

REPORT TO COUNCIL



Date: January 29, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application: Z17-0092 **Owner:** 0725353 BC Ltd Inc No
BC0725353

Address: 255 Taylor Road **Applicant:** Jasbir KhunKnun

Subject: Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0092 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 22, Township 26, ODYD, Plan EPP70227, located at 255 Taylor Road, 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 29, 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 from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing 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) and located within the Permanent Growth Boundary. The subject property is located within 400m of the nearest transit stop, walking distance to Mission Creek Greenway, and is a convenient proximity to schools, transit, shopping, and both Midtown and Rutland Urban Centres. It achieves the OCP Policy of Compact Urban Form (Policy 5.2.3) by utilizing existing urban infrastructure such as existing roads and public utilities. In addition, the RM₃ zone restricts height to three storeys which is a half storey higher than height restrictions in the surrounding RU₁ zones, therefore, this incremental increase meets the OCP Policy of Sensitive Infill (Policy 5.22.6). Lastly, 16 of the 24 units will be three-bedroom units, supplying a type of housing that currently has low inventory within the City.

A requirement of rezoning will be the dedication of ~2.5m wide road right-of-way along Taylor Road in order to reach the required width for the eventual cross section of the roadway and will include the construction of sidewalks, curb, gutter, landscaped boulevard, and storm sewer.

Should Council support the rezoning, Staff will bring forward a Development Permit for Council consideration. There are no variances being requested at this time.

4.0 Proposal

4.1 Background

The subject property was recently subdivided to create this larger parcel which is now suitable for development. Any existing structures would be demolished to facilitate this development.

4.2 Project Description

The proposed rezoning will facilitate the development of 24 townhome units featuring 8 two-bedroom units and 16 three-bedroom units. All units have access to a double garage with four additional visitor surface parking stalls. Private outdoor space is achieved through ground level patios and private second storey balconies. A 3.0m landscaped buffer is proposed around the entire perimeter of the site, offering privacy for adjacent neighbours.

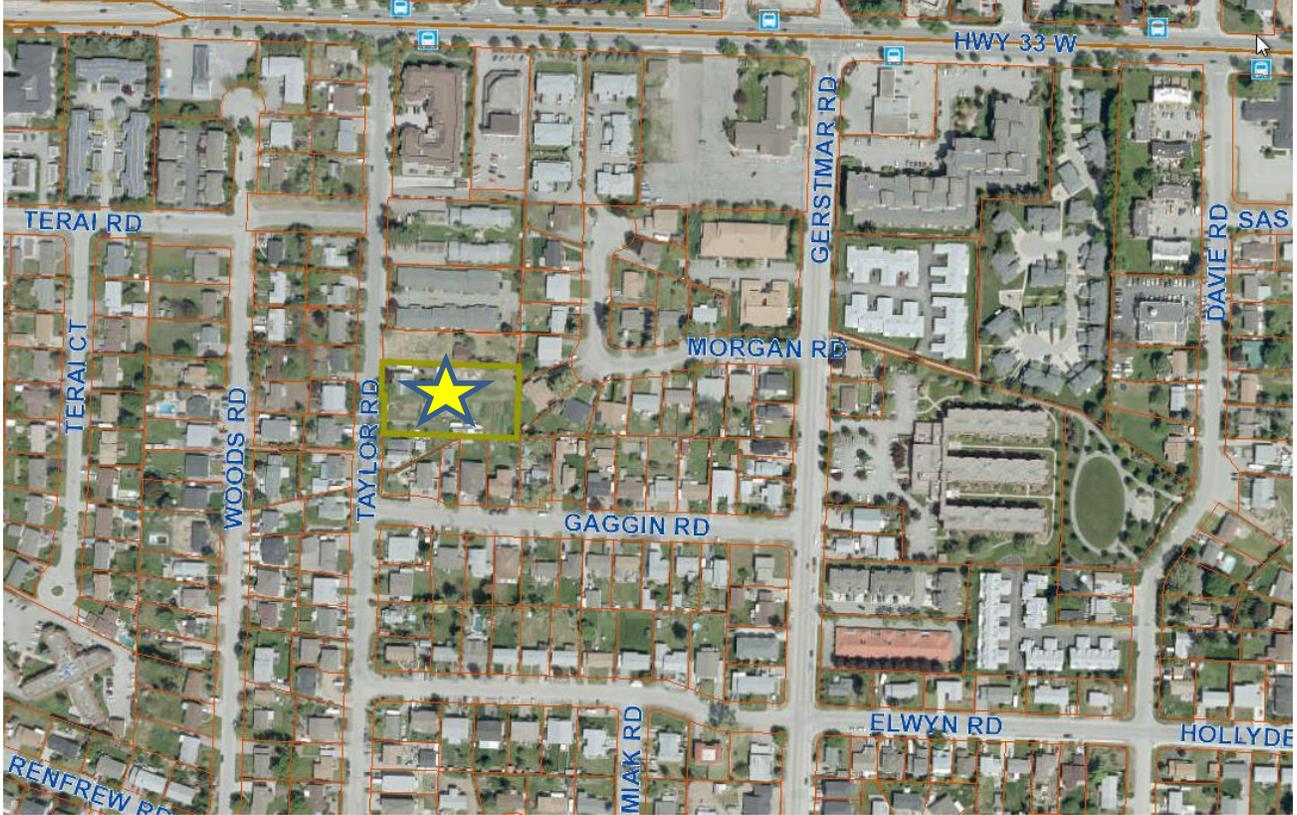
4.3 Site Context

The subject property is located within the Rutland Sector, between Midtown and Rutland Urban Centres. It is within walking distance to nearby transit, schools, and Mission Creek Greenway for active outdoor activities. It receives a WalkScore of 60 meaning that it is somewhat walkable.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Single Dwelling Housing
East	RU ₁ – Large Lot Housing	Single Dwelling Housing
South	RU ₆ – Two Dwelling Housing RU ₂ – Medium Lot Housing	Semi-Detached Housing Single Dwelling Housing
West	RU ₆ – Two Dwelling Housing	Semi-Detached Housing

Subject Property Map: 255 Taylor Road



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 neighbourhood with respect to building design, height and siting.

Family Housing.³ Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighborhood characteristics (e.g.: location and amenities).

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, Policy 5.22.13 (Development Process Chapter).

6.0 Technical Comments

6.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications. There are no concerns regarding the proposed rezoning.

6.2 Development Engineering Department

- Please see attached Schedule "A": Development Engineering Memorandum.

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. Please forward the bylaw after 3rd reading for Ministry signature.

7.0 Application Chronology

Date of Application Received: September 28, 2017

Date Public Consultation Completed: November 21, 2017

Report prepared by:

Trisa Atwood, Planner II

Reviewed by:

Terry Barton, Urban Planning Manager

Approved for Inclusion:

Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" attached to the Report from Community Planning dated January 29, 2018

Landscape Plan

Conceptual Elevations