

REPORT TO COUNCIL



Date: August 27, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application: Z18-0018

Owner: 1118374 BC Ltd

Address: 1275 Brookside Avenue

Applicant: Matt Johnston, Architecturally
Distinct Solutions Inc.

Subject: Rezoning

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. Z18-0018 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Section 19, Township 26, ODYD, Plan 10696, Except Plans H14021 and KAP44480, located at 1275 Brookside 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 February 22, 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 from RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU6 – Two Dwelling 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 Capri Landmark Urban Centre. The subject property is aligned with the OCP Policy of Compact Urban Form (Policy 5.2.3). It is located immediately adjacent to a transit stop on Springfield Road, walking distance to Capri Centre, and is a convenient proximity to schools and parks. In addition, the surrounding area is a combination of single family dwellings and other multi-family projects, and therefore the application is consistent with the established character of the neighbourhood.

Should Council support the rezoning, Staff will bring forward a Development Permit for the form and character of the proposed 6-unit townhomes with no variances identified at this time.

4.0 Proposal

4.1 Background

The subject property is currently vacant and has never been developed.

4.2 Project Description

The proposed rezoning to RM3 – Low Density Multiple Housing will facilitate the development of a 6-unit townhome complex with three bedrooms and double garages, with the site entrance off of Brookside Avenue. Development Engineering requirements include paying cash-in-lieu for upgrades to Brookside Avenue which include sidewalk, storm, curb, and gutter. The property is located within the Mill Creek Floodplain Bylaw area, and therefore a minimum elevation will be required to any habitable space.

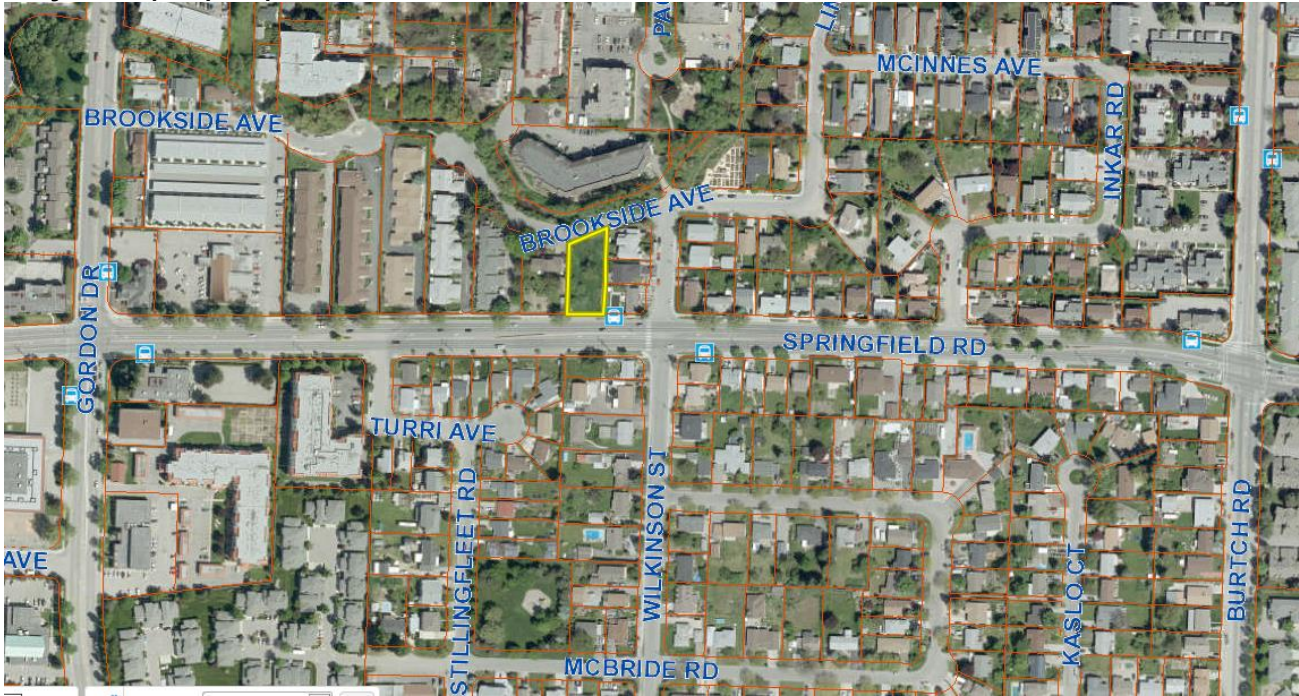
4.3 Site Context

The subject property is located within the Capri Landmark Urban Centre, and fronts along Springfield Road and Brookside Avenue. There is a transit stop immediately adjacent to the property on Springfield, it is within walking distance to Capri Centre for a commercial node, and is within 400 m of the nearest Elementary School.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Multi-family
East	RU6 – Two Dwelling Housing	Two Dwelling Housing Single Dwelling Housing
South	RU6 – Two Dwelling Housing	Single Dwelling Housing
West	RU6 – Two Dwelling Housing	Single Dwelling Housing

Subject Property Map: 1275 Brookside 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

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).

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.

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).

- A third party work order may be required with the Development Engineering Department for an upgraded water line and sewage connection. These requirements are to be resolved prior to issuance of the Building Permit.
- HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application.

6.2 Development Engineering Department

Please see attached Development Engineering Memorandum dated February 22, 2018 as Schedule "A".

6.3 Fire Department

- Approved Construction fire safety plan required prior to construction and updated as required. Template at Kelowna.ca
- Fire Department access is to be met as per BCBC 3.2.5. and 5.6.1.4 BCFC.
- New hydrants shall be operational prior to start of construction
- Address building off Brookside Ave with unit numbers
- Provide protection from adjacent building that would be exposed to fire originating from building under construction. BCFC 5.6.1.2
- Garbage enclosure must not be within 3 meter from structure or overhangs.
- Building will comply with Bylaw 10760.

6.4 Ministry of Transportation

Preliminary approval granted for one year.

7.0 Application Chronology

Date of Application Received: February 1, 2018
Date Public Consultation Completed: July 3, 2018
Date of Additional Information Received: August 2, 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": Site Plan

Attachment "B": Conceptual Elevations

Attachment "C": Landscape Plan

Schedule "A": Development Engineering Memorandum dated February 22, 2018