



**2.0 Purpose**

To rezone the subject property from RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing to facilitate the development of six dwelling housing.

**3.0 Community Planning**

Community Planning staff are supportive of the proposed rezoning application to facilitate the development of six 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 building forms including townhouses, garden apartments, apartments, buildings containing three or more residential units such as proposed in this application.

The applicant was required to engage the services of a professional arborist in order to preserve two large mature trees on the property, and a recommendation was included to protect the trees long-term through the registration of a Section 219 Restrictive Covenant.

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 six-unit row housing project.

**4.2 Project Description**

The applicant has provided plans for a six-unit residential row housing building. To meet the parking requirement of two parking spaces per unit, each row house has a one car garage and one parking stall provided in tandem behind the garage. Overall, the proposed development meets Zoning Bylaw regulations, and there are no variances required based on the site plan provided.

**4.3 Site Context**

Adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	RU6 – Two Dwelling Housing	Single Family Dwelling
East	RU6 – Two Dwelling Housing	Single Family Dwelling
South	RU6 – Two Dwelling Housing	Single Family Dwelling
West	RU6 – Two Dwelling Housing	Single Family Dwelling

**Subject Property Map: 913 Laurier Ave**



**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**

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

**6.2 Development Engineering Department**

- Please see Attachment A.

**7.0 Application Chronology**

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

<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.

**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: Site Plan