

REPORT TO COUNCIL



Date: April 8, 2019

RIM No. 0920-20

To: City Manager

From: Community Planning Department (AJ)

Application: Z18-0103

Owner: 1079687 B.C. Ltd, Inc.No.
BC1079687

Address: 934 Laurier Avenue

Applicant: Jimmy Jin

Subject: Rezoning Application

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM1 – Four Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0103 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4 District Lot 138, ODYD, Plan 2819 located at 934 Laurier Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing Zone, be considered by Council;

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

AND THAT the 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 April 8, 2019;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

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 RM1 – Four Dwelling Housing to facilitate the development of four dwelling housing.

3.0 Community Planning

Community Planning staff are supportive of the proposed rezoning application to facilitate the development of four dwelling units on the existing parcel. The Official Community Plan (OCP) Future Land Use designation of the subject property is MRL – Multiple Unit Residential (Low Density), which is consistent with forms including townhouses, garden apartments, apartments, buildings containing three or more residential units such as proposed in this application. Section 5.2 of this report provides an overview on the RM1 zone.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant.

4.0 Proposal

4.1 Background

Currently, the subject property has an existing single family dwelling, which would be demolished to allow for the construction of the four-unit housing project.

4.2 Project Description

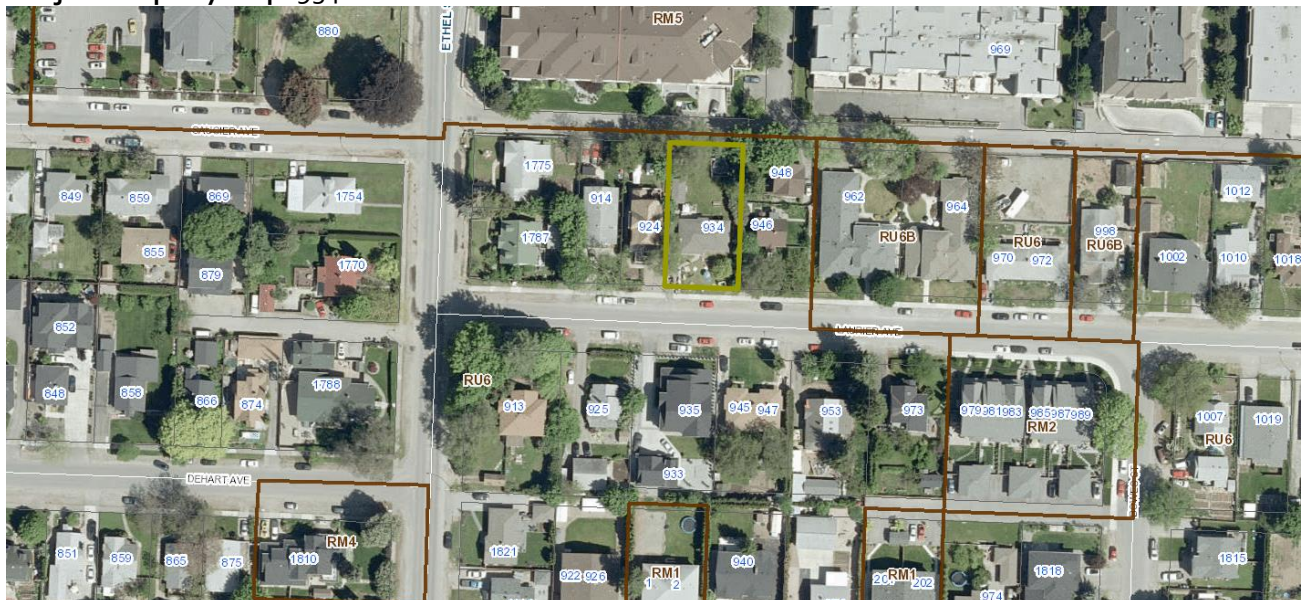
The applicant has provided plans for a four-unit residential housing project. Each unit is proposed to have three bedrooms, requiring eight parking spaces overall. The applicant has proposed six parking spaces, accessed off the rear lane, and staff are tracking a variance for two parking spaces. The proposed development meets other Zoning Bylaw regulations for floor area ratio, height, and setbacks.

4.3 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Multi-family Housing
East	RU6 – Two Dwelling Housing	Two Single Family Dwellings
South	RU6 – Two Dwelling Housing	Single Family Dwelling
West	RU6 – Two Dwelling Housing	Single Family Dwelling

Subject Property Map: 934 Laurier Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ 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.

5.2 Zoning Bylaw No. 8000

RM1 – Low Density Multiple Housing.² The intent of the zone is to provide a land use for the development of up to four dwelling units in the form of single detached, semi-detached, duplex, three-plex or four-plex housing on urban services. The maximum floor area ratio is 0.6, the maximum building height is the lesser of 9.5m or 2.5 storeys, and the maximum site coverage of buildings is 40%.

6.0 Technical Comments

6.1 Building & Permitting Department

- Full plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See Attachment A.

7.0 Application Chronology

Date of Application Received: August 29, 2018
Date Public Consultation Completed: October 11, 2018

Report prepared by: Arlene Janousek, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memo
Schedule A: Conceptual Site Plan

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Chapter 5).

² City of Kelowna Zoning Bylaw No. 8000, Section 13.7.