



# Z20-0083 & OCP21-0001 Multiple Addresses

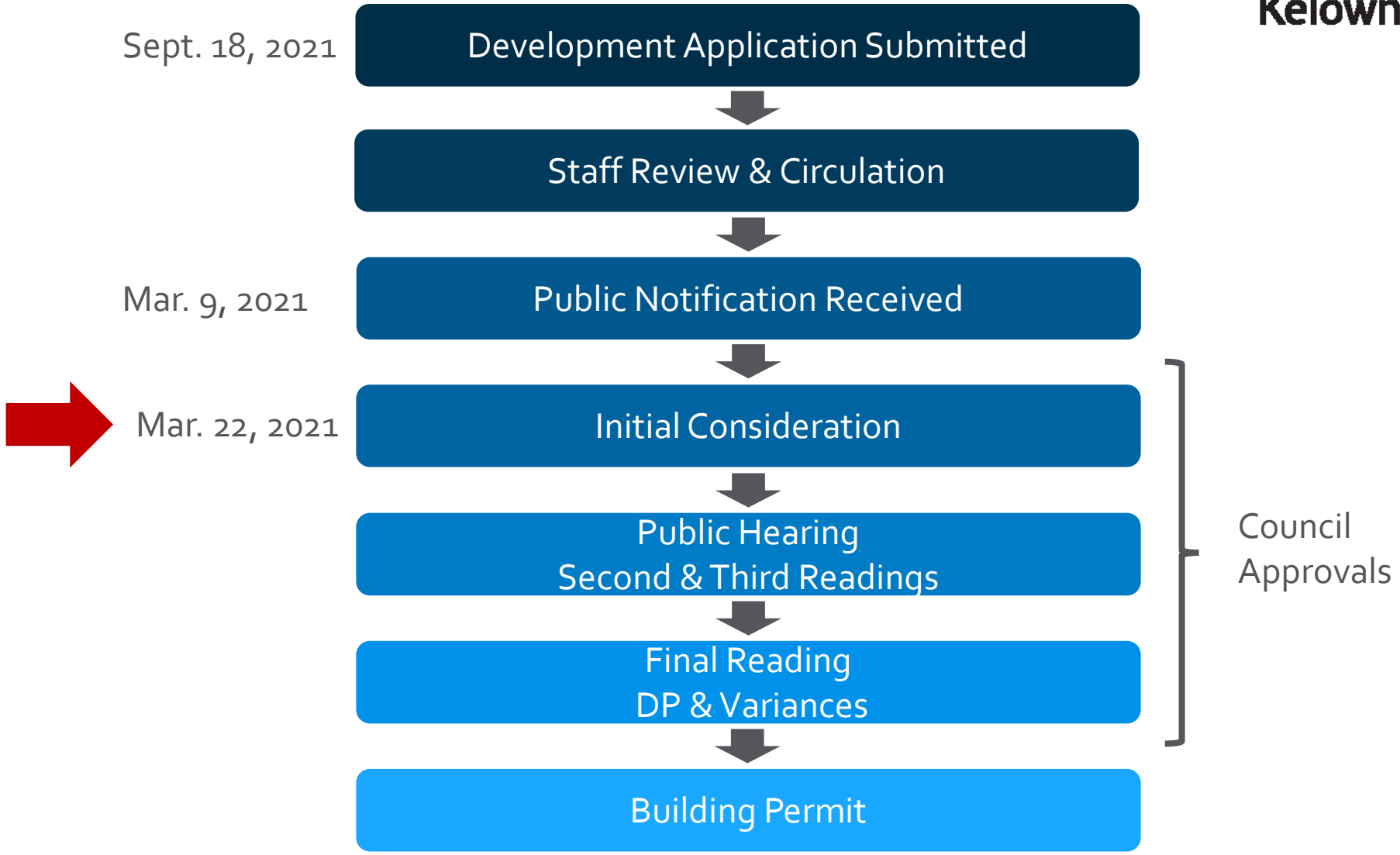
Rezoning and OCP Amendment Application



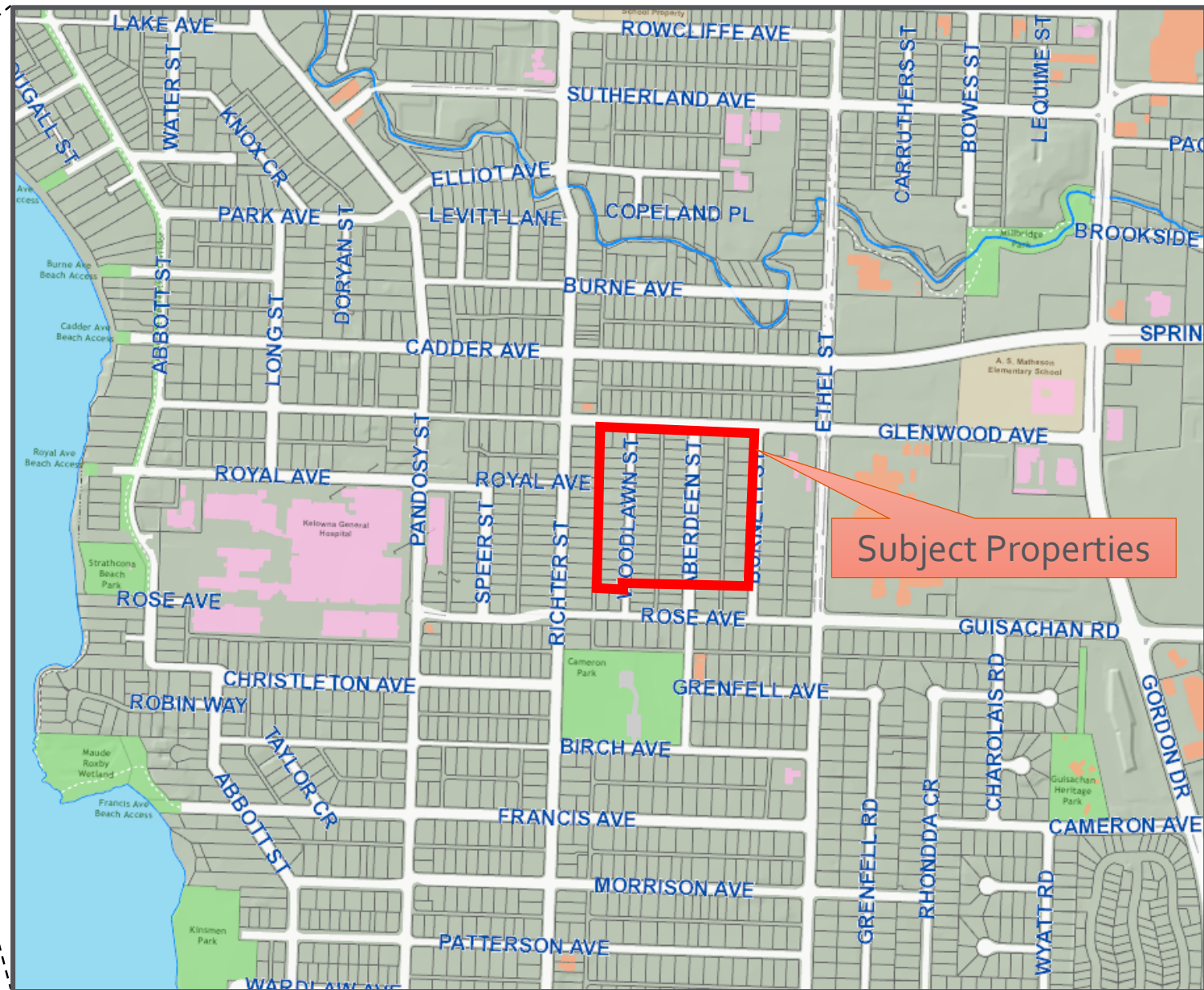
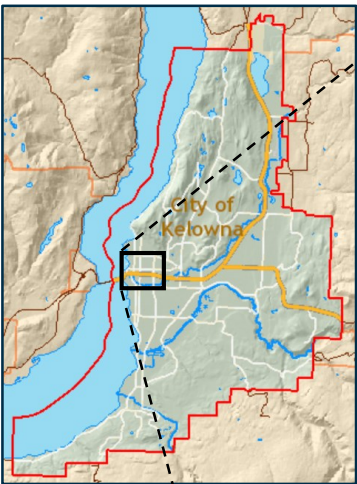
# Proposal

- ▶ 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.

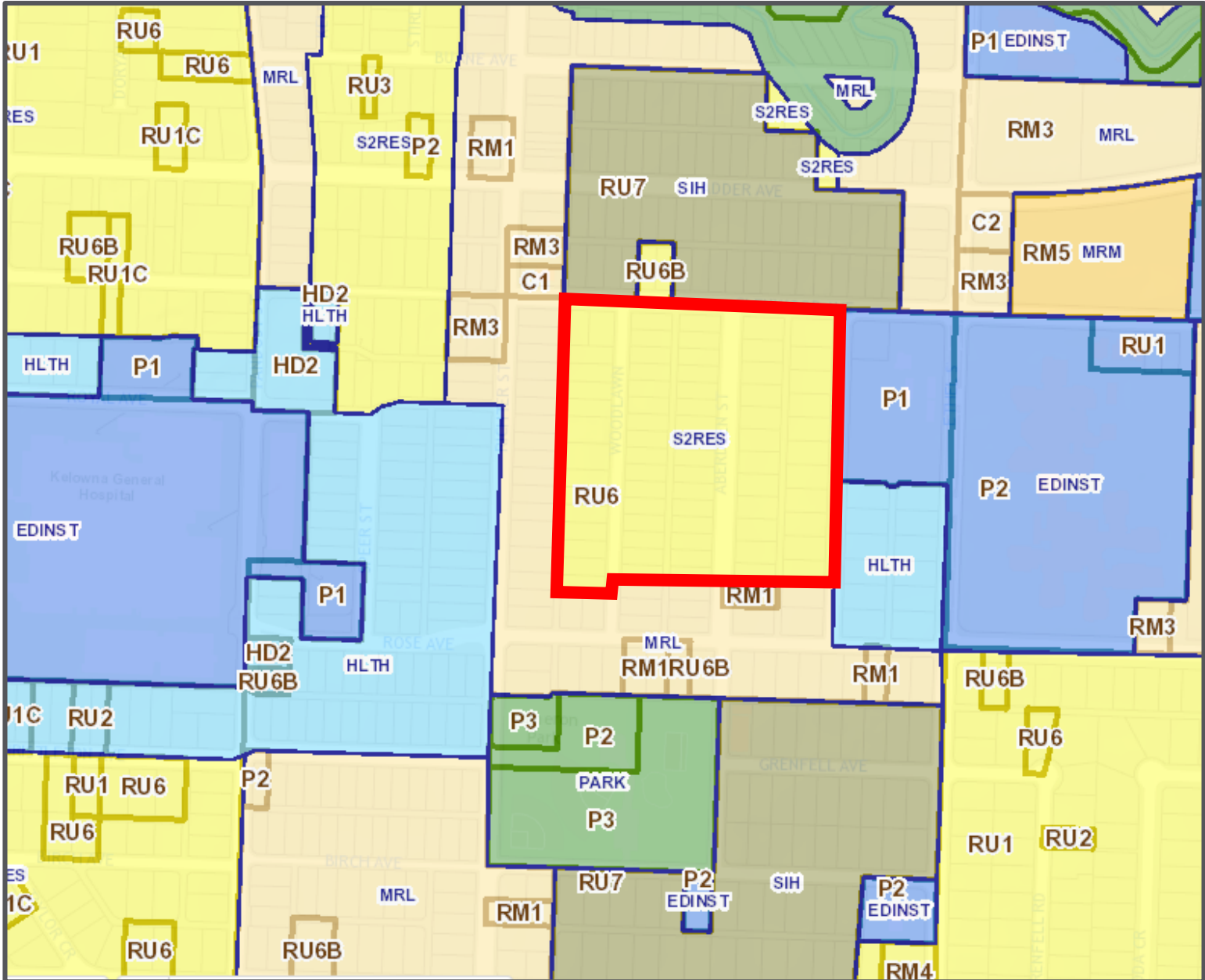
# Development Process



# Context Map



# OCP Future Land Use / Zoning

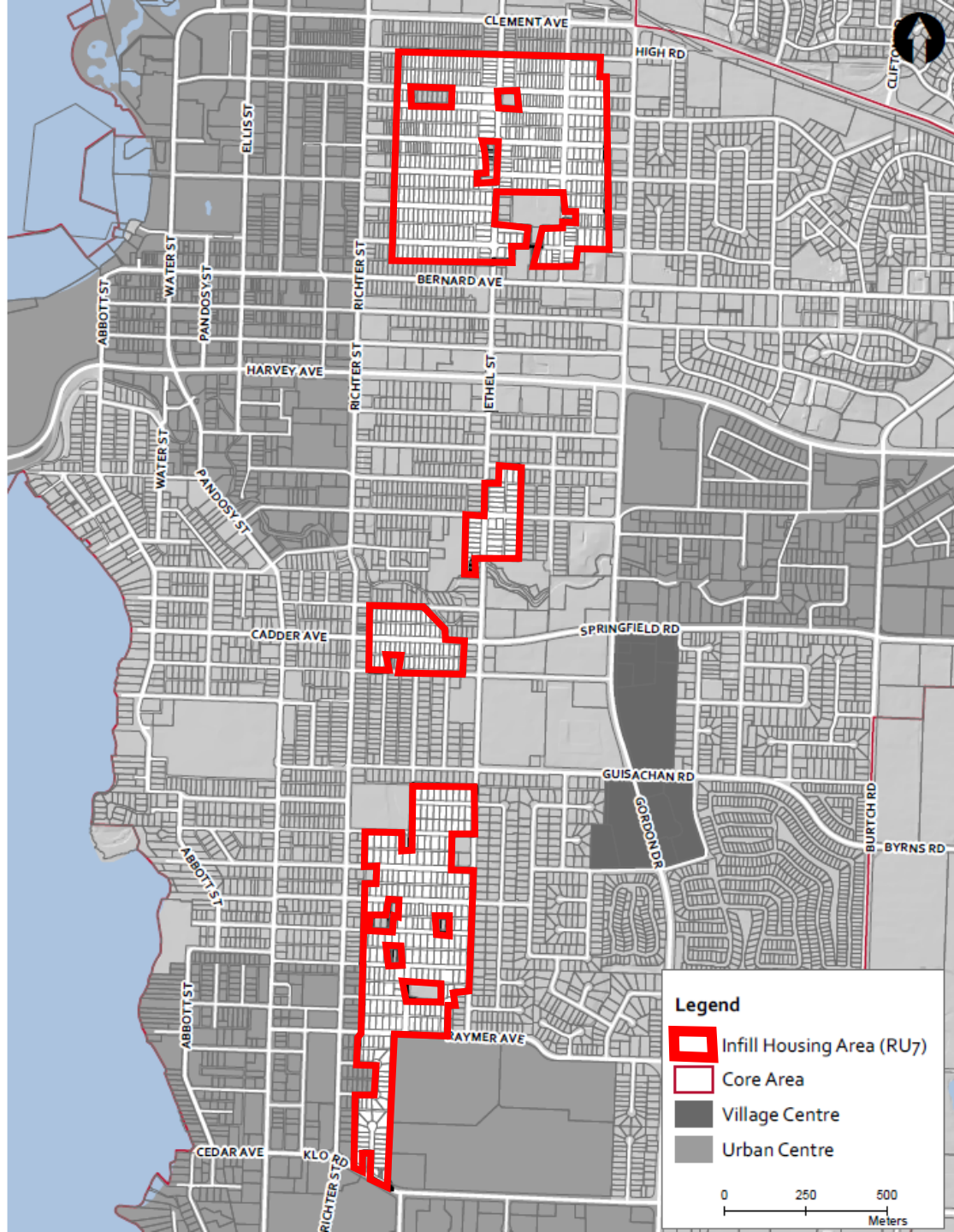




# Background

- ▶ 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
  - ▶ RU7 allows for up to 4 dwellings on a lot
- ▶ On January 16, 2017, Council also rezoned over 800 properties in the city to the new RU7 zone
  - ▶ Downtown & South Pandosy

# Properties Originally Zoned RU7





# Background

- ▶ Numerous other properties were identified as having high potential to be rezoned to RU7
- ▶ A significant number in the vicinity of the Kelowna General Hospital (KGH).
- ▶ Staff were then planning a comprehensive plan for the Hospital Area, and it was decided to wait until the Hospital Area Plan (with associated public consultation) was complete to determine which properties to recommend rezoning to RU7

# Background

- ▶ 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
  - ▶ Council endorsed the Staff recommendation to rezone these properties
- ▶ Updated consultation with Dev. Engineering Dept. confirms the additional density can be accommodated in the area
  - ▶ May be an opportunity to include some green infrastructure as redevelopment occurs to handle stormwater drainage

# Project/technical details

- ▶ It is now asked that Council give 1<sup>st</sup> and 2<sup>nd</sup> Reading to the Bylaw to rezone these properties to RU7
  - ▶ With accompanying OCP Amendment to SIH – Sensitive Infill Housing
- ▶ And that the Bylaw be forwarded to Public Hearing

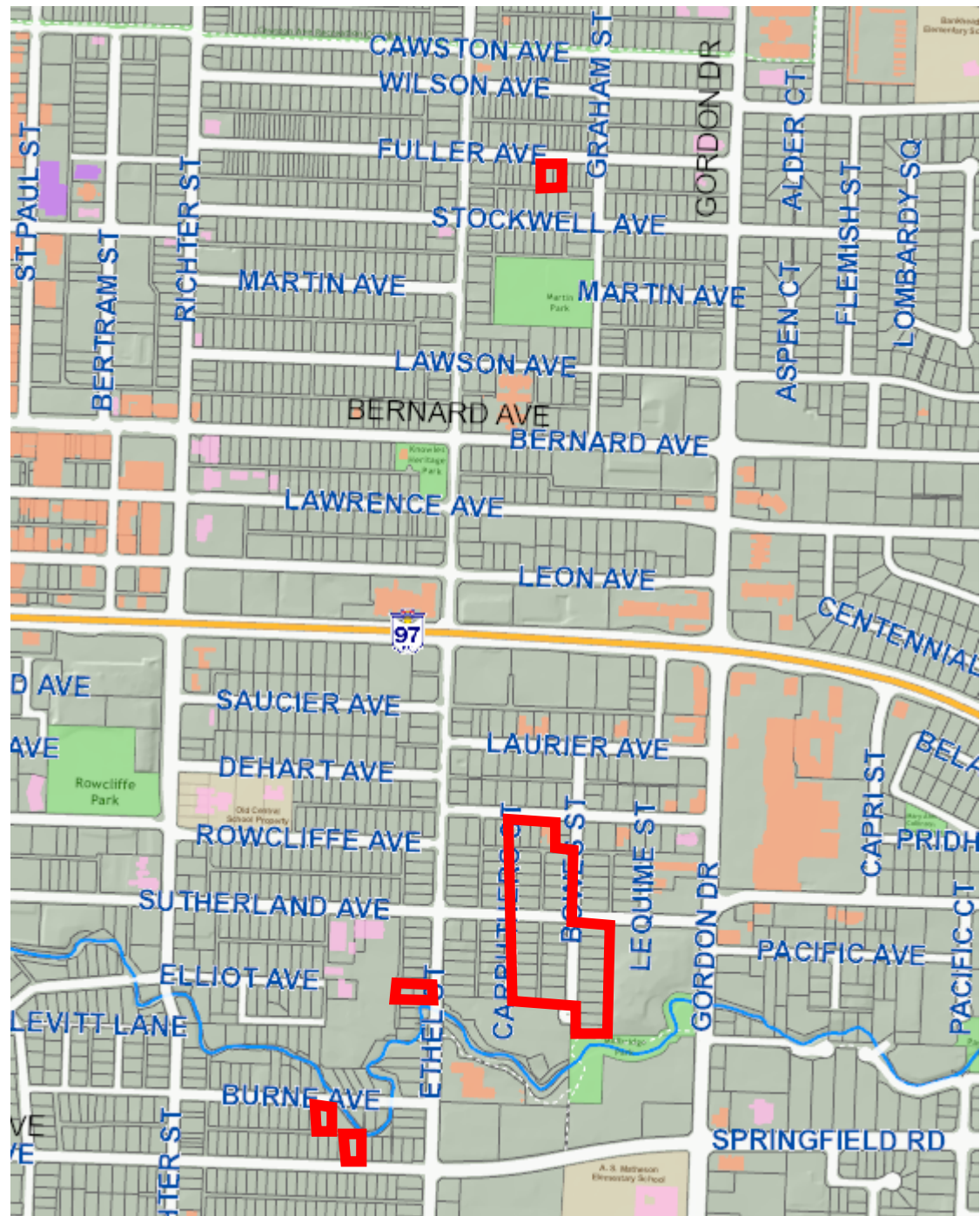
# Additional Properties

- ▶ Several other properties in neighbourhoods near Downtown were also identified early on as having high potential to be rezoned to RU7
- ▶ For 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
  - ▶ Lot size
  - ▶ Access to a laneway
  - ▶ Proximity to major corridors
  - ▶ Proximity to community amenities
  - ▶ Complications caused by proximity to Mill Creek

# Additional Properties

- ▶ After review, 44 additional properties have been identified as being appropriate to be incorporated in the RU7 zone.
- ▶ These properties are shown in the Map below:

# Additional Properties



# Additional Properties

- ▶ Staff recommend the property owners of these lots be consulted regarding the proposed rezoning
- ▶ Staff would then report back to Council with the results of the public consultation process, and further recommendations for moving forward

# Development Policy

- ▶ Rezoning properties to RU7 in select areas:
  - ▶ Promotes compact urban form as it makes use of existing infrastructure
  - ▶ Promotes sensitive infill in areas previously confined to single and two unit housing



# Staff Recommendation

- ▶ Staff support rezoning the 70 properties in the Hospital Area to RU7
- ▶ Additionally, Staff are in favour of beginning public consultation with the property owners of the 44 additional properties identified as being appropriate to be rezoned to RU7



## *Conclusion of Staff Remarks*