

REPORT TO COUNCIL REZONING



Date: January 13, 2025
To: Council
From: City Manager
Address: 1230 Brookside Ave
File No.: Z24-0054

	Existing	Proposed
OCP Future Land Use:	UC – Urban Centre NAT – Natural Area	UC – Urban Centre NAT – Natural Area
Zone:	UC ₂ – Capri-Landmark Urban Centre	UC _{2r} – Capri-Landmark Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z24-0054 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 137 ODYD Plan 4386, located at 1230 Brookside Ave, Kelowna, BC from the UC₂ – Capri-Landmark Urban Centre zone to the UC_{2r} – Capri-Landmark 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 UC₂ – Capri-Landmark Urban Centre zone to the UC_{2r} – Capri-Landmark Urban Centre Rental Only zone to facilitate apartment housing.

3.0 Development Planning

Staff recommend support for the proposed rezoning from the UC₂ – Capri-Landmark Urban Centre zone to the UC_{2r} – Capri-Landmark Urban Centre Rental Only zone to facilitate a rental only apartment development. The rental only tenure aligns with Official Community Plan (OCP) policies to achieve medium density residential development in Urban Centres and to encourage diverse housing tenures, and responds to the Housing Needs Assessment by providing long term rentals in the community.

Lot Area	Proposed (m ²)
Gross Site Area	2,064 m ²
Road Dedication	N/A
Undevelopable Area	535 m ²
Net Site Area	1,529 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC2 – Capri-Landmark Urban Centre	Vacant
East	UC2 – Capri-Landmark Urban Centre	Apartment Housing
South	UC2 – Capri-Landmark Urban Centre	Townhouses
West	UC2 – Capri-Landmark Urban Centre	Vacant

Subject Property Map: 1230 Brookside Ave



The subject property is located on Brookside Ave with two accesses to the site, one from Brookside Ave and the other from Pasnak St. The surrounding area is primarily zoned UC2 –Capri-Landmark Urban Centre, and consists of apartment housing, single dwelling housing, and commercial uses. The subject property is in close proximity to transit along Sutherland Ave and Gordon Dr, Pacific Court Park, and Capri Centre Mall.

Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

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 in Urban Centres to support a variety of households types and sizes, income levels and life stages. <i>The proposal is for a purpose-built rental only apartment for housing with supports and offered programs.</i>
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 Capri-Landmark Urban Centre</i>

5.0 Application Chronology

Application Accepted: October 23, 2024
 Neighbourhood Notification Summary Received: November 28, 2024

Report prepared by: Jason Issler, Planner II
Reviewed by: Trisa Atwood, Development Planning Manager, Central
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: Summary of Neighbourhood Notification

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