

REPORT TO COUNCIL



Date: May 15th, 2023

To: Council

From: City Manager

Department: Development Planning Department

Application: Z22-0080

Owner: Petterson Financial Investment Limited, Inc.No. BC1351792

Address: 550-552 Patterson Ave

Applicant: CM Designs LTD – Curtis Mitchell

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: RU₄ – Duplex Housing

Proposed Zone: MF₁ – Infill Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0080 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 District Lot 14 ODYD PLAN 3249, located at 550-552 Patterson Ave, Kelowna, BC from the RU₄ – Duplex Housing zone to the MF₁ – Infill 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 May 15th, 2023.

2.0 Purpose

To rezone the subject property from the RU₄ – Duplex Housing zone to the MF₁ – Infill Housing zone to facilitate the development of four-plex housing.

3.0 Development Planning

Development Planning Staff support the rezoning application to MF₁ – Infill Housing zone to facilitate the development of four-plex housing. The proposal meets the intent of the Official Community Plan (OCP) and the Future Land Use Designation of C-NHD – Core Area Neighbourhood, which speaks to the

accommodation of ground-oriented multi-unit housing. The application meets several Official Community Plan policies including ground-oriented housing development and sensitive infill. The property is connected to City sanitary sewer and is within the Permanent Growth Boundary.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU₄ to MF₁ is to facilitate the development of four-plex housing on the subject property. The proposal consists of four 3-bedroom units, each with a rooftop amenity. Sufficient parking is provided on site in the form of a detached garage, with an additional gravel visitor stall. The application indicates that the proposed MF₁ land use is consistent with the Official Community Plan and the development concept can be constructed to meet all Zoning Bylaw regulations without any variances.

4.2 Site Context

The subject property is zoned MF₁ – Infill Housing and has a Future Land Use Designation of C-NHD – Core Area Neighbourhood. The property is located on Patterson Ave and is within the Pandosy neighbourhood. The surrounding area is primarily residential housing zoned MF₁ – Infill Housing and RU₄ – Duplex Housing. The property is within 50 m of the Pandosy Street Transit Supportive Corridor.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₄ – Duplex Housing	Two Single Detached Dwellings
East	MF ₁ – Infill Housing	Four-plex
South	RU ₄ – Duplex Housing	Two Single Detached Dwellings
West	RU ₄ – Duplex Housing	Single Detached Dwelling

Subject Property Map: 550 Patterson Ave



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 houseplexes, 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 proposal consists of 3-bedroom units, in the form of a 2-storey, ground-oriented fourplex development. The proposal maintains appropriate setbacks and is consistent with residential uses in the neighbourhood.</i>

6.0 Application Chronology

Date of Application Accepted: December 14, 2022

Date Public Consultation Completed: December 16, 2022

Report prepared by: Sara Skabowski, Planner I

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: Conceptual Site Plan