REPORT TO COUNCIL REZONING

Date: June 17th, 2024

To: Council

From: City Manager

Address: 375, 395 Rutland Rd N

File No.: Z24-0011

	Existing	Proposed		
OCP Future Land Use:	UC – Urban Centre	UC – Urban Centre		
Zone:	UC4 – Rutland Urban Centre	UC4r – Rutland Urban Centre Rental Only		

1.0 Recommendation

THAT Rezoning Application No. Z24-oo11 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 26 Township 26 ODYD Plan 3513 Except Plan 37956, located at 375 Rutland Rd N, Kelowna, BC and Lot 2 Section 26 Township 26 ODYD District Plan 3513, located at 395 Rutland Rd N, Kelowna, BC from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone, be considered by Council;

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

2.0 Purpose

To rezone the subject properties from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing.

3.0 Development Planning

Staff support the proposed rezoning from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone. The proposed rezoning will facilitate a six-storey mixed-use rental apartment housing development which is supported by key direction within the Healthy Housing Strategy to promote and protect rental housing. The proposed rental apartment housing use is also consistent with OCP Policies which encourage medium and high-density residential development and diverse housing tenures within the Urban Centre. The proposal will also add commercial units at grade, which will face Rutland Rd N.

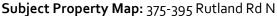
The applicant is required to dedicate approximately 5.0 m along the entire frontage of Mugford Rd, 5.0 m along the entire frontage of Rutland Rd N and a 5.0 m x 5.0 m corner cut on the intersection of Rutland Rd N and Mugford Rd.

Lot Area	Proposed (m²)		
Gross Site Area	1,640.76 m²		
Road Dedication	355.3 m²		
Undevelopable Area	n/a		
Net Site Area	1,285.46 m²		



4.0 Site Context & Background

Orientation	Zoning	Land Use			
North	UC4 – Rutland Urban Centre	Townhouses			
East	UC4 – Rutland Urban Centre	Semi-Detached Housing			
South	P2 – Education and Minor Institutional	Religious Assembly			
West	LIC. Distand Listan Contro	Apartment Housing and Single Detached			
	UC4 – Rutland Urban Centre	Housing			





The subject properties are located at the intersection of Mugford Rd and Rutland Rd N. The surrounding area is zoned UC₄ - Rutland Urban Centre, MF₁ – Infill Housing and P₂ – Education and Minor Institutional. There are six BC Transit bus stops within 300.0 m of the subject properties located on Rutland Road N, Shepherd Rd and Leathead Rd. The subject properties are also in close proximity to Rutland Centennial Park and Briarwood Park.

5.0 Current Development Policies

5.1 <u>Kelowna Official Community Plan (OCP)</u>

Objective 4.7. Focus new development in Rutland strategically to create a new high-density						
business and residential hub to support improved services and amenities.						
Policy 4.7.1.	Undertake a building heights study as part of an Urban Centre Plan process for					
Rutland Building	the Rutland Urban Centre. Until this process is complete, support development					
Heights.	in the Rutland Urban Centre that is generally consistent with the building heights					
	outlined in Map 4.7 to accomplish the following:					
	 Focusing taller buildings between Shepherd Road, Dougall Road, 					
	Rutland Road and Highway 33 to support the viability of Rutland's					

d	esignated	high	streets,	the	Rutland	Transit	Exchange,	and	Rutland
C	entennial I	Park;							

- Directing more modest heights along the Highway 33 and Rutland Road corridor to support transit use and the viability of commercial uses in those two corridors;
- Tapering heights down towards surrounding Core Area Neighbourhoods.

The subject properties are located on the Rutland Rd corridor, and the proposed midrise six-storey mixed-use building will add commercial uses at grade and support the transit uses along Rutland Road.

Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres.

Policy 4.12.3. Diverse Housing Tenures Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee simple row housing, co-ops, and rent-to-own.

The proposal includes a rental apartment in an established neighbourhood that primarily has single-detached housing.

6.0 Application Chronology

Application Accepted: March 26th, 2024
Neighbourhood Notification Summary Received: May 10th, 2024

Report prepared by: Tyler Caswell, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by:Nola Kilmartin, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability and

Development Services

Attachments:

Attachment A: Summary of Neighbourhood Consultation

Attachment B: Draft Site Plan

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