



City of
Kelowna

Z24-0021
765 Badke Rd

Rezoning Application

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.

Development Process



May 8, 2024

Development Application Submitted



Staff Review & Circulation



Jul 2, 2024

Public Notification Received



Aug 12, 2024

Initial Consideration



Reading Consideration



Final Reading & DP



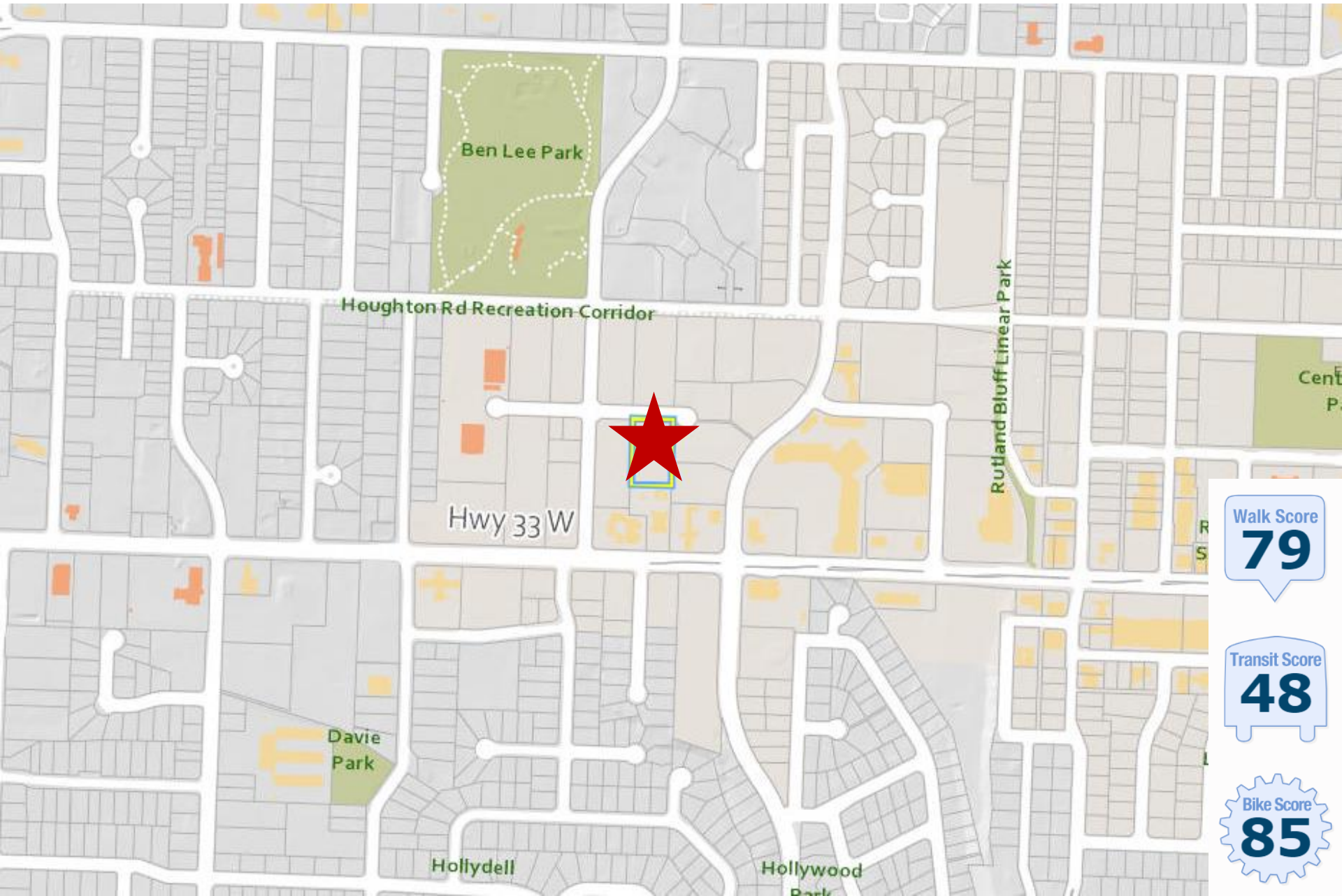
Building Permit



Council Approvals



Context Map

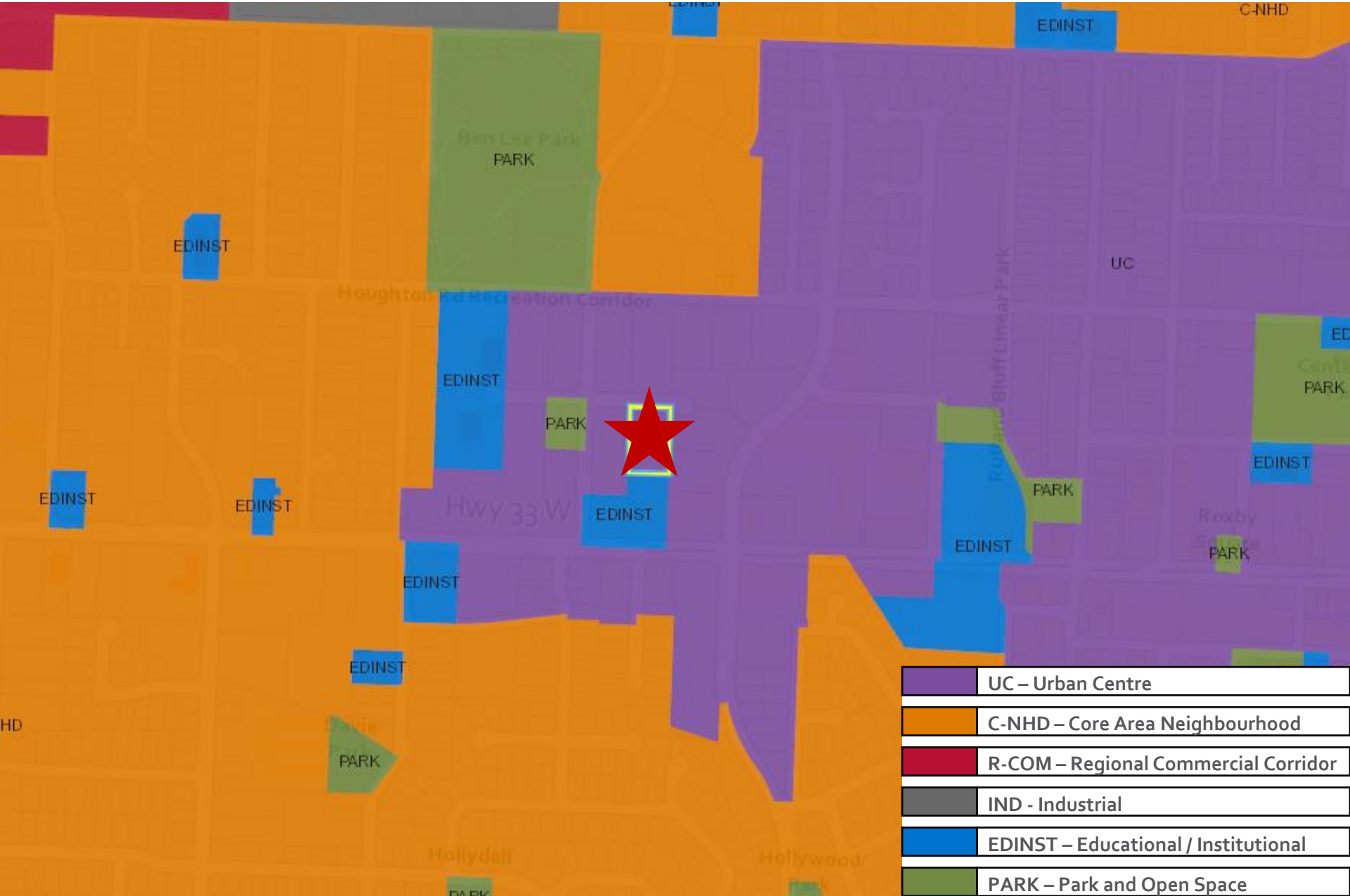








Walk Score
79

Transit Score
48

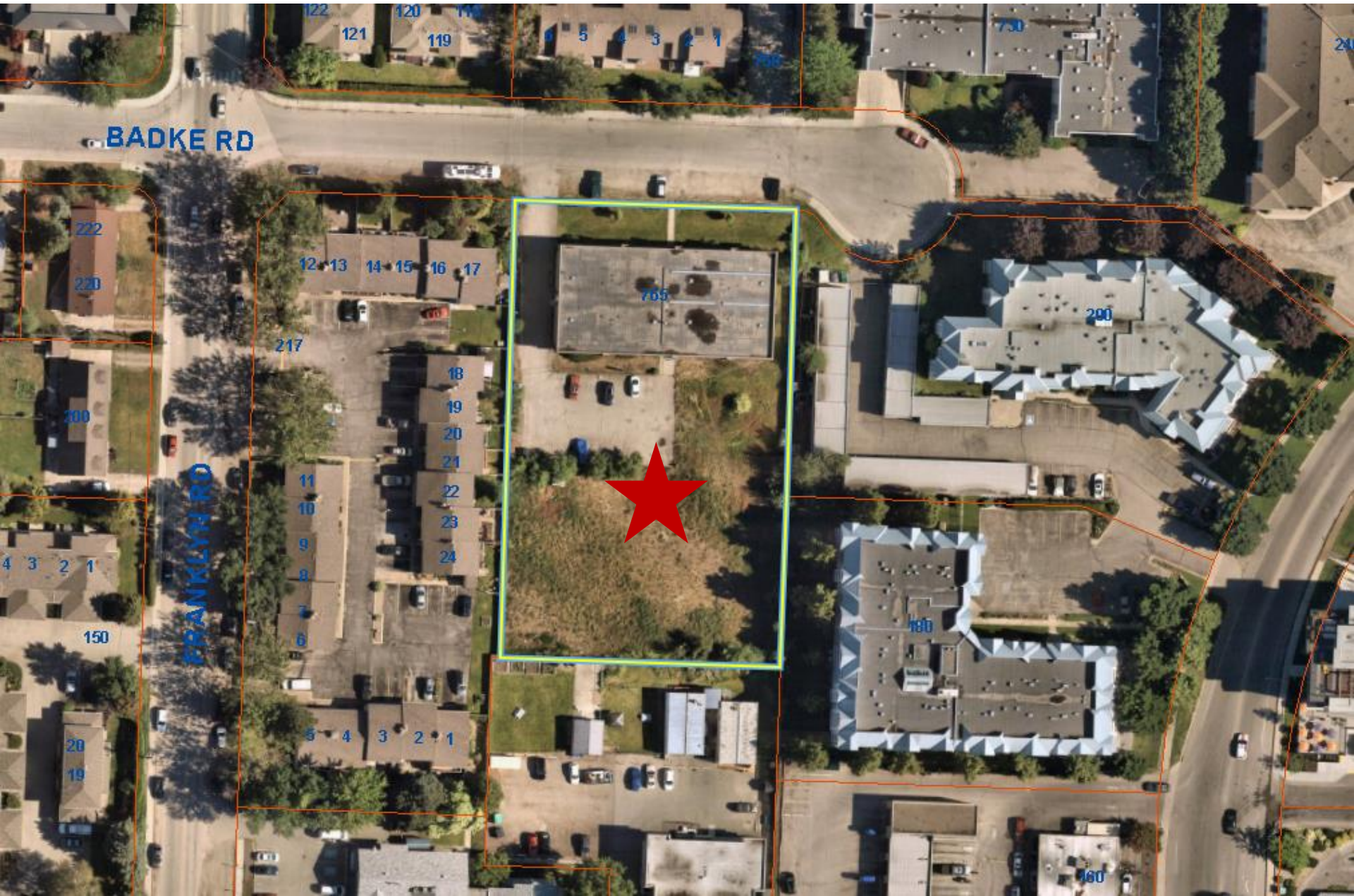
Bike Score
85

OCP Future Land Use



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

Subject Property Map



“r” – Rental Only Subzone

Purpose

- To provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.

Summary of Uses

- Dwelling units must be long-term rental only
- Eligible to apply for Revitalization Tax Exemption

“r” – Rental Only Subzone

Regulation	Maximum Permitted
Bonus Height	n/a
Bonus Floor Area Ratio	Rental/Affordable: 0.3
Parking Reduction	20% Urban Centre

OCP Objectives – Climate Resilience

Climate Criteria

Dark Green – Meets Climate Criteria

Light Green – Will Meet Criteria Soon

Yellow – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	Dark Green
5 min Walk to Park	Dark Green
10 min Bike to Public School	Dark Green
20 min Bus to Urban Centre/Village Centre/Employment Hub	Dark Green
Retaining Trees and/or Adding Trees	Dark Green
OCP Climate Resilience Consistency	Dark Green

OCP Objectives & Policies

- ▶ UC: Urban Centre
 - ▶ Policy 4.1.6 – High Density Residential Development
 - ▶ Policy 4.12.3 – Diverse Housing Tenures
- ▶ UC_{4r}: Rutland Urban Centre Rental Only zone
 - ▶ Apartment building up to 6 storeys in height
 - ▶ Vehicle access from Badke Rd
- ▶ Close proximity to commercial, parks, bike networks and transit

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 Centres
 - ▶ Medium-High Densities Supported
 - ▶ Housing Diversity
 - ▶ Development Permit to follow for Council consideration