

REPORT TO COUNCIL REZONING



Date: July 7, 2025
To: Council
From: City Manager
Address: 1089-1095 & 1097 Clement Avenue
File No.: Z24-0019

	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. Z24-0019 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- Lot A District Lot 138 ODYD Plan EPP115444, located at 1089-1095 Clement Avenue, Kelowna, BC;
- Lot 2 District Lot 138 ODYD Plan 4766 Except Plans KAP46262 and EPP45720, located at 1097 Clement Avenue, 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 July 7, 2025;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to consolidating 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 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 6 storeys in height, when a property directly abuts a Transit Supportive Corridor.

Prior to development of the site, the applicant will be required to register a road reserve to facilitate future road widening at the Clement Avenue – Gordon Drive intersection. The required road reserve will include 2.4m at Clement Avenue and 6.0 m along Gordon Drive.

Lot Area	Proposed (m ²)
Gross Site Area	1,661 m ²
Road Dedication	201 m ²
Undevelopable Area	n/a
Net Site Area	1,460 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	I2 – General Industrial	Industrial, Automotive and Equipment Sales
East	I2 – General Industrial	Light Industrial, Commercial
South	MF1 – Infill Housing	Single Detached Housing, Duplex Housing
West	MF1 – Infill Housing	Duplex Housing

Subject Property Map: 1089-1095 and 1097 Clement Avenue



The subject properties are located on the south side of the street at the major intersection of Clement Avenue and Gordon Drive. Clement Avenue and Gordon Drive are both designated as a Transit Supportive Corridor and transit stops are located within 30 meters of the site including existing transit stops located on Clement Avenue and just south of the subject sites along Gordon Drive. The properties are located within a 2-minute walk to the Okanagan Rail Trail and within a 5-minute walk from Lombardy Park.

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 achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors.
		<i>The subject properties abut two Transit Supportive Corridors located at Clement Avenue and Gordon Drive.</i>
Policy 5.2.2 Transit Supportive Corridor Building Heights		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 and processes. 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 would facilitate the development of apartment housing, up to six storeys in height directly abutting a Transit Supportive Corridor.</i>

6.0 Application Chronology

Application Accepted: May 8, 2024

Neighbourhood Notification Summary Received: June 9, 2025

Report prepared by: Andrew Ferguson, Planner II
Reviewed by: Adam Cseke, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Development Engineering Memo

Attachment B: Draft Site Plan

Attachment C: Summary of Neighbour Notification

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