

# REPORT TO COUNCIL



**Date:** March 4, 2019

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z18-0033 **Owner:** 1129410 BC Ltd.

**Address:** 240, 250, 260 Nickel Rd **Applicant:** Novation Design Studio

**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

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## 1.0 Recommendation

THAT Rezoning Application No. Z18-0033 to amend the City of Kelowna Zoning Bylaw No.8000 by changing the zoning classification of Lots 1, 2 & 3, Section 27, Township 26, ODYD Plan 8839, located at 240, 250, 260 Nickel Rd Kelowna, BC from the RU1-Large Lot Housing Zone to the RM3 – Low Density Multiple Housing be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public hearing for further consideration;

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 consider a development application to rezone to the RM3 - Low Density Multiple Housing zone to facilitate the development of 16 row housing units.

## 3.0 Community Planning

Staff are recommending support for the proposed rezoning of the subject property to RM3 – Low Density Multiple Housing as it is consistent with the Official Community Plan (OCP) Future Land Use designation and infill policies for the property. The property is located within the Permanent Growth Boundary, is fully serviced, and is located near Ben Lee Park. The subject property has a Walk Score of 60, as some errands can be accomplished on foot.

#### 4.0 Proposal

##### 4.1 Background

The three subject properties front Nickel Rd. Each lot currently has an existing single family dwelling located on the property. The existing RU1 zoned properties do not allow for the density the applicant wishes to have on the subject properties, and is why a rezoning is requested. By rezoning to RM3 the applicant can achieve the desired density, permitting the use of the proposed four, 2 storey row housing buildings with a total unit yield of 16 units. The demolition of these three houses located on 240, 250, and 260 Nickel Rd, is necessary for the proposed development to occur and for the consolidation of these three lots.

##### 4.2 Project Description

The proposed rezoning is necessary to allow for the development of the proposed four, 2 storey row housing buildings. This change in land use would allow for an increase in density on the lot. There are currently no identified variances associated with this project.

##### 4.3 Site Context

The subject property is located in the Rutland neighbourhood and is surrounded by properties zoned RM3 – Low Density Multiple Housing, RM4 – Transitional Low Density Housing, and RU6 – Two Dwelling Housing.

#### Subject Property Map:



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</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.

## 6.0 Technical Comments

### 7.0 Application Chronology

Date of Application Received: March 9, 2018

Date Public Consultation Completed: July 10, 2018

**Report prepared by:** Levan King Cranston, Planner 1

**Reviewed by:** Dean Strachan, Suburban and Rural Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

#### Attachments

Schedule A: Site Plan

Schedule B: Landscape Plan

Schedule C: Street Perspective

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