

REPORT TO COUNCIL



Date: October 2, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z17-0040
Owner: Balkar Singh Gosal
Ranjit Singh Heer
Satwinder and Amarjit Dhesi

Address: 1065 Leathead Road
1075 Leathead Road
500 Fleming Road
Applicant: New Town Architectural
Services Inc.

Subject: Rezoning Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM4 – Transitional Low Density housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0040 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 27 Township 26 ODYD Plan 10847 except Plan A12943, Lot A Section 27 Township 26 ODYD Plan KAP79327 and Lot B Section 27 Township 26 ODYD Plan KAP79327, located at 1065 Leathead Road, 1075 Leathead Road and 580 Fleming Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM4 – Transitional Low Density 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 Attachment "A" attached to the Report from the Community Planning Department dated June 20, 2017;

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 properties to facilitate the development of multiple dwelling housing on the subject properties.

3.0 Community Planning

Community Planning Staff supports the proposed 36-unit multiple dwelling housing project on the three subject properties. The application is consistent with the Official Community Plan (OCP) Future Land Use Designation of MRM – Multiple Unit Residential (Medium Density). It meets all of the Zoning Bylaw Regulations for the RM₄ – Transitional Low Density Housing with no variances required.

The parcels are located in the Rutland neighbourhood at the intersection of Leathead Road and Fleming Road. Across Leathead Road to the north are existing general industrial and commercial uses, across Fleming Road, the properties are currently single dwelling houses with a Future Land Use of Multiple Dwelling Housing (Low Density). The parcels to the south are single and duplex dwelling houses which have a Future Land Use of Multiple Dwelling Housing (Medium Density). Adding density at this location (proposed 0.83 FAR and 36 residential units) will be supported by the nearby parks, schools, transit and bike routes.

4.0 Proposal

4.1 Project Description

The proposed development consists of 36 three-storey townhouse units with attached garages. There will be a total of five buildings: 3 eight-unit buildings and 2 six-unit buildings. All units are 3-bedrooms, have private amenity space in the form of balconies and patios and all on-site parking requirements are met. The single site access is provided from Fleming Road at the south end of the development with the private road extending down the middle of the site to provide access to the private garages. The three subject properties will be consolidated to form one lot as a requirement of Final Adoption.

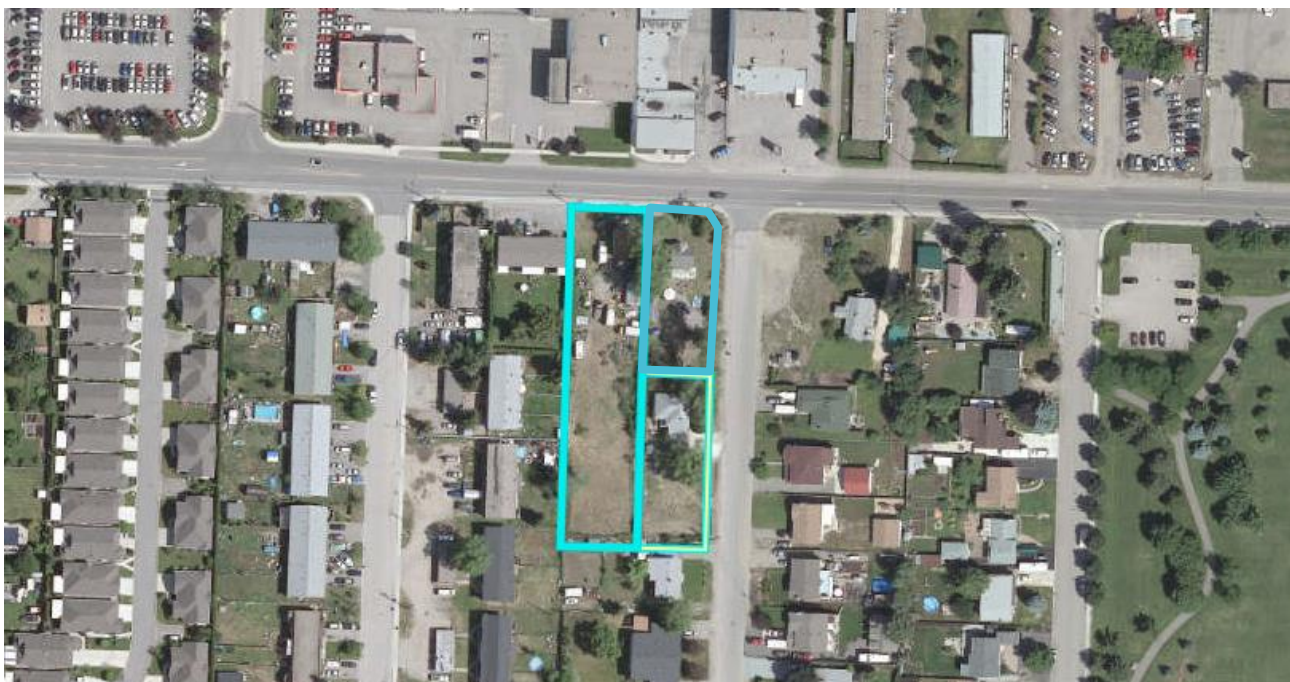
The site is a corner parcel which allows the development to have ground-oriented units facing onto both streets rather than being oriented to the interior of the site. Each unit has a landscaped patio area with low-height decorative fences to delineate the private space from the public street. The units have prominent entries with walkways leading to the street frontage, which provides a welcoming streetscape. The interior buildings have a walkway along the west property line providing a pedestrian connection to the street. There is a shared garden and composting area in the northwest and southwest corners of the development and garbage and recycling are situated adjacent to the south shared garden area. There are two small courtyards though the centre of the site which provide generous plantings and seating areas.

4.2 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I ₂ – General Industrial C ₁₀ – Service Commercial	Automotive Repairs Commercial Uses
East	RU ₁ – Large Lot Housing	Single Dwelling Housing
South	RU ₁ – Large Lot Housing RU ₆ – Two Dwelling Housing	Single & Duplex Housing
West	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Complete Communities.¹ Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service – a bus every 30 minutes. (approx. 114 people / hectare proposed).

Compact Urban Form.² 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.

Sensitive Infill.³ Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Healthy Communities.⁴ Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

¹ City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

Ground-Oriented Housing.⁵ 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. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Attachment A.

7.0 Application Chronology

Date of Application Received: May 1, 2017

Date Public Consultation Completed: May 3, 2017

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum

Schedule A: Site Plans

Schedule B: Conceptual Elevations, Finish Schedule & Renderings

⁵ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).