

REPORT TO COUNCIL



Date: January 18, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0070

Owner: Karambir Singh Kler & Amarjit Kaur Kler

Address: 1089 & 1095 Clement Ave

Applicant: Jesse Alexander; New Town Architecture

Subject: Rezoning Application

Existing OCP Designation: MRM – Multiple Unit Residential Medium Density

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM₄ – Transitional Low Density Housing

1.0 Recommendation

THAT Rezoning Application No. Z20-0070 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 138 ODYD Plan 4766 and Lot 2 District Lot 138 ODYD Plan 6216 located at 1095 and 1089 Clement Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM₄ – Transitional Low Density Housing zone, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

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 18, 2021;

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 the subject lot from the RU6 – Two Dwelling Housing zone to the RM₄ – Transitional Low Density Housing zone to facilitate the development of a 3 storey row housing complex; and to waive the Public Hearing.

3.0 Development Planning

Development Planning supports the proposal to rezone the lot to RM₄ – Transitional Low Density Housing to facilitate the development of a 3 storey row housing complex.

The lot is located near the corner of Clement Ave and Gordon Dr—both arterial roads also considered to be major transit corridors. In addition, the lot is less than 750m east of the City Centre Urban Centre with associated amenities and destinations. Also, the lot has excellent access to numerous active transportation options, including the Rail Trail (20m); Cawston Ave Recreation Corridor (200m); and Ethel St. multi-use pathway (350m). Finally, the lot has access to a lane to allow for vehicle access from the rear. Given these factors, the lot is in a suitable location to see an increase in density in line with the RM₄ zone. Accordingly, the lot has a future land use designation of MRM – Multiple Unit Residential Medium Density, which does accommodate the RM₄ zone.

4.0 Proposal

4.1 Project Description

The applicant proposes to rezone the lot to RM₄ – Transitional Low Density Housing to facilitate the development of a 3 storey row housing complex to contain two buildings and 10 units in total.

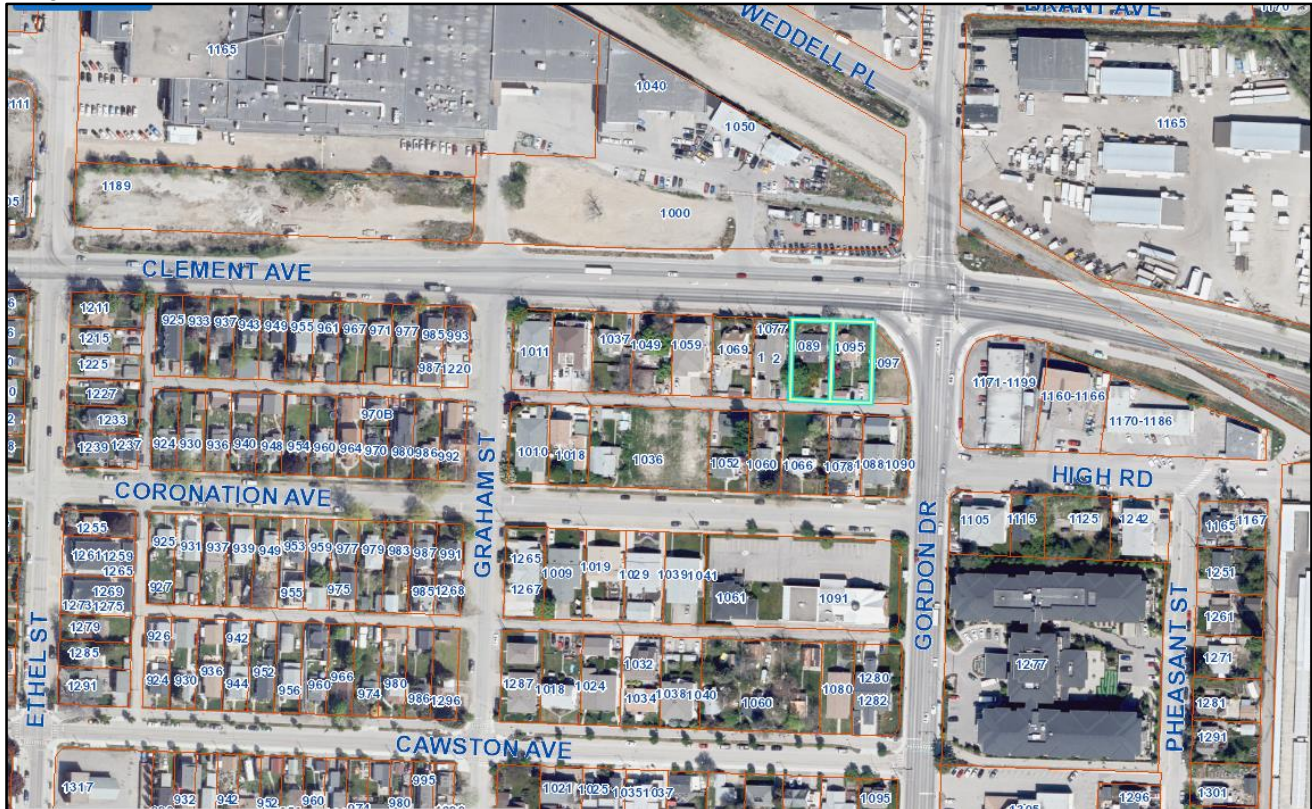
4.2 Site Context

The lot is located in the Central City Sector near the corner of Clement Ave. and Gordon Dr. and is less than 750m from downtown. Bankhead School and Lombardy Park are also nearby to the east. The site has excellent access to all forms of transportation as both Clement Ave and Gordon Dr are arterial roads considered to be major transit corridors, and the Rail Trail; Cawston Ave Recreation Corridor; and Ethel St multi-use pathway are also nearby.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I ₄ – Central Industrial	Warehouse
East	RU6 – Two Dwelling Housing	Single-Family Housing
South	RU6 – Two Dwelling Housing	Single-Family Housing
West	RU6 – Two Dwelling Housing	Semi-Detached Housing

Subject Property Map: 1089-1095 Clement Ave



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

5.2 *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 per ha located within a 400m 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.

6.0 Technical Comments

6.1 Development Engineering Department

- See Schedule A

7.0 Application Chronology

Date of Application Received: June 25, 2020
Date Public Consultation Completed: December 22, 2020

Report prepared by: A.D. Thibeault, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo
Attachment A: Applicant Rationale
Attachment B: Conceptual Drawing Package