



City of  
**Kelowna**

# Z23-0070 Coronation Ave 627-659

Rezoning Application

# Purpose

- ▶ To rezone the subject properties from the UC<sub>1</sub> – Downtown Urban Centre zone to the UC<sub>1r</sub> – Downtown Urban Centre Rental Only zone to facilitate a rental apartment housing development.

# Development Process



Oct 10, 2023

Development Application Submitted



Staff Review & Circulation



Aug 12, 2024

Public Notification Received



Sept 9, 2024

Initial Consideration



Reading Consideration



Final Reading & DP/DVP



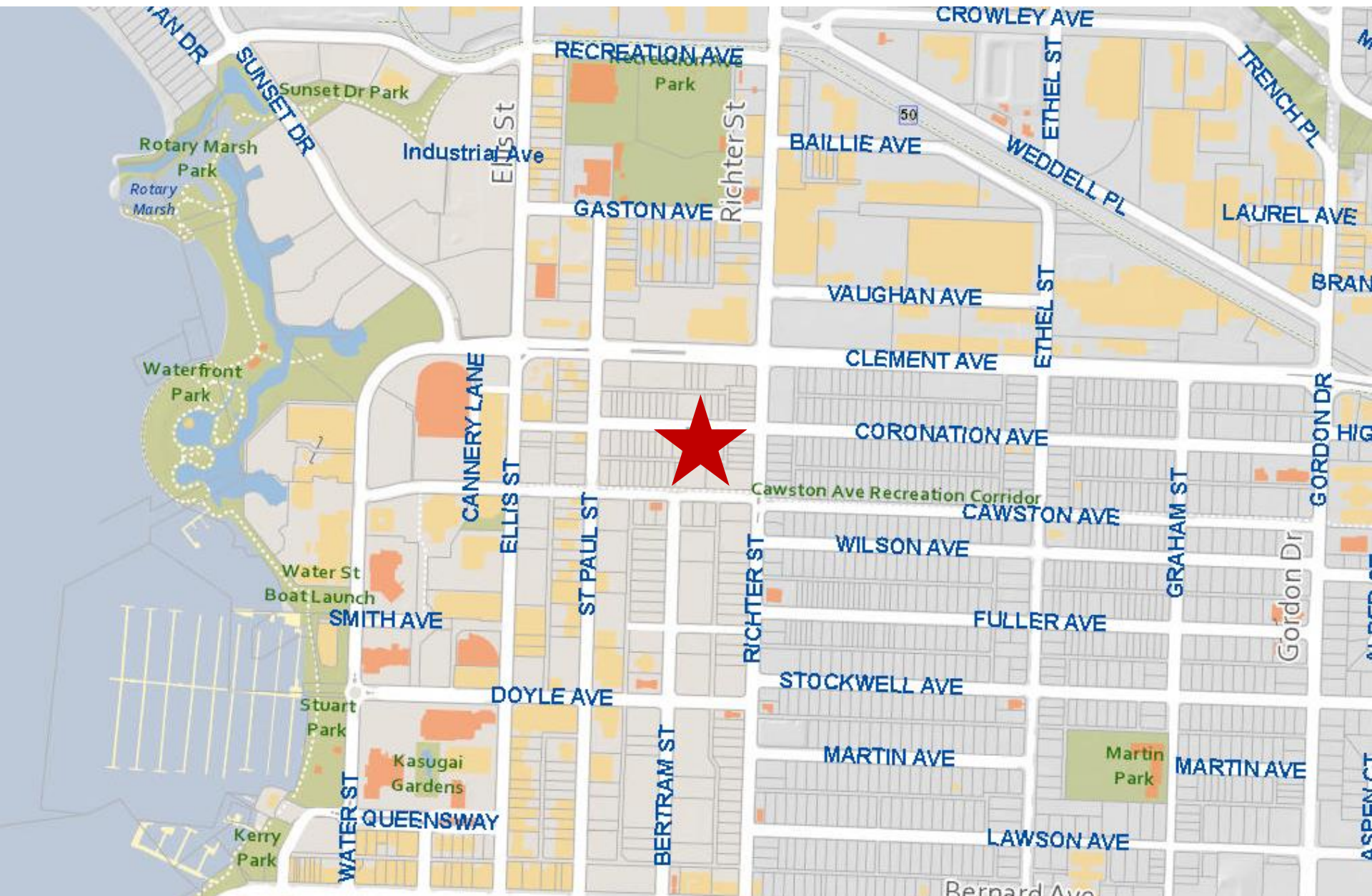
Building Permit



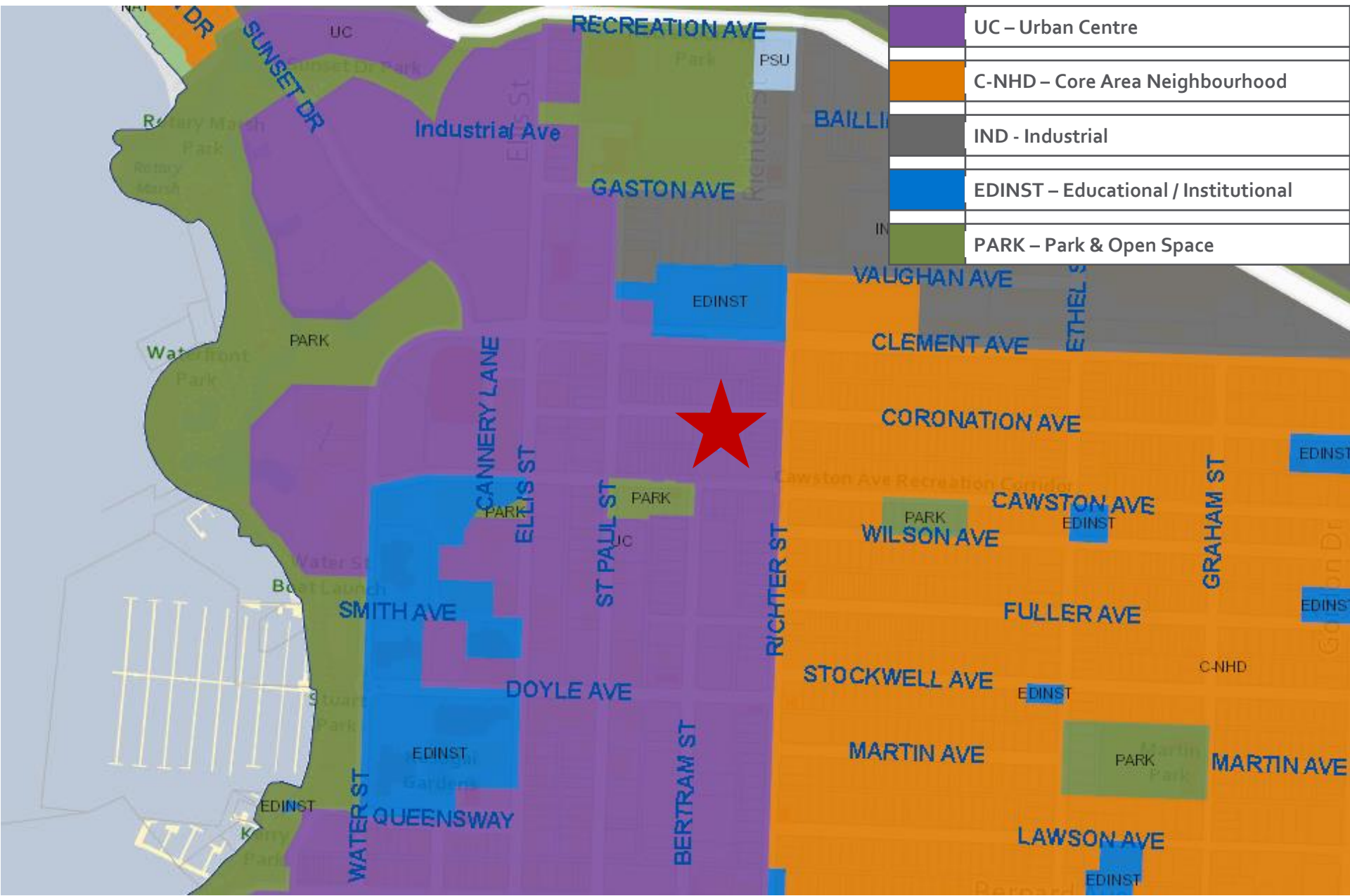
Council Approvals



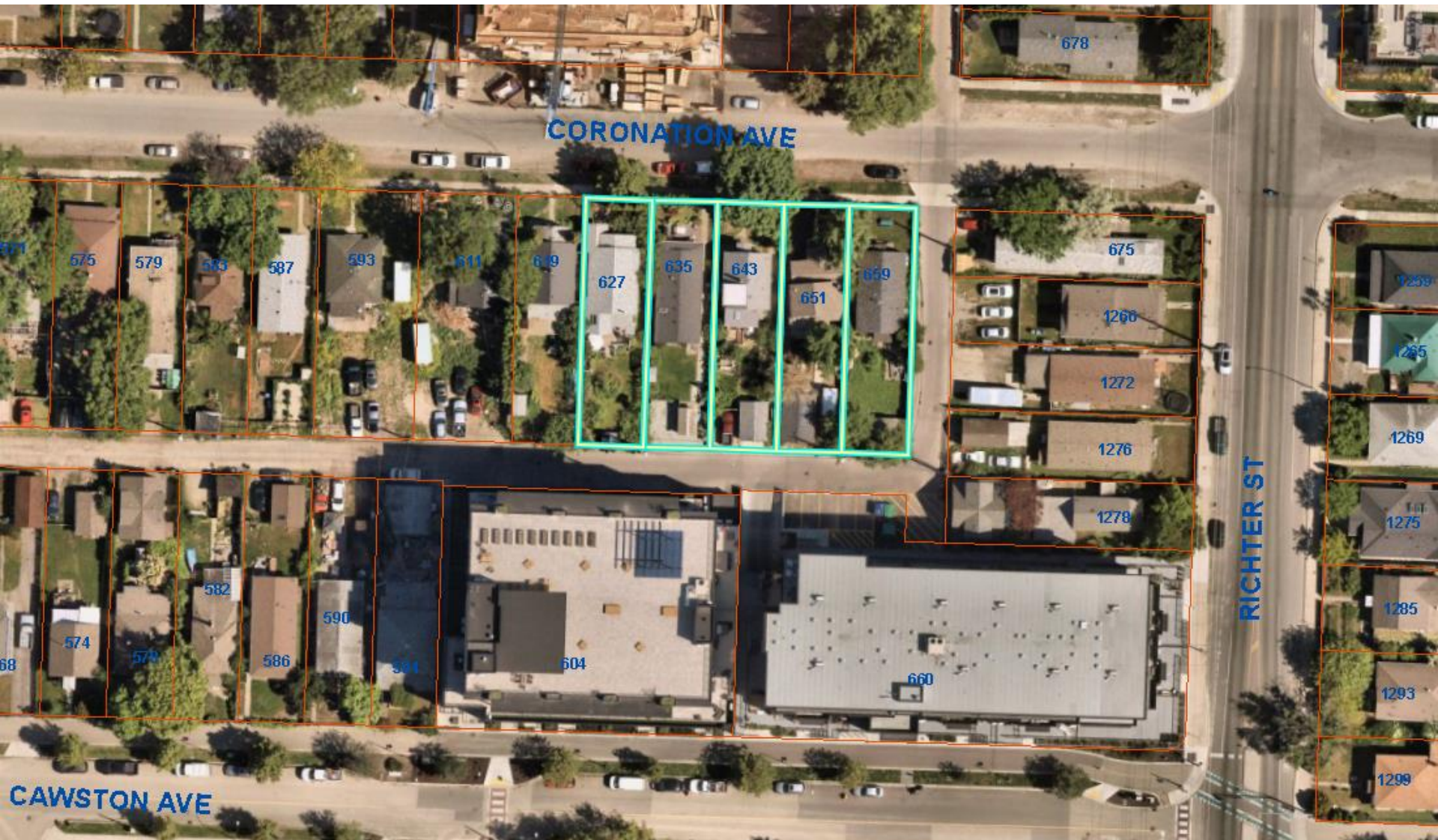
# Context Map



# 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 & 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

# “r” – Rental Only Subzone

Regulation	Maximum Permitted
Bonus Height	56.0 m & 15 storeys
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 - Urban Centre
- ▶ Policy 4.1.6. High Density Residential Development
  - ▶ Direct medium and high density residential development to Urban Centres
- ▶ Policy 4.12.1. Diverse Housing Forms
  - ▶ Encourage a range of rental and ownership tenures

# 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
    - ▶ High density residential development
    - ▶ Diverse housing types
  - ▶ Healthy Housing Strategy
    - ▶ Rental Housing
  - ▶ Development Permit to follow for Council consideration