

REPORT TO COUNCIL



Date: January 9, 2023

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0063

Owner: 285 Dougall Road Development Ltd., Inc. No. BC1348727

Address: 285 & 305 Dougall Rd N & 365 McIntosh Rd

Applicant: Zeidler Architecture – Steven Belt

Subject: Rezoning Application

Existing OCP Designation: UC - Urban Centre

Existing Zone: UC₄ – Rutland Urban Centre

Proposed Zone: UC_{4r} – Rutland Urban Centre (Rental Only)

1.0 Recommendation

THAT Rezoning Application No. Z22-0063 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- a. Lot 16 Section 26 Township 26 ODYD Plan 9924, located at 285 Dougall Rd N, Kelowna, BC;
- b. Lot 17 Section 26 Township 26 ODYD Plan 9924, located at 305 Dougall Rd N, Kelowna, BC;
- c. Lot 18 Section 26 Township 26 ODYD Plan 9924, located at 365 McIntosh Rd, Kelowna, BC;

from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre (Rental Only) zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated January 9, 2023;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

2.0 Purpose

To rezone the subject property from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre (Rental Only) zone to facilitate the development of rental apartment housing.

3.0 Development Planning

Staff support the proposal to rezone the subject properties to the UC_{4r} – Rutland Urban Centre (Rental Only) zone. The proposed rezoning will facilitate the development of a 6-storey rental apartment building which conforms with the Official Community Plan (OCP) Future Land Use Designation of Urban Centre. The proposed rental apartment housing use is consistent with OCP policies which encourage medium and high density residential development and diverse housing tenures within the Urban Centre.

4.0 Proposal

4.1 Project Description

The proposed rezoning from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre (Rental Only) zone will facilitate the development of apartment housing on the subject property. The proposed apartment building would be six stories in height and contain approximately 83 rental units. Vehicle access would be provided from the rear laneway. Dedication of a new laneway along the southern boundary of the subject site is required as the existing laneway exiting onto McIntosh Road will be closed in the future to remove driveway accesses crossing a future Active Transportation Corridor.

4.2 Site Context

The subject properties are located at the intersection of McIntosh Road and Dougall Road N, in the Rutland Urban Centre. All surrounding properties are within the Urban Centre and developed with a variety of single family dwellings and apartment buildings. The Rutland Transit Exchange is 100 m to the south and Rutland Centennial Park is 175 m to the east.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	UC ₄ – Rutland Urban Centre	Apartment Housing
East	UC ₄ – Rutland Urban Centre	Apartment Housing
South	UC ₄ – Rutland Urban Centre	Single Detached Housing
West	UC ₄ – Rutland Urban Centre	Apartment Housing and Commercial (under construction)

Subject Property Map: 285 & 305 Dougall Rd N and 365 McIntosh Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity.	
Policy 4.1.6 High Density Residential Development	Direct medium and high density development to Urban Centres to provide a greater mix of housing near employment and to maximize use of existing and new infrastructure, services, and amenities. <i>The proposed rezoning is in support of increasing residential density within the Urban Centre.</i>
Objective 4.12 Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres.	
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. Promote underrepresented forms of tenure, including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own. <i>The proposed Rental Only zoning will ensure the proposed apartment housing will be developed and maintained as long-term rental units.</i>

6.0 Technical Comments

6.1 Development Engineering Department

- See Attachment A

7.0 **Application Chronology**

Date of Application Accepted: October 5, 2022

Date Public Consultation Completed: December 19, 2022

Report prepared by: Mark Tanner, Planner II

Reviewed by: Lydia Korolchuk, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Development Engineering Memo

Attachment B: Site Plan