

# REPORT TO COUNCIL



**Date:** May 15, 2023

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z23-0010      **Owner:** Various Owners

**Address:** 385 & 405 Leathead Rd and 530 & 540 Dougall Rd N      **Applicant:** Western Canadian Properties Group Ltd.

**Subject:** Rezoning Application

**Existing OCP Designation:** UC – Urban Centre

**Existing Zone:** UC<sub>4</sub> – Rutland Urban Centre

**Proposed Zone:** UC<sub>4r</sub> – Rutland Urban Centre Rental Only

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## 1.0 Recommendation

THAT Rezoning Application No. Z23-0010 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- a. Lot A Section 26 Township 26 ODYD Plan 17758, located at 540 Dougall Rd N, Kelowna, BC;
- b. Lot B Section 26 Township 26 ODYD Plan 17758, located at 530 Dougall Rd N, Kelowna, BC;
- c. Lot 19 Section 26 Township 26 ODYD Plan 3476 Except Plan A12943, located at 405 Leathead Rd, Kelowna, BC;
- d. Lot A Section 26 Township 26 ODYD Plan KAP80294, located at 385 Leathead Rd, Kelowna, BC;

from the UC<sub>4</sub> – Rutland Urban Centre zone to the UC<sub>4r</sub> – 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 May 15, 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 UC<sub>4</sub> – Rutland Urban Centre zone to the UC<sub>4r</sub> – 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<sub>4r</sub> - Rutland Urban Centre (Rental Only) zone. The proposed rezoning will facilitate the development of a rental apartment building which aligns 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 Site Context & Background**

**4.1 Site Context**

Orientation	Zoning	Land Use
North	P <sub>2</sub> – Education and Minor Institutional	Religious Assembly
East	UC <sub>4</sub> – Rutland Urban Centre	Semi-Detached Housing
South	UC <sub>4</sub> – Rutland Urban Centre	Single Detached Housing
West	UC <sub>4</sub> – Rutland Urban Centre	Single Detached Housing

**Subject Property Map: 385 & 405 Leathead Rd and 530 & 540 Dougall Rd N**



The subject properties are located at the intersection of Leathead Road and Dougall Rd N at the northern boundary of the Rutland Urban Centre. The properties to the north are designated Core Area Neighbourhood and are used for religious assembly. Properties to the east, west, and south are designated and zoned as Urban Centre. There are public transit stops on Leathead Road within 100 m of the subject properties.

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

<b>Objective 4.1 Strengthen the Urban Centres as Kelowna's primary hubs of activity.</b>	
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 would increase residential density within the Urban Centre.</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. 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: February 15, 2023

Date Public Consultation Completed: April 21, 2023

**Report prepared by:** Mark Tanner, Planner II

**Reviewed by:** Jocelyn Black, 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