REPORT TO COUNCIL REZONING

Date: February 24, 2025

To: Council

From: City Manager

Address: 465-495 Dougall Rd N

File No.: Z24-0062

	Existing	Proposed
OCP Future Land Use:	UC – Urban Centre	UC – Urban Centre
Zone:	UC4 – Rutland Urban Centre	UC4r – Rutland Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Application Z24-0062 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 26 Township 26 ODYD Plan EPP125056, located at 465-495 Dougall Rd N, Kelowna, BC from the UC4 – Rutland Urban Centre zone to the UC4r – 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 UC₄r – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing.

3.0 Development Planning

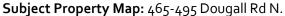
Staff support the proposal to rezone the subject property to the UC4r – Rutland Urban Centre Rental Only zone. The proposed rezoning will facilitate the development of a rental apartment building which aligns with the Official Community Plan (OCP) Future Land Use Designation of Urban Centre and the City's Housing Needs Assessment. The proposed rental only subzone and the apartment housing use are consistent with OCP Policies which encourage medium- and high-density residential development and diverse housing tenures within Urban Centres.

Lot Area	Proposed (m²)
Gross Site Area	3,221
Road Dedication	N/A
Undevelopable Area	N/A
Net Site Area	3,221



4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC4 – Rutland Urban Centre	Townhouse Housing
		Single Detached Housing
East	UC4 – Rutland Urban Centre	Townhouse Housing
South	UC4 – Rutland Urban Centre	Single Detached Housing
West	UC4 – Rutland Urban Centre	Townhouse Housing
		Single Detached Housing





The subject property is located south of the intersection of Leathead Rd and Dougall Rd N within the Rutland Urban Centre. The surrounding area while designated as Urban Centre consists of single detached housing. The subject site is in close proximity to the Transit Supportive Corridor on Rutland Rd N, public schools, and a number of neighborhood parks, including Ben Lee Park, Rutland Centennial Park, and Rutland Recreation Park. Additionally, there are public transit stops within 200 m of the subject property along Leathead Rd and Dougall Rd N.

5.0 Background

A Development Permit Application (DP23-0140) for the subject property was authorized by Council on December 4, 2023. The six-storey building consists of 106 residential units and 99 residential parking spaces. Following this, the property was sold to a new owner. The current owner and applicant decided to move forward with a rental-only building. The application to rezone to the rental-only subzone will allow the applicant to qualify for the Revitalization Tax Exemption (RTE) program. The Development Permit expires on December 4, 2025 and offsite requirements were addressed and met under the original Development Permit.

6.0 Current Development Policies

6.1 <u>Kelowna Official Community Plan (OCP)</u>

Objective 4.1 Strengthen the Urban Centres as Kelowna's primary hubs of activity.		
Policy 4.1.6 High	4.1.6 High Direct medium and high-density development to Urban Centres to provide a	
Density	greater mix of housing near employment and to maximise use of existing and	
Residential	new infrastructure, services and amenities.	
Development	Development The proposed rezoning would increase residential density within the Urban Cent	
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 that support a variety of	
Diverse Housing	households, income levels, and life stages. Promote underrepresented forms of	
Tenures	tenure, including but not limited to co-housing, fee simple row housing, co-ops,	
	and rent-to-own.	
	The proposed rental only tenure will ensure the proposed apartment housing will be	
	developed and maintained as long-term rental units.	

7.0 Application Chronology

Application Accepted: December 6, 2024
Neighbourhood Notification Summary Received: February 5, 2025

Report prepared by: Barbara B. Crawford, Planner II

Reviewed by: Alex Kondor, 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: Draft Site Plan

Attachment B: Summary of Neighbourhood Notification

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