



Community Plan (OCP) Future Land Use designation of the subject property is MRL – Multiple Unit Residential (Low Density), which is consistent with building forms including townhouses, garden apartments, and buildings containing three or more units such as proposed in this application.

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 row housing project.

**4.2 Project Description**

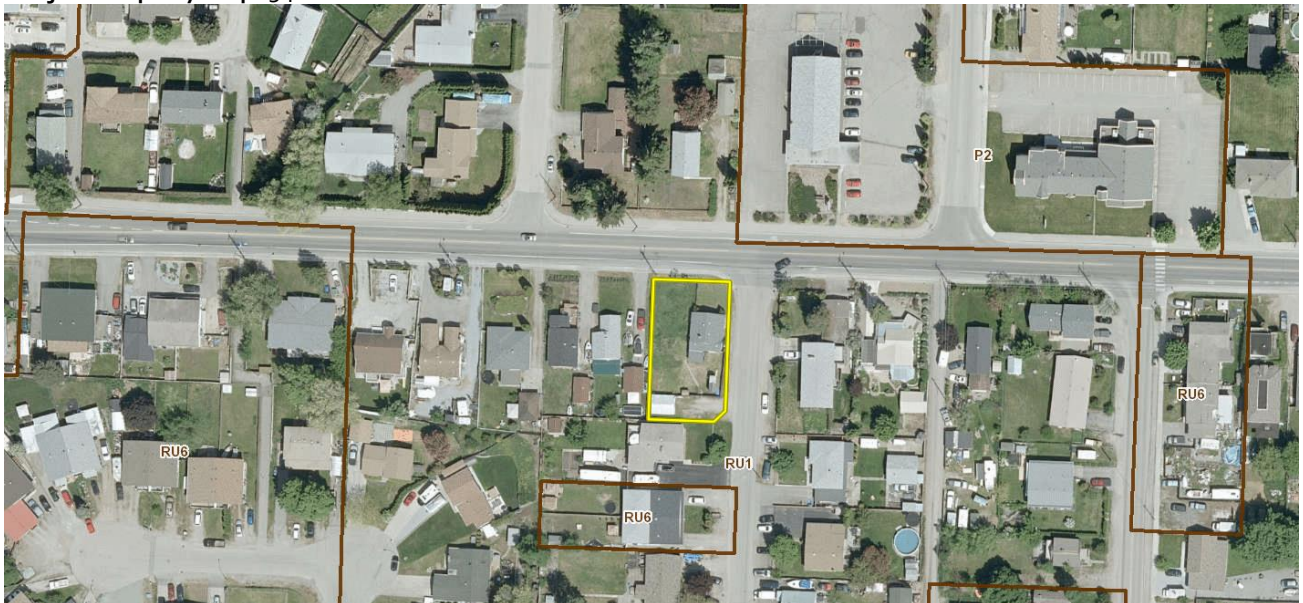
The applicant has provided a conceptual site plan for a four-unit residential row housing development. To meet the parking requirement of two parking stalls per unit, each row house is proposed to have a one car garage and one parking stall provided in tandem. Staff are currently working with the applicant on a number of items to be addressed prior to proceeding with the Development Permit and Development Variance Permit application, including road dedications that are required on both Froelich Road and Leathead Road. This application is currently tracking a variance to the number and widths of driveways, as well as a potential variance to the west side yard setback to allow for longer driveways.

**4.3 Site Context**

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Dwelling
East	RU1 – Large Lot Housing	Single Family Dwelling
South	RU1 – Large Lot Housing	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling

**Subject Property Map: 540 Froelich Road**



## 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.

### 5.2 Zoning Bylaw No. 8000

**RM3 – Low Density Multiple Housing.**<sup>2</sup> The intent of this zone is to provide a land use for low density multiple housing projects on urban services. Principal uses include multiple dwelling housing, supportive housing, and congregate housing. The maximum floor area ratio is 0.75, the maximum building height is the lesser of 10m or 3 storeys, and the maximum site coverage of buildings is 50%.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- Comment will be provided at time of Development Permit.

### 6.2 Development Engineering Department

- See Attachment A.

## 7.0 Application Chronology

Date of Application Received: December 19, 2018

Date Public Consultation Completed: March 5, 2019

**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 Memorandum

Schedule A: Conceptual Site Plan

Conceptual Rendering

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<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Chapter 5).

<sup>2</sup> City of Kelowna Zoning Bylaw No. 8000, Section 13.9.