

REPORT TO COUNCIL



Date: June 18, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AW)

Application: Z18-0037

Owner:

Subash Singla, Daniel Singla &
Gautam Goel

Vincent Arockiasamy, Renu
Aggarwal & Meenakshi Singla

Address: 475 & 495 Montgomery Road

Applicant: Singla Brothers Holdings

Subject: Rezoning Application

Existing OCP Designation: Multiple Unit Residential (Low Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM1 – Four Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0037 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 & 3 Section 26 Township 26 ODYD Plan 7783, located at 475 & 495 Montgomery Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM1 – Four Dwelling 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 approval of the Ministry for Transportation and Infrastructure and the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated June 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 rezone from RU1 – Large Lot Housing to RM1 – Four Dwelling Housing to accommodate a duplex on each lot.

3.0 Community Planning

Community Planning Staff are supportive of the proposed rezoning to accommodate a duplex project on each lot. The form of housing and increase in density meets several Official Community Plan (OCP) objectives and policies. Having said that, the RM1 zone does allow for greater density over the current proposal in the form of four-plex housing, however, the applicant was not interested in pursuing this option. Despite the current proposal not maximizing the density of the zone, the RM1 zone can still facilitate duplex style housing.

The subject properties are located within the Rutland Urban Centre, near several transit routes and within walking distance to Rutland Junior and Senior Schools. The properties' Walk Score is 66 (Somewhat Walkable – some errands can be accomplished on foot).

Staff are currently tracking minor side yard setback variances that will be forwarded to Council at a later date should the zoning be supported. To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on January 30, 2018, documenting that neighbours within 50m of the subject properties were notified.

4.0 Proposal

4.1 Project Description

The subject properties' future land use designation of MRL – Multiple Unit Residential (Low Density) is consistent with the proposed RM1 – Four Dwelling Housing zone. The RM1 zone accommodates single, two, three and four dwelling housing projects. The applicant is proposing the construction of 4-bedroom duplex units on each lot.

4.2 Site Context



The subject properties are located within the Rutland Urban Centre specifically; adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Dwelling
East	RU1 – Large Lot Housing	Single Family Dwelling
South	RU1 – Large Lot Housing	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Goals for A Sustainable Future

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

Development Process

Compact Urban Form.² 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.

6.0 Technical Comments

6.1 Building & Permitting Department

No concerns with the proposed land use change. A Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

See attached Schedule A.

7.0 Application Chronology

Date of Application Received: January 5, 2018

Date Public Consultation Completed: January 30, 2018

Report prepared by: Alec Warrender, Property Officer Specialist

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule 'A' – Development Engineering Memorandum
Site Plan and Conceptual Renderings

¹ Goal 1. (Introduction Chapter 1).

² City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).