REPORT TO COUNCIL REZONING

Date: March 3, 2025

To: Council

From: City Manager

Address: 1239 Pacific Avenue

File No.: Z25-0001

	Existing	Proposed
OCP Future Land Use:	UC – Urban Centre	UC – Urban Centre
Zone:	UC2 — Capri-Landmark Urban Centre	UC2r – Capri-Landmark Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z25-0001 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 137 ODYD PLAN EPP113649, located at 1239 Pacific Avenue, Kelowna, BC from the UC2 – Capri-Landmark Urban Centre zone to the UC2r – 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 Transit.

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 a rental apartment building.

2.0 Development Planning

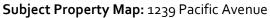
Staff support the proposed rezoning from the UC2 – Capri-Landmark Urban Centre to the UC2r – Capri-Landmark Urban Centre Rental Only zone. The proposed rezoning would facilitate a rental-only apartment building, which is consistent with the Official Community Plan (OCP) policies that encourage diverse housing types and tenures. The proposed rezoning is supported by the Capri-Landmark Urban Centre Plan, which encourages medium density residential development for the subject property.

Lot Area	Proposed (m²)	
Gross Site Area	5685.15 m ²	
Road Dedication	218.88 m²	
Undevelopable Area	N/A	
Net Site Area	5466.27 m ²	



3.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC ₂	Apartment Housing & Single Detached
		Housing
East	UC2	Apartment Housing
South	UC2	Vacant lot & Duplex Housing
West	UC ₂	Single Detached & Duplex Housing &
		Apartment Housing





The subject property is within the Capri-Landmark Urban Centre located on Pacific Avenue. The surrounding area is primarily zoned UC₂ – Capri-Landmark Urban Centre with a mix of single dwelling housing and apartment housing. The subject property is in close proximity to transit along Sutherland Avenue, Pacific Court Park, and Capri Centre Mall.

4.0 Current Development Policies

4.1 <u>Kelowna Official Community Plan (OCP)</u>

Objective 4.5 Promote more residential development to balance employment uses in the Capri-		
Landmark Urban Centre		
Policy 4.5.1 Capri-	Use the Capri-Landmark Urban Centre Plan for detailed policy guidance in the	
Landmark Urban	Capri-Landmark Urban Centre.	
Centre Plan	This proposal meets Sub-Area 4 Policy 3 to encourage medium density residential	
	development along Sutherland Avenue east of Capri Street and along Pacific	
	Avenue with an emphasis on the development of a mix of housing tenures to	
	promote housing diversity.	

Objective 4.12 Increase the diversity of housing types and tenures to create inclusive, affordable		
and complete Urban Centres		
Policy 4.12.1 -	Ensure a diverse mix of medium-density and high-density housing forms in Urban	
Diverse Housing	Centres to support a variety of household types and sizes, income levels and life	
Forms	stages.	
	The proposal is for a purpose-built rental only apartment.	
Policy 4.12.3	Encourage a range of rental and ownership tenures that support a variety of	
Diverse Housing	households, income levels and life stages.	
Tenures	The proposal would facilitate a rental-only tenure apartment in an Urban Centre.	

5.0 Application Chronology

Application Accepted: January 8, 2025
Neighbourhood Notification Summary Received: February 6, 2025

Report prepared by: Sara Skabowski, Planner I

Reviewed by: Adam Cseke, Central Development 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 Memorandum

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.