



City of  
**Kelowna**

Z24-0035  
728 Valley Rd

Rezoning Application

# 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.

# Development Process

Jul 17, 2024

Development Application Submitted



Staff Review & Circulation



Sep 12, 2024

Neighbour Notification Received



Oct 21, 2024

Initial Consideration



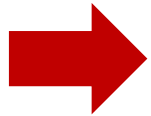
Reading Consideration



Final Reading & DP

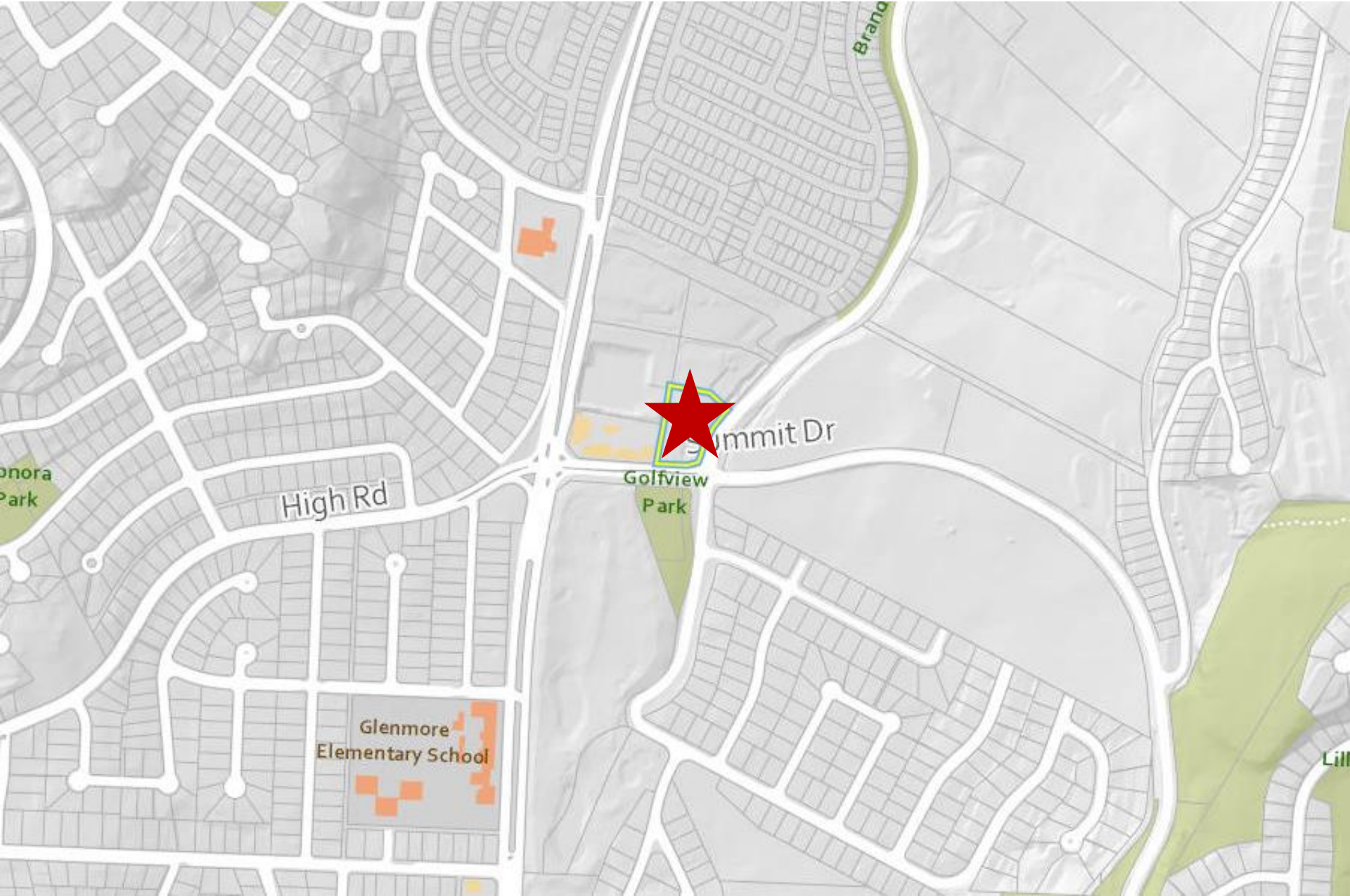


Building Permit

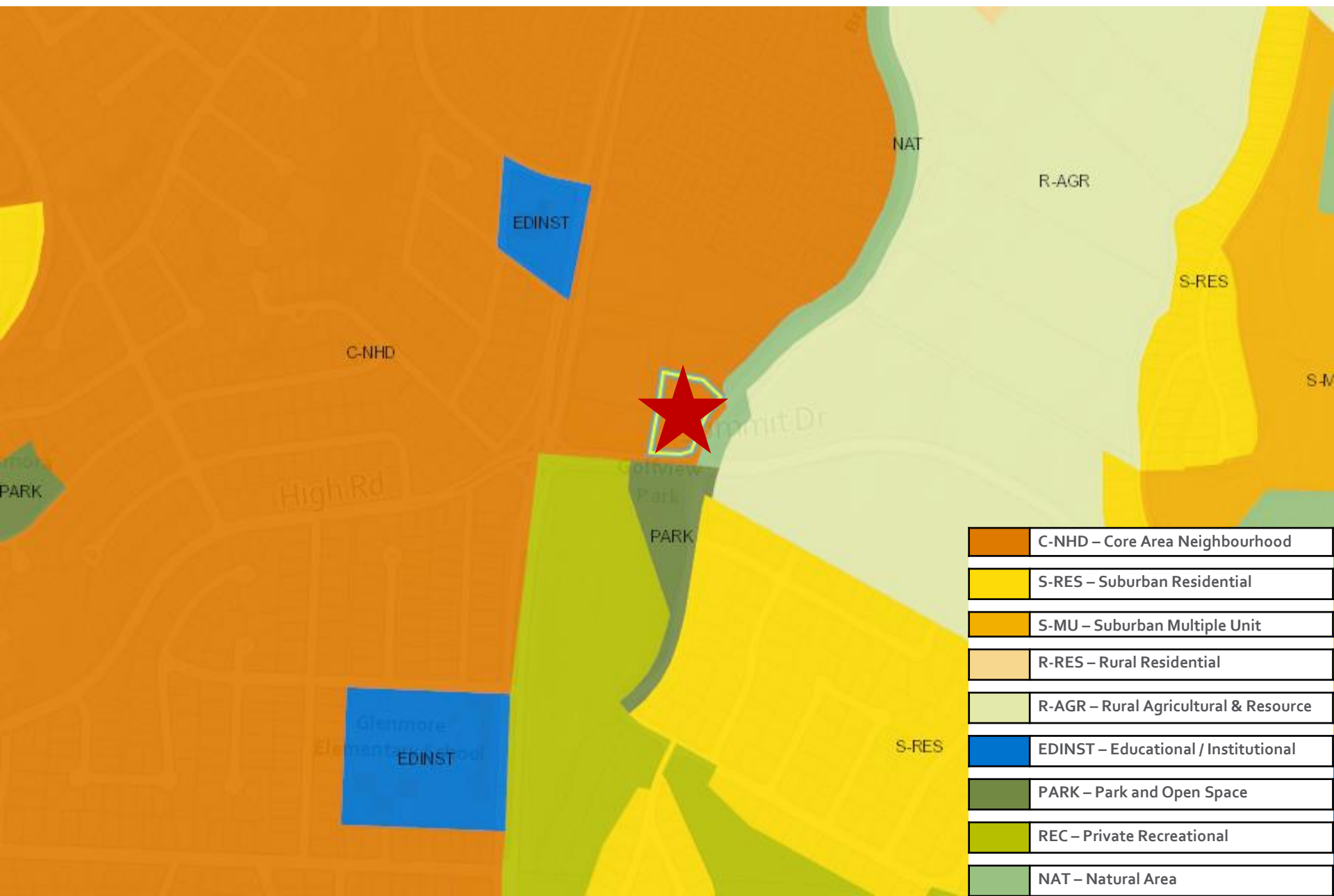


Council  
Approvals

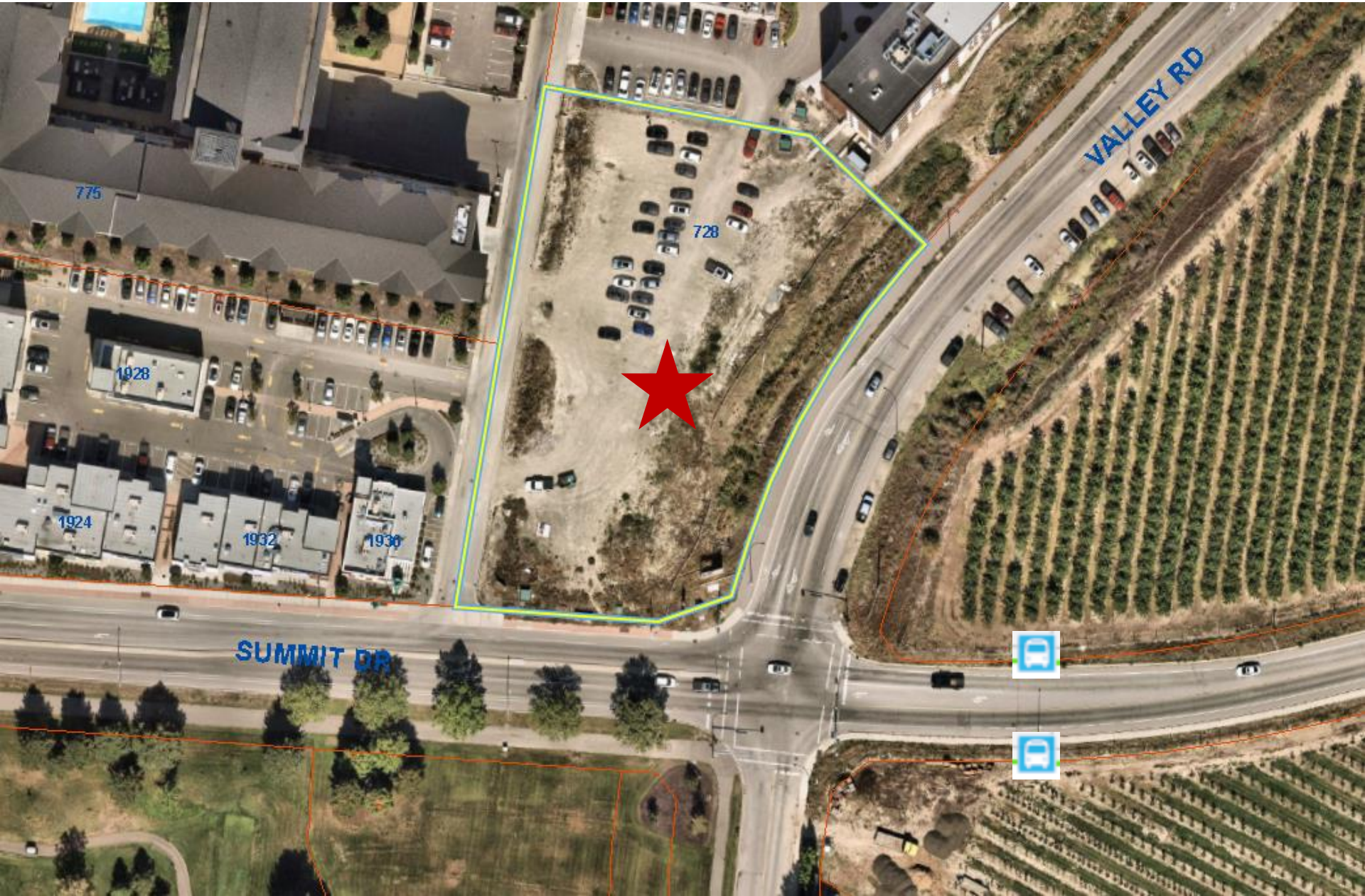
# Context Map



# OCP Future Land Use



# 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	10% Core Area



# 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	Light Green
<b>OCP Climate Resilience Consistency</b>	Dark Green

# OCP Objectives & Policies

- ▶ Future Land Use: C-NHD – Core Area Neighbourhood
- ▶ Objective 5.2 Focus residential density along Transit Supportive Corridors
  - ▶ 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 service amenities.
- ▶ Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area
  - ▶ 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.

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use: Core Area Neighbourhood
  - ▶ OCP Objectives in Chapter 5 Core Area
    - ▶ Transit Supported Corridor Policies
    - ▶ Housing Diversity
    - ▶ Rental Housing
  - ▶ Development Permit to follow for Council consideration