City of
Kelowna

Z23-0036
3593 Lakeshore Road

Rezoning Application

Purpose

▶ To rezone the subject property from the RU1 – Large Lot Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing.

Development Process

City of **Kelowna**

June 2, 2023 → Development Application Submitted

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Staff Review & Circulation

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Sept 20, 2023 → Public Notification Received

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Oct 30, 2023 → Initial Consideration ⎫

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Reading Consideration ⎬ Council Approvals

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Final Reading & DP ⎭
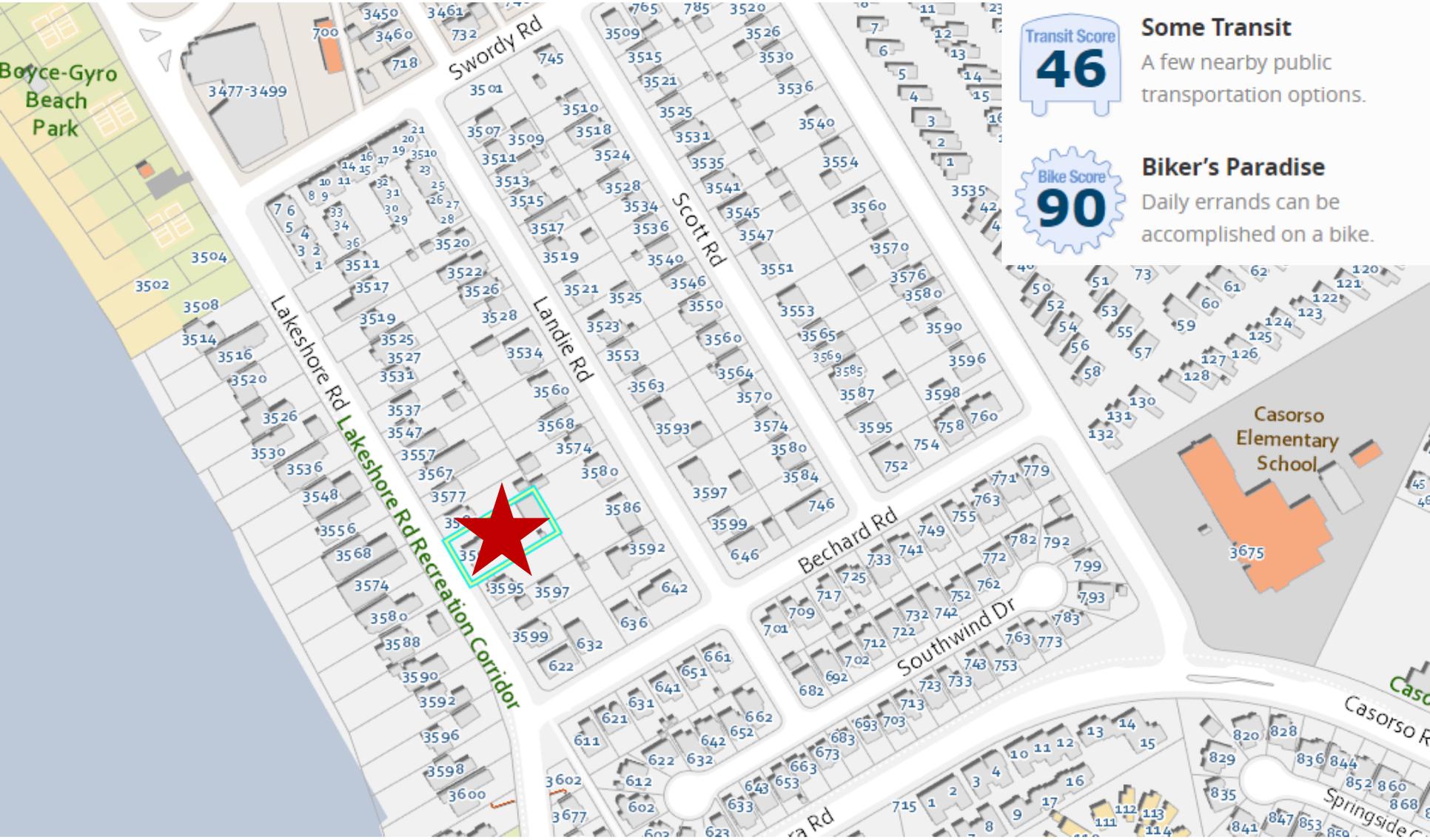
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Building Permit

Context Map

Walk Score 45 — **Car-Dependent**
Most errands require a car.

Transit Score 46 — **Some Transit**
A few nearby public transportation options.

Bike Score 90 — **Biker's Paradise**
Daily errands can be accomplished on a bike.

OCP Future Land Use

Legend:
- UC – Urban Centre
- C-NHD – Core Area Neighbourhood
- EDINST – Educational / Institutional
- PARK – Park and Open Space
- NAT – Natural Area

Subject Property Map

City of **Kelowna**

Project Details

▶ RU1 – Large Lot Housing zone to MF3 – Apartment Housing zone

   ▶ Facilitate construction of apartment housing

   ▶ Vehicle access from Lakeshore Rd

   ▶ Fronting a Transit Supportive Corridor

OCP Objectives & Policies

▶ Policy 5.2.1 Transit Supportive Corridor Densities

  ▶ Encourage development that works toward a long-term population density of between 50-100 people per acre within 200 m of each corridor. Discourage underdevelopment of properties along Transit Supportive Corridors.

▶ 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.

▶ Policy 5.11.1 Diverse Housing Forms

  ▶ 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.

Staff Recommendation

▶ Staff recommend **support** for the proposed Rezoning as it is consistent with:

  ▶ OCP Future Land Use C-NHD
  ▶ OCP Policy 5.2.1 Transit Supportive Core Densities
  ▶ OCP Policy 5.2.2 Low Rise Corridor Development
  ▶ OCP Policy 5.11.2: Diverse Housing Tenures