

REPORT TO COUNCIL



Date: February 27th, 2023

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0045 **Owner:** Giovanni Lenza and Stonewood Development CORP., INC.NO. BC0671615

Address: 252 Temple Court **Applicant:** Paul M. Schuster

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: RU₂ – Medium Lot Housing

Proposed Zone: MF₂ – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0045 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT 19 SECTION 27 TOWNSHIP 26 ODYD PLAN 37210, located at 252 Temple Crt, Kelowna, BC from the RU₂ – Medium 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 February 27th, 2023;

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 RU₂ – Medium Lot Housing zone to the MF₂ – Townhouse Housing zone to facilitate a townhouse development.

3.0 Development Planning

The Future Land Use Designation of the property in the 2040 Official Community Plan (OCP) is C-NHD – 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 future growth through sensitive infill. As such, the proposed MF2 – Townhouse 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 one single-dwelling home, which would be demolished to facilitate this development.

4.2 Project Description

This application proposes a rezoning to the MF2 – Townhouse Housing zone, to facilitate a 17-unit family oriented Townhouse development. All units propose three bedrooms. Council consideration of a Form and Character Development Permit would be required, should the proposed rezoning be supported. The proposal meets all Zoning Bylaw development regulations and no variances are required.

4.3 Site Context

The subject property is located on the south end of Temple Crt, in the City’s Rutland OCP Sector. The surrounding area is characterized by single detached housing and townhouse housing. The lot area is 3629.4 m². The property is within the City’s Permanent Growth Boundary and has a Walkscore of 53, indicating that it is somewhat walkable.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru2 – Medium Lot Housing	Single Detached Housing
East	RU2 – Medium Lot Housing	Single Detached Housing
South	MF2 – Townhouse Housing	Townhouses
West	RU4 – Duplex Housing	Duplex Housing

Subject Property Map: 252 Temple Crt



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>The project proposes 3-bedroom ground-oriented townhouse units.</i>

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 15, 2022

Date Public Consultation Completed: February 1, 2023

Report prepared by: Alissa Cook, 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:

Attachment A: Development Engineering Memo

Attachment B: Draft Site Plan

Attachment C: Applicants Project Rationale