

REPORT TO COUNCIL REZONING



Date: July 10, 2023
To: Council
From: City Manager
Address: 155-179 Rutland Rd N
File No.: Z23-0013

	Existing	Proposed
OCP Future Land Use:	UC – Urban Centre	UC – Urban Centre
Zone:	UC ₄ – Rutland Urban Centre	UC _{4r} - Rutland Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z23-0013 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT A SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP117920, located at 155-179 Rutland Rd N, Kelowna, BC from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre 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 July 10, 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 UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only zone to facilitate a mixed-use rental building.

3.0 Development Planning

Staff recommend support for the proposed rezoning to the rental only subzone. The existing zone of the property is UC₄ – Rutland Urban Centre, and this rezoning application is to add the rental only subzone, which would restrict any building or bareland stratification of residential housing units, supporting households seeking rental housing. The utilization of the rental only subzone supports key direction within the Healthy Housing Strategy to promote and protect rental housing.

Lot Area	Proposed (m ²)
Gross Site Area	2844.94 m ²
Road Dedication	55.31 m ²
Undevelopable Area (Road Reserve)	110.62 m ²
Net Site Area	2679.01 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC ₄ – Rutland Urban Centre	Supportive Housing
East	UC ₄ – Rutland Urban Centre	Single Detached Housing and Duplex Housing
South	UC ₄ dt – Rutland Urban Centre Drive Through	Retail Businesses
West	UC ₄ – Rutland Urban Centre P ₁ – Major Institutional	Retail Businesses Canada Post Depot

Subject Property Map: 155-179 Rutland Rd N



The subject property is located on the east side of Rutland Road N to the north of Hwy 33E (directly north of the Starbucks). The site is designated as UC – Urban Centre as it is within the Rutland Urban Centre. The project site is located within walking distance of the Shepherd Road transit exchange and near multiple bus stops situated on both Rutland Rd and Hwy 33 E and the property fronts Rutland Road N in an area where it is designated as a Retail Street within the 2040 Official Community Plan. The Walk Score is 88, indicating it is very walkable and that most errands can be accomplished on foot.

4.1 Background

Council authorized a Development Permit and Development Variance Permit for an eight-storey mixed-used building on May 31, 2022. The proposal for the property has changed and this is considered a new application.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity.	
Policy 4.1.6. High Density Residential Development.	Direct medium and high density residential development to Urban Centres to provide a greater mix of housing near employment and to maximize use of existing and new infrastructure, services and amenities. <i>This medium density development is located within the Rutland Urban Centre, near the intersection of Rutland Rd N and Hwy 33 E.</i>
Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres.	
Policy 4.12.1. Diverse Housing Forms.	Ensure a diverse mix of medium density and high density housing forms that support a variety of households, income levels and life stages. <i>The proposed UC4r – Rutland Urban Centre Rental Only zone would permit medium density housing forms, and the rental only subzone would prohibit any building or bareland stratification, supporting households seeking rental housing.</i>

6.0 Application Chronology

Application Accepted: February 27, 2023
 Neighbourhood Notification Summary Received: May 22, 2023

Report prepared by: Kimberly Brunet, Planner II
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

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.