



City of
Kelowna

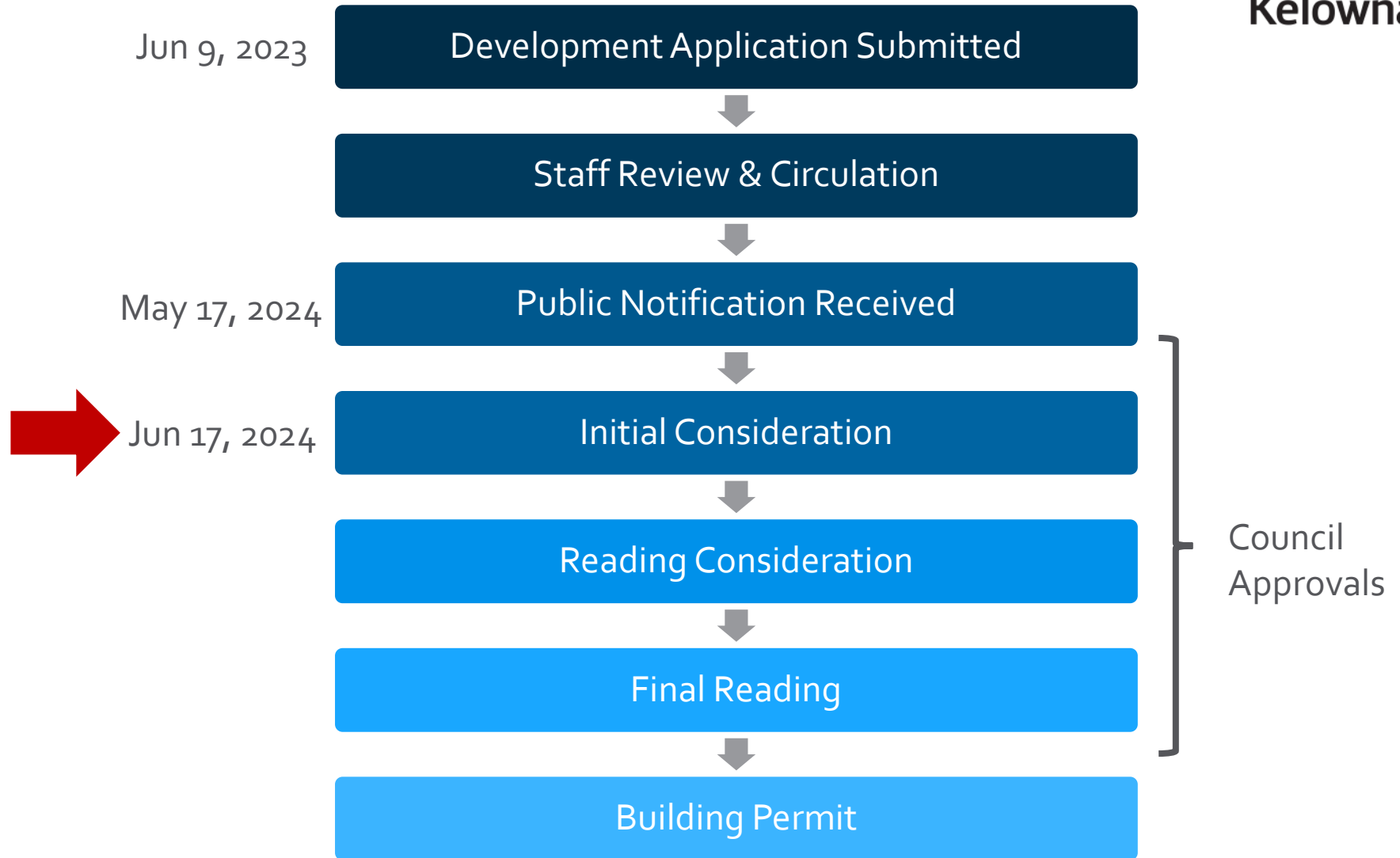
Z23-0037
761 – 803 Saucier Ave

Rezoning Application

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.

Development Process

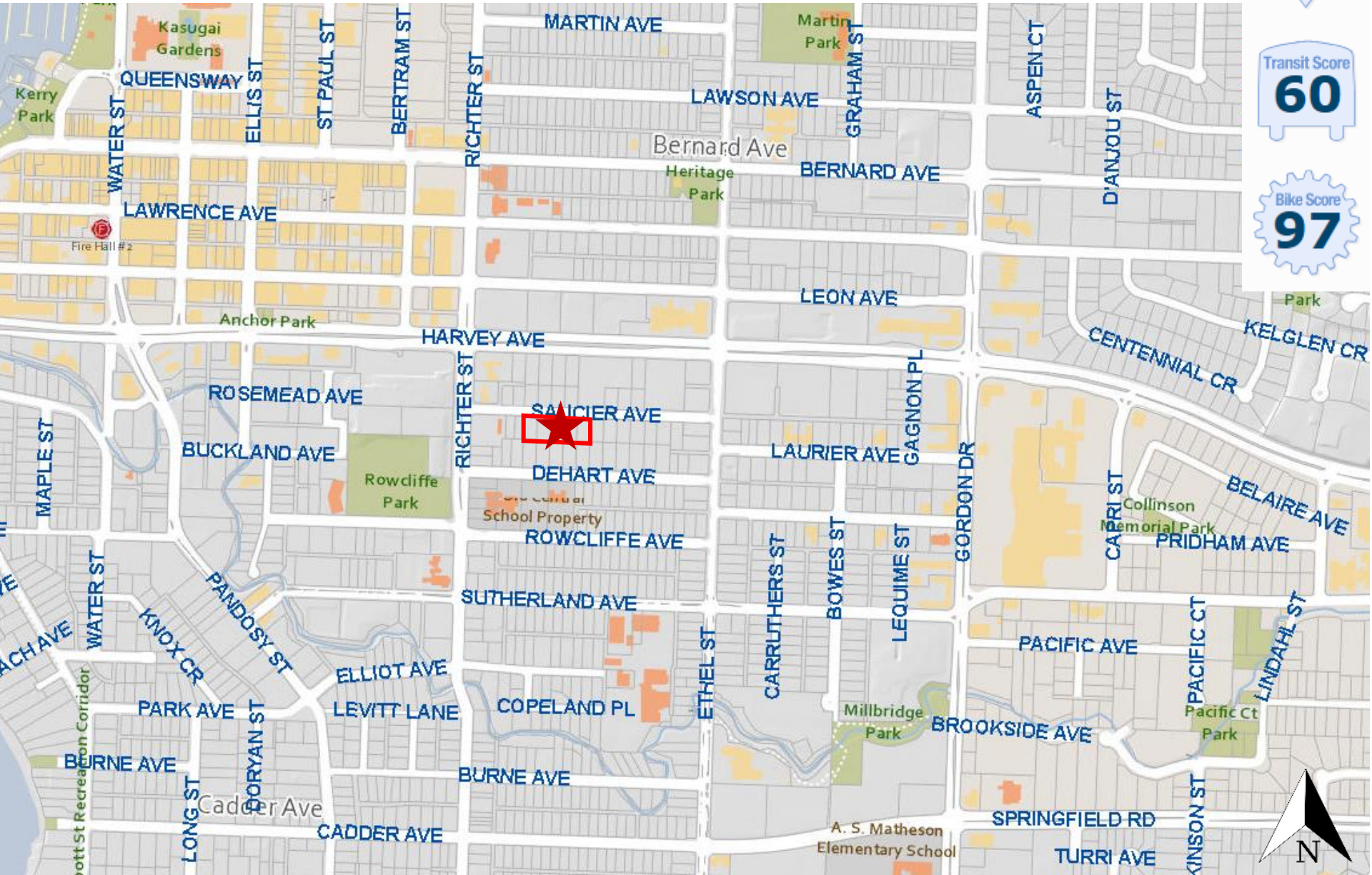


Context Map

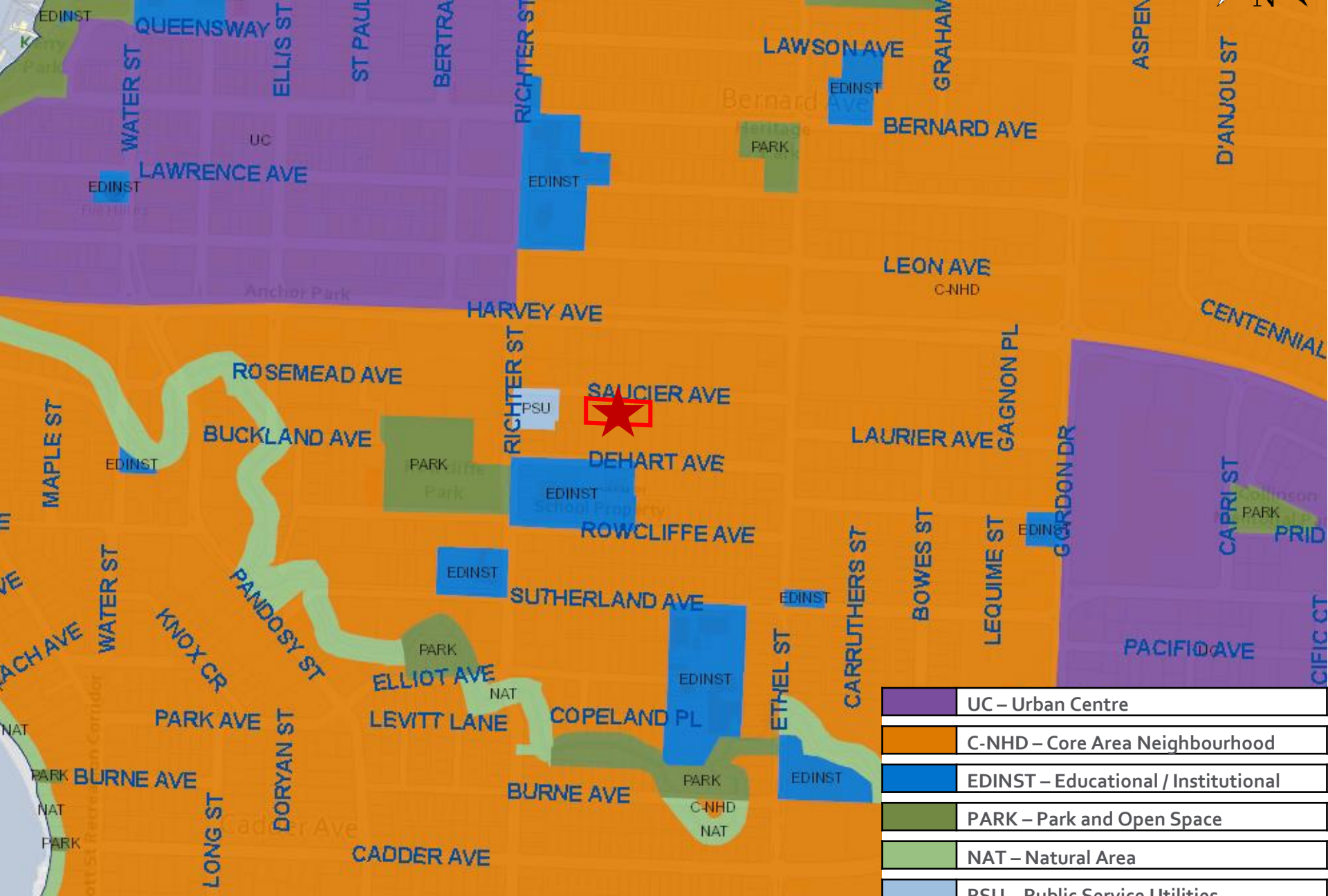
Walk Score
84







Transit Score
60

Bike Score
97



OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area
	PSU – Public Service Utilities

Subject Property Map

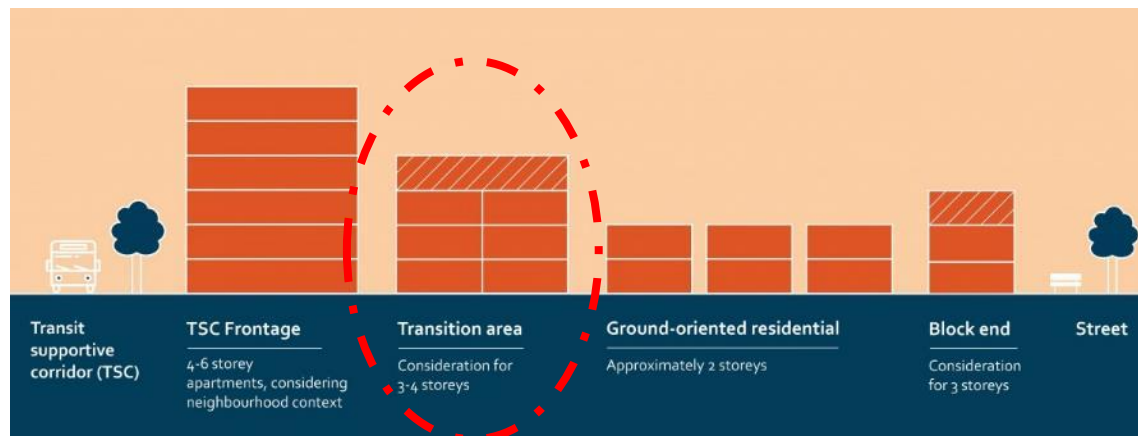


Project Details

- ▶ The property has the Future Land Use Designation of C-NHD – Core Area Neighbourhood.
- ▶ The property is in the Transition Area away from the Transit Supportive Corridor on Richter Street.
- ▶ MF3 – Apartment Housing:
 - ▶ 4-storey apartment and stacked townhouses;
 - ▶ 70 residential units;
 - ▶ 96 parking spaces.

OCP Objectives & Policies

- ▶ Policy 5.3.2. Transition from Transit Supportive Corridor:
 - ▶ The proposal includes a four-storey apartment and three-storey stacked townhouses. The apartment is located on the west side and steps down in height.



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
 - ▶ Transition from Transit Supportive Corridor
 - ▶ Development Permit to follow.