



City of  
**Kelowna**

Z22-0035

285 Robson Rd W & 280 Rutland Rd S

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the RU<sub>1</sub> – Large Lot Housing zone to the MF<sub>3r</sub> – Apartment Housing Rental Only zone to facilitate Apartment Housing.

# Development Process

May 5, 2022

Development Application Submitted



Staff Review & Circulation



May 21, 2023

Public Information Session



Jun 12, 2023

Initial Consideration



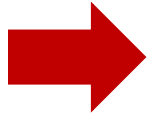
Reading Consideration or Public Hearing



Final Reading & DP/DVP

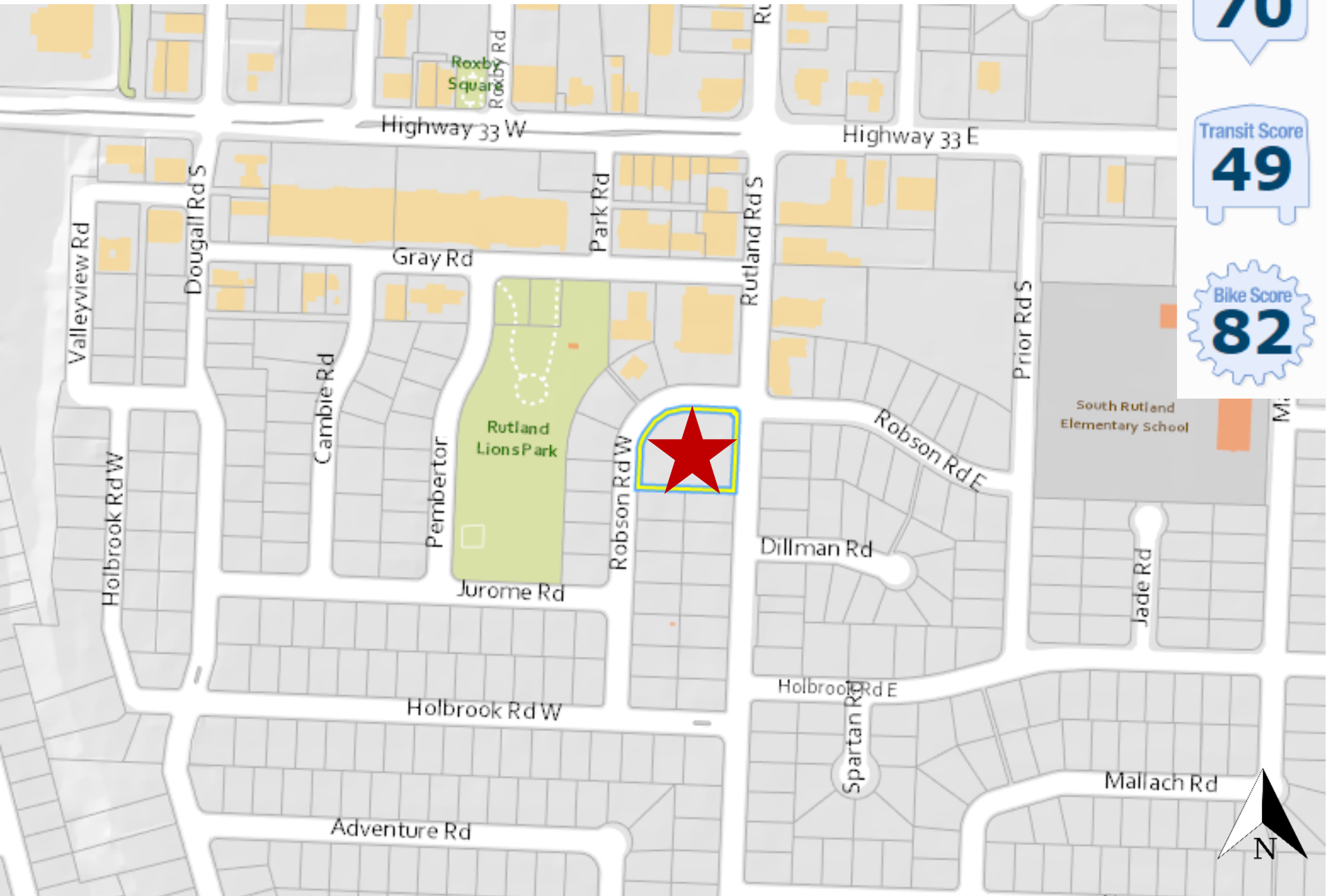


Building Permit



Council  
Approvals

# Context Map



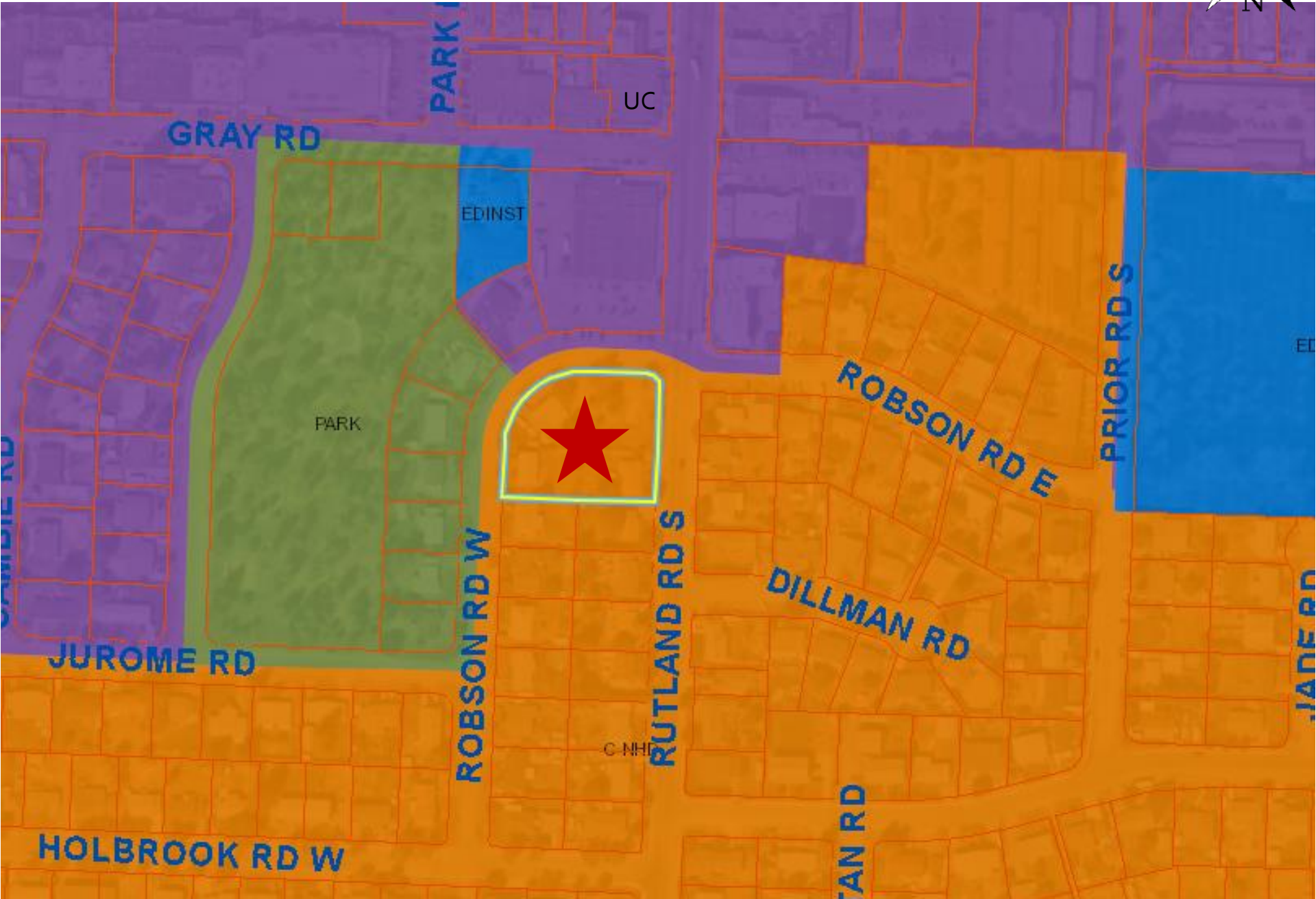
Walk Score  
**70**

Transit Score  
**49**

Bike Score  
**82**



# OCP Future Land Use



# Subject Property Map



# Project Details

- ▶ Apartment Housing
  - ▶ Rental only
  - ▶ 5 storeys
  - ▶ Approx. 106 units
  
- ▶ Access provided from Robson Rd W

# OCP Objectives & Policies

- ▶ **Policy 5.11.1: Diverse Housing Forms**
  - ▶ Adding rental housing stock into the existing neighbourhood.
- ▶ **Policy 5.2.2. Low Rise Corridor Development**
  - ▶ Encourage low rise apartments on transit routes.



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use C-NHD
  - ▶ OCP Objectives in Chapter 5 Core Area
    - ▶ Housing Diversity
    - ▶ Rental Housing
  - ▶ Development Permit to follow