



City of
Kelowna

Z23-0010

385 & 405 Leathead Rd and 530 & 540 Dougall Rd N

Rezoning Application

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.

Development Process

Feb 15, 2023

Development Application Submitted



Staff Review & Circulation



April 21, 2023

Public Notification Received



May 15, 2023

Initial Consideration



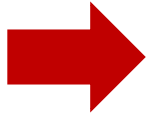
Reading Consideration



Final Reading & Development Permit



Building Permit



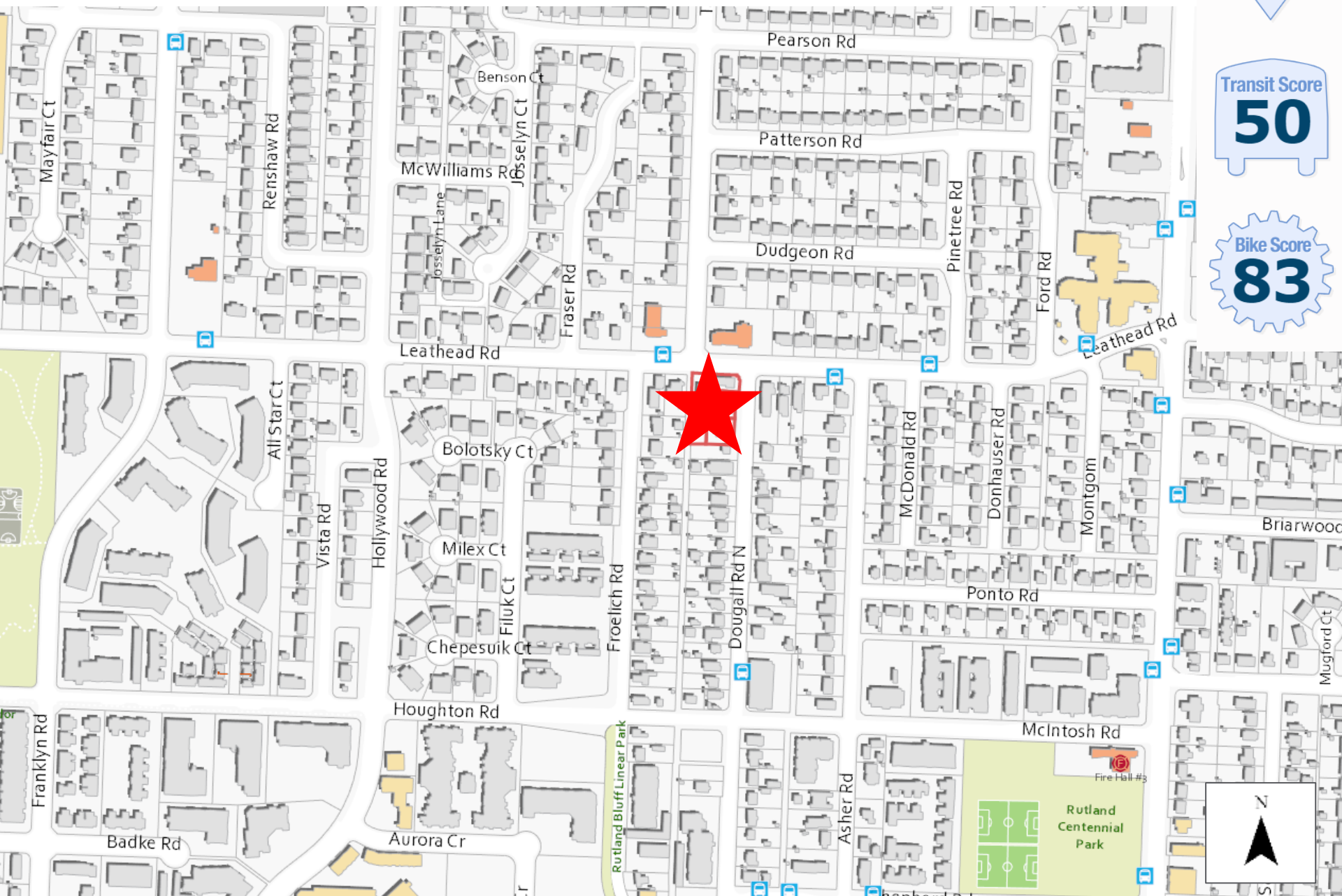
Council
Approvals

Context Map

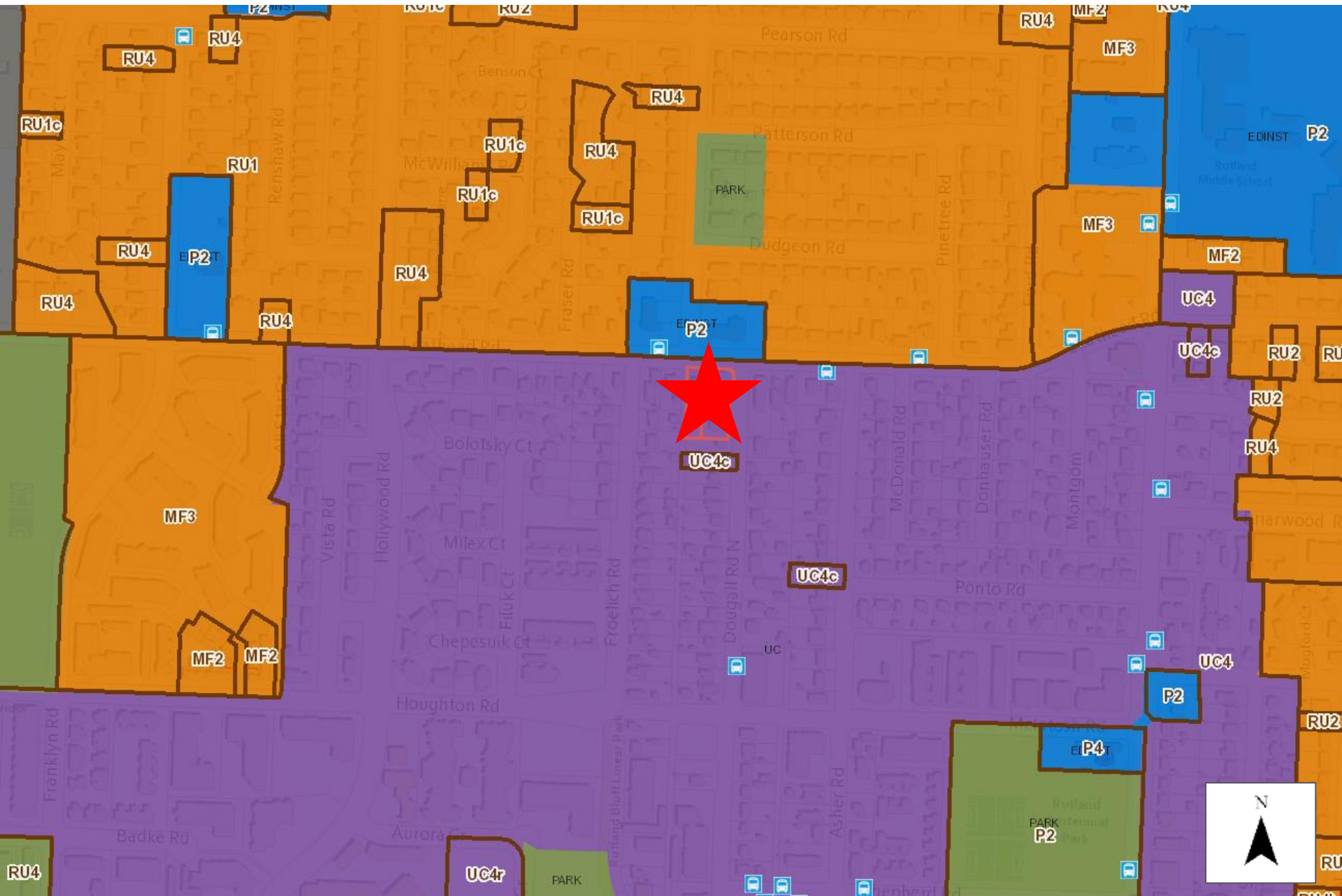
Walk Score
76

Transit Score
50

Bike Score
83



OCP Future Land Use



Subject Property Map



Project Details

- ▶ UC₄ – Rutland Urban Centre zone to UC_{4r} – Rutland Urban Centre (Rental Only)
 - ▶ Facilitate construction of apartment housing
 - ▶ Long-term rental housing
 - ▶ Vehicle access from lane

OCP Objectives & Policies

- ▶ Policy 4.1.6 High Density Residential Development
 - ▶ Direct medium and high density development to the 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 as it is consistent with:
 - ▶ OCP Future Land Use: Urban Centre
 - ▶ OCP Policies:
 - ▶ Policy 4.1.6 High Density Residential Development
 - ▶ Policy 4.12.3 Diverse Housing Tenures