



City of
Kelowna

Z23-0071 1951 Cross Road

Rezoning Application

Purpose

- ▶ To rezone the subject property from the MF₁ – Infill Housing and P₂ – Education and Minor Institutional zone to the MF_{3r} – Apartment Housing Rental Only zone.

Development Process



Oct 12, 2023

Development Application Submitted



Staff Review & Circulation



N/A

Public Notification Received



Jul 8, 2024

Initial Consideration



Reading Consideration



Final Reading



Development Permit



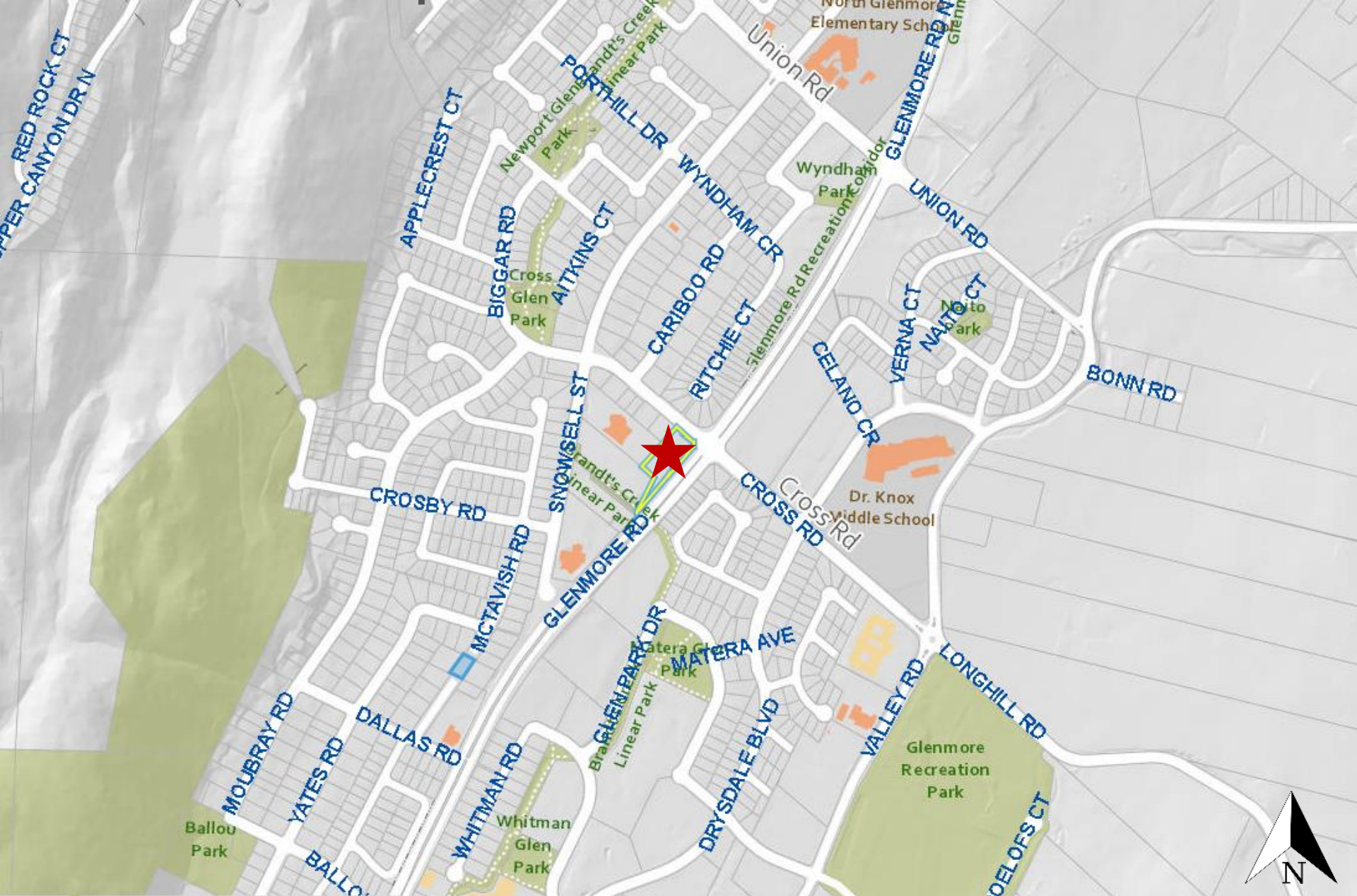
Building Permit



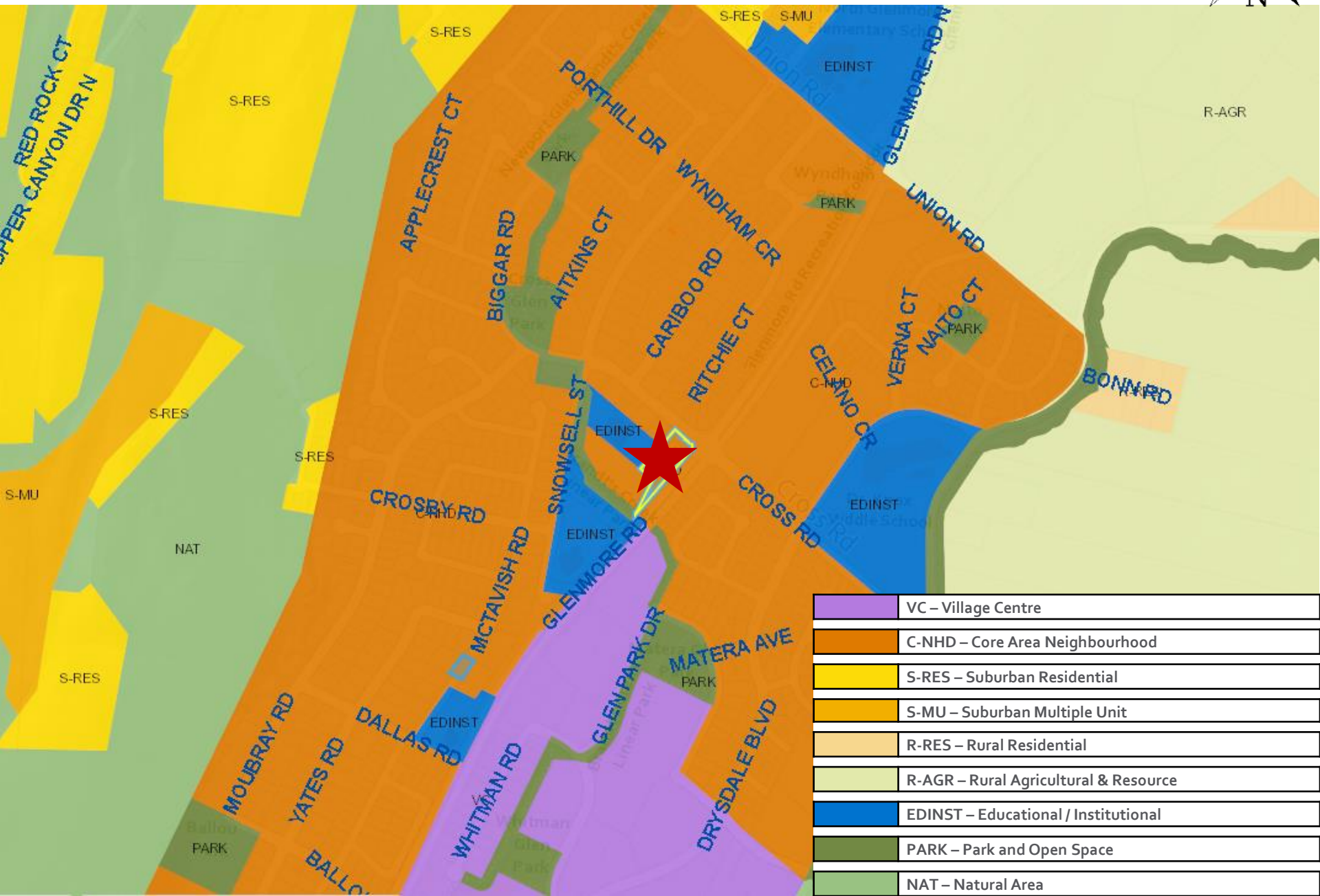
Council Approvals












Context Map



OCP Future Land Use



	VC – Village Centre
	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	R-RES – Rural Residential
	R-AGR – Rural Agricultural & Resource
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area

Subject Property Map



MF3r – Apartment Housing Rental Only Zone

Purpose

- To provide a zone for apartments on serviced urban lots with various commercial uses permitted on Transit Supportive Corridors
- To provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.

Summary of Uses

- Apartment Housing
- Stacked Townhouses
- Townhouses
- Dwelling units must be long-term rental only
- Can apply for Revitalization Tax Exemption

MF3r – Apartment Housing Rental Only Zone

Regulation	Maximum Permitted
Base Height	22.0 m & 6 storeys (Transit Supportive Corridor)
Base Floor Area Ratio	For 5 storeys or more: 1.8
Bonus Floor Area Ratio	Underground Parking: 0.25 Public Amenity: 0.25 Rental/Affordable: 0.3
Site Coverage Buildings	65%
Site Coverage Total	85%

MF3r – Apartment Housing Rental Only Zone

Regulation	Minimum Permitted
Total Number of Trees	1 per lineal metre of landscape area - Approx. 26 Trees
Number of Large Trees	50% Large Trees - Approx. 13 Large Trees
Amenity Space	7.5 m ² per studio 15.0 m ² per 1-bed 25 m ² per unit with 2-bed+
Potential Unit Count	Approx. 65 units

OCP Objectives – Climate Resilience

Climate Criteria

Dark Green – Meets Climate Criteria

Light Green – Will Meet Criteria Soon

Yellow – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	Dark Green
5 min Walk to Park	Dark Green
10 min Bike to Public School	Dark Green
20 min Bus to Urban Centre/Village Centre/Employment Hub	Dark Green
Retaining Trees and/or Adding Trees	Dark Green
OCP Climate Resilience Consistency	Dark Green

OCP Objectives & Policies

- ▶ C-NHD: Core Area Neighbourhood
 - ▶ Policy 5.2.1 – Transit Supportive Corridor Densities
- ▶ Adjacent to Transit Supportive Corridor
 - ▶ Mid-rise apartments

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
 - ▶ Transit Supported Corridor Policies
 - ▶ Housing Diversity
 - ▶ Rental Housing
 - ▶ Development Permit to follow for Council consideration