

REPORT TO COUNCIL REZONING



Date: March 11, 2024
To: Council
From: City Manager
Address: 165 Leathead Rd
File No.: Z23-0072

	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. Z23-0072 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 5 Section 26 Township 26 ODYD Plan 7783, located at 165 Leathead 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 March 11, 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 and Development Variance 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 rental apartment housing.

3.0 Development Planning

Staff support the proposal to rezone the subject properties to the UC_{4r} – Rutland Urban Centre Rental Only zone. The proposed rezoning will facilitate the development of a rental apartment housing development which supports key direction within the Healthy Housing Strategy to promote and protect rental housing. The proposed rental apartment housing use is also 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 approximately 2.5 m of road frontage along Montgomery Rd and 0.8 m along the rear lane to accommodate future road and lane widening.

Lot Area	Proposed (m ²)
Gross Site Area	1,087 m ²
Road Dedication	98.2 m ²
Undevelopable Area	N/A
Net Site Area	988.8 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC ₄ – Rutland Urban Centre	Vacant / Utility
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: 165 Leathead Rd



The subject property is located one lot south of Leathead Rd and is situated in close proximity to the Rutland Rd N / Leathead Rd intersection. Public transit stops are located nearby along Leathead Rd and Rutland Rd N. There are commercial buildings that service the existing neighbourhood located directly east of the subject site and along Rutland Rd N. The site is located within walking distance of Rutland Middle and Senior Schools and Rutland Centennial Park.

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>
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 subzone will ensure the proposed apartment housing will be developed and maintained as long-term-rental units.</i>

6.0 Application Chronology

Application Accepted: September 11, 2023
 Neighbourhood Notification Summary Received: February 2, 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, Climate Action & Development Services

Attachments:

Attachment A: Development Engineering Memo

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