



City of
Kelowna

Z24-0042
2160 Wilkinson St

Rezoning Application

Purpose

- ▶ To rezone the subject property from the MF₁ – Infill Housing zone to the MF_{3r} – Apartment Housing Rental Only zone to facilitate a rental apartment housing development.

Development Process

Aug 16, 2024

Development Application Accepted



Staff Review & Circulation



Nov 8, 2024

Neighbour Notification Received



Dec 9, 2024

Initial Consideration



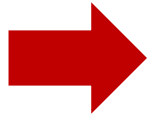
Reading Consideration



Final Reading & DP

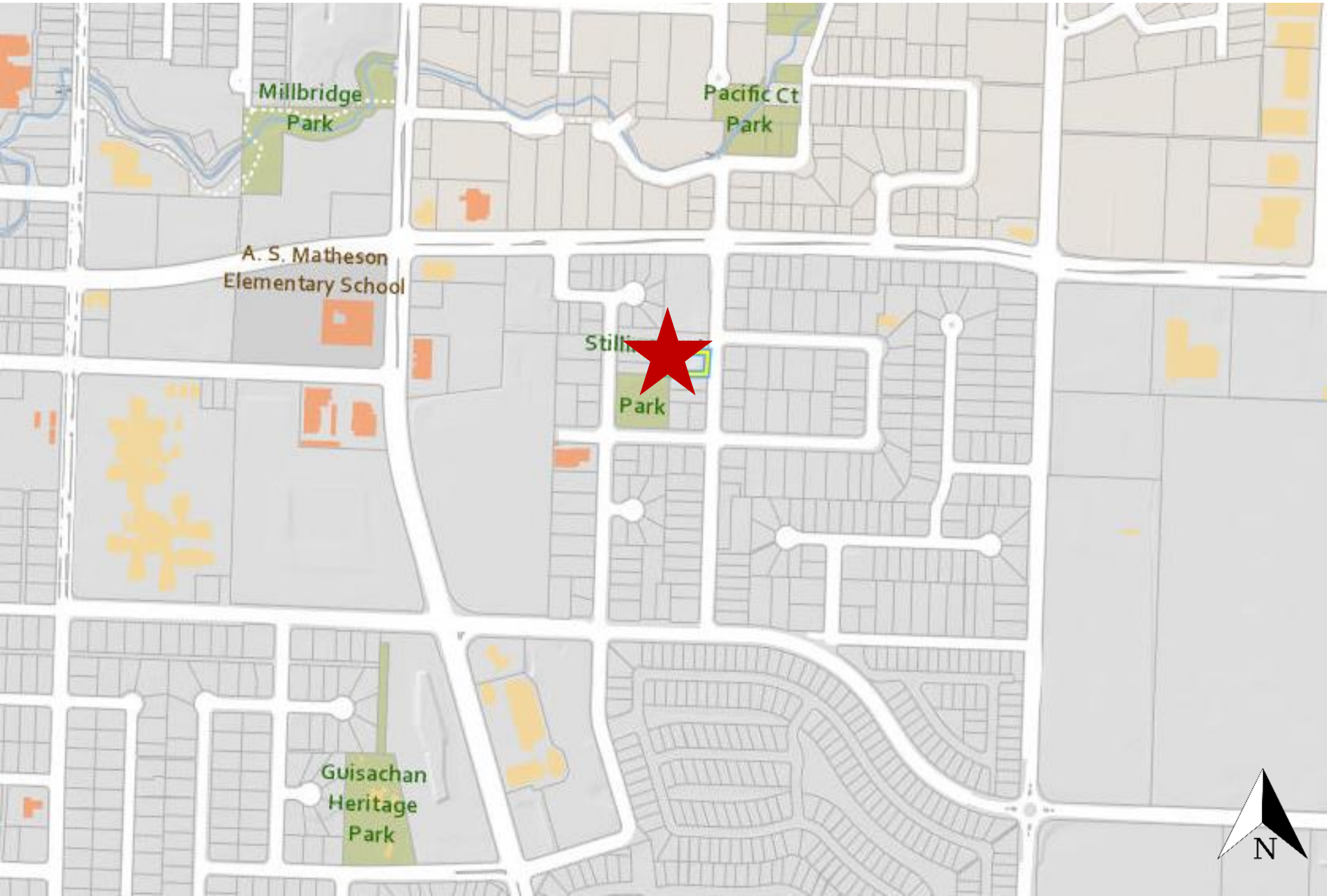


Building Permit

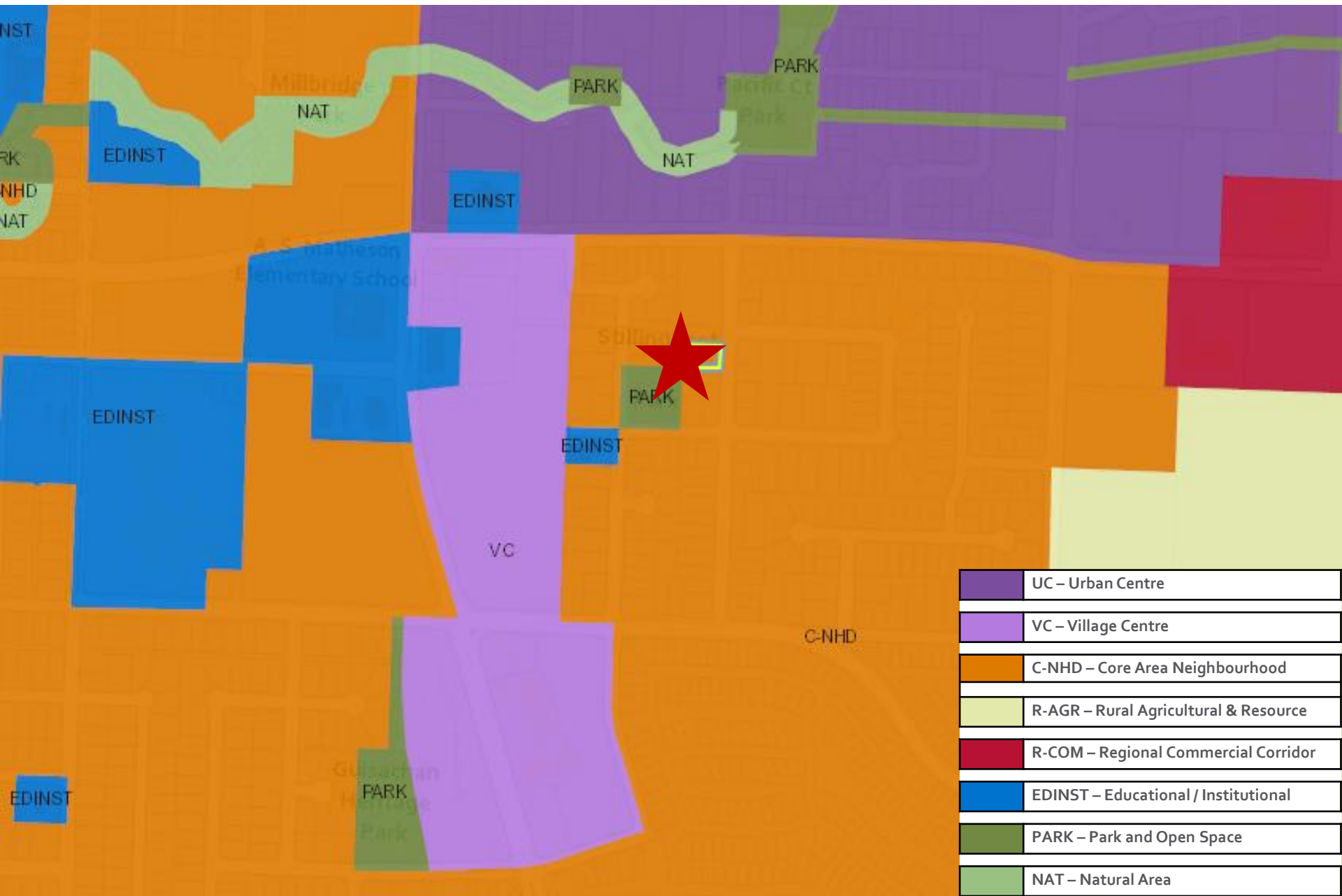


Council
Approvals

Context Map



OCP Future Land Use



Subject Property Map



“r” – Rental Only Subzone

Purpose

- 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

- Dwelling units must be long-term rental only
- Eligible to apply for Revitalization Tax Exemption

MF3 – Apartment Housing Zone

Regulation	Permitted
Maximum Height	18.0 m & 4 storeys
Potential Number of Units	29 units
Maximum Site Coverage of Buildings	65%

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

- ▶ Future Land Use: C-NHD: Core Area Neighbourhood
 - ▶ Objective 5.2: Focus residential density along Transit Supportive Corridors.
 - ▶ Objective 5.3: Design residential infill to be sensitive to neighbourhood context.
 - ▶ Objective 5.11: Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.
 - ▶ Objective 5.12: Protect citizens from displacement due to Core Area development.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use: Core Area Neighbourhood
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Transit Supportive Corridor Policies
 - ▶ Rental and Supportive Housing
 - ▶ Development Permit to follow for Council consideration