



City of
Kelowna

Z24-0025
1428 St Paul St

Rezoning Application

Purpose

- ▶ To rezone the subject properties from the UC₁ – Downtown Urban Centre zone to the UC_{1r} – Downtown Urban Centre Rental Only zone.

Development Process

Jun 5, 2024

Development Application Submitted



Staff Review & Circulation



N/A

Public Notification Received



 Aug, 12, 2024

Initial Consideration



Reading Consideration



Final Reading



Development Permit



Building Permit

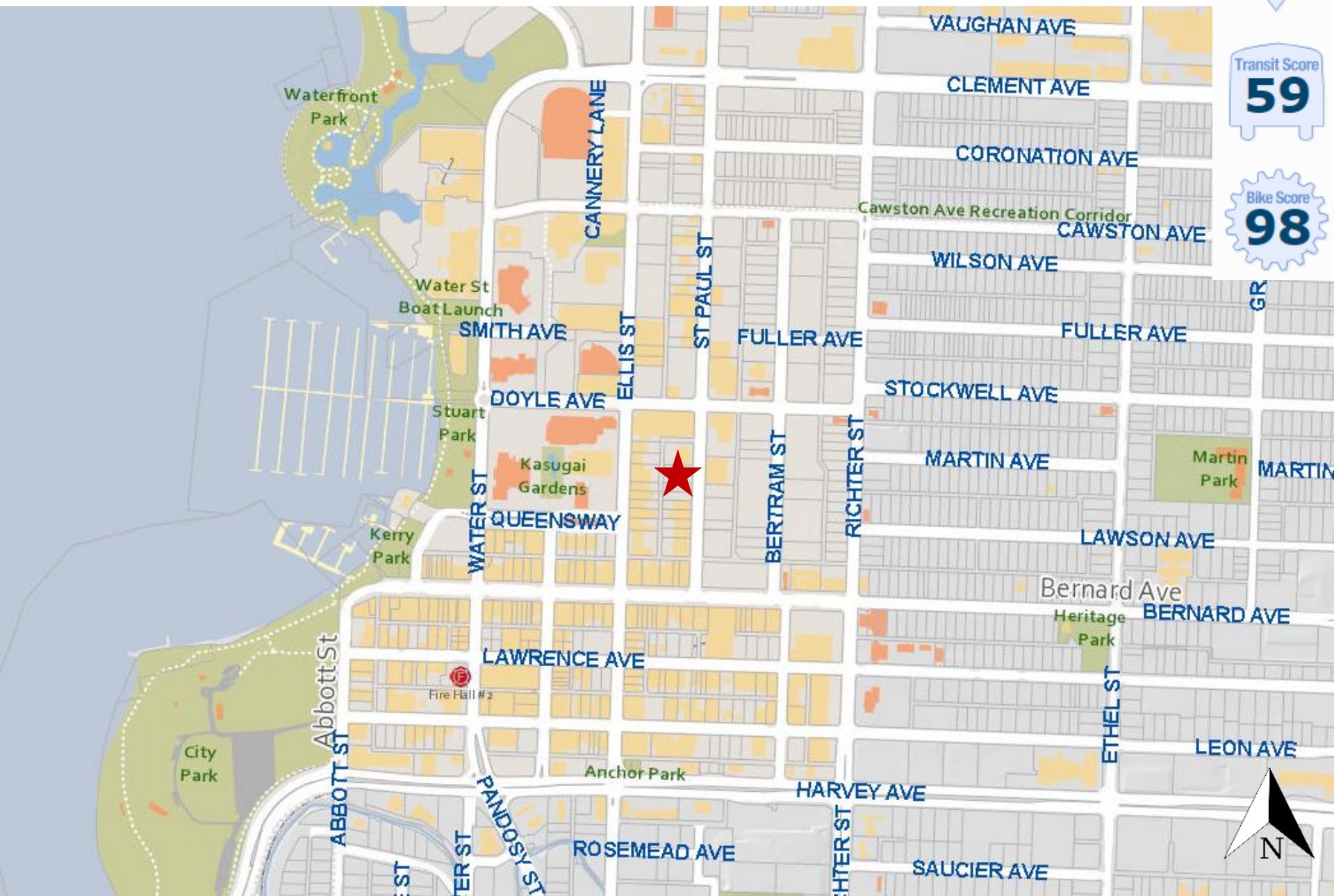
Council
Approvals

Context Map

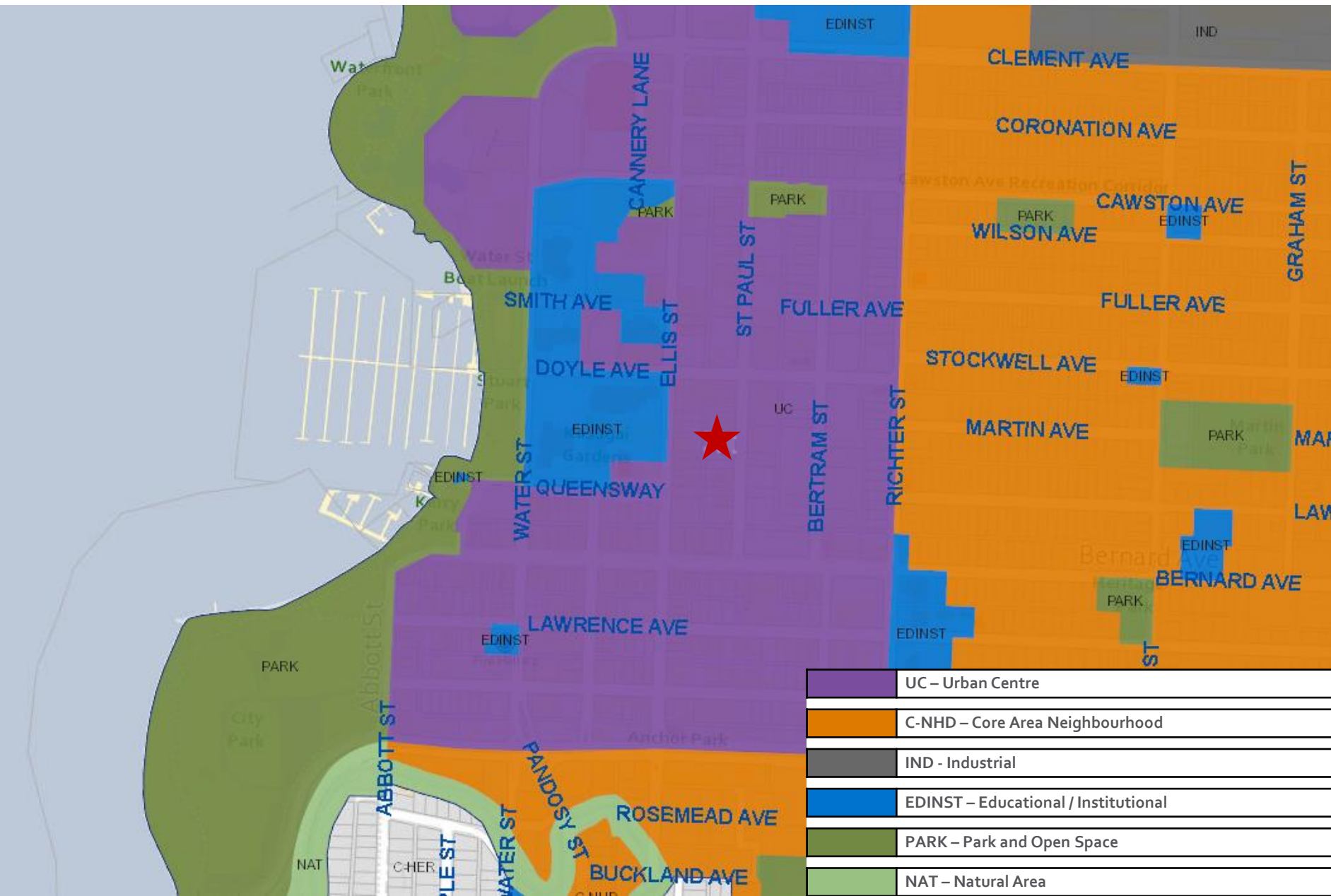
Walk Score
97

Transit Score
59

Bike Score
98



OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	IND - Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area

Subject Property Map



“r” – Rental Only Subzone

Purpose

- To provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.

Summary of Uses

- Dwelling units must be long-term rental only
- Eligible to apply for Revitalization Tax Exemption

OCP Objectives – Climate Resilience

Climate Criteria

Dark Green – Meets Climate Criteria

Light Green – Will Meet Criteria Soon

Yellow – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	Dark Green
5 min Walk to Park	Dark Green
10 min Bike to Public School	Dark Green
20 min Bus to Urban Centre/Village Centre/Employment Hub	Dark Green
Retaining Trees and/or Adding Trees	Yellow
OCP Climate Resilience Consistency	Dark Green

OCP Objectives & Policies

- ▶ Policy 4.12.3. Diverse Housing Tenures
 - ▶ The proposal would facilitate a rental-only apartment in the Downtown Urban Centre.
- ▶ Policy 4.12.4. City Land Acquisition
 - ▶ The City will partner directly with the development industry through the BC Builds Initiative.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use Urban Centres
 - ▶ OCP Objectives in Chapter 4 – Urban Centres
 - ▶ Diverse Housing Tenures
 - ▶ City Land Acquisition
 - ▶ Development Permit to follow.