



# 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

Feb. 7, 2020

Development Application Submitted



Staff Review & Circulation



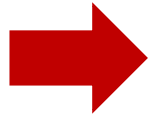
July 10, 2020

Public Notification Received



July 27, 2020

Initial Consideration



Aug. 11, 2020

Public Hearing  
Second & Third Readings



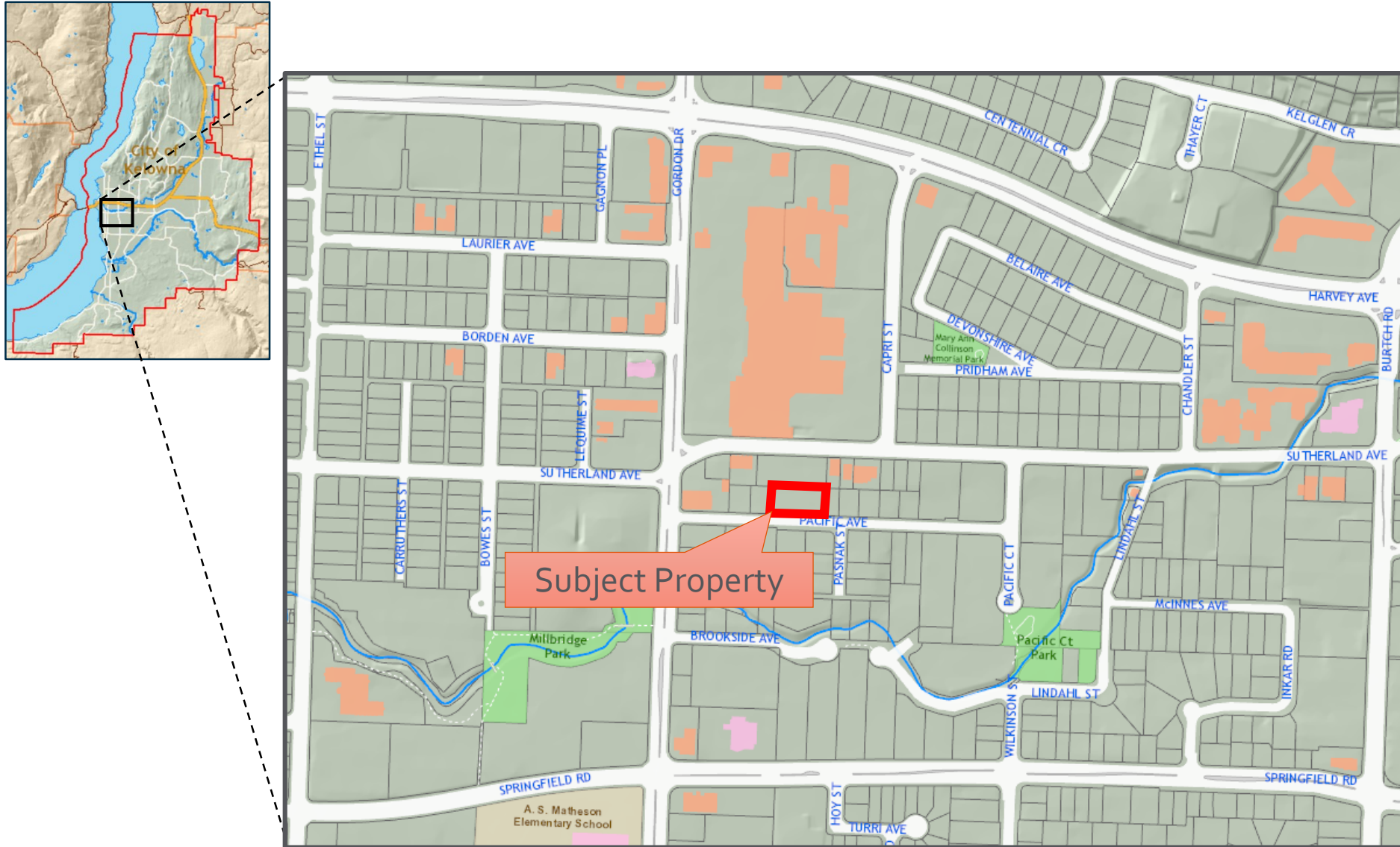
Final Reading  
DP & Variances



Building Permit

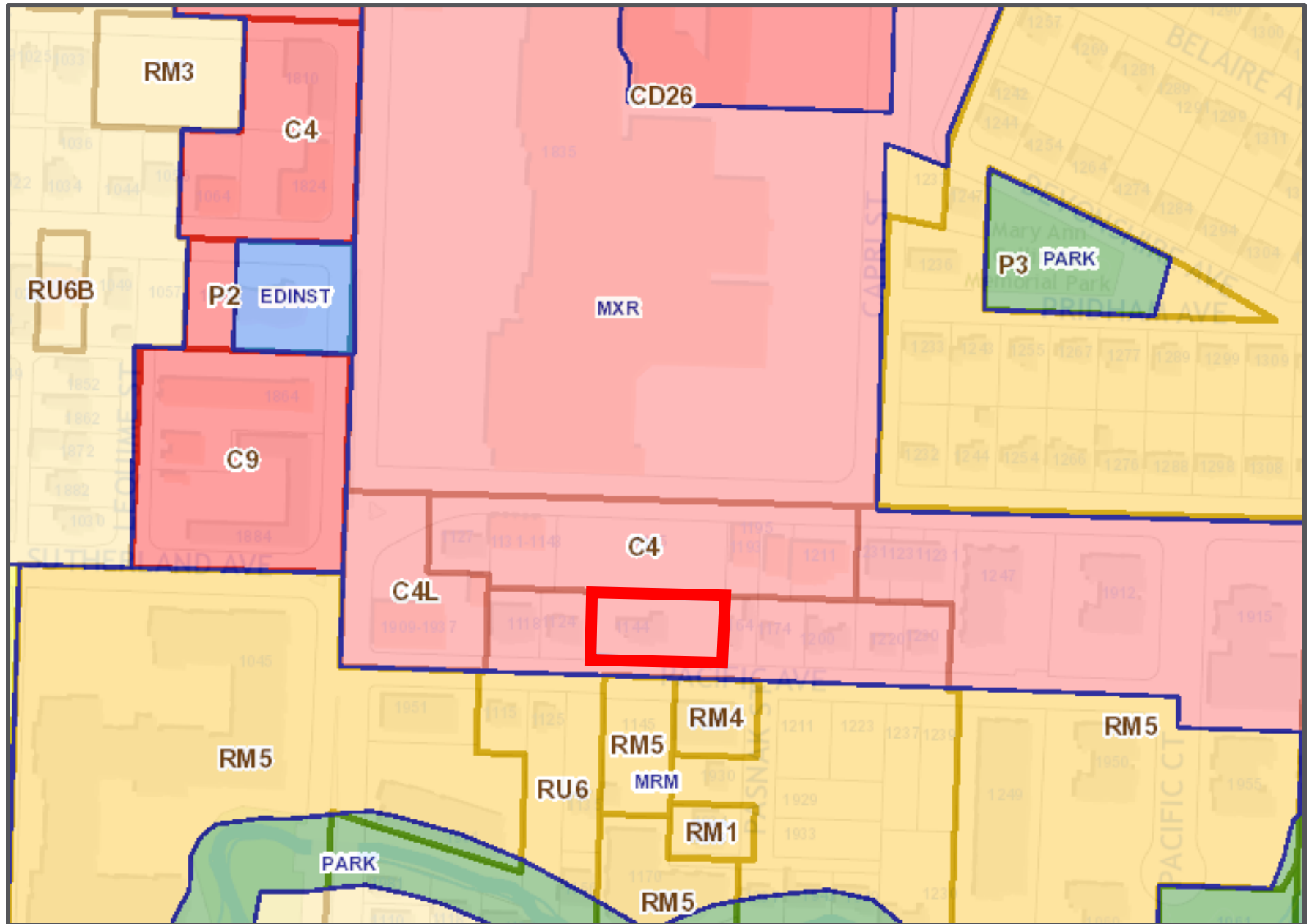
Council  
Approvals

# Context Map



City of Kelowna

# 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 C<sub>4</sub> – 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*