



Z20-0094 1220-1230 Pacific Ave.

Rezoning Application



Proposal

- ▶ To rezone the subject property from the RU6 – Two Dwelling Housing zone to the C₄ – Urban Centre Commercial zone to facilitate the development of a 5 storey apartment building.

Development Process

Nov. 3, 2020

Development Application Submitted



Staff Review & Circulation



Mar. 1, 2021

Public Notification Received



Mar. 22, 2021

Initial Consideration



Public Hearing
Second & Third Readings



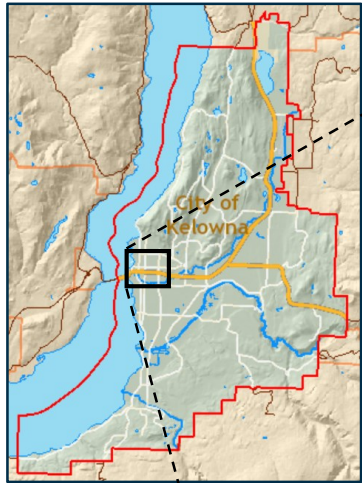
Final Reading
DP & Variances



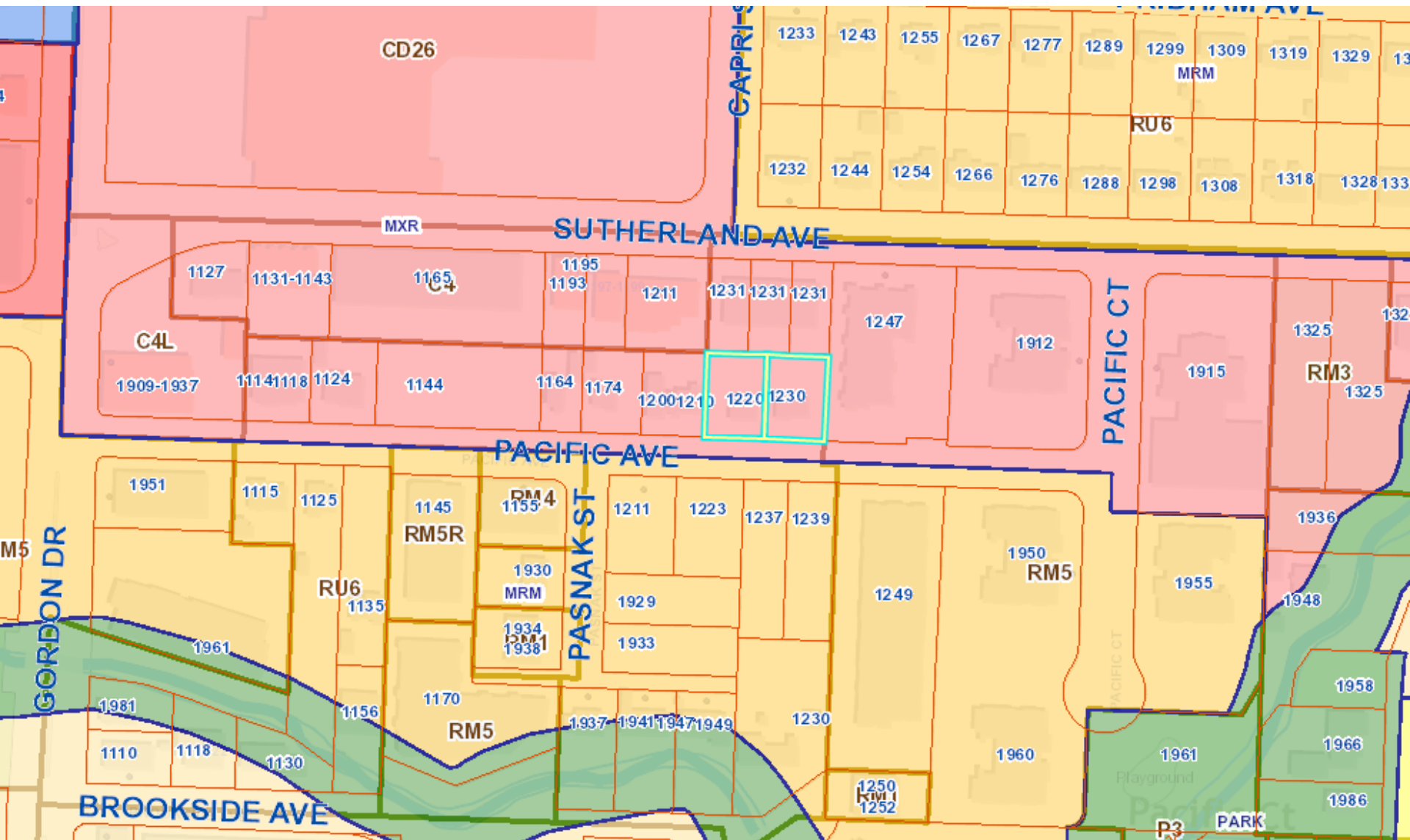
Building Permit

Council
Approvals

Context Map



OCP Future Land Use / Zoning



Subject Property Map



City of Kelowna

Project/technical details

- ▶ Rezone to C₄ – Urban Centre Commercial to facilitate a 5 storey apartment building.
- ▶ C₄ zone permits commercial uses; however, the development being proposed is strictly residential.

Conceptual Render



Land Use

- ▶ C₄ zone requires commercial uses at grade for property on a collector or arterial road.
- ▶ Property in question is on a local road and the surrounding neighbourhood is mainly residential.
- ▶ As such, residential use at grade is permitted under the zone and considered to be acceptable in this context.

Development Policy

- ▶ Focus growth in urban and village centres
- ▶ Develop a compact urban form that maximizes use of existing infrastructure
- ▶ Future Land Use designation is MXR – Mixed Use Residential / Commercial which does support the proposed C₄ zone.
 - ▶ In the Capri-Landmark Urban Centre
 - ▶ Block south of Capri Mall with commercial and employment opportunities
 - ▶ Good transit access (Gordon Dr. is major transit corridor)
 - ▶ Good access to active transportation (on bike network and short distance from Ethel St. ATC)

Staff Recommendation

- ▶ Staff support the proposed rezoning to C₄
 - ▶ Growth in an urban centre
 - ▶ Promotes a compact urban form through maximizing existing infrastructure
 - ▶ Future Land Use designation is MXR, which supports the C₄ zone



Conclusion of Staff Remarks

Conceptual Rendering



City of Kelowna