

REPORT TO COUNCIL



Date: Dec 10th 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AC)

Application: Z18-0106 **Owner:** Teano Holdings Ltd.
BC1090038

Address: 2627 & 2643 Gore Street **Applicant:** Shane Worman

Subject: Rezoning Application

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0106 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7, District Lot 14, ODYD, Plan KAP7927, located at 2627 Gore Street, Kelowna, BC and Lot 8, District Lot 14, ODYD, Plan 7927, located at 2643 Gore Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium 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 September 26th, 2018;

2.0 Purpose

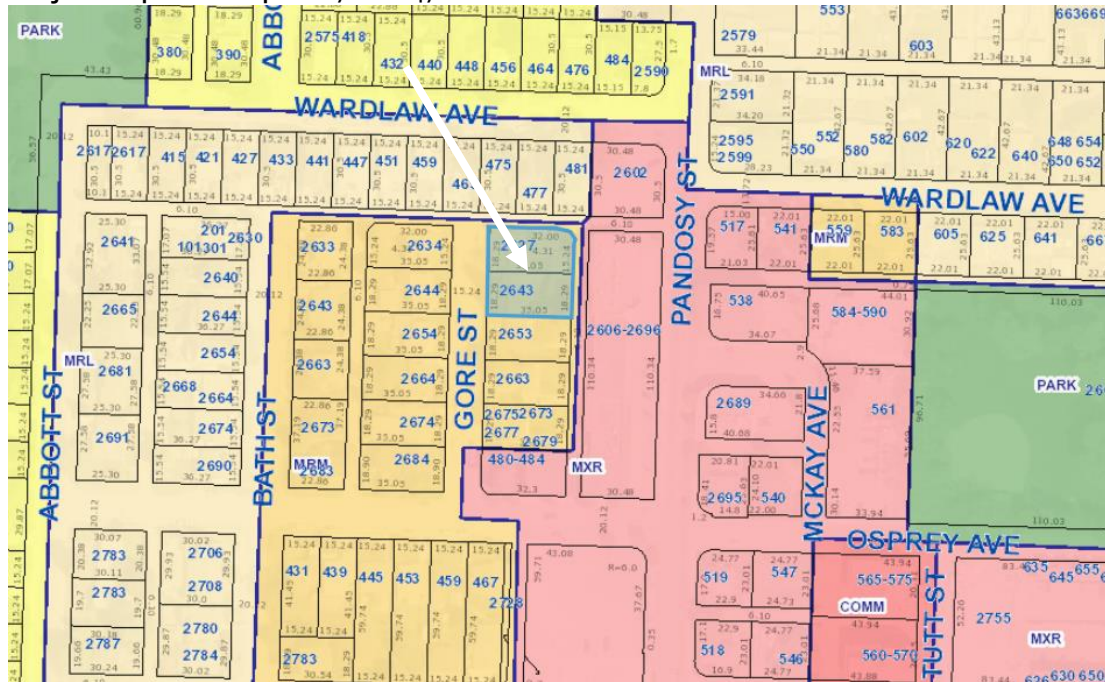
To rezone the subject properties from RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate an Apartment Housing development.

3.0 Community Planning

Staff are supportive of the rezoning application. All properties along Gore Street are designated for MRM – Medium Density Multiple Housing within the Official Community Plan (OCP) which supports apartment housing. The proposed RM5 zone and proposed apartment housing project meets the objectives and land use policies outlined in the OCP. One of the conditions of the proposal is completion of the engineering requirements (details attached to this report) but the summary of action items include: provide 0.8m lane dedication, lot consolidation, and frontage improvements.

Currently, a Development Permit and Development Variance Permit application has been submitted with the rezoning application for a four storey, 19 dwelling unit apartment building. There is one variance Staff are currently tracking to reduce the southern side yard setback (from 4.5m to 1.5m). Should the rezoning be adopted, Staff will provide a detailed Council report on the merits of the variance as well as on compliance to the form and character design guidelines for apartment housing.

Subject Properties Map: 2627 & 2647 Gore Street



4.0 Technical Comments

4.1 Development Engineering Department

See Attachment 'A', memorandum dated September 26th, 2018

5.0 Application Chronology

Date of Application Received: September 25th 2018

Date Public Consultation Completed: November 8th 2018

Report Prepared by: Adam Cseke, Planner Specialist
Reviewed by: Terry Barton, Urban Planning Department Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A' Development Engineering Memo September 26th, 2018
 Initial Drawing Package and applicant rationale