

REPORT TO COUNCIL



Date: May 1, 2023

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0068

Owner: WILKINSON ST HOLDINGS LTD., INC. NO. BC1321697

Address: 2110 Wilkinson St
2120-2122 Wilkinson St
2128-2130 Wilkinson St
2140 Wilkinson St

Applicant: Brian Banman, Aligned Properties Inc

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: RU4 – Duplex Housing

Proposed Zone: MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z22-0068 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT 3 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 10906 EXCEPT PLANS H14021 AND 36316, located at 2110 Wilkinson St, Kelowna, BC, LOT 4 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 10906 EXCEPT PLAN H14021, located at 2120-2122 Wilkinson St, Kelowna, BC, LOT 5 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 10906, located at 2128-2130 Wilkinson St, Kelowna, BC, and LOT 6 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 10906, located at 2140 Wilkinson St, Kelowna, BC from the RU4 – Duplex Housing zone to the MF3r – Apartment Housing Rental 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 Attachment "A" attached to the Report from the Development Planning Department dated May 1, 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.

Purpose

To rezone the subject properties from the RU₄ – Duplex Housing zone to the MF_{3r} – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.

2.0 Development Planning

Staff recommend support for the proposed rezoning. The four subject properties have the Future Land Use Designation of Core-Area Neighbourhood in the 2040 Official Community Plan. The northernmost property fronts directly onto Springfield Rd, which is identified in the OCP as being a Transit Supportive Corridor. Low-rise apartments, such as those permitted in the MF₃ – Apartment Housing zone, are supported by policy within the OCP when they front or directly abut Transit Supportive Corridors. The utilization of the rental only subzone also supports key direction within the Healthy Housing Strategy to promote and protect rental housing.

The applicant hosted a public information session in accordance with requirements of Council Policy No. 367. A summary of this public information session, provided by the applicant, has been included as Attachment B.

3.0 Site Context & Background

3.1 Site Context

Orientation	Zoning	Land Use
North	Uc ₂ – Capri-Landmark Urban Centre	Townhouses Single Detached Housing
East	RU ₂ – Medium Lot Housing	Single Detached Housing
South	RU ₄ – Duplex Housing	Single Detached Housing
West	RU ₄ – Duplex Housing	Single Detached Housing

Subject Property Map: 2110 Wilkinson St, 2120-2122 Wilkinson St, 2128-2130 Wilkinson St and 2140 Wilkinson St



3.2 Background

The four subject properties currently contain single detached housing and duplex housing, which would be demolished, and the lots consolidated to facilitate this development.

4.0 **Current Development Policies**

4.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors	
Policy 5.2.1 Transit Supportive Corridor Densities	Encourage development that works toward a long term population density of between 50 – 100 people per hectare within 200 metres of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors. <i>The northernmost property included in this proposal fronts directly on a Transit Supportive Corridor</i>
Policy 5.2.2 Low Rise Corridor Development	Encourage low rise apartments and stacked townhouses up to six storeys in height in Core Area Neighbourhoods that front or directly about Transit Supportive Corridors. Consider lower heights for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and redevelopment. Consider buildings above six storeys where the project is adjacent to higher capacity transit along Highway 97, a major intersection, or near an Urban Centre, with due consideration for the context of the surrounding neighbourhood.

		<i>The proposed MF3r – Apartment Housing Rental Only zone permits land uses that are consistent with this policy</i>
Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.		
Policy	5.11.1	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.
Diverse Housing Forms		<i>The proposed MF3r - Apartment Housing Rental Only zone would permit medium density housing forms, and the rental only subzone would prohibit any building or bareland stratification, supporting households seeking rental housing.</i>

5.0 Technical Comments

5.1 Development Engineering Department

See Attachment A: Development Engineering Memo

6.0 Application Chronology

Date of Application Accepted: October 5, 2022
 Date of Public Information Session: March 22, 2023
 Date Public Consultation Submitted: April 3, 2023

Report prepared by: Kimberly Brunet, Planner II

Reviewed by: Jocelyn Black, 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: Applicant’s Summary of Public Information Session