



City of  
**Kelowna**

Z23-0049  
135 Barber Rd

Rezoning Application

# 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 a rental apartment housing development

# Development Process

Nov 24, 2022

Development Application Accepted



Staff Review & Circulation



May 9, 2023

Text Amendment Public Hearing



Rezoning Application Accepted



Jan 4, 2024

Public Notification Received



Initial Consideration



Reading Consideration

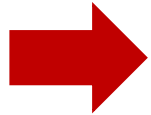


Final Reading & DP/DVP

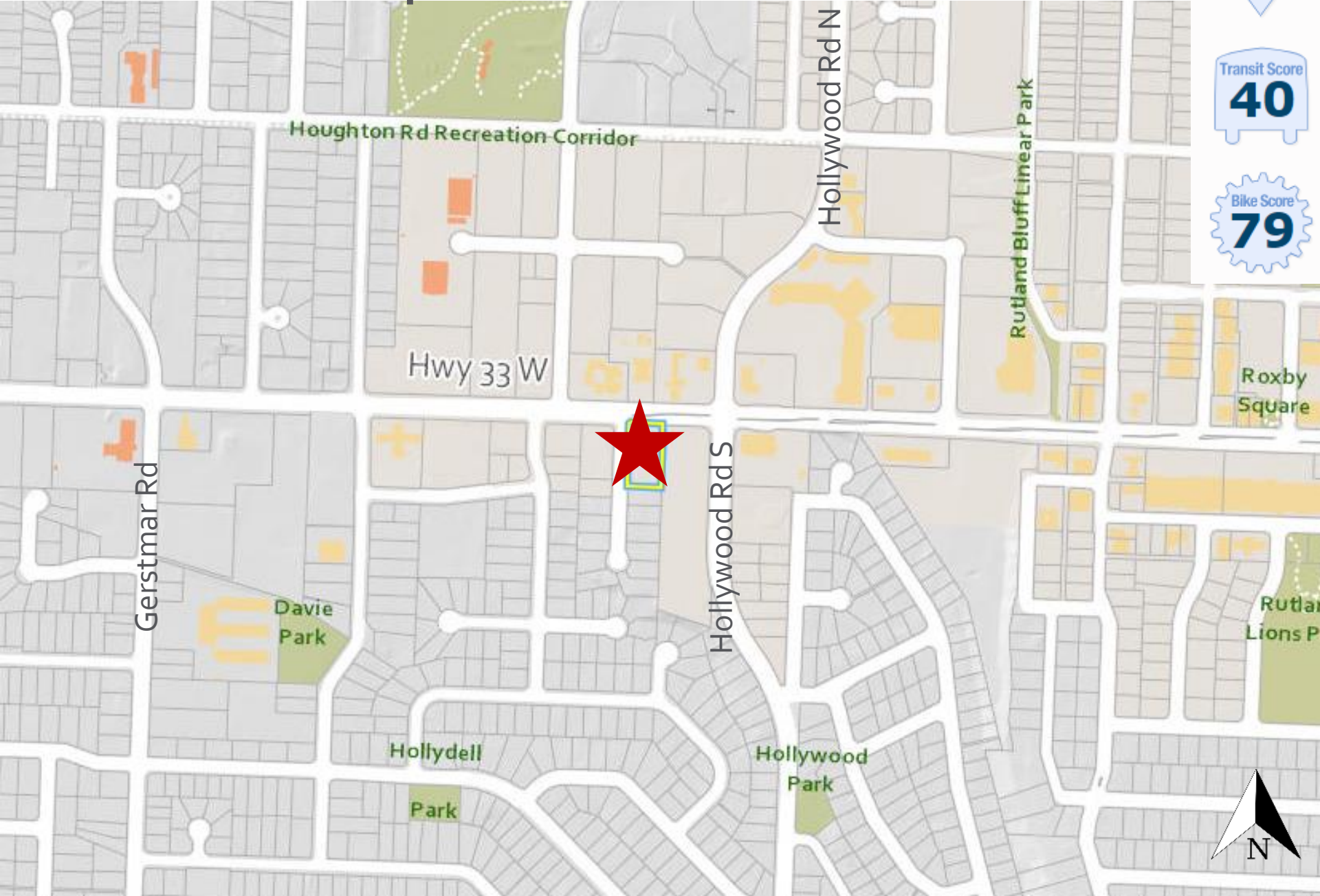


Building Permit

Council  
Approvals



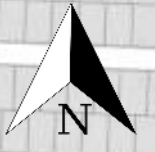
# Context Map



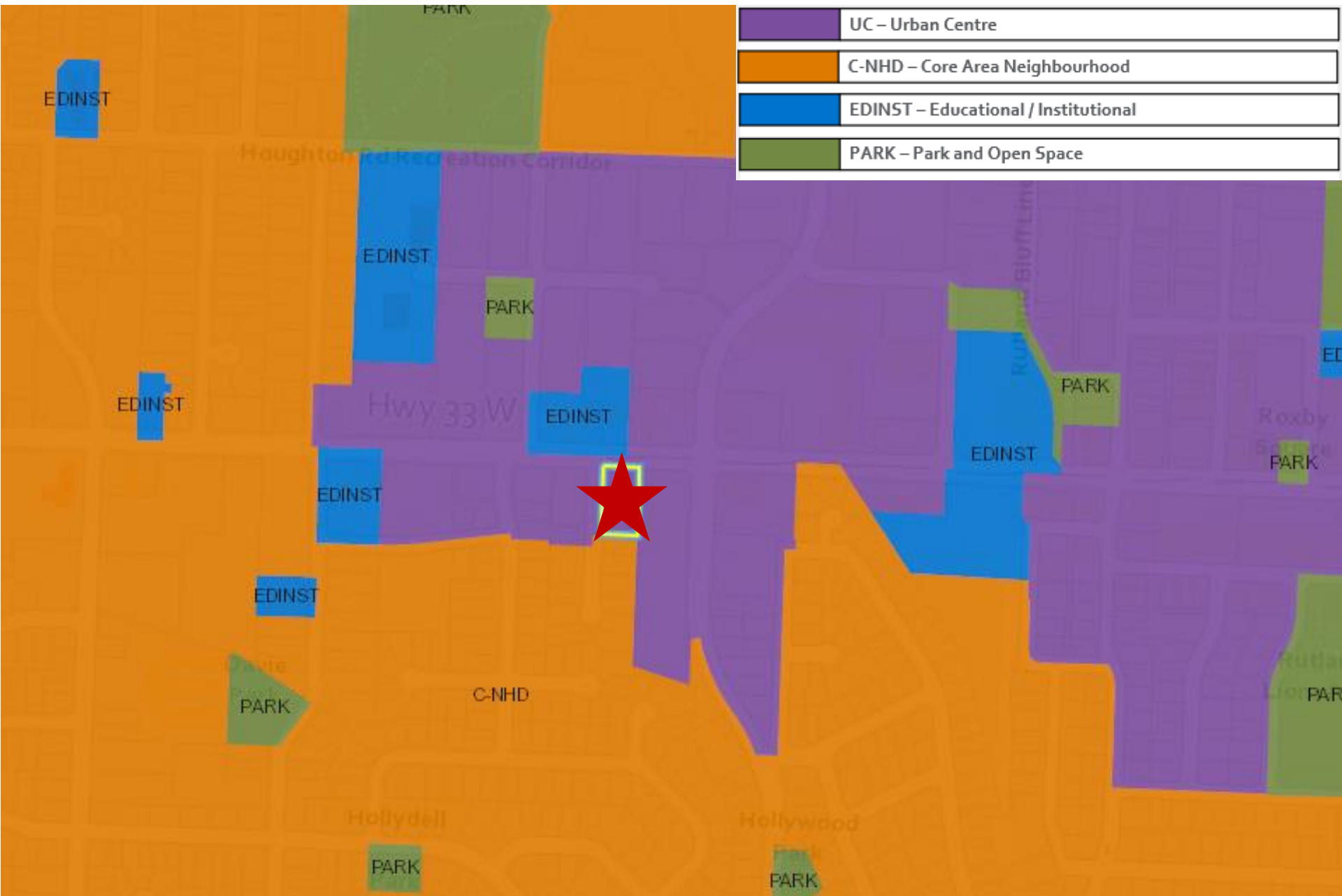
Walk Score  
**71**

Transit Score  
**40**

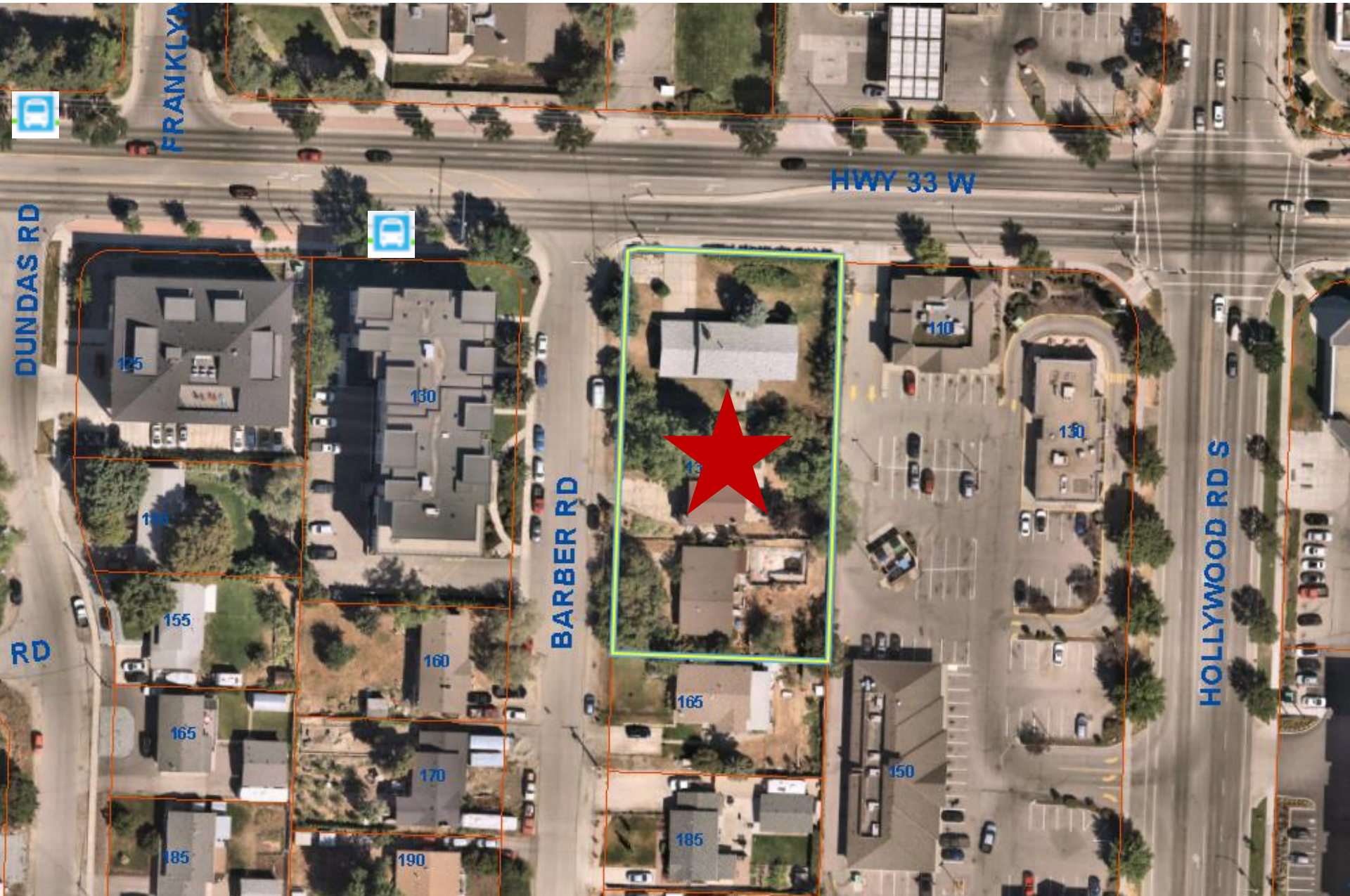
Bike Score  
**79**



# OCP Future Land Use



# Subject Property Map



# Project Details

- ▶ OCP Future Land Use UC – Urban Centre
- ▶ UC<sub>4r</sub> – Rutland Urban Centre (Rental Only)
  - ▶ Facilitate construction of rental apartment housing
  - ▶ Long-term rentals
  - ▶ Vehicular access from Barber Rd
- ▶ Transit stops located along Hwy 33 W
- ▶ Site-specific text amendment currently at 3<sup>rd</sup> reading
  - ▶ No ground-floor commercial on Hwy 33 W frontage

# 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 Objectives in Chapter 4 Urban Centre
    - ▶ High Density Residential Development
    - ▶ Diverse Housing Tenures
  - ▶ Healthy Housing Strategy
    - ▶ Rental Housing