

REPORT TO COUNCIL



Date: April 20, 2020

To: Council

From: City Manager

Department: Development Planning

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| Application: | Rezoning | Owner: | 1135072 B.C., Inc. No. BC1135072 & Pelican Properties Ltd., Inc. No. BC1144682 |
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| Address: | 290 Ponto Rd | Applicant: | Lime Architecture Inc. |
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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. Z19-0063 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 14, Section 26, Township 26 Osoyoos Division Yale District Plan 4414, located at 290 Ponto Rd, Kelowna, BC from the RU1-Large Lot Housing zone to the RM3- Low Density Multiple Housing zone, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

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 subsequent to the outstanding conditions of approval as set out in "Schedule A" attached to the Report from the Development Planning Department dated April 20, 2020.

2.0 Purpose

To consider an application 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

Staff are supportive of the proposed rezoning application to facilitate the future development of a 3-storey, 4-unit multiple dwelling housing development in the form of townhouses. The property is located in the Rutland Urban Centre and is close to other multi-family developments, Rutland Centennial Park, transit routes, and active transportation networks. The proposed zoning is well aligned with the future Land Use Designation of MRL- Multiple Unit Residential (Low Density) and OCP goals to achieve residential density in Urban Centres.

4.0 Proposal

4.1 Project Description

The proposed development is a 3 storey, 4-unit multiple dwelling housing development with a proposed floor area ratio (FAR) of 0.87. The proposal includes covered parking that is accessed off the existing laneway and ground-oriented units facing onto Ponto Rd. A Development Permit has been submitted and staff are not tracking any variances at this time.

4.2 Site Context

The subject site is currently zoned RU1- Large Lot Housing and contains a single-family dwelling. The parcel is accessed by an existing rear lane. It is located in the Rutland Urban Centre on the corner of Asher Rd and Ponto Rd, which are both classified as local roads. The immediately surrounding neighbourhood is largely comprised of RU1, with RM3/RM5 (multi-family development) to the south along McIntosh Rd. The site is located in close proximity to transit stops on Leathead and Rutland Rd N.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|------------------------|------------------------|
| North | RU1- Large Lot Housing | Single Family Dwelling |
| East | RU1- Large Lot Housing | Single Family Dwelling |
| South | RU1- Large Lot Housing | Single Family Dwelling |
| West | RU1- Large Lot Housing | Single Family Dwelling |

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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 appropriate and context sensitive built form

Policy 11: Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

5.2 Zoning Bylaw No. 8000

RM3- Low Density Multiple Dwelling Housing. The intent of the RM3 zone is to provide for low density multiple housing on urban services. Principal uses include multiple dwelling housing, supportive housing, and congregate housing.

6.0 Application Chronology

Date of Application Received: May 10, 2019
Date Public Consultation Completed: April 29, 2019

Report prepared by: Jocelyn Black, Planner Specialist

Reviewed by: James Moore, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memorandum

Attachment A: Site Plan & Project Renderings