



City of  
**Kelowna**

Z23-0078  
1402 Cara Glen Ct

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the MF2 – Townhouse Housing zone to the MF3 – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing

# Development Process

Nov 23, 2023

Development Application Submitted



Staff Review & Circulation



March 28, 2024

Public Notification Received



May 6, 2024

Initial Consideration



Reading Consideration

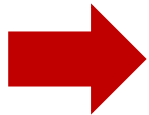


Final Reading & DP

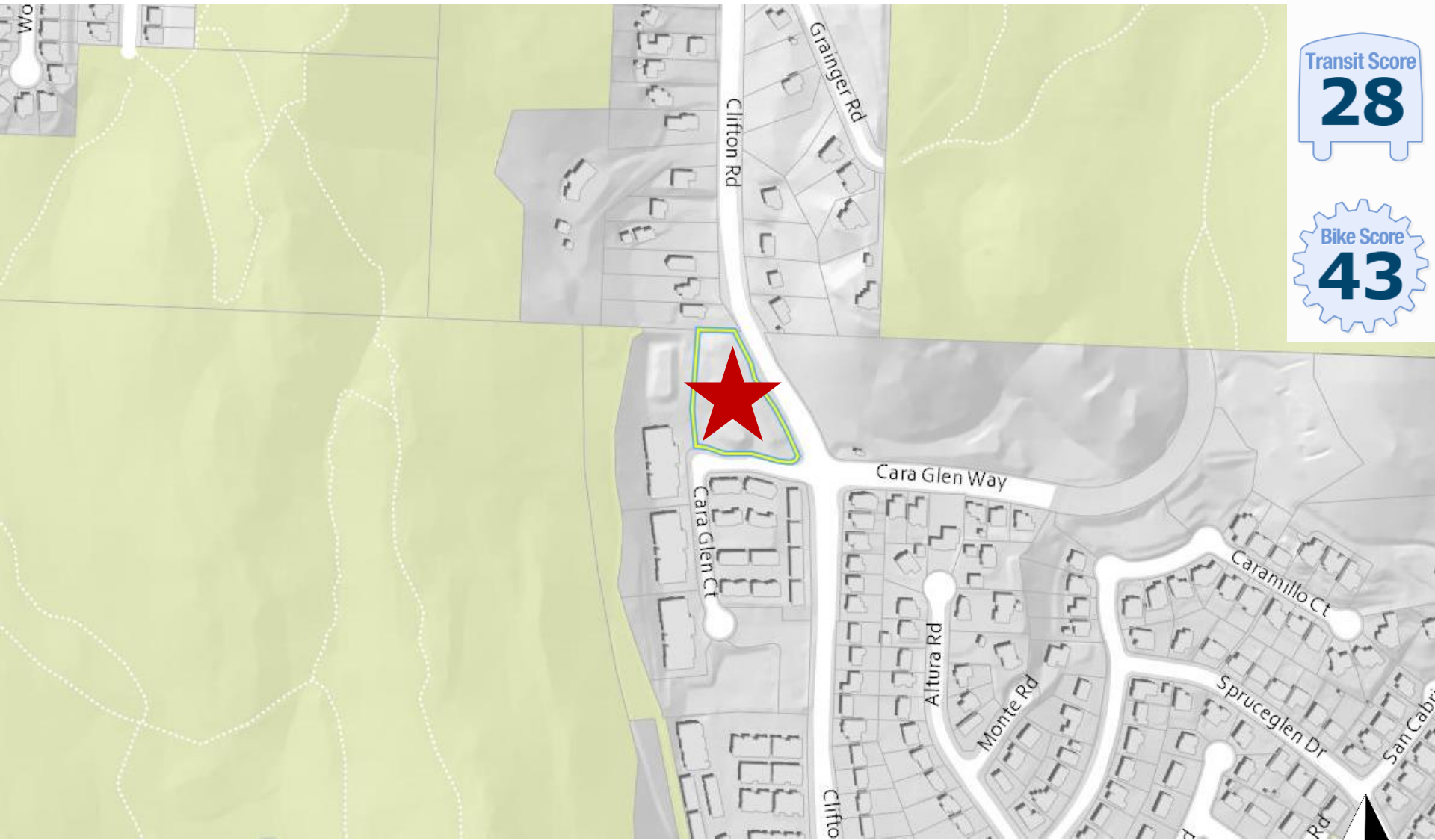


Building Permit

Council  
Approvals



# Context Map



Walk Score  
**20**

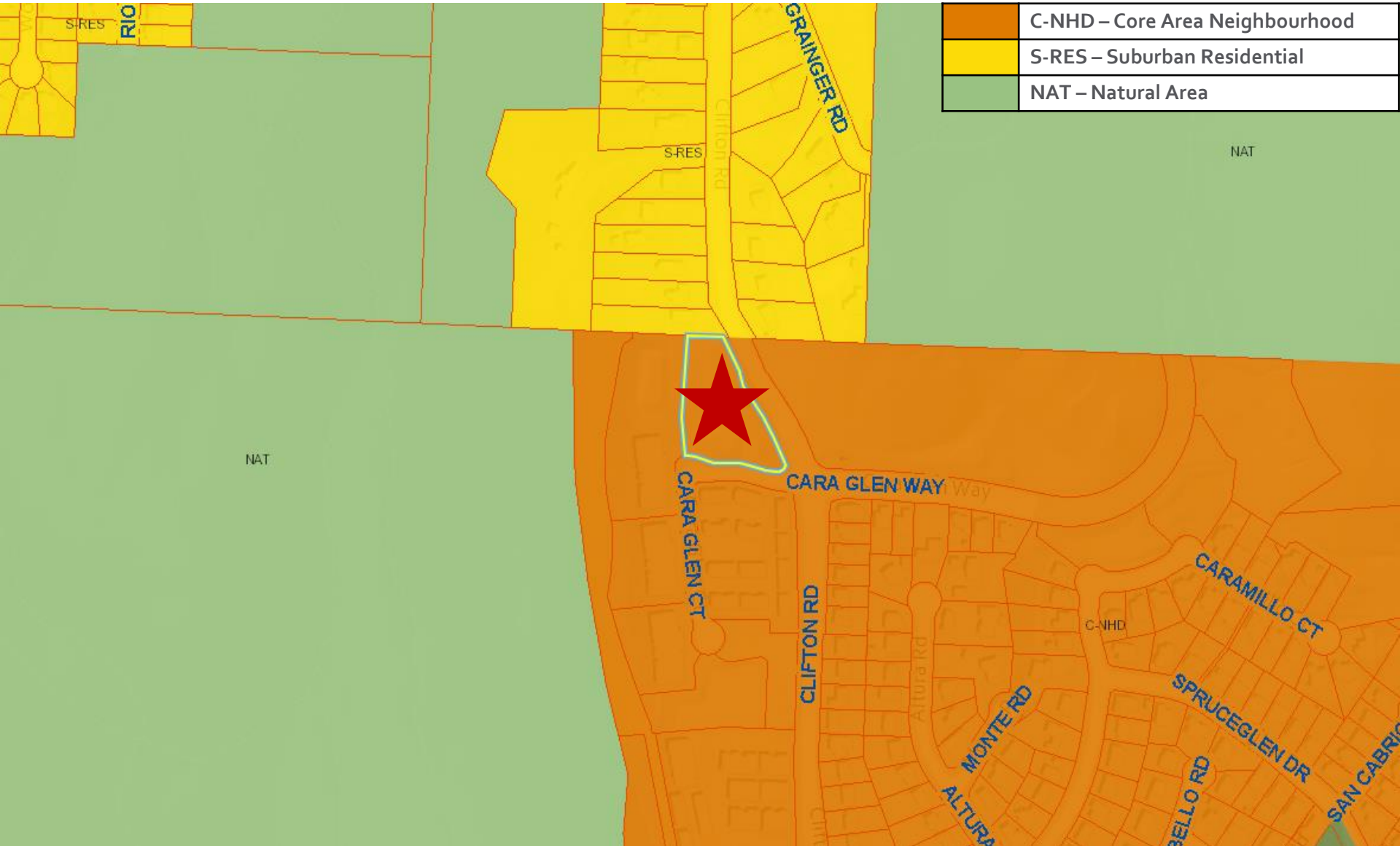
Transit Score  
**28**




Bike Score  
**43**

City of Kelowna



# OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	NAT – Natural Area

# Subject Property Map



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# Project Details

- ▶ MF2 – Townhouse Housing zone to MF3r – Apartment Housing Rental Only
  - ▶ Facilitate the construction of apartment housing
  - ▶ Long-term rental housing
  - ▶ Vehicle access from Cara Glen Ct

# OCP Objectives & Policies

- ▶ **Policy 5.3.5 Existing Uses or Scales**
  - ▶ Consider support for low rise apartments where property was zoned to allow for such uses on date that the Official Community Plan was adopted.
- ▶ **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 5.3.5 Existing Uses and Scales
    - ▶ Policy 5.11.2 Diverse Housing Tenures
  - ▶ Development Permit to follow