

REPORT TO COUNCIL TEXT AMENDMENT



Date: January 13, 2025
To: Council
From: City Manager
Address: 920 Rutland Rd N
File No.: TA24-0011

| | Existing | Proposed |
|-----------------------------|---------------------------------|---------------------------------|
| OCP Future Land Use: | C-NHD – Core Area Neighbourhood | C-NHD – Core Area Neighbourhood |
| Zone: | MF1 – Infill Housing | MF1 – Infill Housing |

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA24-0011 to amend the City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated January 13, 2025 for Lot 7 Section 26 Township 26 ODYD Plan KAP44228 located at 920 Rutland Rd N, Kelowna, BC be considered by Council.

2.0 Purpose

To amend the Zoning Bylaw with a Site-Specific Text Amendment to reduce the minimum density for the subject property fronting onto a Transit Supportive Corridor for lots without a lane, from a min. 1,600 m² lot area required to 770 m² lot area proposed.

3.0 Development Planning

Staff support the proposed Text Amendment to create a site-specific regulation to amend the minimum density for the subject property fronting a Transit Supportive Corridor. The intent for the minimum density regulation is to force lot-consolidations for larger (more dense) developments along Transit Supportive Corridors.

The property to the north was subdivided into two lots in 2013 and a building permit for single-detached housing was obtained in 2016. For the property to the south, a building permit for a single-detached house was obtained in 2013 and the house was subsequently constructed. Due to these newer neighbouring developments, it is unlikely that they will be part of a consolidation to help achieve the minimum lot area required by the current Zoning Bylaw. The proposal for six units is an appropriate infill development permitted on MF1 zoned lots. The Text Amendment is required in this case due to the lot fronting a Transit Supportive Corridor. If supported by Council, a Development Permit for a six-unit townhouse would be considered by staff under the MF1 – Infill Housing regulations. Currently all development regulations have been met and there are no variances proposed.

4.0 Site Context & Background

| Orientation | Zoning | Land Use |
|-------------|-------------------------|---------------------------------|
| North | MF1 – Infill Housing | C-NHD - Core Area Neighbourhood |
| East | MF1 – Infill Housing | C-NHD - Core Area Neighbourhood |
| South | MF1 – Infill Housing | C-NHD - Core Area Neighbourhood |
| West | MF2 – Townhouse Housing | C-NHD - Core Area Neighbourhood |

Subject Property Map: 920 Rutland Rd N



The subject property is located on the west side of Rutland Rd N, near the intersection of McCurdy Rd. The Transit Supportive Corridor along Rutland Rd N ends at this intersection. It is in close proximity to both Rutland Middle School and Senior School. There is a transit stop in front of the adjacent property to the north.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

| Objective 5.3 Design residential infill to be sensitive to neighbourhood context. | |
|---|---|
| Policy 5.3.1. Core Area Neighbourhood Infill | Encourage ground-oriented residential uses such as house-plexes, townhouses and narrow lot housing up to approximately 3 storeys to fit within the existing development patter. Consider larger infill projects, including those where lot consolidation is required, where they are in a Transit Supportive Corridor transition area, on a block end or near community amenities including, but not limited to, parks and schools, as outlined in Figure 5.3 |

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| | <i>The new dwellings to the north and the south of the subject property are two storeys in height and were built in the last decade, making it unlikely that the properties redevelop in the near future. The MF₁ zone allowing up to three storeys will fit in with the existing development pattern.</i> |
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6.o Application Chronology

Application Accepted: June 14, 2024
Neighbourhood Notification Summary Received: October 9, 2024

Report prepared by: Breanna Sartori, Planner I
Reviewed by: Dean Strachan, Development Planning Manager - South
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Proposed Text Amendments
Attachment A: Summary of Neighbourhood Notification
Attachment B: Letter of Rationale

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