REPORT TO COUNCIL REZONING

City of **Kelowna**

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

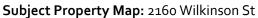
Staff support the proposal to rezone the subject property to the MF3r – Apartment Housing Rental Only zone. The proposed rezoning will facilitate the development of a four-storey, approximately 29-unit rental apartment building which aligns with the Official Community Plan (OCP) Future Land Use Designation 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.

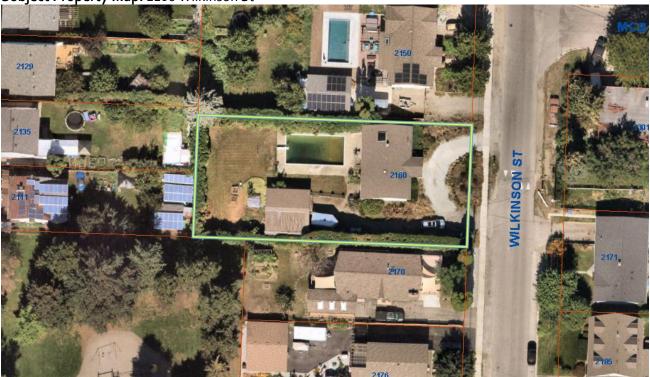
Rezoning to the rental subzone is intended to accommodate a rental apartment building with on-site supports predominantly for women with children. The proposed development will be operated by NOW Canada Society who currently manages a number of other supportive housing developments located in the City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

Lot Area	Proposed (m²)
Gross Site Area	1,497 m²
Road Dedication	n/a
Undevelopable Area	n/a
Net Site Area	1,497 m²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	Lot immediately north, MF1 – Infill Housing	Single Detached Housing
	Approved 4 lot consolidation MF3 Apartment	Apartment Housing
East	MF1 – Infill Housing	Single Detached Housing
South	MF1 – Infill Housing / P3 – Parks and Open Space	Single Detached Housing / Park
West	MF1 – Infill Housing	Single Detached Housing





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 <u>Kelowna Official Community Plan (OCP)</u>

Objective 5.2 Focus residential density along Transit Supportive Corridors.		
Policy 5.2.1	Encourage development that works toward a long term population density of	
Transit Supportive	between 50 – 100 people per hectare within 200 metres of each corridor to	
Corridor Densities	achieve densities that support improved transit service and local services and	
	amenities. Discourage underdevelopment of properties along Transit Supportive	
	Corridors.	
	The subject property is located within 200m of Springfield Rd which is a Transit	
	Supportive Corridor.	
Objective 5.3 Design residential infill to be sensitive to neighbourhood context.		
Policy 5.3.2	Provide a transition area allowing for 3- 4 storeys in height, as outlined in Figure	
Transition from	5.3, serving as a transition from the medium density development along the	
Transit Supportive	Transit Supportive Corridors and lower density residential areas in the Core Area.	
Corridors	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.	
	The proposed development is a four-storey building which aligns with transitional	
	building height for the area.	
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable		
and complete Core		
Policy 5.11.2	Encourage a range of rental and ownership tenures that support a variety of	
Diverse Housing	households, income levels and life stages. Promote underrepresented forms of	
Tenures	tenure, including but not limited to co-housing, fee-simple row housing, co-ops,	
	and rent-to-own.	
	The proposed rental apartment development will be utilized for supportive housing	
Objective - se Bret	and will increase the diversity of housing forms in the neighbourhood.	
Objective 5.12 Protect citizens from displacement due to Core Area development.		
Policy 5.12.1	Prioritize the development of subsidized housing and housing with supports in	
Housing with	the Core Area in addition to the Urban Centres, particularly near employment,	
Supports	public transit, services and amenities. Promote acceptance to the community for	
	these supports, services and the citizens that are using them.	
	The subject site is located in the Core Area and is situated close to transit options	
	along Springfield Rd.	

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.