

# REPORT TO COUNCIL



**Date:** January 11, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** OCP20-0013 Z20-0066      **Owner:** 1032308 Alberta Ltd.  
Brenda Lou Marie Gibson

**Address:** 460 Leathead Road      **Applicant:** Blue Vision Design Inc.  
605 Fraser Road

**Subject:** Rezoning and Official Community Plan Amendment Applications

**Existing OCP Designation:** S2RES – Single / Two Unit Residential

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

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** RM3 – Low Density Multiple Housing

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## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0013 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 1 Section 26 Township 26 Osoyoos Division Yale District Plan 12434, located at 460 Leathead Road, Kelowna, BC and Lot 2 Section 26 Township 26 Osoyoos Division Yale District Plan 12434, located at 605 Fraser Road, Kelowna, BC from the S2RES - Single / Two Unit Residential designation to the MRL – Multiple Unit Residential (Low Density) designation, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Rezoning Application No. Z20-0066 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 26 Township 26 Osoyoos Division Yale District Plan 12434, located at 460 Leathead Road, Kelowna, BC and Lot 2 Section 26 Township 26 Osoyoos Division Yale District Plan 12434, located at 605 Fraser Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple 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 January 11, 2021;

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 Development Variance Permit for the subject property.

## **2.0 Purpose**

To rezone and to amend the Official Community Plan to change the future land use designation of the subject property to facilitate a multiple dwelling housing development.

## **3.0 Development Planning**

Staff recommend support for the Rezoning and Official Community Plan Amendment applications to facilitate the development of a 16-unit row housing development. Staff recognize that this proposal represents an increase in density over the existing zone and OCP Future Land Use designation, however, staff are recommending that low density multi-family housing is a reasonable request for this specific location.

Leathead Road is designated as an arterial road in the Official Community Plan and it functions as a major corridor in Rutland. This road serves as the boundary for the Rutland Urban Centre, with properties across the road to the south being included within the Urban Centre. With Public transit options being available directly on Leathead Road, and the properties being in close proximity to schools, parks and existing commercial areas, Development Planning sees adding increased residential density on these properties to be appropriate.

The applicant completed neighbourhood notification in accordance with Council Policy No. 367. Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

## **4.0 Proposal**

### **4.1 Background**

There is currently existing single dwelling housing on each of the subject properties. These dwellings would be demolished, and the lots would be consolidated to facilitate this development.

### **4.2 Project Description**

This application is proposing a 16-unit row housing development contained within four separate buildings. The unit count includes four two-bedroom units (1 per building) and 12 three-bedroom units (3 per building). Parking requirements are met on-site, through a combination of side by side garages (25%) and tandem garages (75%). Visitor and van accessible parking stalls are also provided.

4.3 Site Context

The subject properties are located on the north side of Leathead Road, at the corner of Fraser Road, in the City’s Rutland OCP Sector. The two lots have a combined total lot area of 3,000 m<sup>2</sup>. The surrounding area is characterized by single and two dwelling housing and a religious assembly is located directly to the east. The properties are within the City’s Permanent Growth Boundary and have a Walkscore of 50, indicating that some errands can be accomplished on foot.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing
East	P <sub>2</sub> – Education and Minor Institutional	Religious Assemblies
South	RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing
West	RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing

**Subject Property Map:** 460 Leathead Road and 605 Fraser Road



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.

Address Housing Needs of All Residents. Address housing needs of all residents by working towards an adequate supply of a variety of housing.

## Chapter 5: Development Process

### *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.

### *Objective 5.23 Address the needs of families with children through the provision of appropriate family-oriented housing.*

*Policy .1 Ground-Oriented Housing.* Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets.

## **6.0 Technical Comments**

### **6.1 Development Engineering Department**

See Schedule A City of Kelowna Memorandum

## **7.0 Application Chronology**

Date of Application Accepted: August 6, 2020  
Date Public Consultation Completed: November 9, 2020

**Report prepared by:** Kimberly Brunet, Planner II  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: City of Kelowna Memorandum  
Attachment A: Draft Site Plan and Rendering  
Attachment B: Applicant's Letter of Rationale