

# REPORT TO COUNCIL REZONING



**Date:** March 4, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 815 – 865 Clement Ave  
**File No.:** Z23-0002

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	RU <sub>4</sub> – Duplex Housing	MF <sub>3r</sub> – Apartment Housing Rental Only

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0002 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- a. Lot 14 Section 30 Township 26 ODYD Plan 1277, located at 865 Clement Ave, Kelowna BC;
- b. Lot 15 Section 30 Township 26 ODYD Plan 1277, located at 863 Clement Ave, Kelowna, BC;
- c. Lot 16 Section 30 Township 26 ODYD Plan 1277, located at 853 Clement Ave, Kelowna, BC;
- d. Lot 17 Section 30 Township 26 ODYD Plan 1277, located at 847 Clement Ave, Kelowna, BC;
- e. Lot 18 District Lot 138 ODYD Plan 1277, located at 841 Clement Ave, Kelowna, BC;
- f. Lot 19 Section 30 Township 26 ODYD Plan 1277, located at 837 Clement Ave, Kelowna, BC;
- g. Lot 20 Section 30 Township 26 ODYD Plan 1277, located at 831 Clement Ave, Kelowna, BC;
- h. Lot 21 District Lot 138 ODYD Plan 1277, located at 825 Clement Ave, Kelowna, BC;
- i. Lot 22 District Lot 138 ODYD Plan 1277, located at 819 Clement Ave, Kelowna, BC; and
- j. Lot 23 District Lot 138 ODYD Plan 1277, located at 815 Clement Ave, Kelowna, BC;

from the RU<sub>4</sub> – Duplex Housing zone to the MF<sub>3r</sub> – Apartment Housing Rental Only 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 March 4, 2024;

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 properties from the RU<sub>4</sub> – Duplex Housing zone to the MF<sub>3r</sub> – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.

### 3.0 Development Planning

Staff support the proposed rezoning from the RU<sub>4</sub> – Duplex Housing zone to the MF<sub>3r</sub> – Apartment Housing Rental Only zone. The proposed rezoning will facilitate the development of rental apartment housing which aligns with the Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood. OCP Policy supports apartment housing, up to 6 storeys in height, where properties directly abut Transit Supportive Corridors. Additionally, the site benefits from being within one block of the Downtown Urban Centre. The proposed Rental Only subzone aligns with OCP Policy encouraging diverse housing tenures within the Core Area.

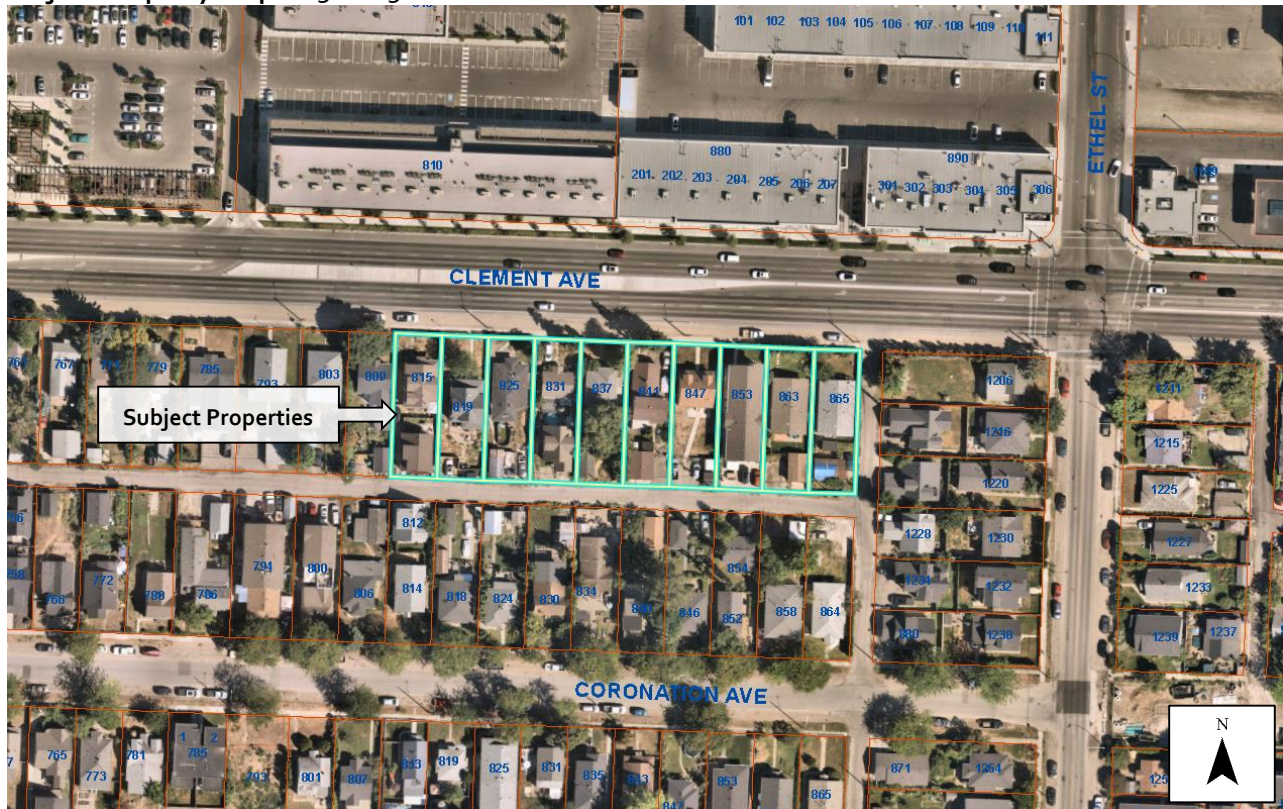
As a requirement prior to development of the site, the applicant will be required to dedicate 0.8 m along the rear lane, in addition to contributing 50% of the cost toward the future upgrading of existing transit stops near the development site.

Lot Area	Proposed
Gross Site Area	4577 m <sup>2</sup>
Road Dedication	~97.6 m <sup>2</sup>
Undevelopable Area	N/A
Net Site Area	~4479 m <sup>2</sup>

### 4.0 Site Context & Background

Orientation	Zoning	Land Use
North	I <sub>2</sub> – General Industrial	Light Industrial/Commercial
East	RU <sub>4</sub> – Duplex Housing	Single Detached Housing
South	RU <sub>4</sub> – Duplex Housing	Single Detached Housing
West	RU <sub>4</sub> – Duplex Housing	Single Detached Housing

Subject Property Map: 815 – 865 Clement Ave



The subject property is located on Clement Ave, between Ethel Street and Richter Street, one block east of the Downtown Urban Centre. Clement Ave is a Transit Supportive Corridor and transit stops are located within 50 m of the subject properties. A mix of light industrial, multi-dwelling residential, and commercial uses are located north of Clement Ave while the rest of the surrounding neighbourhood primarily consists of single detached dwellings.

**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 hectares within 200 m 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 subject properties abut a Transit Supportive Corridor.</i>
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. Consider lower heights for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and redevelopment. Consider buildings above six storeys where the project is adjacent to higher capacity transit along Highway 97, a major intersection, or near an Urban Centre, with due consideration for the context of the surrounding neighbourhood. <i>The proposed rezoning to MF3r – Apartment Housing Rental Only would facilitate the development of apartment housing, up to 6 storeys in height, directly abutting a Transit Supportive Corridor.</i>
<b>Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.</b>	
Policy 5.11.2 Diverse Housing Tenures	Encourage a range of rental and ownership tenures that support a variety of households, income levels, and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own. <i>The proposed rezoning to the Rental Only subzone will facilitate the development of long-term rental housing.</i>

**6.0 Application Chronology**

Application Accepted: January 20, 2023  
 Public Information Session: February 12, 2024  
 Neighbourhood Notification Summary Received: February 13, 2024

**Report prepared by:** Mark Tanner, Planner II  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Dev 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).