

REPORT TO COUNCIL REZONING



Date: October 7, 2024
To: Council
From: City Manager
Address: 1857, 1869 & 1879 Barlee Rd
File No.: Z24-0024

	Existing	Proposed
OCP Future Land Use:	UC – Urban Centre	UC – Urban Centre
Zone:	UC ₃ – Midtown Urban Centre	UC _{3r} – Midtown Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z24-0024 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of

- LOT B DISTRICT LOT 129 ODYD PLAN 12956, located at 1857 Barlee Rd, Kelowna, BC;
- LOT C DISTRICT LOT 129 ODYD PLAN 12956, located at 1869 Barlee Rd, Kelowna, BC ; and
- LOT D DISTRICT LOT 129 ODYD PLAN 12956, located at 1879 Barlee Rd, Kelowna, BC;

from the UC₃ – Midtown Urban Centre zone to the UC_{3r} – Midtown Urban Centre Rental Only zone, be considered by Council;

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 UC₃ – Midtown Urban Centre zone to the UC_{3r} – Midtown Urban Centre Rental Only zone to facilitate a rental apartment housing development.

3.0 Development Planning

Staff recommend support for the proposed rezoning of the subject properties to the UC_{3r} – Midtown Urban Centre Rental Only zone. The properties are currently zoned UC₃ – Midtown Urban Centre, and the request to add the rental only subzone would restrict any building or bareland stratification of future residential housing units, supporting households seeking rental housing. The utilization of the rental only subzone supports key direction within the Official Community Plan (OCP) and Healthy Housing Strategy to promote and protect rental housing.

Lot Area	Proposed (m ²)
Gross Site Area	4, 176.9 m ²
Road Dedication	n/a
Undevelopable Area	n/a
Net Site Area	4, 176.9 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC ₃ – Midtown Urban Centre	Various Commercial Uses
East	UC ₃ – Midtown Urban Centre P ₂ – Education and Minor Institutional	Single Detached Housing, Apartment Housing Cultural and Recreation Services
South	UC ₃ – Midtown Urban Centre	Single Detached Housing
West	UC ₃ – Midtown Urban Centre	Single Detached Housing

Subject Property Map: 1857, 1869 & 1879 Barlee Rd



The subject properties are in the Midtown Urban Centre and are within the Orchard Park Transit Oriented Area. The surrounding area is in transition and currently contains apartment housing, single detached housing and various commercial uses. Barlee Park, Orchard Plaza, and Orchard Park Shopping Centre are all in close proximity.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres.	
Policy 4.12.1. Diverse Housing Forms.	Ensure a diverse mix of medium density and high density housing forms that support a variety of households, income levels and life stages.
	<i>The proposed UC_{3r} – Midtown Urban 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>

6.0 Application Chronology

Application Accepted: June 5, 2024
Neighbourhood Notification Summary Received: September 12, 2024

Report prepared by: Kimberly Brunet, Planner Specialist
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A: DRAFT Site Plan

Attachment B: Summary of Neighbourhood Notification

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