



City of
Kelowna

Z24-0024 Barlee Rd 1857-1879

Rezoning Application

Purpose

- ▶ To rezone the subject properties from the UC₃ – Midtown Urban Centre zone to the UC_{3r} – Midtown Urban Centre Rental Only zone to facilitate a rental apartment housing development.

Development Process

Jun 5, 2024

Development Application Accepted



Staff Review & Circulation



Sept 12, 2024

Neighbour Notification Received



Oct 7, 2024

Initial Consideration



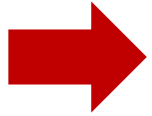
Reading Consideration



Final Reading & DP/DVP

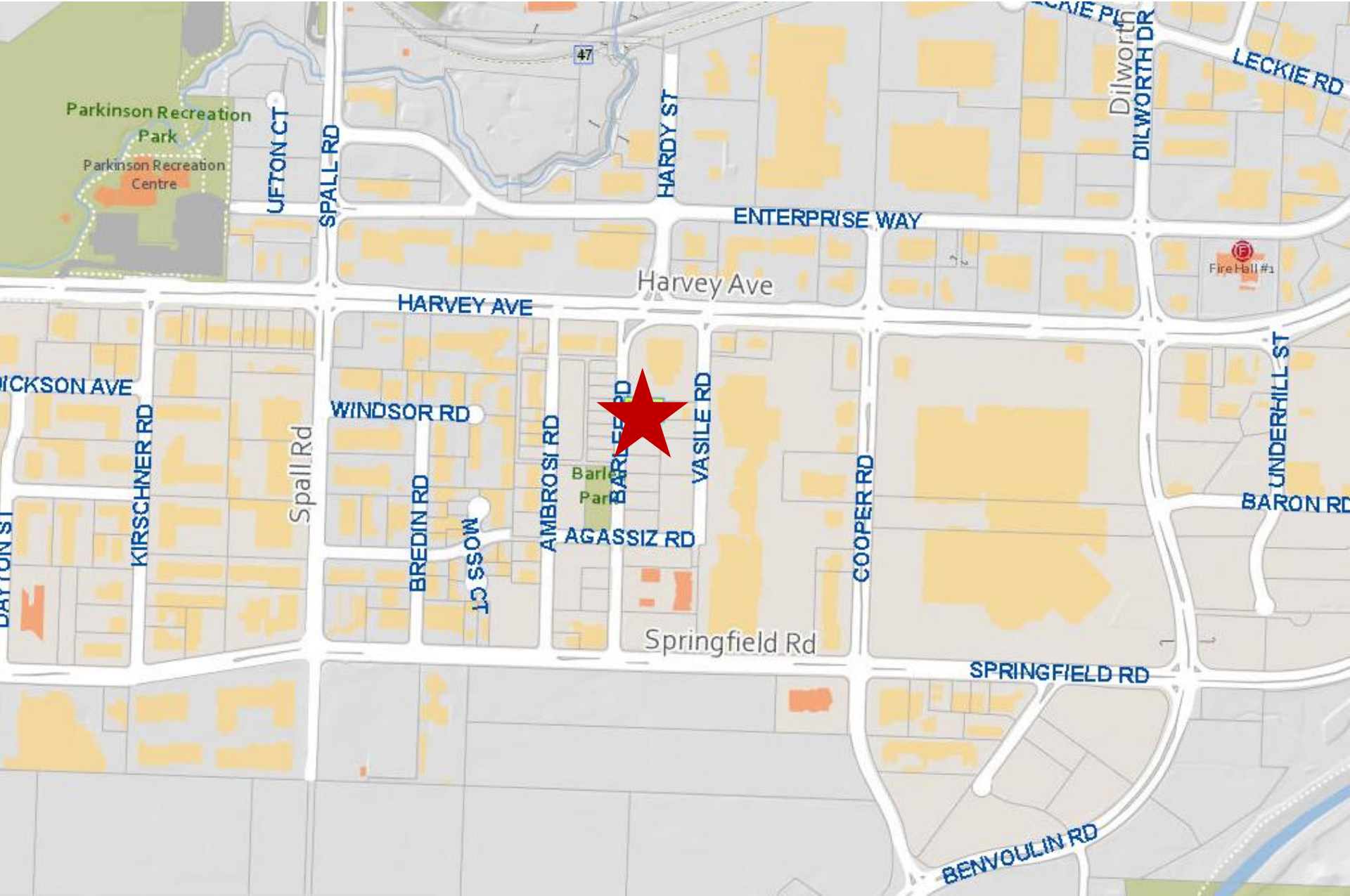


Building Permit

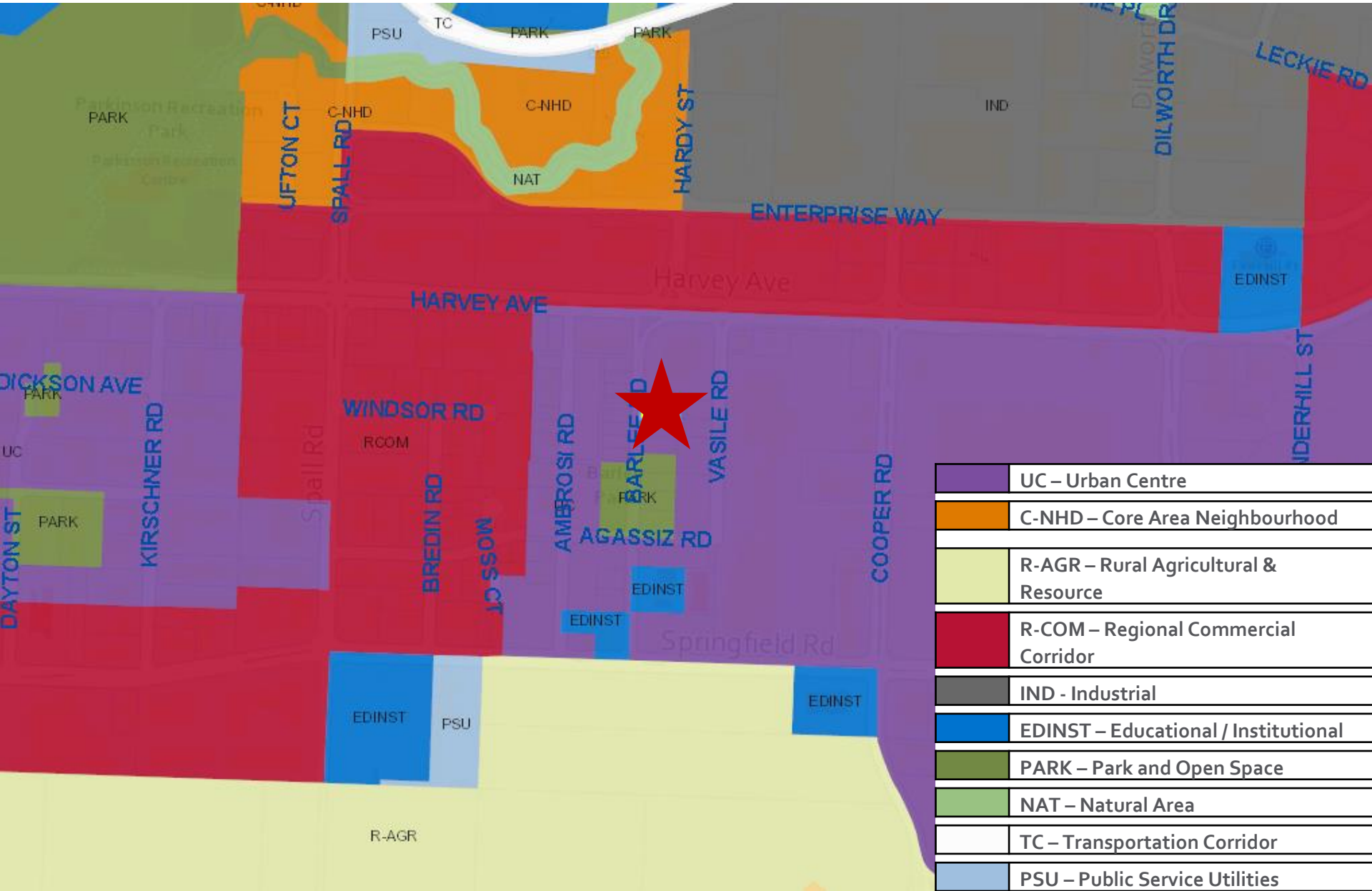












Council
Approvals

Context Map



OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	R-AGR – Rural Agricultural & Resource
	R-COM – Regional Commercial Corridor
	IND - Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area
	TC – Transportation Corridor
	PSU – Public Service Utilities

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 a Revitalization Tax Exemption

“r” – Rental Only Subzone

Regulation	Maximum Permitted
Bonus Height	N/A
Bonus Floor Area Ratio	Rental/Affordable: 0.3
Parking Reduction	20% Urban Centre

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	Dark Green
OCP Climate Resilience Consistency	Dark Green

OCP Objectives & Policies

- ▶ Future Land Use - Urban Centre
- ▶ Policy 4.12.1. Diverse Housing Forms
 - ▶ Encourage a range of rental and ownership tenures
- ▶ Healthy Housing Strategy
 - ▶ Promote and protect rental housing

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use – Urban Centres
 - ▶ OCP Chapter 4 - Urban Centres Objectives
 - ▶ Diverse housing types
 - ▶ Healthy Housing Strategy
 - ▶ Rental Housing
 - ▶ Development Permit to follow for Council consideration