

REPORT TO COUNCIL REZONING



Date: December 9, 2024
To: Council
From: City Manager
Address: 789 & 809 Cadder Ave
File No.: Z24-0045

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF3 – Apartment Housing

1.0 Recommendation

THAT Rezoning Application No. Z24-0045 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- Lot 39 Section 19 Township 26 ODYD Plan 700, located at 789 Cadder Ave, Kelowna BC; and
- Lot 38 Section 19 Township 26 ODYD Plan 700, located at 809 Cadder Ave, Kelowna, BC

from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone, be considered by Council;

AND THAT final adoption of the 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 December 9, 2024.

2.0 Purpose

To rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate apartment housing.

3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing. The subject properties have the Future Land Use Designation of Core Area Neighbourhood (C-NHD) and are directly fronting a Transit Supportive Corridor (TSC) on Cadder Ave. The proposed zone is consistent with the Official Community Plan’s (OCP) objectives to focus density along a TSC. The applicant is required to dedicate 2.5 m along the entire frontage of Cadder Ave, which is a condition of final adoption of the zone.

Lot Area	Proposed (m ²)
Gross Site Area	1,138 m ²
Road Dedication	76 m ²
Undevelopable Area	N/A
Net Site Area	1,062 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infilling Housing	Single Detached Dwelling
East	MF1 – Infilling Housing	Single Detached Dwelling
South	MF1 – Infilling Housing	Single Detached Dwelling
West	MF1 – Infilling Housing	Semi – Detached Dwelling

Subject Property Map: 789 & 809 Cadder Ave



The subject properties are located mid-block on Cadder Ave and the surrounding area is zoned MF1 – Infill Housing and MF4 – Transit Oriented Areas. There are two BC transit bus stops on this block of Cadder allowing quick access to Downtown Urban Centre, Pandosy Urban Centre, and Capri-Landmark Urban Centre.

5.0 Current Development Policies (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors		
Policy 5.2.1. Transit Supportive Corridor Densities	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 proposal adds meaningful density along Cadder Ave, which is a Transit Supportive Corridor</i>	
Policy 5.2.5 Corridor Access and Consolidation	Encourage consolidation of properties and location of automobile accesses from lanes or side streets to reduce or eliminate the number of accesses directly onto Transit Supportive Corridors.	
	<i>The proposal includes the consolidation of two properties and all access is proposed to be off the laneway.</i>	

6.0 Application Chronology

Application Accepted: July 30, 2024
 Neighbourhood Notification Summary Received: October 1, 2024

Report prepared by: Jason Issler, 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 Action & Development Services

Attachments:
 Attachment A: Development Engineering Memo
 Attachment B: DRAFT Site Plan
 Attachment C: Summary of Neighbour Notification

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