

REPORT TO COUNCIL REZONING



Date: June 17, 2024
To: Council
From: City Manager
Address: 425, 445, 455 Vista Rd
File No.: Z24-0010

	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 Z24-0010 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- Lot 16 Sections 26 and 27 Township 26 ODYD Plan 20663, located at 425 Vista Rd, Kelowna, BC;
- Lot 17 Sections 26 and 27 Township 26 ODYD Plan 20663, located at 445 Vista Rd, Kelowna, BC; and,
- Lot 18 Sections 26 and 27 Township 26 ODYD Plan 20663, located at 455 Vista 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 June 17, 2024;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 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.

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 building which aligns with the Official Community Plan (OCP) Future Land Use Designation of Urban Centre. The proposed Rental Only subzone and the apartment housing use are consistent with OCP Policies which encourage medium- and high-density residential development and diverse housing tenures within the Urban Centre.

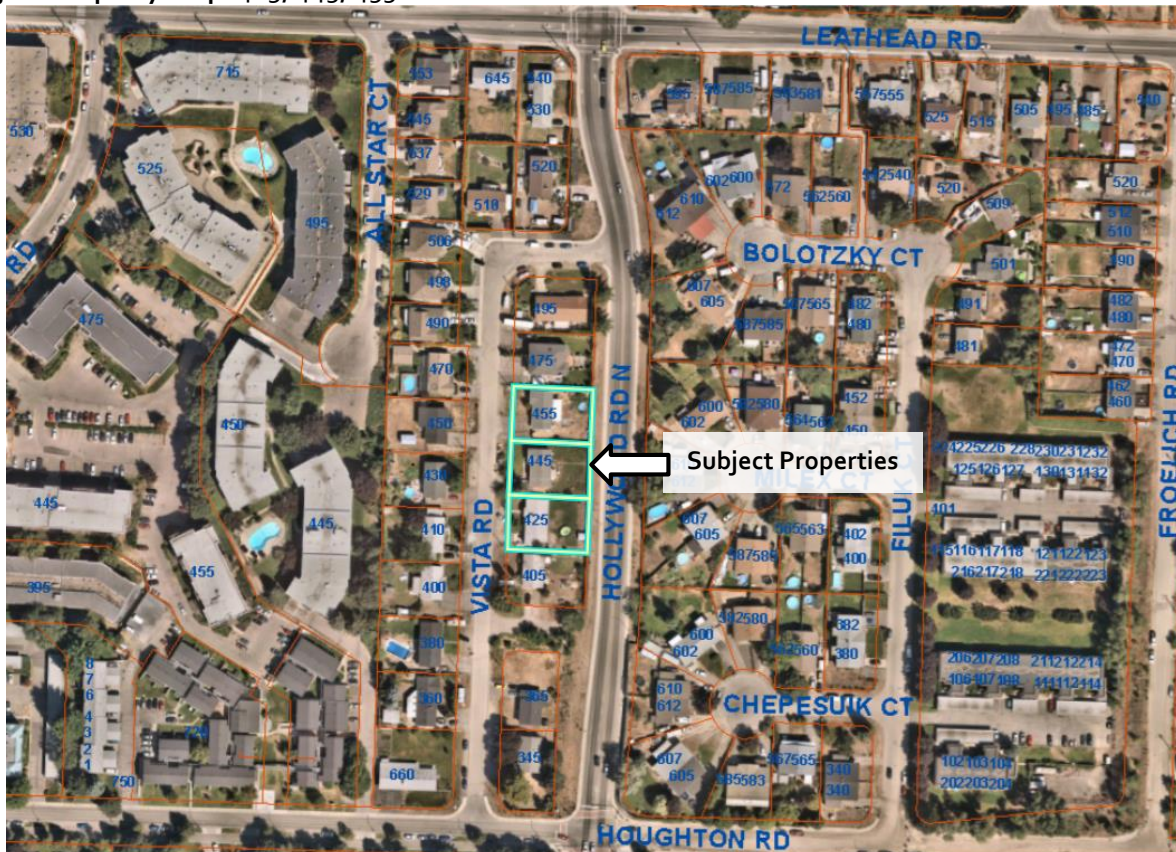
The applicant is required to dedicate approximately 0.5 m of road frontage along the entire frontage of Hollywood Rd. N. to achieve a right-of-way width of 25.5 m to accommodate the future primary active transportation corridor. No road dedication is required along the Vista Rd frontage.

Lot Area	Proposed (m ²)
Gross Site Area	2,510
Road Dedication	Approx. 40
Undevelopable Area	N/A
Net Site Area	Approx. 2,470

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC ₄ – Rutland Urban Centre MF ₁ – Infill Housing	Single Detached Housing Townhouse Housing
East	UC ₄ – Rutland Urban Centre	Single Detached Housing Townhouse Housing
South	UC ₄ – Rutland Urban Centre	Single Detached Housing
West	UC ₄ – Rutland Urban Centre MF ₂ – Townhouse Housing MF ₃ – Apartment Housing	Single Detached Housing Townhouse Housing

Subject Property Map: 425, 445, 455 Vista Rd



The subject properties are located mid-block and are double fronting onto Hollywood Rd N. to the east and Vista Rd to the west. Public transit stops are located approximately 200 m to the north along Leathead Rd and approximately 500 m to the south along Hwy 33 W. The subject properties are located within walking distance to the Houghton Rd Recreation Corridor, to Rutland Elementary, Middle and Senior Schools, several

parks, and variety of commercial retail uses that are largely located along Highway 33. The surrounding neighbourhood primarily consists of single detached dwellings, with townhouse development and several low-medium density apartment buildings to the west of the site.

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 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: March 12, 2024
 Neighbourhood Notification Summary Received: April 8, 2024

Report prepared by: Barbara B. Crawford, 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 Memorandum, dated March 25, 2024
 Attachment B: Draft Site Plan
 Attachment C: Summary of Neighbourhood Notification

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