



City of
Kelowna

Z24-0034
459 Osprey Ave

Rezoning Application

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.

Development Process



Jul 19, 2024

Development Application Submitted

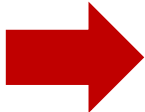


Staff Review & Circulation



Oct 4, 2024

Public Notification Received



Oct 28, 2024

Initial Consideration



Reading Consideration



Final Reading



Building Permit

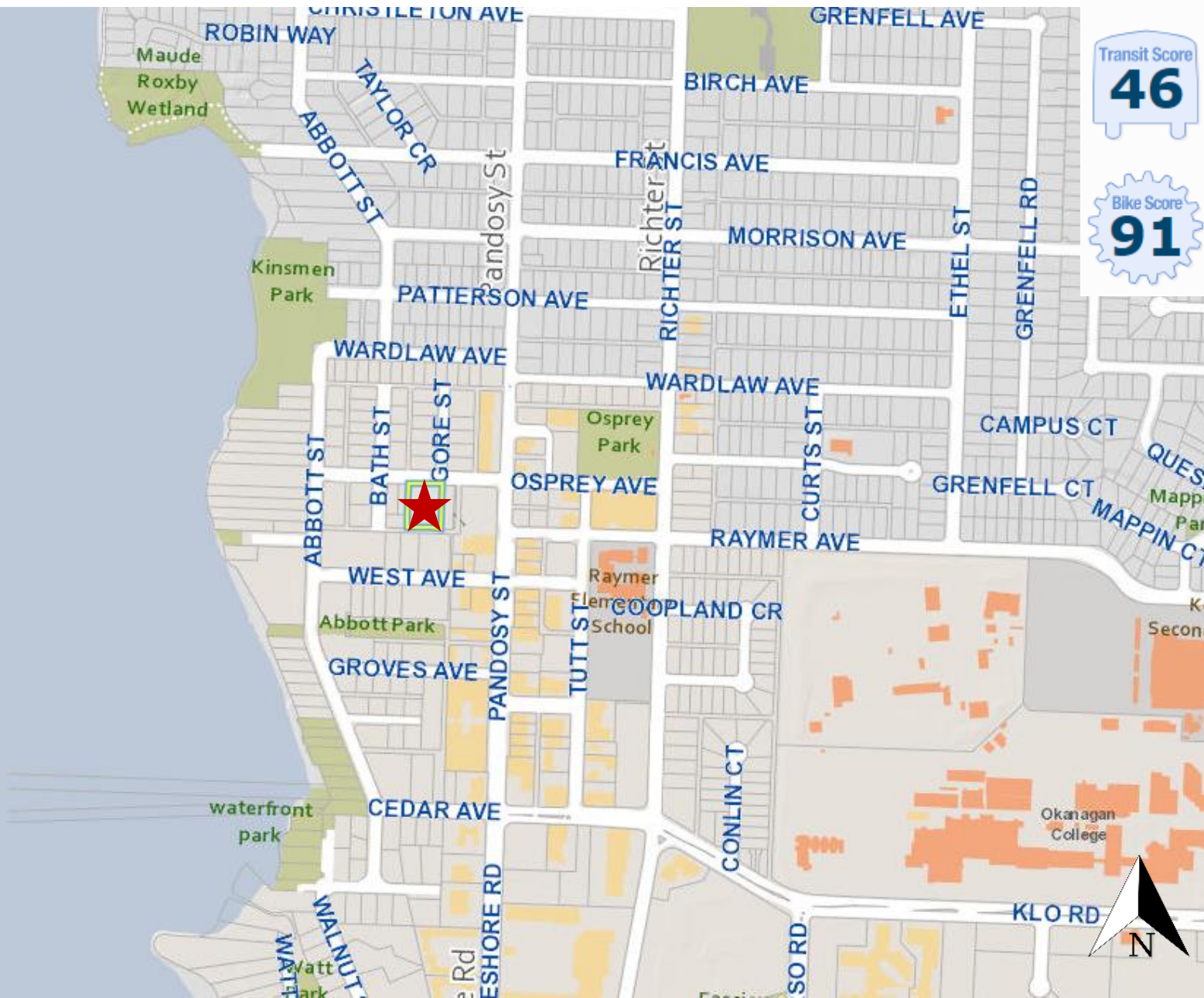
Council Approvals

Context Map

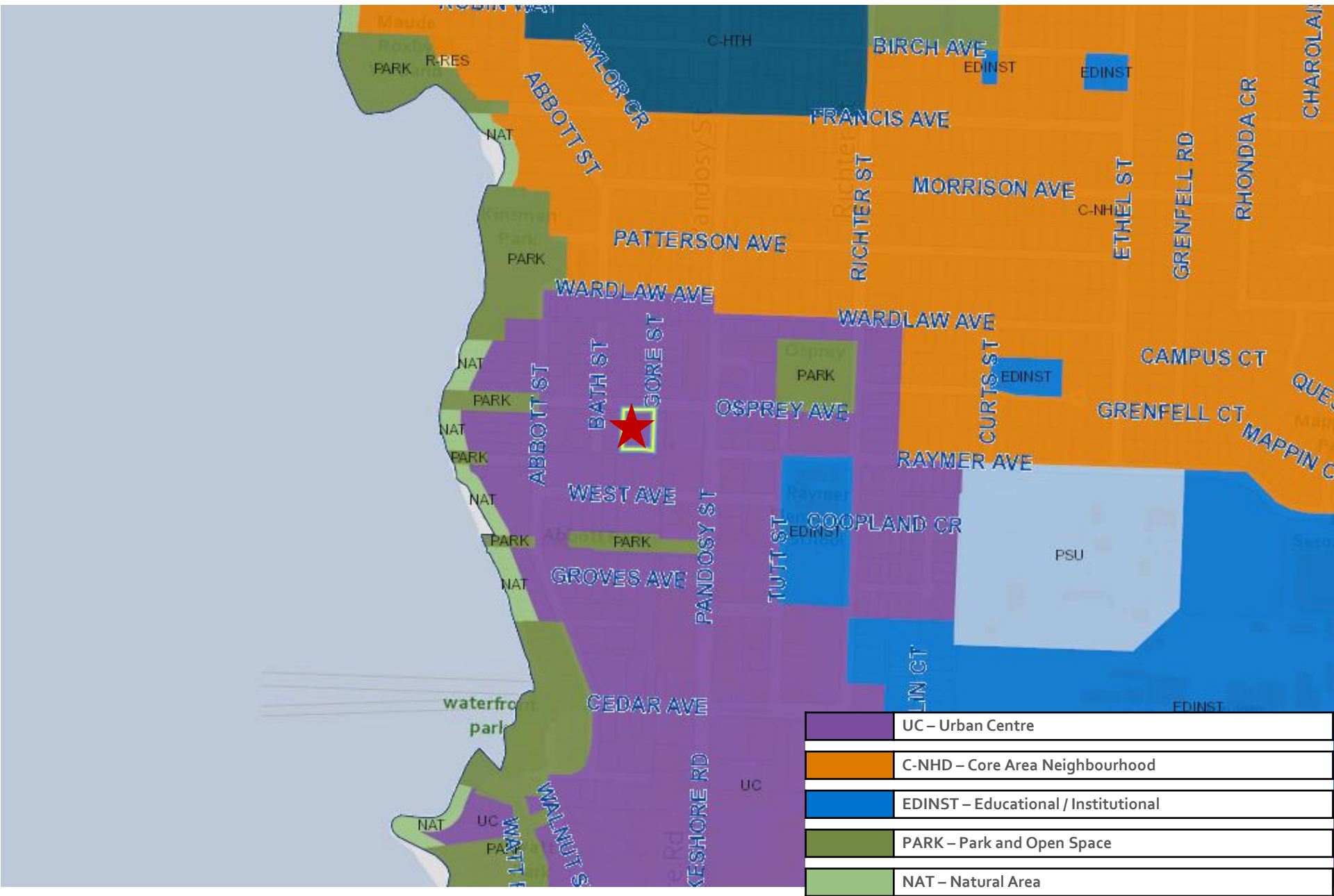
Walk Score
93






Transit Score
46

Bike Score
91

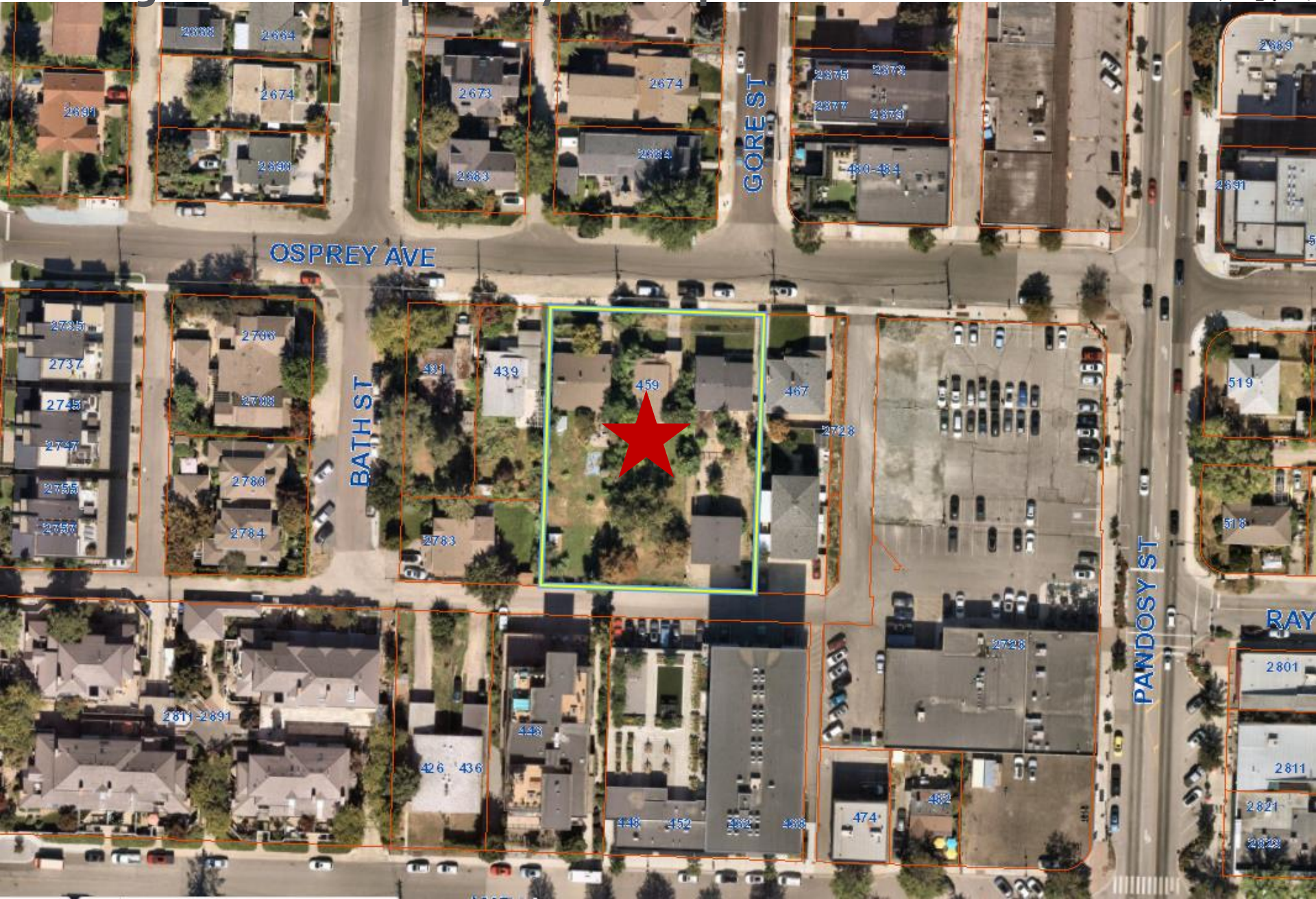


OCP Future Land Use



	UC - Urban Centre
	C-NHD - Core Area Neighbourhood
	EDINST - Educational / Institutional
	PARK - Park and Open Space
	NAT - Natural Area

Subject Property Map



Development Permit

- ▶ A Development Permit (DP22-0194) for the subject property was approved by Council on March 13th, 2023;
 - ▶ Four-storey apartment building;
 - ▶ 44 residential units
 - ▶ 60 residential parking spaces;
- ▶ The building Form and Character is going to remain consistent with the previously approved Development Permit.
- ▶ The building will be converted to rental-only.

Development Permit



“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

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

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use Urban Centres
 - ▶ OCP Objectives in Chapter 4 – Urban Centres
 - ▶ Diverse Housing Tenures