

REPORT TO COUNCIL REZONING



Date: June 17th, 2024
To: Council
From: City Manager
Address: 761, 771, 781, 791, 801-803 Saucier Avenue
File No.: Z23-0037

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF3 – Apartment Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0037 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 5 Block 2 District Lot 138 ODYD Plan 7117 located at 761 Saucier Avenue, Kelowna, BC; Lot 6 Block 2 District Lot 138 ODYD Plan 7117 located at 771 Saucier Avenue, Kelowna, BC; Lot 7 Block 2 District Lot 138 ODYD Plan 7117 located at 781 Saucier Avenue, Kelowna, BC; Lot 8 Block 2 District Lot 138 ODYD Plan 7117 located at 791 Saucier Avenue, Kelowna, BC; and Lot 9 Block 2 District Lot 138 ODYD Plan 7117, located at 801-803 Saucier Avenue, Kelowna, BC from the MF1 – Infill Housing zone to the MF3 – Apartment 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 17th, 2024;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing.

3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing. The subject properties have the Future Land Use Designation of Core Area Neighbourhood (C-NHD) and are located in a transition area away from the Transit Supportive Corridor (TSC) on Richter Street. The transition area contemplates heights of 3-4 storeys, which transitions down in density and form from the six storeys permitted on TSCs.

The proposal includes both a four-storey apartment on the west side of the subject property and three storey stacked townhouses on the east side. The MF3 zone allows for a maximum of four storeys on properties that do not directly abut a TSC.

The applicant is required to dedicate 1.1 m along the frontage on Saucier Road. The completion of the dedication is a condition of final adoption of the zone.

Lot Area	Proposed (m ²)
Gross Site Area	4,141 m ²
Road Dedication	41.8 m ²
Undevelopable Area	n/a
Net Site Area	4,099.2 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF ₁ – Infill Housing and MF _{3r} – Apartment Housing Rental Only	Single Detached Dwellings and Apartment Housing
East	MF ₁ – Infill Housing	Single Detached Dwelling(s)
South	MF ₁ – Infill Housing	Single Detached Dwelling and Semi-Detached Housing
West	MF ₁ – Infill Housing	Single Detached Dwelling(s)

Subject Property Map: 761-803 Saucier Ave



The subject properties are located on Saucier Avenue, and the zones of the surrounding area consist of MF₁ – Infill Housing, MF_{3r} – Apartment Housing Rental Only, P₂ – Educational and Minor Institutional, P₃ – Parks and Open Space and P₄ – Utilities. There are nine BC transit bus stops within 300.0 m of the subject properties on Saucier Avenue, Sutherland Avenue, Harvey Avenue and Leon Avenue. The subject property is also in close proximity to Rowcliffe Park and Central School Programs & Services.

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 5.3.2. 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 along the Transit Supportive Corridors and lower density residential 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 area. <i>The proposal includes a four-storey apartment and three-storey stacked townhouses. The apartment is located on the west side of the site in the transition area away from Richter Street (TSC).</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 adds increased density into the established primarily single detached housing neighbourhood.</i>

6.0 Application Chronology

Application Accepted: June 9th, 2023
 Neighbourhood Notification Summary Received: May 17th, 2024

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability and Development Services

Attachments:
 Attachment A: Development Engineering Memo
 Attachment B: Summary of Neighbourhood Consultation
 Attachment C: Site Plan

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