

REPORT TO COUNCIL REZONING



Date: June 9, 2025
To: Council
From: City Manager
Address: 2271 Harvey Ave
File No.: Z24-0040

	Existing	Proposed
OCP Future Land Use:	UC – Urban Centre	UC – Urban Centre
Zone:	C2 - Vehicle Oriented Commercial	C2 - Vehicle Oriented Commercial UC3 – Midtown Urban Centre UC3r – Midtown Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z24-0040 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot A District Lots 127 AND 4646 OSOYOOS DIVISION YALE DISTRICT PLAN EPP112989, located at 2271 Harvey Ave, Kelowna, BC from the C2 - Vehicle Oriented Commercial zone to the UC3 – Midtown Urban Centre zone and the UC3r – Midtown Urban Centre Rental Only zone as shown on Map "A" attached to the Report from the Development Planning Department dated June 9, 2025, 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 June 9, 2025;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Transit.

2.0 Purpose

To rezone a portion of the subject property from the C2 - Vehicle Oriented Commercial zone to the UC3 – Midtown Urban Centre zone and the UC3r – Midtown Urban Centre Rental Only zone to facilitate a mixed-use development.

3.0 Development Planning

Staff recommend support for the proposed rezoning of a portion of the property to the UC3 – Midtown Urban Centre and UC3r – Midtown Urban Centre Rental Only zones. The rezoning application is consistent with the Future Land Use Designation in the Official Community Plan (OCP) of Urban Centre. The rezoning proposal is only for a portion of the property, which contains Orchard Park Shopping Centre. The portion being rezoned with a split zone was previously used for the Kelowna Farmers and Crafters Market. The remainder of the property, where Orchard Park Shopping Centre is located, would remain zoned C2 - Vehicle Oriented Commercial and is not proposed to change by this application.

The request to add the rental subzone to a portion of the property would restrict any building or bareland stratification of future residential housing units to be rental only. The use of the rental subzone supports key direction within the OCP and Healthy Housing Strategy to promote and protect rental housing.

Lot Area	Proposed (m ²)
Gross Site Area	7,996
Road Dedication	391
Undevelopable Area	n/a
Net Site Area	7,605

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC ₃ – Midtown Urban Centre	Apartment Housing
East	C ₂ – Vehicle Oriented Commercial	Vacant Lot
South	A ₁ - Agriculture	Vacant Land (ALR)
West	C ₂ – Vehicle Oriented Commercial	Orchard Park Shopping Centre

Subject Property Map: 2271 Harvey Ave



The subject property is in the Midtown Urban Centre and within the Orchard Park Transit Oriented Area. It is near established commercial shopping areas and parks, including Mission Creek Regional Park.

4.1 Background

The subject property is currently one of three legal lots that contains the Orchard Park Shopping Centre. The portion of the property under consideration for this application is at the corner of Springfield Rd and Dilworth Dr, and is separated from the remainder of the lot by Dilworth Dr. This portion of property previously used to be the site of the Kelowna Farmers and Crafters Market. A Preliminary Layout Review has been issued to

subdivide off the portion of property not physically connected to the larger parcel containing Orchard Park Shopping Centre.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres.		
Policy Diverse Forms.	4.12.1. Housing	Ensure a diverse mix of medium density and high-density housing forms that support a variety of households, income levels and life stages.
		<i>The proposed rezoning will support medium or high-density development under the Urban Centre zone.</i>
Policy Diverse Tenures.	4.12.3. Housing	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.
		<i>The proposed split zoning creates a mix of market and rental housing within our Urban Centre which will continue to add to the diversity of housing tenures in this area.</i>

6.0 Application Chronology

Application Accepted: August 2, 2024
 Neighbourhood Notification Summary Received: April 8, 2025

Report prepared by: Kimberly Brunet, Planner Specialist
Report prepared by: Jason Issler, Planner II
Reviewed by: Carla Eaton, 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 Neighbourhood Notification
 Map A: Rezoning Amendment

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