



City of  
**Kelowna**

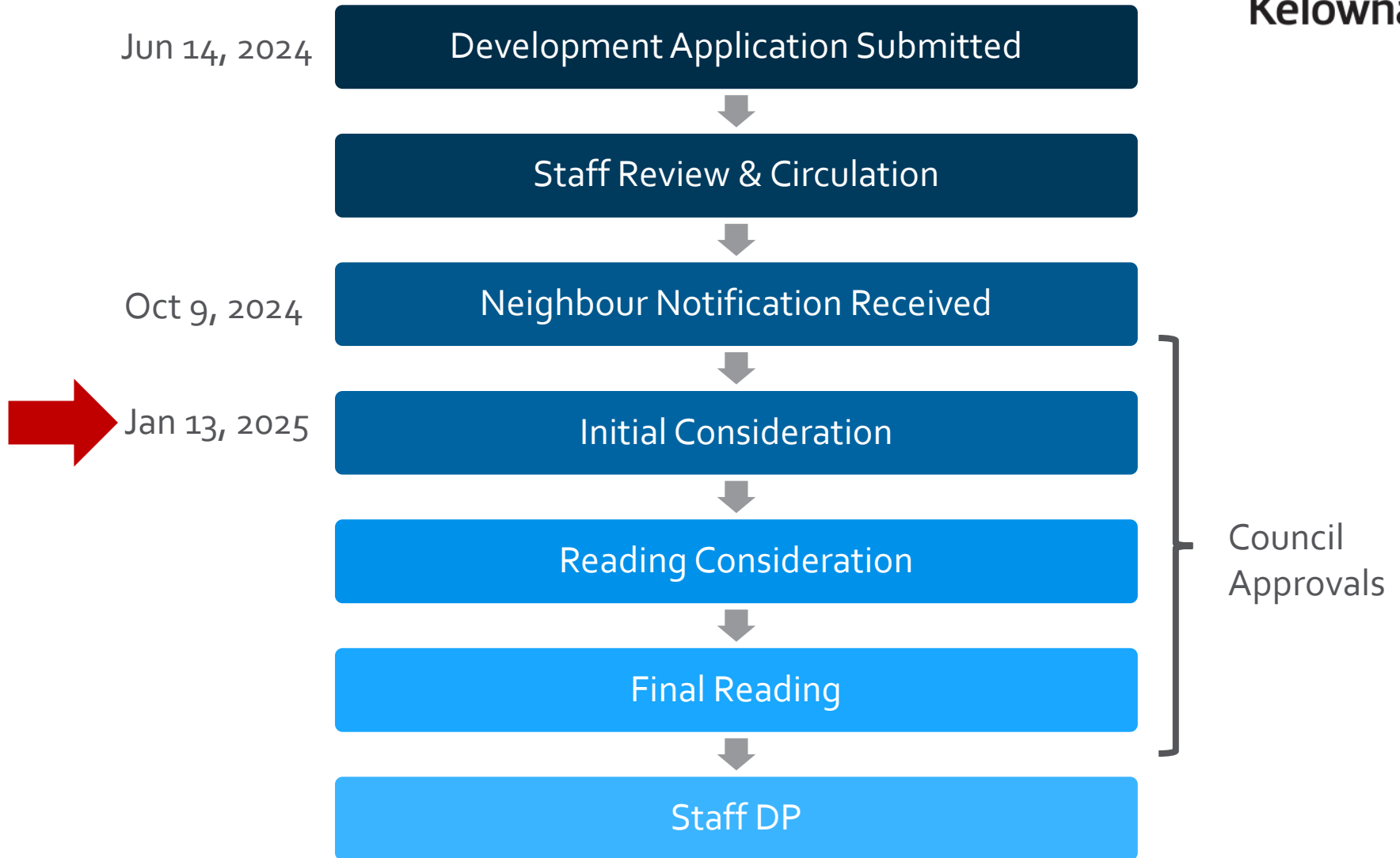
# TA24-0011 920 Rutland Rd N

Text Amendment Application

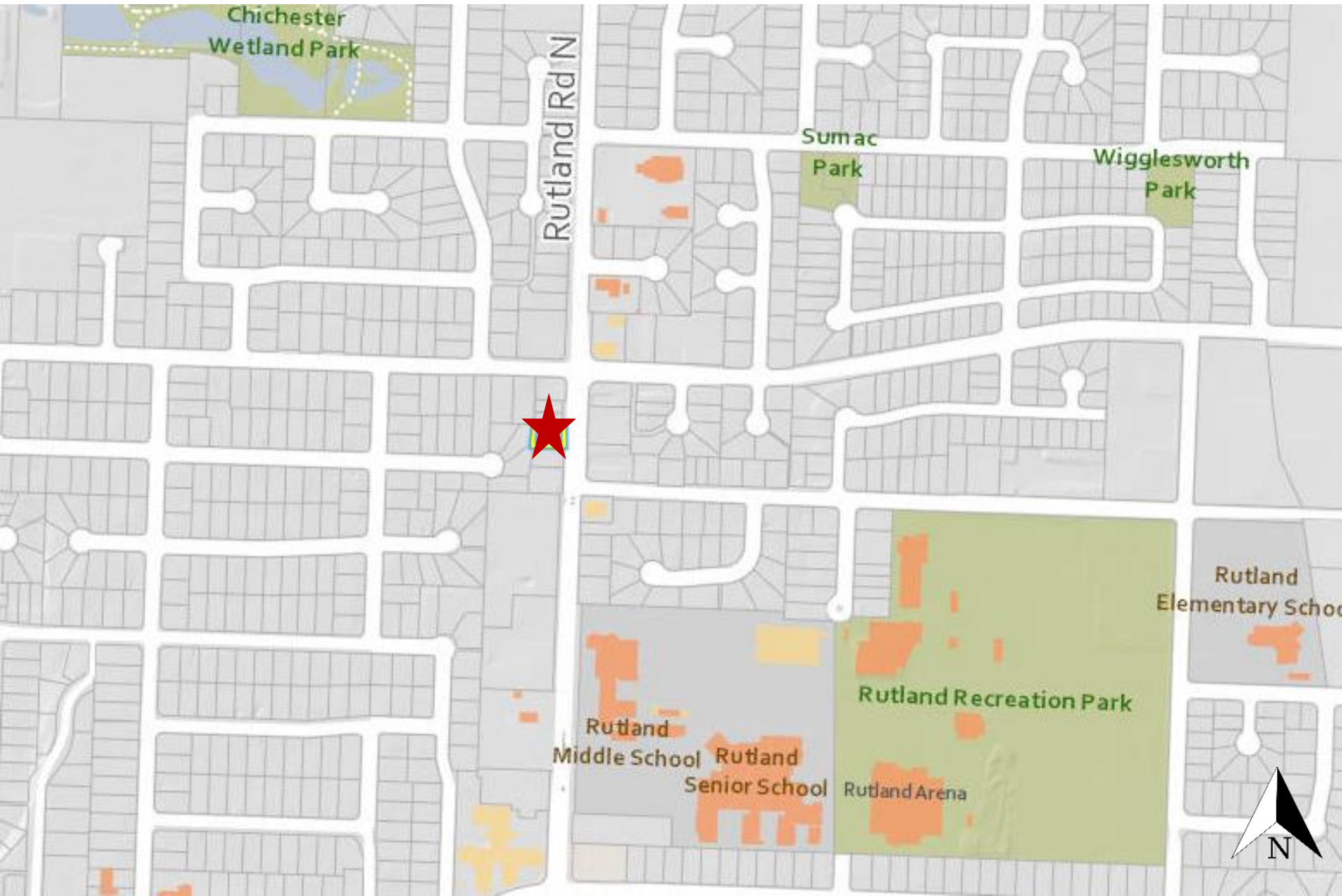
# Purpose

- ▶ 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 m<sup>2</sup> lot area required to 770 m<sup>2</sup> lot area proposed.

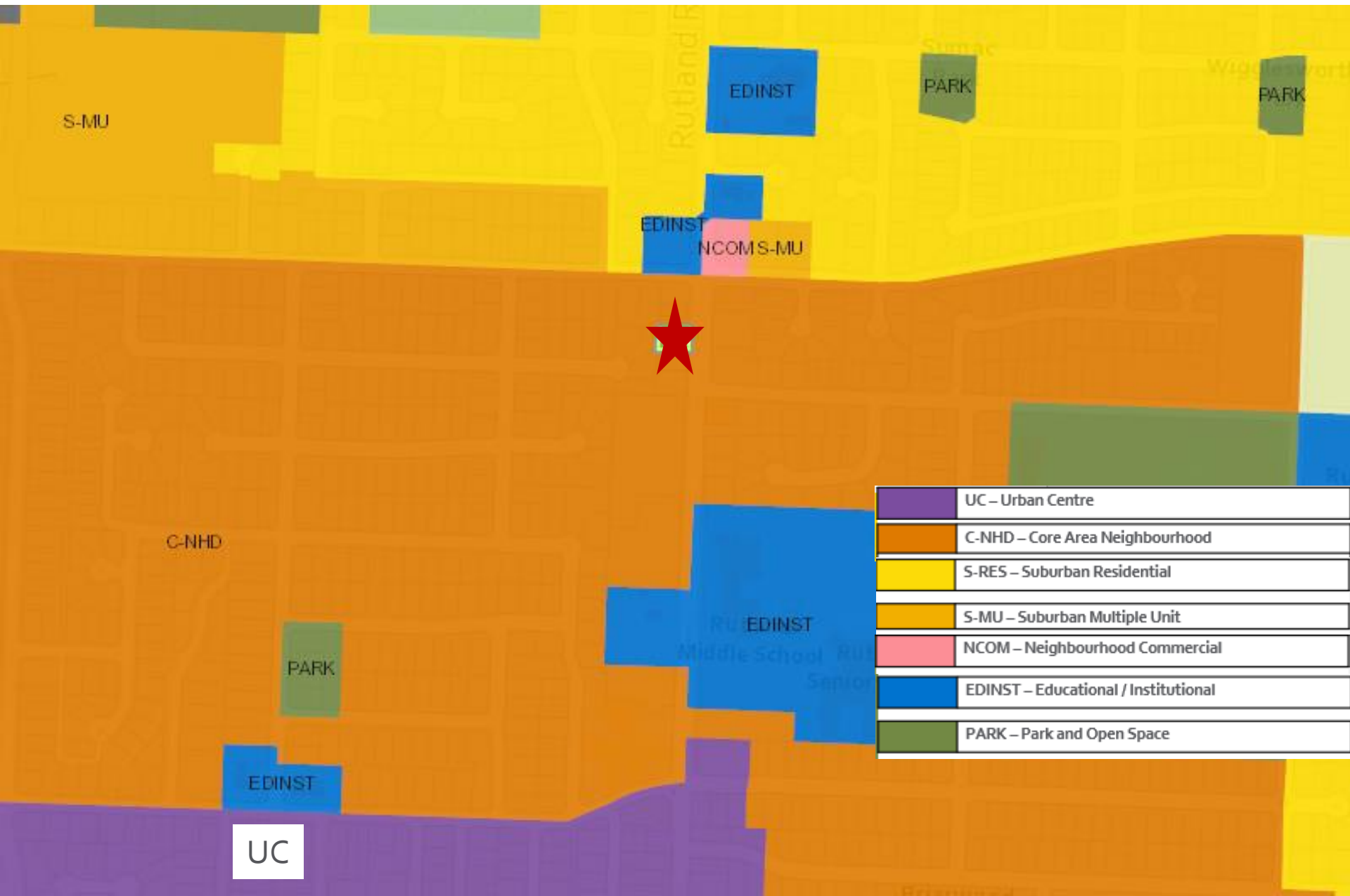
# Development Process










# Context Map



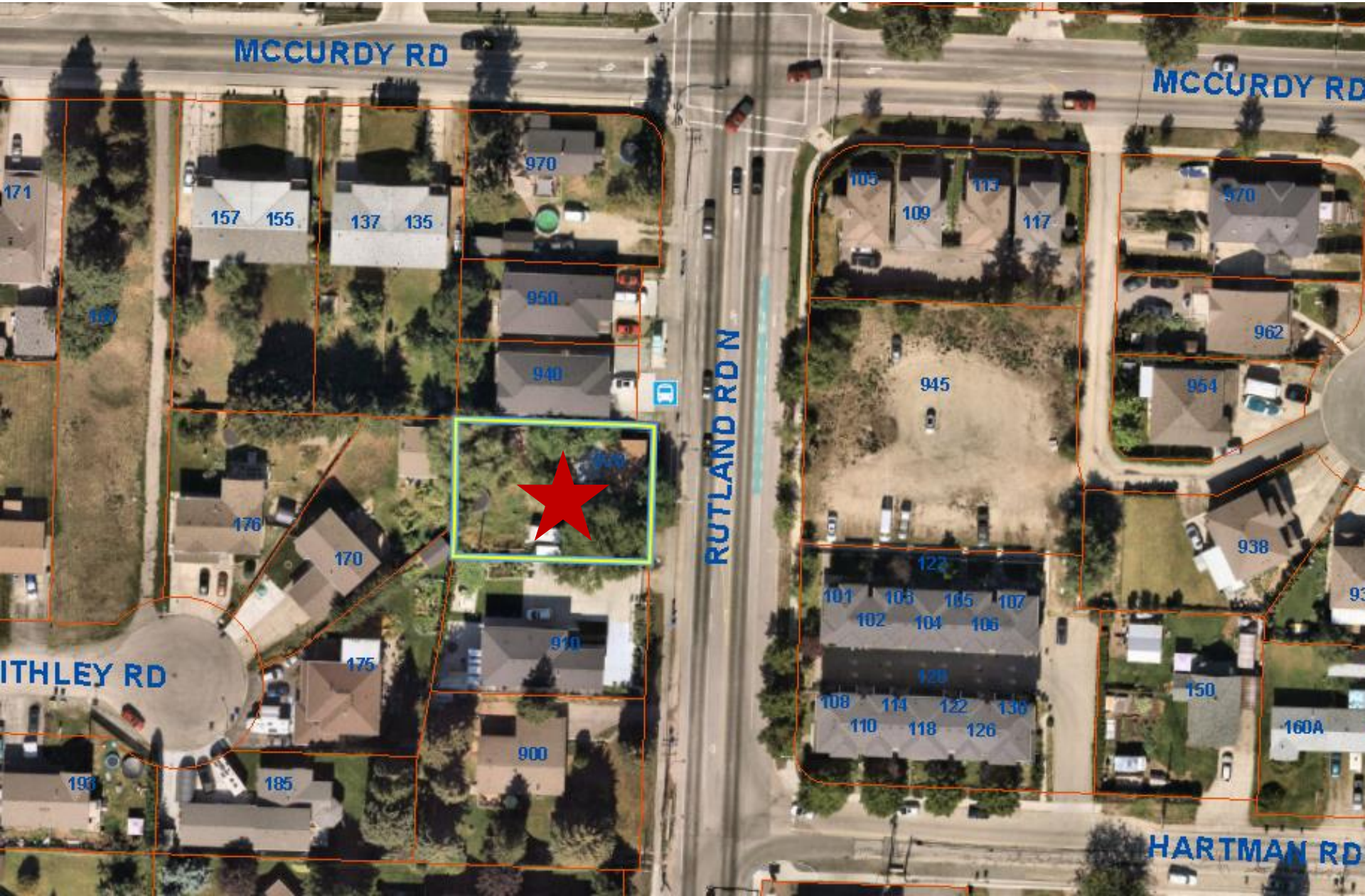
# OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	NCOM – Neighbourhood Commercial
	EDINST – Educational / Institutional
	PARK – Park and Open Space

UC

# Subject Property Map



# OCP Objectives & Policies

- ▶ C-NHD: Core Area Neighbourhood
- ▶ Policy 5.3.1 Core Area Neighbourhood Infill
  - ▶ Ground-oriented residential infill

# Site Specific Text Amendment

- ▶ Consolidation to achieve minimum lot areas unlikely
  - ▶ Dwellings to the north and south were built recently
- ▶ Proposed development will fit with the existing neighbourhood



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Text Amendment as it is consistent with:
  - ▶ OCP Future Land Use C-NHD
  - ▶ OCP Objectives in Chapter 5 Core Area
    - ▶ Fits existing development pattern
  - ▶ Staff delegated Development Permit would follow