

REPORT TO COUNCIL REZONING



Date: June 09, 2025
To: Council
From: City Manager
Address: 125 Park Rd
File No.: Z25-0010

| | Existing | Proposed |
|-----------------------------|--|--|
| OCP Future Land Use: | UC - Urban Centre | UC – Urban Centre |
| Zone: | UC ₄ – Rutland Urban Centre | UC ₄ r – Rutland Urban Centre Rental Only |

1.0 Recommendation

That Rezoning Application No. Z25-0010 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Block A Section 23 Township 26 ODYD Plan 4740, located at 125 Park Rd, Kelowna, BC from the UC₄ – Rutland Urban Centre zone to 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 Transit.

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 a mixed-use rental apartment building.

3.0 Development Planning

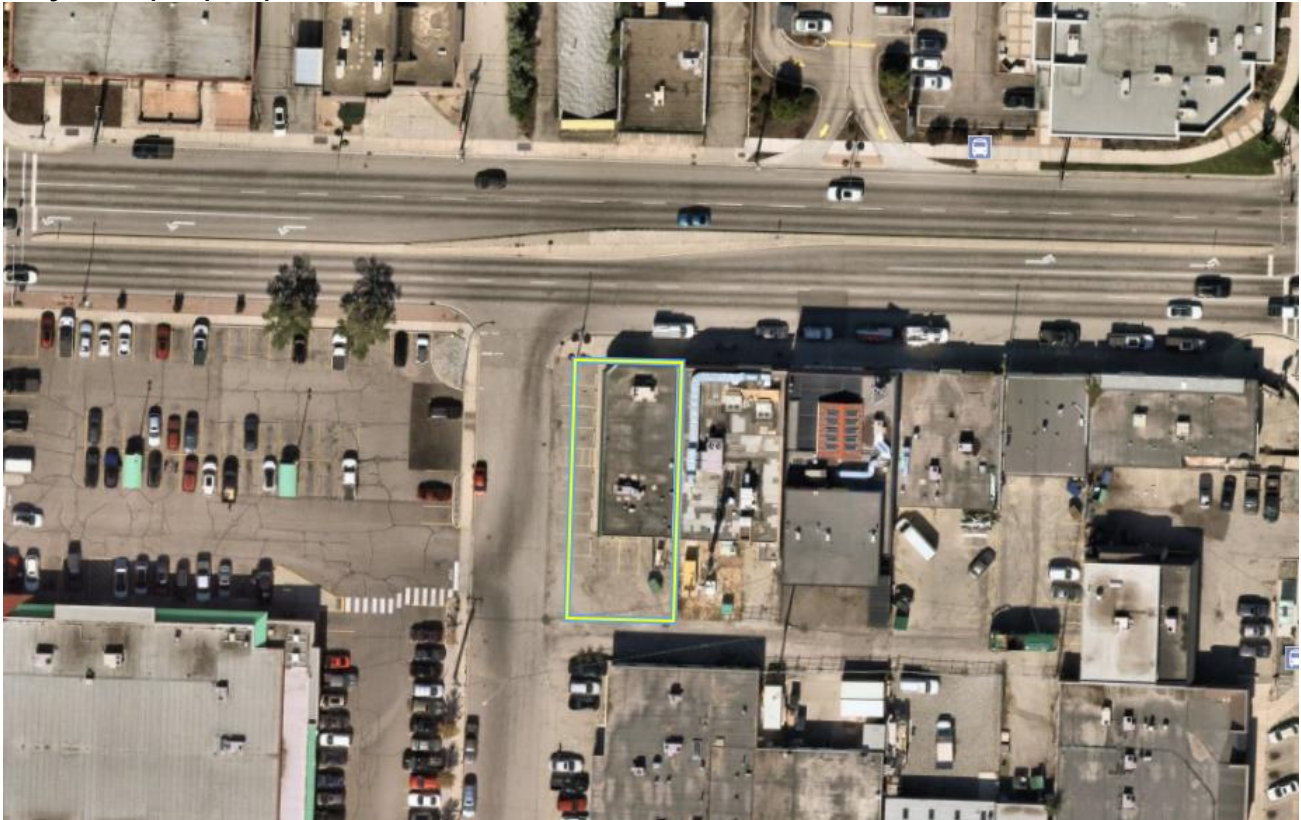
Staff support the proposed rezoning from the UC₄ – Rutland Urban Centre zone to the UC₄r – Rutland Urban Centre Rental Only zone. The proposed rezoning would facilitate a rental-only mixed-used apartment building, which is consistent with the Official Community Plan (OCP) policies that encourage diverse housing types and tenures. The applicant's concept plan reflects a four storey building with 13 dwellings and two commercial units. A development permit application will follow for Council consideration.

| Lot Area | Proposed (m ²) |
|--------------------|----------------------------|
| Gross Site Area | 567 sqm |
| Road Dedication | 73.14 sqm |
| Undevelopable Area | N/A |
| Net Site Area | 493.86 sqm |

4.0 Site Context & Background

| Orientation | Zoning | Land Use |
|-------------|-----------------|-----------------|
| North | UC ₄ | Retail |
| East | UC ₄ | Commercial |
| South | UC ₄ | Health services |
| West | UC ₄ | Retail |

Subject Property Map: 125 Park Rd



The subject property is within the Rutland Urban Centre located on Park Rd. The surrounding area is primarily zoned UC₄ – Rutland Urban Centre Zone with a mix of commercial use and apartment housing. The subject property is in close proximity to a transit hub and four different transit routes.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres

| | |
|--|---|
| Policy 4.12.1. Diverse Housing Forms | Ensure a diverse mix of medium-density and high-density housing forms in Urban Centres to support a variety of household types and sizes, income levels and life stages |
| | <i>The proposal would facilitate supporting a variety of household types and sizes, income levels and life stages.</i> |

| Objective 12.1.2 Design the community to be more resilient to a changing climate | |
|--|---|
| Policy 12.1.2. | Focusing growth in connected, walkable, Urban Centres and Core Area |
| Climate Resilient Land Use Planning | <i>The proposal would increase the diversity of land uses and adds to general growth in the Rutland Urban Center.</i> |

6.o Application Chronology

Application Accepted: Apr 07, 2025
 Neighbourhood Notification Summary Received: May 12, 2025

Report prepared by: Nadia Mahmoudi, Planner I
Reviewed by: Carla Eaton, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability, and Development Services

Attachments:

Attachment A: Development Engineering Memo
 Attachment B: DRAFT Site Plan
 Attachment C: Summary of Neighbourhood Notification

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