

REPORT TO COUNCIL REZONING



Date: June 12, 2023
To: Council
From: City Manager
Address: 285 Robson Rd W / 280 Rutland Rd S
File No.: Z22-0035

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RU1 – Large Lot Housing	MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z22-0035 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 23 Township 26 ODYD Plan EPP120337, located at 285 Robson Rd W / 280 Rutland Rd S, Kelowna, BC from the RU1 – Large Lot Housing zone to the MF3r – Apartment Housing Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated June 12, 2023;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council’s consideration of a Development Permit and Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate apartment housing.

3.0 Development Planning

Staff support the proposal to rezone the subject property to the MF3r – Apartment Housing Rental Only zone. The proposed rezoning will facilitate the development of a rental apartment building which aligns with the Official Community Plan (OCP) Future Land Use Designation of Core Area Neighbourhood. The proposed rental apartment housing use is consistent with OCP Policies which encourage medium and high density residential development and diverse housing tenures within the Core Area.

Lot Area	Proposed (m ²)
Gross Site Area	4,350 m ²
Road Dedication	157 m ²
Net Site Area	4,193 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC ₄ – Rutland Urban Centre	Retail
East	RU ₁ – Large Lot Housing RU _{1c} – Large Lot Housing with Carriage House	Single Detached Housing Single Detached Housing with Carriage House.
South	RU ₁ - :Large Lot Housing	Single Detached Housing
West	UC ₄ – Rutland Urban Centre	Single Detached Housing

Subject Property Map: 285 Robson Rd W & 280 Rutland Rd S



4.1 Background

In 2020, a Rezoning and Development Permit application was submitted to facilitate a 3 storey, 54 unit apartment building. The rezoning received third reading from Council but was later rescinded by Council in November 2022 as the project did not move forward.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.		
Policy	5.11.1	Ensure a diverse mix of low and medium density housing forms in the Core Area that support a variety of households, income levels and life stages.
Diverse Housing Forms		<i>The proposal is adding rental housing stock into the existing neighbourhood and is guaranteed through the rental only subzone.</i>
Objective 5.2 Focus residential density along Transit Supportive Corridors.		

<p>Policy 5.2.2 Low Rise Corridor Development</p>	<p>Encourage low rise apartments and stacked townhouses up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors. Consider lower heights for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and redevelopment.</p>
	<p><i>The proposal, while not located on a Transit Supportive Corridor as defined by the OCP, is directly fronting a Frequent Transit Network (15 minute service or less). As an active transit route, apartment housing is an appropriate building form.</i></p>

6.o Application Chronology

Application Accepted: May 5, 2022
 Public Information Session: May 21, 2023
 Neighbourhood Notification Summary Received: May 6, 2023

Report prepared by: Jason Issler, Planner I
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:
 Attachment A: Development Engineering Memo
 Attachment B: Summary of Public Information Session