

REPORT TO COUNCIL



Date: January 21, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application: Z18-0066

Owner: 1918951 Alberta Ltd Inc No
2019189519

Address: 365-367 Hein Rd

Applicant: New Town Services – Jesse Alexander

Subject: Rezoning Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0066 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Strata Lot 1 & 2 Section 27 TWP 26 ODYD Strata Plan KAS2718 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located at Hein Rd, 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 Schedule "A" attached to the Report from the Community Planning Department dated June 28, 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 from RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing to facilitate the development of apartment housing.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU6 – Two Dwelling Housing to RM5 – Multiple Unit Residential (Medium Density) to facilitate the development of apartment housing. The RM5 zone is consistent with the Official Community Plan (OCP) Future Land Use of MRM – Multiple Unit Residential (Medium Density); and the building form is consistent with the RM5 zone. The proposed rezoning meets the OCP Urban Policy of Compact Urban Form – increasing density on fully serviced lots.

Should Council support the proposed rezoning, Staff will bring forward a Development Permit and Development Variance Permit for Council consideration.

4.0 Proposal

4.1 Background

The subject property has a duplex on it that will be demolished as a function of this development. This is the first redevelopment application on Hein Rd.

4.2 Project Description

The proposed development is a 4 ½ storey 24-unit apartment building with a combination of parkade and surface parking. Currently, Staff are tracking a variance to parking stall ratio and site coverage.

Subject Property Map: 365-367 Hein Rd



5.0 Technical Comments

5.1 Development Engineering Department

Please see attached Schedule "A" dated June 28, 2018.

6.0 Application Chronology

Date of Application Received: May 22, 2018
Date Public Consultation Completed: October 16, 2018

Report prepared by: Trisa Atwood, Planner II
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A": Development Engineering Memorandum dated June 28, 2018
Site Plan