



City of
Kelowna

Z23-0084

200, 210 & 230 Sadler Rd

Rezoning Application

Purpose

- ▶ To rezone the subject properties 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



Dec 7, 2023

Development Application Submitted



Staff Review & Circulation



Jan 19, 2024

Public Notification Received



Feb 26, 2024

Initial Consideration



Reading Consideration



Final Reading & DP/DVP



Building Permit



Council Approvals

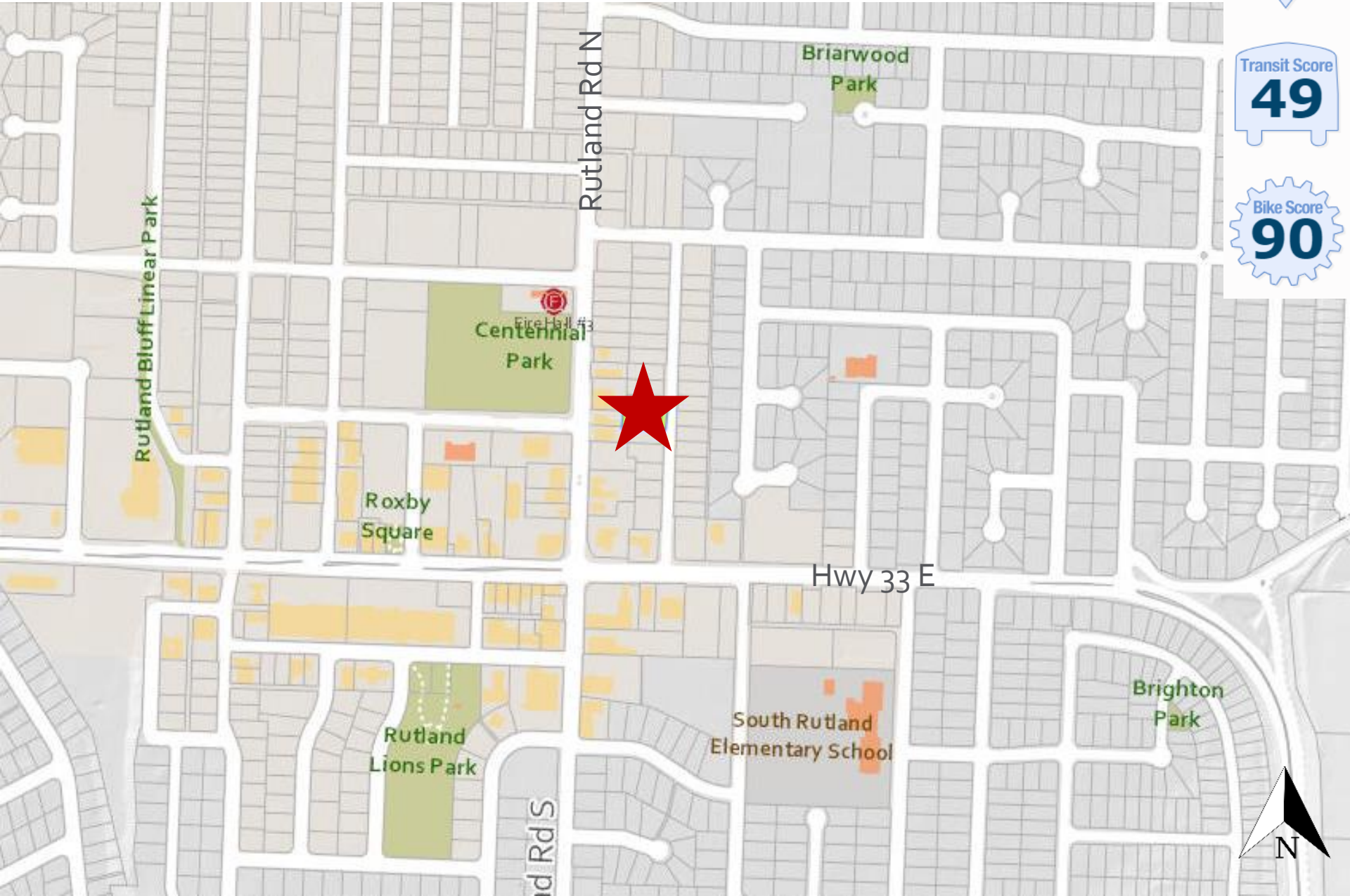


Context Map

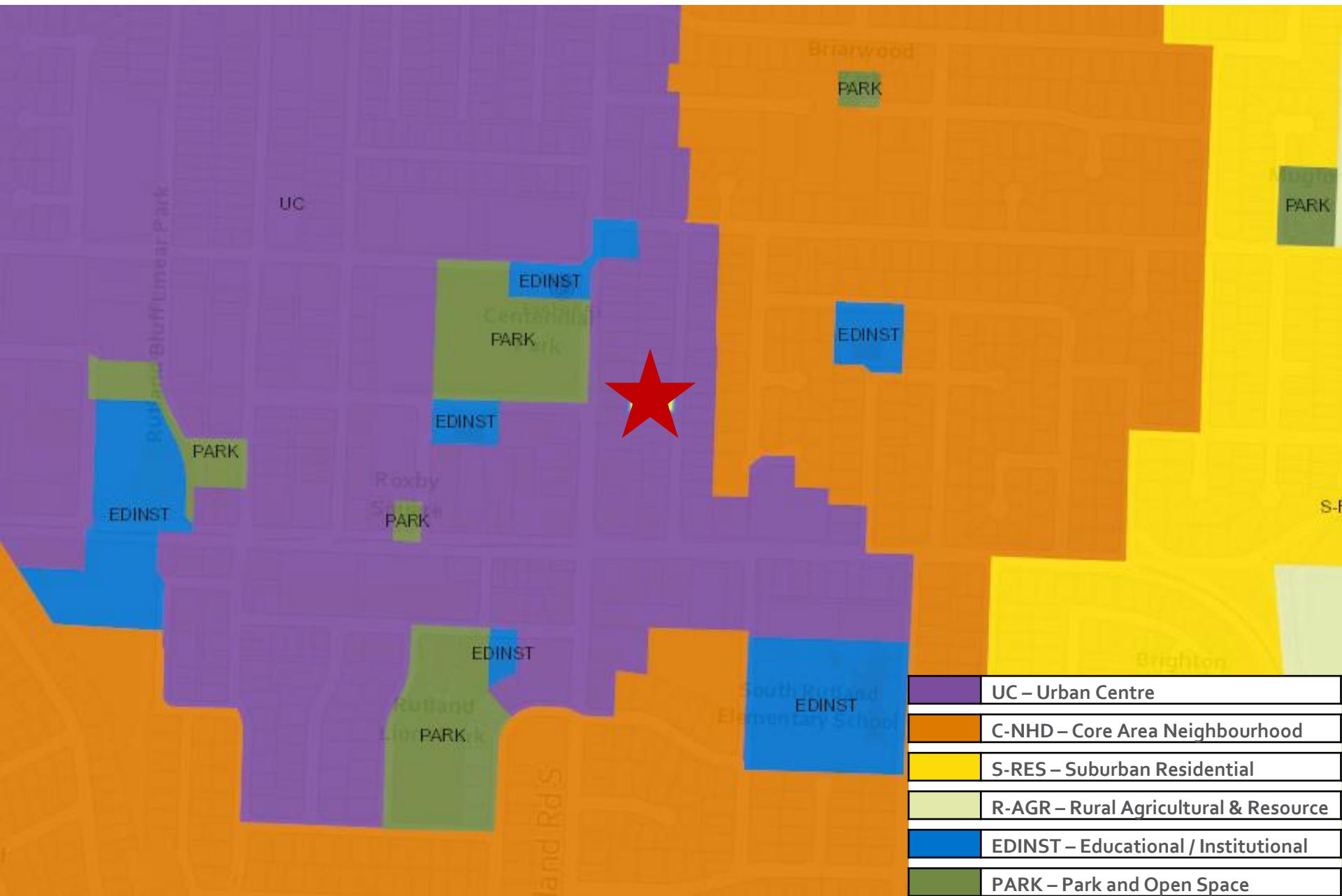
Walk Score
86







Transit Score
49

Bike Score
90

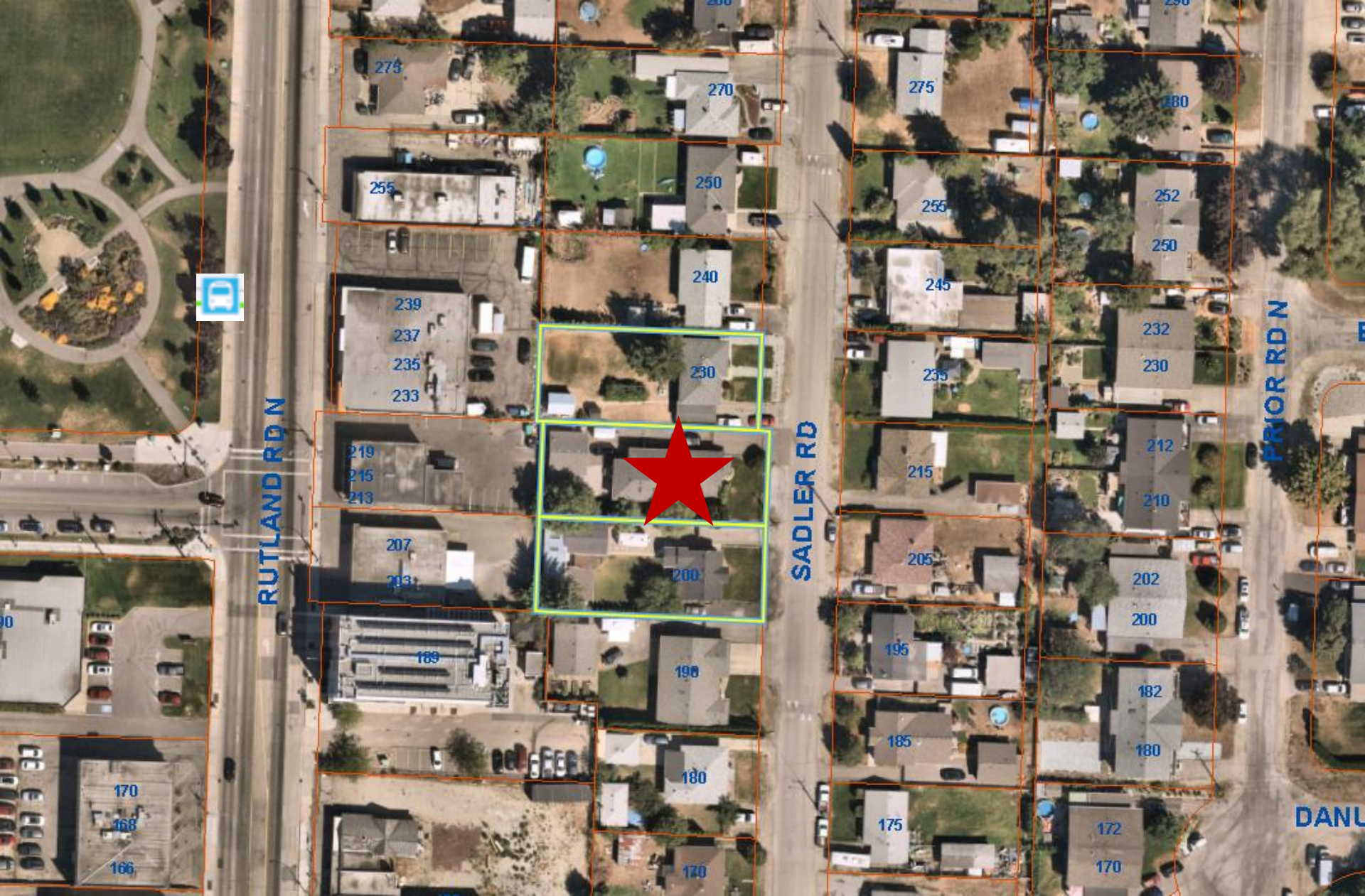


OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	R-AGR – Rural Agricultural & Resource
	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 entrance Sadler Rd

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
 - ▶ Development Permit to follow