

REPORT TO COUNCIL



Date: January 15, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z17-0041

Owner: Unik-Town Development Inc.
Inc. No. BC1109459

Address: 360 McIntosh Road,
345 & 365 Dougall Road N

Applicant: Xu Yang – Pacific West
Architecture Inc.

Subject: Rezoning Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0041 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of each of the following properties:

1. Lot A Sec 26 Twn 26 ODYD Plan 6977, located at 360 McIntosh Road, Kelowna, BC;
2. Lot B Sec 26 Twn 26 ODYD Plan 6977, located at 345 Dougall Road, Kelowna, BC
3. Lot C Sec 26 Twn 26 ODYD Plan 6977, located at 365 Dougall Road, Kelowna, BC;

from the RU1 – Large Lot Housing zone to the RM5 – Medium Density Multiple Housing zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated January 23, 2017;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit, Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject property to facilitate the development of multiple dwelling housing.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RM5 – Medium Density Multiple Housing to facilitate the development of multiple dwelling housing. It is consistent with the Official Community Plan (OCP) Future Land Use Designation of MRM – Multiple Unit Residential (Medium Density). The applicant is proposing to re-purpose the existing single-family land to achieve an apartment building for student living.

This urban infill project has a number of land use benefits including its contribution to revitalizing the Rutland Urban Centre. The project will also benefit from the existing infrastructure and services within the immediate neighbourhood as well as the close proximity of a number of significant amenities including schools, parks, and transit. Equally, the businesses and services in the Rutland Urban Centre will benefit from an increased number of potential customers and patrons in close proximity.

4.0 Proposal

4.1 Background

The subject properties each have a single family dwelling on the property that will be demolished or relocated as a function of this development. The applicant first applied in May 2017, and in October 2017 significant changes were made to the unit make-up of the project under new ownership.

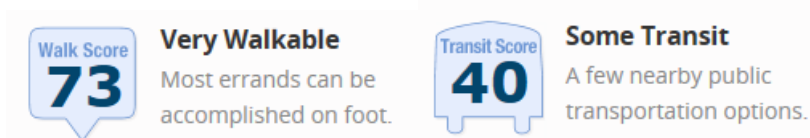
4.2 Project Description

The proposed rezoning will facilitate the development of a 94-unit student housing project with a mix of microsuites, 1-bedrooms, and 4-bedrooms. It is 4 ½ storeys high with a combination of parkade and surface parking accessed from the lane. Private outdoor space is provided on private balconies or patios for each unit, as well as communal balconies on each floor and a rooftop amenity area. The applicant is considering a 20% reduction in parking from the City's Zoning Bylaw with a potential cash-in-lieu payment.

Staff are currently working on a Carshare Bylaw which could apply to this property in order to provide several carshares rather than contributing to the City's cash-in-lieu parking program. In early discussions with OGO Carshare, the subject property is an ideal location to have minimum 2 cars provided on-site with the opportunity to have an additional 2 cars provided in the neighbourhood. This is consistent with OGO's business philosophy and has had success in other Urban Centres in Kelowna. Staff see this as a potentially valuable community amenity and it is consistent with OCP Objective 5.11; support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation.

Should Council support the rezoning, Staff will bring forward a Development Permit for the form and character of the building with the necessary parking and Carshare details.

4.3 Walk Score and Transit Score



4.4 Site Context

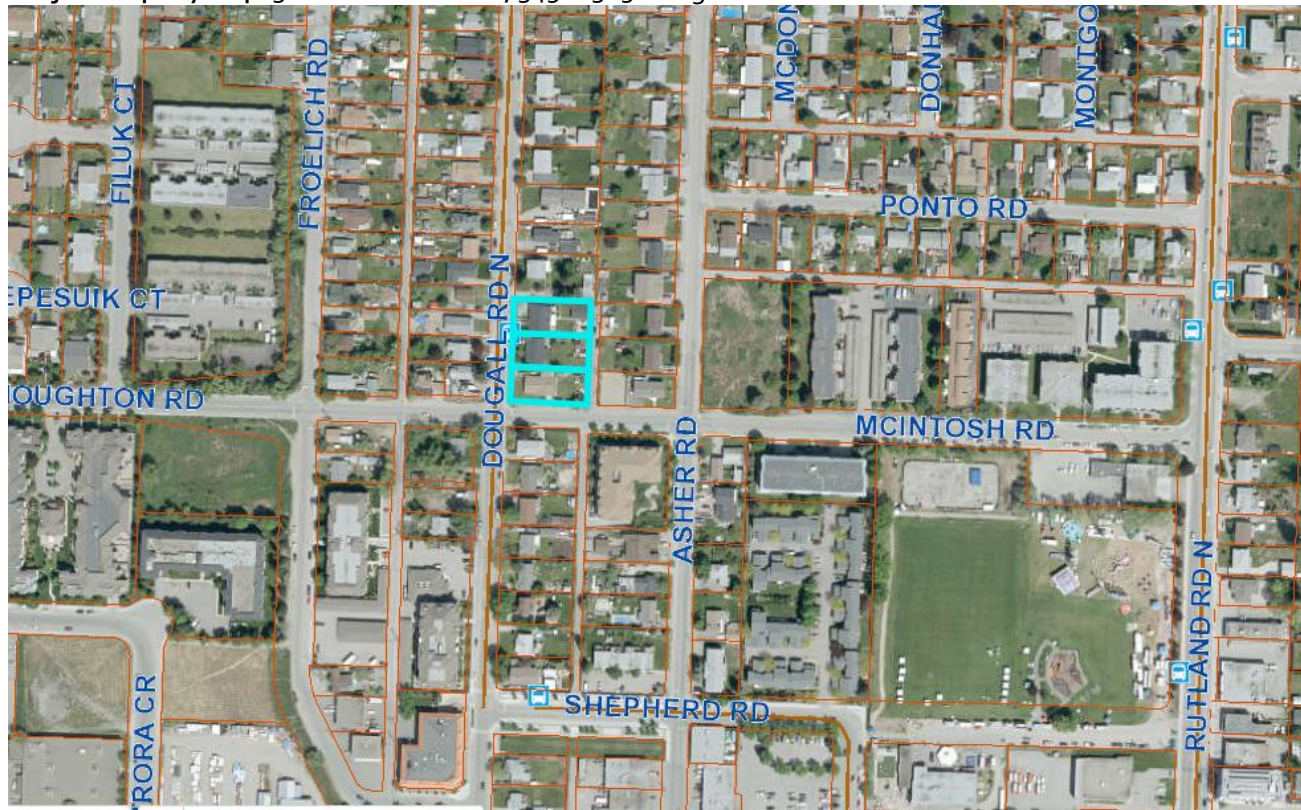
The subject property is located in Rutland Urban Centre which makes it an ideal site for increased density. With nearby transit, shops, employment, and parks, it is a desirable area for student housing. Due to the

location within an Urban Centre, the location does allow for micro-suites and also for cash-in-lieu for parking.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|---|-------------|
| North | RU1 – Large Lot Housing | Residential |
| East | RU1 – Large Lot Housing | Residential |
| South | RU1 – Large Lot Housing | Residential |
| West | RU1 – Large Lot Housing RU2 – Medium Lot Housing | Residential |

Subject Property Map: 360 McIntosh Road, 345 & 365 Dougall Road N.



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Objective 5.3 - Focus development to designated growth areas.

Permanent Growth Boundary.¹ Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business

¹ City of Kelowna Official Community Plan, Policy 5.2.1 (Development Process Chapter).

designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Compact Urban Form.² Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.³ Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

Healthy Communities.⁴ Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

6.0 Technical Comments

6.1 Development Engineering Department

- Please view Schedule "A" attached to the Report from the Community Planning Department dated January 23, 2017.

6.2 Bylaw Services

- Currently there are no open/outstanding Bylaw Enforcement files pertaining to the following property addresses: 345 & 365 Dougall Rd. N, 360 McIntosh Rd.

6.3 Ministry of Transportation

- Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act.

² City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: May 4, 2017
Date Public Consultation Completed: July 25, 2017
Date of Revised Drawings Received: October 30, 2017

Report prepared by: Trisa Brandt, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A": Development Engineering Memorandum
Site Plan
Conceptual Elevation and Site Context
Landscape Plan