

REPORT TO COUNCIL



Date: July 15, 2019

RIM No. 1250-30

To: Council

From: City Manager

Application: Z19-0040

Owner: 1918951 Alberta Ltd.

Address: 515 Rutland Road North

Applicant: New Towne

Subject: Rezoning Application

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

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Residential

1.0 Recommendation

THAT Rezoning Application No. Z19-0040 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 26 Township 26 ODYD Plan 7893, located at 515 Rutland Road North, Kelowna, BC 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 Schedule "A" attached to the Report from the Development Planning Department dated July 15, 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 for the subject property.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

3.0 Development Planning

Development Planning Staff are supportive of the rezoning application to facilitate the proposed development. The applicant is requesting to rezone the parcel from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone to construct a 3-storey, 17-unit rental apartment building. The OCP Future Land Use designation of the subject property is MRL – Multiple Unit Residential (Low Density), which is consistent with building forms including townhouses, apartments, and buildings containing three or more residential units, such as proposed in this application.

The project site is located on Rutland Road North, two blocks south of Leathead Road. The Rutland Urban Centre boundary is immediately south and west of the subject property. The property has a Walk Score of 60 (Somewhat Walkable – some errands can be accomplished on foot) and the proposal includes ground-oriented pedestrian access and bike racks on the Rutland Road N frontage. The property is in proximity to many services and amenities including restaurants, parks, and schools. Neighbourhood notification was undertaken by the applicant in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Background

There is an existing single-family dwelling on the subject property that would be demolished to facilitate this development.

4.2 Project Description

The applicant is proposing a 3-storey, 17-unit apartment building that provides a mix of one- and two-bedroom units. A conceptual site plan has been provided to show the building and parking layout. The site is to be accessed from the south portion of the parcel, and the proposal includes two ground-oriented units fronting Rutland Road N. Surface parking is proposed with the intention of providing a more affordable end product than would be possible if constructing underground parking. Landscaping is proposed around the perimeter of the site and adjacent to the building.

4.3 Site Context

The subject property is located on Rutland Road North, south of Hardie Road and north of Briarwood Road. The property is in the Rutland City Sector, directly north of the Rutland Urban Centre. The neighbourhood is characterized by single and two family dwellings and low density multiple dwelling housing.

Subject Property Map: 515 Rutland Road N



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Policy 5.2.3 Complete Communities. Support the development of complete communities with a minimum intensity of approximately 35 – 40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes.

Policy 5.3.2 Compact Urban Form. 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.

Policy 5.23.1 Ground-Oriented Housing. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit residential or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

5.2 Zoning Bylaw No. 8000

RM3 – Low Density Multiple Housing. 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 10.0 m or 3 storeys, and the maximum site coverage of buildings is 50%.

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Schedule A.

7.0 Application Chronology

Date of Application Received: January 9, 2019

Date Public Consultation Completed: April 12, 2019

Report prepared by: Arlene Janousek, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memorandum

Attachment A: Conceptual Plans