

# REPORT TO COUNCIL REZONING



**Date:** July 8, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 1951 Cross Road  
**File No.:** Z23-0071

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	MF1 – Infill Housing and P2 – Education and Minor Institutional	MF3r – Apartment Housing Rental Only

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0071 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 1 Section 4 Township 23 ODYD Plan EPP120282, located at 1951 Cross Road, Kelowna, BC from the MF1 – Infill Housing zone and the P2 – Education and Minor Institutional zone to the MF3r – Apartment Housing zone as shown on Map “A” attached to the Report from the Development Planning Department dated July 8, 2024, be considered by Council;

AND THAT Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated July 8, 2024.

## 2.0 Purpose

To rezone portions of the subject property from the MF1 – Infill Housing zone and the P2 – Education and Minor Institutional zone to the MF3r – Apartment Housing Rental Only zone.

## 3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone and P2 – Education and Minor Institutional zone to the MF3r – Apartment Housing Rental Only zone. The subject property has the Future Land Use Designation of Core Area Neighbourhood (C-NHD) and is directly fronting a Transit Supportive Corridor (TSC) on Glenmore Rd. As such, the proposed zone is consistent with the Official Community Plan’s (OCP) objectives to focus density along TSC. The MF3r – Apartment Housing Rental Only zone allows for a maximum of 6 storeys in building height along TSCs.

The land assembly for the subject property was completed in fall of 2022, marking a strategic acquisition for redevelopment purposes. With the rezoning to MF3r, it paves the way for a significant redevelopment project in partnership with the Province’s Community Housing Fund, aiming to construct over 65 family-focused units.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	3,998 m <sup>2</sup>
Road Dedication	~78 m <sup>2</sup>
Undevelopable Area	n/a
Net Site Area	3,920 m <sup>2</sup>

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Housing
East	MF1 – Infill Housing and MF2 – Townhouse Housing	Single Detached Housing and Townhouse Housing
South	MF1 – Infill Housing and MF2 – Townhouse Housing	Single Detached Housing
West	MF1 – Infill Housing, P2 – Education and Minor Institutional and MF2 – Townhouse Housing	Single Detached Housing, Townhouse Housing and Religious Assembly

Subject Property Map: 1951 Cross Road



The subject property is on the corner of Cross Rd and Glenmore Rd. The surrounding area is primarily MF1 – Infill Housing, MF2 – Townhouse Housing and P2 – Education and Minor Institutional. There are four BC transit bus stops within 300 m on Glenmore Rd and Cross Rd. The subject property is in close proximity to Dr. Knox Middle School, Brandt’s Creek Linear Park, Cross Glen Park, Matera Glen Park, and the Glenmore Recreation Corridor.

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	Policy 5.2.1. Transit Supportive Corridor Densities
	<i>The proposal adds meaningful density along Glenmore Rd, which is a Transit Supportive Corridor.</i>

6.0 Application Chronology

Application Accepted: October 12, 2023  
 Neighbourhood Notification Summary Received: N/A

**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

Map A: Zoning Amendment Z23-0071

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