

REPORT TO COUNCIL



Date: April 4, 2022

To: Council

From: City Manager

Department: Development Planning

Application: 285-287 Nickel Road

Owner: CHHAT HOLDINGS LTD,
INC.NO. BC1267993

Address: Z21-0089

Applicant: New Town Architecture +
Engineering Ltd.

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0089 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 27 Township 26 Osoyoos Division Yale District Plan 12644, located at 285-287 Nickel Road, 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 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 RM3 – Low Density Multiple Housing zone to facilitate a multiple dwelling housing development.

3.0 Development Planning

Development Planning recommends support for the rezoning application. The Future Land Use Designation of the property in the 2040 Official Community Plan (OCP) is Core Area Neighbourhood, which supports a variety of ground-oriented housing types, including multi-unit housing. It is the intention of Core Area Neighbourhoods to accommodate much of the City's growth through sensitive residential infill. As such, the proposed RM3 – Low Density Multiple Housing zone is consistent with the Future Land Use designation in the 2040 OCP.

4.0 Proposal

4.1 Background

The subject property currently contains two-dwelling housing, which would be demolished to facilitate this development.

4.2 Project Description

This application proposes a rezoning to the RM3 – Low Density Multiple Housing zone, to facilitate a multiple dwelling housing development. Council consideration of a Development Permit would also be required.

4.3 Site Context

The subject property is in the lower Rutland Area, on the east side of Nickel Road, between Highway 33 W and Houghton Rd. It's in close proximity to Ben Lee Park and Springvalley Middle and Elementary Schools. The Walk Score is 51, indicating it is somewhat walkable.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RU6 – Two Dwelling Housing	Single and Two Dwelling Housing
East	RU2 – Medium Lot Housing	Single Dwelling Housing
South	RU6 – Two Dwelling Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing RM1 – Four Dwelling Housing	Single Dwelling Housing Four Dwelling Housing

Subject Property Map: 285-287 Nickel Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context	
Policy 5.3.6. Small Lot Development.	To encourage residential infill development in Core Area Neighbourhoods and transition areas that reflect the existing neighbourhood context, discourage large lot consolidations except where properties front or directly abut a Transit Supportive Corridor, Active Transportation Corridor, or an Arterial Road. <i>This proposal is a single lot residential infill development.</i>
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area	
Policy 5.11.3. Family-Friendly Housing.	Incorporate ground-oriented units in the design of multi-family developments to support family-friendly housing types. Ensure that multi-family developments include a variety of unit sizes, encouraging 10 per cent of units to be three or more bedrooms. <i>This proposal includes eight three-bedroom ground-oriented 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: September 8, 2021

Date Public Consultation Completed: March 7, 2022

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

Attachment A: Draft Site Plan and Applicant's Letter of Rationale