



City of
Kelowna

Z24-0045 789 & 809 Cadder Ave

Rezoning Application

Purpose

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

Development Process

Jul 30, 2024

Development Application Submitted



Staff Review & Circulation



Oct 1, 2024

Neighbour Notification Received



Dec 9, 2024

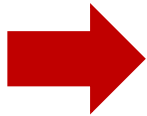
Initial Consideration



Reading Consideration

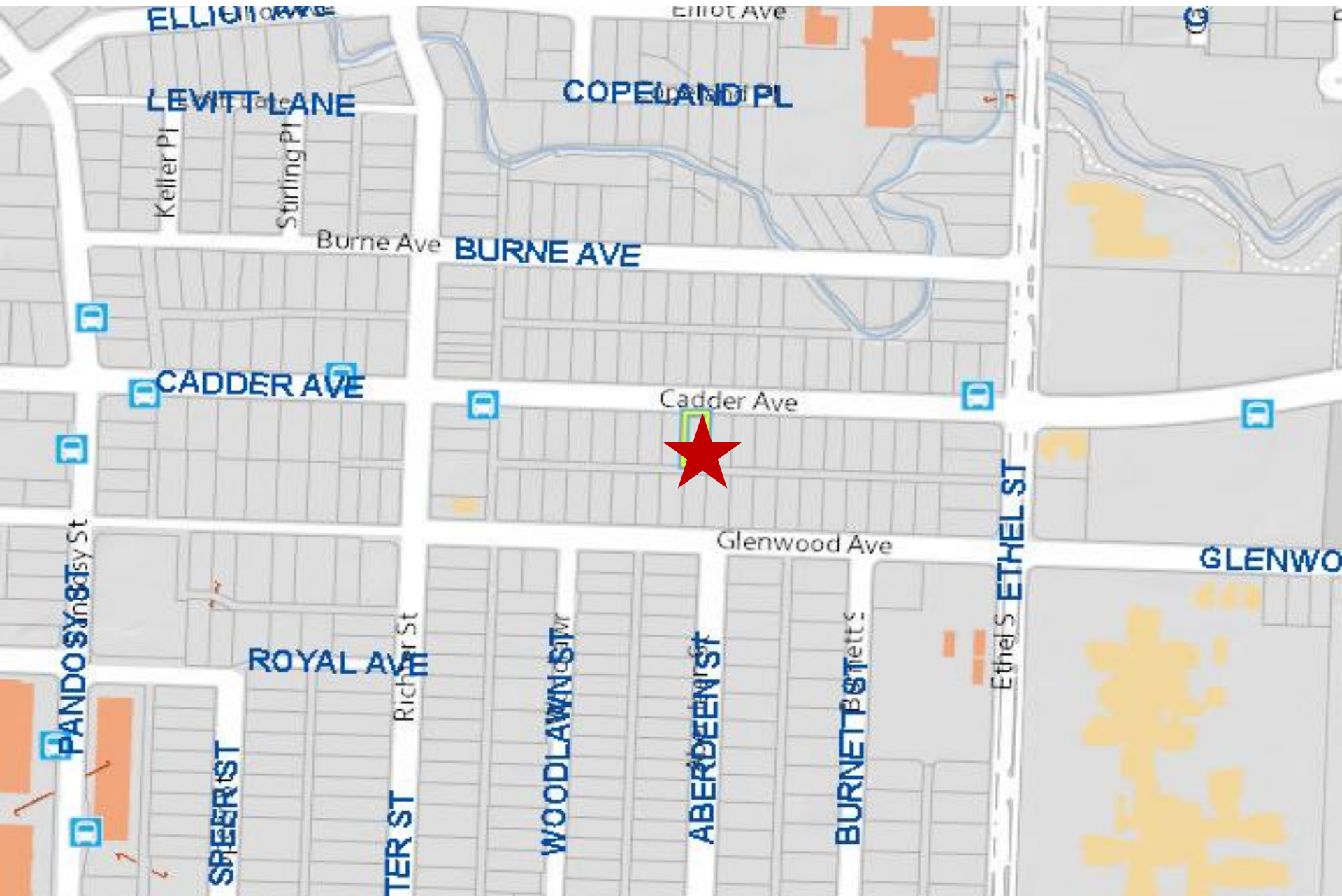


Final Reading & DP

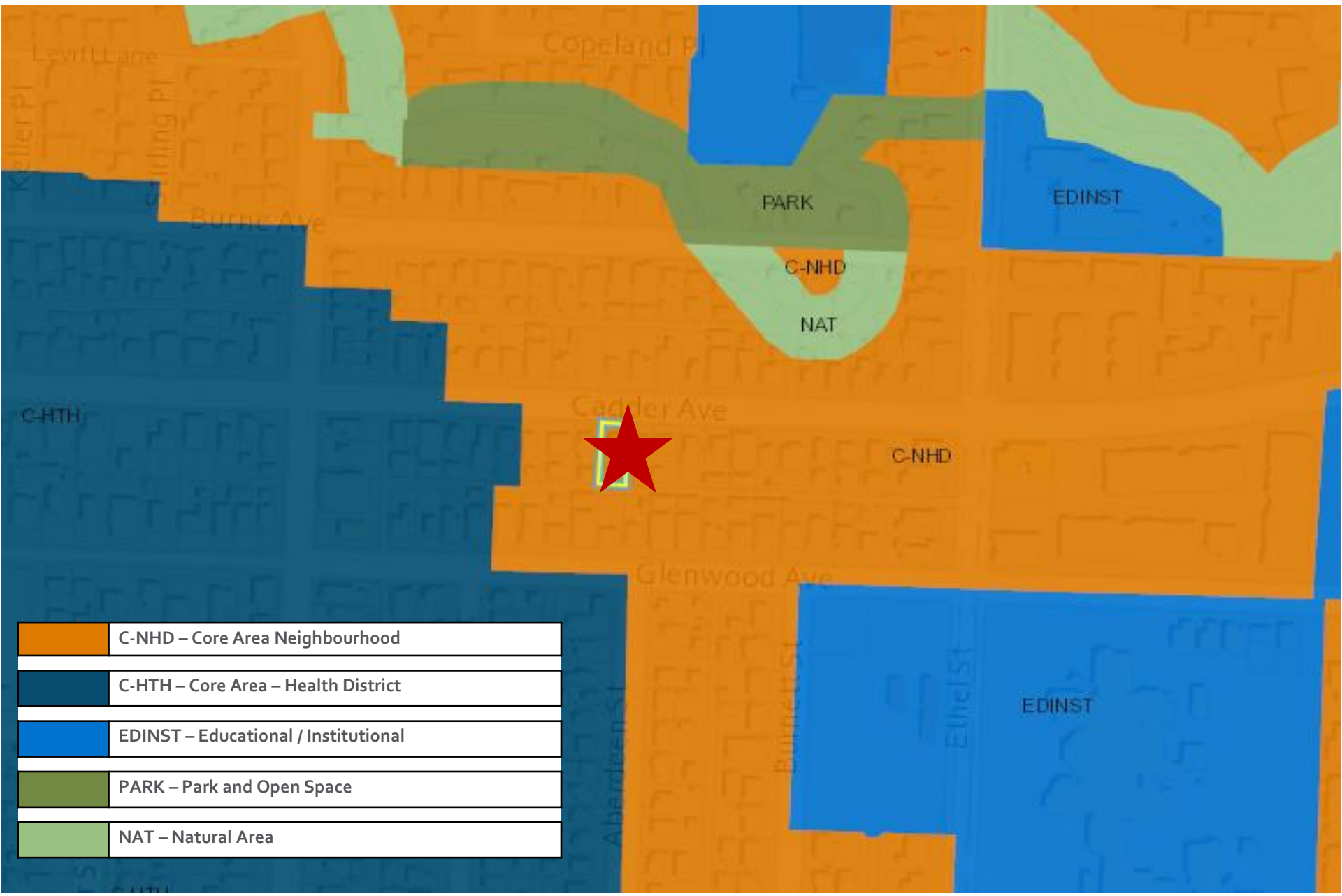







Council
Approvals

Context Map



OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	C-HTH – Core Area – Health District
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area

Subject Property Map



MF3 – Apartment Housing Zone

Purpose

- To provide a zone for apartments on serviced urban lots with various commercial uses permitted on Transit Supportive Corridors

Summary of Uses

- Apartment Housing
- Stacked Townhouses
- Townhouses
- Local commercial and institutional

MF3 – Apartment Housing Zone

Regulation	Permitted
Maximum Height (with bonus)	22.0 m & 6 storeys
Potential Number of Units	29
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

- ▶ C-NHD: Core Area Neighbourhood
- ▶ Adjacent to Transit Supportive Corridor
 - ▶ Stacked townhouses
 - ▶ Low rise apartments
 - ▶ Local commercial
- ▶ Consolidation and reduce accesses

Staff Recommendation

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