

REPORT TO COUNCIL



Date: April 11, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0022

Owner: BERTRAM - MISSION GROUP
RENTALS LTD., INC.NO.
BC1268483

Address: 1319 Bertram Street
1325 Bertram Street
1329 Bertram Street

Applicant: Mission Group

Subject: Rezoning Application

Existing OCP Designation: UC – Urban Centre

Existing Zone: RM5 – Medium Density Multiple Housing

Proposed Zone: C7r - Central Business Commercial (Residential Rental Tenure Only)

1.0 Recommendation

THAT Rezoning Application No. Z21-0022 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:

- LOT 15 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 2085, located at 1329 Bertram Street, Kelowna, BC;
- LOT 16 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 2085, located at 1325 Bertram Street, Kelowna, BC; and
- LOT 17 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 2085, located at 1319 Bertram Street, Kelowna, BC

from the RM5 – Medium Density Multiple Housing zone to the C7r - Central Business Commercial (Residential Rental Tenure Only) 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 11, 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 and Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject properties from the RM5 - Medium Density Multiple Housing zone to the C7r - Central Business Commercial (Residential Rental Tenure Only) zone to facilitate a multiple dwelling housing development.

3.0 Development Planning

Development Planning recommends support for the rezoning application. This application proposes a change from the RM5 – Medium Density Multiple Housing zone to the C7r – Central Business Commercial (Residential Rental Tenure Only) zone, which would ensure this multiple dwelling housing development remains as dedicated rental dwellings within the Downtown Urban Centre. Policies within Chapter 4 – Urban Centres of the 2040 Official Community Plan (OCP) support this rezoning application. This includes objectives to strengthen the Urban Centres as Kelowna's primary hubs of activity and to reinforce Downtown as the Urban Centre with the greatest diversity and intensity of uses in the City. Map 4.2 (Downtown Street Character) in the 2040 OCP specifies the east side of Bertram Street as a "Mixed Residential Street". The proposed C7r zone and use (multiple dwelling housing) is consistent with this vision. Further, the proposed development would benefit from the central and convenient location of the project, in close access to downtown shops, services and amenities.

With the Residential Rental Tenure Only subzone, this application aligns with key directions from the framework of the Healthy Housing Strategy, as well as the broader objectives in the Official Community Plan to support the creation of affordable and safe rental, non-market housing.

4.0 Proposal

4.1 Background

Previously existing single dwelling housing on the subject properties has been demolished, and the properties are currently vacant and will be consolidated.

4.2 Project Description

This application is to rezone the subject properties to the C7r - Central Business Commercial (Residential Rental Tenure Only) zone, which would facilitate a multiple dwelling housing development. The proposal consists of 137 studio, one and two-bedroom units.

Council consideration of a Form and Character Development Permit and Development Variance Permit would also be required.

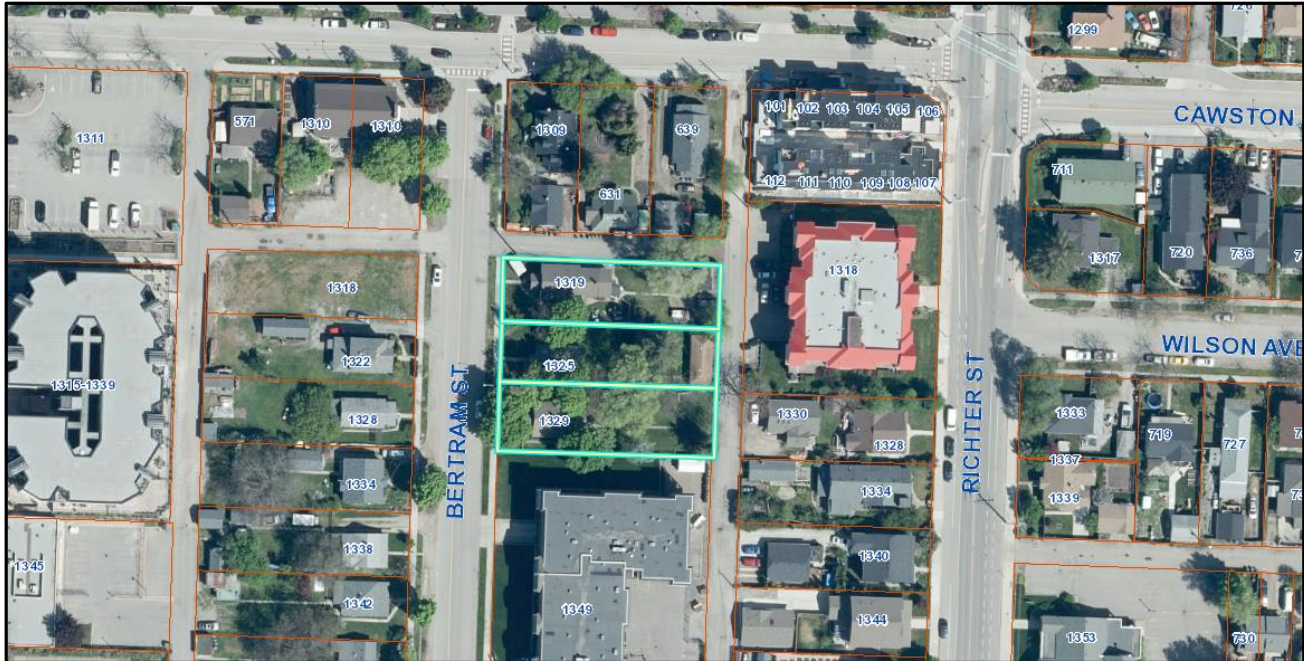
4.3 Site Context

The subject properties are located on the east side of Bertram St, between Fuller Ave and Cawston Ave. They're located within the Downtown Urban Centre and have a Walk Score of 76, indicating they are very walkable.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Dwelling Housing
East	RM5 – Medium Density Multiple Housing RU6 – Two Dwelling Housing	Multiple Dwelling Housing Two Dwelling Housing
South	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing
West	RU6 – Two Dwelling Housing	Single Dwelling Housing

Subject Property Map: 1319, 1325 & 1329 Bertram Street



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity	
Policy 4.1.2. Urban Centre Hierarchy.	Focus the greatest intensity of uses and scale of development Downtown in recognition of its role as the largest Urban Centre. Scale development in other Urban Centres in accordance with Figure 4.1 and based on their anticipated context, supporting infrastructure and amenities. <i>The proposed C7r - Central Business Commercial (Residential Rental Tenure Only) zone is an appropriate zone for the scale of development envisioned within the Downtown Urban Centre.</i>
Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity	
Policy 4.1.6. High Density Residential Development.	Direct medium and high density residential development to Urban Centres to provide a greater mix of housing near employment and to maximize use of existing and new infrastructure, services and amenities. <i>The subject properties are located within the Downtown Urban Centre and will add to the housing mix.</i>

Objective 4.12 Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres	
Policy 4.12.3. Diverse Housing Tenures.	Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own.
	<i>The proposed C7r - Central Business Commercial (Residential Rental Tenure Only) supports the creation of affordable and safe rental, non-market housing.</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: March 17, 2021
Date of Public Information Session: February 18-28, 2022
Date Neighbourhood Notification Confirmed: March 3, 2022

Report prepared by: Kimberly Brunet, Planner II
Reviewed by: Lydia Korolchuk, Urban Planning Manager
Reviewed by: Dean Strachan, Community Planning & Development Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: City of Kelowna Memorandum

Attachment A: Draft Site Plan