



City of
Kelowna

Z24-0062
465-495 Dougall Rd N.

Rezoning Application

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

Development Process

Dec 6, 2024

Development Application Submitted



Staff Review & Circulation



Feb 5, 2025

Neighbourhood Notification Received



Feb 24, 2025

Initial Consideration



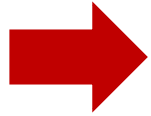
Reading Consideration



Final Reading

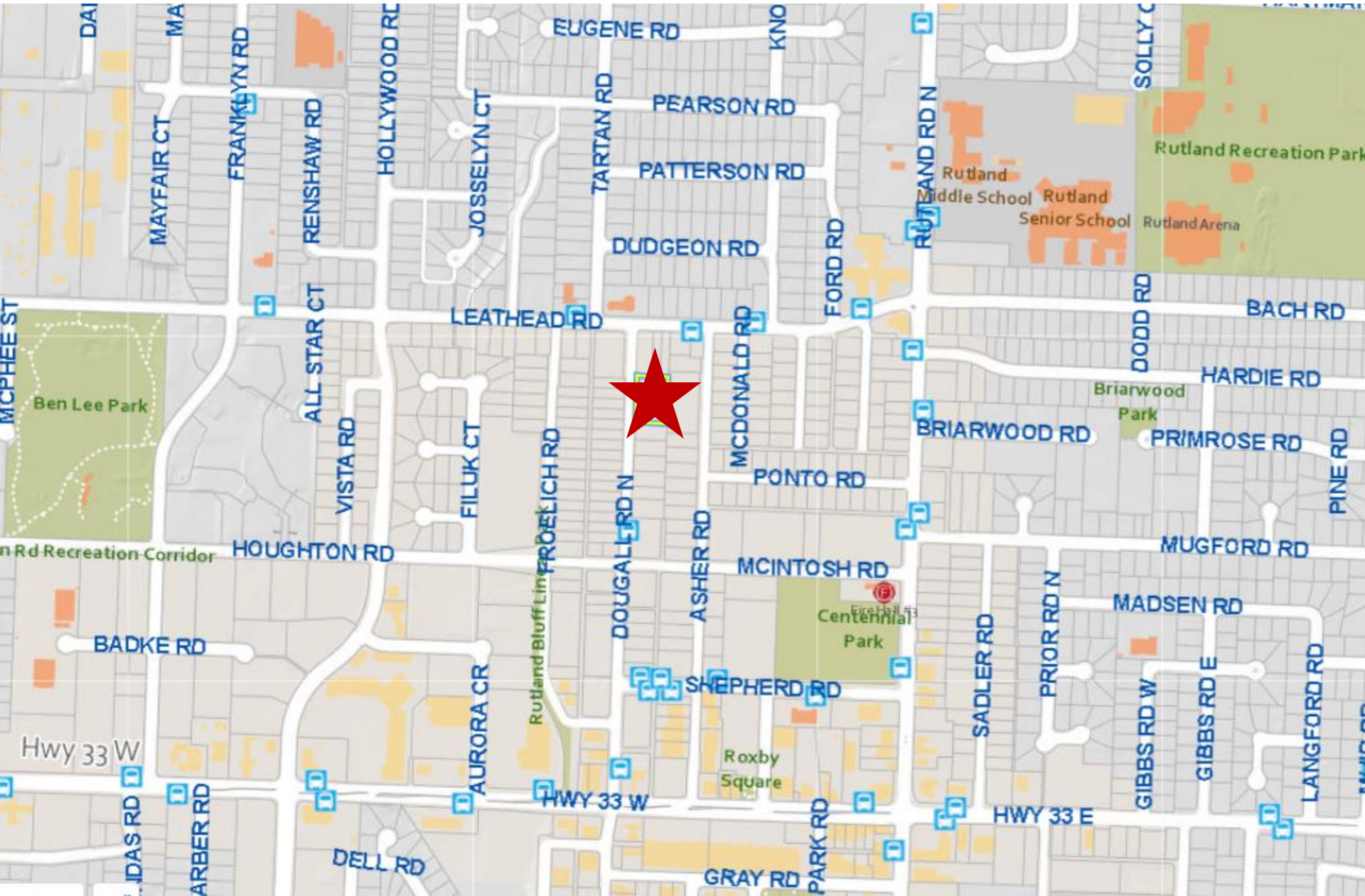


Building Permit

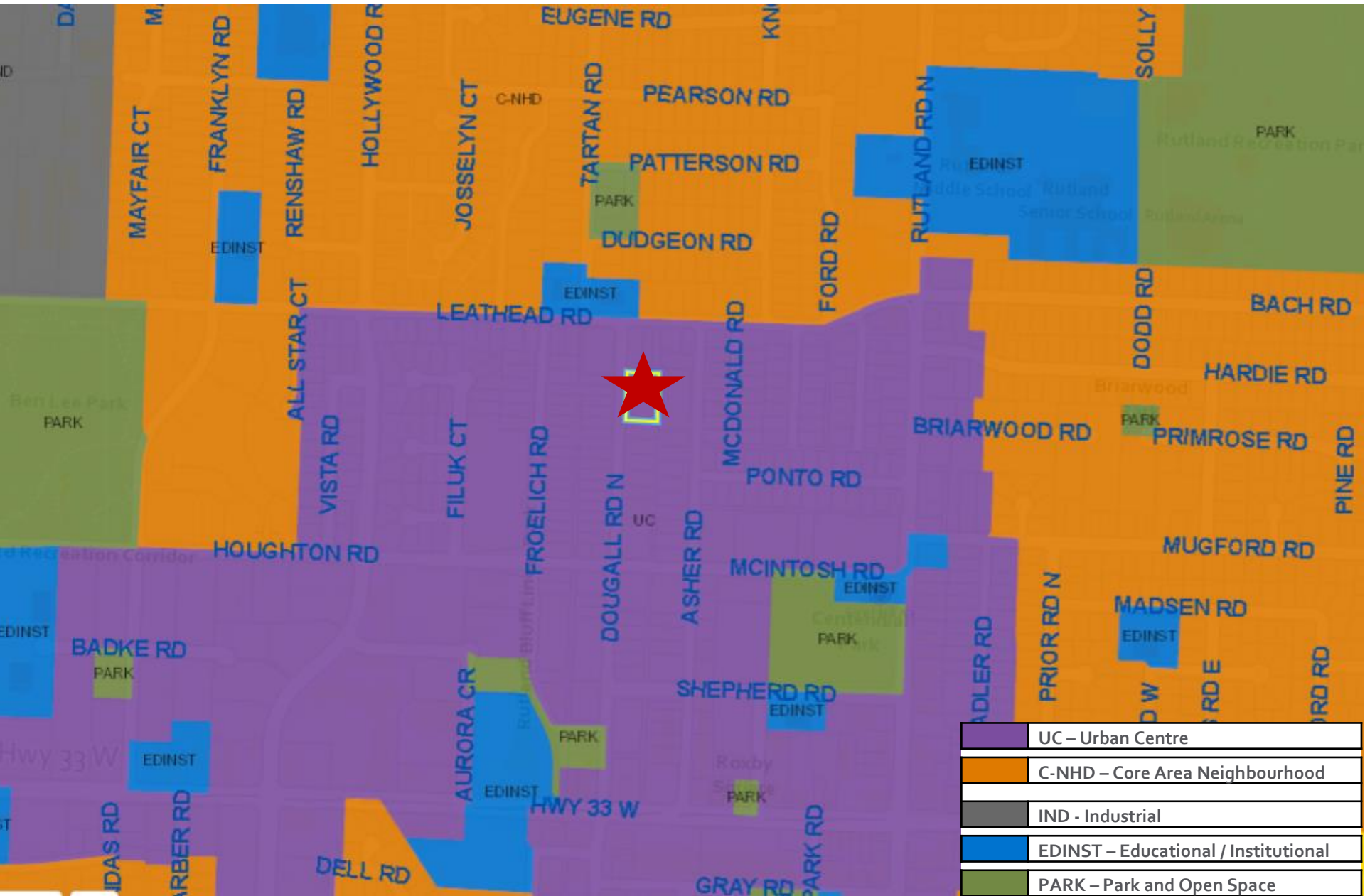







Council
Approvals

Context Map



OCP Future Land Use



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

Subject Property Map



Development Permit

- ▶ A Development Permit was authorized by Council on December 4, 2023
 - ▶ Six-storey apartment building
 - ▶ 106 residential units
 - ▶ 99 residential parking stalls
- ▶ Form & Character will remain consistent with the originally approved Development Permit
- ▶ The building will be rental-only

Development Permit



Dougall Rd N

“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

OCP Objectives & Policies

- ▶ **Policy 4.1.6: High Density Residential Development**
 - ▶ Direct medium & high-density development to Urban Centres to provide a greater mix of housing near employment & to maximise use of existing & new infrastructure, services & amenities.
- ▶ **Policy 4.12.3: Diverse Housing Tenures**
 - ▶ Encourage a range of rental & ownership tenures that support a variety of households, income levels, & life stages. Promote underrepresented forms of tenure.

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 Centre
 - ▶ High Density Residential Development
 - ▶ Housing Diversity
 - ▶ Rental Housing