



City of
Kelowna

Z24-0027
2124 Pandosy St
Rezoning Application

Introduction

- ▶ Development Proposal: Add 16 purpose built rental-only townhouses to the northern portion of the site, maintain and protect Cadder House

- ▶ Two Existing Heritage Bylaws:
 1. Heritage Revitalization Agreement (HRA) Bylaw No. 11124
 2. Heritage Designation Bylaw No. 9198

- ▶ Council Considerations:
 1. Repeal HRA Bylaw & apply “r” Rental Only Subzone
 2. Heritage Alteration Permit

Purpose

- ▶ To rezone the subject property from the MF₄ – Transit Oriented Areas zone to the MF_{4r} – Transit Oriented Areas Rental Only zone and to repeal a Heritage Revitalization Agreement Bylaw to facilitate a change of uses from short-term rentals and limited commercial to long-term residential rental only, while retaining and protecting the existing heritage asset known as Cadder House.

Development Process



Oct 11, 2023

Development Application Submitted

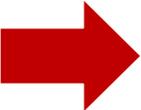


Staff Review & Circulation



Oct 24, 2023
July 16, 2024

Public Notification Received



Sept 9, 2024

Initial Consideration



Reading Consideration



Final Reading & Heritage Alteration Permit

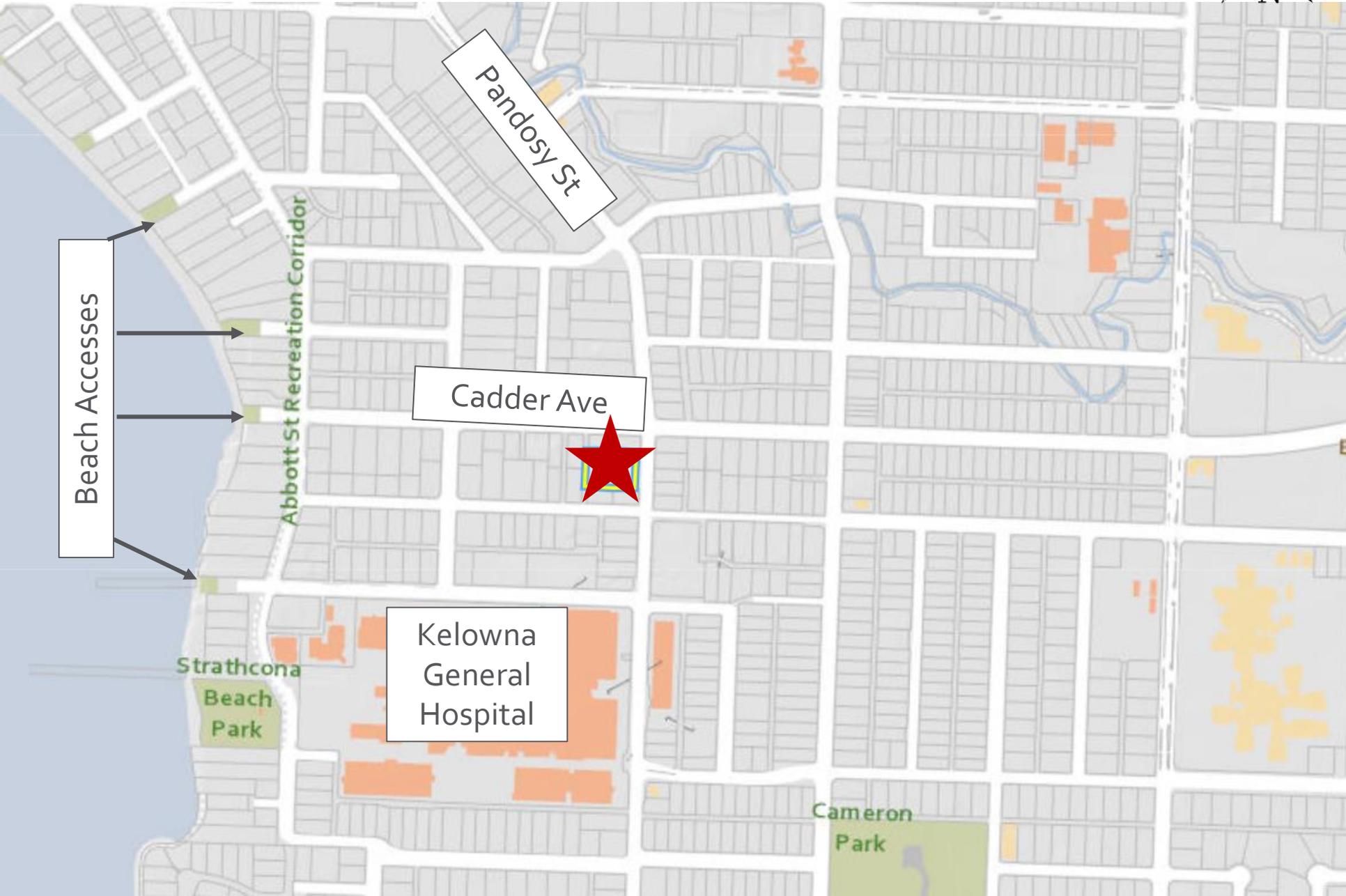


Building Permit



Council Approvals

Context Map



Pandosy St

Cadder Ave

Kelowna
General
Hospital

Strathcona
Beach
Park

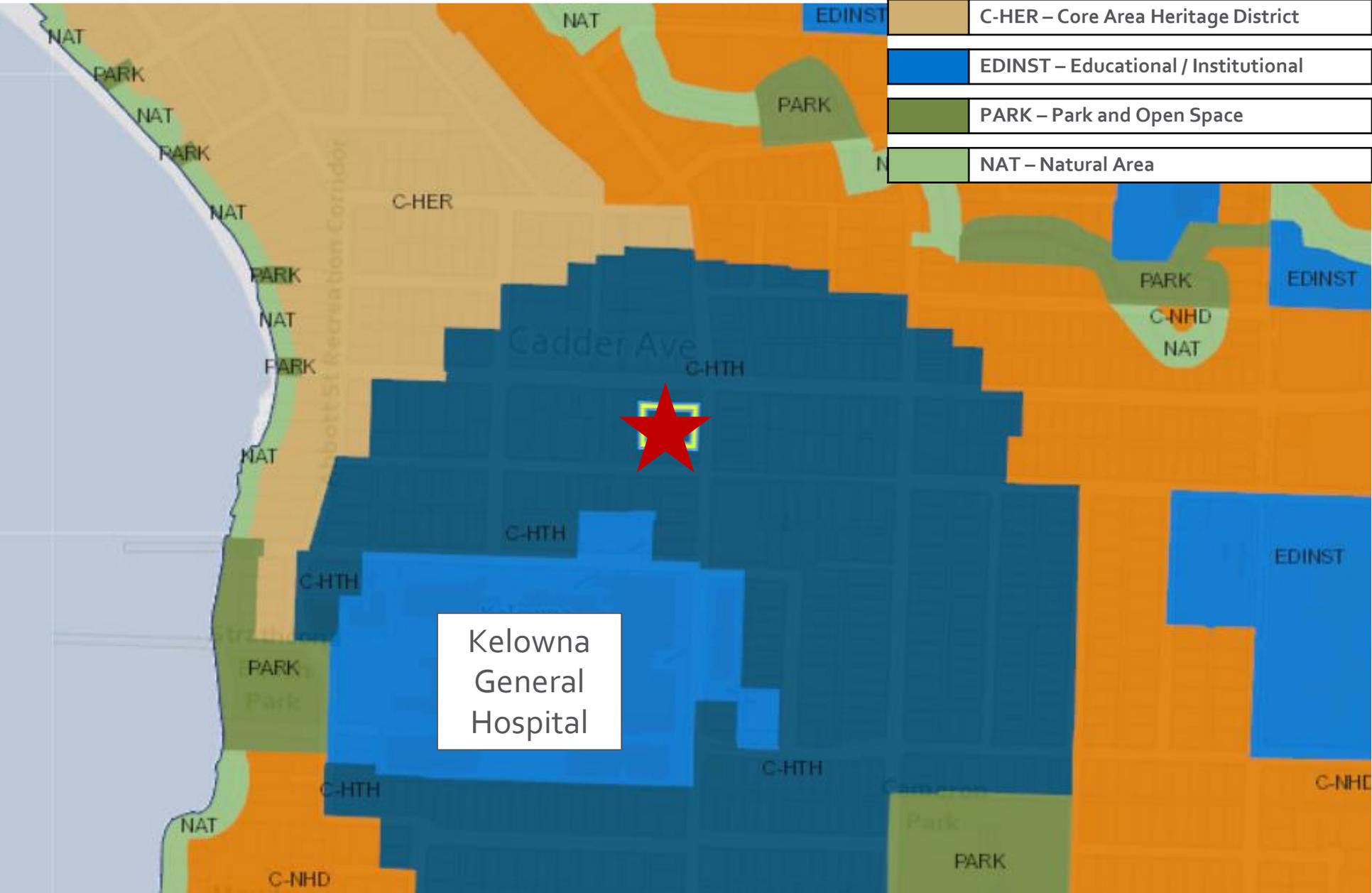
Cameron
Park

Beach Accesses

Abbotsford Recreation Corridor

OCP Future Land Use

	C-NHD – Core Area Neighbourhood
	C-HTH – Core Area – Health District
	C-HER – Core Area Heritage District
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area



Kelowna
General
Hospital

Subject Property Map



Cadder Ave

Pandosy St



442

451

461

471

481

2109

566

569

452

2119

454

466

478

482

496

2127

2137

550

556

540

455

460

470

480

490

2154

572

578

582

538

2089

VE



Pandosa looking west



Pandosa looking west



Pandosa looking west

Background

- ▶ 1908: Cadder House Built for single dwelling housing residential use
- ▶ 1920's: Cadder House used for multi-family & institutional uses
- ▶ 2000: Cadder House used as boarding house
- ▶ 2004: Heritage Designation Bylaw adopted
 - ▶ Long term protection of Cadder House
- ▶ **2015: Heritage Revitalization Agreement adopted**
 - ▶ Short term rentals, limited commercial uses

Background

- ▶ **2022-2023: Property in foreclosure**
- ▶ 2023: New ownership
- ▶ **July 2023: Ceased short-term rental operations**
 - ▶ Currently rented out long-term
- ▶ December 2023: Transit Oriented Areas Bill 47
 - ▶ Permits 6 storey apartment buildings
 - ▶ No minimum residential parking requirements

Technical Details

- ▶ Repeal Heritage Revitalization Agreement Bylaw
 - ▶ Permits short-term rentals, wellness studio, offices
 - ▶ Uses are no longer required
 - ▶ Does not impact heritage protection of Cadder House
- ▶ Apply “r” Rental Only Subzone
 - ▶ Secure long-term rental only (residential) for existing units
 - ▶ Secures long-term rental only for proposed new units
 - ▶ Allows applicant to apply for Revitalization Tax Exemption

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 Policies & Objectives

- ▶ Future Land Use C-HTH – Core Area – Health District
 - ▶ *Envisions row housing, stacked townhomes, apartments*
 - ▶ *Transition from Hospital to Heritage Conservation Area*
- ▶ 5.2. Focus residential density along Transit Supportive Corridors
 - ▶ *Remove commercial uses associated with Heritage Revitalization Agreement*
 - ▶ *Return property to 100% residential*
- ▶ 5.11. Increase diversity of housing forms & tenures
 - ▶ *Long-term rental only subzone*

OCP Policies & Objectives

- ▶ 9.1. Incorporate equity into planning decisions
 - ▶ *Increase the number of purpose-built rentals in Heritage Conservation Area*
 - ▶ *Area typically reserved for single dwelling housing ownership*
- ▶ 11.1 Identify, conserve, and protect historic places
 - ▶ *Maintain Heritage Designation Bylaw*
 - ▶ *Long Term Protection of Cadder House*
 - ▶ *Requires Council Approval for any changes to building or site plan*

Summary of Council Considerations

Bylaw or Application	Purpose of Bylaw or Application	Action	Reason	Date of Council Consideration
Heritage Revitalization Agreement Bylaw No. 11124 (2015) Repeal	Permit short-term rentals, offices, and wellness studio	Repeal	No longer required	September 9, 2024
"r" Rental Only Subzone Z24-0027 (2024) Rezoning	To permit long-term rental uses only	Rezone	To reflect current and proposed uses on the property	September 9, 2024
Heritage Alteration Permit HAP23-0015 (2024)	Form and character evaluation	Approve	To consider 16 new townhomes on northern portion of site	Fall 2024
Heritage Designation Bylaw No. 9198 (2004)	Protect heritage asset known as Cadder House	No Action	To maintain long term heritage protection of Cadder House	Maintain bylaw, no consideration required

Staff Recommendation

- ▶ Staff recommend **support** for the proposed “r” rental only subzone and the repeal of the Heritage Revitalization Agreement Bylaw:
 - ▶ Aligns with Future Land Use Designation of Core Area – Health District
 - ▶ Aligns with OCP Objectives & Policies
 - ▶ Transit Supportive Corridors
 - ▶ Housing Diversity
 - ▶ Preserve Cadder House
 - ▶ Equity Lens