

REPORT TO COUNCIL



Date: March 22, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0097

Owner: Gregory S. Baytalan

Address: 368 Valley Road

Applicant: Michael Culos

Subject: Rezoning Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only)

1.0 Recommendation

THAT Rezoning Application No. Z20-0097 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Parcel A (DD 130155F and Plan B6158) of Lot 2 Section 33 Township 26 ODYD Plan 4043, located at 368 Valley Road, Kelowna, BC from the RR3 – Rural Residential 3 zone to the RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) 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 Community Planning Department dated March 22, 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 property from the RR3 – Rural Residential 3 zone to the RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) zone to facilitate the development of a purpose-built rental apartment.

3.0 Development Planning

Development Planning supports the proposal to rezone the lot to RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) to facilitate the development of a purpose-built rental apartment.

The applicant has applied for funding from BC Housing. If successful, this would be a subsidized rental apartment building ensuring affordable housing.

The site is in the Glenmore Valley Village Centre and in an area of the city where existing infrastructure is able to accommodate more intensive residential development in line with the RM5r zone. Also, the site has good access to commercial and employment opportunities, as there is a community commercial node directly to the west on Kane Rd. With respect to transportation, the site is within a 5 minute walk of a major transit corridor along Glenmore Rd. Finally, there are several parks and schools nearby in the neighbourhood. Accordingly, the site has a future land use designation of MRM – Multiple Unit Residential Medium Density which does accommodate the RM5r zone.

In addition, since the applicant seeks to rezone the lot to the residential rental only sub-designation, this would ensure the development would be purpose-built rental; a form of tenure that has been identified as a significant need in the city.

Finally, provided the project is successful in receiving funding from BC Housing, that would ensure the development would be affordable rental housing—another variety of housing that has been identified as a significant need in the city.

4.0 Proposal

4.1 Project Description

The applicant proposes to rezone the subject property to RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) to facilitate the development of a purpose-built rental apartment. A Development Permit application has not been submitted at this point. However, the applicant has submitted conceptual drawings demonstrating to Staff's satisfaction that a development under the RM5r zone is feasible on the site.

4.2 Site Context

The subject property is in the Glenmore City Sector on the eastern edge of the Glenmore Valley Village Centre at the intersection of the major collector roads Kane Rd. and Valley Rd. Mid-rise apartment developments under the RM5 zone lie to the north and northwest. Also, the property abuts a community commercial node on Kane Rd. Agricultural property lies to the east and south, across Valley Rd. There are schools and parks nearby in the neighbourhood, and the site is within a 5 minute walk of Glenmore Rd., an arterial road considered to be a major transit corridor.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing
East	A1 – Agriculture 1	Farming
South	A1 – Agriculture 1	Farming
West	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing

Subject Property Map: 368 Valley Rd.



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

1. Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.
2. 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 5.3 Focus development to designated growth areas

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

Objective 5.9 Support the creation of affordable and safe rental, non-market and/or special needs housing.

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.

Chapter 10: Social Sustainability

Objective 10.3 Support the creation of affordable and safe rental, non-market and/or special needs housing.

Policy .1 Housing Availability. Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency shelter).

5.2 Healthy Housing Strategy (HHS)

Key Direction 1. Promote and protect rental housing.

Action 4. Reduce the cost of developing affordable, purpose-built rental housing

Key Direction 3. Build the right supply.

Action 4. Support a greater variety of housing tenures.

6.0 **Technical Comments**

6.1 Development Engineering Department

- See Schedule A

7.0 Application Chronology

Date of Application Received: November 13, 2020

Date Public Consultation Completed: December 14, 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