

NEIGHBOURHOOD CONSULTATION REPORT: Required by City of Kelowna Council Policy #367 – Public Notification & Consultation for Development Applications

SUBJECT PROPERTY: 375-395 Rutland Rd N.

APPLICATION NUMBER: Z24-0011.

PROPOSAL: Rezoning application from UC4 to UC4r to support rental housing.

ATTACHMENT A

This forms part of application
Z24-0011

Planner
Initials

TC


City of Kelowna
DEVELOPMENT PLANNING

NEIGHBOUR ADDRESS	NAME (please print)	CHOOSE (please circle)	INFORMED OF PROPOSAL (note date)
145 Briarwood Rd.		Owner, or Tenant	May 9, 2024
147 Briarwood Rd.		Owner, or Tenant	May 9, 2024
120 McIntosh Rd.	STRATA	Owner, or Tenant	May 9, 2024
140 McIntosh Rd.	STRATA	Owner, or Tenant	May 9, 2024
160 McIntosh Rd.	STRATA	Owner, or Tenant	May 9, 2024
350 Rutland Road N.	STRATA	Owner, or Tenant	May 9, 2024
135 Mugford Rd.		Owner, or Tenant	May 9, 2024
150 Mugford Rd.		Owner, or Tenant	May 9, 2024
155 Mugford Rd.		Owner, or Tenant	May 9, 2024
132 Mugford Rd.		Owner, or Tenant	May 9, 2024
134 Mugford Rd.		Owner, or Tenant	May 9, 2024
136 Mugford Rd.		Owner, or Tenant	May 9, 2024
138 Mugford Rd.		Owner, or Tenant	May 9, 2024
140 Mugford Rd.		Owner, or Tenant	May 9, 2024
100 Ponto Rd.		Owner, or Tenant	May 9, 2024
105 Ponto Rd.		Owner, or Tenant	May 9, 2024
115 Ponto Rd.		Owner, or Tenant	May 9, 2024
340 Sadler Rd.		Owner, or Tenant	May 9, 2024
415 Rutland Rd. N. (8 units)		Owner, or Tenant	May 9, 2024




DETAILS PROVIDED: A letter including building details such as storeys, façade, uses, and proposed zoning. The letter has been provided for reference.

FEEDBACK FROM NEIGHBOURHOOD As of May 21, 2024, no feedback or key issues were provided from any neighbours.

DELIVERY METHOD: Mail-out.

CHANGES RESULTING FROM NOTIFICATION: No changes occurred due to the lack of comments from the neighbourhood.

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MAY 2024

JMJ INTERNATIONAL
375 / 395 RUTLAND ROAD
KELOWNA, BC

Rezoning Application at 375 / 395 Rutland Road
City Application No. Z24-0011

Dear Neighbour,

We are pleased to announce our proposal for rezoning at 375 / 395 Rutland Road. The property will be rezoned from UC4 – Rutland Urban Centre to UC4r – Rutland Urban Centre (rental only). As part of the development process, the City of Kelowna requires we inform our neighbours of our development plans. As shown on the attached site plan; a 6-storey mixed-use building is proposed. The rental-only zone is a way to solidify rental in the proposed building, which has been sought after since the beginning of the project.



The City of Kelowna Planner assigned to the project is Tyler Caswell. He can be reached at 250.469.8967 or TCaswell@kelowna.ca. If you have any questions about our plans, please contact Siddharth at 204.583.4932 or malhotra.6@gmail.com.

Your Neighbours,

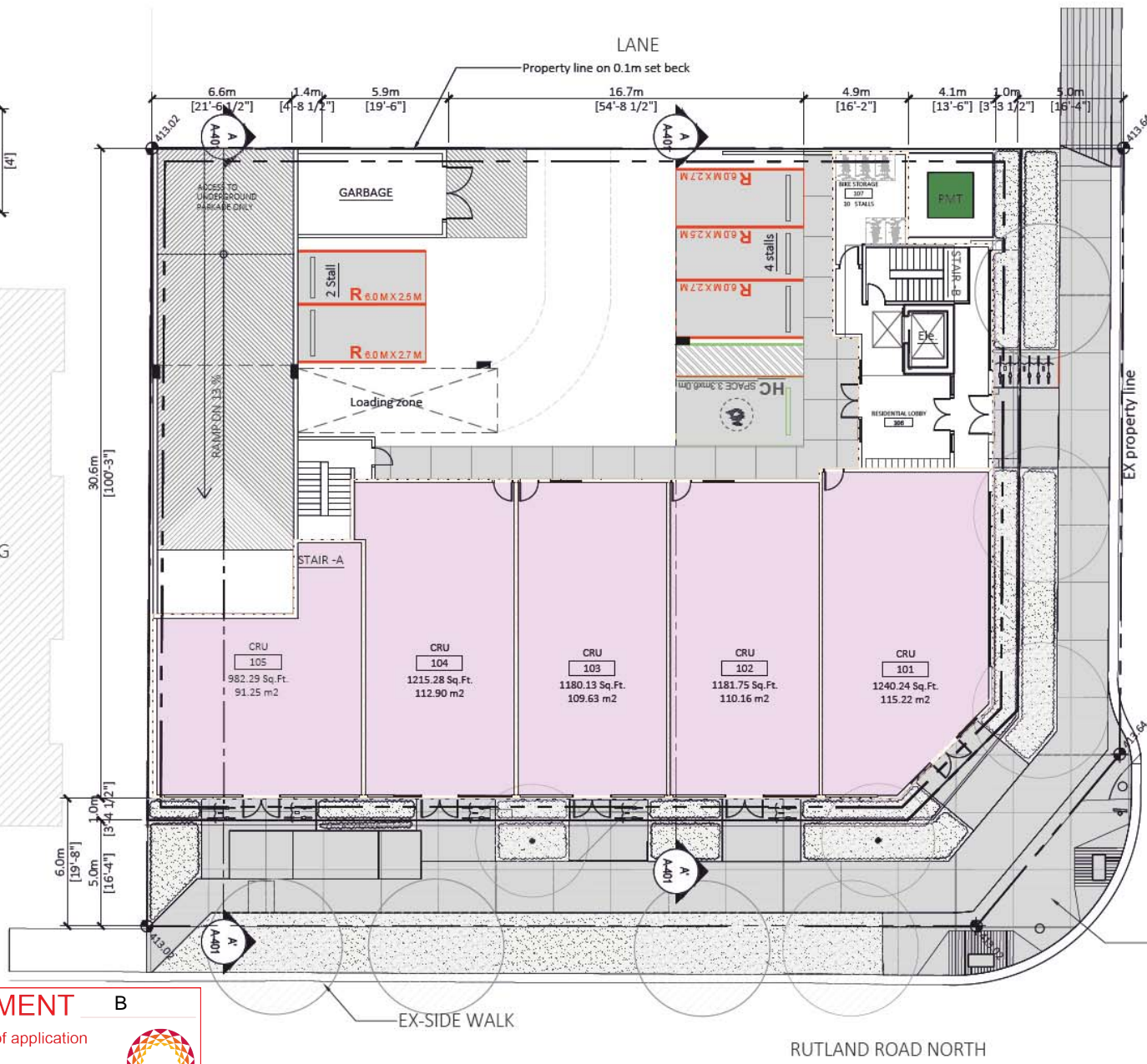
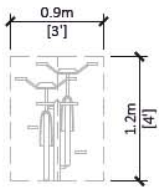
SIDDHARTH & SUNAINA MALHOTRA

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MUGFORD RD

EX property line

NOTE : PLEASE REFER
A- 2.1 FOR FLOOR DETAILS

- HC stalls
- ACCESSIBLE-1
- COMMERCIAL PARKING - 6
R - Regular - 5

PROPOSED SIDE WALK

RUTLAND ROAD NORTH

ATTACHMENT B
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REV	DESCRIPTION	BY	DATE