



L20-0010

235 & 285 Robson Rd W & 240 Rutland Rd S

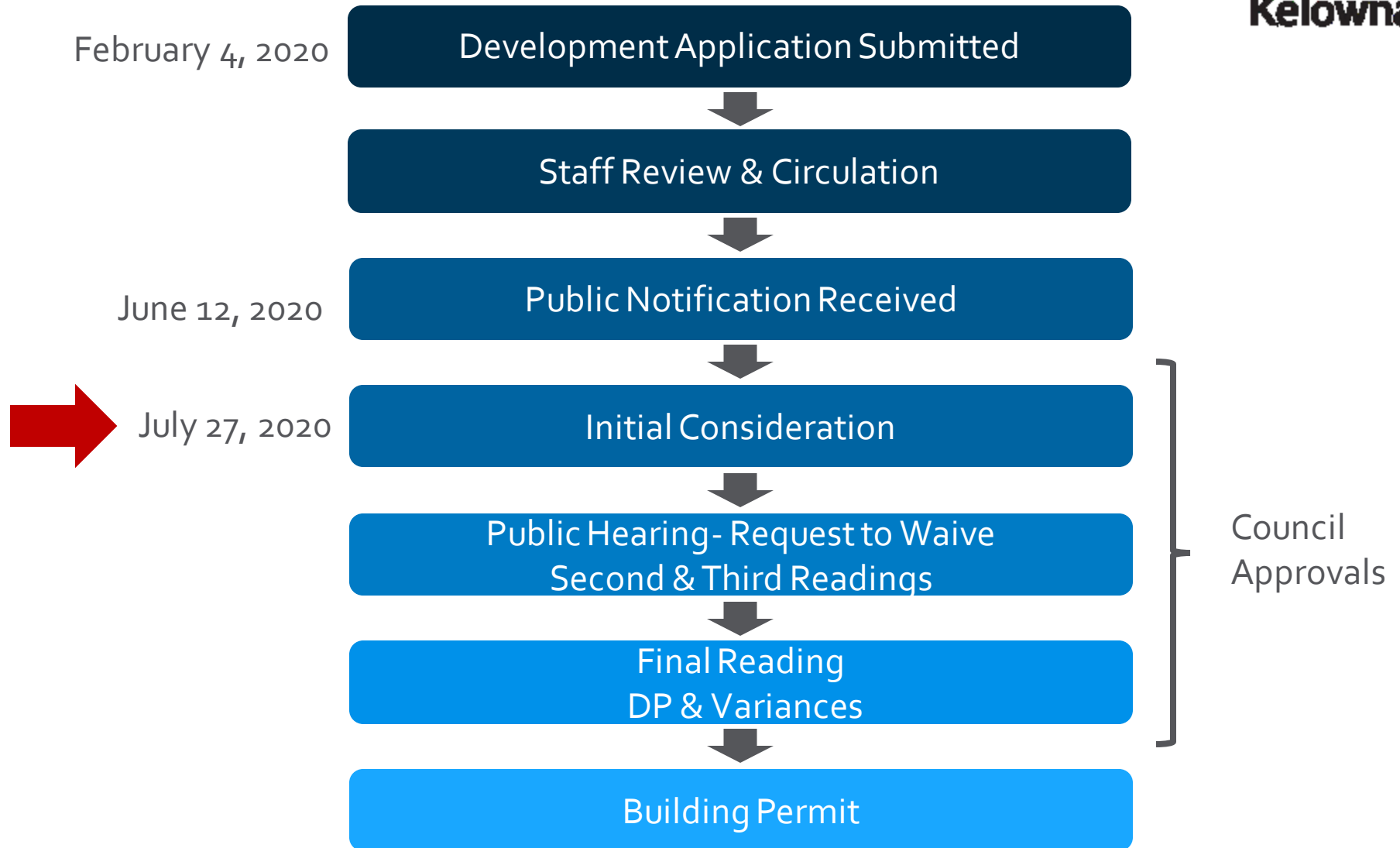
Rezoning Application



Proposal

- ▶ To consider an application to rezone the subject properties from RU1- Large Lot Housing to RM3- Low Density Multiple Dwelling Housing to facilitate the development of a multi-family building

Development Process



Context Map



City of Kelowna

Walk Score
69

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score
40

Some Transit

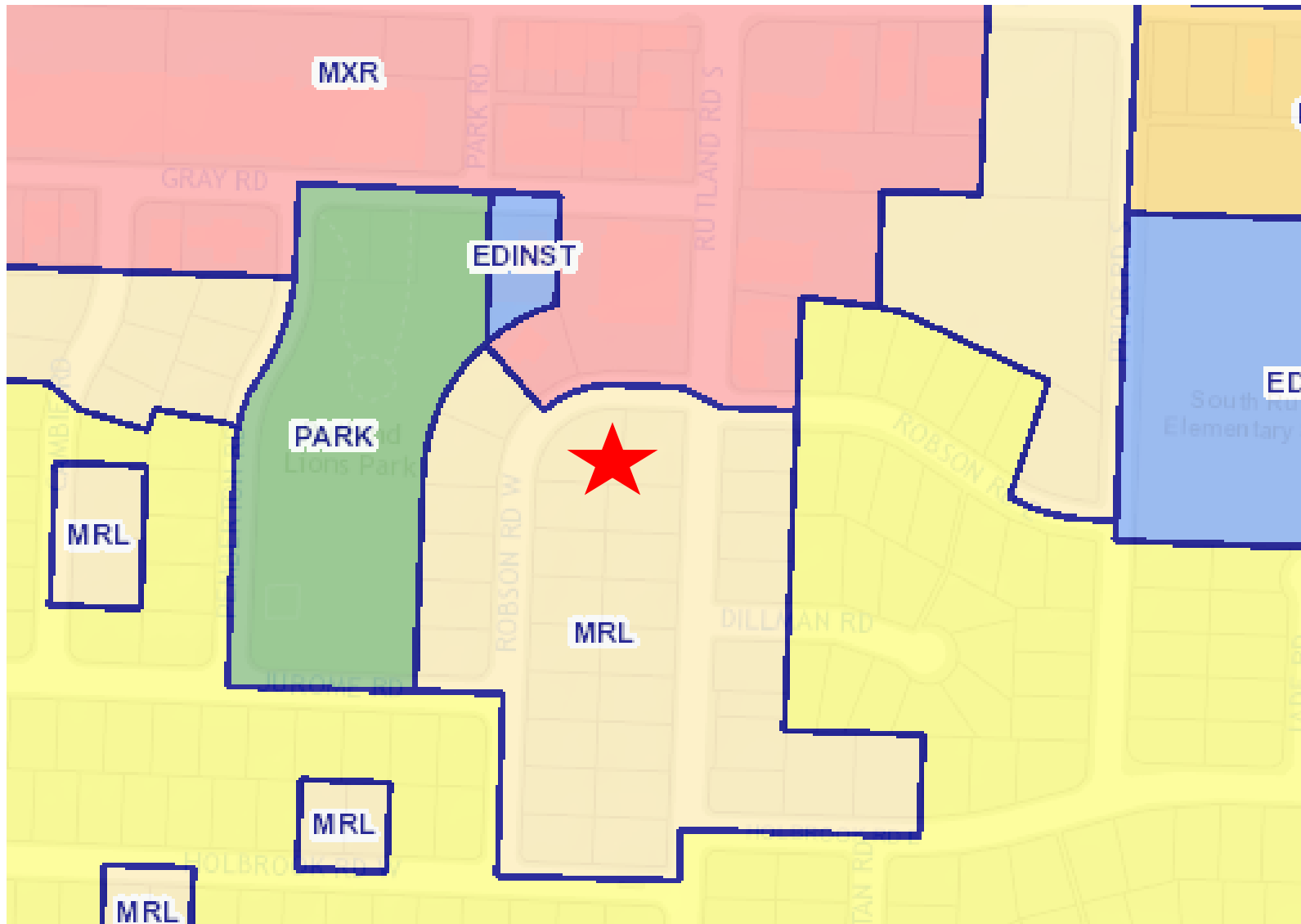
A few nearby public transportation options.

Bike Score
82

Very Bikeable

Biking is convenient for most trips.

OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map



Project/technical details

- ▶ Rezoning application will allow for a 3 storey, 54 unit apartment building
- ▶ Staff are tracking no variances

Robson Rd W



Renderings



SITE OVERVIEW - BIRDSEYE PERSPECTIVE

City of Kelowna

Renderings



VIEW FROM RUTLAND x ROBSON ROAD INTERSECTION

City of Kelowna

Development Policy

- ▶ Support residential density in Urban Centres
 - ▶ Allows for residential development close to the Plaza 33 commercial node, transit opportunities and everyday amenities
- ▶ Ensure context sensitive development
 - ▶ Housing mix with varying unit size, form and tenure in multi-unit residential

Staff Recommendation

- ▶ Staff are supportive of the proposed rezoning application
 - ▶ Allows for context sensitive residential development in an Urban Centre
 - ▶ Falls within the future land use and goals of the Official Community Plan



Conclusion of Staff Remarks