

REPORT TO COUNCIL REZONING



Date: March 25, 2024
To: Council
From: City Manager
Address: 925 Laurier Ave
File No.: Z23-0082

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0082 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot B DL 138 ODYD PLAN 2255, located at 925 Laurier Ave, Kelowna, BC from the MF1 – Infill 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 March 25th, 2024;

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 MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

3.0 Development Planning

Staff support the proposal to rezone the subject property to the MF2 – Townhouse Housing zone. The proposed rezoning will facilitate the development of a 5-unit townhouse project which conforms with the Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood. OCP Policy encourages diverse housing forms, in particular, ground-oriented housing such as townhomes as a form of gentle densification. OCP Policy contemplates additional height and density near Active Transportation Corridors within a transition zone from Transit Supportive Corridors. The subject property is in close proximity to the Ethel Street Transportation Corridor.

This property is the last remaining site on the block that requires a 3-metre road dedication at the rear of the property to facilitate the extension of the rear lane from Ethel Street to Bowes Street, as outlined in Attachment “A”. As a condition of the rezoning, the applicant is required to construct the portion of the lane on their property including Laurier Ave frontage (sidewalk, boulevard, curb and gutter) improvements.

The City is currently implementing direction from the province (Bill 44) through zoning properties to allow for greater density (4-6 units), greater height, setbacks, site coverage, and other development regulations. This site and surrounding properties were pre-zoned to the MF1 – Infill Housing Zone, which allows for a townhouse building form and a density up to 6 units. The applicant has expressed their intention to proceed with the rezoning to MF2 – Townhouse Housing zone. The proposal was originally designed to meet MF2 development regulations, in order to achieve the 3-bedroom proposal for each unit.

Overall, the proposed rezoning meets OCP Guidelines and is in line with the province’s direction for small-scale, multi-unit housing.

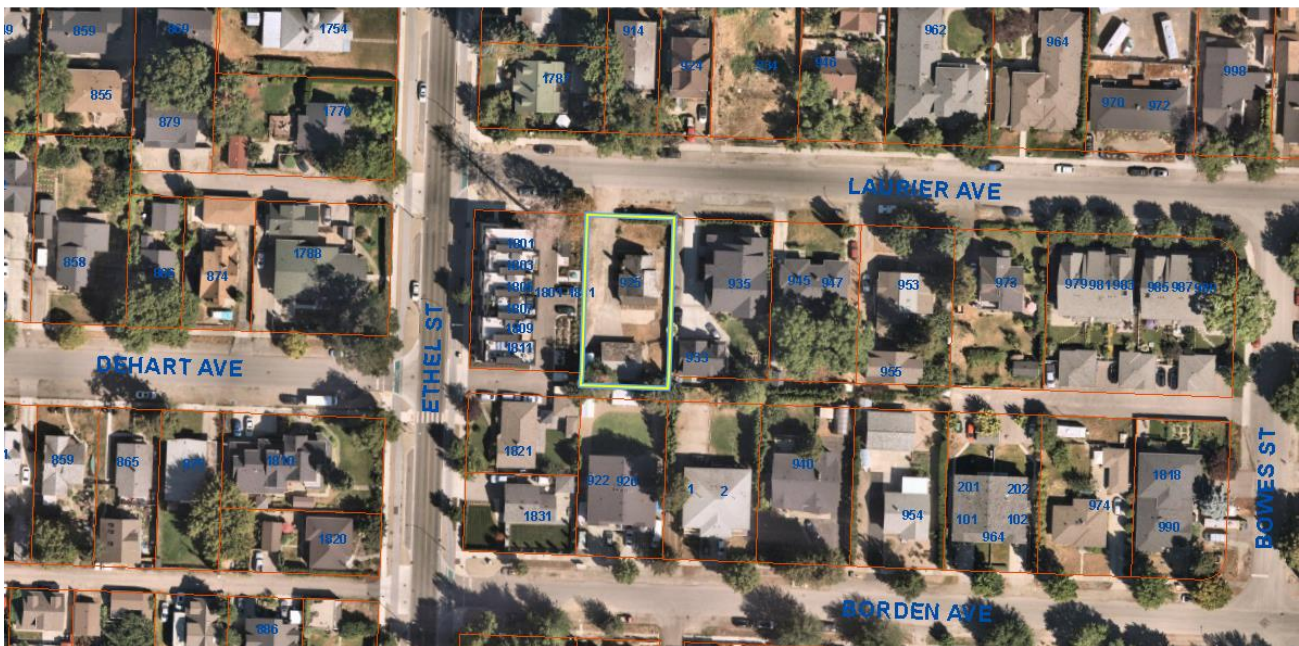
Lot Area	Proposed (m ²)
Gross Site Area	882.1 m ²
Road Dedication	64.37 m ²
Net Site Area	817.73 m ²

4.0 Site Context & Background

The subject property is located on Laurier Ave, between Ethel St and Bowes St. The property is within 50 m of the Ethel Street Transportation Corridor and within 250 m of the Harvey Ave Transit Supportive Corridor.

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Housing
East	MF1 – Infill Housing	Single Detached Housing with Carriage House
South	MF1 – Infill Housing	Duplex Housing
West	MF3 – Apartment Housing	Townhouses

Subject Property Map: 925 Laurier Ave



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbour 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>This proposal is consistent with the density anticipated for the neighbourhood (4-6 units for each site), which can be achieved through various building typologies. The proposal is within 50 m of the Active Transportation Corridor on Ethel Street, and within 250 m of the Transit Supportive Corridor on Harvey Ave.</i>
Objective 5.3 Design residential infill to be sensitive to neighbour context.	
Policy 5.3.2 Transition from Transit Supportive Corridors	Provide a transition area allowing for 3- 4 storeys 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 site is located within a mid-block transition zone from the Transit Supportive Corridor on Harvey Ave.</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. Diverse Housing Forms	Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages. <i>The proposal consists of 3-bedroom units and adds housing options in the Core Area.</i>

6.0 Application Chronology

Application Accepted: December 1, 2023
 Neighbourhood Notification Summary Received: December 28, 2023

Report prepared by: Sara Skabowski, Planner I
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:
 Attachment "A": Development Engineering Memorandum

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.