

REPORT TO COUNCIL REZONING



Date: October 30, 2023
To: Council
From: City Manager
Address: 450 Montgomery Road
File No.: Z23-0060

	Existing	Proposed
OCP Future Land Use:	UC – Urban Centre	UC – Urban Centre
Zone:	UC ₄ – Rutland Urban Centre	UC _{4r} – Rutland Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z23-0060 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 11 Section 26 Township 26 ODYD Plan 7783, located at 450 Montgomery 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 October 30, 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 long-term rental apartment housing.

3.0 Development Planning

Staff support the proposal to rezone the subject property to the UC_{4r} – 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.

Lot Area	Proposed (m ²)
Gross Site Area	1085.2 m ²
Road Dedication	Approx. 130 m ²
Undevelopable Area	n/a
Net Site Area	955.2 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC ₄ – Rutland Urban Centre	Single Detached Housing
East	UC ₄ – Rutland Urban Centre	Single Detached Housing
South	UC ₄ – Rutland Urban Centre	Single Detached Housing
West	UC ₄ – Rutland Urban Centre	Single Detached Housing

Subject Property Map: 450 Montgomery Rd



The subject property is located at the southern end of the block, south of the Leathead – Montgomery road intersection and west of Rutland Rd N. There are public transit stops located along Leathead Rd and Rutland Rd N. There are commercial buildings that service the existing neighbourhood located at the north end of the block as well as along Rutland Rd N. Rutland Middle and Senior Schools are located in close proximity to the subject site on the east side of Rutland Rd N approximately 300 m to the north. Rutland Centennial Park is located approximately 200 m south of the subject site.

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 would increase residential density within the Urban Centre.</i>

<p>Policy 4.12.3 Diverse Housing Tenures</p>	<p>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.</p>
	<p><i>The proposed Rental Only zoning will ensure the proposed apartment housing will be developed and maintained as long-term- rental units.</i></p>

6.o Application Chronology

Application Accepted: August 30, 2023
 Neighbourhood Notification Summary Received: September 1, 2023

Report prepared by: Andrew Ferguson, Planner II
Reviewed by: Lydia Korolchuk, Acting Planning Supervisor
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:
 Attachment A: Development Engineering Memo

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.