



City of
Kelowna

Z24-0026 305 Drysdale Blvd

Rezoning Application

Purpose

- ▶ To rezone the subject property from the MF3 – Apartment Housing zone to the VC1r – Village Centre Rental Only zone to facilitate a rental apartment housing development.

Development Process

Jun 7, 2024

Development Application Submitted



Staff Review & Circulation



Aug 15, 2024

Public Notification Received



Sep 9, 2024

Initial Consideration



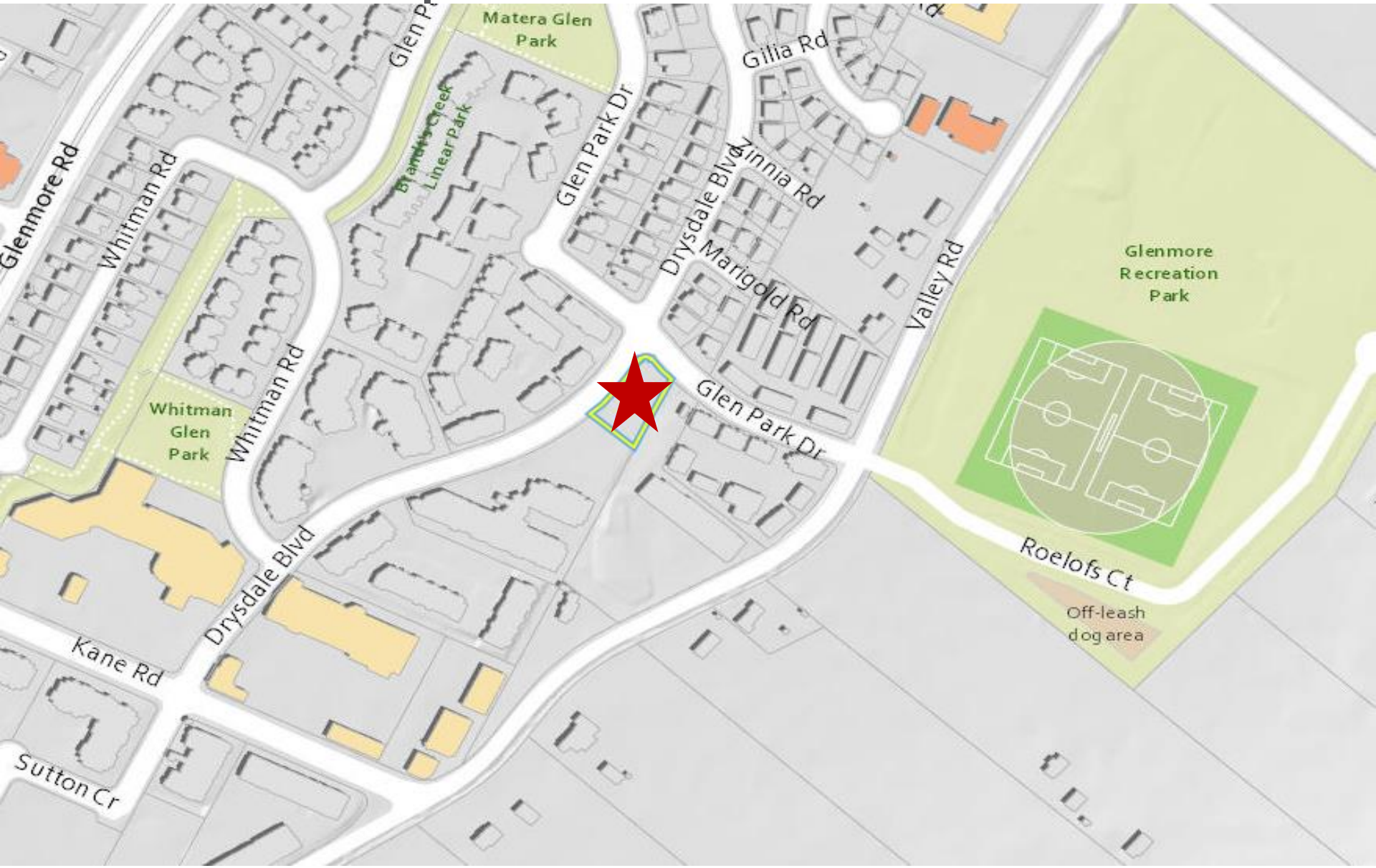
Reading Consideration



Final Reading

Council
Approvals

Context Map

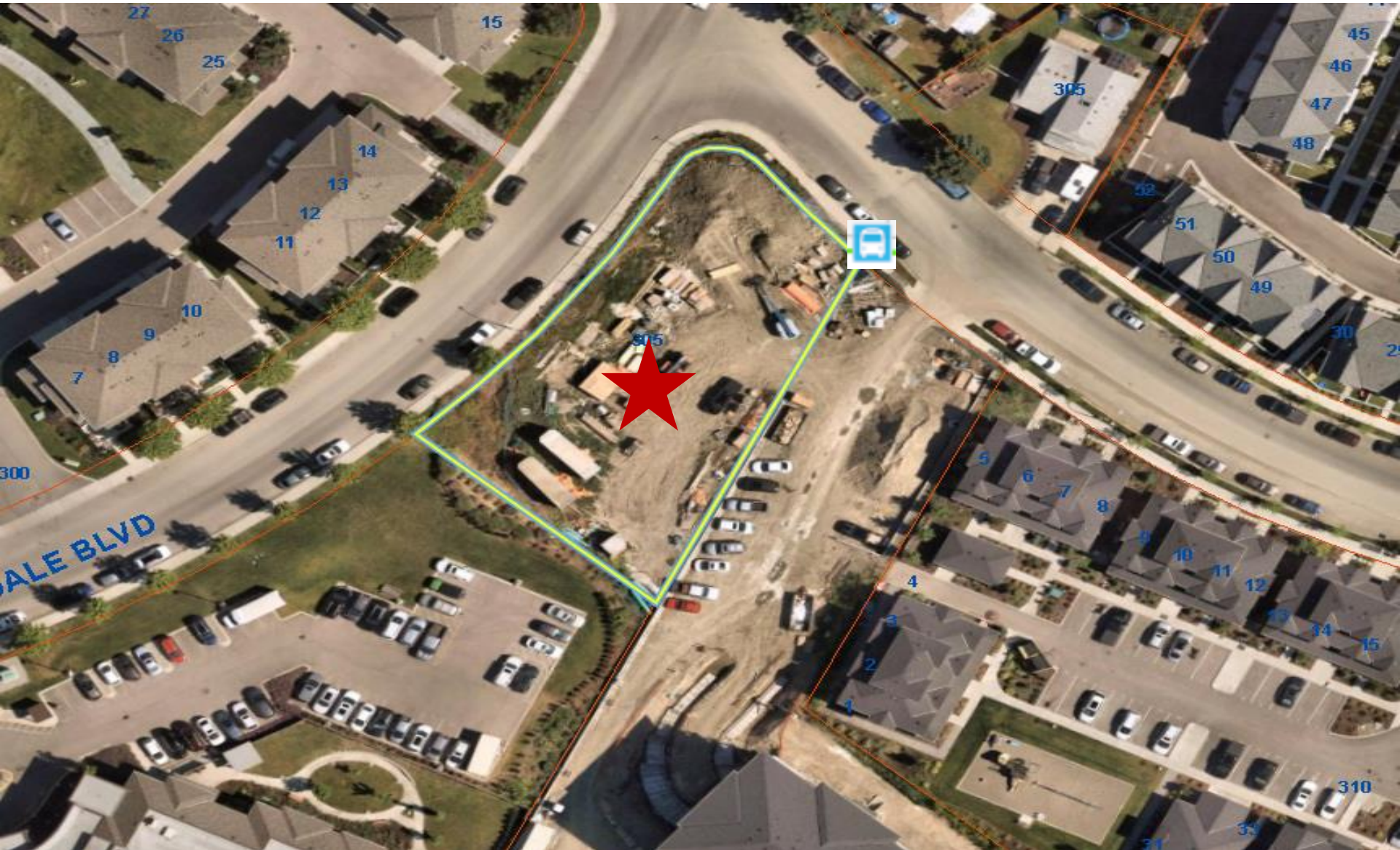


City of Kelowna

OCP Future Land Use



Subject Property Map



City of Kelowna

VC₁ – Village Centre Zone

Purpose

- To provide a zone for a comprehensive mixed-use area which can include a variety of uses specified for each Village Centre (as identified with the OCP).

Summary of Uses

- Apartment Housing
- Stacked Townhouses
- Townhouses
- Small-scale and specialty retail
- Limited offices
- Restaurants at grade
- Health Services
- Personal Services
- Restaurants & Liquor Primary

“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

VC₁ – Village Centre Zone

Regulation	Maximum Permitted
Maximum Height	6 storeys & 22.0 m
Potential Unit Count	66
Building Site Coverage	75%

“r” – Rental Only Subzone

Regulation	Maximum Permitted
Bonus Height	n/a
Bonus Floor Area Ratio	Rental/Affordable: 0.3
Parking Reduction	10% Core Area

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	Light Green
OCP Climate Resilience Consistency	Dark Green

OCP Objectives & Policies

- ▶ Future Land Use: VC - Village Centre
- ▶ Objective 5.1 Encourage Village Centres as Kelowna's secondary hubs of activity.
 - ▶ Encourage the development of a range of services, small scale and specialty retail, and limited office employment in scale with supporting low rise residential development
- ▶ Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.
 - ▶ Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages.

Staff Recommendation

- ▶ Staff recommend support for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use –Village Centre
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Encourage Village Centres as secondary hubs of activity
 - ▶ Housing Diversity
 - ▶ Development Permit and Development Variance Permit to follow for Council consideration