

| No. | Section | Current Wording | Proposed Wording | Reason for change | | | | | | |
|---|---|---|--|-------------------|---------------|------------|---|------------------------|---|---|
| 1. | Section 13 – Multi-Dwelling Zones, 13.7 – Site Specific Regulations | N/A | <p>Section 13.7 – Site Specific Regulations Use and regulations apply on a site-specific basis as follows:</p> <table border="1" data-bbox="688 337 1453 659"> <thead> <tr> <th data-bbox="688 337 919 407">Legal Description</th> <th data-bbox="919 337 1087 407">Civic Address</th> <th data-bbox="1087 337 1453 407">Regulation</th> </tr> </thead> <tbody> <tr> <td data-bbox="688 407 919 659">LOT 7 SECTION 26 TOWNSHIP 26 ODYD PLAN KAP4428</td> <td data-bbox="919 407 1087 659">920 Rutland Rd N</td> <td data-bbox="1087 407 1453 659">Notwithstanding Section 13.6 – Density and Height Development Regulations this property is permitted to have a 770 m² lot area.</td> </tr> </tbody> </table> | Legal Description | Civic Address | Regulation | LOT 7 SECTION 26 TOWNSHIP 26 ODYD PLAN KAP4428 | 920 Rutland Rd N | Notwithstanding Section 13.6 – Density and Height Development Regulations this property is permitted to have a 770 m ² lot area. | To allow an infill development on the subject property. |
| Legal Description | Civic Address | Regulation | | | | | | | | |
| LOT 7 SECTION 26 TOWNSHIP 26 ODYD PLAN KAP4428 | 920 Rutland Rd N | Notwithstanding Section 13.6 – Density and Height Development Regulations this property is permitted to have a 770 m ² lot area. | | | | | | | | |

SCHEDULE **A**

This forms part of application
TA24-0011

Planner Initials BS



City of
Kelowna
DEVELOPMENT PLANNING



ATTACHMENT A

This forms part of application
TA24-0011

Planner Initials BS

City of **Kelowna**
DEVELOPMENT PLANNING

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.



NEW TOWN

DESIGN RATIONALE

FAMILY TOWNHOME HOUSING

920 Rutland Road

ATTACHMENT B

This forms part of application

TA24-0011

Planner Initials BS



City of Kelowna
DEVELOPMENT PLANNING



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.



NEW TOWN

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 2nd and 3rd 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.

