

REPORT TO COUNCIL



Date: September 13, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0027

Owner: 1306876 BC Ltd., Inc. No.
BC1306876

Address: 470 Fleming Road

Applicant: New Town Architecture &
Engineering

Subject: Rezoning Application

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

Existing Zone: RU₁ – Large Lot Housing

Proposed Zone: RM₄ – Transitional Low Density Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0027 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot C Section 27 Township 26 ODYD Plan KAP79327, located at 470 Fleming Road, Kelowna, BC from the RU₁ – Large Lot Housing zone to the RM₄ – Transitional Low Density Housing 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 Development Planning Department dated September 13, 2021;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

2.0 Purpose

To rezone the subject property from the RU₁ – Large Lot Housing zone to the RM₄ – Transitional Low Density Housing zone to facilitate the development of multiple dwelling housing on the subject property.

3.0 Development Planning

Staff supports rezoning the subject property from the RU₁ – Large Lot Housing zone to the RM₄ – Transitional Low Density Housing zone to facilitate the development of a 7-unit townhouse project. The application is consistent with the Official Community Plan (OCP) Future Land Use Designation of MRM – Multiple Unit Residential (Medium Density). It meets all of the Zoning Bylaw regulations for the RM₄ – Transitional Low Density Housing with no variances required.

The subject property is located in the Rutland neighbourhood to the west of the Rutland Urban Centre near the intersection of Leathead Road and Fleming Road. The parcel has a Walk Score of 44 – Car Dependent (only some errands can be accomplished on foot) and a Bike Score of 88 – Very Bikeable as the site provides easy access to bike routes and Rails with Trails. Additional density in this area is supported through the local amenities including nearby parks, schools and transit.

4.0 Proposal

4.1 Background

The first phase of the project had a Public Hearing and received 2nd & 3rd readings from Council in October of 2017. The development permit was approved by Council in June 2018. The development is now fully constructed and occupied providing 36 rental townhouses to the area.

The subject proposal will become the second phase to the existing townhouse development north of the subject site (500 Fleming Road).

4.2 Project Description

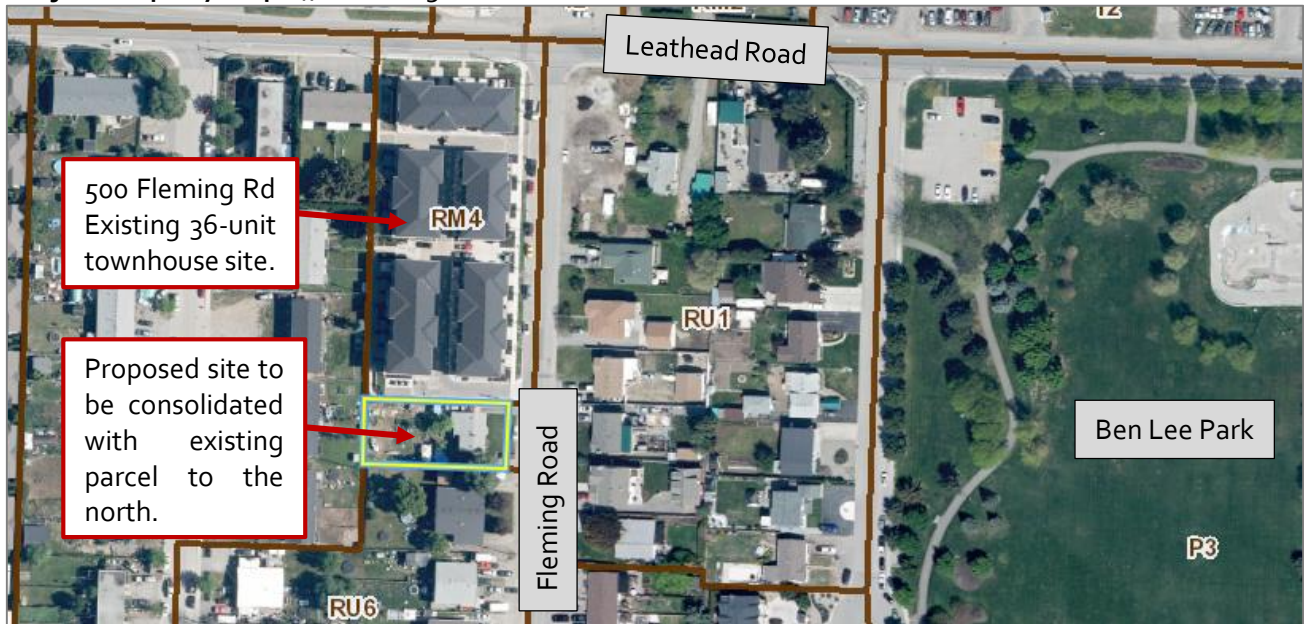
The proposed development consists of one building containing 7-units (1 two-bedroom and 6 three-bedroom units). Each unit has private amenity space in the form of balconies and at-grade patios. All on-site parking requirements have been met and site access is via 500 Fleming Road. Should this proposal be supported by Council, the property would be consolidated with 500 Fleming Road to create one title lot with 43 townhomes (7 proposed, 36 existing).

4.3 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM ₄ – Transitional Low-Density Housing	Multiple Dwelling Housing
East	RU ₁ – Large Lot Housing	Single Dwelling Housing
South	RU ₁ – Large Lot Housing RU ₆ – Two Dwelling Housing	Single & Duplex Housing
West	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing

Subject Property Map: 470 Fleming Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.2 Develop Sustainably.

Complete Communities. Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service – a bus every 30 minutes. (approx. 114 people / hectare proposed).

Objective 5.3 Focus development to designated growth areas.

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 located within a 400-metre 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 5.22 Ensure context sensitive housing development.

Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Development Engineering Department

Refer to Schedule 'A' attached.

7.0 Application Chronology

Date of Application Accepted: March 30, 2021

Date Public Consultation Completed: August 23, 2021

Report prepared by: Lydia Korolchuk, Planner Specialist

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