

REPORT TO COUNCIL



Date: January 15, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z17-0047

Owner: 1121911 BC Ltd. Inc. No.
BC1121911

Address: 1308 & 1324 Rutland Rd N

Applicant: Patrick McCusker Architecture
Inc.

Subject: Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0047 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of each of the following properties:

1. Lot 2, Sec 35, Twp 26, ODYD, Plan 14663, located at 1324 Rutland Rd N, Kelowna, BC
2. Lot 3, Sec 35, Twp 26, ODYD, Plan 14663, located at 1308 Rutland Rd N, Kelowna, BC

from the RU1 – Large Lot Housing zone to the RM3 – Low 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 15, 2018;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development 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 RM3 – Low Density Multiple Housing as it is consistent with the Official Community Plan (OCP) Future Land Use Designation of Multiple Unit Residential (Low Density). The subject property is located in Rutland on two major BC Transit Routes and within 100m of the nearest transit stop, meeting the OCP Urban Policy of Compact Urban Form (Policy 5.2.3). In addition, the RM3 zone restricts height to three storeys which is only a half storey higher than height restrictions in the surrounding RU1 zones, therefore, it meets the OCP Policy of Sensitive Infill (Policy 5.22.6).

Two Development Engineering objectives are achieved through this rezoning including a 5.0m road dedication along Rutland Rd N, and a 2.0m Statutory Right of Way for a future walkway connection from Rutland Rd N to Aldon Rd. This achieves OCP Objective 5.1 to ensure that opportunities are available for greater use of active transportation in the future.

4.0 Proposal

4.1 Background

The subject properties each have a single family dwelling that will be demolished as a function of this development. The properties will be required to be consolidated prior to final adoption of the rezoning.

4.2 Project Description

The proposed rezoning will facilitate the development of multiple dwelling housing in the form of row housing. The applicant has proposed 36 homes in 6 buildings, three storeys in height, with ground-oriented units along the street front. One site access is proposed to align with Wallace Rd, and a secondary access will be for emergency vehicles only. Should Council support the rezoning, Staff will bring forward a Development Permit for Council consideration, and there are no variances contemplated at this time.

4.3 Site Context

The subject property is located in Rutland, north of the Urban Centre. It is located near Chichester Wetland Park and Harris Park. The neighbourhood is predominantly RU1, however, the future land use along this corridor supports zoning up to RM3.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Housing
East	RU1 – Large Lot Housing	Single Detached Housing
South	RU1 – Large Lot Housing	Single Detached Housing
West	RU1 – Large Lot Housing	Single Detached Housing

Subject Property Map: 1308 & 1324 Rutland Rd N**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Development Process**

Compact Urban Form.¹ 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.² 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.

Objective 5.10.³ Ensure opportunities are available for greater use of active transportation and transit to: improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Objective 5.10 (Development Process Chapter).

Maximize Pedestrian / Cycling Connectivity.⁴ Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes. With new developments, require dedication of on-site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs and large activity areas.

6.0 Technical Comments

6.1 Building & Permitting Department

- Full Plan check for BC Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- Please see Schedule "A" attached to the Report from Community Planning dated January 15, 2018.

6.3 Bylaw Services

- Currently there are no outstanding/open Bylaw Enforcement Files pertaining to property addresses 1308 & 1324 Rutland Rd. N.

7.0 Application Chronology

Date of Application Received: May 19, 2017
Date of Revised Drawings Received: October 13, 2017
Date Public Consultation Completed: October 18, 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

Attachment "A": Site Plan

Attachment "B": Conceptual Elevations

⁴ City of Kelowna Official Community Plan, Policy 5.10.1 (Development Process Chapter).