

REPORT TO COUNCIL



Date: February 7, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0088

Owner: Findlay Development Inc.,
Inc.No. BC1302254

Address: 1225 Findlay Road

Applicant: Lime Architecture Inc.
Aplin & Martin Consultants Ltd.

Subject: Rezoning Application

Existing OCP Designation: Suburban - Multiple Unit (S-MU)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0088 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 35 Township 26 Osoyoos Division Yale District Plan EPP115452, located at 1225 Findlay Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone, be considered by Council;

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 February 7, 2022;

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 to facilitate a multiple dwelling housing development.

3.0 Development Planning

Development Planning recommends support for the rezoning application from the current RU₁ zone to the RM₃ zone. The Future Land Use designation of Suburban Multiple Unit support various forms of single and two family residential, ground oriented multi-unit housing, including house-plexes, row housing and low rise apartments. As such, the proposed RM₃ – Low Density Multiple Housing zone is consistent with the Future Land Use designation in the 2040 Official Community Plan.

Development Planning Staff have been working with the applicant to address outstanding concerns regarding the overall site layout and on-site waste and recycling provisions, to encourage greater compliance with Official Community Plan policies. Staff will continue to work with the applicant prior to bringing forward a Development Permit for Council consideration.

4.0 Proposal

4.1 Background

The subject property was recently consolidated and contains single dwelling housing. These dwellings would be demolished to facilitate the proposed development.

4.2 Project Description

The application proposes a multiple dwelling housing development, comprised of 20 units and one central drive aisle.

4.3 Site Context

The subject property is located on the east side of Findlay Road, at the intersection of Stremel Road. It's located outside of the Urban Core and has a walk score of 27 indicating that most errands require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Single Dwelling Housing
East	RU ₁ – Large Lot Housing	Vacant Land
South	RU ₁ – Large Lot Housing	Single Dwelling Housing
West	RU ₁ – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 1225 Findlay Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.	
Policy 7.2.1. Ground-Oriented Housing.	Consider a range of low density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.
	<i>The rezoning application facilitates the development of a ground-oriented multiple dwelling housing development, in close proximity to parks and commercial services.</i>
Objective 7.6. Support a variety of low-density housing.	
Policy 7.6.1. Family-friendly multi-unit housing.	Encourage multi-unit developments near schools to include a variety of unit sizes, including three or more bedrooms.
	<i>The rezoning application facilitates the development of a ground-oriented multiple dwelling housing development, consisting of three-bedroom units, in close proximity to Pearson Road Elementary School.</i>

6.0 Technical Comments

6.1 Development Engineering Department

See Schedule A – City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Accepted: September 10, 2021

Date Public Consultation Completed: December 8, 2021

Report prepared by: Kimberly Brunet, Planner II
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: City of Kelowna Memorandum

Attachment A: Draft Site Plan