



City of
Kelowna

Rezoning Application

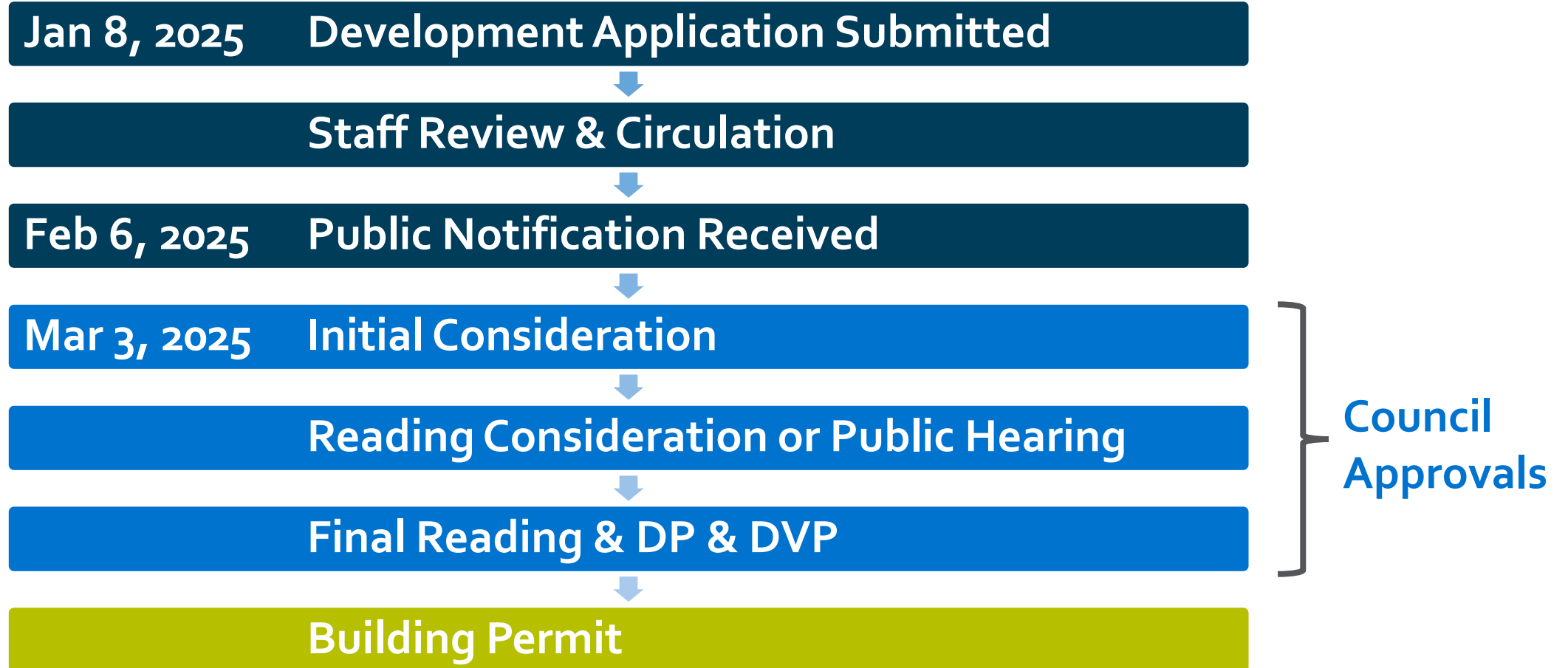
1239 Pacific Ave

Z25-0001

Purpose

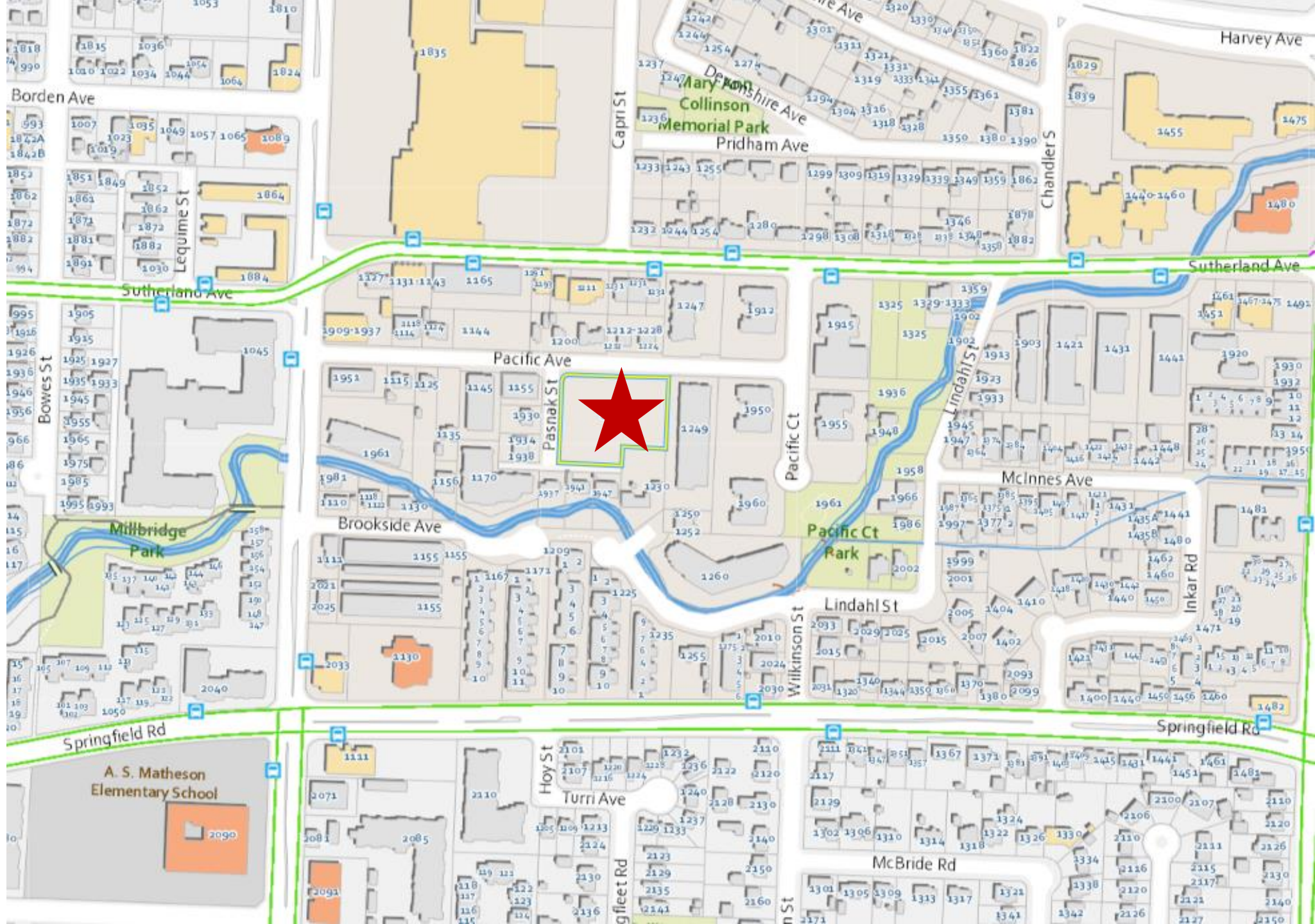
To rezone the subject property from the UC2 – Capri-Landmark Urban Centre zone to the UC2r – Capri-Landmark Urban Centre Rental Only zone to facilitate a rental apartment building.

Development Process



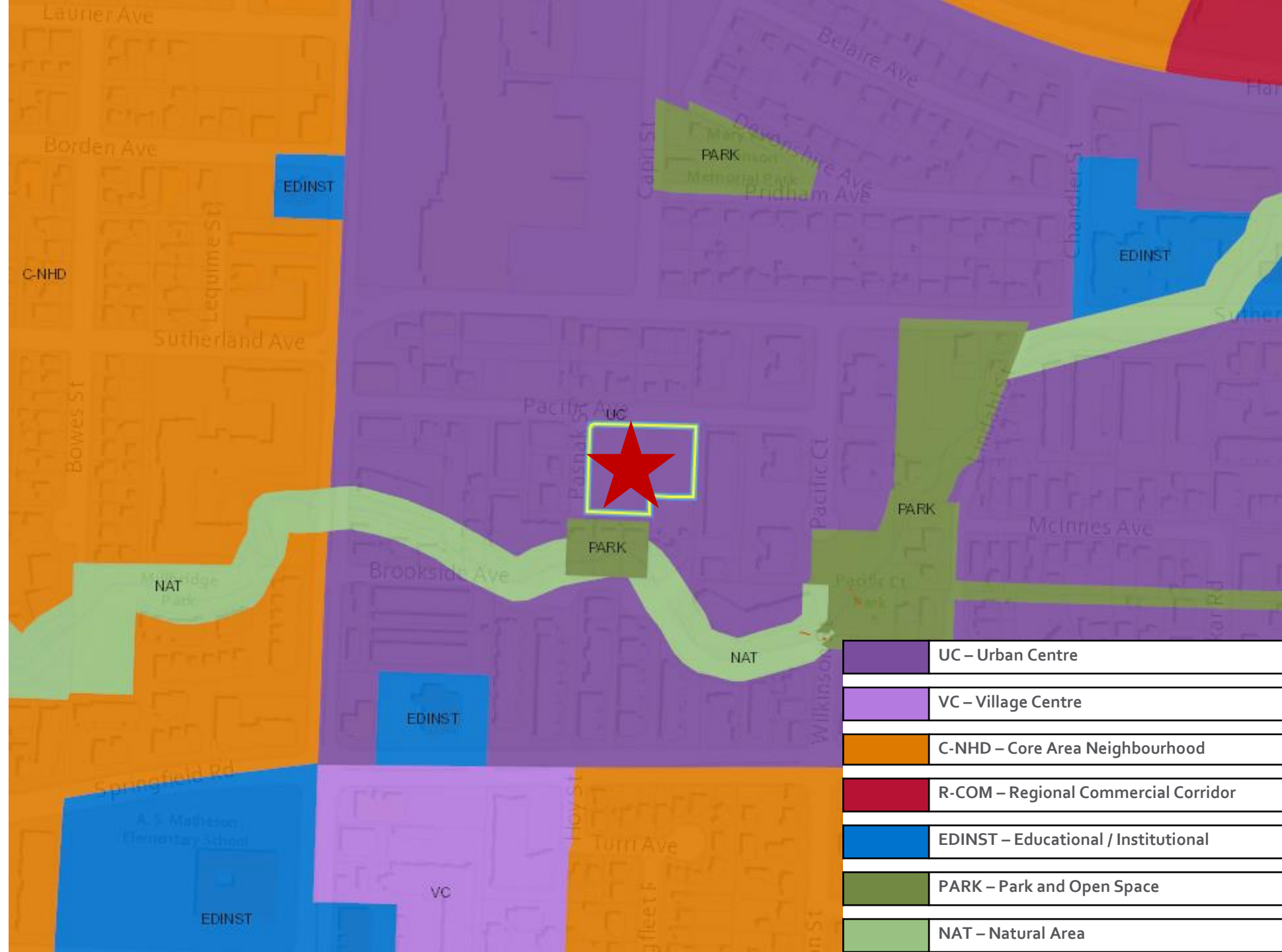


Context Map



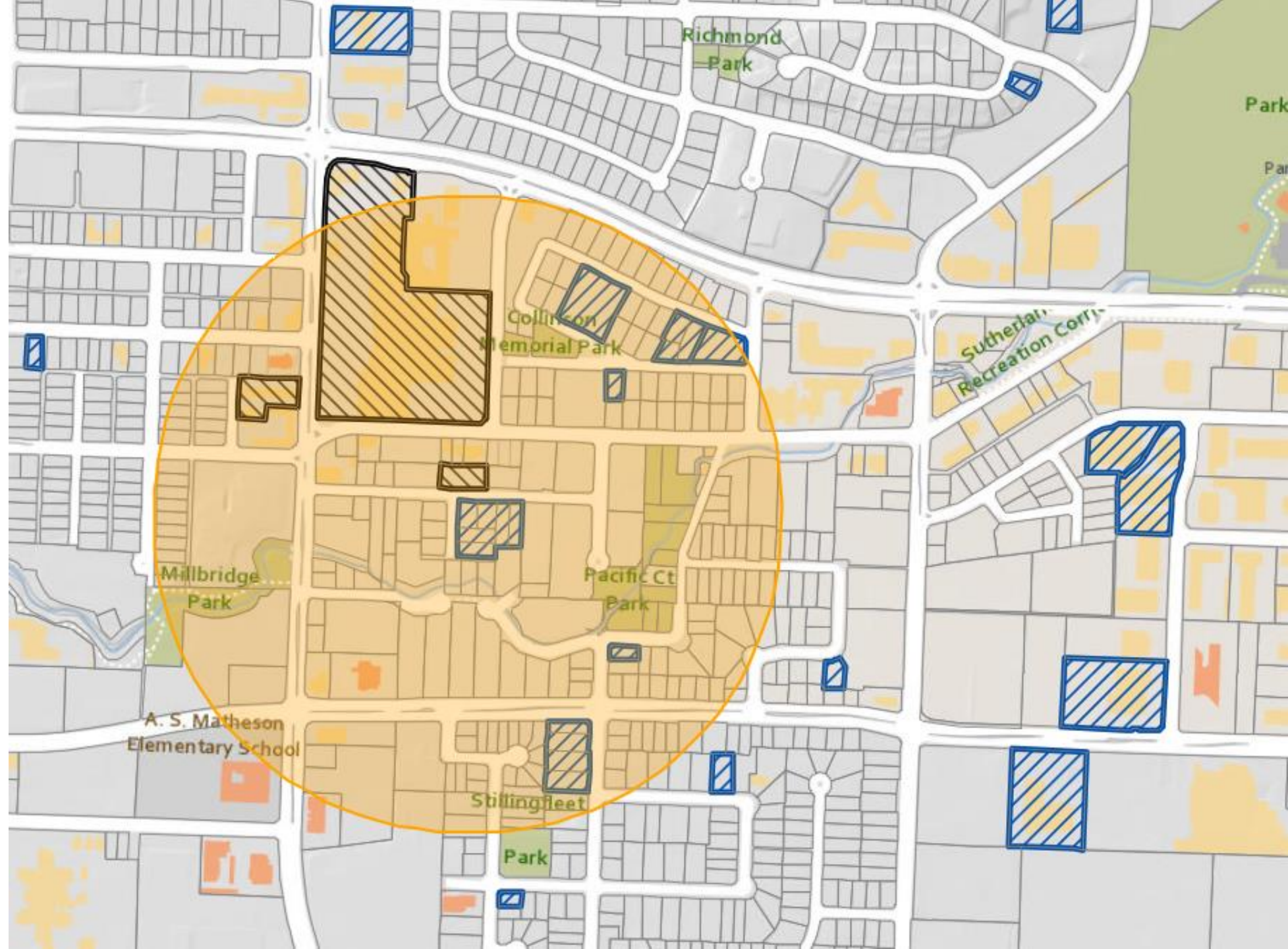


Context Map: OCP Future Land Use



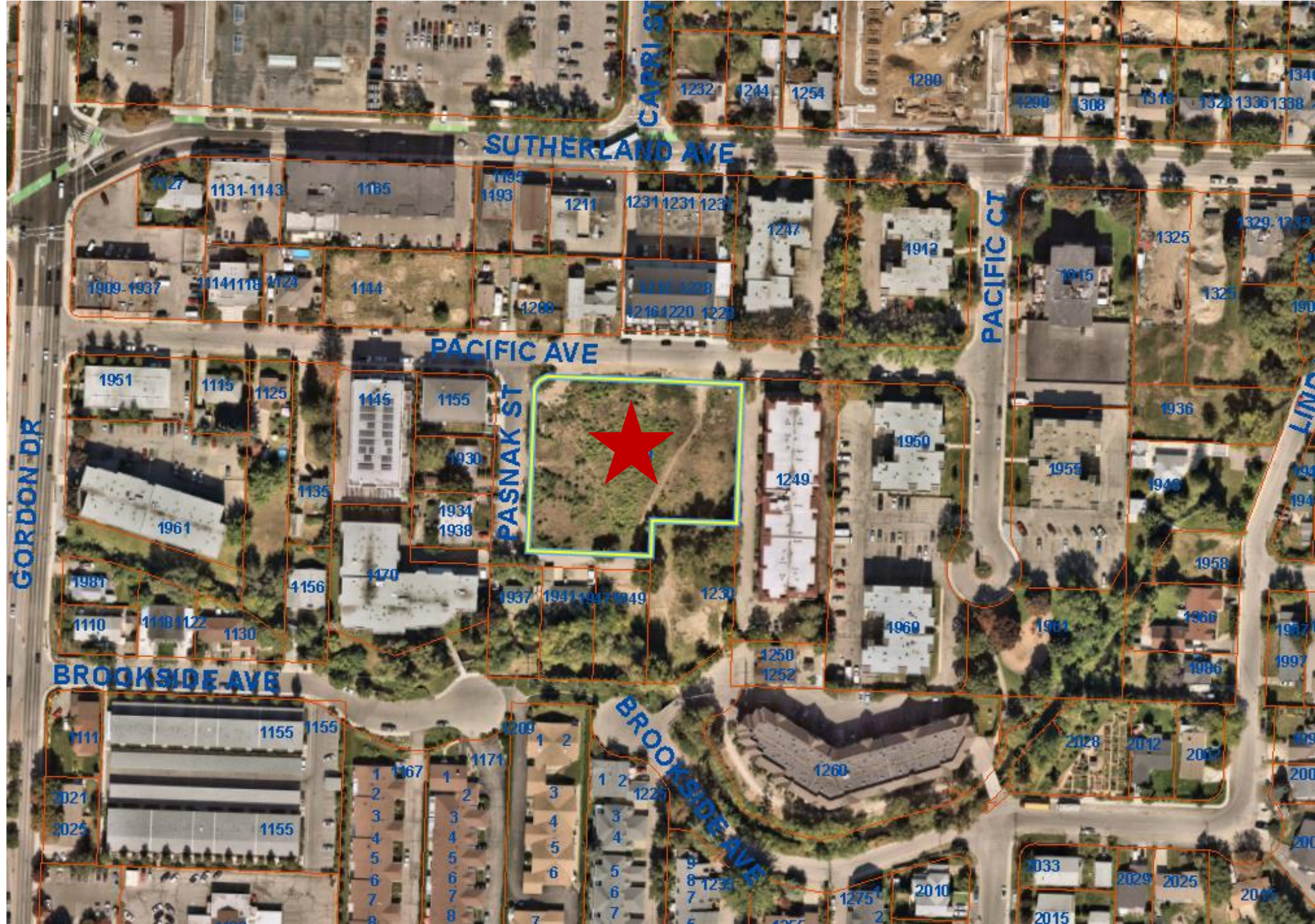
Model City

Population: 3239
Jobs: 2084





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

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/village centre / employment hub	Dark Green
Retaining trees and/or adding trees	Dark Green
OCP Climate Resilience Consistency	Dark Green

LEGEND

Dark Green
meets criteria

Light green
will meet criteria soon

Yellow
does not meet criteria

OCP Objectives & Policies

- UC – Urban Centre
 - Policy 4.5.1 – Use the Capri-Landmark Urban Centre Plan for detailed policy guidance in the Capri-Landmark Urban Centre
 - Policy 4.12.1 – 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
 - Policy 4.12.3 – Encourage a range of rental and ownership tenures that support a 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
 - Development Permit and Development Variance Permit to follow for Council consideration