

REPORT TO COUNCIL REZONING



Date: April 22, 2024
To: Council
From: City Manager
Address: 1310 & 1320 Belaire Ave
File No.: Z23-0031

	Existing	Proposed
OCP Future Land Use:	UC – Urban Centre	UC – Urban Centre
Zone:	UC2 – Capri-Landmark Urban Centre	UC2r – Capri-Landmark Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z23-0031 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 29 District Lot 137 ODYD Plan 10011, located at 1310 Belaire Ave and Lot 30 District Lot 137 ODYD Plan 10011, located at 1320 Belaire Ave, Kelowna, BC from the UC2 – Capri-Landmark Urban Centre zone to the UC2r – Capri-Landmark Urban Centre Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council’s consideration of a Development Permit and Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject properties from the UC2 – Capri-Landmark Urban Centre zone to the UC2r – Capri-Landmark Urban Centre Rental Only zone to facilitate the development of rental apartment housing.

3.0 Development Planning

Staff support the proposal to rezone the subject properties to the UC2r – Capri-Landmark Urban Centre Rental Only zone. The proposed rezoning will facilitate the development of a rental apartment housing development which supports key direction within the Healthy Housing Strategy to promote and protect rental housing. The proposed rental apartment housing use is also consistent with OCP Policies which encourage medium and high-density residential development and diverse housing tenures within the Urban Centre.

Lot Area	Proposed (m ²)
Gross Site Area	2,082.8 m ²
Road Dedication	n/a
Undevelopable Area	n/a
Net Site Area	2,082.8 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU4 – Duplex Housing	Duplex Housing
East	UC2 – Capri-Landmark Urban Centre	Single Detached Housing
South	UC2 – Capri-Landmark Urban Centre	Single Detached Housing
West	UC2 – Capri-Landmark Urban Centre	Single Detached Housing

Subject Property Map: 1310 & 1320 Belaire Ave



The subject properties are located mid-block near the Chandler St / Harvey Ave intersection at the northern boundary of the Capri-Landmark Urban Centre. Harvey Ave is designated as a Transit Supportive Corridor (TSC). Transit stops are located along Harvey Ave and the sites are within walking distance of Mary Ann Collinson Memorial Park.

4.1 Kelowna Official Community Plan (OCP)

Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity.	
Policy 4.1.6 High Density Residential Development	Direct medium and high-density development to Urban Centres to provide a greater mix of housing near employment and to maximize use of existing and new infrastructure, services, and amenities. <i>The proposed rezoning would increase residential density within the Urban Centre.</i>
Policy 4.12.3 Diverse Housing Tenures	Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee simple row housing, co-ops, and rent-to-own.

	<i>The proposed rental only subzone will ensure the proposed apartment housing will be developed and maintained as long-term rental units.</i>
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5.0 Application Chronology

Application Accepted: February 17, 2023
Public Information Session: February 26, 2024
Neighbourhood Notification Summary Received: February 27, 2024

Report prepared by: Andrew Ferguson, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.