

REPORT TO COUNCIL



Date: June 14, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0020

Owner: Kelowna Christian Center
Society, Inc. No. 50017232

Address: 155 Bryden Rd.

Applicant: Blair Sampson; WestUrban
Developments Ltd.

Subject: Rezoning Application

Existing OCP Designation: MRM – Multiple Unit Residential Medium Density

Existing Zone: RM5 – Medium Density Multiple Housing

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

1.0 Recommendation

THAT Rezoning Application No. Z21-0020 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 27 Township 26 ODYD Plan EPP85221, located at 155 Bryden Road, Kelowna, BC from the RM5 – Medium Density Multiple Housing zone to the RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) 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 FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To rezone the lot from the RM5 – Medium Density Multiple Housing zone to the RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) zone to restrict tenure on the lot to residential rental housing only, and to waive the Public Hearing.

3.0 Development Planning

Staff supports the proposal to rezone the lot to RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) to restrict tenure on the lot to residential rental only.

The 'r' designation was introduced recently under the City's multiple housing zones to restrict tenure on subject lots to residential rental only. The designation entitles property owners to a reduction in required parking stalls at the rate of 20% in urban centres, and 10% outside of urban centres. In this case, the lot is within the Rutland Urban Centre, and so would be entitled to a 20% reduction in required parking.

The City's Healthy Housing Strategy identifies rental housing as a significant need. Rezoning the lot to RM5r ensures the housing units on the subject property remain rental for the life-cycle of the building helping to fulfill the policy objective.

4.0 Proposal

4.1 Background

In July of 2019 the property was rezoned to RM5 – Medium Density Multiple Housing (Z18-0027), and a Development Permit and Development Variance Permit was issued (DP18-0062 & DVP18-0063). The applicant now proposes to rezone the lot to RM5r to restrict tenure on the lot to residential rental only. The applicant has also submitted a new Development Permit and Development Variance Permit application, as a series of changes to the original design are being proposed.

4.2 Project Description

The applicant proposes to rezone the lot to RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) to restrict tenure on the lot to residential rental only. The applicant intends to take advantage of the incentive to reduce required parking on lots with the 'r' designation by 20% within an urban centre.

The applicant has also submitted a Development Permit and Development Variance Permit application, and these are to be considered subsequent to the rezoning.

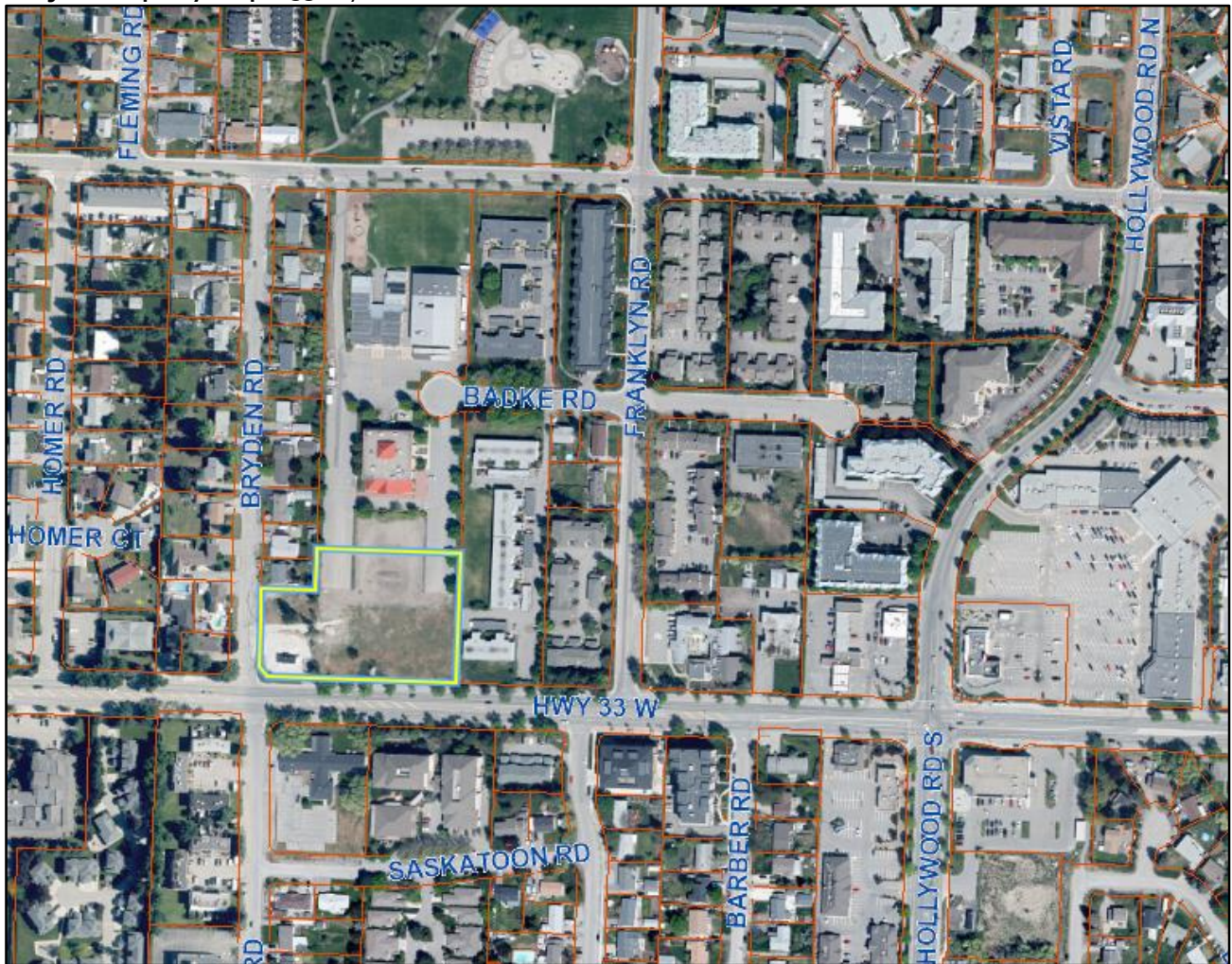
4.3 Site Context

The property is in the Rutland City Sector on the western edge of the Rutland Urban Centre and is adjacent Hwy 33. The property is also a block south of Ben Lee Park and the Houghton Rd. Recreation Corridor.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional	Religious Assembly
East	RM3 – Low Density Multiple Dwelling Housing	Rowhousing
South	RM5 – Medium Density Multiple Dwelling Housing	Multiple Dwelling Housing
West	RU6 – Two Dwelling Housing	Semi-Detached Housing

Subject Property Map: 155 Bryden Road



5.0 Current Development Policies

5.1 Kelowna Healthy Housing Strategy

Key Directions and Recommended Actions

3.1 Promote and Protect Rental Housing

6.o Application Chronology

Date of Application Accepted: March 11, 2021

Date Public Consultation Completed: May 28, 2021

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:

Attachment A: Applicant Rationale

Attachment B: Conceptual Drawing Package