

# REPORT TO COUNCIL



**Date:** November 14, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z20-0066

**Owner:** 1342833 B.C. LTD., INC.NO.  
BC1342833

**Address:** 605 Fraser Rd  
460 Leathead Rd

**Applicant:** Blue Vision Design Inc.

**Subject:** Rezoning Application

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

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** MF2 – Townhouse Housing

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## 1.0 Recommendation

THAT Bylaw No. 12129 be forwarded for rescindment consideration and the file be closed;

AND THAT Bylaw No. 12130 be forwarded for rescindment consideration;

AND THAT Rezoning Application No. Z20-0066 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT 1 SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 12434, located at 460 Leathead Rd, Kelowna, BC and LOT 2 SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 12434, located at 605 Fraser Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the MF2 – Townhouse 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 Attachment "A" attached to the Report from the Development Planning Department dated November 14, 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 rescind all three readings given to Bylaws No. 12129 and 12130 and to rezone the subject properties from the RU1 – Large Lot Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

## **3.0 Development Planning**

Development Planning recommends support for the rezoning application to facilitate the development of a 16-unit townhouse development. The application to rezone to the MF2 – Townhouse Housing zone is consistent with policies within the 2040 Official Community Plan (OCP) for properties with the Core Area Neighbourhood Future Land Use Designation. Objectives include designing residential infill to be sensitive to neighbourhood context (Objective 5.3), and to increase the diversity of housing forms and tenure to create affordable and a complete Core Area (Objective 5.11).

Leathead Road is designated as an arterial road in the Official Community Plan and it functions as a major vehicular corridor in Rutland. This road serves as the boundary for the Rutland Urban Centre, with properties across the road to the south being included within the Urban Centre. With Public transit options being available directly on Leathead Road, and the properties being in close proximity to schools, parks and existing commercial areas, Development Planning sees adding increased residential density on these properties to be appropriate.

Council gave previous readings to Rezoning and Official Community Plan Amendment Bylaws for this proposal, under the 2030 OCP and Zoning Bylaw No. 8000. Staff recommend these previous readings be rescinded, and consideration now be given to the rezoning bylaw with consideration of policies in the 2040 OCP and Zoning Bylaw No. 12375. An OCP amendment application is no longer required.

## **4.0 Proposal**

### **4.1 Background**

There is currently existing single dwelling housing on each of the subject properties. These dwellings would be demolished, and the lots would be consolidated to facilitate this development.

### **4.2 Project Description**

This application proposes a 16-unit townhouse development, with units contained within four separate three-storey buildings.

### **4.3 Site Context**

The subject properties are located on the north side of Leathead Road, at the corner of Fraser Road, in the City's Rutland OCP Sector. The two lots have a combined total lot area of 3,000 m<sup>2</sup>. The surrounding area is characterized by single and two dwelling housing and a religious assembly is located directly to the east. The properties are within the City's Permanent Growth Boundary and have a Walkscore of 51, indicating that some errands can be accomplished on foot.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing
East	P <sub>2</sub> – Education and Minor Institutional	Religious Assemblies
South	UC <sub>4</sub> – Rutland Urban Centre	Single Dwelling Housing
West	RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 605 Fraser Rd and 460 Leathead Rd



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 5.3.1. Ground Oriented Infill	Encourage gentle densification in the form of ground-oriented residential uses such as house-plexes, townhouses and narrow lot housing to approximately 2 storeys, maintaining residential uses and setbacks that reflect the existing development pattern. Consider opportunities for greater height and massing at block ends and along Active Transportation Corridors as outlined in Figure 5.3. <i>The subject properties are located at block ends, and are proposed to include sixteen ground-oriented residential units.</i>
Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.	
	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.

Policy Diverse Forms.	5.11.1. <i>This low density housing form consists of both two- and three-bedroom units.</i>
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**6.0 Technical Comments**

6.1 Development Engineering Department

See Attachment A – City of Kelowna Memorandum

**7.0 Application Chronology**

Date of Application Accepted: August 6, 2020

Date Public Consultation Completed: September 29, 2022

**Report prepared by:** Kimberly Brunet, Planner II

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

**Reviewed by:** Terry Barton, Development Planning Department Manager

**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Attachment A: Development Engineering Memo

Attachment B: Draft Site Plan