No.	Section	Current Wording	Proposed Wordin	ıg	Reason for change	
1.	Section 13 – Multi-Dwelling	N/A	Section 13.7 – Site Specific Regulations Use and regulations apply on a site-specific basis as follows:			To allow an infill development on the subject property.
	Zones, 13.7 – Site Specific		Legal Description	Civic Address	Regulation	
	Regulations		LOT 7 SECTION 26 TOWNSHIP 26 ODYD PLAN KAP4428	920 Rutland Rd N	Notwithstanding Section13.6 – Density and Height Development Regulations this property is permitted to have a 770 m <sup>2</sup> lot area.	







### Summary of Neighbor Notification

Date: Oct 23, 2024

To: Kelowna City Council & Staff

From: New Town Architecture & Engineering

Subject: Summary of Neighbor Notification for DP23-0150/TA24-0011

920 Rutland Road

Dear Council/Staff members.

As per Council Policy No. 367, please find below the summary of our neighbor notification efforts, feedback received, and any resulting changes to the project. This summary is provided to ensure transparency and compliance before the application is scheduled for Council consideration.

#### 1. Date of Notification:

Oct 9, 2024.

#### 2. Methods of Notification:

Mailed out a consultation letter.

#### 3. List of Addresses Notified:

Please refer to the attached file for the full address list.

### 4. Details of Information Provided:

A rationale was sent to the neighbors that included items a) - g) under section 4 of Council Policy 367. Please find the consultation rationale attached.

#### 5. Feedback Received:

No feedback has been received by our office.

#### 6. Project Changes Resulting from Neighbor Notification:

No changes were made based on the lack of feedback received. Please feel free to contact us if you require any further information or clarification.

Sincerely,

Jesse Alexander Planning Manager New Town Architecture & Engineering

#### Attachments:

- 1. Address list
- 2. Consultation rationale

Name	Unit	Street Number	Street	City	Postal Code
Owner/Occupant	cupant 1 - 940		Rutland Road	Kelowna, BC	V1X 3B7
Owner/Occupant	2 -	940	Rutland Road	Kelowna, BC	V1X 3B7
Owner/Occupant	1 -	950	Rutland Road	Kelowna, BC	V1X 3B7
Owner/Occupant	2 -	950	Rutland Road	Kelowna, BC	V1X 3B7
Owner/Occupant		970	Rutland Road	Kelowna, BC	V1X 3B7
Owner/Occupant	1 -	910	Rutland Road	Kelowna, BC	V1X 3B7
Owner/Occupant	2 -	910	Rutland Road	Kelowna, BC	V1X 3B7
Owner/Occupant		900	Rutland Road	Kelowna, BC	V1X 3B7
Owner/Occupant		945	Rutland Road	Kelowna, BC	V1X 3B7
Owner/Occupant		155	McCurdy Road	Kelowna, BC	V1X 2P1
Owner/Occupant		157	McCurdy Road	Kelowna, BC	V1X 2P1
Owner/Occupant		135	McCurdy Road	Kelowna, BC	V1X 2P1
Owner/Occupant		137	McCurdy Road	Kelowna, BC	V1X 2P1
Owner/Occupant		105	McCurdy Road E	Kelowna, BC	V1X 7C8
Owner/Occupant		109	McCurdy Road E	Kelowna, BC	V1X 7C8
Owner/Occupant		113	McCurdy Road E	Kelowna, BC	V1X 7C8
Owner/Occupant		117	McCurdy Road E	Kelowna, BC	V1X 7C8
Owner/Occupant		176	Keithley Road	Kelowna, BC	V1X 2N3
Owner/Occupant		170	Keithley Road	Kelowna, BC	V1X 2N3
Owner/Occupant		175	Keithley Road	Kelowna, BC	V1X 2N3
Owner/Occupant		185	Keithley Road	Kelowna, BC	V1X 2N3
Owner/Occupant	108 -	120	Hartman Road	Kelowna, BC	V1X 8E6
Owner/Occupant	110 -	120	Hartman Road	Kelowna, BC	V1X 8E6
Owner/Occupant	114 -	120	Hartman Road	Kelowna, BC	V1X 8E6
Owner/Occupant	118 -	120	Hartman Road	Kelowna, BC	V1X 8E6
Owner/Occupant	122 -	120	Hartman Road	Kelowna, BC	V1X 8E6
Owner/Occupant	126 -	120	Hartman Road	Kelowna, BC	V1X 8E6
Owner/Occupant	130 -	120	Hartman Road	Kelowna, BC	V1X 8E6
Owner/Occupant	101 -	122	Hartman Road	Kelowna, BC	V1X 8E6
Owner/Occupant	102 -	122	Hartman Road	Kelowna, BC	V1X 8E6
Owner/Occupant	103 -	122	Hartman Road	Kelowna, BC	V1X 8E6
Owner/Occupant	104 -	122	Hartman Road	Kelowna, BC	V1X 8E6
Owner/Occupant	105 -	122	Hartman Road	Kelowna, BC	V1X 8E6
Owner/Occupant	106 -	122	Hartman Road	Kelowna, BC	V1X 8E6
Owner/Occupant	107 -	122	Hartman Road	Kelowna, BC	V1X 8E6



### Dear Neighbour:

### RE: Application for Development Permit, DVP & Text Amendment

#### 920 Rutland Road

This letter is to advise that an application has been made to the City of Kelowna for the development of the property shown on the map below.



The City of Kelowna OCP designates this location as Core Area Neighbourhood with a MF1 - Infill Housing zoning, which forecasts ground oriented multifamily development. In keeping with this vision, a development permit application has been made to develop the property into a six-unit townhome enclave.

Despite the existing MF1 zoning, this application requires a text amendment due to its proximity to the Transit Supportive Corridor on Rutland Rd. Transit Supportive Corridors typically allow for up to 6 storey apartments and therefore have a larger minimum lot size of 1600m<sup>2</sup>. Given the smaller scale of the development and 770m<sup>2</sup> lot size, a text amendment is required to allow these townhomes.

A variance is also required to allow for a  $3^{rd}$  storey floor area that matches the  $2^{nd}$  storey of the building. The  $3^{rd}$  storey footprint is typically limited to 70% of the area of the  $2^{nd}$  storey in the MF1 zone. That said, this variance still offers far less impact to the surrounding neighbourhood than the aforementioned 6 storey apartment.

A site plan and details of the application are provided on the reverse of this page. If you have any comments or questions please feel free to contact us in writing.

#### Applicant Contact:

Jesse Alexander, Planning Manager New Town Architecture & Engineering Inc Email: jesse@newtownservices.net

#### City of Kelowna Contact

Alissa Cook, Planner I City of Kelowna Phone: 778-738-3418 Email: acook@kelowna.ca

### RE: Application for Development Permit

### 920 Rutland Road

An application has been made to the City of Kelowna as follows:

- ✓ Form & character development permit to facilitate a 3-storey townhome building.
- ✓ Text Amendment to allow for a smaller lot size to facilitate townhomes rather than apartment housing.
- $\checkmark$  Variance to allow for a larger 3<sup>rd</sup> storey floor area relative to the 2<sup>nd</sup> storey.



Figure 1: View from Rutland Rd.

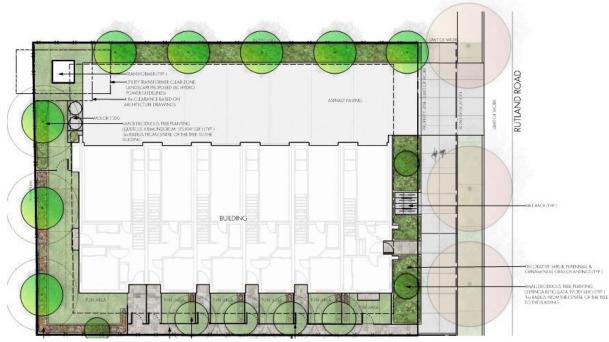


Figure 2: Site Plan.



# DESIGN RATIONALE

ATTACHMENT B

This forms part of application
# TA24-0011

City of

Planner Initials

BS

Kelowna

# FAMILY TOWNHOME HOUSING

920 Rutland Road



# **PROPOSAL**

This application is to construct a 6-unit enclave of townhomes a few blocks West of the Rutland Recreation Park, and about 200m North of Rutland Middle School. This mid-block site is zoned MF1 and currently hosts a single-family home built in 1944. The site is proposed to remain MF1, consistent with the Core Area Neighborhood Land use designation.



Figure 1: Site location.



# ARCHITECTURE FORM & CHARACTER



These 3-storey buildings have a distinctly modern residential personality. The massing is articulated with simple and effective uses of varied cladding materials with a particular design focus on street facing elevations. A street-facing entry from Rutland Road animates the pedestrian realm, while robust landscaping consisting of trees/shrubs delineates the boundary between public and private space.

The onsite amenity space aligns along a backyard walkway. This at-grade amenity space is augmented by patio spaces on both the  $2^{nd}$  and  $3^{rd}$  floors of each home for residents to enjoy.





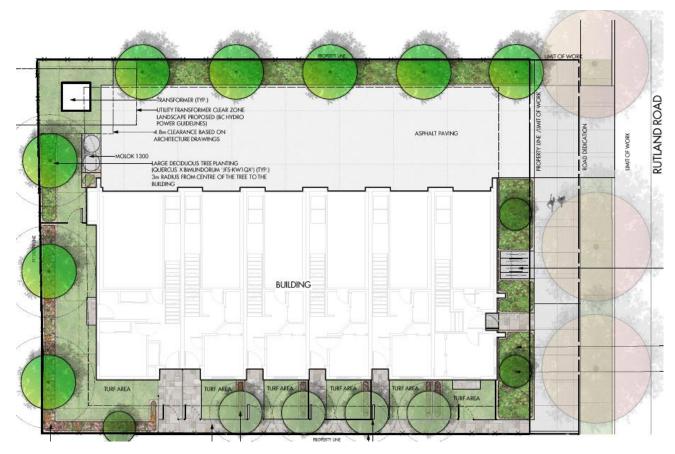


Figure 2: Landscape Plan

# **TEXT AMENDMENT**

A minor text amendment application is required, as the lot area of the site (770sqm) does not comply with the bylaw requirement of 1600sqm for developments located on a Transit Supportive Corridor. Note that a lot assembly to increase the property size is not viable, as newer developments have been constructed on both the property to the North (2016) and the property to the South (2013).



Figure 3: 940 Rutland Rd.



Figure 4: 910 Rutland Rd.



# **VARIANCE**

A variance is also required to allow for a 3rd storey floor area that matches the 2nd storey of the building. The 3rd storey footprint is limited by the zoning bylaw to 70% of the area of the 2nd storey for buildings within the MF1 zone. That said, this variance scenario offers far less impact to the surrounding neighborhood than the 4-6 storey apartment buildings that are encouraged to be built along transit supportive corridors such as Rutland Rd. The 70% stipulation is appropriate and understandable for midblock townhomes in the Core Neighborhood away from major corridors, but it is far less relevant or needed in areas already forecast for greater density/building scale.

## **SUMMARY**

This development is a key housing component to be added within the context of North Rutland. It complies with the zoning bylaw in all aspects, follows the OCP guidelines for appropriate development and delivers 6 much needed ground-oriented homes on an infill lot. We kindly seek support from staff and Council in this endeavor.



