

Report to Council



Date: March 22, 2021
To: Council
From: City Manager
Department: Development Planning
Application: OCP21-0001 Z20-0083 **Owner:** Multiple Owners
Address: Aberdeen St, Burnett St, **Applicant:** City of Kelowna
Glenwood Ave, Woodlawn St
Subject: RU7 – Infill Housing, Additional City-Initiated Rezoning

1. Recommendation:

THAT Council receives, for information, the report from the Development Planning Department dated March 22, 2021, with respect to rezoning select properties to the RU7 Infill Housing zone;

AND THAT Official Community Plan Map Amendment Application No. OCP21-0001 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of the lots listed in Schedule "A" from the S2RES - Single / Two Unit Residential designation to the SIH – Sensitive Infill Housing 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. Z20-0083 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of the lots listed in Schedule "A" from the RU6 – Two Dwelling Housing zone to the RU7 – Infill Housing zone, be considered by Council;

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

AND FURTHER THAT Council direct Staff to consult with the property owners of 44 additional properties under consideration for rezoning to the RU7 zone as outlined in the RU7 Rezoning Report from the Development Planning Department, dated March 22, 2021.

2. Purpose:

To rezone 70 properties in the Hospital Area to the RU7 – Infill Housing zone in accordance with previous Council direction; and to change the future land use designation of these lots to SIH – Sensitive Infill Housing to accompany the change in zone. Also, to consider rezoning 44 additional

properties to the RU7- Infill Housing zone that had previously been identified as having high potential to be incorporated in the zone.

3. Background:

On January 16, 2017, Council adopted the RU7 – Infill Housing zone and its associated design guidelines and processes. The RU7 zone was designed to better accommodate a diversity of housing forms, better known as 'missing middle' housing, in areas of the Urban Core that had previously accommodated only single and two unit housing. Among the zone's prominent features are the following: the zone was designed to allow for between 2-4 units on a single lot, depending on lot size; to allow for relaxed parking requirements; and to exhibit high-quality design, based on an open design competition.

On January 16, 2017, Council also rezoned over 800 properties in the city to the new RU7 zone. The 800+ properties were located in neighbourhoods near Downtown and South Pandosy, where the new zone was deemed to be most appropriate. These properties are shown in Attachment A. From the beginning, numerous other properties in these neighbourhoods were identified as having high potential to be rezoned to RU7. However, for a host of reasons, it was decided to wait until a further date to consider rezoning these properties.

4. Adding Select Properties to the RU7 Zone

4a. Properties in the Hospital Area

A significant number of properties identified early on as having high potential to be rezoned to the RU7 zone are located in the vicinity of the Kelowna General Hospital (KGH). Since staff were then planning a comprehensive plan for the Hospital Area to address land use, it was decided to wait until the Hospital Area Plan was complete to determine which properties to recommend rezoning to RU7.

Once complete, the Hospital Area Plan determined that 70 properties are appropriate to be rezoned to RU7 at this stage. The 70 properties were presented to Council on January 28, 2019, and Council endorsed the staff recommendation to rezone these properties. The properties are show in Map 1 below and listed in Appendix A. Updated consultation with the Development Engineering Department has confirmed that the additional density can be accommodated in the area, and there may be an opportunity to include some green infrastructure as redevelopment occurs to handle stormwater drainage. One recommendation of this Report is that Council give 1st and 2nd Reading to the Bylaw to rezone these properties to RU7, and that the Bylaw be forwarded to Public Hearing.

Map 1.

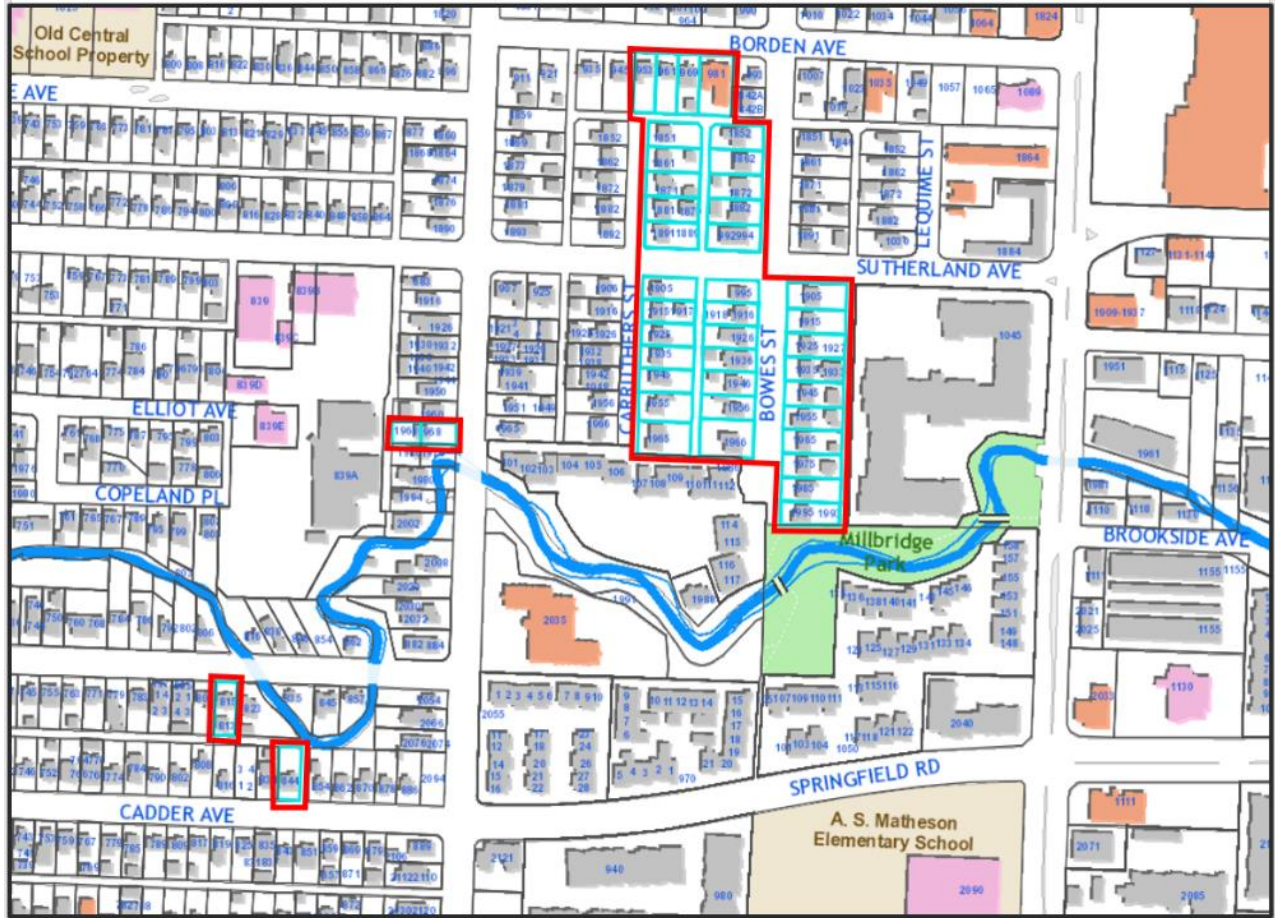


4b. Additional Properties

Aside from the properties in the Hospital Area, several other properties in neighbourhoods near Downtown were also identified early on as having high potential to be rezoned to RU7. For various reasons, mostly related to site specific issues, it was decided to wait until a further review of these properties could be completed before any might be recommended to be rezoned to RU7. The site specific issues considered included lot size; access to a laneway; proximity to major corridors; proximity to community amenities; and complications caused by proximity to Mill Creek.

The review of these properties is now complete and those considered to be appropriate candidates to rezone to RU7 have been identified. The 44 properties are shown in Maps 2 & 3 below. Staff recommend that the property owners of these lots be consulted regarding the proposed rezoning. Specifically, Staff would send a mail-out informing the property owners of the proposed rezoning, and offer opportunities for giving feedback. Staff would then report back to Council with the results of the public consultation process, and further recommendations for moving forward.

Map 2:



Map 3.



5. Summary

The RU7 zone has largely proven to be a successful way to integrate missing middle housing forms into existing neighbourhoods close to transit, services and amenities. The RU7 zone continues to expand the variety of housing options available to Kelowna residents in these zoned areas.

This report recommends rezoning 70 properties in the Hospital Area to the RU7 zone in accordance with direction previously given by Council. Staff have also identified 44 additional properties that are suitable to be rezoned to RU7 and recommend that the City begin consultations with landowners.

6. Internal Circulation:

- Policy & Planning Department Manager
- Development Planning Department Manager
- Planning Manager
- Building & Permitting Manager
- Development Engineering Manager

Submitted by: A.D. Thibeault

Approved for inclusion: Terry Barton, Development Planning Department Manager

cc:

Attachments:

Schedule A: Legal and Civic Addresses of Lots to be Rezoned and Future Land Use Changed

Attachment A: Map of Lots Originally Zoned RU7 – Infill Housing

Attachment B: Engineering Memo