i>The project adds a medium density apartment building to an area that is predominantly Single Detached Housing.</i></p>

**6.o Application Chronology**

Application Accepted: June 2, 2023  
 Neighbourhood Notification Summary Received: September 20, 2023

**Report prepared by:** Lydia Korolchuk, Planner Specialist  
**Reviewed by:** Jocelyn Black, Urban Planning 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).