

REPORT TO COUNCIL REZONING



Date: October 7, 2024
To: Council
From: City Manager
Address: 1355 St Paul St
File No.: Z24-0044

	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. Z24-0044 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 District Lot 139 ODYD PLAN EPP123577, located at 1355 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 approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To rezone the subject property from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone to facilitate a rental only mixed-use high-rise tower development.

3.0 Development Planning

Staff recommend support for the proposed rezoning from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone to facilitate a rental only mixed-use high-rise tower development. The rental only tenure aligns with Official Community Plan (OCP) Policies to achieve high density residential development in Urban Centres, to encourage diverse housing tenures, and to support Downtown revitalization as outlined in Section 5.1 of this report.

Lot Area	Proposed (m ²)
Gross Site Area	3,605.6 m ²
Net Site Area	3,605.6 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC1 – Downtown Urban Centre	Offices
East	UC1 – Downtown Urban Centre	Single Dwelling Housing Apartment Housing
South	UC1 – Downtown Urban Centre	Education Services (University)
West	UC1 – Downtown Urban Centre	Apartment Housing Offices

Subject Property Map: 1355 St Paul St



The subject property is located on St. Paul St north of the intersection with Doyle Ave. The surrounding area is primarily zoned UC1 – Urban Centre, and consists of mixed-use high-rise towers, apartment housing, single dwelling housing, and commercial uses. The subject property is in close proximity to the Queensway Bus Exchange, Kelowna Downtown Library, and Kasugai Gardens Park.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity.	
Policy 4.1.6. High Density Residential Development.	Direct medium and high density residential development to Urban Centres to provide a greater mix of housing near employment and to maximize use of existing and new infrastructure, services, and amenities.
	<i>The proposal for a purpose-built rental only mixed-use high-rise tower within the Downtown Urban Centre is considered high density residential development.</i>

Objective 4.4 Reinforce Downtown as the Urban Centre with the greatest diversity and intensity of uses in the City.	
Policy 4.4.7. Downtown	Continue to support a revitalization tax exemption program to encourage investment Downtown.
Revitalization Tax Exemption.	<i>This project would be eligible for a revitalization tax exemption with the "r" rental only subzone.</i>
Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres.	
Policy 4.12.3. Diverse Housing Tenures.	Encourage a range of rental and ownership tenures that support a variety of households, income levels, and life stages.
	<i>The proposal will facilitate a rental only tenure in the Downtown Urban Centre.</i>

6.o Application Chronology

Application Accepted: February 5, 2024
 Neighbourhood Notification Summary Received: September 18, 2024

Report prepared by: Trisa Atwood, Planner Specialist
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: DRAFT Site Plan
 Attachment B: Applicant Letter of Rationale
 Attachment C: Summary of Neighbour Notification

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