



TA20-0020

230 Aurora Cres

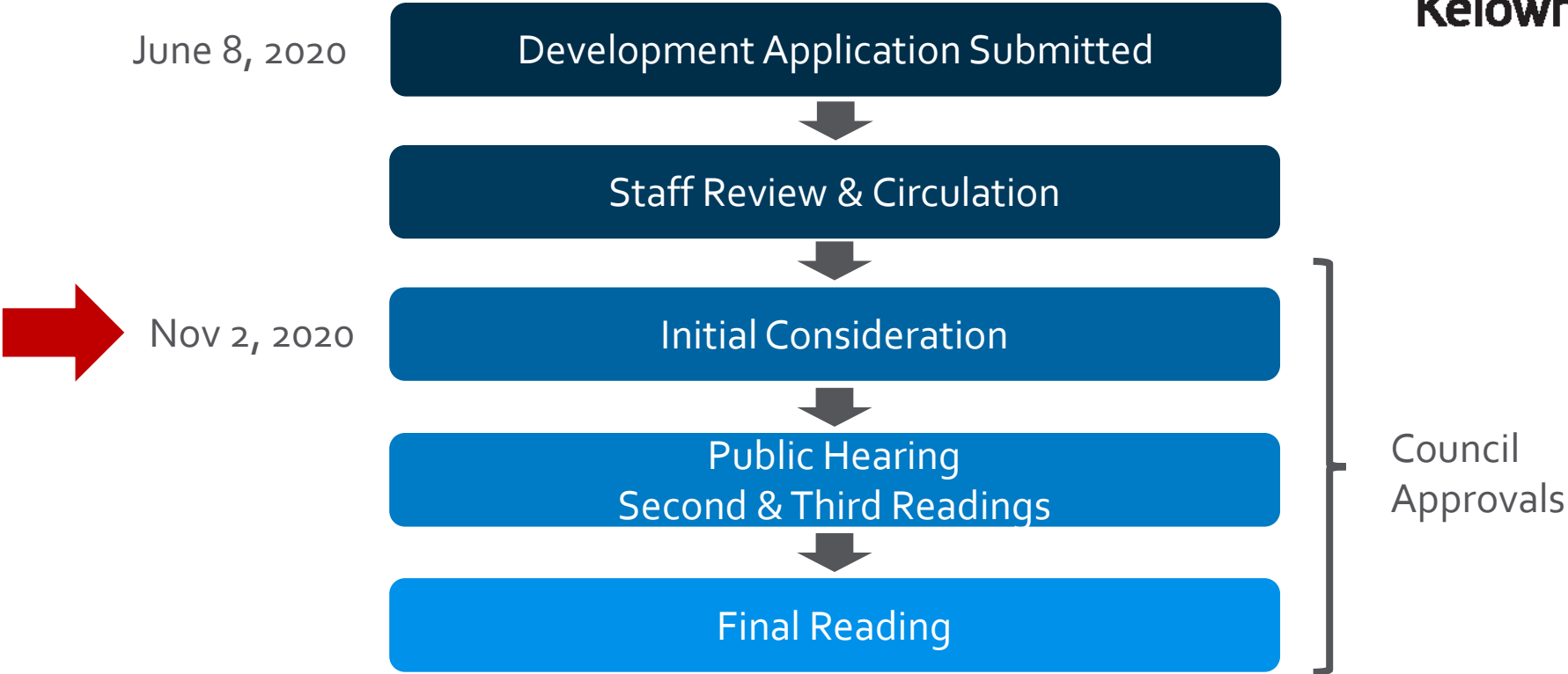
Text Amendment Application



Proposal

- ▶ To amend the C₄ - Urban Centre Commercial zone within the Zoning Bylaw to add 0.2 Floor Area Ratio bonus for five and six storey buildings in the Rutland Urban Centre that have a Residential Rental Tenure Only subzone and to add a map detailing which properties within are required to provide functional commercial space on the first floor.

Development Process



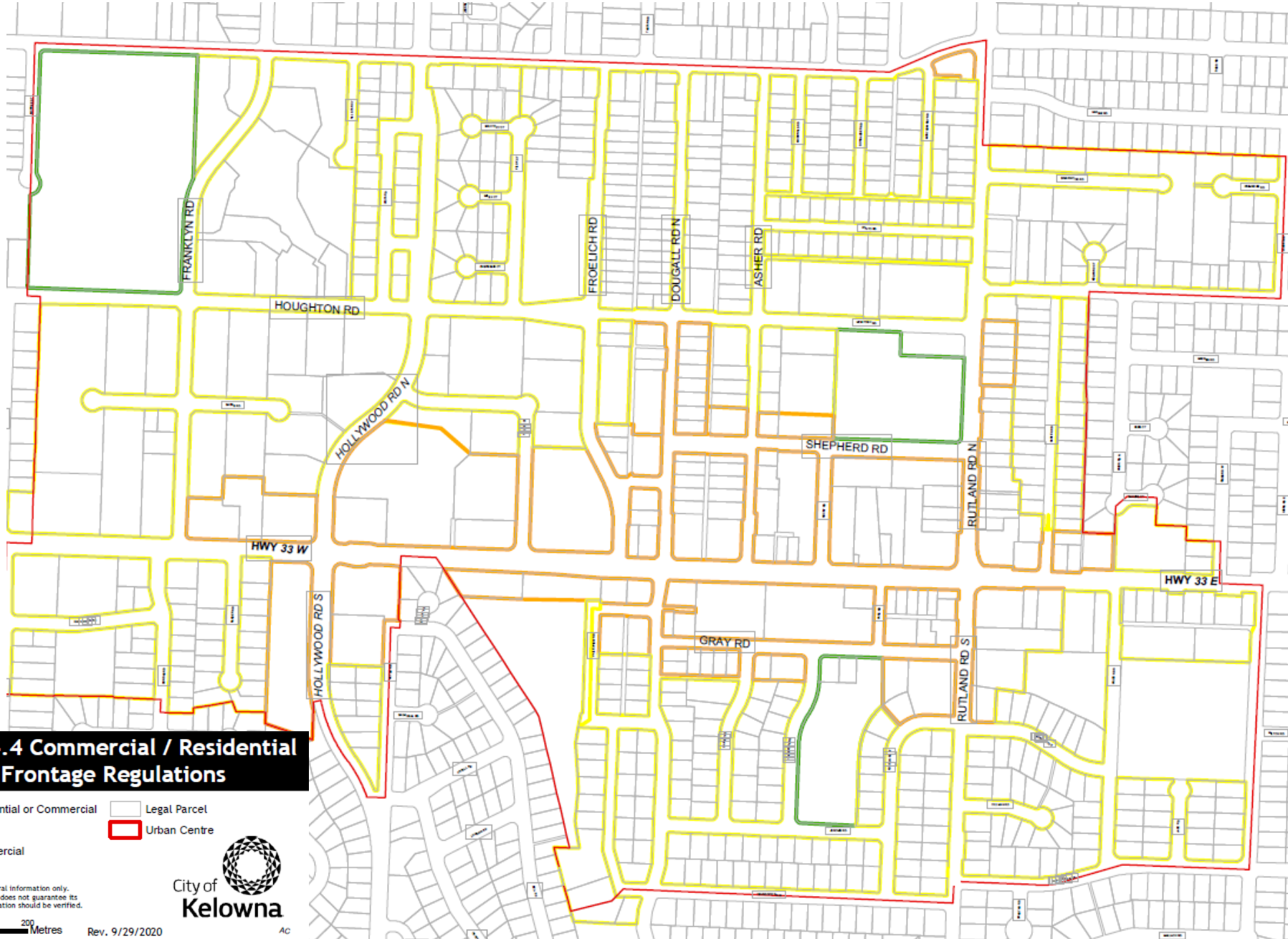
Text Amendment

- ▶ Floor Area Ratio
 - ▶ 0.2 FAR bonus, C₄ rental developments in Rutland Urban Centre
 - ▶ The total maximum allowable FAR in the C₄ zone is not proposed to change
 - ▶ Underground parking is possible in Rutland (less water table issues than other locations in the City)
- ▶ First Floor Functional Commercial Space
 - ▶ Current requirement for first floor commercial space on collector or arterial roads
 - ▶ Addition of a map further specifying which properties in the Rutland Urban Centre where this is required

Rutland Urban Centre



Rutland Urban Centre



MAP 14.4 Commercial / Residential Frontage Regulations

	Residential or Commercial		Legal Parcel
	Park		Urban Centre
	Commercial		



 City of Kelowna

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

0 50 100 200 Metres Rev. 9/29/2020 AC

Development Policy

- ▶ Promoting and Protecting Rental Housing is a key direction in the Healthy Housing Strategy
- ▶ Meets the Intent of the Official Community Plan
 - ▶ Support the creation of affordable and safe rental, non-market and/or special needs housing.
 - ▶ Housing Mix
 - ▶ Address Housing Needs of All Residents

Staff Recommendation

- ▶ Staff recommend support for the Text Amendment
 - ▶ FAR bonus for Residential Rental Tenure Only subzone helps encourage rental developments in the Rutland Urban Centre
 - ▶ Greater clarification for commercial development requirement on arterial and collector roads in the Rutland Urban Centre
- ▶ Recommend the Bylaws be forwarded to a Public Hearing



Conclusion of Staff Remarks