

REPORT TO COUNCIL



Date: August 28, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LG)

Application: Z17-0057 **Owner:** 1018545 BC LTD. (AJH Developments)

Address: 2825 Richter Street **Applicant:** Kevin Johnson (Bear Land Development Services)

Subject: Rezoning Application

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM2 – Low Density Row Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0057 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 10, District Lot 135, ODYD, Plan 22856 located at 2825 Richter Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM2 – Low Density Row Housing zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated July 13, 2017;

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 parcel to facilitate the development of a four-unit rowhouse.

3.0 Community Planning

Staff supports the proposal to rezone the subject parcel from the RU6 – Two Dwelling Housing zone to the RM2 – Low Density Row Housing zone. The Future Land Use of the parcel is MRL – Multiple Unit

Residential (Low Density), and the RM2 zone is a recommended zone for this designation. It is also the appropriate zone in which to develop row housing. The majority of the properties along the Richter corridor are designated MRL from Harvey Avenue south to Cedar Avenue.

The rezoning proposal is also consistent with OCP policies that support additional residential density and housing form options, particularly in urban centres. Based on the site’s close proximity to Pandosy Street, and adjacency to Raymer Elementary School, the applicant has provided at least three bedrooms in all units which is integral to attracting families to consider multi-dwelling housing.

In fulfilment of Council Policy No. 367, the applicant completed public notification and consultation with property owners within 50 metres of the subject property.

4.0 Proposal

4.1 Project Description

The applicant is proposing to rezone the subject parcel to RM2 – Low Density Row Housing to enable the development of a four unit rowhouse.

The initial plans submitted by the applicant show row housing oriented towards Richter Street. The southernmost unit on the corner faces Coopland Crescent to maintain the development’s street oriented design on both streets. Parking is provided in a detached garage located off of the lane, and in the space between the garage and the residential building. Amenity space for each unit is provided in the form of roof-top terraces on each unit, as well as common outdoor amenity space on top of the garage.

Should the rezoning application be approved, the applicant will be required to apply for a Development Permit and Development Variance Permit which would be considered by Council. Staff anticipates that side yard setback variances will be required for the detached garage; however, variances will be determined at the Development Permit stage of the process.

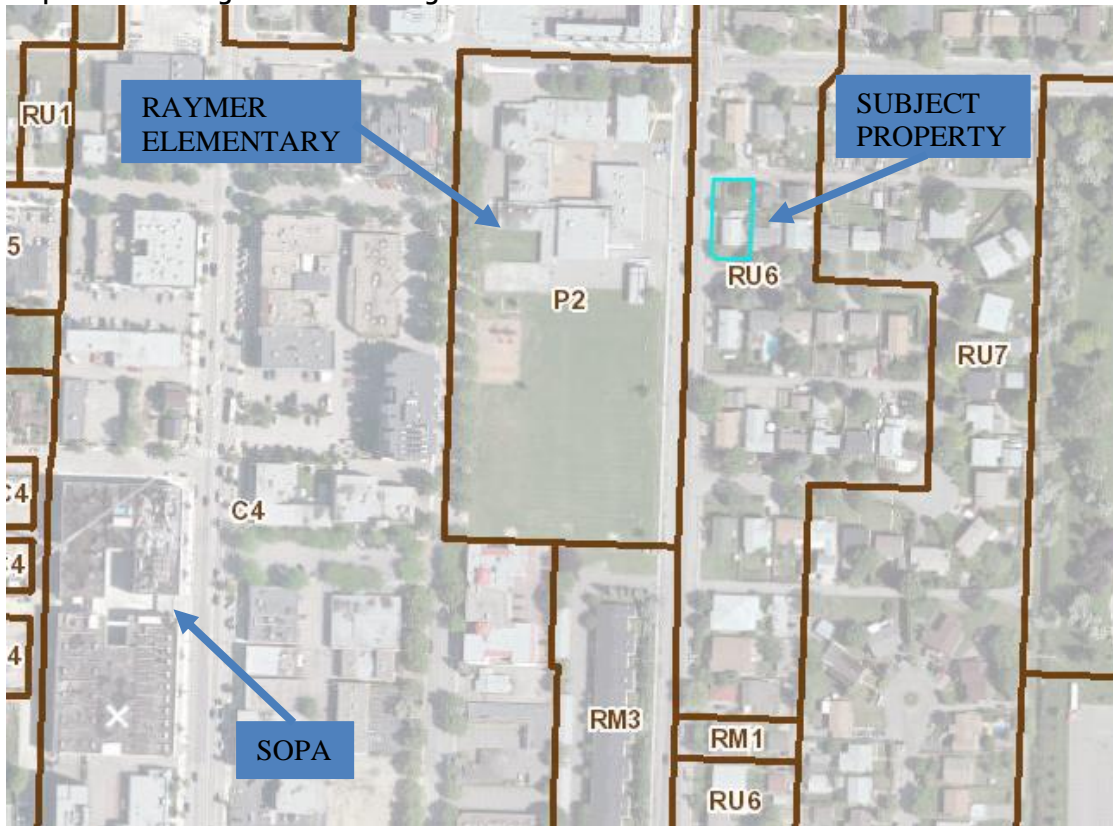
4.2 Site Context

The subject property is located at the northeast corner of Richter Street and Coopland Crescent, and falls within the City’s South Pandosy Urban Centre. The area is characterized primarily by single family dwellings, with Raymer Elementary School directly to the west across Richter Street. The property is less than a 300m (5 minute) walk to Pandosy Street and its many amenities.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	MRL – Multiple Unit Residential (Low Density)
East	RU6 – Two Dwelling Housing	MRL – Multiple Unit Residential (Low Density)
South	RU6 – Two Dwelling Housing	MRL – Multiple Unit Residential (Low Density)
West	P2 – Education and Minor Institutional	EDINST – Education / Institutional

Map 1: Surrounding Area and Existing Zone



Map 2: Subject Property



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₂ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	0.8	0.76
Max. Height	9.5m or 2.5 storeys	7.9m
Min. Front Yard	1.5m	1.5m
Min. Side Yard (east)	4.0m	4.0m
Min. Side Yard (east)(garage)	6.0m	4.0m ^❶
Min. Side Yard (west)	1.5m	2.4m
Min. Side Yard (west)(garage)	6.0m	1.5m ^❶
Min. Rear Yard	7.5m	12.5m
Min. Rear Yard (garage)	1.5m	1.5m
Other Regulations		
Min. Vehicle Parking	8 stalls	8 stalls
Min. Bicycle Parking	0 stalls	8 stalls
Private Open Space	100m ²	144m ²
❶ Indicates requested variances to the side yard setbacks for a detached garage (as per initial Development Permit plans).		

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.

Housing Mix.² Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Family Housing.³ Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighborhood characteristics (e.g.: location and amenities).

Ground-Oriented Housing.⁴ Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

6.0 Technical Comments

6.1 Building & Permitting Department

No concerns with rezoning. Additional comments provided for Development Permit and Development Variance Permit applications.

6.2 Development Engineering Department

See attached memo dated July 13, 2017.

6.3 Fortis BC (Electric)

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Richter Street and Copland Crescent. Based on the plans submitted, it is unclear whether adequate space has been provided to accommodate the transformation required to service the proposed development. It is recommended that FBC(E) be contacted as soon as possible to determine servicing and land rights requirements for the proposed design. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

7.0 Application Chronology

Date of Application Received: May 19, 2017
Date Public Consultation Completed: August 23, 2017
Initial Consideration: September 11, 2017

Report prepared by: Lindsey Ganczar, Community Planning Supervisor
Reviewed and Approved for Inclusion by: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A – Development Engineering Memo
Proposed Site Plan and Rendering
Conceptual Elevations