

# REPORT TO COUNCIL



**Date:** February 19, 2018

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (EW)

**Application:** Z17-0104

**Owners:** Stewart Gemison Kai Turcotte,  
Danielle Christine Turcotte,  
Pyper Andrea Geddes

**Address:** 1304 & 1308 Richter St

**Applicant:** Dwayne McLean

**Subject:** Rezoning Application

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z17-0104 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 34 District Lot 139 ODYD Plan 2085 and Lot 35 District Lot 139 ODYD Plan 2085, located at 1308 and 1304 Richter St, Kelowna, BC from the RU6 – Two Dwelling 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 February 19, 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 from RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing.

### 3.0 Community Planning

The subject properties are located within the 'City Centre' Urban Centre at the intersection of Cawston Ave and Richter St. The subject properties are in close proximity to downtown and is well served by nearby amenities including parks, restaurants, and shops. The properties also front the Cawston Ave multi-use corridor with good cycling connectivity to downtown, the Ethel St multi-use corridor, and Rails with Trails. The Official Community Plan Future Land Use designation for the properties is MRM – Multiple Unit Residential (Medium Density). The properties' Walk Score is 88 (Very Walkable – most errands can be accomplished on foot). As a result, staff are supportive of the proposed rezoning to RM5 – Medium Density Multiple Housing in order to facilitate the development of row housing.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on January 11, 2018, documenting that neighbours within 50m of the subject properties were notified.

### 4.0 Proposal

#### 4.1 Project Description

The applicant is proposing the construction of twelve row houses on the subject properties (Attachment A). The subject properties' current land use designation of MRM – Multiple Unit Residential (Medium Density) is consistent with the proposed RM5 – Medium Density Multiple Housing zone. The RM5 zone allows for apartment housing and row housing with a maximum floor area ratio of 1.4 and a maximum height of 18.0m/4.5 storeys.

#### 4.2 Site Context

The subject properties are in the 'City Centre' Urban Centre at the corner of Cawston Ave and Richter St. The two lots have a combined area of 1,202m<sup>2</sup> in a primarily residential neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing	Single Dwelling Housing
East	RU6 – Two Dwelling Housing	Single Dwelling Housing
South	RM5 – Medium Density Multiple Housing	Apartment Housing
West	RU6 – Two Dwelling Housing	Single Dwelling Housing

**Subject Property Map: 1304 & 1308 Richter St**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

**Goals for A Sustainable Future**

Contain Urban Growth.<sup>1</sup> Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

**Future Land Use**

Multiple Unit Residential (Medium Density) (MRM)<sup>2</sup>

Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

**Development Process**

Compact Urban Form.<sup>3</sup> 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

<sup>1</sup> Goal 1. (Introduction Chapter 1).

<sup>2</sup> Future Land Use Designations (Chapter 4).

<sup>3</sup> Policy 5.3.2 (Development Process Chapter 5).

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.

Ensure opportunities are available for greater use of active transportation and transit to: to improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices.<sup>4</sup>

## **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.

### **6.2 Development Engineering Department**

- See Schedule 'A', memorandum dated November 2017.

### **6.3 FortisBC - Gas**

- FortisBC has reviewed the above noted referral, assuming there is not a change to the existing exterior property line, there are no conflicts or concerns with this referral.

### **6.4 Fire Department**

- No comments related to zoning.

## **7.0 Application Chronology**

Date of Application Received: November 7, 2017  
Date Public Consultation Completed: January 11, 2018

**Report prepared by:** Emily Williamson, Planner  
**Reviewed by:** Terry Barton, Urban Planning Manager  
**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

### **Attachments:**

Schedule 'A' – Development Engineering Memorandum dated November 20, 2017  
Attachment 'A' – Site Plan and Conceptual Renderings

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<sup>4</sup> Objective 5.10 (Development Process Chapter 5).