

REPORT TO COUNCIL



Date: November 16, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0033

Owner: Robert T. Groholski and
Michalina J. Groholski

Address: 535 Elliot Avenue

Applicant: New Town Architecture &
Engineering

Subject: Rezoning Application

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM1 – Four Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z20-0033 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Block 19, District Lot 14, Osoyoos Division Yale District, Plan 830, located at 535 Elliot Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing zone, be considered by Council;

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

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 May 6, 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 and a Development Variance Permit for the subject property.

2.0 Purpose

To consider an application to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing zone to facilitate the development of a fourplex dwelling.

3.0 Development Planning

Development Planning Staff are supportive of the proposed rezoning of the subject property from RU6 – Two Dwelling Housing zone to RM1 – Four Dwelling Housing zone to facilitate the development of a fourplex dwelling, as it is consistent with the Official Community Plan (OCP) future land use designation. Located within the Permanent Growth Boundary, the property is immediately south of the Downtown Urban Center and is in close proximity to nearby amenities including shops and restaurants, the public transit, parks and recreational opportunities within the area.

Should Council support the rezoning, a Development Permit and a Development Variance Permit would be brought before Council for consideration.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to Staff on June 10, 2020, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background and Project Description

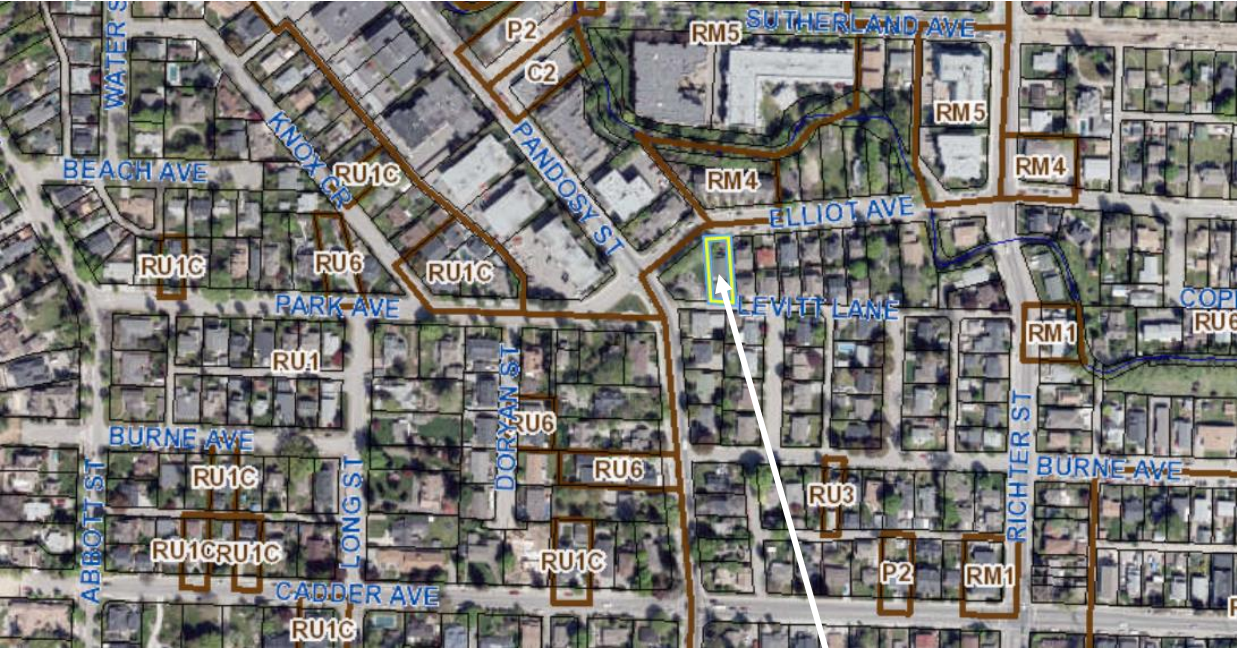
The applicant is proposing to rezone the subject property to RM1 – Four Dwelling Housing zone in order to facilitate the development of a fourplex on the parcel. The property currently has a single-family dwelling and a carriage house. The existing buildings will be demolished prior to the construction of the new development on the property. The applicant has provided a site plan (Attachment A) for the proposed new development.

4.2 Site Context

The subject property is located near the corner of Elliot Avenue and Pandosy Street within the Central City Sector. The property fronts Elliot Avenue to the north and backs onto to Levitt Lane to the south. The surrounding residential area is characterized by a mix of single family and secondary dwelling units developed as second dwellings and carriage houses to the south and east, and by townhouses and medium density apartment buildings to the north and west. The property is close to the Okanagan Lake and Abbott Street Multiuse Corridor to the west, to the City Park and Rowcliffe Park to the north and is within walking to the City Centre.

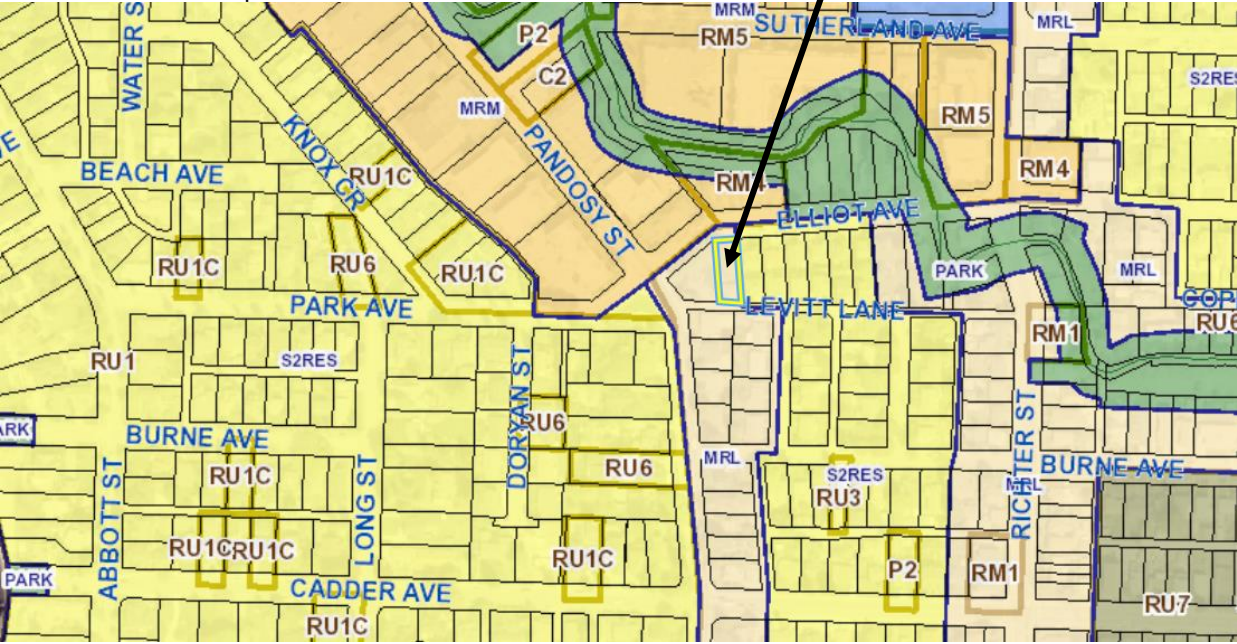
Subject Property Map: 535 Elliot Avenue

Zoning Map:



Subject Property

Future Land Use 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 .1 Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outside the PGB for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

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 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 context sensitive housing development

Policy .6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Policy .7 Healthy Communities. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

6.0 Technical Comments

6.1 Development Engineering Department

Refer to attached Schedule A, Development Engineering Department Memorandum, dated May 6, 2020.

7.0 Application Chronology

Date of Application Received: April 16, 2020
Date Public Consultation Completed: June 10, 2020
Date of Revised Drawings Received: October 15, 2020

Report prepared by: Barbara B. Crawford, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Site Plan