



City of
Kelowna

Z24-0039 667 & 681 Wardlaw Ave

Rezoning Application

Purpose

- ▶ To rezone the subject property from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre zone (rental only) zone to facilitate apartment housing.

Development Process

Jul 31, 2024

Development Application Submitted



Staff Review & Circulation



Nov 8, 2024

Neighbour Notification Received



Jan 13, 2025

Initial Consideration

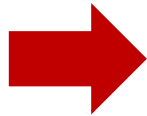


Reading Consideration

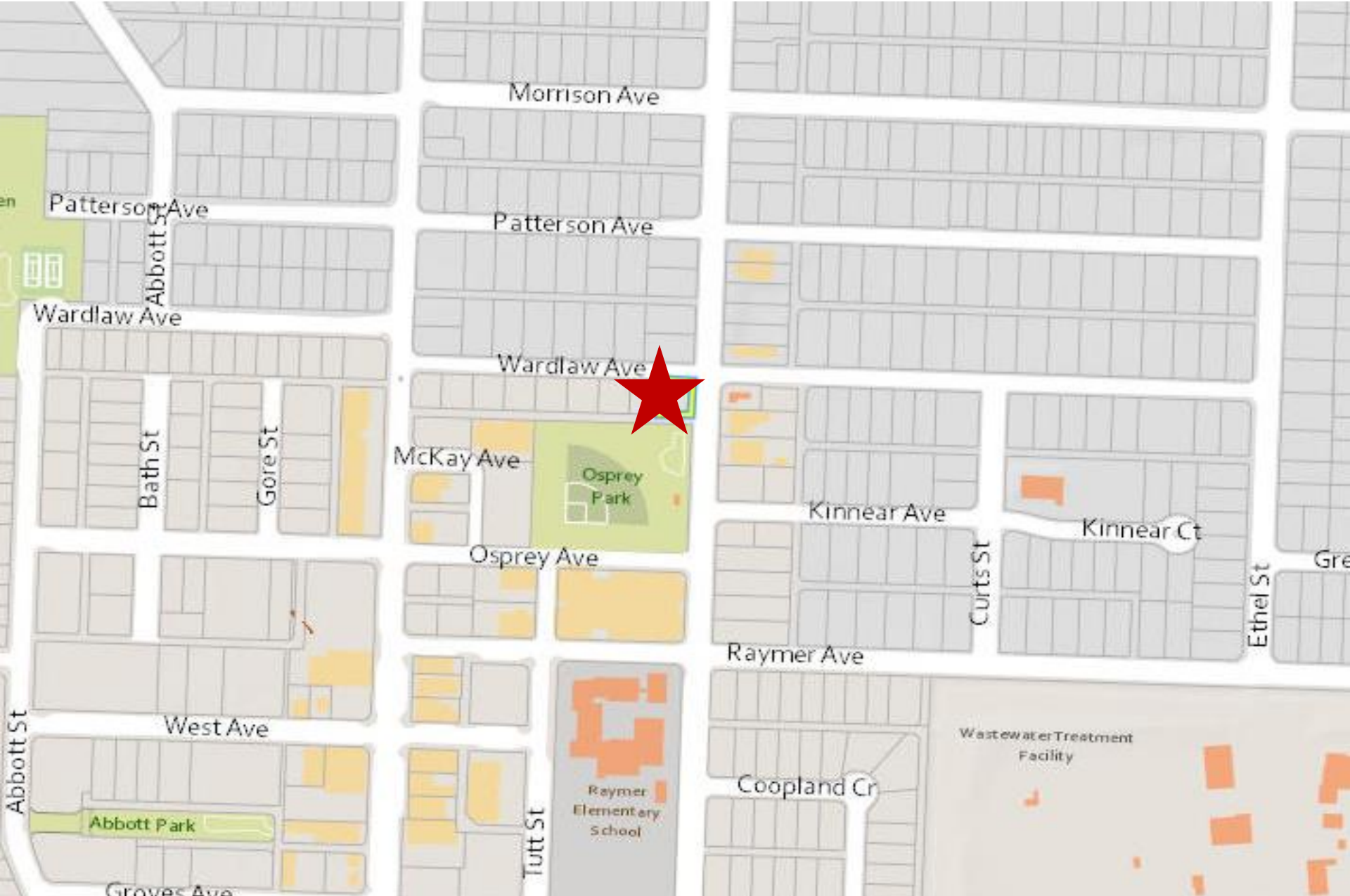


Final Reading

Council
Approvals








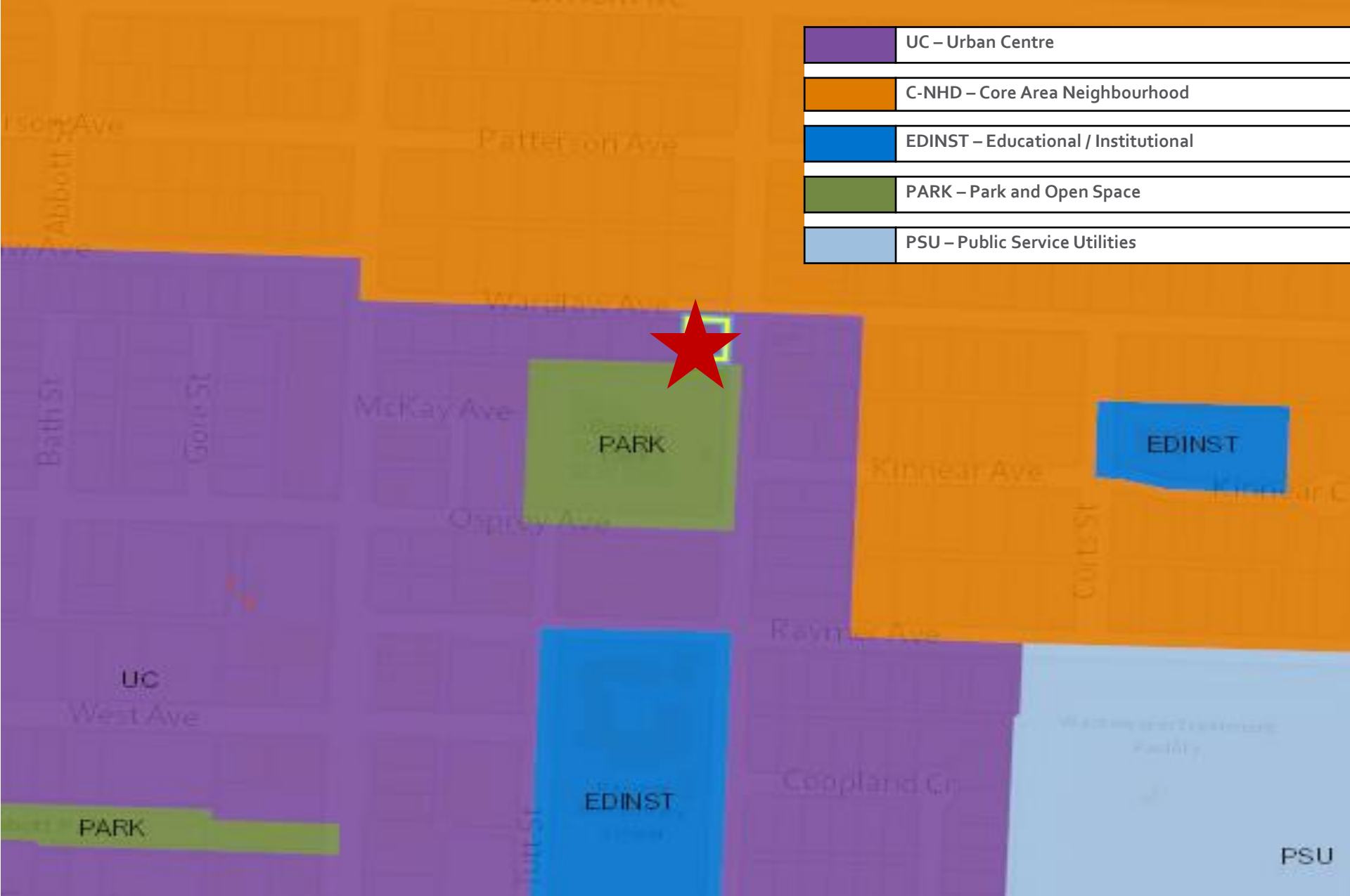
Context Map



OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	PSU – Public Service Utilities



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

“r” – Rental Only Subzone

Regulation	Maximum Permitted
Bonus Height	22.0 m & 6 storeys
Bonus Floor Area Ratio	Rental/Affordable: 0.3
Parking Reduction	20% Urban Centre

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

- ▶ UC: Urban Centre
- ▶ Policy 4.1 – Strengthen the Urban Centres as Kelowna’s primary hubs of activity.
- ▶ Policy 4.12 – Increase the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use Urban Centre
 - ▶ OCP Objectives in Chapter 4
 - ▶ Housing Diversity
 - ▶ Rental Housing
 - ▶ Housing Needs Assessment for rental housing
 - ▶ Development Permit to follow for Council consideration