

# REPORT TO COUNCIL REZONING



**Date:** February 26, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 200, 210 & 230 Sadler Road  
**File No.:** Z23-0084

	Existing	Proposed
<b>OCP Future Land Use:</b>	UC – Urban Centre	UC – Urban Centre
<b>Zone:</b>	UC <sub>4</sub> – Rutland Urban Centre	UC <sub>4r</sub> – Rutland Urban Centre Rental Only

## 1.0 Recommendation

That Rezoning Application No. Z23-0084 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- a) That Part of Lot 3 Lying East of a Line Drawn Parallel To And 155.1 Feet Distant from the Westerly Boundary of Said Lot; Section 26 Township 26 ODYD Plan 2773, located at 200 Sadler Rd, Kelowna BC;
- b) The East ½ of Lot 4 Section 26 Township 26 ODYD Plan 2773 Except Plan 5971, located at 210 Sadler Rd, Kelowna BC; and
- c) Lot B Section 26 Township 26 ODYD Plan 12323, located at 230 Sadler 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 February 26, 2024;

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 & Development Variance Permit for the subject property.

## 2.0 Purpose

To rezone the subject properties 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.

The applicant is required to dedicate 2.3 m of road frontage at 200 and 210 Sadler Rd with no road dedication required along the frontage for 230 Sadler Rd.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	2,708 m <sup>2</sup>
Road Dedication	88.2 m <sup>2</sup>
Undevelopable Area	n/a
Net Site Area	2,619 m <sup>2</sup>

**4.0 Site Context & Background**

Orientation	Zoning	Land Use
North	UC <sub>4</sub> – Rutland Urban Centre	Single Detached Housing
East	UC <sub>4</sub> – Rutland Urban Centre	Single Detached Housing
South	UC <sub>4</sub> – Rutland Urban Centre	Single Detached Housing
West	UC <sub>4</sub> – Rutland Urban Centre	Commercial

**Subject Property Map: 200, 210 & 230 Sadler Rd**



The subject properties are located mid-block on the west side of Sadler Rd and northeast of the Hwy 33 / Rutland Rd intersection. Public transit stops are located nearby along Hwy 33 to the south and Rutland Rd to the west. The subject sites are located within walking distance to a variety of commercial retail uses largely

located adjacent to Highway 33 and Rutland Centennial Park which is located on the west side of Rutland Rd N.

**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 maximise 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 Application Chronology**

Application Accepted: December 7, 2023  
 Neighbourhood Notification Summary Received: January 19, 2024

**Report prepared by:** Andrew Ferguson, Planner II  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department 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](http://www.kelowna.ca/currentdevelopments).