

REPORT TO COUNCIL



Date: October 4, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0040

Owner: Linguo Zhang

Address: 2590 Richter Street

Applicant: Calgreen 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. Z21-0040 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 28 District Lot 14 ODYD Plan 3249, located at 2590 Richter Street, 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 October 4, 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 consider an application to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM₃ – Low Density Multiple Housing zone to facilitate the development of multiple dwelling housing, and to waive the Public Hearing.

3.0 Development Planning

Staff are supportive of the proposed rezoning application to facilitate the development of a 5-unit multiple dwelling housing project located at 2590 Richter Street. The site has an Official Community Plan (OCP) future land use designation of MRL – Multiple Unit Residential (Low Density). Rezoning the property to the RM₃ – Low Density Multiple Housing zone aligns with the OCP direction for the area.

The subject property is located on the west side of Richter Street between Patterson Avenue and Wardlaw Avenue. The South Pandosy Urban Centre boundary and Osprey Park are one block south of the site. On-site parking access will be taken from the laneway adjacent to the north property line. The parcel has a walk score of 80 – Very Walkable meaning that most errands can be accomplished on foot and a Bike Score is 93 – Biker’s Paradise as the site provides easy access to the Abbott Street active transportation corridor and the Richter Street bike lanes. The development is in proximity to many nearby amenities including Okanagan Lake, parks, schools, restaurants and shopping opportunities in the immediate area.

4.0 Proposal

4.1 Background

The initial proposal submitted to staff considered 6 dwelling units and additional site variances were requested. Staff suggested the consideration of lot consolidation with the adjacent parcel to the south to the applicant. As the parcel houses a semi-detached dwelling, the applicant determined that this was cost-prohibitive and chose to move forward with development of the single property.

Based on the above information, it was suggested the proposal be scaled down from 6 units to 5 units. This has allowed for better site circulation, reduced building massing and the elimination of all but one variance.

4.2 Project Description

The applicant is proposing to construct a 3-storey 5-unit townhouse development on the subject property. Two units provide ground-oriented entries fronting onto Richter Street. The project benefits from having a laneway adjacent to the side of the parcel. This allows for easy access to the individual garages.

4.3 Site Context

The subject property is located beyond the South Pandosy Urban Centre on the west side of Richter Street one block north of Osprey Park. The property is between Patterson and Wardlaw Avenues.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Dwelling Housing
East	RU6 – Two Dwelling Housing	Single Dwelling Housing
South	RU6 – Two Dwelling Housing	Semi-Detached Dwelling
West	RM ₁ – Four Dwelling Housing	Fourplex

Subject Property Map: 2590 Richter Street



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.2 Develop Sustainability.

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.

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.

6.0 Technical Comments

6.1 Development Engineering Department

Refer to Schedule 'A' dated May 4, 2021.

7.0 Application Chronology

Date of Application Accepted: April 28, 2021

Date Public Consultation Completed: July 12, 2021

Report prepared by: Lydia Korolchuk, Planner Specialist

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Applicant's Rationale Letter

Attachment B: Conceptual Drawing Package