



City of
Kelowna

Z24-0054 1230 Brookside Ave

Rezoning Application

Purpose

- ▶ To rezone the subject property from the UC2 – Capri-Landmark Urban Centre zone to the UC2r – Capri-Landmark Urban Centre Rental Only zone to facilitate apartment housing.

Rezoning Process



Oct 23, 2024

Development Application Submitted



Staff Review & Circulation



Nov 28, 2024

Neighbour Notification Received



Jan 13, 2025

Initial Consideration



Reading Consideration

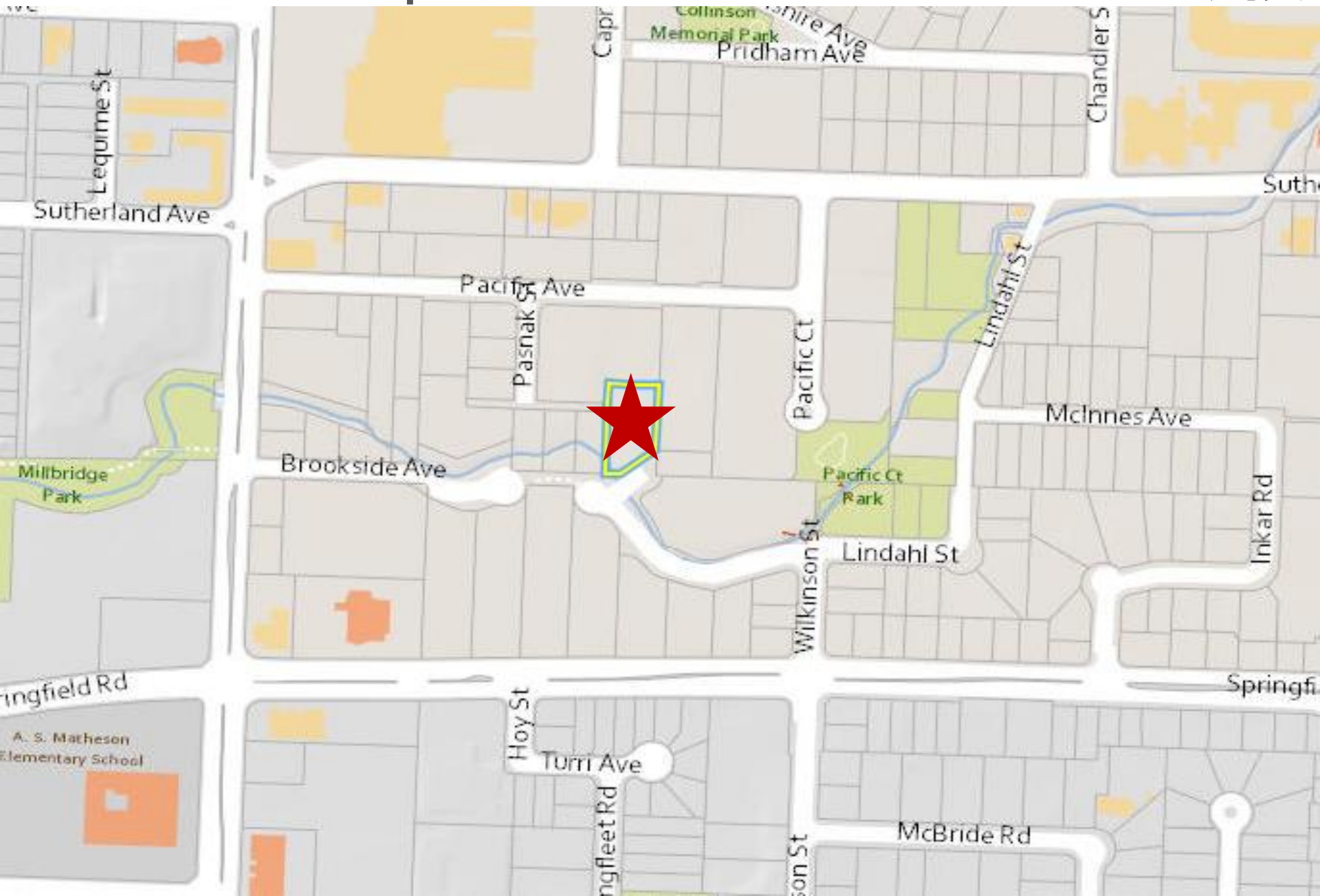


Final Reading








Council Approvals

Context Map



OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area

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 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
OCP Climate Resilience Consistency	Dark Green

OCP Objectives & Policies

- ▶ UC: Urban Centre
- ▶ Policy 4.12.1 – Increase the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres.
- ▶ Policy 4.12.3 – Encourage a range of rental and ownership tenures that support variety of households, income levels, and life stages.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use Urban Centre
 - ▶ OCP Objectives in Chapter 4
 - ▶ Housing Diversity
 - ▶ Rental Housing
 - ▶ Housing Needs Assessment for rental housing
 - ▶ Development Permit to follow for Council consideration