

REPORT TO COUNCIL



Date: October 26, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z19-0130

Owner: 1186276 BC Ltd., Inc.No.
BC1186276

Address: 320 Mills Rd

Applicant: BlueGreen Architecture Inc
(Wendy Rempel)

Subject: Rezoning Application

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

Existing Zone: RM₃ – Low Density Multiple Housing

Proposed Zone: RM_{3r} – Low Density Multiple Housing (Residential Rental Tenure Only)

1.0 Recommendation

THAT Rezoning Application No. Z19-0130 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 125 ODYD Plan 4709, located at 320 Mills Road, Kelowna, BC from the RM₃ – Low Density Multiple Housing zone to the RM_{3r} – Low Density Multiple Housing (Residential Rental Tenure Only) zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To rezone the lot from the RM₃ – Low Density Multiple Housing zone to the RM_{3r} – Low Density Multiple Housing (Residential Rental Tenure Only) zone to restrict tenure on the lot to residential rental only.

3.0 Development Planning

Development Planning supports the proposal to rezone the lot to RM_{3r} – Low Density Multiple Housing (Residential Rental Tenure Only) to restrict tenure on the lot to residential rental only.

The 'r' designation was introduced recently under the City's multiple housing zones to restrict tenure on subject lots to residential rental only. The designation entitles property owners to a reduction in required parking stalls at the rate of 20% in urban centres, and 10% outside of urban centres. In this case, the lot is outside an urban centre, and so would be entitled to a 10% reduction in required parking.

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

4.0 Proposal

4.1 Project Description

The applicant proposes to rezone the lot to RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) to restrict tenure on the lot to residential rental only. The applicant intends to take advantage of the incentive to reduce required parking on lots with the 'r' designation by 10% outside of an urban centre.

The applicant has also submitted a Development Permit application, and this is to be considered subsequent to the rezoning.

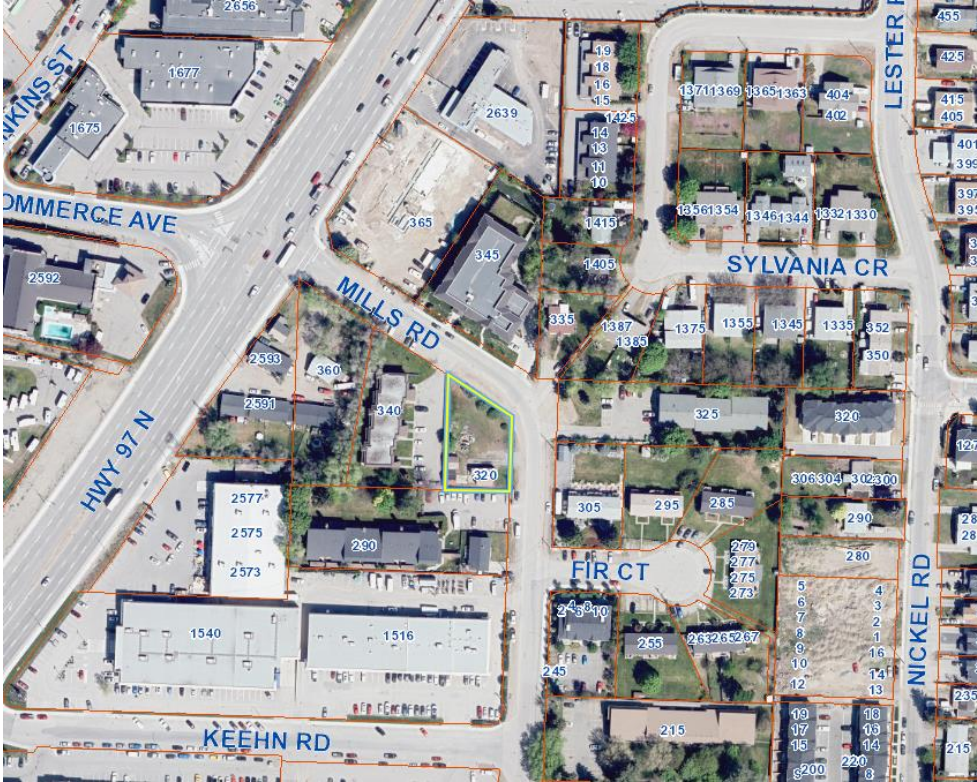
4.2 Site Context

The lot is near the south end of the Highway 97 City Sector and less than 100m from the highway itself.

Adjacent land uses are as follows:

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

Subject Property Map: 320 Mills Rd.



5.0 Current Development Policies

5.1 Kelowna Healthy Housing Strategy

Key Directions and Recommended Actions

3.1 Promote and Protect Rental Housing

Report prepared by: Aaron Thibeault, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager