

REPORT TO COUNCIL



Date: July 27, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0010

Owner: 1918951 Alberta Ltd., Inc.No.
A0110539

Address: 235 & 285 Robson Rd W and 240
Rutland Rd S

Applicant: New Town Architecture and
Engineering Inc.

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. Z20-0010 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 and Lot 2, Section 23, Township 26, Osoyoos Division Yale District, Plan 12830 and Lot 10, Section 23, Township 26, Osoyoos Division Yale District, Plan 12078, located at 235 and 285 Robson Rd W and 240 Rutland Rd S, 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 outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated July 27, 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 for the subject property.

2.0 Purpose

To consider an application to rezone the subject property from the RU1- Large Lot Housing to the RM3- Low Density Multiple Dwelling Housing to facilitate the development of a multi-family building, and to waive the Public Hearing.

3.0 Development Planning

Development Planning Staff are supportive of the proposed rezoning application to facilitate the future development of a 3 storey, 54-unit apartment building. The properties are located in the Rutland Urban Centre. The subject site offers close proximity to transit routes, a commercial node within walking distance and everyday amenities and employment opportunities.

Planning Staff are supportive of achieving residential density and a variety of housing forms in Urban Centres. The proposed rezoning is well aligned with the future land use designation of MRL- Multiple Unit Residential (Low Density) in the Official Community Plan and other OCP housing goals and policies.

The applicant has met the requirements of Council Policy 367 and completed public engagement through mail outs to neighbours within 50m.

4.0 Proposal

4.1 Project Description

The subject properties (three separate lots) are currently zoned RU1- Large Lot Housing, two of which contain a single-family dwelling. The proposal will allow for the future development of a 3 storey, 54-unit building with a floor area ratio (FAR) of 0.887. The proposal fronts Rutland Rd S and Robson Rd W. Parking is located underground and is accessed from Robson Rd W. A form and character Development Permit has been submitted and Staff are currently not tracking any variances.

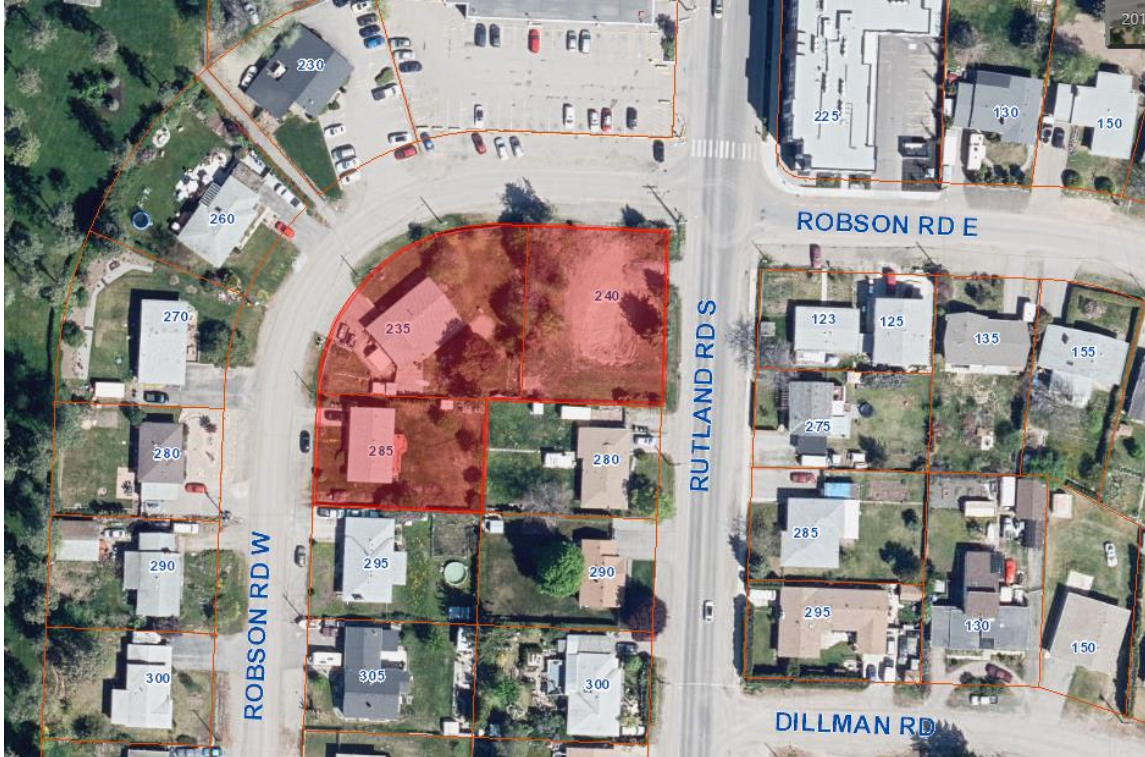
4.2 Site Context

The subject properties are located in the Rutland Urban Centre. One of the lots fronts onto Rutland Rd S, at the corner of Rutland Rd and Robson Rd. The properties are located to the south of a main commercial node (Plaza 33) located off Hwy 33. Rutland Lions Park is located in close proximity to the east. The properties are predominantly surrounded by single family dwellings the east, south and west. The site is in the Revitalization Development Permit Area (DPA) and is subject to review under the revitalization urban design guidelines.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C2- Neighbourhood Commercial/C4 Urban Centre Commercial	Health Services/Thrift Store
East	RU1- Large Lot Housing	Single dwelling housing
South	RU1- Large Lot Housing	Single dwelling housing
West	RU1- Large Lot Housing	Single dwelling housing

Subject Property Map:



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 5.2 Develop Sustainably

Policy .4 Complete Communities Support the development of complete communities with a minimum intensity of 35-40 people and/or jobs per hectare to support basic transit service- a bus every 30 minutes.

Objective 5.22 Ensure context sensitive housing development

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

Policy .13 Family Housing. Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g.: location and amenities).

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 See attached memorandum.

7.0 Application Chronology

Date of Application Received: February 4, 2020

Date Public Consultation Completed: June 12, 2020

Report prepared by: Jocelyn Black, Planner Specialist

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

Approved for Inclusion: Dean Strachan, Community Planning & Development Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Site Plan & Project Rendering