

REPORT TO COUNCIL



Date: November 1, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0034

Owner: 1288537 B.C. LTD., Inc. No.
BC1288537

Address: 602 Wardlaw Ave

Applicant: LIME Architecture Inc.

Subject: Rezoning Application

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM3r – Low Density Multiple Housing (Residential Rental Tenure Only)

1.0 Recommendation

THAT Rezoning Application No. Z21-0034 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 24 District Lot 14 ODYD Plan 3249, located at 602 Wardlaw Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) 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 November 1st, 2021;

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 RU6 – Two Dwelling Housing zone to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) zone to facilitate the development of multiple dwelling housing, and to waive the public hearing.

3.0 Development Planning

Staff supports the rezoning of the subject property from the RU6 – Two Dwelling Housing zone to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) zone to facilitate the development of a 3-storey 10-unit purpose built rental housing development. The application is consistent with the Official Community Plan (OCP) Future Land Use Designation of MRL – Multiple Unit Residential (Low Density). It meets all the Zoning Bylaw regulations for the RM3 – Low Density Multiple Residential zone with no variances required.

The subject property is located on the other side of the street of the Pandosy Urban Centre on Wardlaw Ave between Pandosy St and Richter St. Given the walking distance to the heart of the Pandosy Urban Centre most errands can be accomplished by foot. The subject property is two blocks East of Kinsmen Park and the Abbott Street Active Transportation Corridor. Additional density in this area has been supported because the local amenities including nearby parks, Okanagan Lake, transit, restaurants and shopping opportunities in the area.

4.0 Proposal

4.1 Project Description

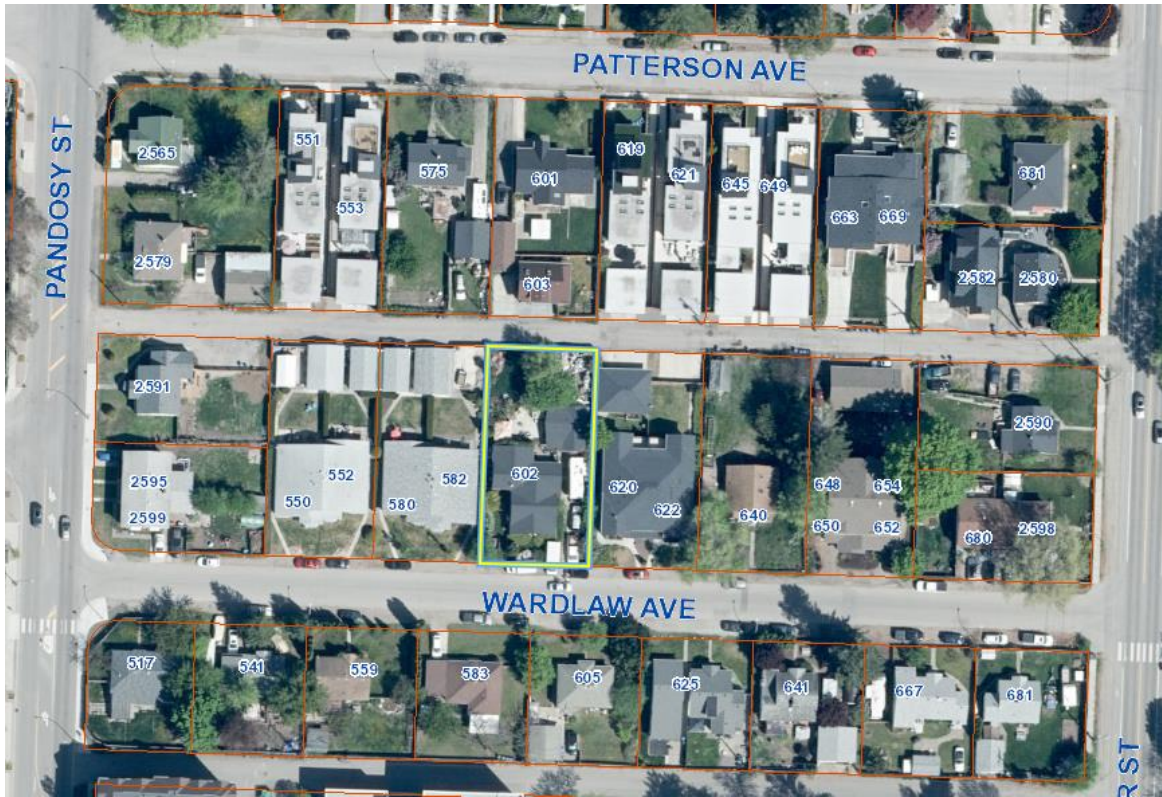
The proposed development consists of a three-storey 10-unit purpose-built rental project. Two floors of residential sit upon the main floor structured parkade with a single street orientated unit. All Zoning Bylaw regulations have been met including parking requirements. The site provides 20 long term parking stalls and 6 short term parking stalls. The development was able to benefit from a parking reduction through the provision of bonus longterm bicycle parking spaces.

4.2 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6- Two Dwelling Housing	Single Family with Carriage Home
East	RM1 – Four Dwelling Housing	Multi-Family Building
South	RU6- Two Dwelling Housing	Single Family Home
West	RU6- Two Dwelling Housing	Two Dwelling Housing

Subject Property Map: 602 Wardlaw Ave



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: April 19, 2021

Date Public Consultation Completed: July 20, 2021

Report prepared by: Jason Issler, Planner I

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's Project Rationale

Attachment B: Conceptual Site Plan