



NEW TOWN

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	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



NEW TOWN

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 1600m². Given the smaller scale of the development and 770m² lot size, a text amendment is required to allow these townhomes.

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 typically limited to 70% of the area of the 2nd 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.
- ✓ Variance to allow for a larger 3rd storey floor area relative to the 2nd storey.



Figure 1: View from Rutland Rd.



Figure 2: Site Plan.