

# REPORT TO COUNCIL REZONING



**Date:** March 3, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 1239 Pacific Avenue  
**File No.:** Z25-0001

	Existing	Proposed
<b>OCP Future Land Use:</b>	UC – Urban Centre	UC – Urban Centre
<b>Zone:</b>	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 (m <sup>2</sup> )
Gross Site Area	5685.15 m <sup>2</sup>
Road Dedication	218.88 m <sup>2</sup>
Undevelopable Area	N/A
Net Site Area	5466.27 m <sup>2</sup>

### 3.0 Site Context & Background

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

#### Subject Property Map: 1239 Pacific Avenue



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 Kelowna Official Community Plan (OCP)

Objective 4.5 Promote more residential development to balance employment uses in the Capri-Landmark Urban Centre	
Policy 4.5.1 Capri-Landmark Urban Centre Plan	Use the Capri-Landmark Urban Centre Plan for detailed policy guidance in the Capri-Landmark Urban Centre. <i>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.</i>

<b>Objective 4.12 Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres</b>	
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 household types and sizes, income levels and life stages. <i>The proposal is for a purpose-built rental only apartment.</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 would facilitate a rental-only tenure apartment in an Urban Centre.</i>

### 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](http://www.kelowna.ca/currentdevelopments).