Z20-0013
1144 Pacific Ave.

Rezoning Application



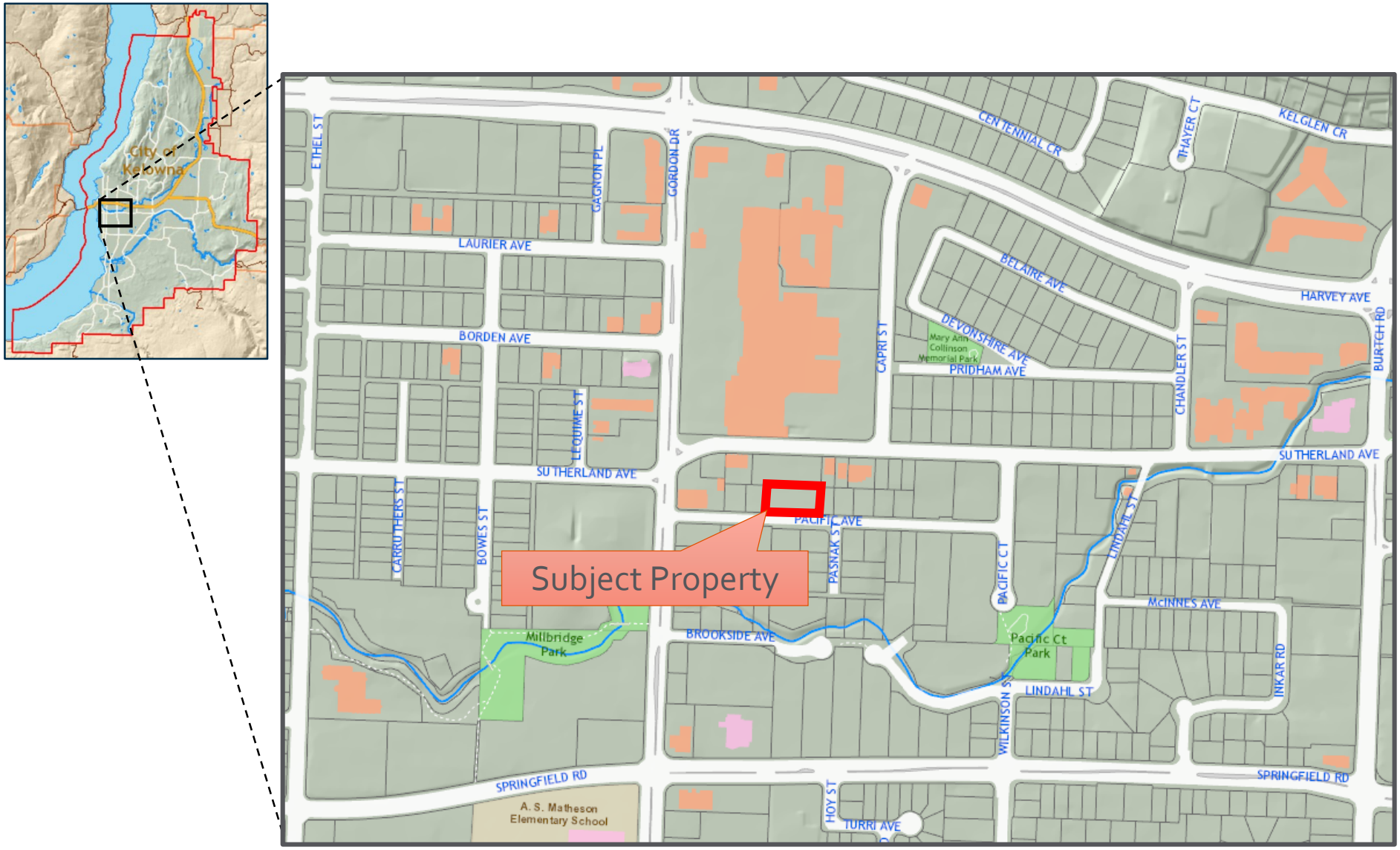
Proposal

- To rezone the property from the RU6 – Two Dwelling Housing zone to the C4 – Urban Centre Commercial zone to facilitate the development of a 4 storey mixed use building with both commercial and residential uses.

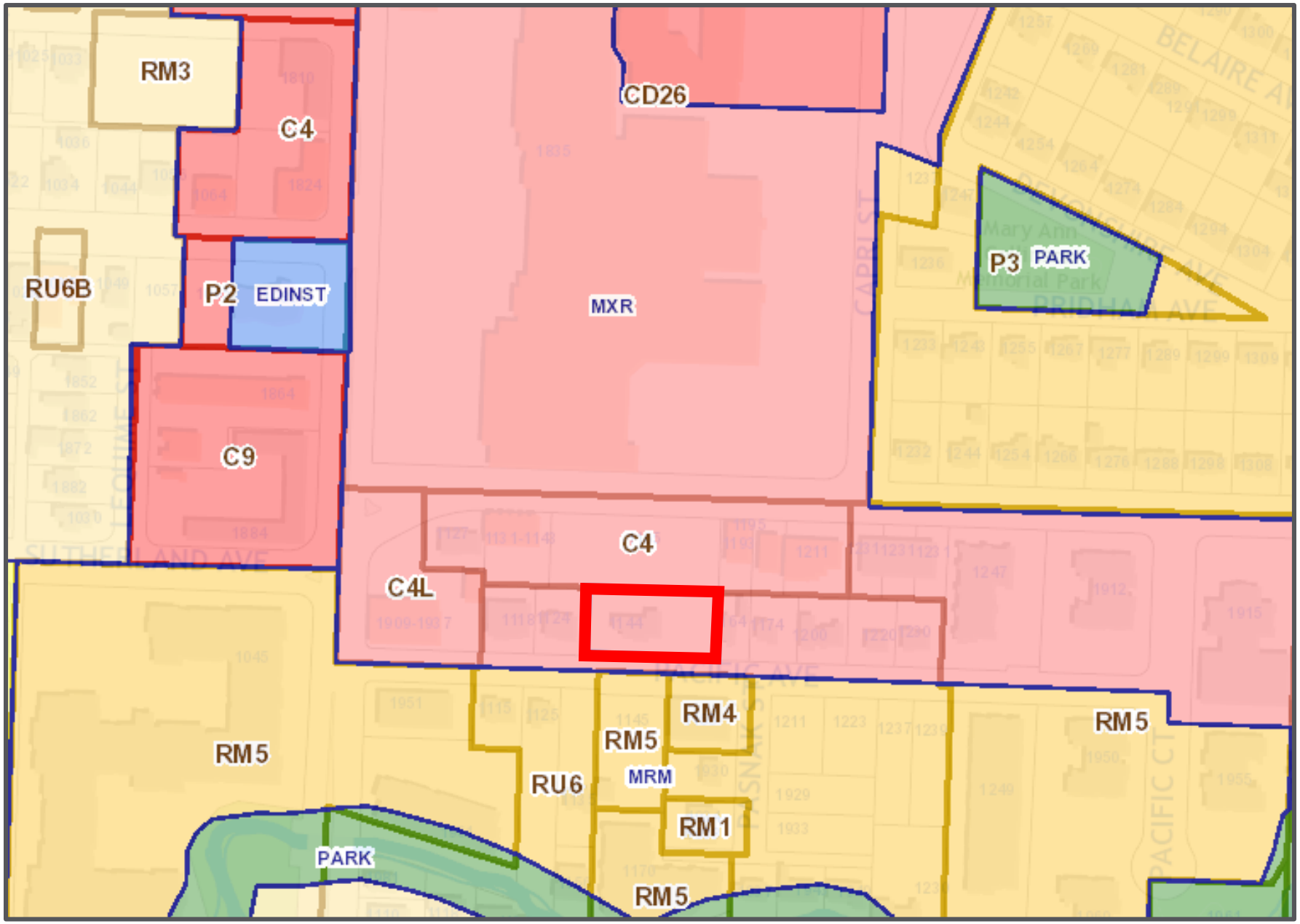
Development Process



Context Map


City of Kelowna
Subject Property
ETHEL ST
GAGNON PL
GORDON DR
LAURIER AVE
BORDEN AVE
LEQUIME ST
SUTHERLAND AVE
CARRUTHERS ST
BOWES ST
CENTENNIAL CR
THAYER CT
KELGLEN CR
BELAIRE AVE
HARVEY AVE
CAPRI ST
DEVONSHIRE AVE
Mary Ann Collinson Memorial Park
PRIDHAM AVE
CHANDLER ST
BURTCH RD
PACIFIC AVE
PASNAK ST
PACIFIC CT
LINDAHL ST
McINNES AVE
Millbridge Park
BROOKSIDE AVE
Pacific Ct Park
INKAR RD
WILKINSON ST
SPRINGFIELD RD
A. S. Matheson Elementary School
HOY ST
TURRI AVE

OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- To rezone the lot to C4 – Urban Centre Commercial to facilitate the development of a 4 storey mixed use building.



Project/technical details

- Proposed building to have commercial uses across the first 2 storeys, and residential uses stepped back above.
- Applicant worked with Staff to ensure the commercial component of the building is respectful of the residential development along the street and in the neighbourhood.
  - Questions of form and character will only be addressed formally at Development Permit stage
  - Staff are not tracking any variances at this time

Development Policy

- OCP
  - Contain Urban Growth
  - Focus Development to Designated Growth Areas
    - Esp. Urban Centres
- Capri-Landmark Urban Centre Plan
  - Encourage mixed-use and transitional development on the periphery of Capri Mall.

Public Notification Policy #367

- The public consultation process included both a Neighbour Consultation and a Public Information Session and was executed in full compliance with Policy #367
  - Public Consultation completed by July 10, 2020

Staff Recommendation

- Staff support rezoning the property to C4 – Urban Centre Commercial for the following reasons:
  - OCP
    - Contain Urban Growth
    - Focus Development to Designated Growth Areas
      - Esp. Urban Centres
  - Capri-Landmark Urban Centre Plan
    - Encourage mixed-use and transitional development on the periphery of Capri Mall.



Conclusion of Staff Remarks