

REPORT TO COUNCIL



Date: December 3, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z18-0081 **Owner:** 114,0648 B.C. LTD., Inc. No. 114,0648

Address: 2125 & 2137 Richter Street **Applicant:** Innascore Developments Inc.

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. Z18-0081 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 2 & 3 Section 19 Township 26 ODYD Plan 700 located at 2125 & 2137 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 Attachment "A" attached to the Report from the Community Planning Department dated December 3, 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 consider rezoning the two subject properties from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

3.0 Community Planning

Community Planning Staff are supportive of the proposed rezoning application to facilitate the proposed development on the two parcels. The proposed development will consolidate the two properties located

along Richter Street between Cadder Ave and Glenwood Ave. The properties have a Walk Score of 63 (Somewhat Walkable – Some errands can be accomplished on foot) and a Transit Score of 46 – A few nearby public transportation options in the area. The property is in proximity of many nearby amenities including restaurants, parks, recreational opportunities and the Kelowna General Hospital all in the surrounding area.

The applicant is requesting to rezone the parcels from the RU6- Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within 50 m radius of the subject properties.

4.0 Proposal

4.1 Background

The proposal consists of two parcels which each have an existing house that would be demolished and the lots consolidated to a single titled parcel with the units forming a strata development.

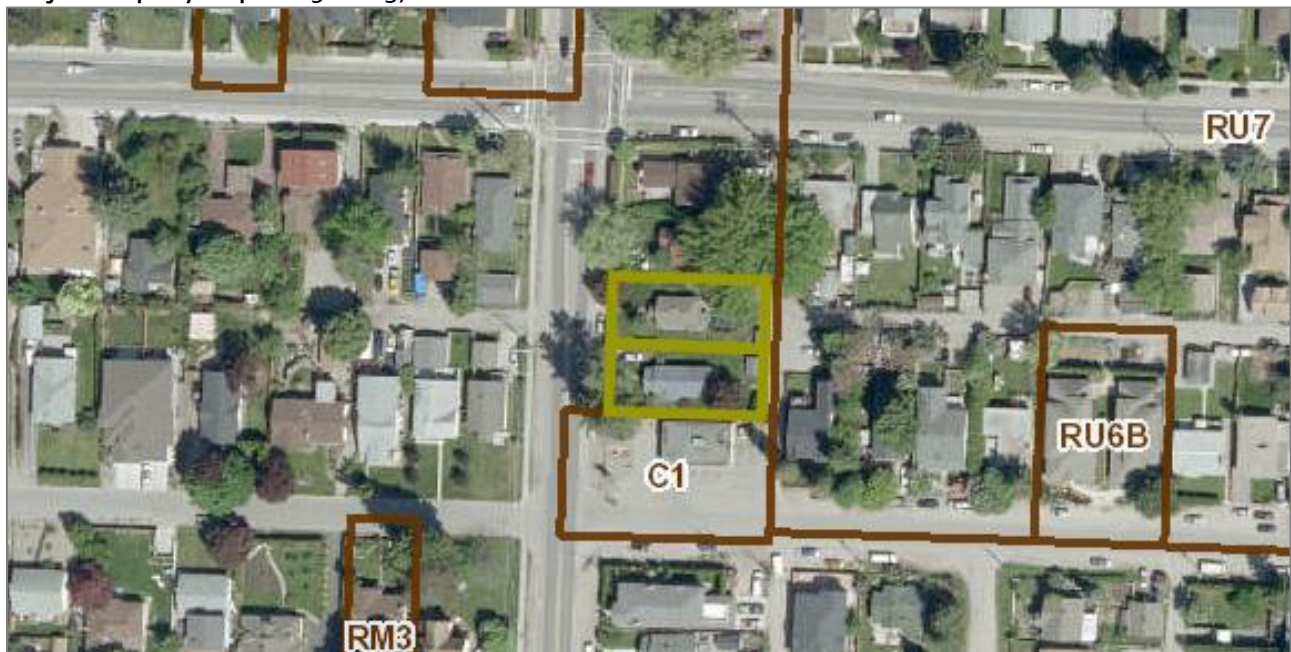
4.2 Project Description

The applicant is proposing ten dwelling units on the site, which have a shared upper courtyard to disguise the covered at-grade parking. The parking is accessed from the rear laneway and ground oriented units are provided along the Richter Street frontage. A conceptual site plan has been submitted to show the layout of the building and parking arrangement. The proposal indicates the development can be accomplished to meet the Development Regulations of the RM3 zone without requiring any variances.

4.3 Site Context

The two properties are located along Richter Street between Cadder Avenue and Glenwood Avenue and is centrally located between the City Centre, Capri-Landmark and South Pandosy Urban Centres.

Subject Property Map: 2125 & 2137 Richter Street



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Complete Communities.¹ Support the development of complete communities with a minimum intensity of approximately 35 – 40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes.

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.

Sensitive Infill.³ Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments applicable to Rezoning.

6.2 Development Engineering Department

- Refer to Attachment A dated July 30, 2018.

7.0 Application Chronology

Date of Application Received: July 25, 2018

Date Public Consultation Completed: September 19, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum

Schedule A: Site Plan/ Landscape Plan

Schedule B: Conceptual Elevations

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).