

REPORT TO COUNCIL



Date: December 6, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0085 **Owner:** Provincial Rental Housing Corporation, Inc.No. BC0052129

Address: 651 Cambridge Avenue **Applicant:** VanMar Constructors 1097 Inc.

Subject: Rezoning Application

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

Existing Zone: RM3 – Low Density Multiple Housing & RU6 – Two Dwelling Housing

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

1.0 Recommendation

THAT Rezoning Application No. Z21-0085 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 9 ODYD Plan EPP113953, located at 651 Cambridge Avenue, Kelowna, BC from the RM3 – Low Density Multiple Housing & RU6 – Two Dwelling Housing zones 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), not hold a 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 December 6, 2021;

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

2.0 Purpose

To rezone the subject property from the RM3 – Low Density Multiple Housing & RU6 – Two Dwelling Housing zones to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) zone.

3.0 Development Planning

Staff support the proposal to rezone the subject property to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) to restrict tenure on the lot to residential rental only. The 'r' designation was introduced recently under the City's multiple housing zones to restrict tenure on subject lots to residential rental only. The designation entitles property owners to a reduction in required parking stalls at the rate of 20% in urban centres, and 10% outside of urban centres. In this case, the lot is outside an urban centre, and would be entitled to a 10% reduction in required parking. The reduction in parking is justified as residential rental buildings can manage their parking as an overall pool more efficiently than condominium projects that most often designate specific stalls per unit regardless of actual parking need.

The City's Healthy Housing Strategy identifies rental housing as a significant need for the community. Purpose-built rental housing offers a secure and long-term option for households who cannot or choose not to own their own homes. Renting offers a more flexible and inherently less expensive housing option compared to homeownership. Rezoning the lot to RM3r ensures the housing units on the subject property remain as rental, helping to fulfill the policy objective.

The RU6 portion was formerly a single-family dwelling that was not included as part of the original application; however, the owner has acquired the land and has consolidated the parcel. Staff are supportive of this, as this ensures a single parcel is not fragmented from the development site.

Proposal

3.1 Background

Both 651 Cambridge Avenue and 678 Richter Street went to Council on June 25th, 2013 for an OCP amendment and a Rezoning Application (OCP13-0010/Z13-0018). The properties were rezoned from the RU6 – Two Dwelling Housing & RM2 – Low Density Row Housing to RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zones. The rezoning was part of a two-part Pleasantville development. The first portion at 678 Richter Street (RM5) went to Council for the Development Permit and Development Variance Permit (DP13-0048 / DVP13-0049) on July 29th, 2014 and was approved.

This application is for the phase two the Pleasantville development.

3.2 Project Description

The applicant is proposing to rezone the subject property to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) zone to restrict tenure on the lot to rental only. This allows the applicant to reduce required parking to 10% lower than the required.

The applicant has submitted a Development Permit and Development Variance Permit, which will be considered subsequent to final adoption of the rezoning.

3.3 Site Context

The subject property is located in the Central City OCP Sector and the surrounding area is primarily zoned RU6 – Two Dwelling Housing and RM5 - Medium Density Multiple Housing. The surrounding area also has a Future Land Use Designation of S2RES – Single/Two Unit Residential and MRM – Multiple Unit Residential (Medium Density).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single-Family Dwelling(s)
East	RM5 – Medium Density Multiple Housing	Apartment Housing & Town homes
South	RU6 – Two Dwelling Housing	Single-Family Dwelling & Semi-Detached Housing
West	RU6 – Two Dwelling Housing	Single-Family Dwelling

Subject Property Map: 651 Cambridge Avenue



4.0 Current Development Policies

4.1 Kelowna Healthy Housing Strategy

Key Direction and Recommend Actions

3.1 Promote and Protect Rental Housing

5.0 Technical Comments

5.1 Development Engineering Department

5.1.1 Attached Development Engineering Memorandum dated September 27, 2021.

6.0 Application Chronology

Date of Application Accepted: August 30th, 2021
Date Public Information Session: September 23rd, 2021

Report prepared by: Tyler Caswell, Planner

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: Conceptual Drawing Package

Attachment B: Applicant Public Consultation Document