



City of
Kelowna

Z21-0037 1097 Dilworth Drive

Rezoning Application

Proposal

- ▶ To rezone the subject property from the RR1 – Large Lot Rural Residential zone to the MF3 – Apartment Housing and P3 – Parks and Open Space zone to accommodate future residential development, park space and road corridor.

Development Process

April 21, 2021

Development Application Submitted

Staff Review & Circulation

April 13, 2022

Public Notification Received

Jan 15, 2024

Initial Consideration

Public Hearing
Second & Third Readings

Final Reading

Development Permit/Building Permit

Council Approvals

Context Map



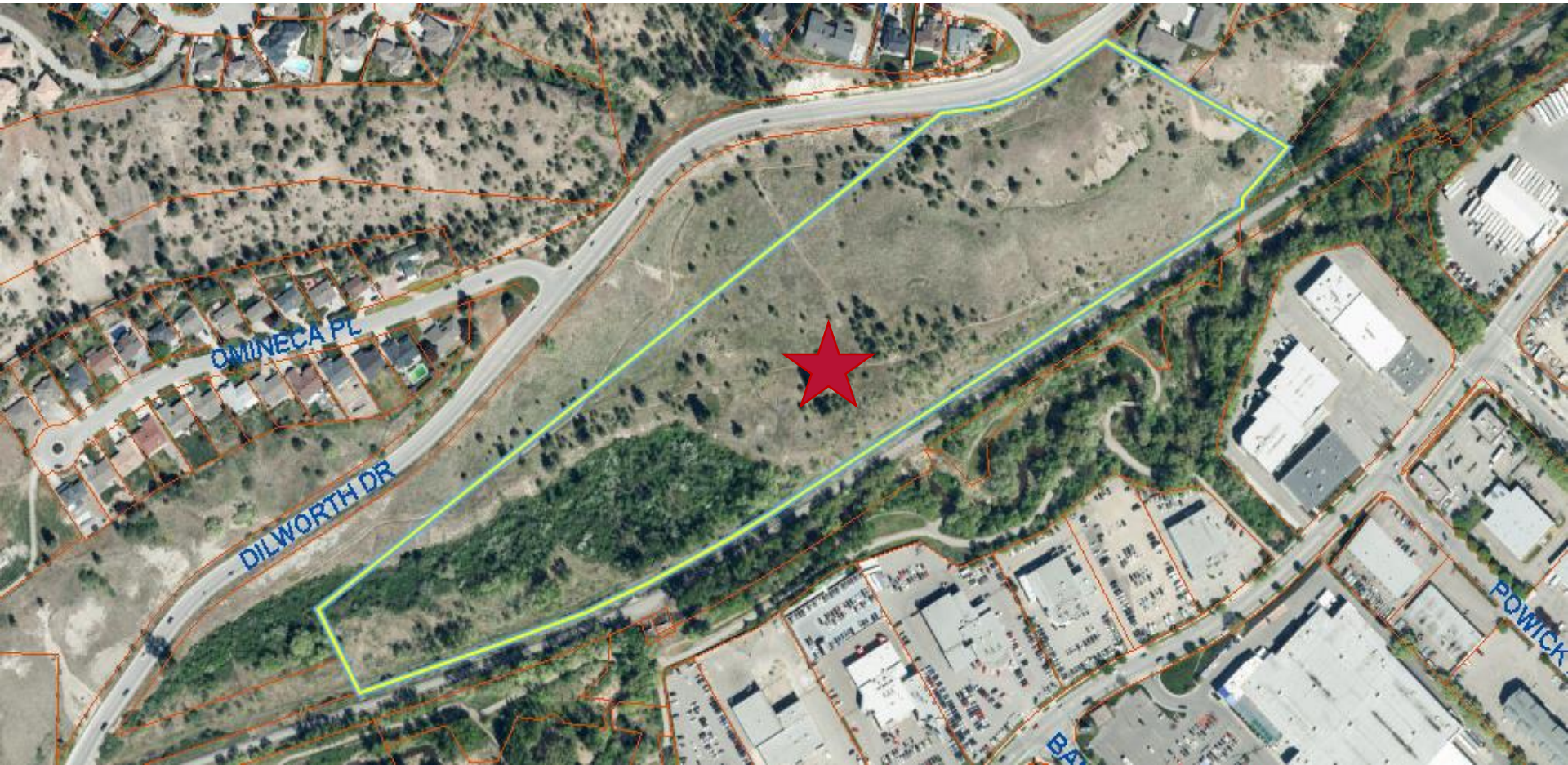
City of Kelowna

OCP Future Land Use / Zoning



City of Kelowna

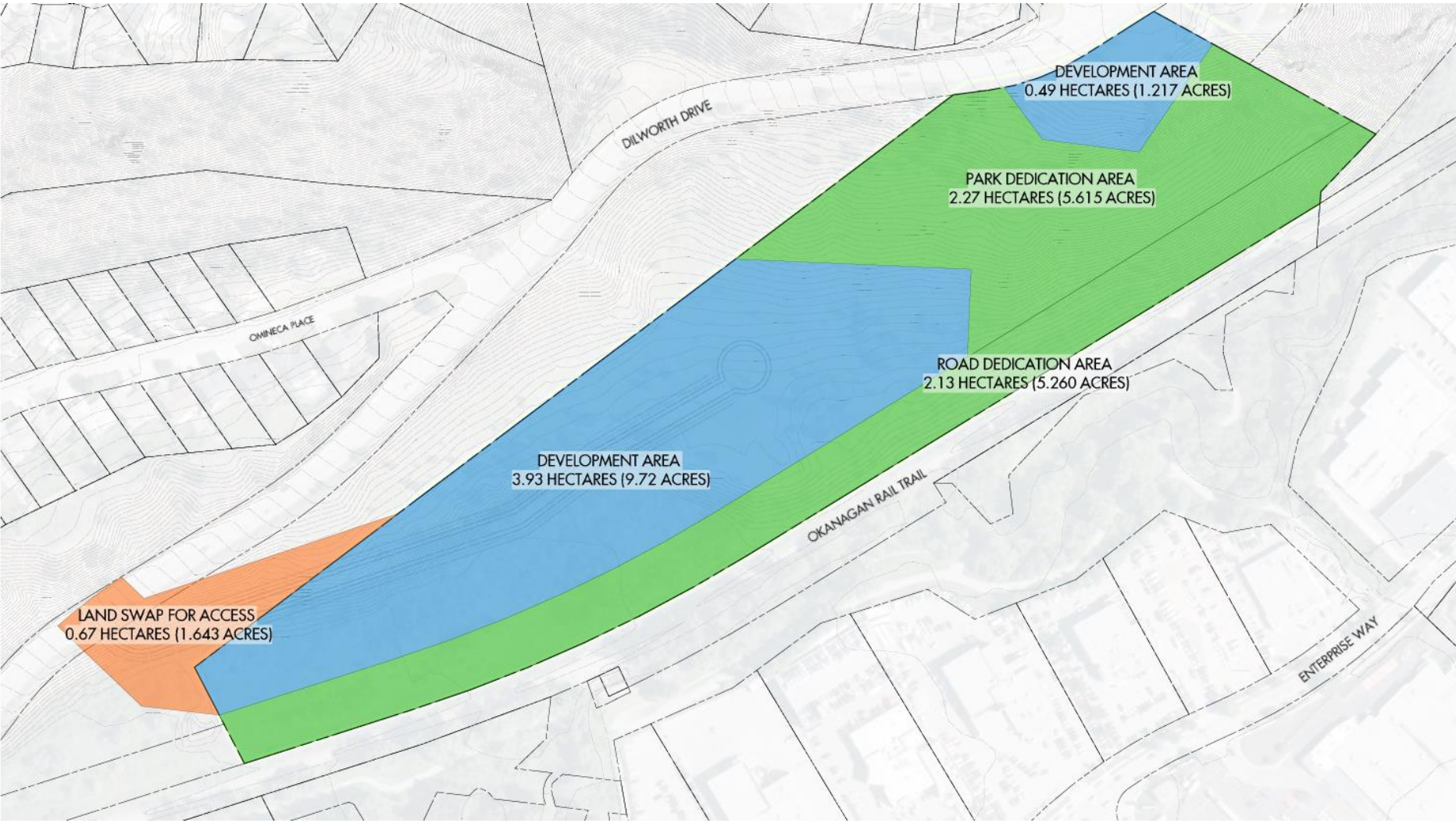
Subject Property Map



Proposed Land Use Details

- ▶ Two Development nodes with a mix of multifamily housing types
- ▶ Approx. 650 residential units
- ▶ 2.27 ha of park land dedication
- ▶ 2.13 ha of road dedication

General Development Plan



Development Policy

Objective 7.2. Design Suburban Neighbourhoods to be <u>low impact</u> , context sensitive and adaptable.	
Policy 7.2.2. Hillside Housing Forms.	Encourage housing forms that best match to the topography and have the lowest amount of impact in hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause <u>high amounts</u> of slope disturbance and visual impact.
	The proposed development areas utilize the flattest portions of the property and avoid identified steep slopes and hazardous areas. Building design and development layout is aimed to reduce large cuts and fills or retaining walls.
Policy 7.2.3. Integrate Nature	Integrate the design of active parks with adjacent natural areas while maintaining individual park standards. Reduce the impacts of parks on adjacent natural systems.
	<i>The proposal would add a large park dedication and maintain walking trails from north and to the Okanagan Rail Trail to the south.</i>

Objective 13.1 Prioritize infrastructure investment targeting high growth areas.	
Policy 13.1.2. Land Use Coordination.	Coordinate infrastructure upgrades and system extensions with land use and density requirements to ensure cost-effective urban development, to minimize infrastructure life cycle costs and to mitigate the financial impacts of lower density residential development.
	<i>The proposal will dedicate 2.13 ha (5.26 ac) of land for the Clement Avenue Extension identified as a key Capital Project in the City's Transportation Master Plan</i>
Objective 10.1 Acquire new parks to enhance livability throughout the City.	
Policy 10.1.14. Hillside Parks.	Ensure that active park space is flat and suitable for neighbourhood and community park use. Natural Areas may be <u>connected</u> to active park space but is not a replacement for it. To accommodate the challenges of providing parks in hillside developments, creatively consider using multiple smaller flat sites connected through a network of trails and using topography for views and other points of interest.
	<i>The proposal will dedicate 2.27 ha (5.16 ac) of land for hillside and natural area park which will connect to the City owned parkland directly adjacent to Dilworth Drive.</i>

Staff Recommendation

- ▶ Staff are recommending support of the proposed rezoning amendment
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Provides substantial park land dedication
 - ▶ Provides vital transportation connection via Clement Avenue extension
 - ▶ Provides a mix of housing forms directly adjacent to the City's Core Area