



City of  
**Kelowna**

Z24-0038  
165 Dougall Rd N

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the UC<sub>4</sub> – Rutland Urban Centre zone to the UC<sub>4r</sub> – Rutland Urban Centre Rental Only zone to facilitate the development of purpose-built rental housing

# Development Process

July 31, 2024

Development Application Submitted



Staff Review & Circulation



Oct 3, 2024

Public Notification Received



Nov 18, 2024

Initial Consideration



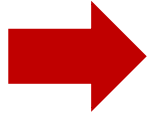
Reading Consideration



Final Reading



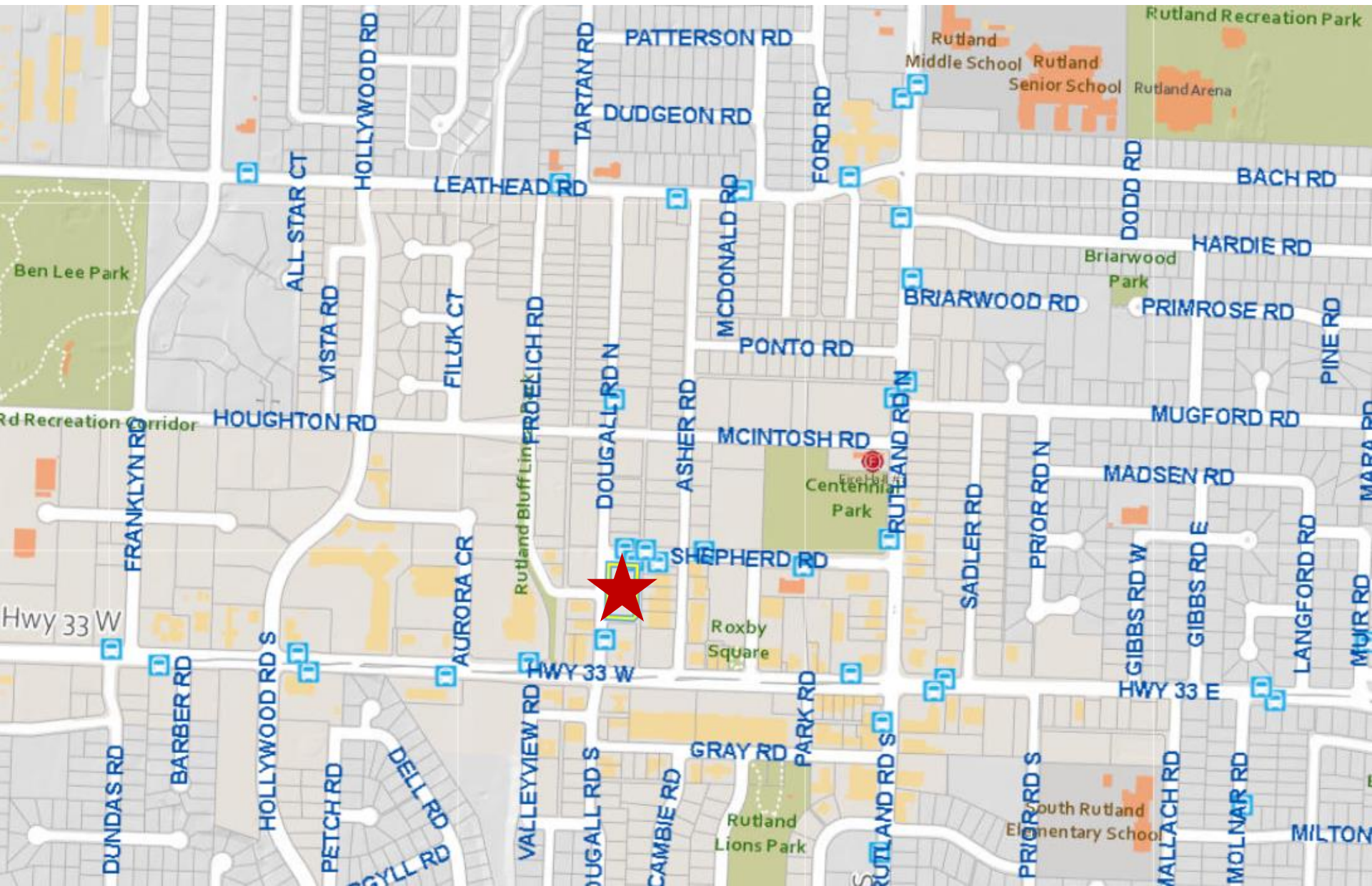
DP & Building Permit



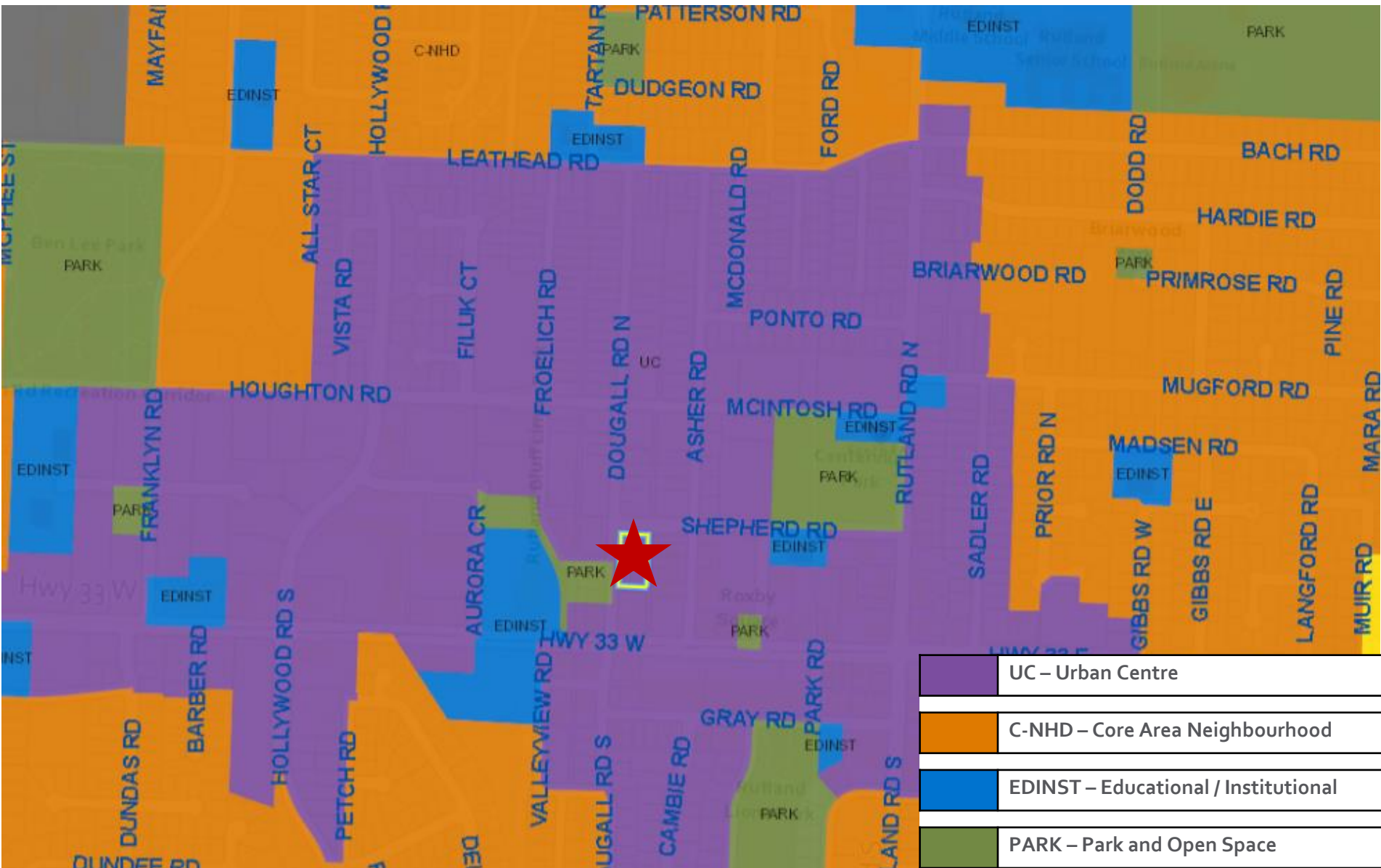
Council  
Approvals







# Context Map



# OCP Future Land Use



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



# 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	12.0 m & 3 storeys
Bonus Floor Area Ratio	Rental: 0.3 12 storey: 0.05 FAR / storey
Parking Reduction	20% Urban Centre



# 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

- ▶ **Policy 4.1.6: High Density Residential Development**
  - ▶ Direct medium and high-density development to the Urban Centre
- ▶ **Policy 4.7.1. Rutland Building Heights**
  - ▶ Focusing taller buildings between Shepherd Road, Dougall Road, Rutland Road and Highway 33 to support the viability of Rutland's designated high streets, the Rutland Transit Exchange, and Rutland Centennial Park
- ▶ **Policy 4.12.3. Diverse Housing Tenures**
  - ▶ Encourage a range of rental and ownership tenures that support a variety of households, income levels, and life stages.

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use - UC
  - ▶ OCP Objectives in Chapter 4 – Urban Centres
    - ▶ High density residential development
    - ▶ Rutland building heights
    - ▶ Diverse housing tenures
- ▶ Development Permit to follow