



City of  
**Kelowna**

# Z23-0031 1310 & 1320 Belaire Ave

Rezoning Application

# 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.

# Development Process



Feb 17, 2023

Development Application Submitted



Staff Review & Circulation



Feb 27, 2024

Public Notification Received



Apr 22, 2024

Initial Consideration



Reading Consideration



Final Reading & DP/DVP

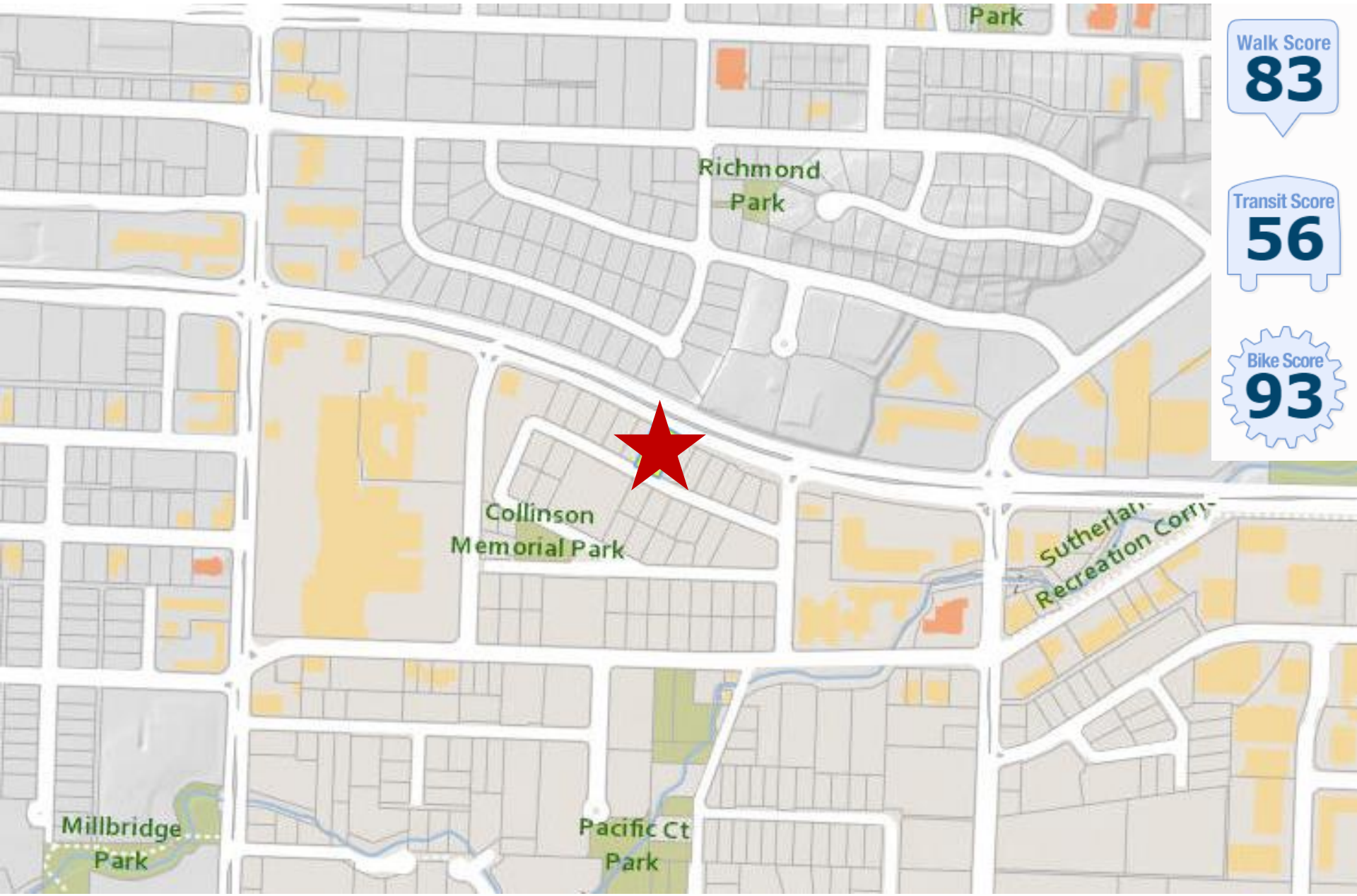


Building Permit



Council Approvals

# Context Map

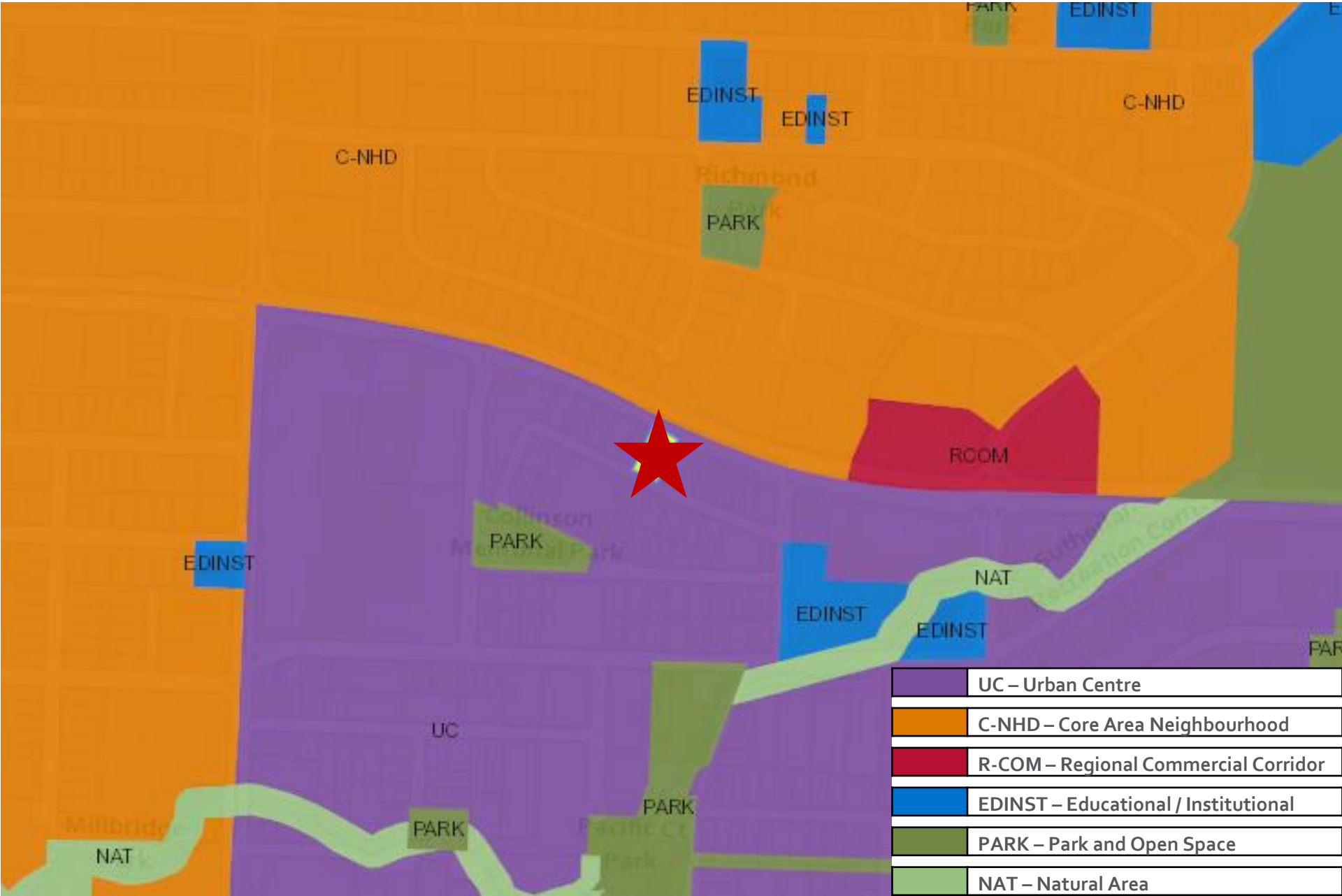


Walk Score  
**83**

Transit Score  
**56**

Bike Score  
**93**

# OCP Future Land Use



# Subject Property Map



# Project Details

- ▶ UC2 – Capri-Landmark Urban Centre to UC2r – Capri-Landmark Urban Centre (Rental Only)
  - ▶ Facilitate construction of apartment housing
  - ▶ Long-term rental housing
  - ▶ Vehicle entrance off Belaire Ave

# OCP Objectives & Policies

- ▶ Policy 4.1.6: High Density Residential Development
  - ▶ Direct medium and high-density development to the Urban Centres
- ▶ Policy 4.12.3: Diverse Housing Tenures
  - ▶ Encourage a range of rental and ownership tenures



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use: Urban Centre
  - ▶ OCP Policies
    - ▶ Policy 4.1.6 High Density Residential Development
    - ▶ Policy 4.12.3 Diverse Housing Tenure
  - ▶ Development Permit to follow