



City of
Kelowna

Rezoning Application

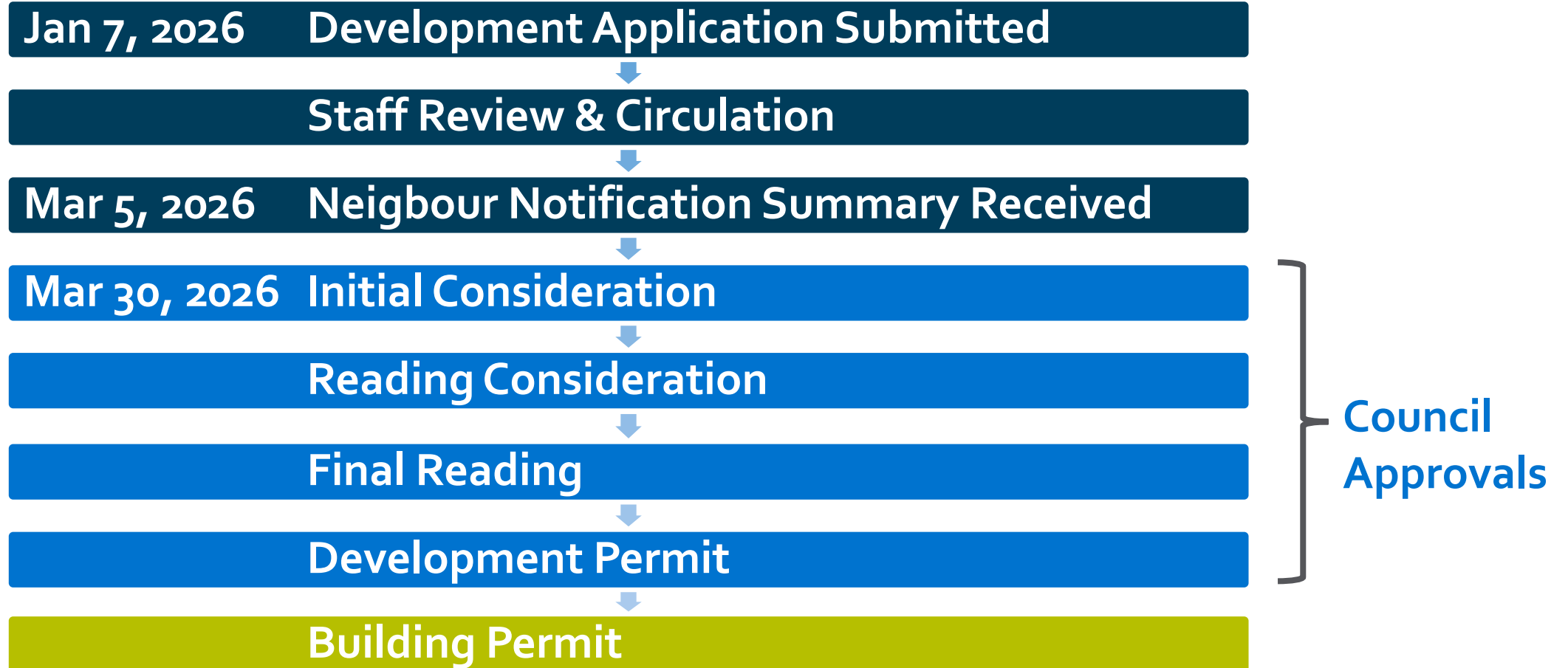
1610 Simpson Avenue

Z26-0001

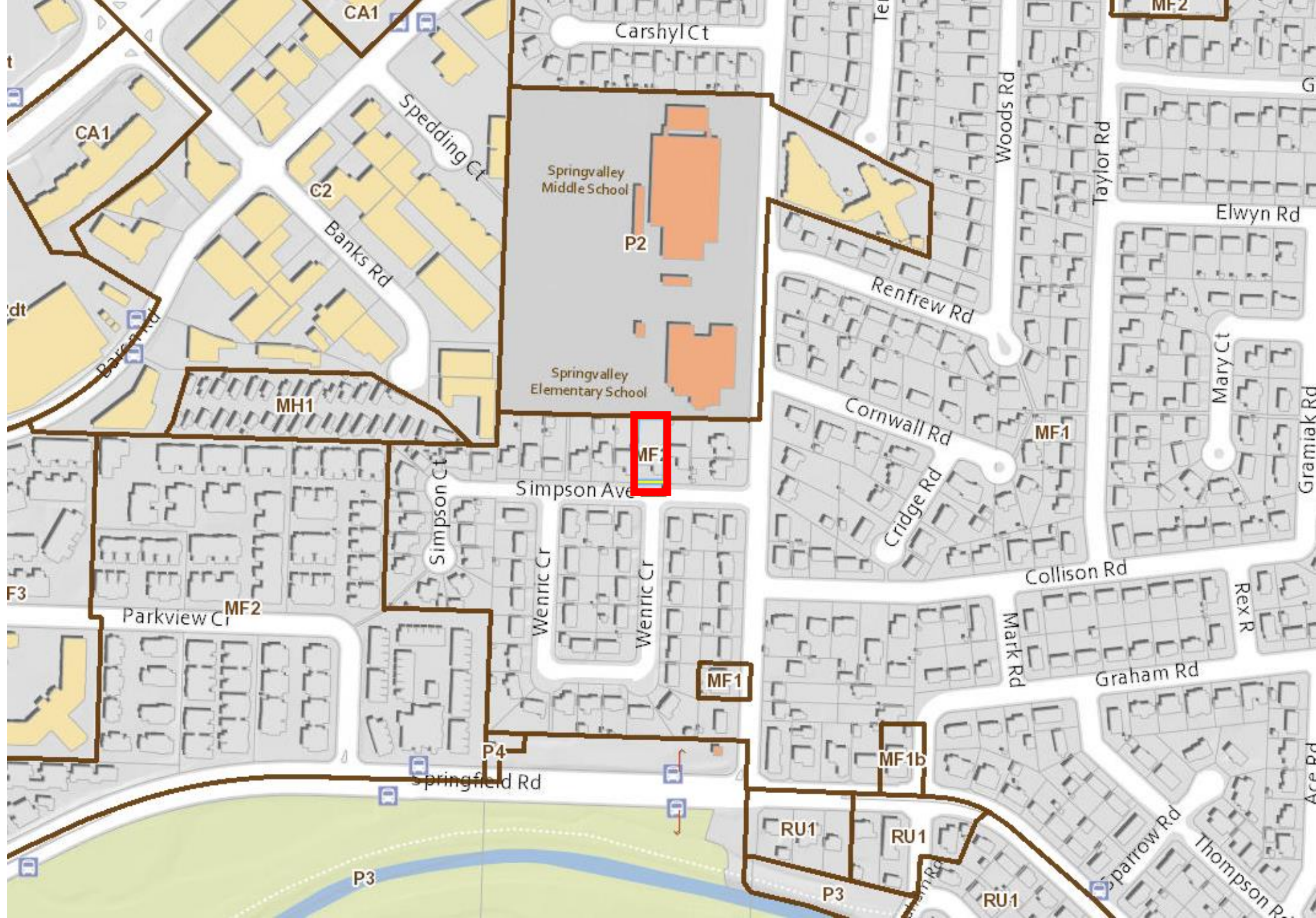
Purpose

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

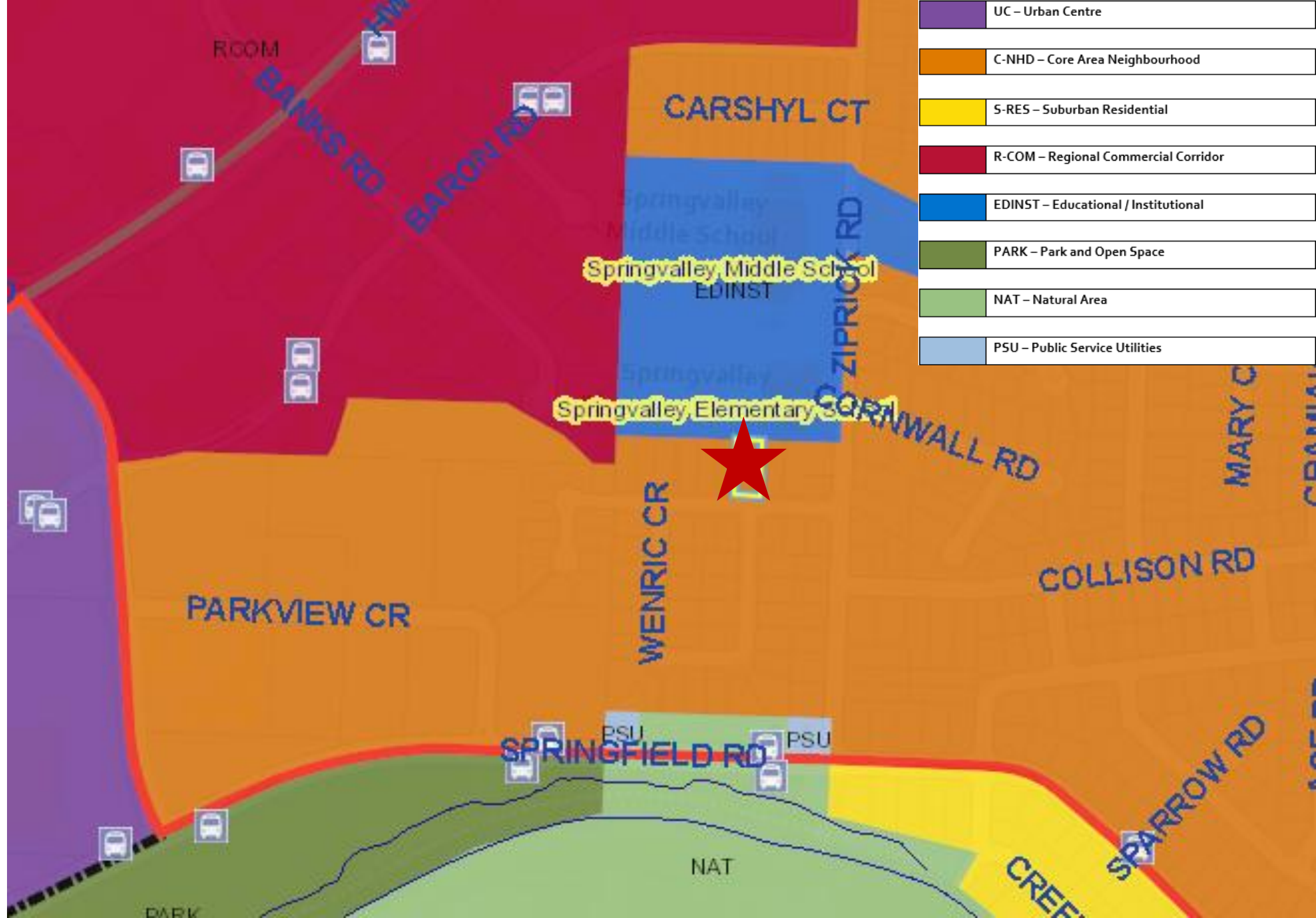
Development Process



Zoning Map



Context Map: OCP Future Land Use





Subject Property Map



“R” Rental Only Subzone

Purpose:

- To provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.

Summary of Uses:

- Dwelling units must be long-term rental only
- Eligible to apply for Revitalization Tax Exemption

“R” Rental Only Subzone

Regulation	Available Incentives	Conceptual Design*
Bonus Floor Area Ratio	Rental/Affordable: 0.3	Approx. 0.16 FAR
Parking Reduction	20% Medium Transit Area	Meets required parking – reduction not needed
Rental Tax Exemption	Eligible to apply with “R” Subzone	Applicant intends to apply

Note: MF2 Base height permitted: 11 m / 3 storeys

OCP Objectives & Policies

- C-NHD: Core Area Neighbourhood
 - Accommodate lower density forms of housing, alongside new small scale multi-unit homes
- Policy 5.11.1 Diverse Housing Forms
 - Support low-density, ground-oriented housing near schools, parks, transit, to improve diversity and affordability
- Policy 5.11.2 Diverse Housing Tenures
 - Facilitate the development of long-term rental housing

Staff Recommendation

Staff recommend **support** for the proposed rezoning as it is consistent with:

- OCP Future Land Use C-NHD
- OCP Objectives in Chapter 5 The Core Area
 - Housing Diversity
 - Ground-Oriented Housing
 - Rental Housing