



Z21-0007 & TA21-0006 2251 Burnett St.

Rezoning and Text Amendment Application



Proposal

- ▶ To rezone the property from the RU6 – Two Dwelling Housing zone to the HD2 – Hospital and Health Support Services zone;
- ▶ And to amend the Zoning Bylaw by allowing multiple dwelling housing as a principal use under the HD2 – Hospital and Health Support Services zone for a lot less than 900m² for 2251 Burnett St;
- ▶ Both the rezoning and the site-specific Text Amendment are proposed to facilitate a multiple dwelling housing development consisting of a 3 storey 6-plex.

Development Process

Jan. 26, 2021

Development Application Submitted



Staff Review & Circulation



May 20, 2021

Public Notification Received



June 21, 2021

Initial Consideration



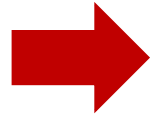
Public Hearing
Second & Third Readings



Final Reading
DP & Variances

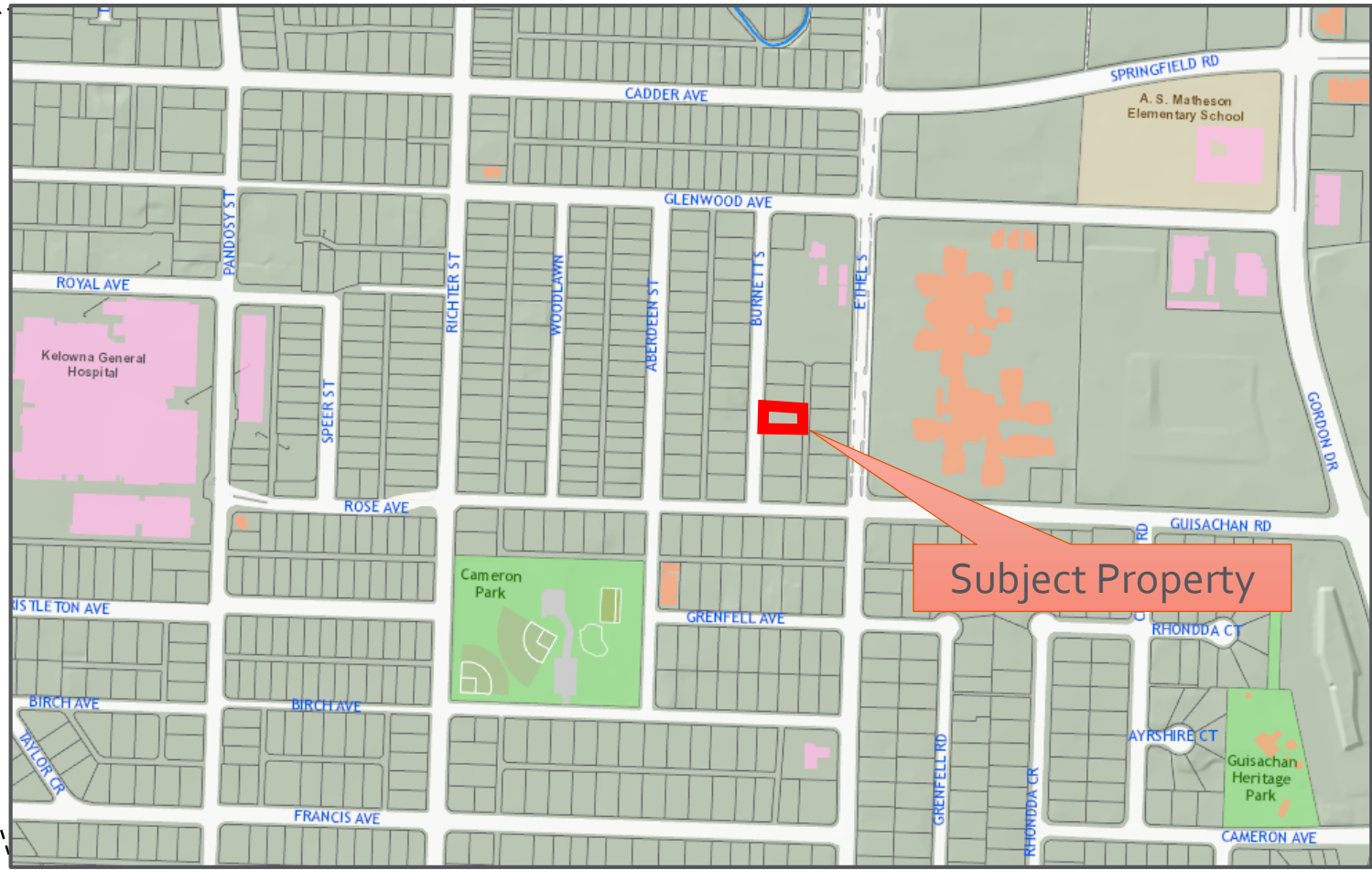
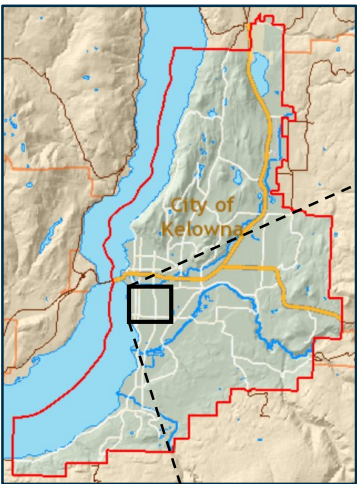


Building Permit

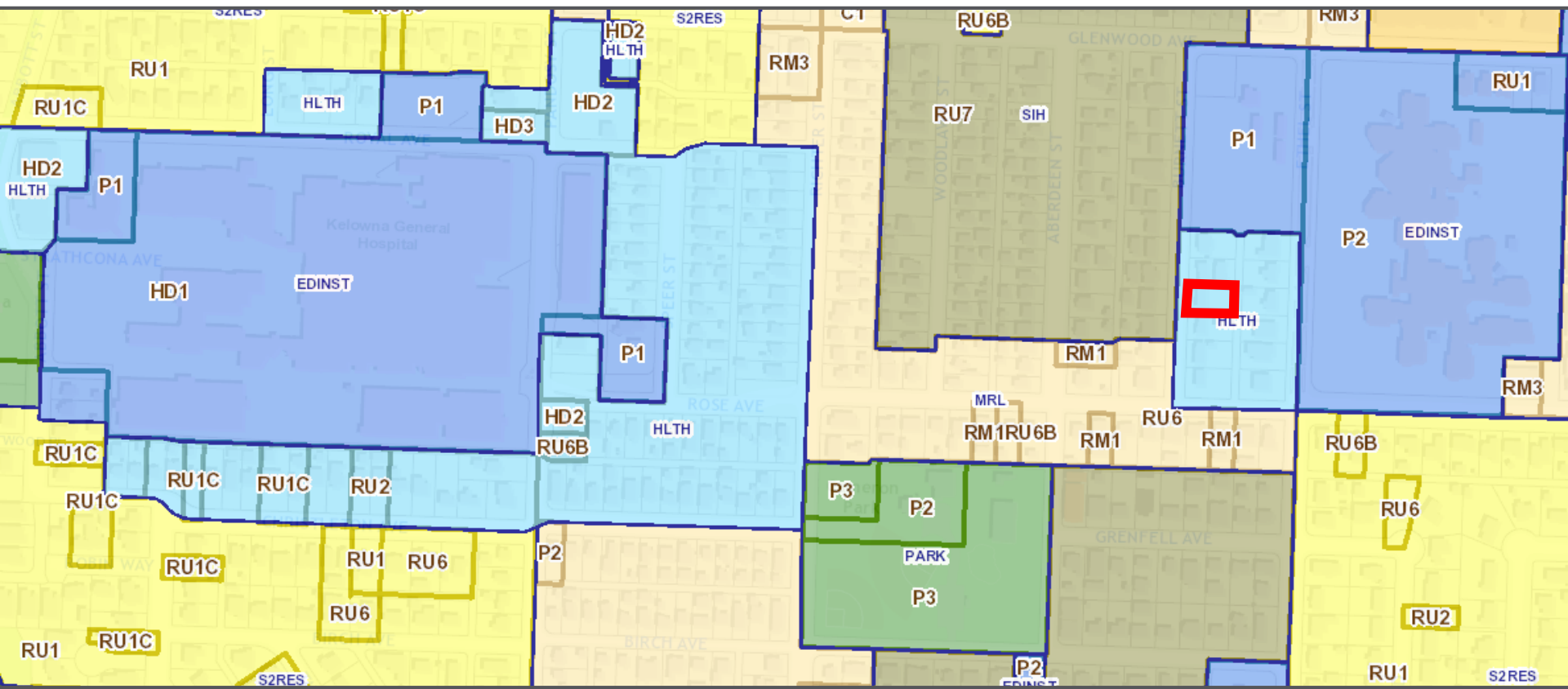


Council
Approvals

Context Map




OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- ▶ Rezone  HD2
- ▶ With site-specific TA to allow multiple dwelling housing as principal use under HD2 zone for lot <math>< 900\text{m}^2</math>
 - ▶ 2251 Burnett St.
- ▶ Rezoning and TA proposed to facilitate a multiple dwelling housing development consisting of a 3 storey 6-plex

Conceptual Rendering



City of Kelowna

Project/technical details

- ▶ Lot in Hospital Area & FLU designation of HLTH which supports proposed HD2 zone
- ▶ FLU & zone developed in recognition that area near KGH presents special circumstances needing tailored land use approach
- ▶ HD2 zone allows multiple dwelling housing as principal use, but only on lots $>900\text{m}^2$
- ▶ Lot is 816m^2
 - ▶ Site-specific TA required to allow multiple dwelling housing as principal use on the lot

Discussion

- ▶ HD2 zone an outlier for having different principal uses based on lot size
- ▶ Zones do have subdivision regulations that specify min. lot size
 - ▶ Still possible to rezone w/o meeting min. lot size
 - ▶ Provided development under the zone's regulations can be successfully accomplished on the lot
- ▶ Applicant demonstrated a development can be successfully accomplished under the regulations for the HD2 zone for lots $>900\text{m}^2$

Discussion

- ▶ Hospital Area Plan 2018-2019
- ▶ Included review of HD2 zone
- ▶ Numerous amendments recommended
 - ▶ “Remove connection between lot area and permitted uses to make it more consistent with other zones”
 - ▶ Endorsed by Council on February 11, 2019
- ▶ Site specific Text Amendment in question would make this change for this particular lot

Development Policy

- ▶ FLU of HLTH supports proposed HD2 zone
 - ▶ Multiple dwelling housing included in HD2 zone in recognition that increased residential density desirable in certain areas of Hospital Area
- ▶ Site-specific TA would render HD2 zone consistent with other zones
 - ▶ Also proposed by Hospital Area Plan, 2018-2019

Staff Recommendation

- ▶ Staff support the proposed HD2 zone
- ▶ And the TA to allow multiple dwelling housing as a principal use under the HD2 zone for a lot 900m^2 for 2251 Burnett St.
 - ▶ FLU of HLTH supports proposed HD2 zone
 - ▶ Multiple dwelling housing included in HD2 zone in recognition that increased residential density desirable in certain areas of Hospital Area
 - ▶ Site-specific TA would render HD2 zone consistent with other zones
 - ▶ Also proposed by Hospital Area Plan, 2018-2019



Conclusion of Staff Remarks