

REPORT TO COUNCIL



Date: March 7, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0059

Owner: WILL MCKAY AND CO. LTD.,
INC.NO. BC0306923

Address: 301 and 305 Drysdale Blvd

Applicant: Jordan Hettinga

Subject: Rezoning Application

Existing OCP Designation: VC – Village Centre

Existing Zone: RM1 – Four Dwelling Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0059 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of LOT 5 SECTION 33 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP48909, located at 301 Drysdale Blvd, Kelowna, BC and LOT 4 SECTION 33 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP48909, located at 305 Drysdale Blvd, Kelowna, BC from the RM1 – Four Dwelling Housing zone to the RM5 – Medium 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 March 7, 2022;

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 rezone the subject property from the RM1 – Four Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate a multiple dwelling housing development.

3.0 Development Planning

Development Planning recommends support for the rezoning application. The application proposes a zoning change from the RM1 – Four Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate a multiple dwelling housing development. The subject property is located in the Glenmore Village Centre and has the Future Land Use Designation in the Official Community Plan (OCP) of Village Centre. This designation supports ground-oriented multiple unit housing and low-rise apartment housing as supported forms. The proposed development will benefit from the central location of the property and being in close access to existing commercial shopping areas, several parks, including the Glenmore Recreation Park, as well as Dr. Knox Middle School. The request to rezone to the RM5 – Medium Density Multiple Housing zone is consistent with the OCP and is an appropriate location for adding residential density.

4.0 Proposal

4.1 Background

This property has been historically vacant land and the lots were created as part of a subdivision in 2014 that saw the extension of Drysdale Boulevard. The road extension was completed around 2016.

4.2 Project Description

This application proposes a multiple dwelling housing development, proposed to consist of 37 units.

4.3 Site Context

The subject properties are located at the corner of Drysdale Boulevard and Glen Park Drive, in the Glenmore Village Centre.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing	Single Dwelling Housing
East	RM5 - Medium Density Multiple Housing RM3 – Low Density Multiple Housing	Currently Vacant, potential Supportive Housing Multiple Dwelling Housing
South	RM5 - Medium Density Multiple Housing	Supportive Housing (Glenmore Lodge)
West	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing

Subject Property Map: 301 and 305 Drysdale Blvd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.1 Encourage Village Centres as Kelowna's secondary hubs of activity	
Policy 5.1.2 Village Centre Density	Target an overall density of 30 to 60 jobs and people per hectare in Village Centres in the Core Area <i>This application proposes 37 multiple dwelling housing units, and the subject properties are a combined area of approximately 0.18 hectares</i>
Objective 5.1 Encourage Village Centres as Kelowna's secondary hubs of activity	
Policy 5.1.6 Glenmore Village Centre	Support development in the Glenmore Village Centre to serve citizens in neighbourhoods in north Kelowna, such as Glenmore, Wilden, and McKinley. Development in the Glenmore Village Centre should share the following characteristics: <ul style="list-style-type: none"> • Commercial uses located east of Glenmore Road; • Buildings up to six storeys in height; and • Orientation of buildings along Brandt's Creek towards the creek and trail system. <i>This development proposal is for a building less than six storeys in height.</i>
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.	
Policy 5.11.1 Diverse Housing Forms	Ensure a diverse mix of low and medium density housing forms in the Core Area that support a variety of households, income levels and life stages. <i>This application proposes 37 one- and two-bedroom units.</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: June 3, 2021

Date Neighbourhood Notification Completed: February 11, 2022

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: Applicant's Letter of Rationale and Draft Site Plan