



Z19-0068 416, 426 & 430 Royal Ave

Rezoning Application



Proposal

- ▶ To consider an application to rezone the subject properties from RU1- Large Lot Housing to HD3r- Health Services Transitional (Residential Rental Tenure Only) to facilitate the development of a mixed-use building

Development Process

May 2, 2019

Development Application Submitted



Staff Review & Circulation



Public Notification Received



Initial Consideration



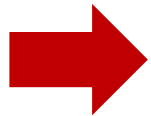
Public Hearing
Second & Third Readings



Final Reading
Heritage Alteration Permit



Building Permit



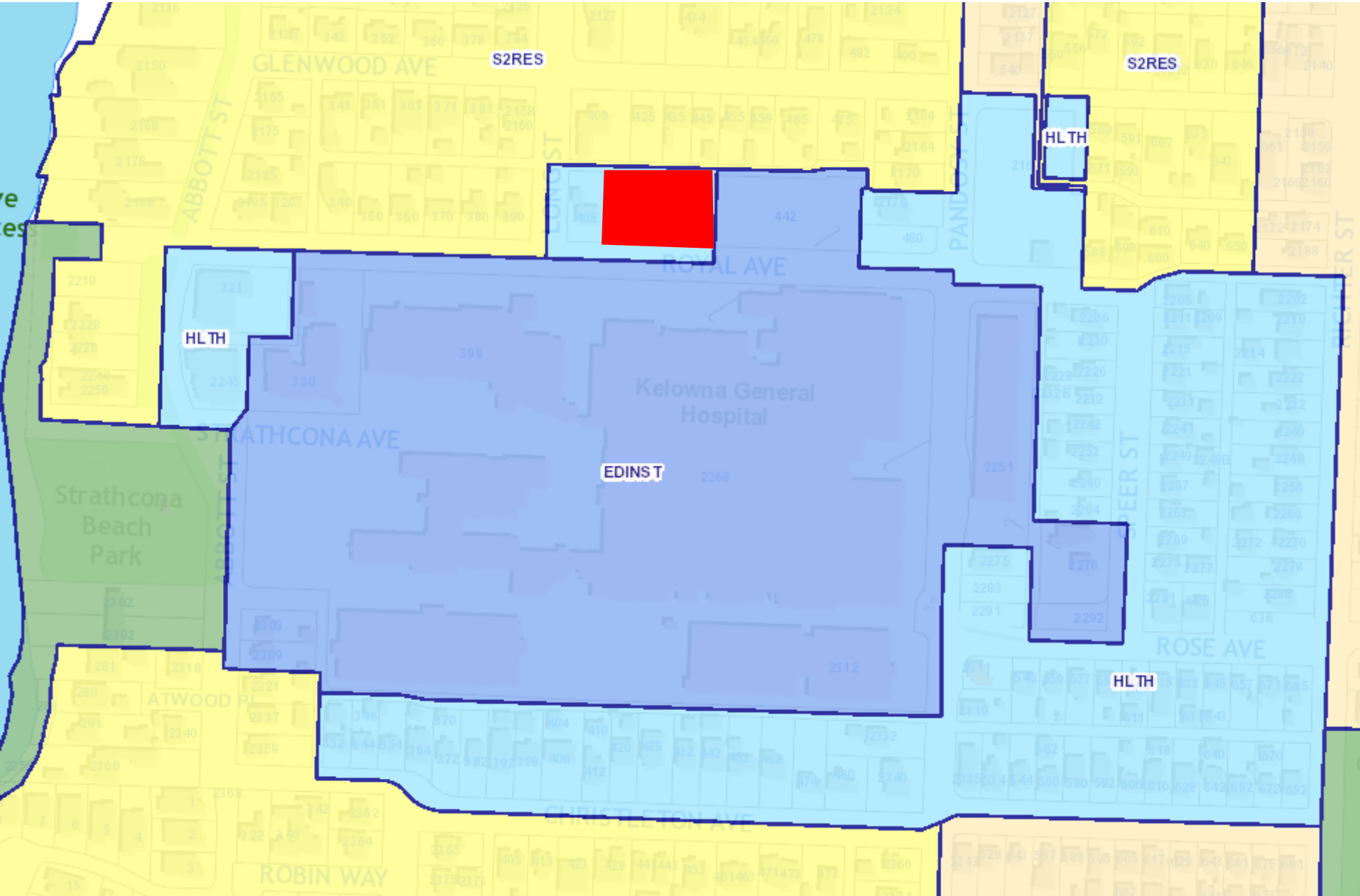
May 17,
2021

Council
Approvals

Context Map



OCP Future Land Use / Zoning



Subject Property Map

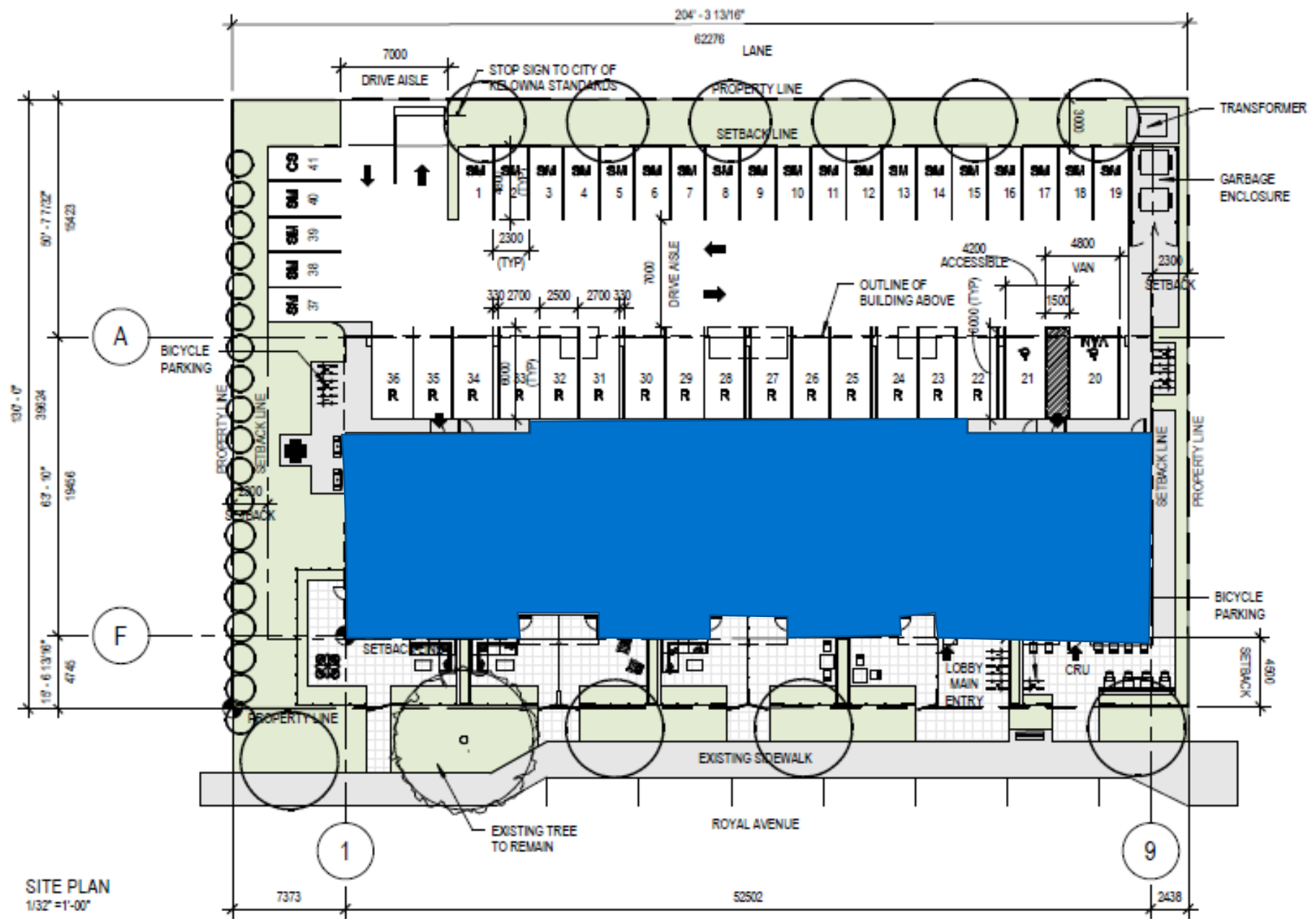


City of Kelowna

Project/technical details

- ▶ Residential rental tenure only subzone
- ▶ A portion of units will be designated for rentals by hospital staff, visitors or hospital related institutions only
- ▶ Mixed-use building with primarily residential and a component of commercial at the ground-level
- ▶ Commercial component must meet uses as per the HD₃ zone

Site Plan



SITE PLAN
1/32" = 1'-00"

Renderings



City of Kelowna

Development Policy

- ▶ Follows the direction of the Official Community Plan
- ▶ Rental only subzone ensures rental housing and contributes to the goals of the Healthy Housing Strategy

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
- ▶ Recommend the application be forward to public hearing



Conclusion of Staff Remarks