

REPORT TO COUNCIL



Date: July 12, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0004 **Owner:** Dream Chaser Management & Development Ltd., Inc. No. C1120607

Address: 575 Patterson Avenue **Applicant:** Dean Neveu; Dream Chaser Homes

Subject: Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0004 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13 District Lot 14 ODYD Plan 3249, located at 575 Patterson Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing 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 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 Development Planning Department dated July 12, 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 property from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of a 4-plex, and to waive the Public Hearing.

3.0 Development Planning

Development Planning supports rezoning the property to RM3 – Low Density Multiple Housing to facilitate the development of a 4-plex.

The property is in an area of the city with existing infrastructure able to accommodate a moderate amount of infill development in line with the RM3 zone. Also, the property is a very short distance from the Pandosy Urban Centre with its associated shopping and employment opportunities. Several parks and schools are also nearby. In addition, the site has good access to alternative transportation options as both the Pandosy St. and Richter St. are transit supportive corridors and the Abbott St. and Ethel St. active transportation corridors are nearby and easily accessible. Given the site’s access to nearby urban areas, amenities, and alternative transportation, residential densification under the RM3 zone is appropriate. Accordingly, the future land use designation of the lot is MRL – Multiple Unit Residential Low Density which does support the proposed RM3 zone.

4.0 Proposal

4.1 Project Description

The applicant proposes to rezone the property to RM3 to facilitate the development of a 4-plex.

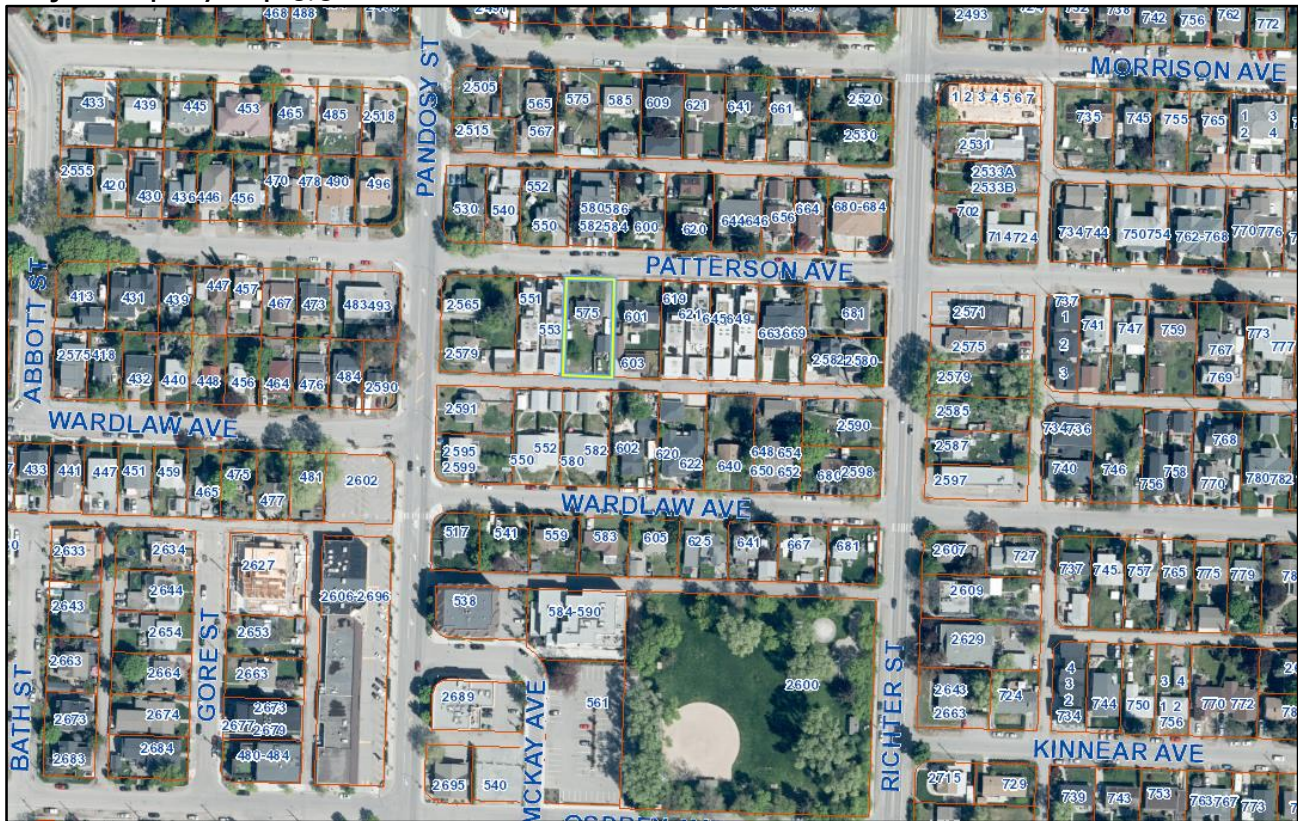
4.2 Site Context

The property is in the South Pandosy – KLO City Sector one block north of the South Pandosy Urban Centre. The block itself currently contains a mix of single family homes, semi-detached homes, and 4-plexes. Also, the property is sandwiched in between the Abbott St. Recreation Corridor and the Ethel St. Active Transportation Corridor. Accordingly, the lot has a walkscore of 82, where ‘most errands can be accomplished on foot’; and a bikescore of 97, considered to be a biker’s paradise. The lot is also sandwiched in between Pandosy St. and Richter St., both of which are transit supportive corridors.

5.0 Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM1 – Four Dwelling Housing	4-Plex
East	RU6 – Two Dwelling Housing	Two Dwelling Housing
South	RU6 – Two Dwelling Housing	Semi-Detached Housing
West	RU6 – Two Dwelling Housing	Two Dwelling Housing

Subject Property Map: 575 Patterson Ave.



6.0 Current Development Policies

6.1 Kelowna Official Community Plan (OCP)

7.0 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

8.0 Technical Comments

8.1 Development Engineering Department

- See Schedule A

9.0 Application Chronology

Date of Application Accepted: Jan. 15, 2021
Date Public Consultation Completed: June 22, 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:

Schedule A: Development Engineering Memo

Attachment A: Applicant Rationale

Attachment B: Conceptual Drawing Package