

REPORT TO COUNCIL



Date: October 18, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0055

Owner: 1243978 BC LTD., Inc. No.
BC1243978

Address: 1875 Richter Street

Applicant: Novation Architecture LTD.

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. Z21-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B District Lot 138 ODYD Plan 4495, located at 1875 Richter Street, 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 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 October 18, 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 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.

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 20-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 of the Zoning Bylaw regulations for the RM3 – Low Density Multiple Residential zone with no variances required.

The subject property is located south of the City Centre Urban Centre on Richter Street between Rowcliffe Ave and Sutherland Ave. The parcel has a Walk Score of 77 – Very Walkable (most errands can be accomplished on foot) and a Bike Score of 99 – Biker’s Paradise as the site provides easy access to both Richter Street and Sutherland Ave bike lanes. Additional density in this area is supported through the local amenities including nearby parks, Okanagan Lake, transit, restaurants and shopping opportunities in the area.

4.0 Proposal

4.1 Background

The subject property was home to J.N. Thompson House which is on the Kelowna Heritage Register. Prior to selling the property, the previous homeowner chose to relocate the building to a property in the East Kelowna area. Upon completion of the relocation, the vacant property was sold to a developer with the subject application coming forth.

4.2 Project Description

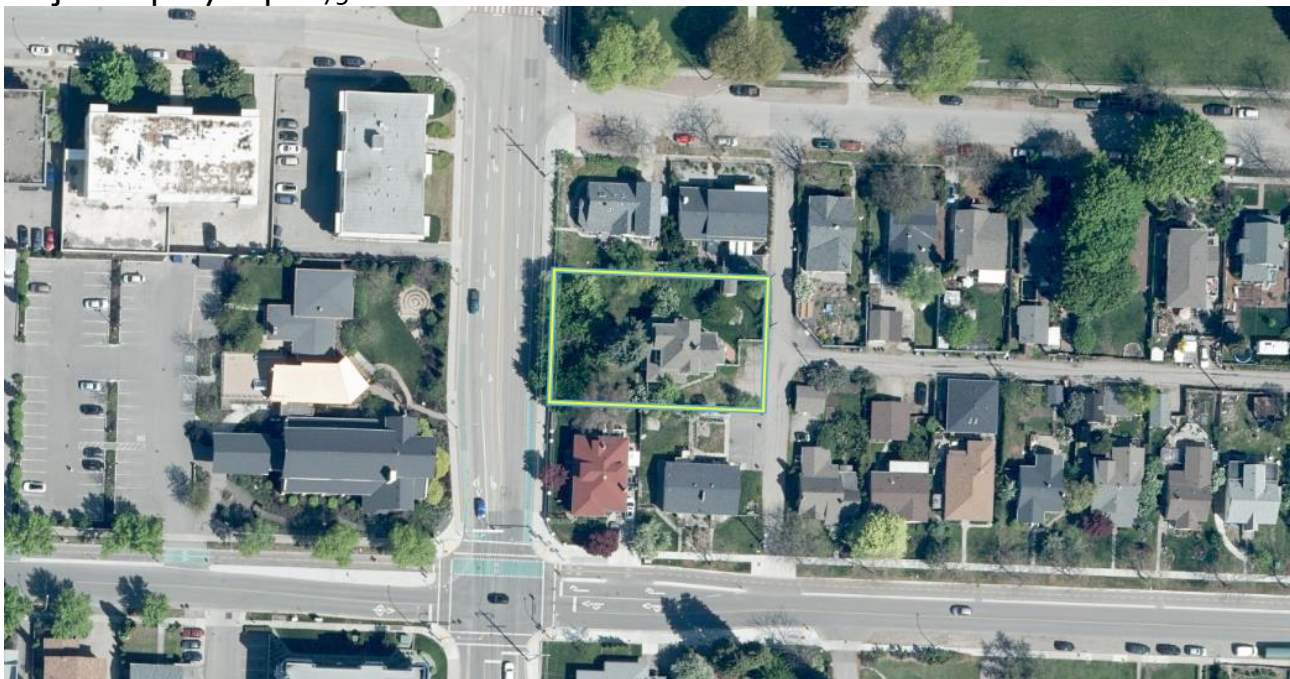
The proposed development consists of a three-storey 20-unit purpose-built rental project. Two floors of residential one-bedroom units sit upon the main floor structured parkade. All Zoning Bylaw regulations have been met including parking requirements. The site provides 20 parking stalls along with a secure bike storage area. The development was able to benefit from a parking reduction through the provision of bonus long-term bicycle parking spaces.

4.3 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Dwelling Houses
East	RU6 – Two Dwelling Housing	Single Dwelling Houses
South	RU6 – Two Dwelling Housing	Single Dwelling Houses
West	RM5 – Medium Density Multiple Housing P2 – Education and Minor Institutional	Multi- Family Building Church

Subject Property Map: 1875 Richter Street



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: May 26, 2021

Date Public Consultation Completed: Sept 24, 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's Project Rationale

Attachment B: Conceptual Drawing Package