

REPORT TO COUNCIL REZONING



Date: Aug 12, 2024
To: Council
From: City Manager
Address: 1428 St Paul St
File No.: Z24-0025

	Existing	Proposed
OCP Future Land Use:	UC – Urban Centre	UC – Urban Centre
Zone:	UC1 – Downtown Urban Centre	UC1r – Downtown Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z24-0025 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 18 District Lot 139 ODYD Plan 800, located at 1428 St Paul St, Kelowna, BC and Lot 19 District Lot 139 ODYD Plan 800, located at 1428 St Paul St, Kelowna, BC, from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding condition of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated August 12, 2024;

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

2.0 Purpose

To rezone the subject properties from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone.

3.0 Development Planning

Staff support the proposed rezoning from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone. The proposed rezoning would facilitate a rental-only apartment building, which is supported by key direction within the Healthy Housing Strategy to promote and protect rental housing. The proposed rezoning is also consistent with Official Community Plan (OCP) Policies which encourage diverse housing tenures and City of Kelowna housing partnerships within the Urban Centre. With the rezoning to UC1r, it paves the way for a significant redevelopment project partnering directly with the development industry through the BC Builds initiative.

The rezoning requires 0.8 m of dedication along the entire frontage of the laneway, which will help achieve the minimum width for a laneway in an Urban Centre.

Lot Area	Proposed (m ²)
Gross Site Area	1,269 m ²
Road Dedication	22.4 m ²
Undevelopable Area	n/a
Net Site Area	1,246.6 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC1 – Downtown Urban Centre	Office
East	UC1 – Downtown Urban Centre	Office
South	UC1 – Downtown Urban Centre	Apartment Housing
West	UC1 – Downtown Urban Centre	Office

Subject Property Map: 1428 St Paul Street



The subject properties are located on St. Paul St near the intersection with Doyle Ave. The surrounding area is primarily zoned UC1 – Urban Centre, and consists of apartment housing, offices and other commercial uses. The subject properties are in close proximity to the Queensway Bus Exchange, Kelowna Downtown Library, Kasugai Gardens and Stuart Park.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres		
Policy	4.12.3.	Encourage a range of rental and ownership tenures to 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.
Diverse Tenures.	Housing	

	<i>The proposal would facilitate a rental-only apartment in an Urban Centre.</i>
Policy 4.12.4. City Land Acquisition.	Focus land acquisition and housing partnerships in the Urban Centres, in addition to the Core Area, to support affordable housing near transit, services and amenities.
	<i>The City will partner directly with the development industry through the BC Builds Initiative.</i>

6.o Application Chronology

Application Accepted: June 5, 2024
 Neighbourhood Notification Summary Received: N/A

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:
 Attachment A: Development Engineering Memo

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