

# REPORT TO COUNCIL REZONING



**Date:** June 17<sup>th</sup>, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 375, 395 Rutland Rd N  
**File No.:** Z24-0011

	Existing	Proposed
<b>OCP Future Land Use:</b>	UC – Urban Centre	UC – Urban Centre
<b>Zone:</b>	UC <sub>4</sub> – Rutland Urban Centre	UC <sub>4r</sub> – Rutland Urban Centre Rental Only

## 1.0 Recommendation

THAT Rezoning Application No. Z24-0011 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 UC<sub>4</sub> – Rutland Urban Centre zone to the UC<sub>4r</sub> – 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 UC<sub>4</sub> – Rutland Urban Centre zone to the UC<sub>4r</sub> – 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 UC<sub>4</sub> – Rutland Urban Centre zone to the UC<sub>4r</sub> – 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 (m <sup>2</sup> )
Gross Site Area	1,640.76 m <sup>2</sup>
Road Dedication	355.3 m <sup>2</sup>
Undevelopable Area	n/a
Net Site Area	1,285.46 m <sup>2</sup>

**4.0 Site Context & Background**

Orientation	Zoning	Land Use
North	UC <sub>4</sub> – Rutland Urban Centre	Townhouses
East	UC <sub>4</sub> – Rutland Urban Centre	Semi-Detached Housing
South	P <sub>2</sub> – Education and Minor Institutional	Religious Assembly
West	UC <sub>4</sub> – Rutland Urban Centre	Apartment Housing and Single Detached Housing

**Subject Property Map: 375-395 Rutland Rd N**



The subject properties are located at the intersection of Mugford Rd and Rutland Rd N. The surrounding area is zoned UC<sub>4</sub> - Rutland Urban Centre, MF<sub>1</sub> – Infill Housing and P<sub>2</sub> – 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 Kelowna Official Community Plan (OCP)**

<b>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.</b>	
Policy 4.7.1. Rutland Building Heights.	Undertake a building heights study as part of an Urban Centre Plan process for the Rutland Urban Centre. Until this process is complete, support development in the Rutland Urban Centre that is generally consistent with the building heights outlined in Map 4.7 to accomplish the following: <ul style="list-style-type: none"> <li>Focusing taller buildings between Shepherd Road, Dougall Road, Rutland Road and Highway 33 to support the viability of Rutland’s</li> </ul>

	<p>designated high streets, the Rutland Transit Exchange, and Rutland Centennial Park;</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• Tapering heights down towards surrounding Core Area Neighbourhoods.</li> </ul>
	<p><i>The subject properties are located on the Rutland Rd corridor, and the proposed mid-rise six-storey mixed-use building will add commercial uses at grade and support the transit uses along Rutland Road.</i></p>
<p><b>Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres.</b></p>	
<p>Policy 4.12.3. Diverse Housing Tenures</p>	<p>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.</p>
	<p><i>The proposal includes a rental apartment in an established neighbourhood that primarily has single-detached housing.</i></p>

**6.o Application Chronology**

Application Accepted: March 26<sup>th</sup>, 2024  
 Neighbourhood Notification Summary Received: May 10<sup>th</sup>, 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](http://www.kelowna.ca/currentdevelopments).