

REPORT TO COUNCIL



Date: April 29, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AJ)

Application: Z19-0046 **Owner:** Whitworth Holdings Ltd.,
Inc.No. BC1059455

Address: 4119 Lakeshore Road **Applicant:** Jim Meiklejohn

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. Z19-0046 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Section 6, Township 26, ODYD, Plan 4912, located at 4119 Lakeshore Road 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 April 29, 2019;

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 RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing to facilitate a 26-unit stacked row housing development.

3.0 Community Planning

Community Planning staff are supportive of the proposed rezoning application to facilitate the development of a 26-unit stacked row housing project on the subject property. 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, and buildings containing three or more residential 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 proposed 26-unit stacked row housing development.

4.2 Project Description

The applicant has provided plans to construct a 26-unit row housing development in the form of two 2.5 storey residential buildings. The development is intended to be purpose built rental housing. Parking is to be provided by a surface parking lot, and private open space is to be provided by private patios, landscaped areas, and a shared garden. This application is tracking two variances: one to remove the requirement for a landscaping buffer along a portion of the rear property line, and one to allow the patios to project into the north side yard setback further than permitted in the Zoning Bylaw. Otherwise, the proposed development meets Zoning Bylaw regulations.

4.3 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM ₄ – Transitional Low Density Housing	Multiple Dwelling Housing
East	P ₂ – Educational and Minor Institutional	Public Education Services
South	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing
West	RU ₁ – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 4119 Lakeshore Road



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

RM3 – Low Density Multiple Housing.² The intent of the 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.

6.2 Development Engineering Department

- Please see Attachment A.

7.0 Application Chronology

Date of Application Received: January 30, 2019

Date Public Consultation Completed: February 27, 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 Memo

Schedule A: Site Plan

Conceptual Rendering

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

² City of Kelowna Zoning Bylaw No. 8000, Section 13.9.