REPORT TO COUNCIL

Date:	March 26, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (AF)		
Application:	Z18-0006	**Owner:**	Mottram Holdings LTD. Inc. No. BC1107813
Address:	1018 & 1024 Laurier Avenue	**Applicant:**	New Town Services
Subject:	Rezoning Application		
Existing OCP Designation:	MRL – Multiple Unit Residential (Low Density)		
Existing Zone:	RU6 – Two Dwelling Housing and RM4 – Transitional Low Density Housing		
Proposed Zone:	RM3 – Low Density Multiple Housing		

1.0 Recommendation

THAT Rezoning Application No. Z18-0006 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, District Lot 138, ODYD, Plan 3999 located at 1024 Laurier Avenue, Kelowna, BC from RM4 – Transitional Low Density zone to RM3 – Low Density Multiple Housing, be considered by Council;

AND THAT Rezoning Application No. Z18-0006 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of the East 50 Feet of Lot 5, District Lot 138, ODYD, Plan 578 located at 1018 Laurier Avenue, Kelowna, BC from RU6 – Two Dwelling Housing zone to RM3– Low Density Multiple Housing, 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 18, 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 consider a development application to rezone the subject properties from RM4 – Transitional Low Density Housing and RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing to facilitate the development of an expansion to an existing congregate housing facility.

3.0 Community Planning

Community Planning supports the proposed rezoning to RM3 – Low Density Mulitple Housing as it is in line with the Official Community Plan (OCP) Future Land Use Designation of MRL – Multiple Unit Residential (Low Density). The properties are located within the Urban Core Area of the city and located in an urban neighborhood to the west of the Capri-Landmark Urban Centre. The increase in density will be further supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area. It is consistent with the OCP Urban Infill Policy of Compact Urban Growth by utilitizing the existing services and utilities in the area. The congregate housing use is compatible with the surrounding single family neighbourhood and consistent with the OCP Policy of Sensitive Infill. In addition, the proposed rezoning and associated lot consolidation will result in consistent land use regulations for the facility through the RM3 zone.

Council Policy No. 367 with respect to public notification was undertaken by the applicant. All adjacent neighbours within a 50m radius were provided with a circulation package in regards to the proposed development.

4.0 Proposal

4.1 Background

The subject property located at 1024 Laurier Ave currently has a Seniors Supportive Housing Facility in operation. The existing dwelling is one storey in height and has a total of 7 existing units.

4.2 Project Description

The proposed rezoning from RM4 – Transitional Low Density Housing and RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing would facilitate the expansion of an existing single storey congregate housing facility on the subject property. The proposed one storey building expansion is for 18 additional units, bringing the unit count to a total of 25 and incorporates an interior courtyard for its users. Surface parking is to be located at the rear of the building and shall access off of the lane.

This project will include a number of landscaping improvements such as the addition of a private interior courtyard with shade trees, site furniture and water features, planted landscape buffers on both the east and west sides of the building and robust landscaping along Laurier Avenue to provide residents with additional amenity space and to soften and enhance the proposed building expansion within the context of the neighbourhood.

The planning department is tracking a total of four variances for site coverage and side yard setback. Should Council support the Rezoning, a Development Permit and a Development Variance Permit will come forth for consideration.

4.3 Site Context

The subject property is located in the Central City Area near the intersection of Harvey Avenue and Gordon Drive and north of Millbridge Park. It is in close proximity to transit routes along both Gordon Drive and Harvey Avenue and is within walking distance to Mary Ann Collinson Memorial Park, Millbridge Park and Mill Creek Linear Park. There is one other RM3 zoned property in the same neighborhood area directly adjacent

to the subject property located on the south side of Laurier Avenue. Other surrounding zones within the neighborhood includes several RU6 – Two Dwelling Housing, RU6b – Two Dwelling Housing with Boarding or Lodging House, one RM2 – Low Density Row Housing and a number of RM5 – Medium Density Multiple Housing properties.

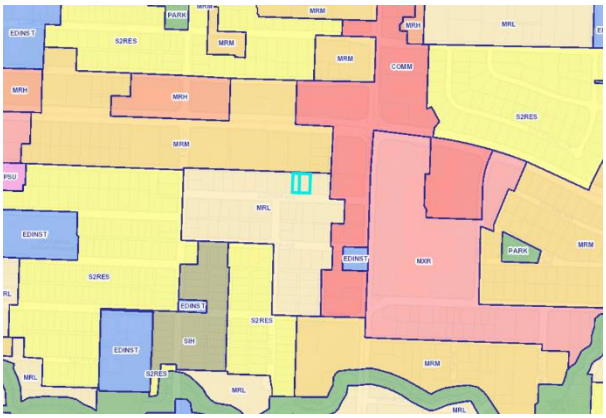
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Residential
East	RU6 – Two Dwelling Housing	Residential
South	RU6 – Two Dwelling Housing	Residential
West	RU6 – Two Dwelling Housing	Residential

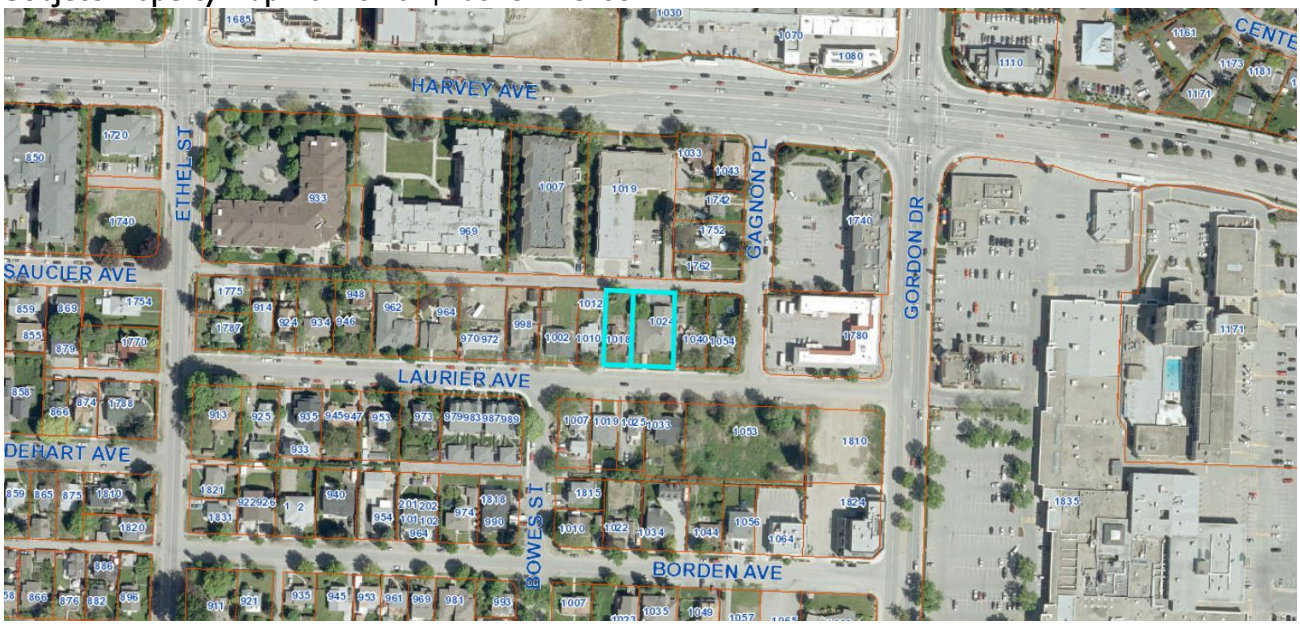
Site Context Map



Future Land Use Map



Subject Property Map: 1018 & 1024 Laurier Avenue



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.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments applicable to Rezoning

6.2 Development Engineering Department

- Refer to Attachment 'A' dated January 18, 2018

6.3 Ministry of Transportation

- The Ministry has no concerns with the proposed rezoning. Please forward the bylaw for Ministry signature after 3rd reading.

7.0 Application Chronology

Date of Application Received: December 22, 2017
Date Public Consultation Completed: February 26, 2018

Report prepared by: Andrew Ferguson, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

[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).

Attachments:

Attachment A: Development Engineering Technical Comments
Attachment B: Site Plan
Attachment C: Conceptual Elevations