REPORT TO COUNCIL

Date:	January 20, 2020		
To:	Council		
From:	City Manager		
Department:	Development Planning - Urban		
Application:	Z19-0104	**Owner:**	Okanagan Valley Construction Ltd., Inc. No. BC0665697
Address:	300 Nickel Road	**Applicant:**	Okanagan Valley Construction
Subject:	Rezoning Application		
Existing OCP Designation:	MRL – Multiple Unit Residential (Low Density)		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RM1 – Four Dwelling Housing		

1.0 Recommendation

THAT Rezoning Application No. Z19-0104 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 Section 27 Township 26 ODYD Plan 8839 located at 300 Nickel Road, Kelowna, BC, from the RU1 – Large Lot Housing zone to the RM1 – Four Dwelling Housing zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to 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 January 20, 2020;

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 and Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RM1 – Four Dwelling Housing zone to facilitate a four dwelling housing project.

3.0 Development Planning

Development Planning Staff are supportive of the application to rezone the subject property from RU1 – Large Lot Housing to RM1 – Four Dwelling Housing to facilitate the development of a four dwelling housing project. This rezoning application is consistent with the Official Community Plan (OCP) Future Land Use designation of the subject property, which is MRL – Multiple Unit Residential (Low Density), and several new townhouse projects have been approved on the block in recent years. The MRL designation supports low density multiple unit residential development including townhouses, garden apartments, apartments, and buildings containing three or more units. Council Policy No. 367 with respect to public consultation was undertaken by the applicant.

4.0 Proposal

4.1 Project Description

The applicant has provided a site plan of the potential development under the proposed RM1 zoning. The proposal consists of two semi-detached dwellings, each containing two units. The semi-detached dwellings are proposed to be two storeys in height, and parking is to be provided through private single garages as well as through parking on a shared driveway. Private open space requirements are to be met through private at-grade yards allocated to each unit as well as additional open space throughout the site.

The single-family dwelling currently on the property would be demolished should this application be approved. This application is tracking three variances to site coverage, drive aisle width, and landscaping.

4.2 Site Context

The subject property is located in the Rutland City Sector between the Rutland Urban Centre and the Midtown Urban Centre. The property fronts onto Nickel Road south of Houghton Road and north of Highway 33 W. The neighbourhood consists of single dwelling, two dwelling, and multi-family housing, and there are also some nearby commercial uses along Highway 33 W. The subject property has a Walkscore of 60 – some errands can be accomplished on foot. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM4 – Transitional Low Density Housing	Multiple Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing

Subject Property Map: 300 Nickel Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

> Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

> *Policy .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 per ha 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.

Objective 5.22 Ensure context sensitive housing development

> *Policy .6 Sensitive Infill.* Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height, and siting.
>
> *Policy .7 Healthy Communities.* Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

5.2 Zoning Bylaw No. 8000

Section 13.7 – RM1 – Four Dwelling Housing

> The purpose is to provide a zone for the development of a maximum of four dwelling units in the form of single detached, semi-detached, duplex, three-plex, or four-plex housing on urban services. The maximum floor area ratio is 0.6, the maximum building height is the lesser of 9.5 m or 2.5 storeys, and the maximum site coverage of buildings is 40%.

6.0 Application Chronology

Date of Application Received: May 16, 2019
Date Public Consultation Completed: December 10, 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
Schedule B: Proposed Site Plan