

# REPORT TO COUNCIL REZONING



**Date:** October 21, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 728 Valley Rd  
**File No.:** Z24-0035

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	MF3 – Apartment Housing	MF3r – Apartment Housing Rental Only

## 1.0 Recommendation

THAT Rezoning Application No. Z24-0035 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 Section 29 Township 26 ODYD Plan EPP80501, located at 728 Valley Rd, Kelowna, BC from the MF3 – Apartment Housing zone to the MF3r – Apartment Housing Rental Only zone, be considered by Council.

## 2.0 Purpose

To rezone the subject property from the MF3 – Apartment Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate a rental apartment housing development.

## 3.0 Development Planning

Staff support the proposal to rezone the subject property to the MF3r – Apartment Housing 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 Core Area Neighbourhood. The proposed rental apartment housing use is consistent with OCP Policies which support low and medium density residential development and diverse housing tenures within the Core Area Neighbourhood.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	6,465.6 m <sup>2</sup>
Road Dedication	n/a
Undevelopable Area	1,339.6 m <sup>2</sup>
Net Site Area	5,126 m <sup>2</sup>

## 4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF3 – Apartment Housing	Residential
East	A1 – Agriculture	Agriculture
South	P3 – Parks and Open Space	Park
West	MF3 – Apartment Housing / C2 – Vehicle Oriented Commercial	Residential / Commercial

**Subject Property Map: 728 Valley Road**



The subject property is a corner lot located at the intersection of Summit Dr and Valley Rd. The property is located approximately 130 m east of Glenmore Rd which is a Transit Supportive Corridor. Transit stops are located along both sides of Glenmore Rd in addition to transit stops located on Summit Dr, approximately 60.0 m east of the site. The property has convenient access to the adjacent commercial plaza located west of the site. Additionally, the site is located in close proximity to Golfview Park and Brandt’s Creek Linear Park.

**4.1 Background**

On May 12, 2020, Council supported a Development Permit and Development Variance Permit for a seven-storey, 100-unit housing development. The Development Permit and Development Variance Permit have since expired and a proposal for a new Development Permit has been submitted.

**5.0 Current Development Policies**

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

Objective 5.2 Focus residential density along Transit Supportive Corridors		
Policy	5.2.1	Encourage development that works toward a long term population density of between 50 – 100 people per hectare within 200 metres of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors.
Transit Supportive Corridor Densities		<i>The subject property is located within 200 m of Glenmore Rd which is a Transit Supportive Corridor.</i>

Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area		
Policy	5.11.1	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. <i>The proposed rezoning to the Rental Only subzone will facilitate the development of long-term rental housing.</i>
Diverse Housing Forms		

**6.o Application Chronology**

Application Accepted: July 17, 2024  
 Neighbourhood Notification Summary Received: September 12, 2024

**Report prepared by:** Andrew Ferguson, Planner II  
**Reviewed by:** Trisa Atwood, Development 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: Draft Site Plan  
 Attachment B: Summary of Public Information Session

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