

REPORT TO COUNCIL



Date: July 30, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application: Z17-0088 **Owner:** 0725353 BC Ltd Inc No BC0725353

Address: 235 Taylor Road **Applicant:** 0725353 BC Ltd Inc No BC0725353

Subject: Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU1 -Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0088 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 22, Township 26, ODYD, Plan 10497 located at 235 Taylor Road, Kelowna, BC from the RU1 – Large Lot 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 October 3, 2017;

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 from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing to facilitate the development of multi-family housing.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing as it is consistent with the Official Community Plan (OCP) Future Land Use Designation of Multiple Unit Residential (Low Density) and located within the Permanent Growth Boundary. The subject property is located within 400m of the nearest transit stop, walking distance to Mission Creek Greenway, and is a convenient proximity to schools, transit, shopping, and both Midtown and Rutland Urban Centres. The subject property is aligned with the OCP Policy of Compact Urban Form (Policy 5.2.3) as it is fully serviced. In addition, the RM3 zone restricts height to three storeys which is a half storey higher than height restrictions in the surrounding RU1 zones, therefore, this incremental increase meets the OCP Policy of Sensitive Infill (Policy 5.22.6).

A requirement of rezoning will be the dedication of ~2.5m wide road right-of-way along Taylor Road in order to reach the required width for the eventual cross section of the roadway and will include the construction of sidewalks, curb, gutter, landscaped boulevard, and storm sewer.

Should Council support the rezoning, Staff will bring forward a Development Permit for the form and character of the 8-unit proposal with one variance for Council consideration.

4.0 Proposal

4.1 Background

The subject property has a single family dwelling which will be demolished as a function of this development.

4.2 Project Description

The proposed 8-unit multi-family complex is broken into two buildings of four units each. Every unit has a full double garage accessed from a common strata lane with visitor parking accommodated on the interior of the site. The proposed units are three bedrooms each with small rear yards and a balcony on the second storey.

4.3 Site Context

The subject property is located within the Rutland Sector, between Midtown and Rutland Urban Centres. It is within walking distance to nearby transit, schools, and Mission Creek Greenway for active outdoor activities. It receives a WalkScore of 60 meaning that it is somewhat walkable

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM3 – Low Density Multiple Housing	Multi-Family Residential
East	RU6 – Two Dwelling Housing	Two Dwelling Housing
South	RM3 – Low Density Multiple Housing	Vacant
West	RU6 – Two Dwelling Housing	Two Dwelling Housing

Subject Property Map: 235 Taylor Rd



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.

Family Housing.³ 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 neighborhood characteristics (e.g.: location and amenities).

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).

³ City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter).

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

- Please see attached Schedule "A" dated October 3, 2017.

6.3 Bylaw Services

- Currently there are no outstanding open/active Bylaw Enforcement files pertaining to property location: 235 Taylor Rd.

6.4 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.

6.5 Ministry of Transportation

- Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act. Please forward the bylaw for Ministry signature after 3rd reading.

7.0 Application Chronology

Date of Application Received: September 14, 2017
Date Public Consultation Completed: May 6, 2018
Date Revisions Received: May 11, 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A": Development Engineering Memorandum
Attachment "A": Applicant's Letter of Rationale
Attachment "B": Proposed Site Plan