

REPORT TO COUNCIL



Date: June 12, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AC)

Application: Z17-0039 **Owner:** 554764 BC Ltd.

Address: 170 & 230 Nickel Rd **Applicant:** James Zeleznik

Subject: Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0039 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 27, Township 26, ODYD, Plan 25115, located at 230 Nickel Rd, Kelowna, BC, and Lot B, Section 27, Township 26, ODYD, Plan 25115 Except Plan KAP65522, located at 170 Nickel Rd, Kelowna, BC from the RU1 – Large Lot Housing Zone to the RM3 – Low Density Multiple Housing Zone, be considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration.

AND THAT final adoption of the Zone Amending Bylaw be subsequent to the following:

To the outstanding conditions identified in Attachment "A" associated with the report from the Community Planning Department dated May 29th 2017.

AND FURTHER THAT, subsequent to forth reading of the above bylaw, a Development Permit will be required as outlined in the report from the Community Planning Department date June 12, 2017.

2.0 Purpose

To consider a rezoning application on the subject property from the RU1 – Large Lot Housing Zone to the RM3 – Low Density Multiple Housing Zone.

3.0 Community Planning

Staff support the rezoning from the RU1 zone to the RM3 zone. The Official Community Plan (OCP) designates the property as MRL – Multiple Unit Residential (Low Density) and encourages townhouse style development on the subject properties.

If the rezoning is successful, Staff will bring forth a form and character development permit to Council for the proposed project for consideration. Currently, Staff are not tracking any variances with the current proposal. The applicant's current landscape and site plan will need to be amended prior to Development Permit to comply with the engineering requirements (See attached memorandum dated May 29, 2017). A 3.0 metre walkway dedication has been identified as a requirement at the north end of the property to provide pedestrian connectivity between Nickel Road and Mills Road.

4.0 Proposal

4.1 Project Description

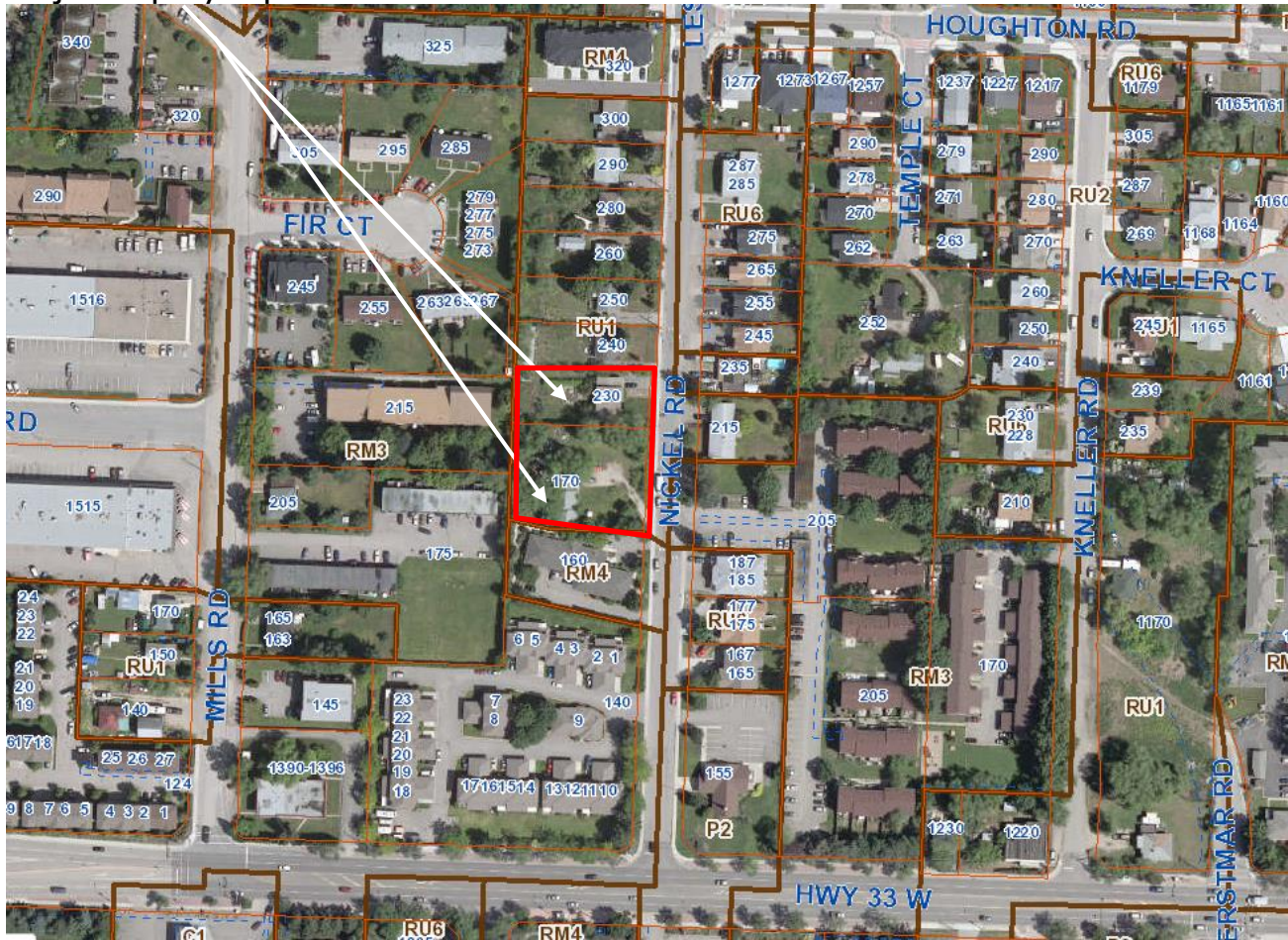
The applicant wishes to consolidate the two subject properties and rezone to the RM3 zone to allow for the development of a rental townhouse project. The townhouse row fronting Nickel Rd is proposed to have seven 2-bedroom units. The back row is proposed to have eight 3-bedroom units. The central parking area is proposed to have 2 parking spaces per unit. All units will have 'front' and 'back' doors such that parking area and outdoor private patios and yards may be directly accessed.

4.2 Site Context

The subject property is Rutland between Houghton Road and Highway 33. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing RU6 – Two Dwelling Housing RM3 – Low Density Multiple Housing	Residential
South	RM4 – Transitional Low Density Housing RM3 – Low Density Multiple Housing	Residential
West	RM3 – Low Density Multiple Housing	Residential

Subject Property Map: 170 & 230 Nickel Rd



4.3 Zoning Analysis Table

The zoning analysis is included in the table below:

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	10.0 m / 3 storeys	7.5 m / 2 storeys
Front Yard (east)	6.0m	4.5m
Side Yard (north)	4.0m	4.5m
Side Yard (south)	4.0m (principal) 1.5m (accessory)	4.6m (principal) 1.5m (accessory)
Rear Yard (west)	7.5m	7.5m
Site coverage of buildings	40%	29%
Site coverage of buildings, driveways & parking	60%	59%

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
FAR	0.75 Max	0.74
Parking Regulations		
Minimum Parking Requirements	37 stalls	40 stalls
Ratio of Parking Stalls	Full size: 50% Min Medium Size: 40% Max Small Size: 10% Max	Full size: tbd Medium Size: tbd Small Size: tbd
Other Regulations		
Minimum Bicycle Parking Requirements	Class 1: 0 bikes Class 2: 0 bikes	Class 1: 0 bikes Class 2: 12 bikes
Private Open Space	25 m ² / unit	25 m ² / unit

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Residential Land Use Policies.²

- Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.
- Ensure context sensitive housing development.

6.0 Technical Comments

6.1 Building & Permitting Department

No comment on rezoning.

6.2 Development Engineering Department

See attached memorandum dated May 29, 2017.

6.3 Fire Department

No comment on rezoning.

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Objective 5.22 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: April 21st 2017

Date Public Notification Completed: May 1st 2017

Report prepared by: Adam Cseke, Planner Specialist

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

ATTACHMENT 'A' Development Engineering Memo dated May 29th 2017

Initial Architectural Drawing Package