



City of
Kelowna

Z24-0010

425, 445, 455 Vista 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

Mar 12, 2024

Development Application Submitted



Staff Review & Circulation



Apr 8, 2024

Neighbourhood Notification Received



June 17, 2024

Initial Consideration



Reading Consideration



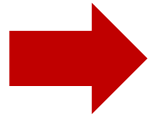
Final Reading



Development Permit

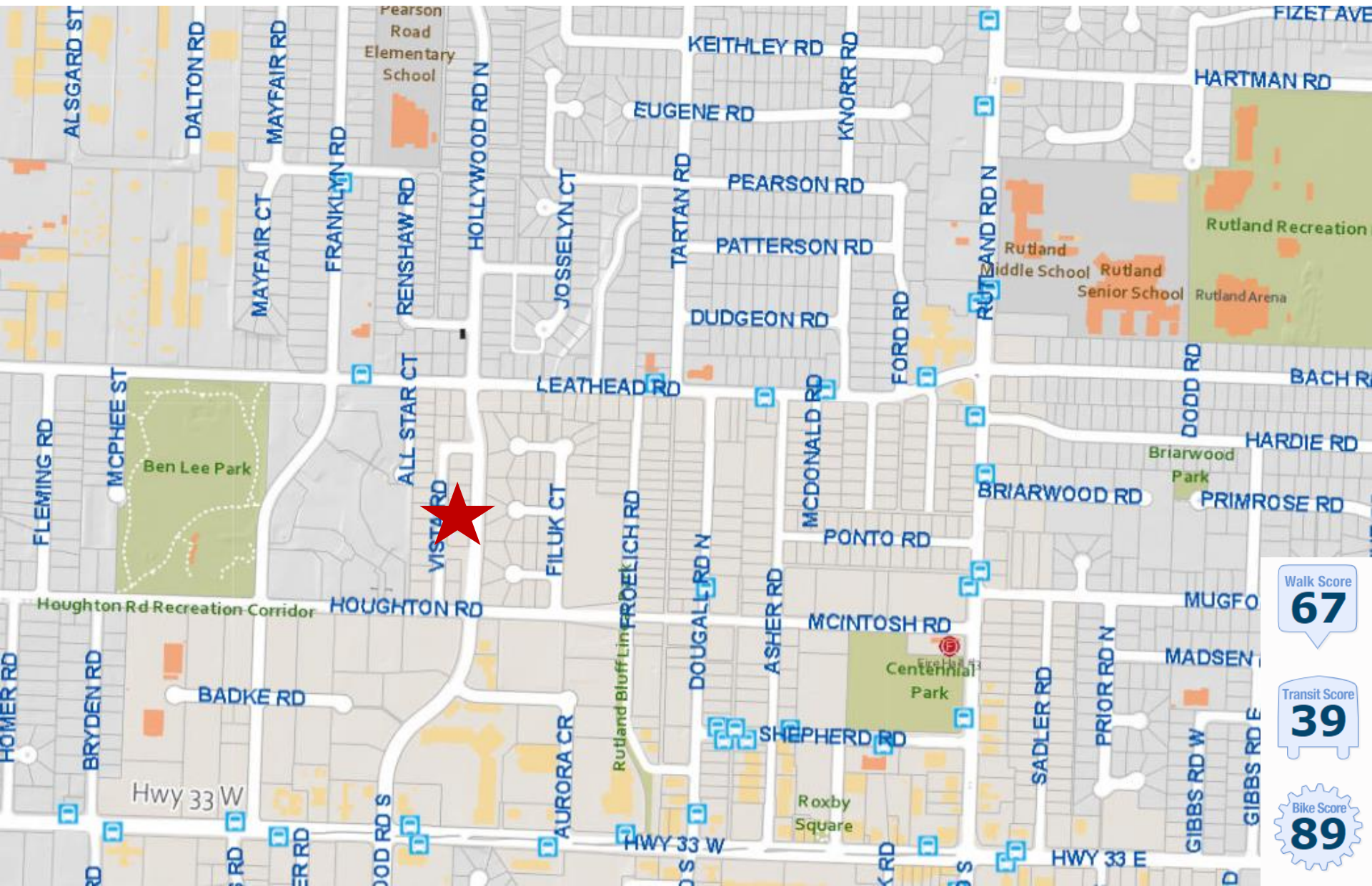


Building Permit



Council
Approvals

Context Map

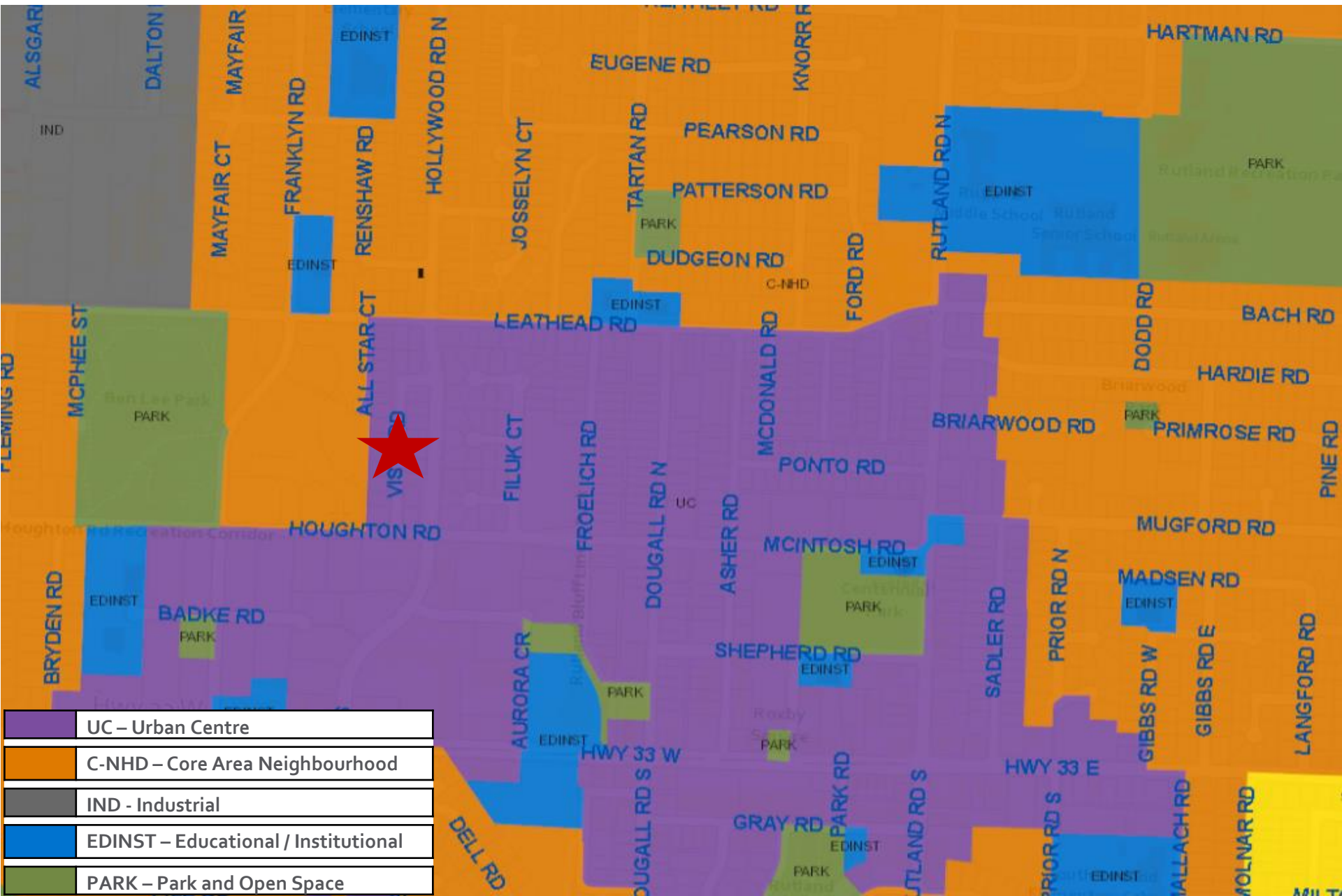







Walk Score
67

Transit Score
39

Bike Score
89

OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	IND - Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space

Subject Property Map



Project Details

- ▶ UC – Urban Centre
- ▶ UC_{4r} – Rutland Urban Centre Rental Only
 - ▶ Three lot rezoning & consolidation
 - ▶ Long term apartment housing rental
 - ▶ Site access from Vista Rd
 - ▶ Road dedication
- ▶ Close to transit stops, recreation corridor, parks, schools, commercial retail uses

OCP Objectives & Policies

- ▶ **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.
- ▶ **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.

Staff Recommendation

- ▶ Staff recommend support for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use UC
 - ▶ OCP Objectives in Chapter 4 Urban Centre
 - ▶ High Density Residential Development
 - ▶ Housing Diversity
 - ▶ Rental Housing
 - ▶ Development Permit to follow for Council consideration