



City of  
**Kelowna**

# Z23-0036 3593 Lakeshore Road

Rezoning Application

# 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.

# Development Process



# Context Map

Walk Score  
**45**

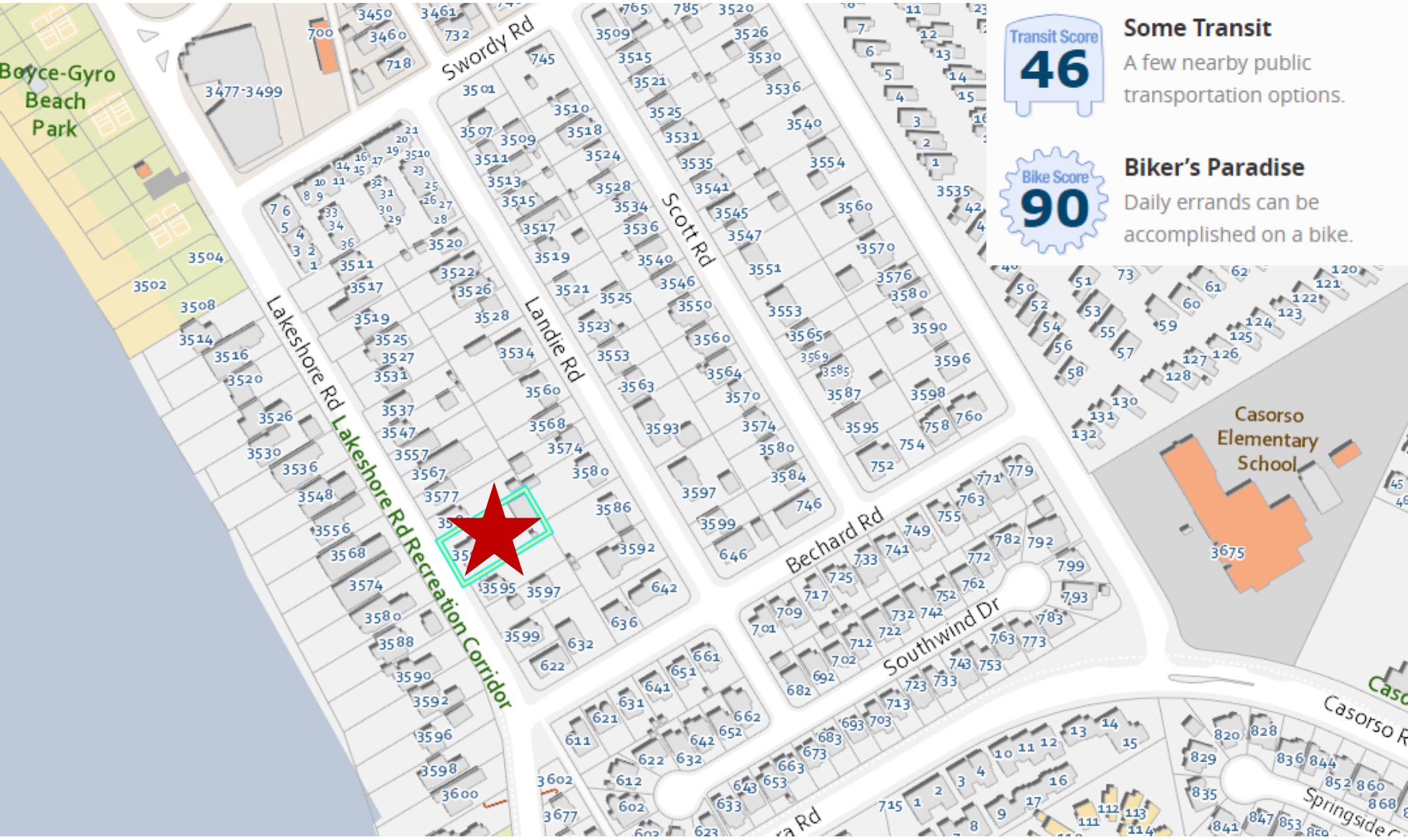
**Car-Dependent**  
Most errands require a car.

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.



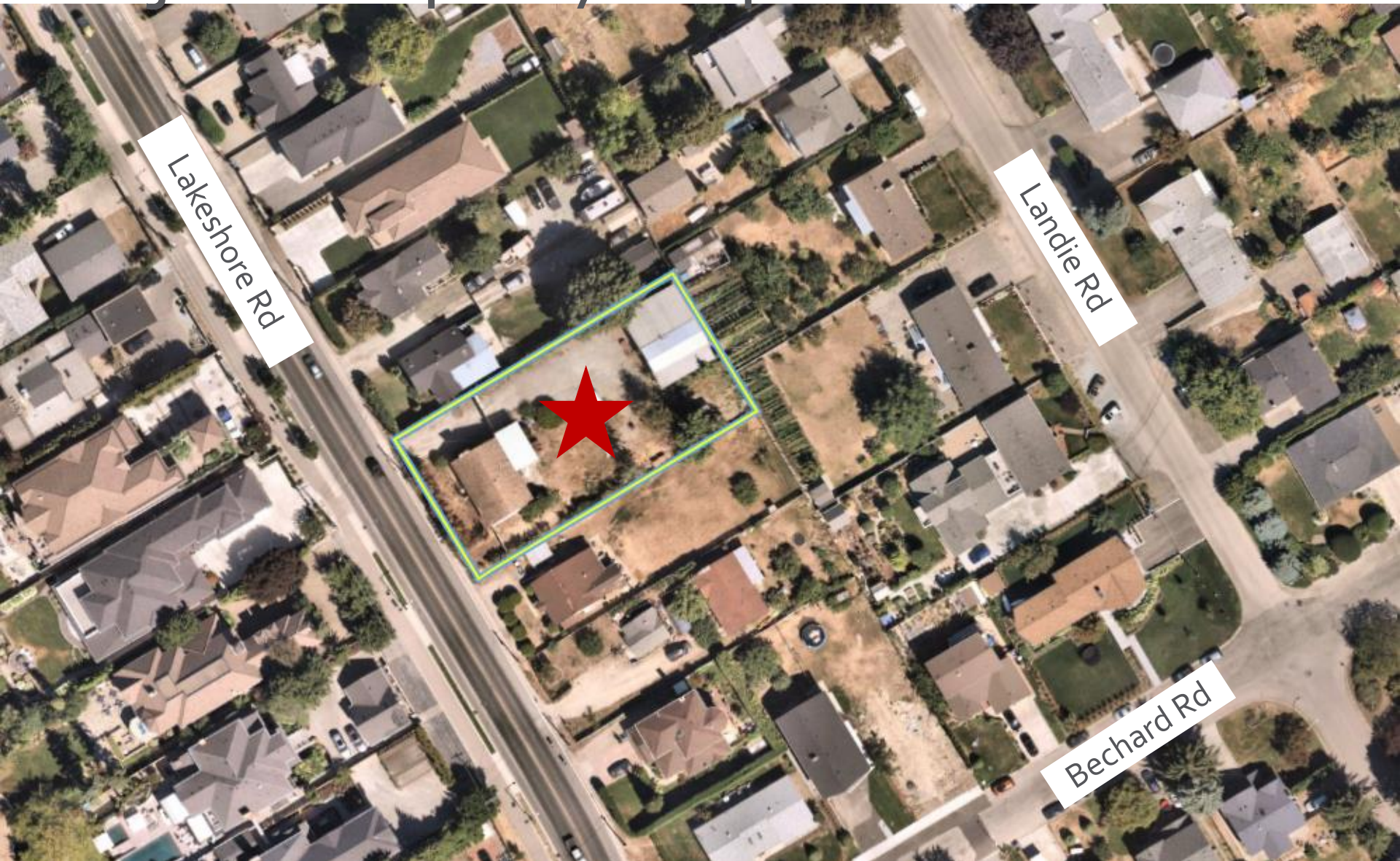
# OCP Future Land Use



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



# Subject Property Map



Lakeshore Rd

Landie Rd

Bechard Rd

City of Kelowna

# Project Details

- ▶ RU<sub>1</sub> – Large Lot Housing zone to MF<sub>3</sub> – 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 diverse 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.



# Engineering Assessments

- ▶ Urban Centres Planning Framework
- ▶ Padosy-Lakeshore Corridor Study
  
- ▶ Development Engineering Toolbox:
  - ▶ Existing policies and planning documents
  - ▶ Data collection and Network modelling
  - ▶ Directly Attributable requirements and impacts
  - ▶ Development Cost Charges

# 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