

# REPORT TO COUNCIL REZONING



**Date:** September 9, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 627-659 Coronation Ave  
**File No.:** Z23-0070

	Existing	Proposed
<b>OCP Future Land Use:</b>	UC – Urban Centre	UC – Urban Centre
<b>Zone:</b>	UC1 – Downtown Urban Centre	UC1r – Downtown Urban Centre Rental Only

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0070 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- Lot 38 District Lot 139 ODYD PLAN 1037, located at 627 Coronation Ave, Kelowna, BC;
- Lot 39 District Lot 139 ODYD PLAN 1037, located at 635 Coronation Ave, Kelowna, BC;
- Lot 40 District Lot 139 ODYD PLAN 1037, located at 643 Coronation Ave, Kelowna, BC;
- Lot 41 District Lot 139 ODYD PLAN 1037, located at 651 Coronation Ave, Kelowna, BC;
- Lot 42 District Lot 139 ODYD PLAN 1037, located at 659 Coronation Ave, 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 outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated September 9, 2024.

## 2.0 Purpose

To rezone the subject properties from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone to facilitate a rental apartment housing development.

## 3.0 Development Planning

Staff recommend support for the proposed rezoning to the UC1r – Downtown Urban Centre Rental Only zone. The properties are currently zoned UC1 – Downtown Urban Centre, so the request to add the rental only subzone would restrict any building or bareland stratification of future residential housing units, supporting households seeking rental housing. The utilization of the rental only subzone supports key direction within the Official Community Plan (OCP) and Healthy Housing Strategy to promote and protect rental housing.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	1,889 m <sup>2</sup>
Road Dedication	86.6 m <sup>2</sup>
Undevelopable Area	n/a
Net Site Area	1,802.4 m <sup>2</sup>

**4.0 Site Context & Background**

Orientation	Zoning	Land Use
North	UC1 – Downtown Urban Centre	Apartment Housing and Single Detached Housing
East	UC1 – Downtown Urban Centre	Single Detached Housing
South	UC1 – Downtown Urban Centre	Apartment Housing
West	UC1 – Downtown Urban Centre	Single Detached Housing

**Subject Property Map: Coronation Ave 627-659**



The subject properties are located on the south side of Coronation Ave, between St. Paul St and Richter St and are within the Downtown Urban Centre. The rezoning application includes five lots that currently each contain single detached dwellings. The dwellings would be demolished, and the lots consolidated, to facilitate the proposed development.

**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

<b>Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity.</b>	
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>This proposed high density development is located within the Downtown Urban Centre, including existing infrastructure, services and amenities.</i>

Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres.	
Policy 4.12.1. Diverse Housing Forms.	Ensure a diverse mix of medium density and high density housing forms that support a variety of households, income levels and life stages.
	<i>The proposed UC1r – Downtown Urban Centre Rental Only zone would permit high density housing forms, and the rental only subzone would prohibit any building or bareland stratification, supporting households seeking rental housing.</i>

### 6.o Application Chronology

Application Accepted: October 10, 2023  
 Neighbourhood Notification Summary Received: August 12, 2024

**Report prepared by:** Kimberly Brunet, Planner Specialist  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

#### Attachments:

- Attachment A: Development Engineering Memo
- Attachment B: DRAFT Site Plan
- Attachment C: Summary of Neighbourhood Notification

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).