

# REPORT TO COUNCIL REZONING



**Date:** May 6<sup>th</sup>, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 1085 Martin Ave and 1444-1448 Gordon Dr  
**File No.:** Z24-0003

|                             | Existing                        | Proposed                        |
|-----------------------------|---------------------------------|---------------------------------|
| <b>OCP Future Land Use:</b> | C-NHD – Core Area Neighbourhood | C-NHD – Core Area Neighbourhood |
| <b>Zone:</b>                | MF1 – Infill Housing            | MF3 – Apartment Housing         |

### 1.0 Recommendation

THAT Rezoning Application No. Z24-0003 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 4 District Lot 138 ODYD Plan 1472, located at 1085 Martin Avenue, Kelowna, BC, Lot 2 District Lot 138 ODYD Plan 1472, located at 1444 Gordon Drive, Kelowna, BC, and Lot 1 District Lot 138 ODYD Plan 1472, located at 1448 Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the MF3 – Apartment Housing 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 Attachment “A” attached to the Report from the Development Planning Department dated May 6, 2024;

AND FURTHER THAT final adoption of the Rezoning bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

### 2.0 Purpose

To rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing.

### 3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the construction of apartment housing. The subject properties have the Future Land Use Designation of Core Area Neighbourhood (C-NHD) and are directly fronting a Transit Supportive Corridor (TSC) on Gordon Drive. As such, the proposed zone is consistent with Official Community Plan (OCP) objectives to focus density along a TSC. The MF3 – Apartment Housing zone allows for a maximum of six storeys in building height for properties that front a TSC.

The applicant is required to dedicate 5.75 m along the entire front of Gordon Drive, 0.8 m of dedication along the North-South laneway, and two corner cuts on the laneway-roadway intersection. The completion of the dedications is a condition of final adoption of the zone.

| Lot Area           | Proposed (m <sup>2</sup> ) |
|--------------------|----------------------------|
| Gross Site Area    | 1,492 m <sup>2</sup>       |
| Road Dedication    | 263.5 m <sup>2</sup>       |
| Undevelopable Area | n/a                        |

|               |                        |
|---------------|------------------------|
| Net Site Area | 1,228.5 m <sup>2</sup> |
|---------------|------------------------|

**4.0 Site Context & Background**

| Orientation | Zoning                  | Land Use                |
|-------------|-------------------------|-------------------------|
| North       | MF1 – Infill Housing    | Single Detached Housing |
| East        | MF1 – Infill Housing    | Single Detached Housing |
| South       | MF3 – Apartment Housing | Apartment Housing       |
| West        | MF1 – Infill Housing    | Single Detached Housing |

**Subject Property Map: 1085 Martin Ave and 1444-1448 Gordon Dr**



The subject properties are located on the corner of Gordon Drive and Martin Avenue. The surrounding area is primarily zoned MF1 – Infill Housing and MF3 – Apartment Housing. There are nine BC Transit bus stops within 300 m on Gordon Drive and Bernard Avenue. The subject properties are in close proximity to Martin Park and several commercial properties.

**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

| Objective 5.2 Focus residential density along Transit Supportive Corridors |   |
|--|---|
| Policy 5.2.1. Transit Supportive Corridor Densities.                       | Encourage development that works toward a long-term population density of between 50 – 100 people per hectare within 200 metres 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 proposal adds meaningful density along Gordon Drive, which is a Transit Supportive Corridor.</i>   |
| Policy 5.2.2<br>Building Height.                     | Encourage housing forms up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors. Consider heights below six storeys 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 Urban Centre, with due consideration for the context of the surrounding neighbourhood. |
|  | <i>The proposal is for a six-storey low-rise apartment along a Transit Supportive Corridor (Gordon Drive).</i>  |
| Policy 5.2.5<br>Corridor Access<br>and Consolidation | Encourage consolidation of properties and location of automobile accesses from lanes or side streets to reduce or eliminate the number of accesses directly onto Transit Supportive Corridors.  |
|  | <i>The proposal includes the consolidation of three properties and all access is proposed to be off the back lane.</i>  |

## 6.o Application Chronology

Application Accepted: January 31, 2024  
 Neighbourhood Notification Summary Received: March 21, 2024

**Report prepared by:** Tyler Caswell, 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 & Development Services

### Attachments:

Attachment A: Development Engineering Memo  
 Attachment B: Site Plan

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).