



City of
Kelowna

Z23-0082
925 Laurier Ave

Rezoning Application

Purpose

- ▶ To rezone the subject property from the MF₁ – Infill Housing zone to the MF₂ – Townhouse Housing zone to facilitate a townhouse development.

Development Process



Context Map

Walk Score
84

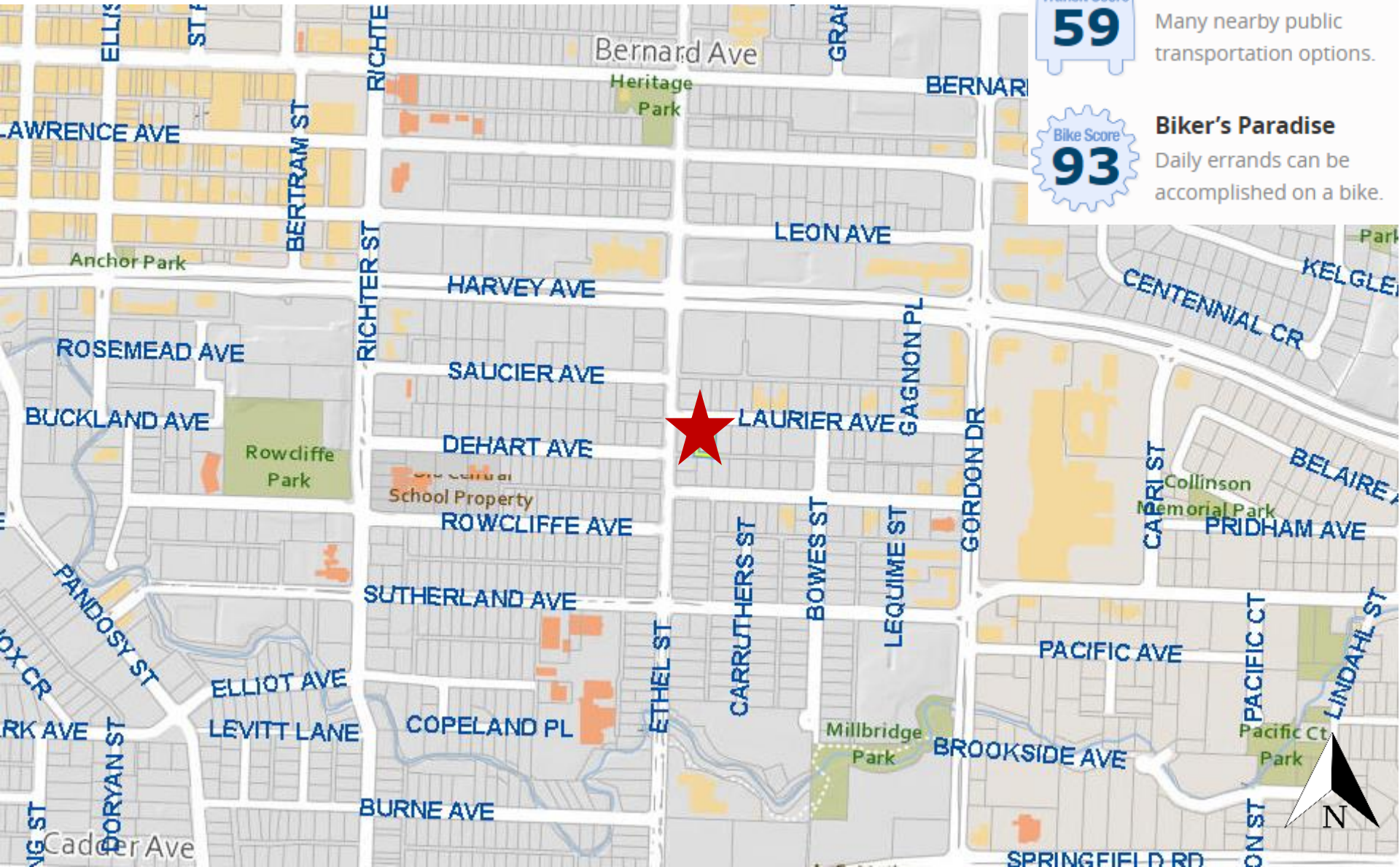
Very Walkable
Most errands can be accomplished on foot.

Transit Score
59

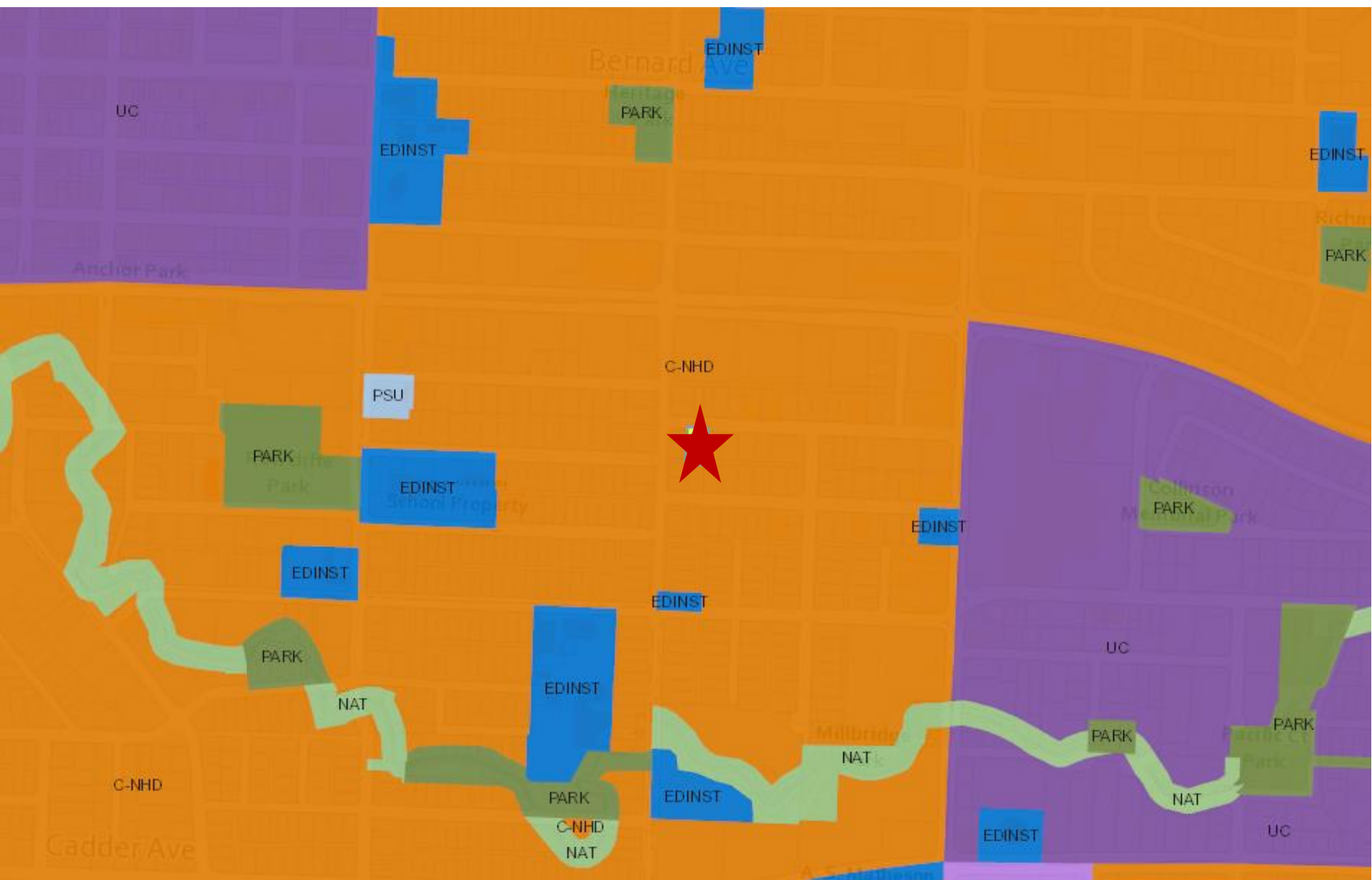
Good Transit
Many nearby public transportation options.

Bike Score
93

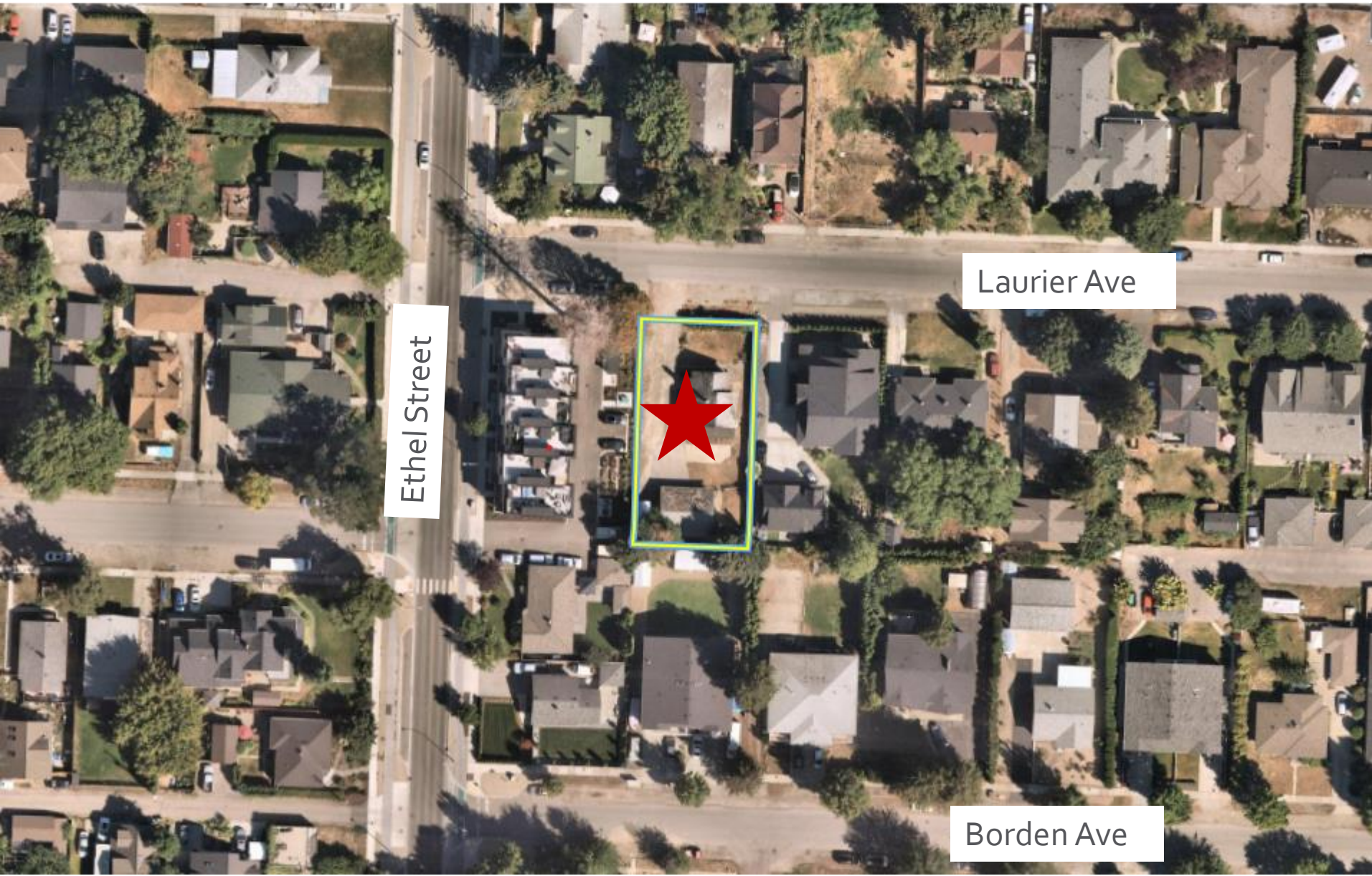
Biker's Paradise
Daily errands can be accomplished on a bike.



OCP Future Land Use



Subject Property Map



Ethel Street

Laurier Ave

Borden Ave

Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ MF2 – Townhouse Housing
 - ▶ Within 50 m of the Active Transportation Corridor
 - ▶ Within 200 m of the Transit Supportive Corridor
- ▶ Small-Scale, Multi-Unit Housing (Bill 44)
 - ▶ Increased density (4-6 units on a lot, in Core Area Neighbourhood)

OCP Objectives & Policies

- ▶ Policy 5.3.1 Ground Oriented Infill
 - ▶ Ground-oriented units, within 50m of the Active Transportation Corridor on Ethel St
- ▶ Policy 5.3.2 Transition from Transit Supportive Corridors
 - ▶ Encourage lower density with ground-oriented units, within 250 m of Transit Supportive Corridor on Harvey Ave
- ▶ Policy 5.11.1 Diverse Housing Forms
 - ▶ Ensure diverse mix of low and medium density housing forms

Staff Recommendation

- ▶ Staff recommend support for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Active Transit Supported Corridor Policies
 - ▶ Housing Diversity
 - ▶ Development Permit to follow
 - ▶ Provincial direction for Small-Scale, Multi-Unit Housing