

REPORT TO COUNCIL



Date: February 26, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application: Z17-0113 **Owner:** 1018545 B.C. LTD., INC.NO. BC1018545

Address: 2565 & 2579 Pandosy Street **Applicant:** Bear Land Development Services

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. Z17-0113 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of each of the following properties:

1. Lot 10 District Lot 14 Osoyoos Division Yale District Plan 3249, located at 2565 Pandosy Street, Kelowna, BC
2. Lot 11 District Lot 14 Osoyoos Division Yale District Plan 3249, located at 2579 Pandosy 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 26, 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 properties to facilitate the development of multiple dwelling housing.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU6 – Two Dwelling Housing to RM₃ – Low Density Multiple Housing. The Official Community Plan (OCP) Future Land Use designation for the properties is MRL – Multiple Unit Residential (Low Density). The subject properties are located in close proximity to the South Pandosy Urban Centre and the Walk Score is 84 (Very Walkable – most errands can be accomplished on foot). There are major BC Transit Routes on Pandosy Street and the properties are within 100 m of the nearest transit stop. This meets 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 adjacent RU6 zones, therefore, it meets the OCP Policy of Sensitive Infill (Policy 5.22.6).

Staff are currently tracking two variances for this proposal, for site coverage and interior drive aisle width. Should the Rezoning application be supported by Council, a Development Permit and Development Variance Permit application would also be considered by Council prior to a building permit being issued.

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

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 applicant is proposing the development of nine units of multiple dwelling housing on the subject property, with ground-oriented units along Pandosy Street and Patterson Avenue. All vehicular access is required to come from the lane. The RM₃ zone on these properties allows for multiple dwelling housing with a maximum floor area ratio of 0.8 (if at least 75% of parking spaces are provided totally beneath habitable space of a principal building) and a maximum height of 10.0 m or 3 storeys.

Should Council support the rezoning, Staff will bring forward a Development Permit and Development Variance Permit for Council consideration.

4.3 Site Context

The subject properties are located at the corner of Pandosy Street and Patterson Avenue in the City's South Pandosy – KLO Sector. The two lots have a combined area of 1,403 m². Transit stops are located on Pandosy Street, and they are in close proximity to the South Pandosy Urban Centre and are well served by nearby amenities including parks, restaurants, and shops.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single / Two Unit Residential
East	RU6 – Two Dwelling Housing	Single / Two Unit Residential
South	RU6 – Two Dwelling Housing	Single / Two Unit Residential
West	RU6 – Two Dwelling Housing	Single / Two Unit Residential
	RM ₁ – Four Dwelling Housing	Multiple Dwelling Housing

Subject Property Map: 2565 & 2579 Pandosy Street



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1 – Introduction

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

Chapter 4 - Future Land Use

Multiple Unit Residential (Low Density) (MRL)

Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

Chapter 5 - Development Process

Policy 5.2.3 - 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.

Policy 5.22.6 – Sensitive Infill. 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.

Policy 5.23.1 – 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.

6.0 Technical Comments

6.1 Development Engineering Department

See Schedule "A" City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Received: August 21, 2017

Date Public Consultation Completed: February 9, 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" Conceptual Site Plan and Renderings