



Residential Rental Tenure Only subzone. The total maximum allowable FAR with bonusing within the C4 – Urban Centre Commercial zone is not proposed to change.

To facilitate these types of rental projects, including an application at 230 Aurora Cres, increases to the C4 – Urban Centre Commercial FAR regulation is recommended by Development Planning. Development Planning sees this approach as providing an incentive in the Rutland Urban Centre that is fair and transparent to the marketplace and better land use management than if a site-specific text amendment approach were considered.

Development Planning also recommends support for changes to an existing Zoning Bylaw requirement in the C4 – Urban Centre Commercial zone relating to providing functional first floor commercial space on collector or arterial roads. In order to provide clarity of intent to the development community, Staff are wanting to include a supplemental map in the Zoning Bylaw in relation to this regulation for the Rutland Urban Centre. This map specifies which properties are required to have a commercial component, and which may be developed to be entirely residential. The addition of this map would remove the first-floor commercial requirement for a number of properties on collector and arterial roads within the Rutland Urban Centre, including on Aurora Cres.

**Map of the Rutland Urban Centre, with an overlay of collector and arterial roads:**



- 2 Lane Minor Collector
- 2 Lane Major Collector
- 2 Lane Arterial

**4.0 Proposal**

**4.1 Background**

This broad amendment to the C4 – Urban Centre Commercial zone was initiated by an applicant to facilitate a development at 230 Aurora Cres under application Z20-0088. This specific development is being considered in separate applications.

## 5.0 Current Development Policies

### 5.1 Healthy Housing Strategy

Four key directions form the framework for the strategy:

1. Promote and protect rental housing;
2. Improve housing affordability and reduce barriers for affordable housing;
3. Build the right supply; and
4. Strengthen partnerships and align investments.

### 5.2 Kelowna Official Community Plan (OCP)

#### Chapter 1: Introduction

*Goals for a Sustainable Future:*

Address Housing Needs of All Residents. Address housing needs of all residents by working towards an adequate supply of a variety of housing.

#### Chapter 5: Development Process

*Objective 5.9 Support the creation of affordable and safe rental, non-market and/or special needs housing.*

*Objective 5.22 Ensure context sensitive housing development.*

Policy .11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

## 6.0 Technical Comments

### 6.1 Development Engineering Department

The Development Engineering Branch has no comments related to the request for a text amendment. All other Development Engineering Branch comments related to the development at 230 Aurora Cres are included in City of Kelowna Memorandum for DP20-0147.

## 7.0 Application Chronology

Date of Application Received: June 8, 2020

**Report prepared by:** Kimberly Brunet, Planner II  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: Summary Table of Proposed Text Amendments to Zoning Bylaw No. 8000

Attachment A: Applicant's Rationale