

# REPORT TO COUNCIL REZONING



**Date:** August 12, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 765 Badke Rd  
**File No.:** Z24-0021

	Existing	Proposed
<b>OCP Future Land Use:</b>	UC – Urban Centre	UC – Urban Centre
<b>Zone:</b>	UC <sub>4</sub> – Rutland Urban Centre	UC <sub>4r</sub> – Rutland Urban Centre Rental Only

### 1.0 Recommendation

THAT Rezoning Application No. Z24-0021 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot E Section 27 Township 26 ODYD Plan 22268, located at 765 Badke Road, Kelowna, BC from the UC<sub>4</sub> – Rutland Urban Centre zone to the UC<sub>4r</sub> – Rutland Urban Centre Rental Only zone, be considered by Council;

AND 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 property from the UC<sub>4</sub> – Rutland Urban Centre zone to the UC<sub>4r</sub> – 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 property to the UC<sub>4r</sub> – Rutland Urban Center Rental Only zone. The proposed rezoning will facilitate the development of a six-storey rental apartment building which aligns with the Official Community Plan (OCP) Future Land Use Designation of Urban Centre. The proposed rental apartment housing use is consistent with OCP Policies which encourage medium and high-density residential development and diverse housing tenures within the Urban Centre.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	5,029 m <sup>2</sup>
Road Dedication	n/a
Undevelopable Area	n/a
Net Site Area	5,029 m <sup>2</sup>

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC <sub>4</sub> – Rutland Urban Centre	Townhouse Housing
East	UC <sub>4</sub> – Rutland Urban Centre	Apartment Housing
South	P <sub>1</sub> – Major Institutional	Apartment Housing
West	UC <sub>4</sub> – Rutland Urban Centre	Townhouse Housing

Subject Property Map: 765 Badke Rd



The subject property is located mid-block near the east end of the cul-de-sac at Badke Rd near the major intersection of Hwy 33 W and Hollywood Rd N. Public transit stops are located nearby along Hwy 33 W. The site is located within walking distance to a variety of commercial retail uses in the immediate area as well as Ben Lee Park.

**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

<b>Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity</b>	
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 by granting additional permitted floor area ratio to the property.</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: May 8, 2024  
 Neighbourhood Notification Summary Received: July 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: Summary of Neighbourhood Consultation  
 Attachment B: Draft Site Plan

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).