



City of
Kelowna

Z23-0060 450 Montgomery Rd

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 long-term rental apartment housing.

Development Process

Aug 30, 2023

Development Application Accepted



Staff Review & Circulation



Sep 1, 2023

Public Notification Received



Oct 30, 2023

Initial Consideration



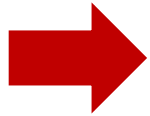
Reading Consideration



Final Reading & DP/DVP



Building Permit

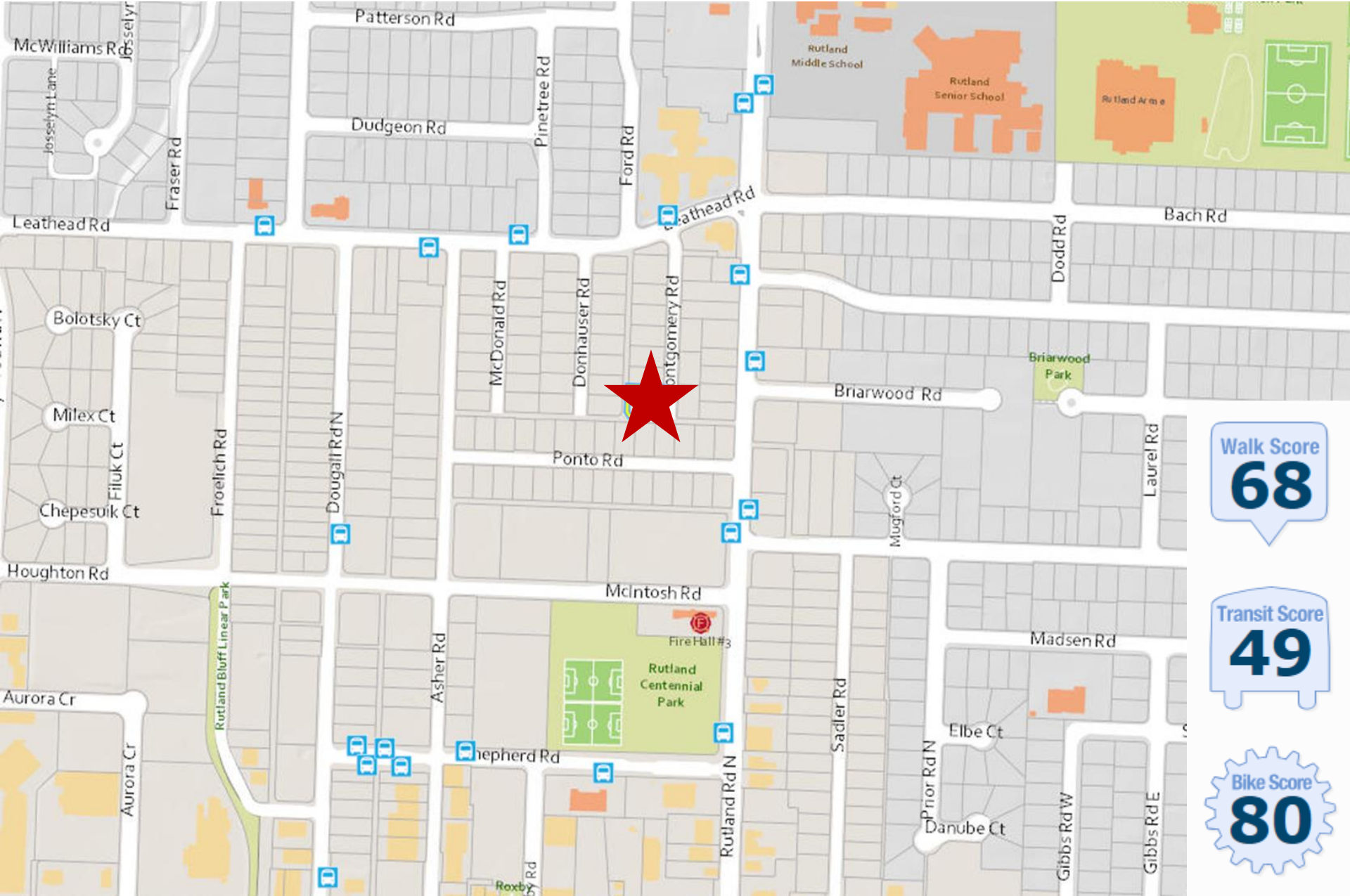


Oct 30, 2023



Council
Approvals

Context Map

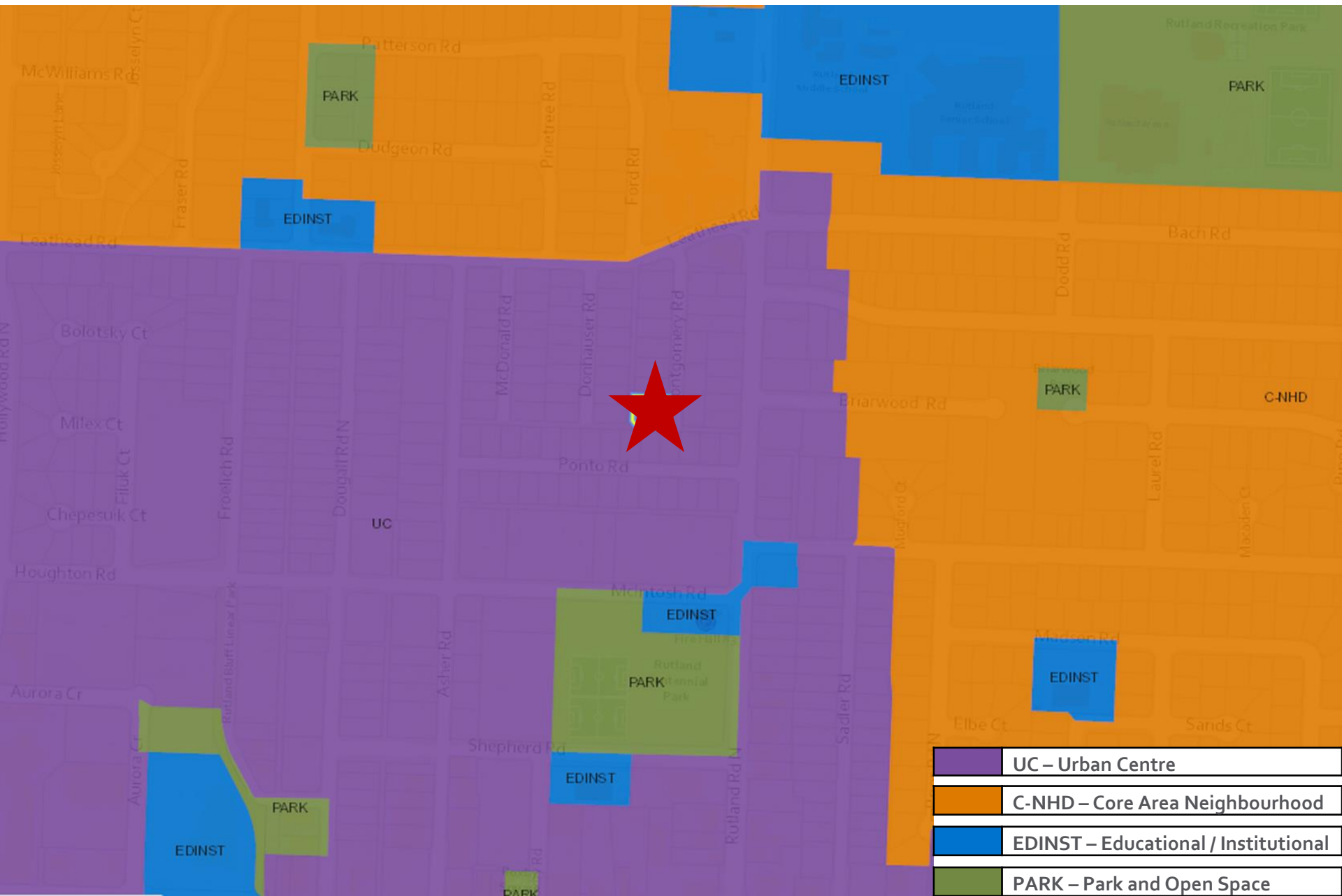






Walk Score
68

Transit Score
49

Bike Score
80

OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	EDINST – Educational / Institutional
	PARK – Park and Open Space

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 Tenure