REPORT TO COUNCIL

Date:	August 13, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (KB)		
Application:	Z18-0056	**Owner:**	Karambir Singh Kler Amarjit Kaur Kler
Address:	2529 Richter Street	**Applicant:**	New Town 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. Z18-0056 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9 District Lot 136 Osoyoos Division Yale District Plan 3506, located at 2529 Richter 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 August 13, 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 property to facilitate the development of multiple dwelling housing.

3.0 Community Planning

Community Planning Staff support the rezoning application from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone. The RM3 zone meets the form and density objectives of the Official Community Plan (OCP) MRL - Multiple Unit Residential (Low Density) designation. The additional residential density will be supported by local amenities such as a number of local parks, the shops and services of South Pandosy and transit stops located one block away, along Pandosy Street. Further, the application 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 Background

There is an existing single family dwelling on the subject property, which would be demolished to allow for this development to occur.

4.2 Project Description

The application is to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to allow for a multiple dwelling development in the form of row housing. The proposed development would result in seven dwelling units, configured in a row housing form, on a single corner lot. It is proposed to be three storeys in height and be composed of six two-bedroom units and one three-bedroom unit. All vehicular access for the development is proposed to come from a rear laneway on the east side of the property. A draft site plan is attached as Schedule "B".

Staff are currently aware of two variances being requested, for overall site coverage and for one surface parking stall that is located within the required front yard setback. Should Council support this rezoning, Staff will bring forward a Development Permit and Development Variance Permit for Council consideration.

4.3 Site Context

The subject property is located at the corner of Richter Street and Morrison Avenue. It is in close proximity to the South Pandosy Urban Centre Area, Kelowna General Hospital, and nearby parks, including Cameron Park, Osprey Park and Kinsmen Park. It is within the City's Permanent Growth Boundary, and the walk score is 75, which means the site is very walkable and more errands can be accomplished on foot.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use	Future Land Use
North	RU6 – Two Dwelling Housing	Residential	MRL – Multiple Unit Residential (Low Density)
East	Ru7 – Infill Housing	Residential	SIH – Sensitive infill Housing (Low Density)
South	RU6 – Two Dwelling Housing	Residential	MRL – Multiple Unit Residential (Low Density)
West	RU6 – Two Dwelling Housing	Residential	MRL – Multiple Unit Residential (Low Density)

Subject Property Map: 2529 Richter Street



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: May 10, 2018
Date Public Consultation Completed: July 10, 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
Schedule "B" – Draft Site Plan