

REPORT TO COUNCIL REZONING



Date: October 28, 2024
To: Council
From: City Manager
Address: 459 Osprey Ave
File No.: Z24-0034

	Existing	Proposed
OCP Future Land Use:	UC – Urban Centre	UC – Urban Centre
Zone:	UC5 – Pandosy Urban Centre	UC5r – Pandosy Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z24-0034 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A District Lot 14 ODYD Plan EPP120981, located at 459 Osprey Ave, Kelowna, BC from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in an Attachment “A” attached to the Report from the Development Planning Department dated October 28, 2024.

2.0 Purpose

To rezone the subject property from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone to facilitate a rental apartment building.

3.0 Development Planning

Staff support the proposed rezoning from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone. The proposed rezoning would facilitate a rental-only apartment building, which is supported by key direction within the Healthy Housing Strategy to promote and protect rental housing. The proposed rezoning is also consistent with Official Community Plan (OCP) Policies which encourage diverse housing tenures and City of Kelowna housing partnerships within the Urban Centre.

Lot Area	Proposed (m ²)
Gross Site Area	2,732 m ²
Road Dedication	n/a
Undevelopable Area	n/a
Net Site Area	2,732 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC5 – Pandosy Urban Centre	Single Detached Dwelling(s)
East	UC5 – Pandosy Urban Centre	Single Detached Dwelling
South	UC5 – Pandosy Urban Centre	Apartment Housing and Retail
West	UC5 – Pandosy Urban Centre	Single Detached Dwelling(s)

Subject Property Map: 459 Osprey Ave



The subject property is in the Pandosy Urban Centre and is located on Osprey Avenue, near the intersection with Pandosy Street. The surrounding area is primarily zoned UC5 – Pandosy Urban Centre and the surrounding area has a mix of single-dwelling housing, apartment housing and commercial.

4.1 Background

A Development Permit Application (DP22-0194) for the subject property was approved by Council on March 13th, 2023. The four-storey building consists of 44 residential units and 60 residential parking spaces. Following approval, the applicant decided to move forward with a rental-only building. This application to rezone to the rental-only subzone will allow them to qualify for the Revitalization Tax Exemption (RTE) program. The Development Permit expires on March 13th, 2025.

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	4.12.3.	Encourage a range of rental and ownership tenures to 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.
Diverse Housing Tenures.		<i>The proposal would facilitate a rental-only apartment in an Urban Centre.</i>

6.0 Application Chronology

Application Accepted: July 19, 2024
 Neighbourhood Notification Summary Received: October 4, 2024

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Dean Strachan, 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: Development Engineering Memorandum
 Attachment B: Site Plan
 Attachment C: Summary of Public Information Session

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