REPORT TO COUNCIL
REZONING

City of
Kelowna

Date:	January 13, 2025	
To:	Council	
From:	City Manager	
Address:	667 & 681 Wardlaw Ave	
File No.:	Z24-0039	

	Existing	Proposed
OCP Future Land Use:	UC – Urban Centre	UC – Urban Centre
Zone:	UC5 – Pandosy Urban Centre	UC5r – Pandosy Urban Centre Rental Only

1.0   Recommendation

THAT Rezoning Application No. Z24-0039 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

a)   Lot 1 District Lot 14 ODYD Plan 3769, located at 681 Wardlaw Ave, Kelowna, BC; and

b)   Lot 2 District Lot 14 ODYD Plan 3769, located at 667 Wardlaw Ave, Kelowna, BC

from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone, be considered by Council.

2.0   Purpose

To rezone the subject properties from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone to facilitate apartment housing.

3.0   Development Planning

Staff recommend support for the proposed rezoning to the UC5r – Pandosy Urban Centre Rental Only zone. The proposed rezoning will facilitate the development of a rental apartment building which aligns with the Official Community Plan (OCP) Future Land Use Designation of Urban Centre and the City's Housing Needs Assessment. The proposed rezoning is consistent with OCP Policies which encourage medium density residential development and diverse housing tenures within our Urban Centre's.

Lot Area	Proposed (m²)
Gross Site Area	1,125 m²
Road Dedication	N/A
Undevelopable Area	N/A
Net Site Area	1,125 m²

4.0   Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing zone	Semi – Detached Dwelling
East	P4 - Utilities	Utility Services, Infrastructure
South	P3 – Parks and Open Space	Park
West	UC5 – Pandosy Urban Centre	Single Detached Dwelling

Subject Property Map: 667 & 681 Wardlaw Ave

The subject property is located within the Pandosy Urban Centre and is near a variety of commercial shopping areas, employment options, transit stops, public schools, and parks. Osprey Park is located immediately to the south. The area has seen signification redevelopment with two other apartments constructed on this block of Wardlaw and an apartment being constructed on the opposite side of Richter Street.

5.0   Current Development Policies

5.1   Kelowna Official Community Plan (OCP)

Objective 4.1 Strengthen the Urban Centres as Kelowna's primary hubs of activity	
Policy 4.1.6 High Density Residential Development	Direct medium and high-density residential development to Urban Centres to provide a greater mix of housing near employment and to maximize use of existing and new infrastructure, services and amenities.
	The proposed rezoning would increase residential density within the Urban Centre.
Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres.	
Policy 4.12.3. Diverse Housing Tenures	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.
	The proposed rental only subzone will ensure the proposed apartment housing will be developed and maintained as long-term-rental units.

6.0   Application Chronology

Application Accepted: July 31, 2024
Neighbourhood Notification Summary Received: November 8, 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: DRAFT Site Plan
Attachment B: Summary of Neighbourhood Notification

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