

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: | UC ₄ – Rutland Urban Centre | UC _{4r} – 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 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 rental apartment housing.

3.0 Development Planning

Staff support the proposal to rezone the subject property to the UC_{4r} – 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 (m ²) |
|--------------------|----------------------------|
| 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 | UC ₄ – Rutland Urban Centre | Townhouse Housing Single Detached Housing |
| East | UC ₄ – Rutland Urban Centre | Townhouse Housing |
| South | UC ₄ – Rutland Urban Centre | Single Detached Housing |
| West | UC ₄ – Rutland Urban Centre | Townhouse Housing Single Detached Housing |

Subject Property Map: 465-495 Dougall Rd N.



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 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 Residential Development | Direct medium and high-density development to Urban Centres to provide a greater mix of housing near employment and to maximise use of existing and new infrastructure, services and amenities. <i>The proposed rezoning would increase residential density within the Urban Centre.</i> |
| Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres. | |
| 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. 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 tenure will ensure the proposed apartment housing will be developed and maintained as long-term rental units.</i> |

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.