

# REPORT TO COUNCIL



**Date:** November 26, 2018

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (LK)

**Application:** Z18-0038      **Owner:** AJ Wiens Development Group Ltd., Inc. No. BCo798391

**Address:** 2783 – 2787 Abbott Street      **Applicant:** Urban Options

**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

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## 1.0 Recommendation

THAT Rezoning Application No. Z18-0038 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots A, B and C District Lot 14 ODYD Plan 15324, located at 2783 and 2787 Abbott 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 November 26, 2018;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the demolition of existing dwellings and the consolidation of the subject properties;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject properties.

## 2.0 Purpose

To consider rezoning the three subject properties from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of three semi-detached dwellings.

### **3.0 Community Planning**

Community Planning Staff are supportive of the proposed rezoning application to facilitate the development of three semi-detached dwellings on the subject properties. The proposed development will consolidate three properties located within the South Pandosy Urban Centre on Abbott Street at the intersection with Osprey Avenue. The properties have a Walk Score of 81 (Very Walkable – Most errands can be accomplished on foot) and a Transit Score of 37 – A few nearby public transportation options in the area. The property is in proximity of many nearby amenities including the South Pandosy shops, restaurants, parks and recreational opportunities in the immediate area.

The applicant is requesting to rezone the parcels from RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone. The proposal includes six dwelling units with attached garages accessed from the east lane.

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

### **4.0 Proposal**

#### **4.1 Background**

The proposal site consists of three parcels, with two houses. One of the dwellings extends across the shared property line of the two properties addressed as 2783 Abbott Street. Historically, the City did not require lot consolidations as part of the development process.

With the current proposal, the existing dwellings will be demolished and the three lots consolidated to a single titled parcel with the units forming a strata development.

#### **4.2 Project Description**

The applicant is proposing three semi-detached dwellings for a total of six units on the site. The proposal includes attached garages with would be accessed from the rear laneway. A conceptual site plan has been submitted to show a possible layout of the dwellings. The proposal indicates the development can be accomplished to meet the Development Regulations of the RM3 zone without requiring any variances.

#### 4.3 Subject Property Map

The three parcels are located along Abbott Street at the intersection of Osprey Avenue in the South Pandosy Urban Centre.



### 5.0 **Current Development Policies**

#### 5.1 Kelowna Official Community Plan (OCP)

##### **Development Process**

**Complete Communities.**<sup>1</sup> 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.**<sup>2</sup> 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.**<sup>3</sup> 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.

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

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

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

**6.0 Technical Comments**

6.1 Building & Permitting Department

- No comments at time of Rezoning, comments will be provided at time of Development Permit application.

6.2 Development Engineering Department

- Refer to attached memorandum dated April 24, 2018.

6.3 Fire Department

- No comments at time of Rezoning, comments will be provided at time of Development Permit application.

**7.0 Application Chronology**

Date of Application Received:	April 23, 2018
Date Public Consultation Completed:	May 28, 2018
Date of Amended Site Plan Received:	October 17, 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