



City of
Kelowna

Z23-0013 155-179 Rutland Rd N

Rezoning Application

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.

Development Process

Feb 27, 2023

Development Application Accepted



Staff Review & Circulation



May 22, 2023

Public Notification Received



Jul 10, 2023

Initial Consideration



Reading Consideration

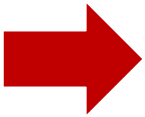


Final Reading & DP/DVP



Building Permit

Council
Approvals

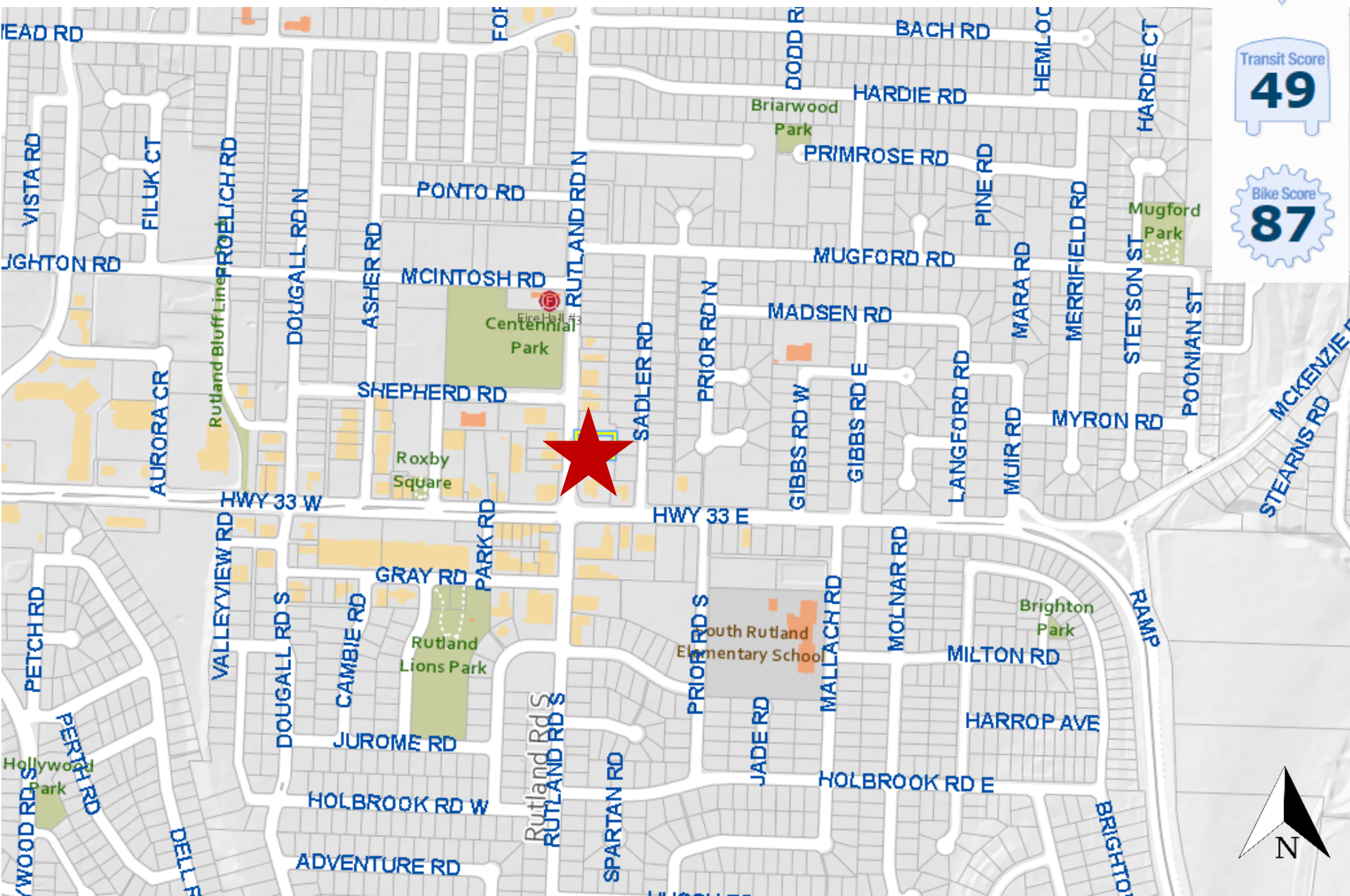


Context Map

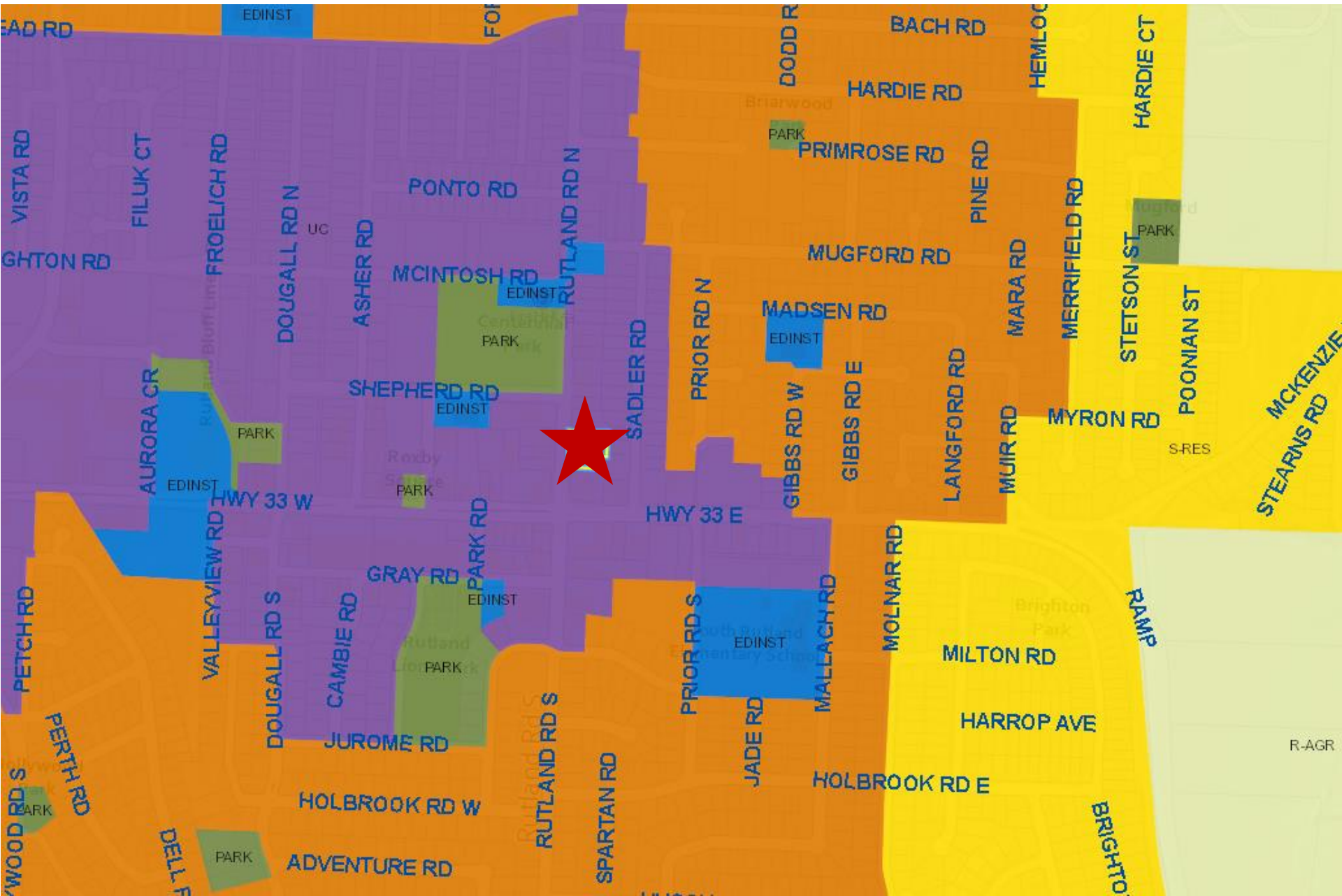
Walk Score
88

Transit Score
49

Bike Score
87



OCP Future Land Use



Subject Property Map



Project Details

- ▶ UC – Urban Centre
- ▶ Proposed UC_{4r}- Rutland Urban Centre Rental Only zone
 - ▶ 6 storey mixed-use building
 - ▶ Commercial at-grade
 - ▶ Residential Units - Long-term rentals

OCP Objectives & Policies

- ▶ Policy 4.1.6. High Density Residential Development
 - ▶ Direct medium and high density residential development to 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.
- ▶ Healthy Housing Strategy
 - ▶ Promote and protect rental housing

Staff Recommendation

- ▶ Staff recommend support for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use of UC – Urban Centre
 - ▶ OCP Objectives in Chapter 4 Urban Centres
 - ▶ Medium and High Density Housing directed to Urban Centres
 - ▶ Diverse Housing Forms
 - ▶ Rental Housing
 - ▶ Healthy Housing Strategy