

REPORT TO COUNCIL



Date: January 21, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z18-0099 **Owner:** Gurdev & Kamalpreet Gill

Address: 210 Kneller Road **Applicant:** New Town Services

Subject: Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0099 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B Section 27 Township 26 ODYD Plan 17467, located at 215 Kneller Road, Kelowna, BC from the RU1 – Large Lot 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 September 20, 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 RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of townhomes.

3.0 Community Planning

Community Planning Staff supports the proposed 9-unit townhome development on the subject property. The application is consistent with the Official Community Plan (OCP) Future Land Use Designation of MRL

– Multiple Unit Residential (Low Density). It meets all the Zoning Bylaw Regulations for the RM3 – Low Density Multiple Housing Zone with no variances required.

The site is well suited for redevelopment and intensification. The parcel is located in the Rutland neighbourhood on Kneller Road, north of Hwy 33 W. The site has good access to services and amenities in the Rutland Town Centre and nearby Hollywood commercial area. The property currently has one single family dwelling which would be demolished to facilitate the proposed development. The neighbourhood has a diverse mix of dwelling types from single and two dwelling housing to the north and east of the site with a Future Land Use of Multiple Dwelling Housing (Low Density). The density modestly increases to the south and west of the project site with existing townhouse developments. To the southeast is the recently approved OHMAS 3-storey apartment building project.

4.0 Proposal

4.1 Project Description

The proposed development consists of 9 three-storey townhouse units with attached double car garages accessed from a central driveway. The driveway utilizes permeable pavers to aid in reducing the amount of hard surfacing and increase the overall site drainage of the property. Two visitor parking spaces are provided on the site along with a garbage/recycling area which utilizes the Molok waste container system.

Two ground-oriented units are located along the Kneller Road frontage to provide a strong pedestrian interface with the street. Each unit has a private at-grade rear patio and green space along with a rooftop patio to enjoy the Okanagan climate. Each 2-bedroom unit is approximately

4.2 Site Context

Subject Property Map: 210 Kneller Road



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. (approx. 114 people / hectare proposed).

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.

Healthy Communities.³ Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

6.0 Application Chronology

Date of Application Received: September 6, 2018

Date Public Consultation Completed: December 21, 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

¹ City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).