

REPORT TO COUNCIL



Date: December 5, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0013

Owner:

Okanagan Metis & Aboriginal
Housing Society and Provincial
Rental Housing Corporation,
Inc. No. BC0052129

Address: 175, 235, 239 Kneller Road & 1161
Kneller Court

Applicant:

Scuka Enterprises Ltd. – Dan
Scuka

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: RU1 – Large Lot Housing
RU2 – Medium Lot Housing

Proposed Zone: CA1r – Core Area Mixed Use (Rental Only)

1.0 Recommendation

THAT Rezoning Application No. Z22-0013 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

1. Lot 1 Sections 26 and 27 Township 26 ODYD Plan KAP58054, located at 235 Kneller Road, Kelowna, BC;
2. Lot 2 Sections 26 and 27 Township 26 ODYD Plan KAP58054, located at 239 Kneller Road, Kelowna, BC;
3. Portions of Lot B Section 27 Township 26 ODYD Plan KAP73698, located at 1161 Kneller Court, Kelowna, BC;
4. Portions of Lot 1 Section 27 Township 26 ODYD Plan EPP63257, located at 175 Kneller Road, Kelowna, BC;

from the RU1 – Large Lot Housing zone and the RU2 – Medium Lot Housing zone to the CA1r – Core Area Mixed Use (Rental Only) zone as shown on Map "A" attached to the Report from the Development Planning Department dated December 5, 2022, 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 December 5, 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 portions of the subject properties from the RU₁ – Large Lot Housing zone and the RU₂ – Medium Lot Housing zone to the CA_{1r} – Core Area Mixed Use (Rental Only) zone to facilitate the development of a 4-storey supportive housing development and offices.

3.0 Development Planning

Staff support the proposal to rezone the subject properties to the CA_{1r} – Core Area Mixed Use (Rental Only) zone. The proposed zone is consistent with the Official Community Plan (OCP) Future Land Use Designation of C-NHD - Core Area Neighbourhood and the location of the subject properties in the transition zone from the Highway 33 Transit Supportive Corridor.

The proposed supportive housing use is consistent with OCP Policy which encourages the provision of supportive and subsidized housing in the Core Area. The proposed office use is small-scale and directly connected with the provision of supportive housing and is unlikely to adversely impact the adjacent residential neighbourhood.

4.0 Proposal

4.1 Project Description

The proposed rezoning from the RU₁ – Large Lot Housing zone and RU₂ – Medium Lot Housing zone to the CA_{1r} – Core Area Mixed Use (Rental Only) zone will facilitate the development of a 4-storey, 40-unit supportive housing development. The proposed building will also include an office component for approximately 6 employees. The building is proposed to include 11 one-bedroom units, 12 two-bedroom units, 15 three-bedroom units, and 2 four-bedroom units.

4.2 Site Context

The subject properties are located on Kneller Road, north of the intersection with Highway 33, approximately two blocks from the Rutland Urban Centre. The surrounding neighbourhood includes apartment housing, townhouses, duplexes and single family homes. Highway 33, immediately south, is a Transit Supportive Corridor with transit stops at the intersection with Kneller Road. Houghton Road, to the north, has an active transportation corridor which connects with the Okanagan Rail Trail.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RU2 – Medium Lot Housing	Single detached housing
East	MF2 – Townhouse Housing	Townhouses
South	MF2 – Townhouse Housing	Apartments
West	MF2 – Townhouse Housing	Apartments Townhouses Single detached housing

Subject Property Map: 175, 235, 239 Kneller Rd & 1161 Kneller Ct



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors.

<p>Policy 5.2.4 Commercial Areas in Corridors</p>	<p>Support small-scale employment and commercial uses in Core Area Neighbourhoods where the proposed project is located at an intersection of two Transit Supportive Corridors and is integrated with residential uses. Consider such uses in other areas based on surrounding population density, amenities, proximity to Active Transportation Corridors, or as guided by neighbourhood plans, corridor plans or other area plans.</p>
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The CA1r – Core Area Mixed Use (Rental Only) zone will allow the proposed development to have a small-scale office component integrated with the residential uses.

Objective 5.3 Design residential infill to be sensitive to neighbourhood context.	
Policy 5.3.2 Transition from Transit Supportive Corridors	Provide a transition area allowing for 3-4 stories in height, as outlined in Figure 5.3, serving as a transition from the medium density development along the Transit Supportive Corridors and lower density residential areas in the Core Area. Encourage ground-oriented residential such as stacked townhouses and bungalow courts with setbacks that respect adjacent lower density residential areas. Discourage commercial uses in the transition zone. <i>The development is in the transition zone from the Transit Supportive Corridor (Hwy 33) and is proposed to be 4 storeys in height.</i>
Objective 5.4 Strategically locate community services to foster greater inclusion and social connections in the Core Area.	
Policy 5.4.2 Safety Net Supports and Services	Allow safety nets supports and services in the Core Area for people experiencing homelessness. Safety net supports and service includes, but are not limited to, shelters and the supports associated with the shelter. Recognize that shelters are used by a diversity of people with different needs such as women fleeing violence, youth and adults. Ensure information is provided to the community to foster positive relationships and promote acceptance for these supports, services and the citizens that are using them. <i>The Kelowna Women's Shelter is supportive housing for women fleeing violence.</i>
Objective 5.12 Protect citizens from displacement due to Core Area development	
Policy 5.12.1 Housing with Supports	Prioritize the development of subsidized housing and housing with supports in the Core Area in addition to the Urban Centres, particularly near employment, public transit, services and amenities. Promote acceptance to the community for these supports, services, and the citizens using them. <i>The proposed second stage housing is both subsidized and supportive. It is in close proximity to transit on Highway 33 and the Rutland Urban Centre.</i>

6.0 Technical Comments

6.1 Development Engineering Department

- See Attachment A

7.0 Application Chronology

Date of Application Accepted: March 2, 2022

Date Public Consultation Completed: November 7, 2022

Report prepared by: Mark Tanner, 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:

Attachment A: Development Engineering Memo

Attachment B: Site Layout

Attachment C: Community Engagement Summary Report

Map A: Zoning Amendment Z22-0013