

REPORT TO COUNCIL



Date: June 5, 2023
To: Council
From: City Manager
Department: Development Planning

Application: Z22-0048

Owner: 1290381 BC Ltd, INC.No.
BC1290381
1357440 BC Ltd, INC.No.
BC1357440
1357444 BC Ltd, INC. No.
BC1357444
2271042 Alberta Ltd., INC. No.
A0117260

Address: 1281 Findlay Road

Applicant: Lime Architecture

Subject: Rezoning Application

Existing OCP Designation: S-MU – Suburban Multiple Unit

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0048 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot C Section 35 Township 26 ODYD Plan 18811, located at 1281 Findlay Road, 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 June 5, 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 and Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject property from the RU₁ – Large Lot Housing zone to the MF₂ – Townhouse Housing zone to facilitate a townhouse development.

3.0 Development Planning

Staff are supportive of the proposal to change the zoning of the property from RU₁ - Large Lot Housing zone to MF₂ - Townhouse Housing zone, as it aligns with the future land use designation of the subject property, which is S-MU - Suburban Multiple Unit. This land use designation allows for different types of ground-oriented multi-unit housing, which is consistent with the objective of the MF₂ zone.

The parcel is located on Findlay Road near the intersection with Stremel Road. The parcel backs onto Chichester wetland park and is in close proximity to commercial developments along Stremel Road and McCurdy Road. The application will require a 5.0m dedication of roadway fronting Findlay Road.

4.0 Site Context & Background

4.1 Site Context

Orientation	Zoning	Land Use
North	MF ₂ – Townhouse Housing	S-MU – Suburban Multiple Unit
East	P ₃ – Parks and Open Space	PARK - Parks
South	RU ₁ – Large Lot Housing	S-MU – Suburban Multiple Unit
West	RU ₁ – Large Lot Housing	IND - Industrial

Subject Property Map: 1281 Findlay Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Ground Oriented Housing		
Policy	7.2.1	Consider a range of low density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.
Ground Oriented Housing		<i>The applicant is proposing ground-oriented multi-unit housing in close proximity to Chichester Wetland Park and Commerical Areas.</i>

6.0 Application Chronology

Date of Application Accepted: August 11, 2022
 Date Public Consultation Completed: Jan 4, 2023

Report prepared by: Graham Allison, 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: Draft Site Plan

Attachement C: Applicant's Project Rationale