

REPORT TO COUNCIL REZONING



Date: November 18, 2024
To: Council
From: City Manager
Address: 165 Dougall Rd N.
File No.: Z24-0038

	Existing	Proposed
OCP Future Land Use:	UC – Urban Centre	UC – Urban Centre
Zone:	UC ₄ – Rutland Urban Centre	UC _{4r} – Rutland Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z24-0038 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 26 Township 26 ODYD Plan EPP137229, located at 165 Dougall Road N, Kelowna, BC from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To rezone the subject property from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only zone to facilitate the development of purpose-built rental housing.

3.0 Development Planning

Staff support the proposal to rezone the subject property from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only zone. The proposed rezoning will facilitate the development of purpose-built rental housing development and the ability to leverage the City’s Revitalization Tax Exemption (RTE). Additionally, the proposed rental only zone aligns with the City’s broader housing goals and the future development supports key direction within the Healthy Housing Strategy to promote and protect rental housing.

The proposed rental housing use is also consistent with Official Community Plan (OCP) Policies which encourage medium and high-density residential development and diverse housing tenures within the Urban Centres. Finally, the City is actively seeking partnerships with the province and private industry through the recent launch of the City’s Middle Income Housing Partnership (MIHP) to yield below market rental housing. The property encompasses approximately 3,169m² in size and has the potential to provide a 12-storey building, which aligns with the City’s vision for scope and scale of an affordable housing project:

Lot Area	Proposed (m ²)
Gross Site Area	3,169 m ²
Road Dedication	N/A
Undevelopable Area	N/A
Net Site Area	3,169 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC ₄ – Rutland Urban Centre	Single family detached, townhouse, apartment housing
East	UC ₄ – Rutland Urban Centre	Dougall Rd N, commercial and mixed use
South	UC ₄ – Rutland Urban Centre	Fuel and gas station, Hwy 33
West	UC ₄ – Rutland Urban Centre	Commercial and mixed use

Subject Property Map: 165 Dougall Rd N



The vacant subject property is located at the intersection of Dougall Rd N and Shepherd Rd, which is part of the Rutland Transit Exchange corridor. Hwy 33 W is less than 100m to the south of the site; there are several transit stops within short walking distance of the subject lot located on Hwy 33 W, Dougall Rd N, and Shepherd Rd. The surrounding neighbourhood context consists of a mixture of commercial services, townhouses and apartment housing. The property is also in close proximity to Centennial Park, Rutland Lions Park, Rutland Middle and Senior School.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity	
Policy 4.1.6 High Density	Direct medium and high-density residential development to Urban Centres to provide a greater mix of housing near employment and to maximize use of existing and new infrastructure, services and amenities

Residential Development	<i>The proposed rezoning would increase residential density within the Urban Centre by granting additional permitted floor area ratio for rental projects</i>	
Objective 4.7. Focus new development in Rutland strategically to create a new high-density business and residential hub to support improved services and amenities.		
Policy Rutland Building Heights.	4.7.1.	Undertake a building heights study as part of an Urban Centre Plan process for the Rutland Urban Centre. Until this process is complete, support development in the Rutland Urban Centre that is generally consistent with the building heights outlined in Map 4.7 to accomplish the following: <ul style="list-style-type: none"> • 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; • Directing more modest heights along the Highway 33 and Rutland Road corridor to support transit use and the viability of commercial uses in those two corridors; • Tapering heights down towards surrounding Core Area Neighbourhoods.
<i>The subject property is located on the corner of Dougall Rd N and Shepherd Rd which permits building height of 12 storeys.</i>		
Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres.		
Policy Diverse Tenures	4.12.3.	Encourage a range of rental and ownership tenures that 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.
<i>The proposed rental only subzone will ensure the proposed apartment housing will be developed and maintained as long-term-rental units.</i>		

6.o Application Chronology

Application Accepted: July 31, 2024
 Neighbourhood Notification Summary Received: October 3, 2024

Report prepared by: Barbara B. Crawford, 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 Sustainability & Development Services

Attachments:
 Attachment A: Neighbourhood Notification Letter

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