

REPORT TO COUNCIL



Date: February 5, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application: Z17-0108 **Owner:** Greencorp Ventures Inc.,
Inc.No. BCo987730

Address: 2630 Bath Street **Applicant:** Worman Commercial

Subject: Rezoning Application

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM₃ – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0108 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 14 Osoyoos Division Yale District Plan 3785, located at 2630 Bath Street, Kelowna, BC from the RU6 – Two Dwelling 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 February 5, 2018;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and 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 Staff support the rezoning application located within the Permanent Growth Boundary and within the South Pandosy Urban Centre from the RU6 – Two Dwelling Housing to the RM₃ –

Multiple Dwelling Housing (Low Density) zone. The RM3 zone meets the density objective of the Official Community Plan (OCP) MRL - Multiple Unit Residential (Low Density) designation. The MRL designation forms part of a density gradient and transition from the S2RES along Wardlaw Avenue and Abbott Street (to the north and west) and the higher density MRM and MXR (to the east and south), as part of the heart of the urban centre.

The subject property is located near shops and services, parks and transit, that would provide a three-bedroom stacked townhome housing option in great need in the City. It addresses several objectives of the OCP, notably:

- **Housing Mix.** Support a greater mix of housing unit size, form and tenure in new multi-unit residential.
- **Family Housing.** 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, larger units, safe design, and neighbourhood characteristics (e.g. location and amenities).
- **Ground-Oriented Housing.** Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets, especially where such can be provided on non-arterial and non-collector streets.

Staff are currently tracking two variances on the development, for site coverage and the south side yard setback. Should Council support this rezoning, Staff will bring forward a Development Permit and Development Variance Permit for Council consideration.

The applicant has confirmed the completion of neighbourhood consultation in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Project Description

The application is to rezone the subject property from RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing to allow for a multiple dwelling development in the form of a stacked townhome.

The development features three single storey condominium style homes stacked on top of each other. The three-bedroom ground floor unit has direct access from the street, and from an attached garage, and features a large, private yard. The second and third floors each feature three bedroom units, which private, at grade entrances, private lifts and direct access to a double car garage. Each of the upper floor homes has an outdoor living space on large decks with landscape features.

All vehicular access for the development is proposed to come from the lane that fronts this development on the north property line. The laneways will be upgraded along the property's lane frontage and the bollards, that are currently located in the north lane, will be removed.

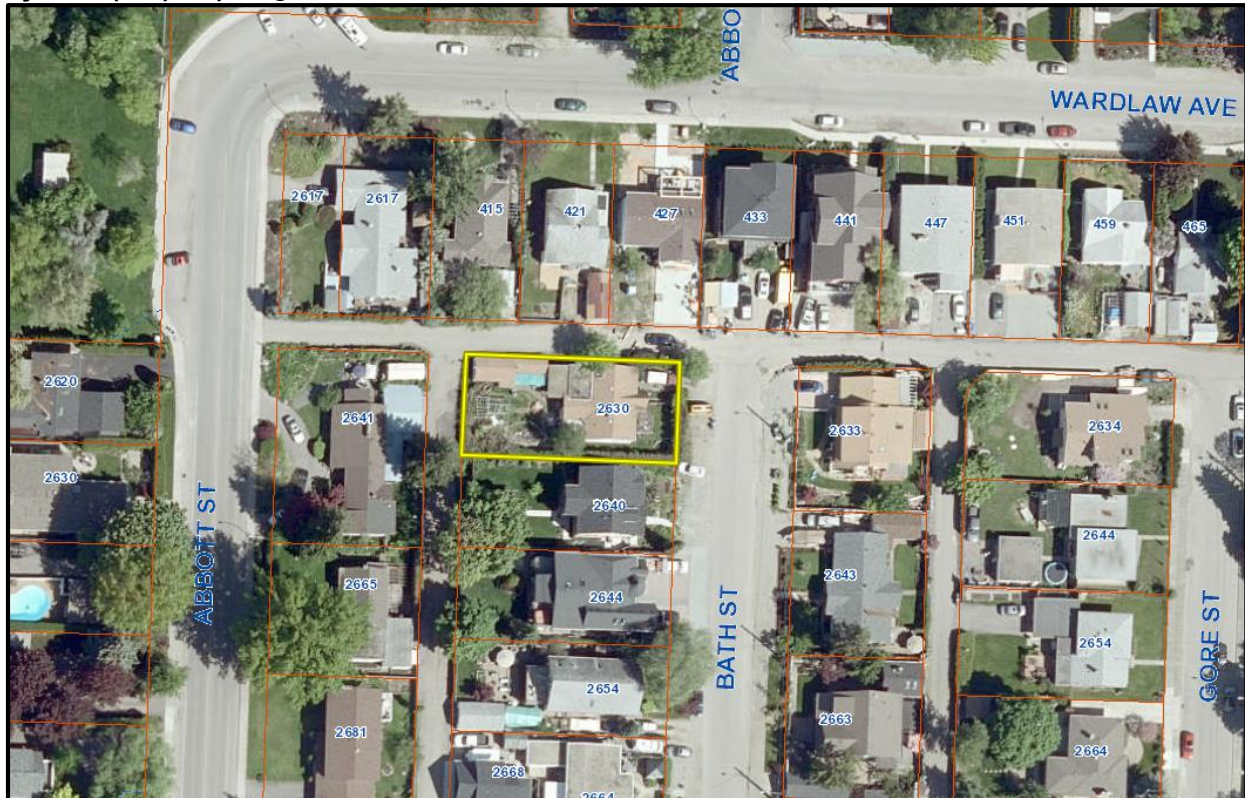
4.2 Site Context

The subject property is located on Bath Street, north of Osprey Avenue. The property lies within the South Pandosy Urban Centre Area, in the City's South Pandosy – KLO Sector. It is in close proximity to the Pandosy Village Centre and it is located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Dwelling Housing
East	RU6 – Two Dwelling Housing	Single Dwelling Housing
South	RU6 – Two Dwelling Housing	Single Dwelling Housing
West	RU6 – Two Dwelling Housing	Single Dwelling Housing

Subject Property Map: 2630 Bath Street



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 - Compact Urban Form. 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.

Objective 5.22 Ensure context sensitive housing development

Policy .6 Sensitive Infill. 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.

Policy .7 Healthy Communities. 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.

Policy .13 Family Housing. 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 neighbourhood characteristics (e.g.: location and amenities).

Objective 5.23 Address the needs of families with children through the provision of appropriate family-oriented housing

Policy .1 Ground-Oriented Housing. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Development Engineering Department

See Schedule "A" City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Received: November 10, 2017

Date Public Consultation Completed: January 18, 2018

Report prepared by: Kimberly Brunet, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" City of Kelowna Memorandum

Attachment "A" Initial Drawing Package