



Z21-0022

1319, 1325, 1329 Bertram St

Rezoning Application



Proposal

- ▶ To rezone the subject property to facilitate a multiple dwelling housing development with the Residential Rental Only Tenure subzone

Development Process

Mar 17, 2021

Development Application Accepted

Staff Review & Circulation

Mar 3, 2022

Public Info Session & Public Notification Received

Apr 11, 2022

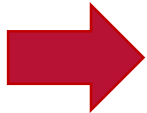
Initial Consideration

Notice of First Reading

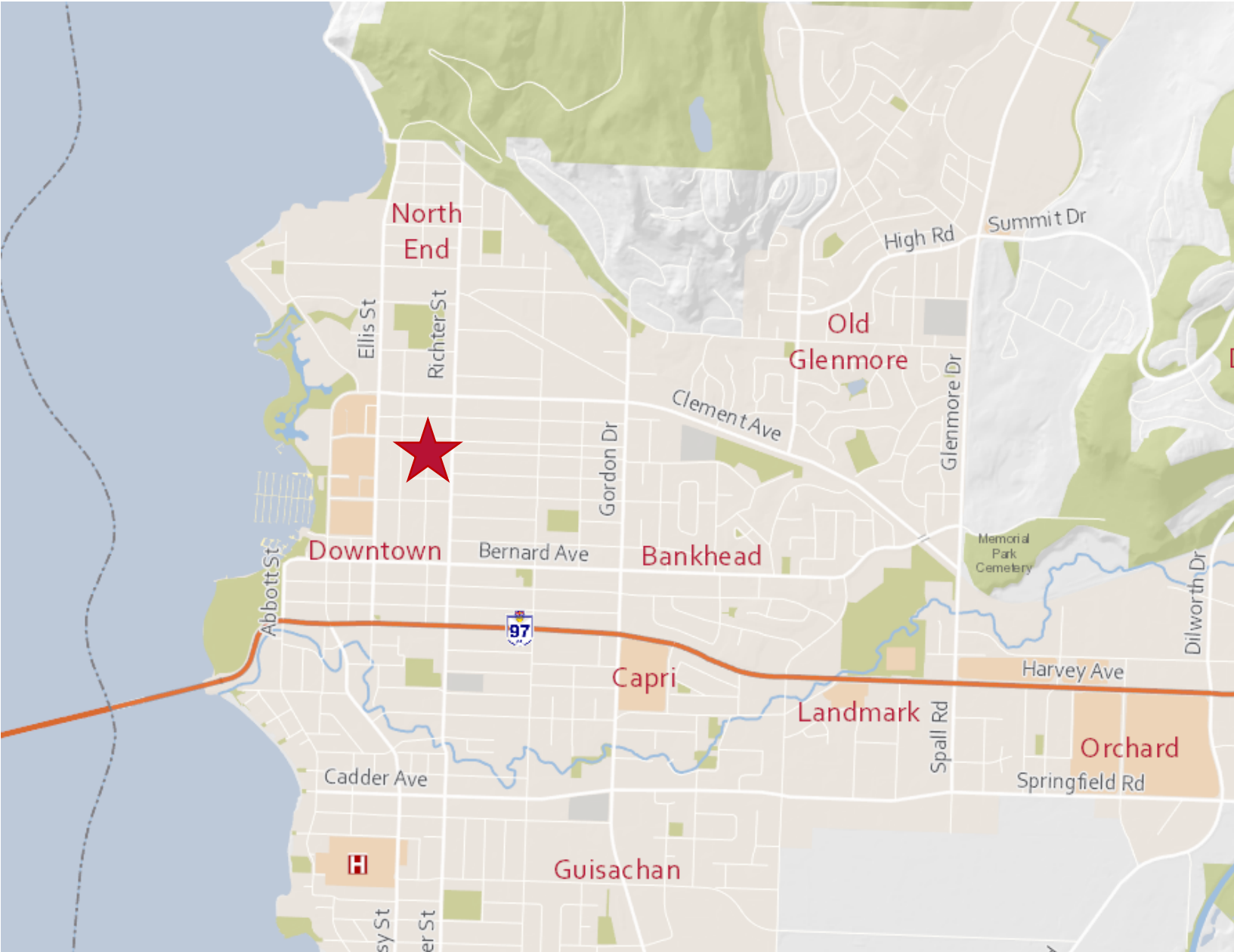
Final Reading, DP/DVP Consideration

Issuance of Building Permits

Council Approvals



Context Map



Future Land Use Map



Subject Property Map



Draft Rendering



Development Policy

- ▶ Meets the intent of Official Community Plan Urban Centre Policies:
 - ▶ High Density Residential Development
 - ▶ Direct medium and high density residential development to Urban Centres
 - ▶ Downtown Urban Centre
 - ▶ Focus the greatest intensity of uses and scale of development Downtown
- ▶ Consistent with Future Land Use **UC – Urban Centre**

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Strengthen the Urban Centres as Kelowna's primary hubs of activity
 - ▶ Provides a greater mix of housing near employment, and to maximize use of existing and new infrastructure
 - ▶ Appropriate location for adding residential density
 - ▶ Rezoning application aligns with the framework of the Healthy Housing Strategy (rental subzone)



Conclusion of Staff Remarks