



Z19-0130 320 Mills Rd.

Rezoning Application



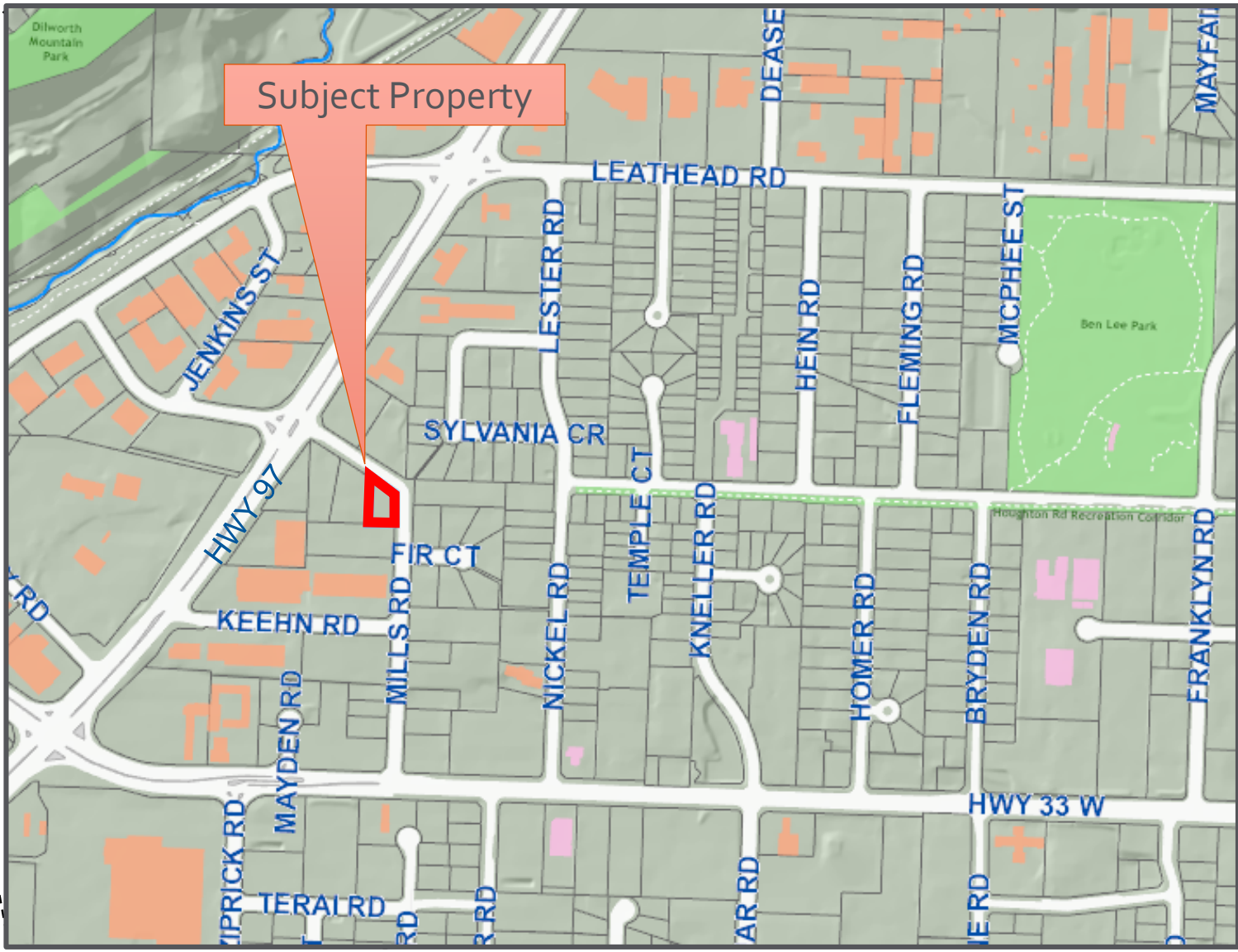
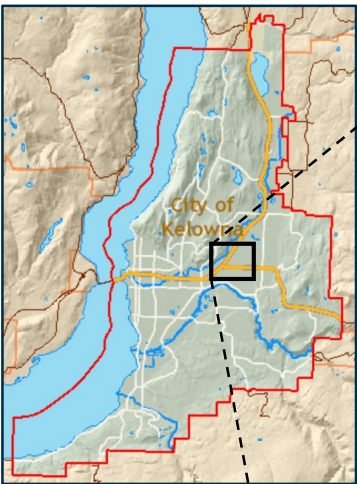
Proposal

- ▶ 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



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



City of Kelowna

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