



City of
Kelowna

Z23-0002 815 – 865 Clement Ave

Rezoning Application

Purpose

- ▶ To rezone the subject properties from the RU₄ – Duplex Housing zone to the MF_{3r} – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.

Development Process



Jan 20, 2023

Development Application Submitted



Staff Review & Circulation



Feb 13, 2024

Public Notification Received



March 4, 2024

Initial Consideration



Reading Consideration



Final Reading & Development Permit

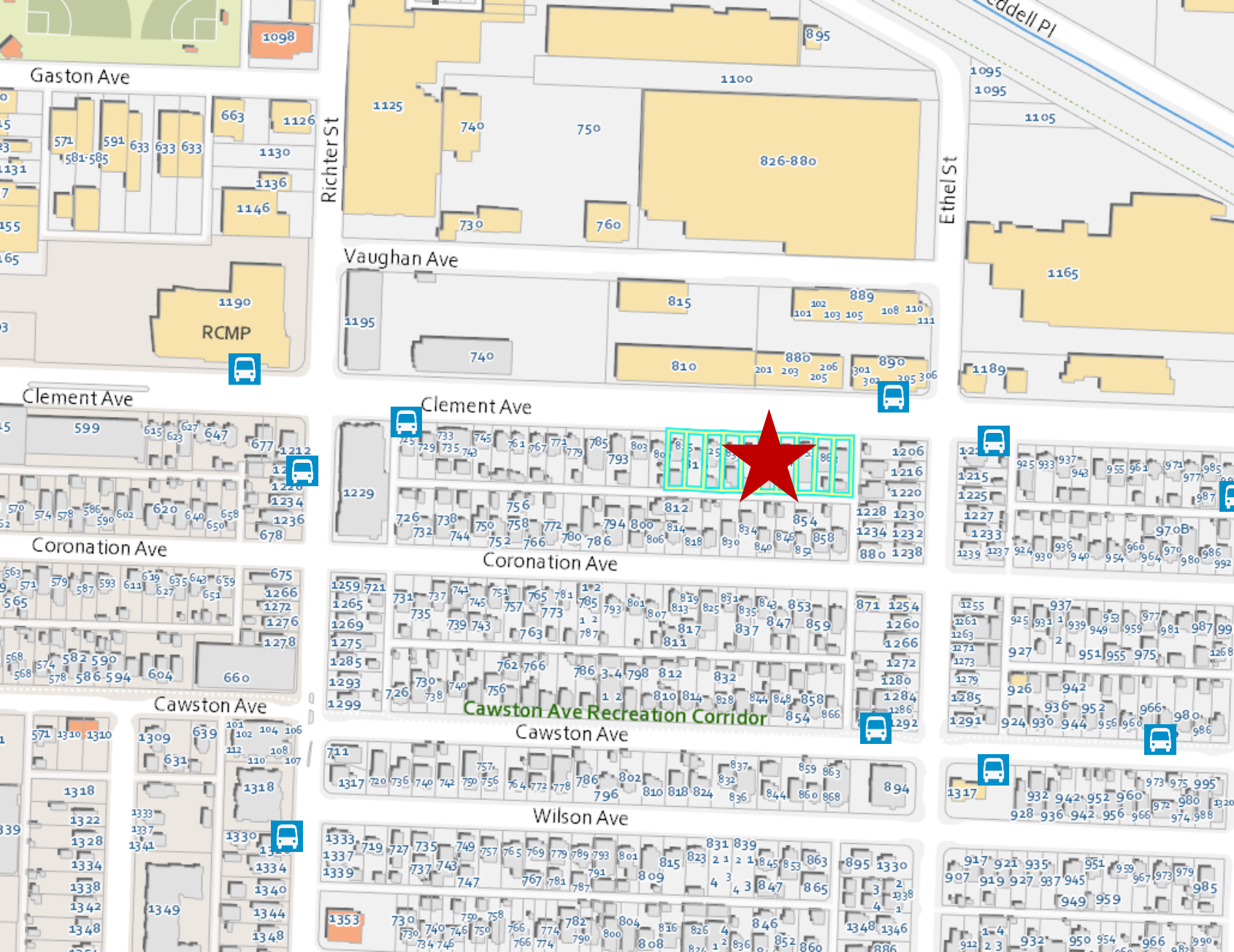


Building Permit



Council Approvals

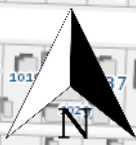
Context Map



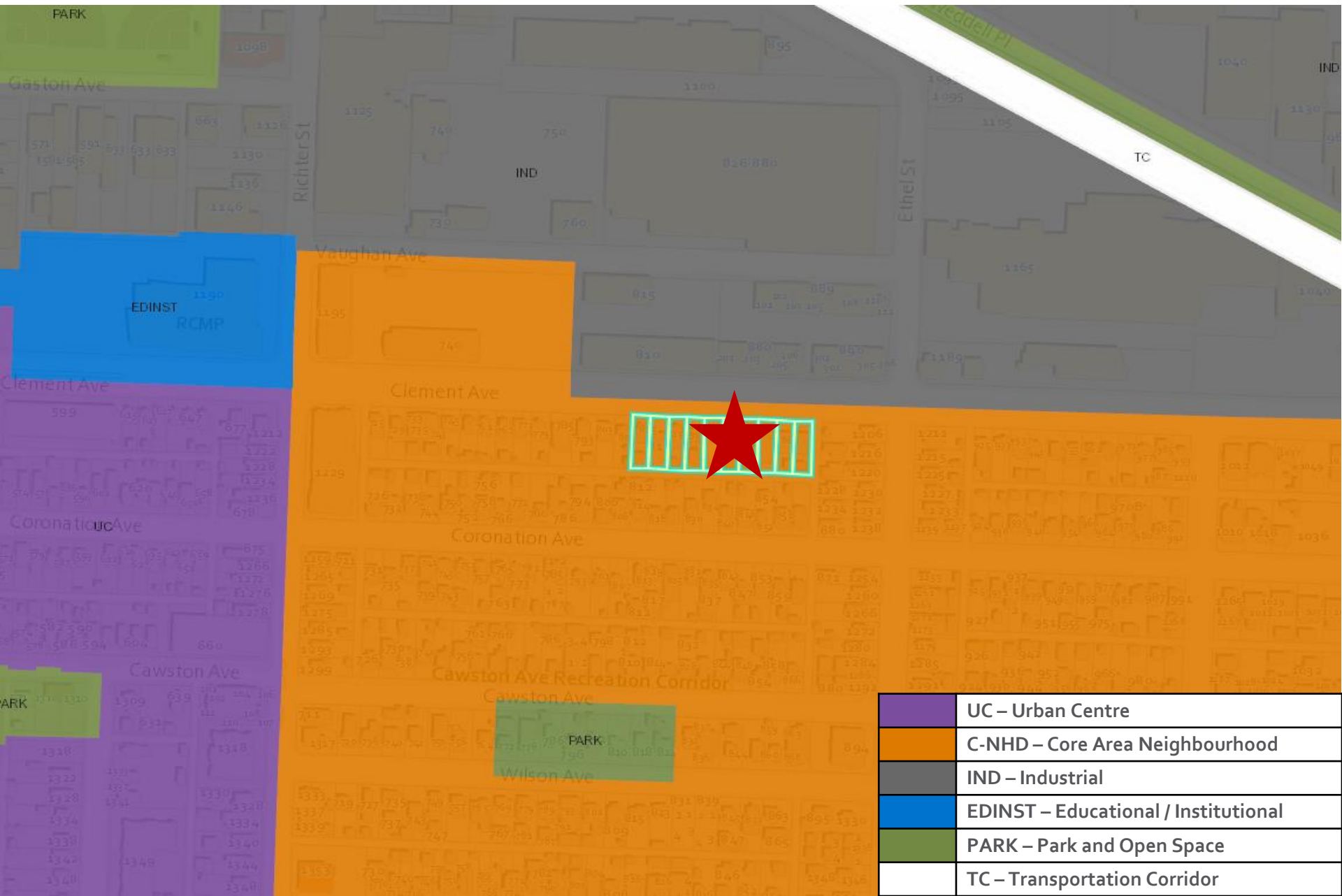
Walk Score
88



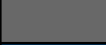



Transit Score
54

Bike Score
97

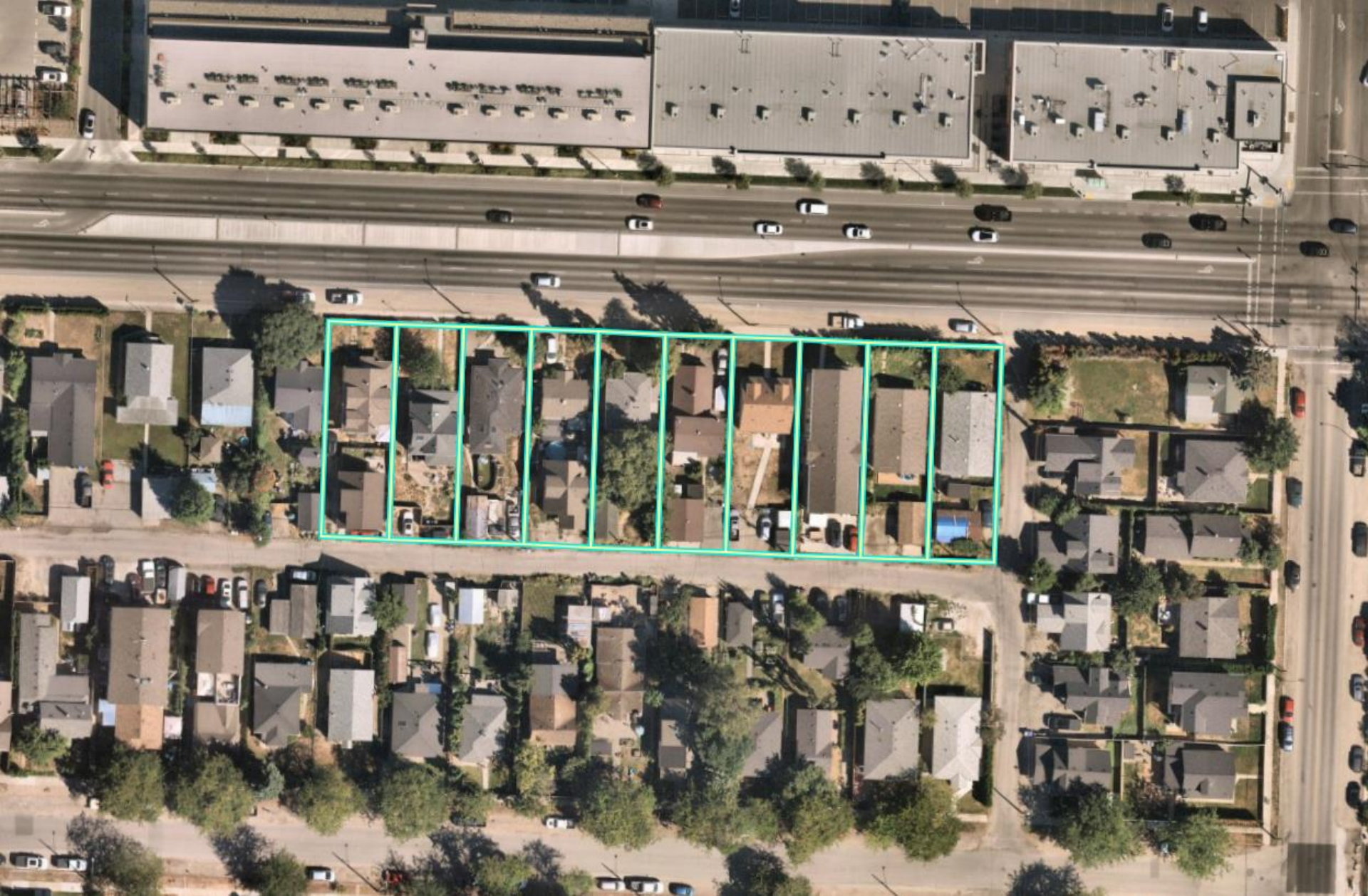


OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	IND – Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	TC – Transportation Corridor

Subject Property Map



Project Details

- ▶ RU₄ – Duplex Housing zone to MF_{3r} – Apartment Housing Rental Only zone
 - ▶ Facilitate construction of apartment housing
 - ▶ Long-term rental housing
 - ▶ Vehicle access from lane

OCP Objectives & Policies

- ▶ Policy 5.2.1: Transit Supportive Corridor Densities
 - ▶ Encourage development that increases density along Transit Supportive Corridors to support improved services and amenities. Discourage underdevelopment.
- ▶ Policy 5.2.2. Low Rise Corridor Development
 - ▶ Encourage low rise apartments up to six storeys in Core Area Neighbourhoods that abut Transit Supportive Corridors.
- ▶ 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.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use: C-NHD – Core Area Neighbourhood
 - ▶ OCP Policies:
 - ▶ Policy 5.2.1 Transit Supportive Corridor Densities
 - ▶ Policy 5.2.2: Low Rise Corridor Development
 - ▶ Policy 5.11.2: Diverse Housing Tenures
 - ▶ Development Permit to follow