



City of
Kelowna

Z22-0063

285 & 305 Dougall Rd N & 365 McIntosh Rd

Rezoning Application

Proposal

- ▶ 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.

Development Process



Oct 5, 2022

Development Application Submitted



Staff Review & Circulation



Dec 18, 2022

Public Notification Received



Jan 9, 2023

Initial Consideration



Reading Consideration



Final Reading
Development Permit

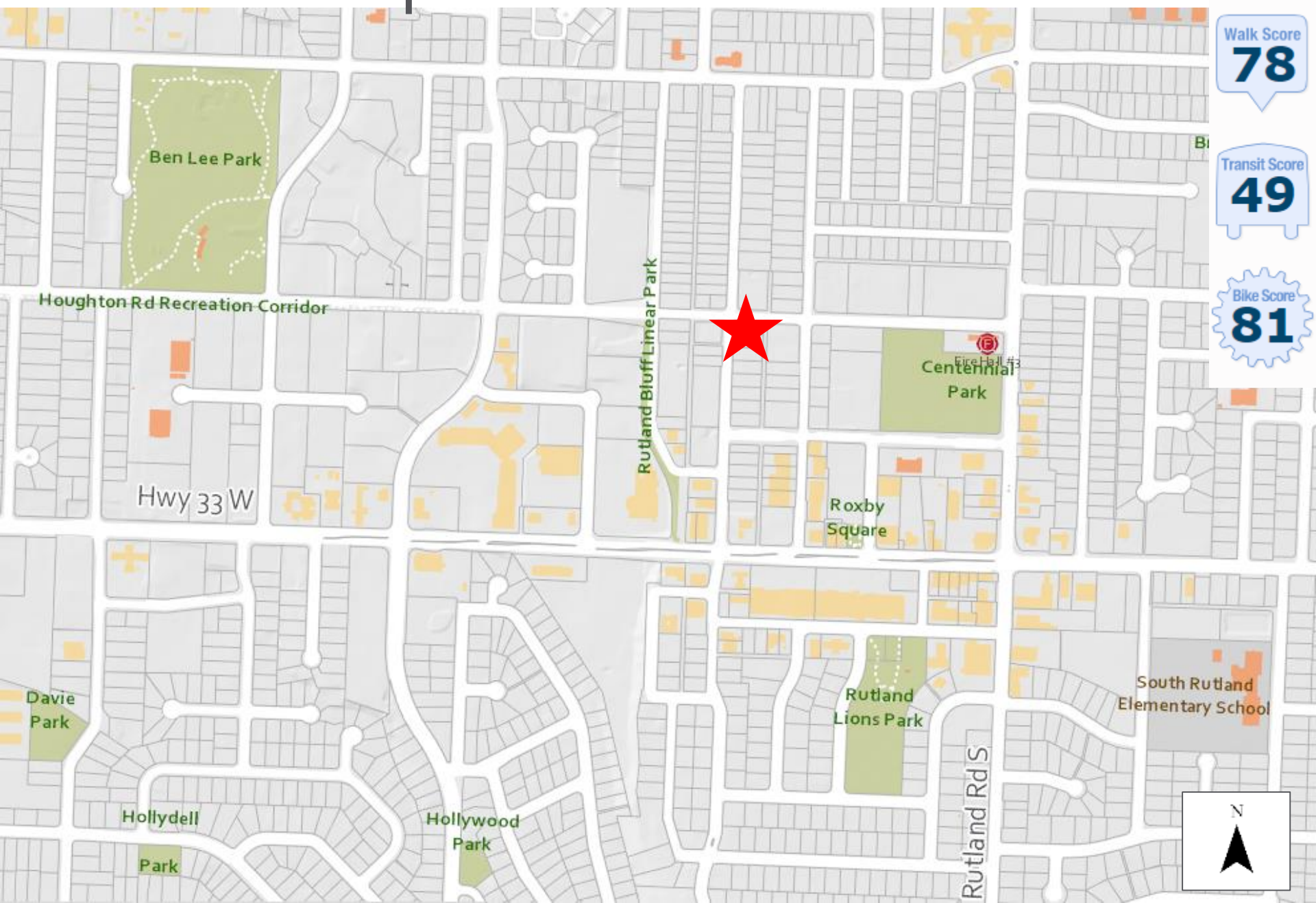


Building Permit



Council Approvals

Context Map



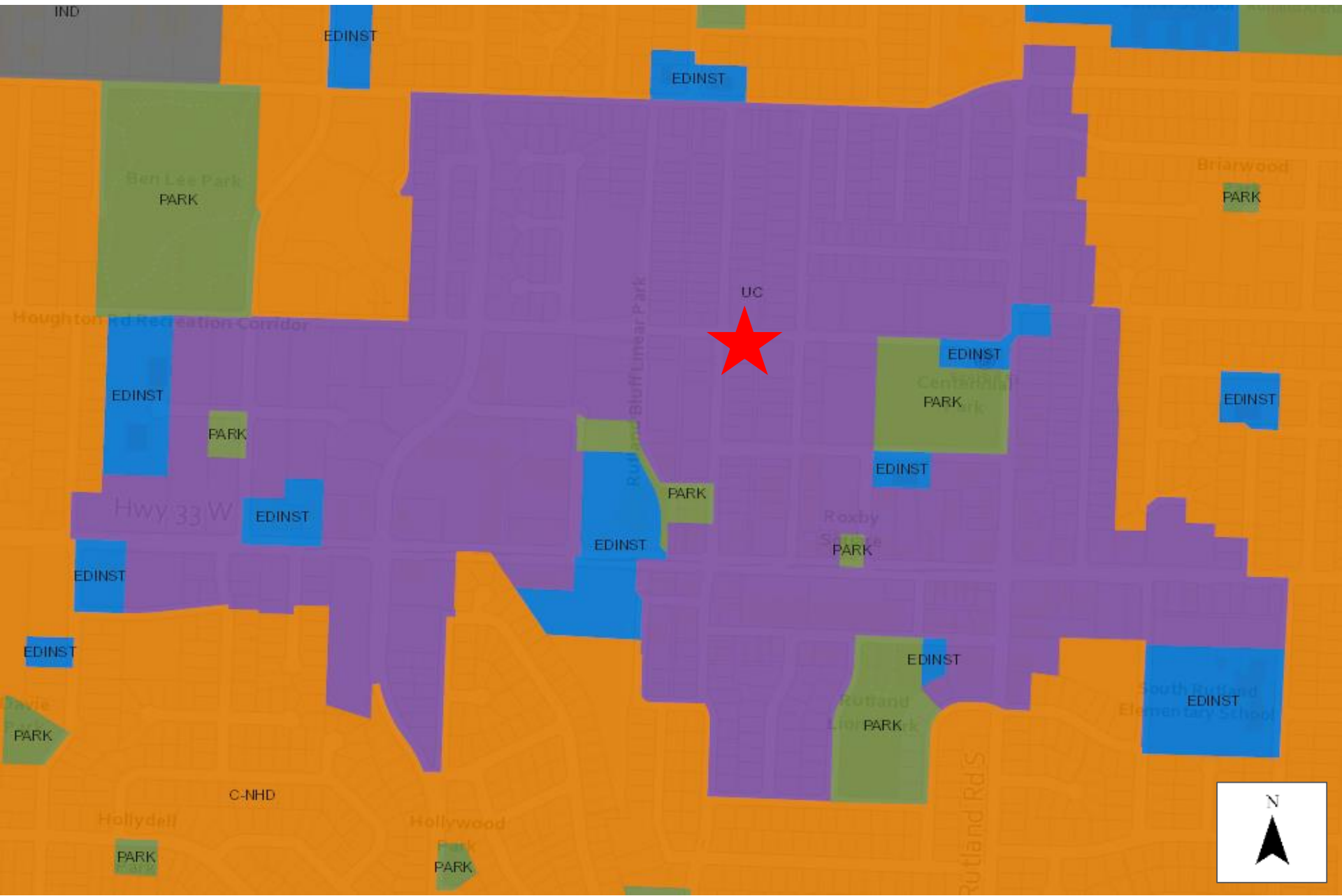
Walk Score
78

Transit Score
49

Bike Score
81



OCP Future Land Use / Zoning



Subject Property Map

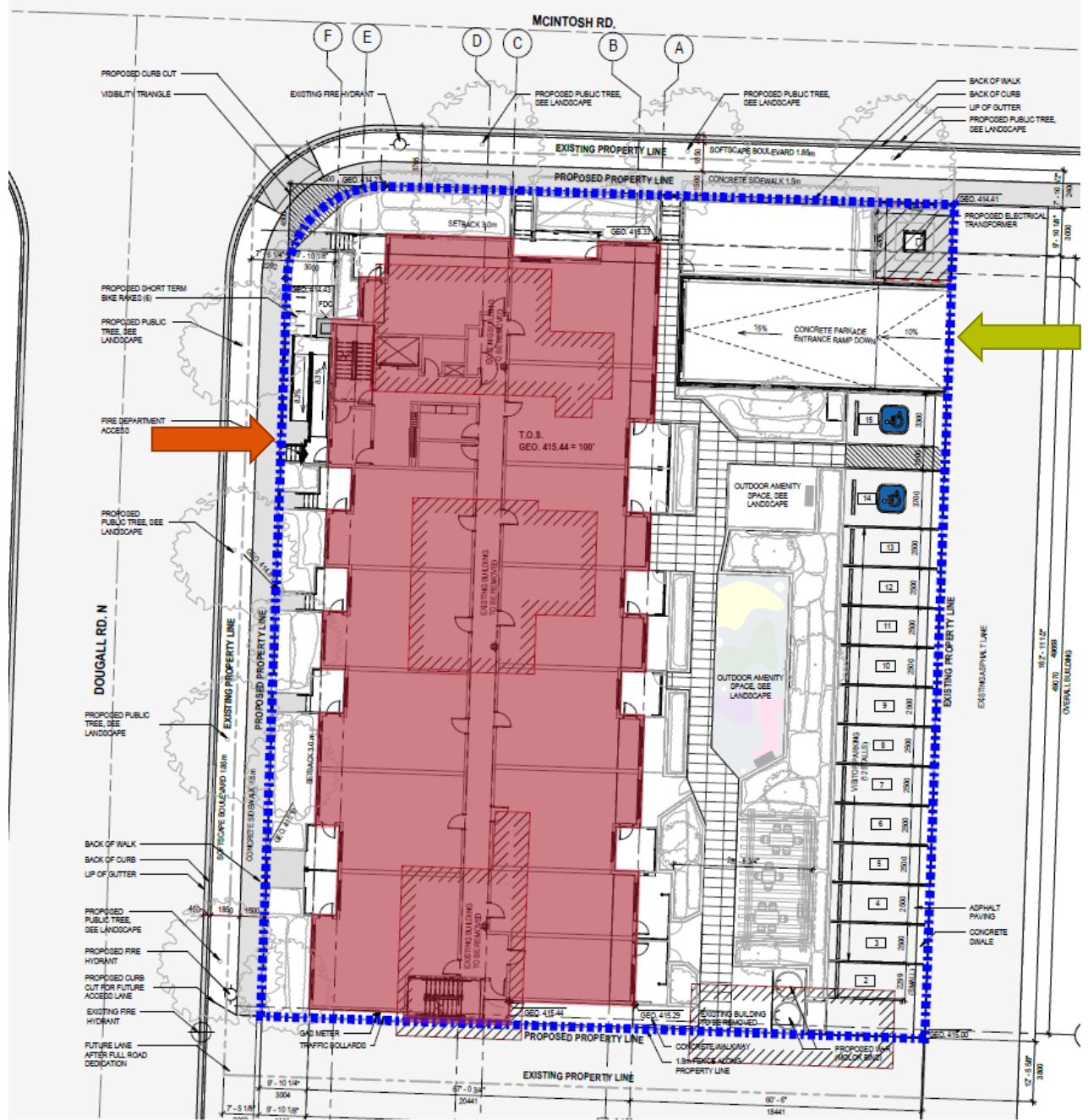


Project Details

- ▶ Apartment housing
 - ▶ Rental only
 - ▶ 6 storeys
 - ▶ Approx. 83 units

- ▶ Access provided from rear laneway
 - ▶ New laneway dedicated along south property line

Site Plan



OCP Policies & Objectives

- ▶ Policy 4.1.6 High Density Residential Development
 - ▶ Direct medium and high density development to Urban Centres

- ▶ Policy 4.12.3 Diverse Housing Tenures
 - ▶ Encourage a range of rental and ownership tenures

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning:
 - ▶ Future Land Use Designation: Urban Centre
 - ▶ OCP Policies
 - ▶ Policy 4.1.6 High Density Residential Development
 - ▶ Policy 4.12.3 Diverse Housing Tenures