

REPORT TO COUNCIL



Date: April 9, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application: Z17-0116 **Owner:** Miroslavka Gataric

Address: 1371 Bernard Avenue **Applicant:** Miroslavka Gataric

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. Z17-0116 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7 District Lot 137 Osoyoos Division Yale District Plan 7936, located at 1371 Bernard Avenue, 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 April 9, 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 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 to facilitate the development of multiple dwelling housing. The Official Community Plan (OCP) Future Land Use designation for the property is MRL – Multiple Unit Residential

(Low Density) and the proposed RM3 zone meets the density objective of the MRL designation. The subject property is located near services, parks and transit, and would provide a three-bedroom row housing option that is 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.

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

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 row housing. The proposed development features four three-bedroom units; one dwelling with a main entrance on Bernard Avenue, and three dwellings with access off Lakeview Street. The required number of parking stalls would be met through double wide garages located below each unit. All vehicular access for the development is proposed to come from the lane that fronts this development on the south property line.

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

4.2 Site Context

The subject property is located at the corner of Bernard Avenue and Lakeview Street in the Central City Sector. It has an area of 924 m² and is located within the Permanent Growth Boundary. Transit stops are located nearby on Bernard Avenue and Lawrence Avenue and the Walk Score is 70 (Very Walkable – most errands can be accomplished on foot). It is in relatively close proximity to commercial areas on Gordon Drive and Burtch Road.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru6 – Two Dwelling Housing	Two Dwelling Housing
East	Ru6 – Two Dwelling Housing	Single Dwelling Housing
South	P2 – Education and Minor Institutional	Child Care Centre, Major
West	Ru6 – Two Dwelling Housing	Two Dwelling Housing

Subject Property Map: 1371 Bernard Avenue



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 27, 2018

Date Public Consultation Completed: March 14, 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