



Z21-0020

155 Bryden Rd.

Rezoning Application



Proposal

- ▶ 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 only.
- ▶ To waive the Public Hearing

Development Process

Mar. 11, 2021

Development Application Submitted



Staff Review & Circulation



May 28, 2021

Public Notification Received



June 14, 2021

Initial Consideration



Public Hearing
Second & Third Readings



Final Reading
DP & Variances

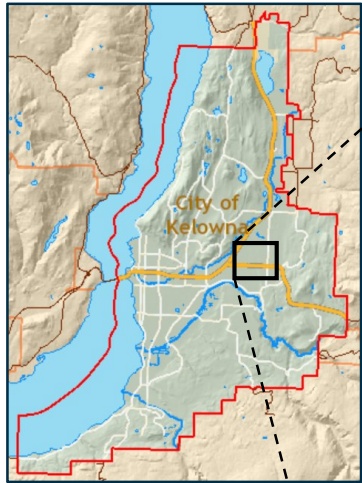


Building Permit

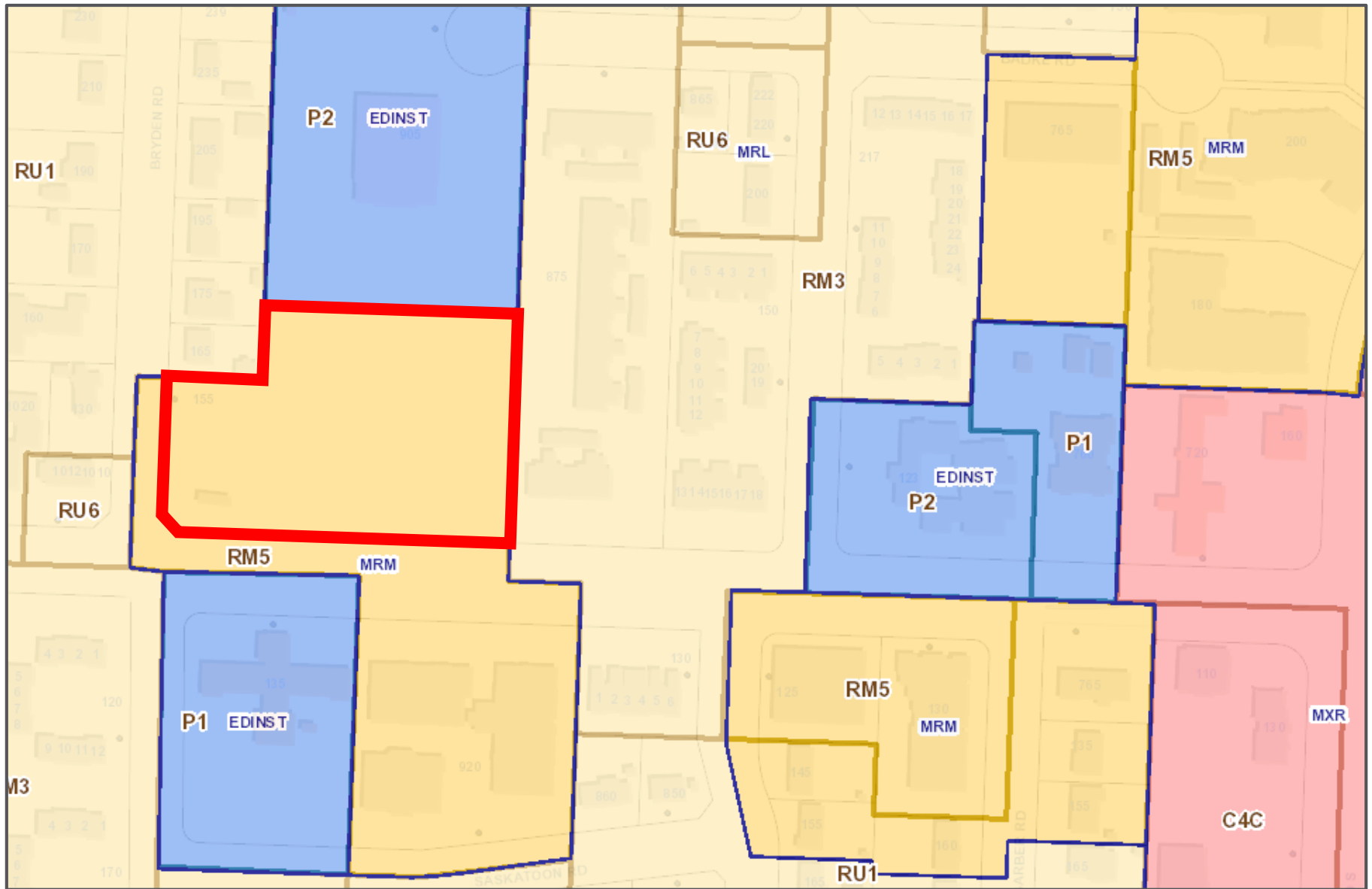


Council
Approvals

Context Map



OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map



Background

- ▶ July 2019 property was rezoned to RM5 – Medium Density Multiple Housing
- ▶ DP & DVP was issued
- ▶ Applicant now proposes to rezone to RM5r to restrict tenure on the lot to residential rental only
 - ▶ Eligible for parking reduction of 20% within urban centre
- ▶ Applicant also submitted new DP & DVP application
 - ▶ series of changes to the original design are being proposed.

Conceptual Rendering



City of Kelowna

Development Policy

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

Staff Recommendation

- ▶ Staff support rezoning the lot to RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only)
 - ▶ Ensures a greater stock of rental housing in the city—a significant need.



Conclusion of Staff Remarks