

REPORT TO COUNCIL



Date: April 29, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LKC)

Application: Z19-0045

Owner: Gurpreet Pannu

Address: 1049 Clement Ave

Applicant: New Town Architecture and Engineering INC.

Subject: Rezoning Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM4 – Transitional Low Density Housing

1.0 Recommendation

THAT Rezoning Application No. Z19-0045 to amend the City of Kelowna Zoning Bylaw No.8000 by changing the zoning classification of Lot 3, District Lot 138 and of section 30 Township 26 ODYD, Plan 3763, located at 1049 Clement Ave, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM4 – Transitional Low Density Housing zone;

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 23, 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 consider an application to rezone to the RM4 – Transitional Low Density Housing to facilitate a proposed 8-unit townhome.

3.0 Community Planning

Community planning staff are recommending support for the proposed rezoning of the subject property to the RM4 – Low Density Housing zone as it is consistent with the Official Community Plan (OCP) Future

Land Use designation and infill growth policies. The property is located within the Permanent Growth Boundary, near the Downtown along the Clement Avenue corridor and as such has close access to services, amenities and existing infrastructure. The subject property has a Walk Score of 64, as some errands can be accomplished on foot.

4.0 Proposal

4.1 Background

The subject property consists of a single lot that is currently zoned RU6 - Two Dwelling Housing, and is located along Clement Ave. A single family home is located on the property and will be removed to allow for the proposed development to occur. There are other existing single family homes in the area, however the future land use of this property and the surrounding area encourages denser types of housing such as townhomes.

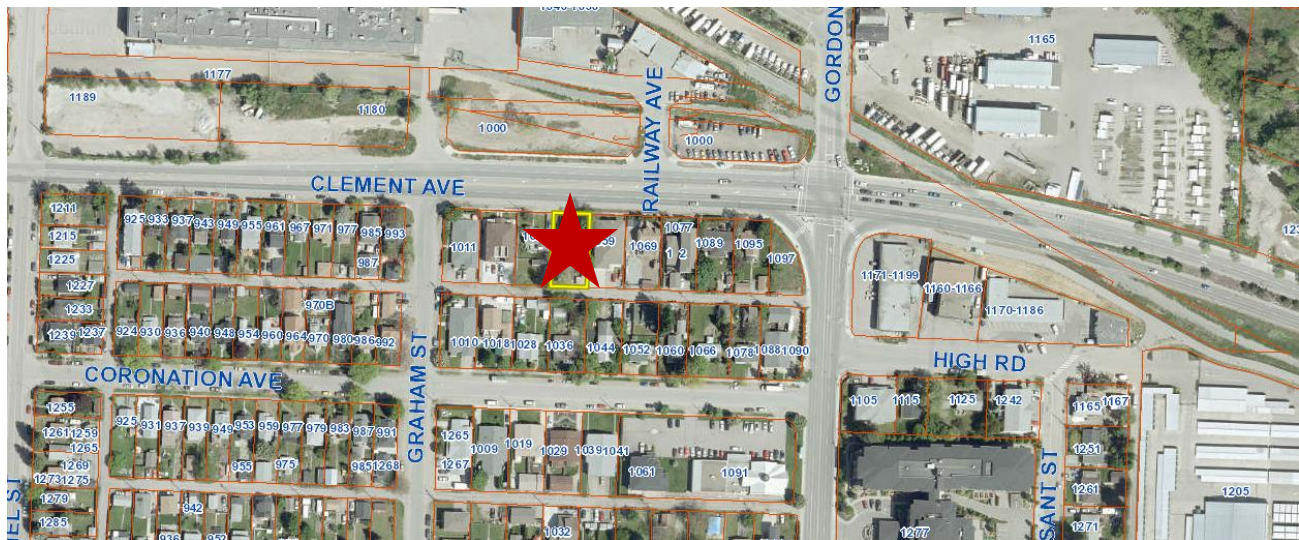
4.2 Project Description

The proposed rezoning is necessary to permit the development of an 8-unit townhome on the property. The proposed townhome will be 3 storeys in height and will be ground oriented development facing out towards Clement Ave. All the parking is to be located at the rear of the property as the proposed townhomes will have access to the rear lane. Planning staff are currently tracking 3 variances associated to this application to site coverage, parking stall ratio and parking location setback.

4.3 Site Context

The subject property is designated MRM – Multiple Unit Residential, is zoned RU6 – Two Dwelling Housing and is in the Central City sector of the City.

Subject Property Map: 1049 Clement Ave



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

RM₄ – Transitional Low Density Housing

The purpose of the RM₄ zone is to facilitate multiple dwelling housing in the form of low rise density apartment housing or row housing. The maximum floor area ratio is 0.65, site coverage for buildings is 50%, and the maximum height is the lesser of 13.0m or 3 storeys.

6.0 Technical Comments

See Attachment A: Engineering memo

7.0 Application Chronology

Date of Application Received: December 21, 2018

Date Public Consultation Completed: April 1, 2019

Report prepared by: Levan King Cranston, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Engineering Memorandum

Attachment B: Site Plan and Renderings

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