



City of  
**Kelowna**

Z24-0011

375-395 Rutland Road N

Rezoning Application

# 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.

# Development Process

Mar 26, 2024

Development Application Submitted



Staff Review & Circulation



May 10, 2024

Public Notification Received



Jun 17, 2024

Initial Consideration



Reading Consideration



Final Reading & DP



Building Permit



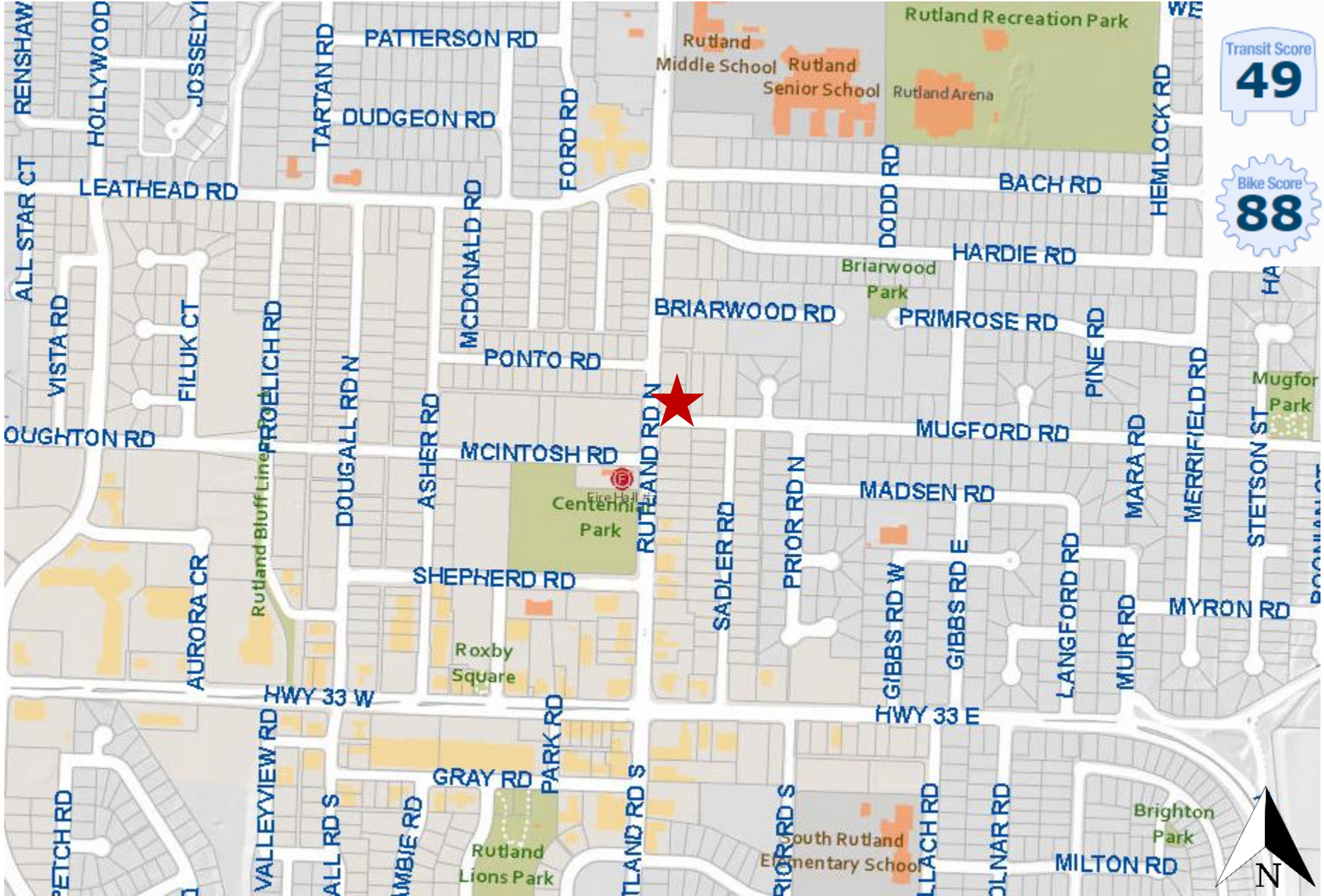
Council Approvals

# Context Map

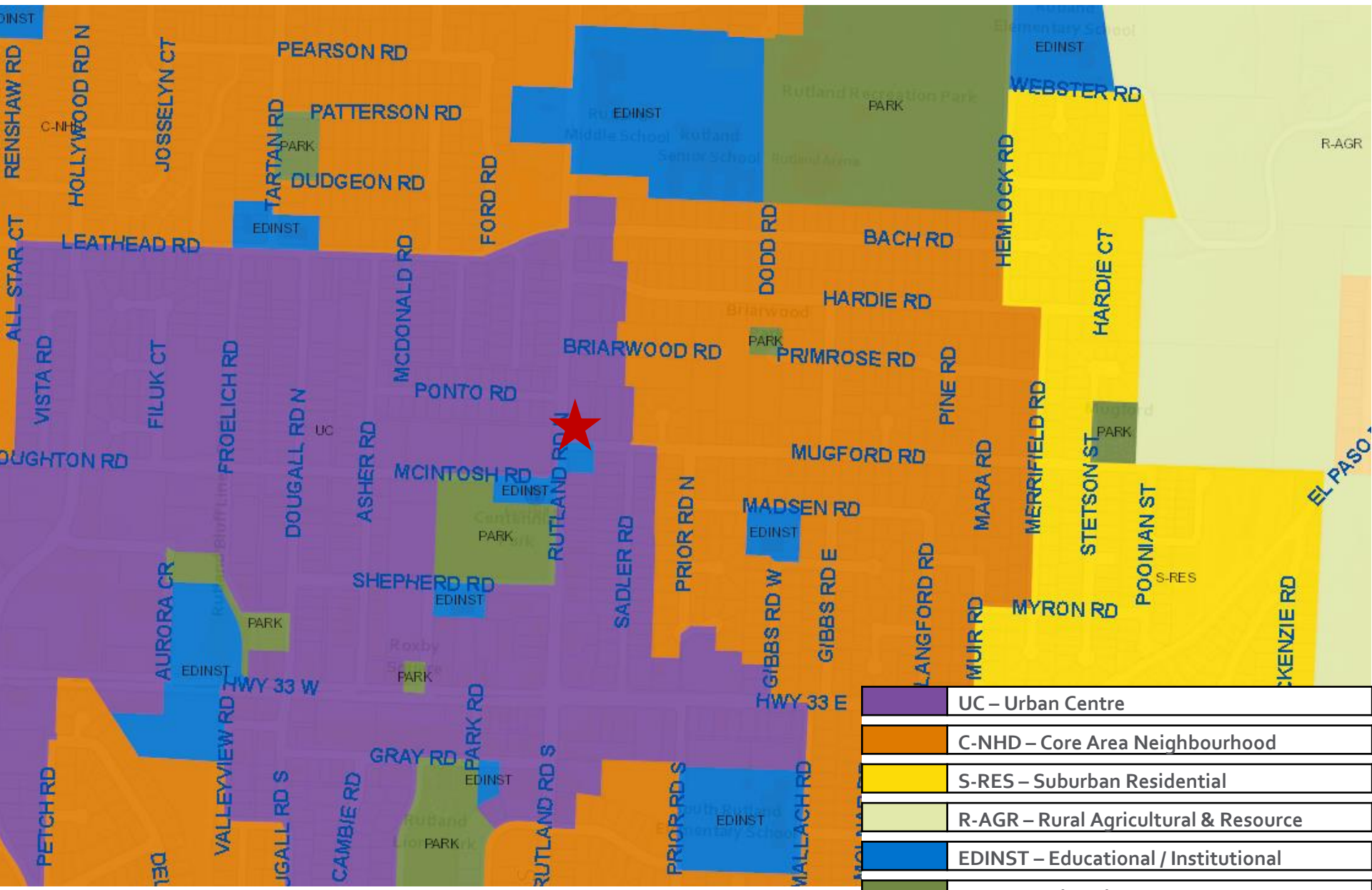
Walk Score  
**83**







Transit Score  
**49**

Bike Score  
**88**



# OCP Future Land Use



|   |                                       |
|---|---------------------------------------|
|  | UC – Urban Centre                     |
|  | C-NHD – Core Area Neighbourhood       |
|  | S-RES – Suburban Residential          |
|  | R-AGR – Rural Agricultural & Resource |
|  | EDINST – Educational / Institutional  |
|  | PARK – Park and Open Space            |

# Subject Property Map



# Project Details

- ▶ The properties have the Future Land Use Designation of UC – Urban Centres.
- ▶ The proposed rezoning to UC<sub>4r</sub> will facilitate a six-storey mixed-use development.
  - ▶ Rental-Only
  - ▶ 65 residential units
  - ▶ Commercial units at grade abutting Rutland Rd N.
  - ▶ All vehicular access off laneway.

# OCP Objectives & Policies

- ▶ **Policy 4.7.1. Rutland Building Heights.**
  - ▶ The subject properties are located on the Rutland Road corridor, and the proposed mid-rise six-storey mixed-use building will add commercial uses at grade to support transit uses on Rutland Road.
- ▶ **Policy 4.12.3. Diverse Housing Tenures**
  - ▶ The proposal includes a rental apartment in an established neighbourhood that primarily consists of single-detached dwellings and townhouses.



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use Urban Centres
  - ▶ OCP Objectives in Chapter 4 – Urban Centres
    - ▶ Rutland Building Heights.
    - ▶ Diverse Housing Tenures
  - ▶ Development Permit to follow.