



City of  
**Kelowna**

Z24-0044  
St Paul St 1355

Rezoning Application

# Purpose

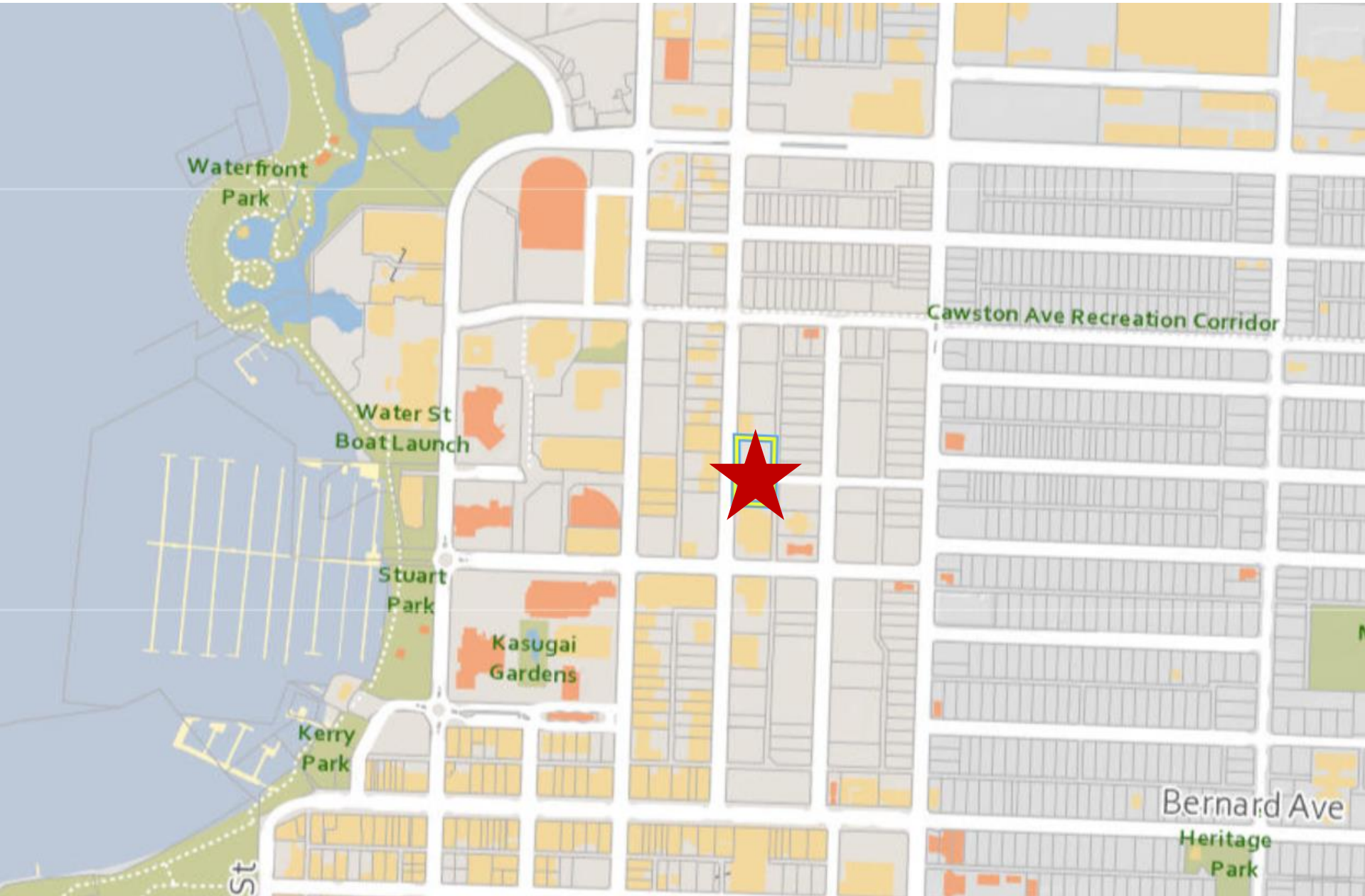
- ▶ To rezone the subject property from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone to facilitate a rental only mixed-use high-rise tower development.

# Development Process

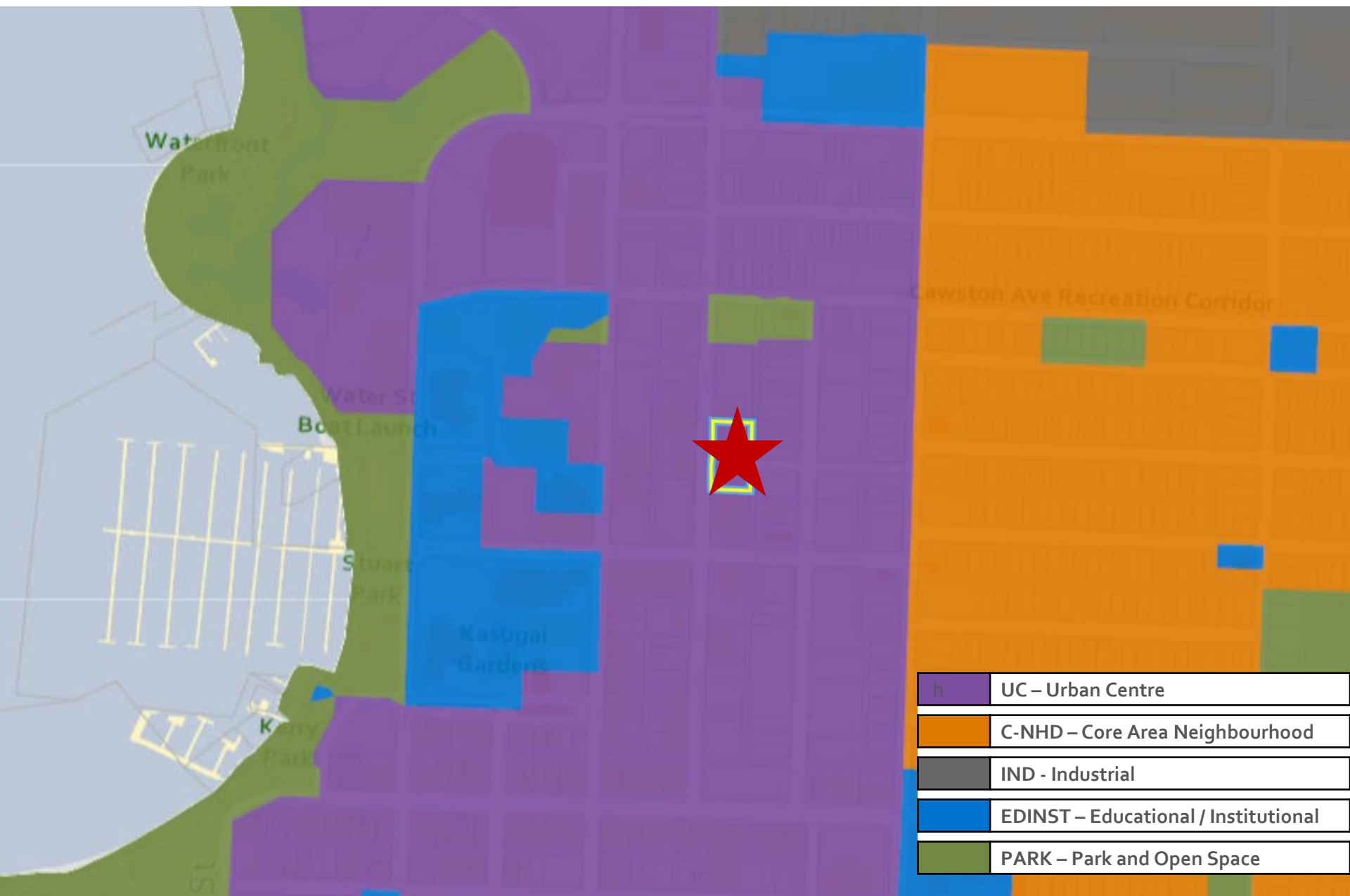




# Context Map



# OCP Future Land Use





# 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
<b>OCP Climate Resilience Consistency</b>	Dark Green

# OCP Objectives & Policies

- ▶ Future Land Use: UC – Downtown Urban Centre
- ▶ Policy 4.1.6. High Density Residential Development
- ▶ Policy 4.4.7. Downtown Revitalization Tax Exemption
- ▶ Policy 4.12.1. Diverse Housing Forms

# 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
  - ▶ Development Permit to follow for Council consideration