



City of
Kelowna

Rezoning Application

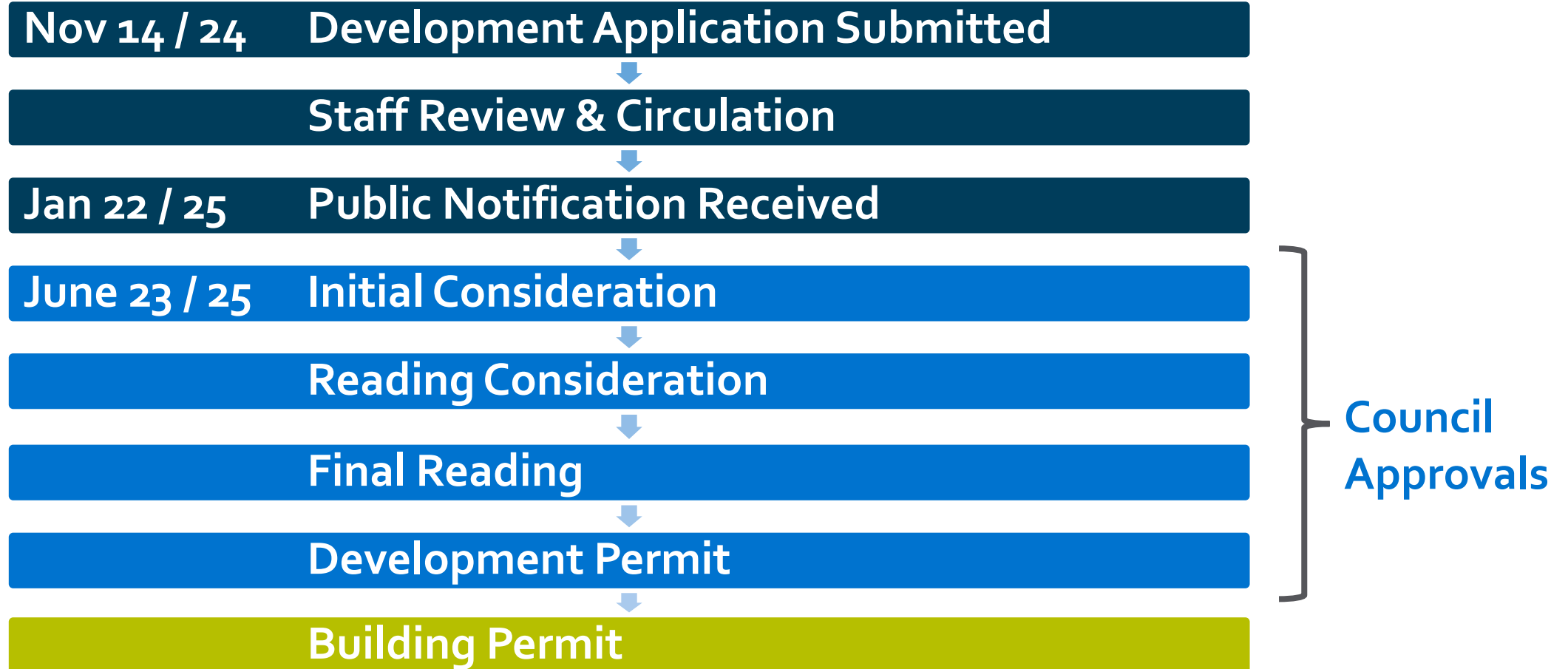
3577 & 3581 Lakeshore Road

Z24-0058

Purpose

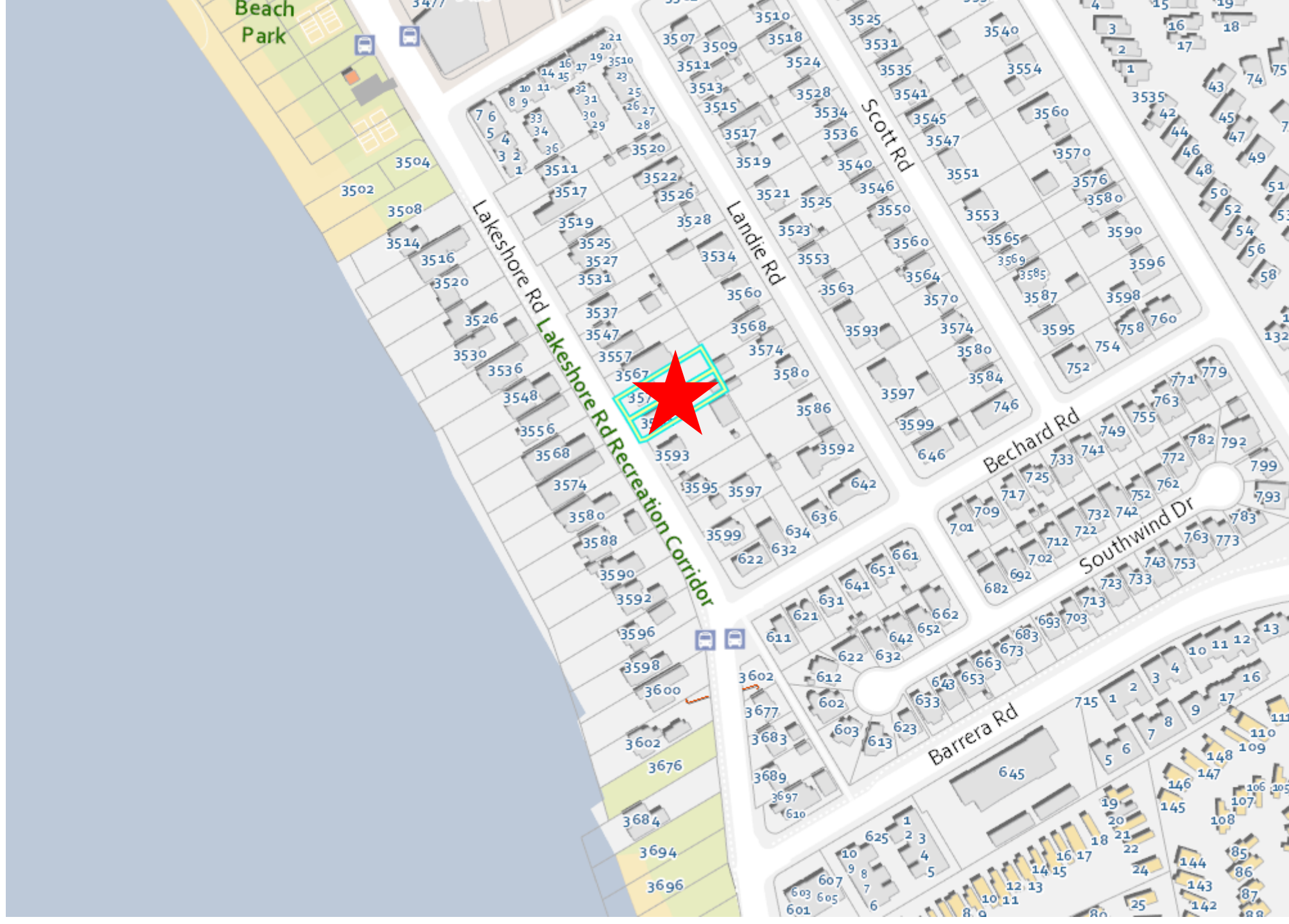
To rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone.

Development Process





Context Map



Model City

Model City:

Residential units:

743

Commercial units:

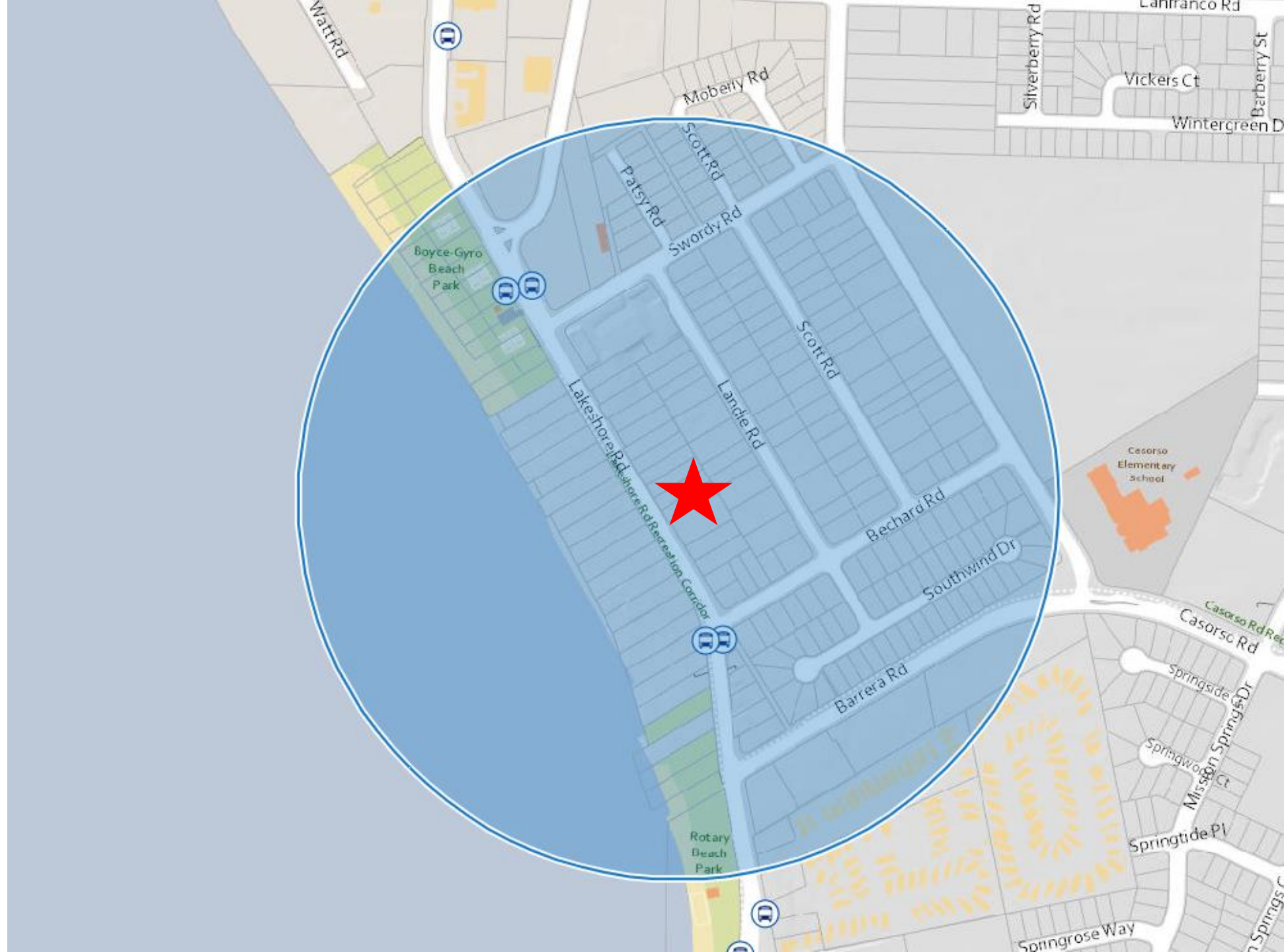
18

Estimated
population:

1296





Estimated jobs:

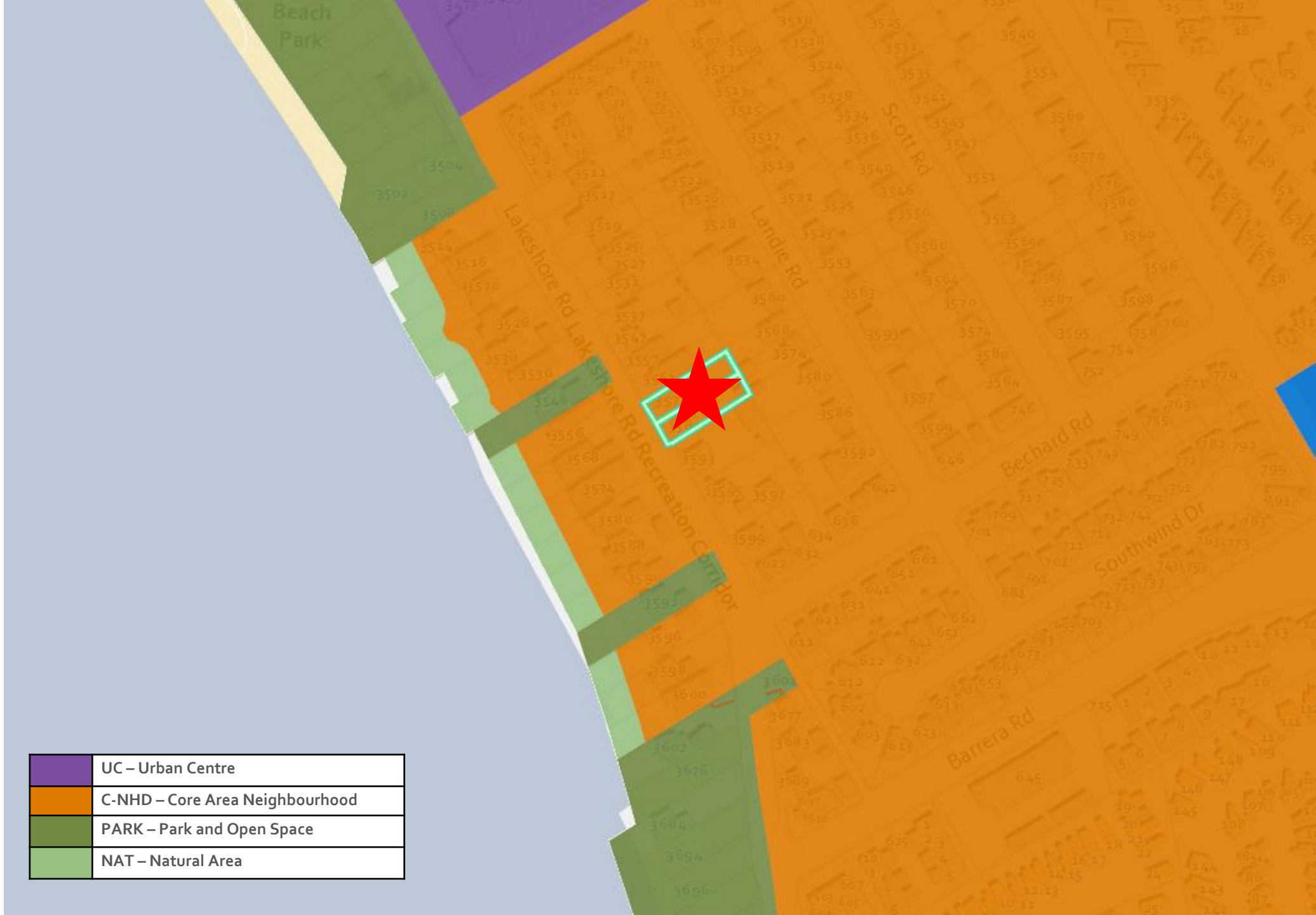
241





Context Map: OCP Future Land Use

	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	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	22.0 m & 6 storeys
Potential Number of Units	45
Maximum Site Coverage of Buildings	65%

OCP Objectives: Climate Resilience

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/village centre / employment hub	Dark Green
Retaining trees and/or adding trees	Light green
OCP Climate Resilience Consistency	Dark Green

LEGEND

Dark Green
meets criteria

Light green
will meet criteria soon

Yellow
does not meet criteria

OCP Objectives & Policies

- C-NHD: Core Area Neighbourhood – adjacent to Transit Supportive Corridor
 - Encourage increased density along Transit Supportive Corridor to support improved transit services and local services
 - Discourage underdevelopment
 - Support apartment housing up to 6 storeys in height

Staff Recommendation

- Staff recommend **support** for the proposed rezoning as it is consistent with:
 - OCP Future Land Use: C-NHD – Core Area Neighbourhood
 - OCP Policies:
 - Policy 5.2.1 Transit Supportive Corridor Densities
 - Policy 5.2.2 Transit Supportive Corridor Building Heights