

REPORT TO COUNCIL REZONING



Date: June 24, 2024
To: Council
From: City Manager
Address: 438 Valley Rd
File No.: Z23-0065

	Existing	Proposed
OCP Future Land Use:	VC – Village Centre	VC – Village Centre
Zone:	MF1 – Infill Housing	VC1r – Village Centre Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z23-0065 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Sections 32 AND 33 Township 26 ODYD Plan 22004 EXCEPT PLAN 23353, located at 438 Valley Rd, Kelowna, BC from the MF1 – Infill Housing zone to the VC1r – Village Centre Rental Only zone, be considered by Council;

AND FURTHER 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 24, 2024.

2.0 Purpose

To rezone the subject property from the MF1 – Infill Housing zone to the VC1r – Village Centre Rental Only zone to facilitate a rental apartment housing development.

3.0 Development Planning

Staff recommend support for the proposed rezoning to the VC1r – Village Centre Rental Only zone. This proposed zone is consistent with the Future Land Use designation within the Official Community Plan (OCP) of Village Centre. Additionally, the proposed rental only tenure would restrict any building or bareland stratification of residential housing units, supporting households seeking rental housing. The utilization of the rental only subzone supports key direction within the Healthy Housing Strategy to promote and protect rental housing.

Lot Area	Proposed (m ²)
Gross Site Area	4,745 m ²
Road Dedication	175 m ²
Net Site Area	4,570 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF3 – Apartment Housing	Apartment Housing
East	MF3 – Apartment Housing A1 - Agriculture	Apartment Housing Single Detached Dwellings & Agriculture
South	MF1 – Infill Housing	Single Detached Dwellings
West	MF2 – Townhouse Housing	Vacant Land

Subject Property Map: 438 Valley Rd



The subject property is located within the Glenmore Village Centre and is located west of Valley Rd. It is near commercial shopping areas, parks and schools. The property currently has one single detached dwelling, which would be demolished to facilitate this development. Drysdale Blvd would be extended and constructed along the full frontage of the property as a requirement of this proposal, as outlined in Attachment A. All vehicular access for the proposed development would be from the newly built portion of Drysdale Blvd.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.1 Encourage Village Centres as Kelowna’s secondary hubs of activity.	
Policy 5.1.6 Glenmore Village Centre	Support development in the Glenmore Village Centre to serve citizens in neighbourhoods in north Kelowna, such as Glenmore, Wilden, and McKinley. Development in the Glenmore Village Centre should share the following characteristics: <ul style="list-style-type: none"> • Commercial uses located east of Glenmore Road; • Buildings up to six storeys in height; and • Orientation of buildings along Brandt’s Creek towards the creek and trail system. <p><i>The proposed VC1r – Village Centre Rental Only zone would allow a building up to six storeys in height.</i></p>
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.	
Policy 5.11.1 Diverse Housing Forms	Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages. <p><i>The proposed VC1r – Village Centre Rental Only zone would permit medium density housing forms, and the rental only subzone would prohibit any building or bareland stratification, supporting households seeking rental housing.</i></p>

6.0 Application Chronology

Application Accepted: September 27, 2023
 Neighbourhood Notification Summary Received: June 3, 2024

Report prepared by: Kimberly Brunet, Planner Specialist
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Development Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

- Attachment A: Development Engineering Memo
- Attachment B: Summary of Neighbourhood Notification
- Attachment C: Draft Site Plan

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