

# REPORT TO COUNCIL REZONING



**Date:** March 30, 2026  
**To:** Council  
**From:** City Manager  
**Address:** 1610 Simpson Avenue  
**File No.:** Z26-0001

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	MF2 – Townhouse Housing	MF2r – Townhouse Housing Rental Only

## 1.0 Recommendation

THAT Rezoning Application No. Z26-0001 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 22 Township 26 Osoyoos Division Yale District Plan 31688, located at 1610 Simpson Avenue, Kelowna, BC from the MF2 – Townhouse Housing zone to the MF2r – Townhouse Housing Rental Only zone, be considered by Council.

AND 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 the subject property from the MF2 – Townhouse Housing zone to the MF2r – Townhouse Housing Rental Only zone to facilitate a rental only townhouse development.

## 3.0 Development Planning

Staff support the proposed rezoning from the MF2 – Townhouse Housing zone to the MF2r – Townhouse Housing Rental Only zone. The subject property is currently occupied by a single detached dwelling and is located near the corner of Simpson Avenue and Ziprick Road. The site backs onto Springvalley Elementary School, is within 400 m of the Mission Greenway, and is located near a range of commercial uses within the Midtown Urban Centre. The proposed rezoning to MF2r would secure a future townhouse development as rental-only tenure and prohibit any building or bareland stratification.

The subject property has an Official Community Plan (OCP) Future Land Use designation of C-NHD – Core Area Neighbourhood. The intent of the Core Area Neighbourhood is to provide much of the City’s growth through sensitive residential infill, low rise buildings , and more opportunities for local commercial and institutional development. The proposal aligns with the OCP Policy for the Core Area to encourage a range of ground-oriented housing development to improve housing diversity and affordability, including the form of tenure. The applicant intends to apply for the Rental Tax Exemption (RTE) program if Council elects to proceed with the initial consideration and it advances past Third Reading.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	1457m <sup>2</sup>

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional	Education Services
East	MF1 – Infill Housing	Single Detached Dwelling
South	MF1 – Infill Housing	Single Detached Dwelling
West	MF1 – Infill Housing	Single Detached Dwelling

Subject Property Map: 1610 Simpson Avenue



The subject property is located near the intersection of Simpson Avenue and Ziprick Road, directly across from Wenric Crescent, and adjacent to Springvalley Elementary and Middle School. The surrounding neighbourhood is predominantly composed of single-family homes on lots zoned MF1 – Infill Housing.

The site benefits from convenient access to public transit, with four BC Transit bus stops located within 300 metres along Springfield Road. It is also within walking distance of Springvalley Middle School, the Mission Creek Greenway, and the Midtown Urban Centre. The proposed Rental Only subzone would permit a maximum building height of three storeys and provide diverse, ground-oriented housing near schools, parks, and transit. It would support a range of household types, income levels, and life stages.

**5.0 Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Objective 5.11 Increase the diversity of housing forms and tenures to create an inclusive, affordable and complete Core Area	
Policy 5.11.1 Diverse Housing Forms	<p>Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages.</p> <p><i>The applicant proposes to the rezone the subject property to the MF2r – Townhouse Housing Rental Only zone which would allow for an increased variety of low and medium density housing forms, and the rental only subzone would prohibit any building or bareland stratification, supporting households seeking rental housing.</i></p>
Policy 5.11.2 Diverse Housing Tenures	<p>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</p> <p><i>The proposed rezoning would facilitate the development of long-term rental housing.</i></p>

**6.0 Application Chronology**

Application Accepted: January 7<sup>th</sup>, 2026  
 Neighbourhood Notification Summary Received: March 5<sup>th</sup>, 2026

**Report prepared by:** Jamie Kouwenhoven, Environmental Planner  
**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: DRAFT Site Plan  
 Attachment B: Summary of Public Information Session

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).