

# REPORT TO COUNCIL



**Date:** April 4, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z21-0077

**Owner:** Innascore Developments Inc.,  
Inc. No. BC1161787

**Address:** 640 Wardlaw Ave

**Applicant:** Innascore Developments Inc.

**Subject:** Rezoning Application

**Existing OCP Designation:** C-NHD - Core Area Neighbourhood

**Existing Zone:** RU6 – Two Dwelling Housing

**Proposed Zone:** RM3 – Low Density Multiple Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z21-0077 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 26 District Lot 14 ODYD Plan 3249, located at 640 Wardlaw Avenue, Kelowna, BC from the RU6 – Two Dwelling 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 April 4, 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 RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing 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 RM3 – Low Density Multiple Housing zone to facilitate the development of a 3- storey 9-unit housing development. The application is consistent with the Official Community Plan (OCP) Future Land Use Designation of C-NHD - Core Area Neighbourhood.

The subject property is located directly north of the Pandosy Urban Centre on Wardlaw Ave between Pandosy St and Richter St. Both streets are designated as Transit Supportive Corridors (TSC). As this project is located midblock the height and massing is appropriate as it is transitioning down from the TSC.

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 is supported by the local amenities including nearby parks, Okanagan Lake, transit, restaurants and shopping opportunities in the area. In recent years, the area has seen much redevelopment which includes a mix of commercial and mixed-use residential buildings.

### 4.0 Proposal

#### 4.1 Project Description

The proposed development consists of a three-storey 9-unit housing project. Two floors of residential sit upon the main floor structured parkade with a single ground-oriented unit fronting the street.

#### 4.2 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6- Two Dwelling Housing	Two Dwelling Housing
East	RM1 – Four Dwelling Housing	Four Dwelling Housing
South	RU6 – Two Dwelling Housing	Single Family Dwelling
West	RM1 – Four Dwelling Housing	Two Dwelling Housing

#### Subject Property Map:



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Kelowna 2040 – Official Community Plan Policy Template

<b>Objective 5.3 Design residential infill to be sensitive to neighbourhood context.</b>		
Policy Strategic Density	5.3.3	Strategic Density. Where a proposed development in Core Area Neighbourhoods is not adjacent to a Transit Supportive Corridor, consider support for stacked rowhousing and low rise apartment and mixed use buildings, under the following circumstances: <ul style="list-style-type: none"> <li>- The project proposal illustrates that the larger buildings will be able to sensitively transition their height and massing towards adjacent Core Area Neighbourhoods, with the first priority being a transition to ground-oriented multi-unit housing within the project;</li> <li>- The project does not exceed a FAR of approximately 1.2 over the entire site.</li> </ul>
		<i>The subject property has multifamily land uses adjacent to the East and West of the subject property. The project has an appropriate density for mid-block.</i>
<b>Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.</b>		
Policy Diverse Housing Forms	5.11.1	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>The subject property is surrounded by single family dwellings, two dwelling housing and four dwelling housing. This project will sensitively introduce a variety of unit types creating more diversity in the neighbourhood.</i>

## 6 Technical Comments

### 6.2 Development Engineering Department

Refer to Schedule 'A' Attached.

## 7 Application Chronology

Date of Application Accepted: August 8, 2021

Date Public Consultation Completed: March 10, 2022

**Report prepared by:** Jason Issler, Planner I

**Reviewed by:** Lydia Korolchuk, 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: Applicants Project Rationale and Site Plan