# Z19-0130
# 320 Mills Rd.

Rezoning Application



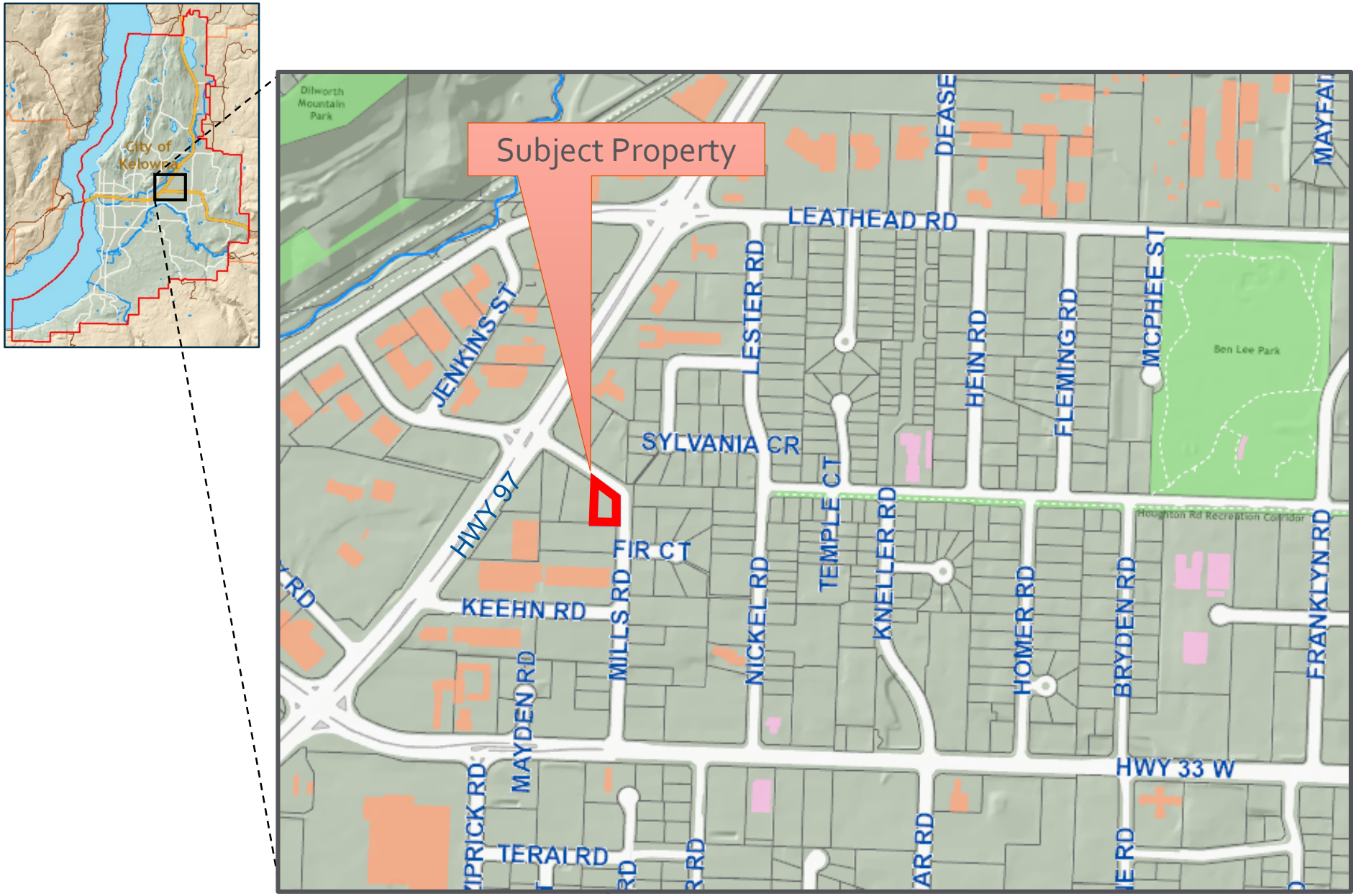
# Proposal

- To rezone the subject property from the RM3 – Low Density Multiple Housing zone to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) zone to facilitate the development of a 3 storey rental apartment building.

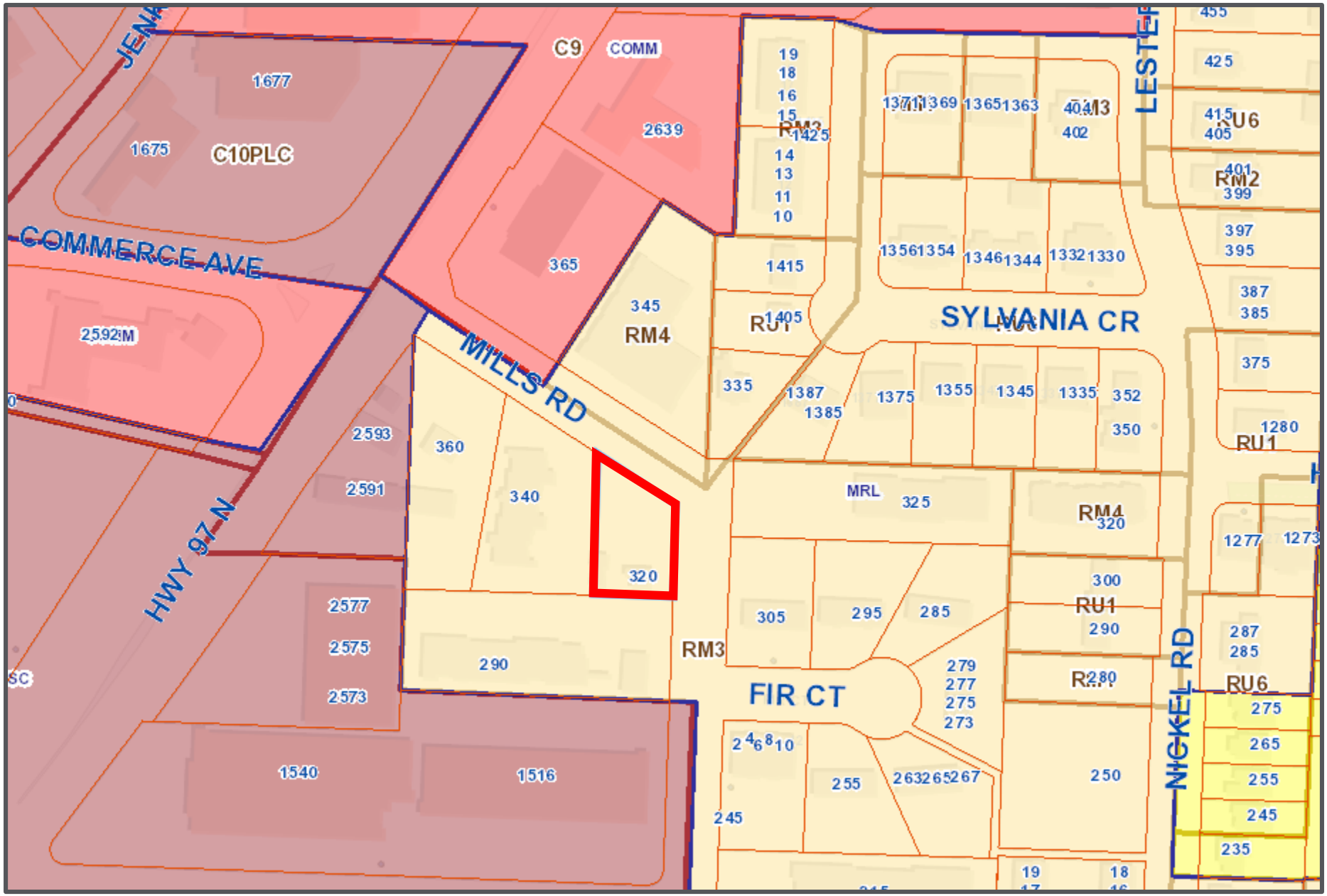
# Development Process



# Context Map


City of Kelowna
Subject Property
Dilworth Mountain Park
LEATHEAD RD
JENKINS ST
LESTER RD
DEASE
HEIN RD
FLEMING RD
MCPHEE ST
Ben Lee Park
SYLVANIA CR
HWY 97
FIR CT
TEMPLE CT
KNELLER RD
Houghton Rd Recreation Corridor
KEEHN RD
MILLS RD
NICKEL RD
HOMER RD
BRYDEN RD
FRANKLYN RD
MAYDEN RD
HWY 33 W
TERAI RD

# OCP Future Land Use / Zoning



# Subject Property Map



# Project/technical details

- Existing RM3 – Low Density Multiple Housing zone able to accommodate the proposed development; therefore, the only rezoning that need occur is to add 'r' designation to limit tenure to rental only.
- Applicant intends to take advantage of incentive to reduce required parking on lots with 'r' designation by 10% outside an urban centre.
- Applicant also submitted a DP application, and this is to be considered subsequent to the rezoning.

# Conceptual Rendering



# Development Policy

- City's Healthy Housing Strategy identifies rental housing as a significant need.
- Rezoning the lot to RM3r ensures the housing units on the lot remain rental for the life-cycle of the building helping to fulfil the policy objective.

# Staff Recommendation

- Staff support rezoning the lot to RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) to facilitate the development of a 3 storey rental apartment building.
  - Ensures a greater stock of rental housing in the city—a significant need.




*Conclusion of Staff Remarks*