

REPORT TO COUNCIL REZONING



Date: December 9, 2024
To: Council
From: City Manager
Address: 2160 Wilkinson St
File No.: Z24-0042

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z24-0042 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 8 Section 19 Township 26 ODYD Plan 10906, located at 2160 Wilkinson St, Kelowna, BC from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone, be considered by Council;

AND 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 property from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate a rental apartment housing development.

3.0 Development Planning

Staff support the proposal to rezone the subject property to the MF3r – Apartment Housing Rental Only zone. The proposed rezoning will facilitate the development of a four-storey, approximately 29-unit rental apartment building which aligns with the Official Community Plan (OCP) Future Land Use Designation of Core Area Neighbourhood. The proposed rental apartment housing use is consistent with OCP policies which support low and medium density residential development and diverse housing tenures within the Core Area Neighbourhood. Additionally, OCP policy encourages supportive housing developments to be located within the Core Area to be closer to employment, public transit, service and amenity options.

Rezoning to the rental subzone is intended to accommodate a rental apartment building with on-site supports predominantly for women with children. The proposed development will be operated by NOW Canada Society who currently manages a number of other supportive housing developments located in the City of Kelowna.

Lot Area	Proposed (m ²)
Gross Site Area	1,497 m ²
Road Dedication	n/a
Undevelopable Area	n/a
Net Site Area	1,497 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	Lot immediately north, MF ₁ – Infill Housing Approved 4 lot consolidation MF ₃ Apartment	Single Detached Housing Apartment Housing
East	MF ₁ – Infill Housing	Single Detached Housing
South	MF ₁ – Infill Housing / P ₃ – Parks and Open Space	Single Detached Housing / Park
West	MF ₁ – Infill Housing	Single Detached Housing

Subject Property Map: 2160 Wilkinson St



The subject property is located mid-block on the west side of the street nearest to the intersection of Springfield Rd and Wilkinson St. The property is located adjacent to Stillingfleet Park to the south. Transit stops are located along both sides of Springfield Rd and are within a 5-minute walk from the site.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors.		
Policy Transit Supportive Corridor Densities	5.2.1	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 subject property is located within 200m of Springfield Rd which is a Transit Supportive Corridor.</i>
Objective 5.3 Design residential infill to be sensitive to neighbourhood context.		
Policy Transition from Transit Supportive Corridors	5.3.2	Provide a transition area allowing for 3- 4 storeys in height, as outlined in Figure 5.3, serving as a transition from the medium density development along the Transit Supportive Corridors and lower density residential areas in the Core Area. Encourage ground-oriented residential such as stacked townhouses and bungalow courts with setbacks that respect adjacent lower density residential areas. Discourage commercial uses in the transition zone.
		<i>The proposed development is a four-storey building which aligns with transitional building height for the area.</i>
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.		
Policy Diverse Housing Tenures	5.11.2	Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own.
		<i>The proposed rental apartment development will be utilized for supportive housing and will increase the diversity of housing forms in the neighbourhood.</i>
Objective 5.12 Protect citizens from displacement due to Core Area development.		
Policy Housing Supports	5.12.1	Prioritize the development of subsidized housing and housing with supports in the Core Area in addition to the Urban Centres, particularly near employment, public transit, services and amenities. Promote acceptance to the community for these supports, services and the citizens that are using them.
		<i>The subject site is located in the Core Area and is situated close to transit options along Springfield Rd.</i>

6.0 Application Chronology

Application Accepted: August 16, 2024
 Neighbourhood Notification Summary Received: November 8, 2024

Report prepared by: Andrew Ferguson, Planner II
Reviewed by: Trisa Atwood, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability & Development Services

Attachments:

Attachment A: Applicants Letter of Rationale

Attachment B: Draft Site Plan

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.