

REPORT TO COUNCIL REZONING



Date: June 23, 2025
To: Council
From: City Manager
Address: 3577 & 3581 Lakeshore Road
File No.: Z24-0058

	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. Z24-0058 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 134 ODYD Plan 3577, located at 3577 Lakeshore Road, Kelowna, BC and Lot 2 District Lot 134 ODYD Plan 3577, located at 3581 Lakeshore Road, 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 June 23, 2025;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to consolidation of the subject properties into a single parcel.

2.0 Purpose

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

3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone. The proposed rezoning will facilitate the development of apartment housing which aligns with the Official Community Plan (OCP) Future Land Use designation of C-NHD – Core Area Neighbourhood. OCP Policy supports apartment housing up to six storeys in height where properties directly abut Transit Supportive Corridors. Increasing density along Transit Supportive Corridors supports improved transit services and provides alternative transportation options to residents.

The applicant is required to complete a 3.0 m road dedication in addition to a 2.0 m road reserve (5.0 m total) along Lakeshore Road to accommodate future road widening, including a centre turning lane.

Lot Area	Proposed (m ²)
Gross Site Area	1858 m ²
Road Dedication	91.62 m ²
Undevelopable Area	61.08 m ² (road reserve)
Net Site Area	~1705 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Dwellings
East	MF1 – Infill Housing	Single Detached Dwellings
South	MF3 – Apartment Housing	Single Detached Dwellings
West	MF1 – Infill Housing	Single Detached Dwellings

Subject Property Map: 3577 & 3581 Lakeshore Rd



The subject properties are located on the east side of Lakeshore Road, between Bechard Road and Richter Street, south of the Pandosy Urban Centre. Lakeshore Road is a Transit Supportive Corridor. Transit stops are located 150 metres south of the subject properties. The surrounding neighbourhood primarily consists of single detached dwellings.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (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 that support improved transit services and local service and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors.
	<i>The proposed rezoning will facilitate increase density along the Transit Supportive Corridor.</i>
Policy 5.2.2 Transit Supportive	Encourage housing forms up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors. Explore higher or lower heights through dedicated corridor planning processes.

Corridor Building Heights	Consider buildings above six storeys where the project is adjacent to higher capacity transit along Highway 97, a major intersection, or near an Urban Centre, with due consideration for the context of the surrounding neighbourhood.
	<i>The proposed rezoning to the MF3 – Apartment Housing zone will facilitate the development of apartment housing up to six storeys in height on a property fronting a Transit Supportive Corridor.</i>

6.o Application Chronology

Application Accepted: November 14, 2024
 Neighbourhood Notification Summary Received: January 22, 2025

Report prepared by: Mark Tanner, Planner Specialist
Reviewed by: Adam Cseke, 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: Conceptual Site Plan
 Attachment C: Neighbourhood Notification Summary

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