

REPORT TO COUNCIL



Date: February 26, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: OCP17-0028 Z17-0103 **Owners:** Greenpoint Landscaping Ltd.,
Okanagan Opportunity GP Inc.

Addresses: 573-603 Clement Ave **Applicant:** Anagram Properties Inc.

Subject: Official Community Plan Amendment and Rezoning Application

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

Proposed OCP Designation: MRH – Multiple Unit Residential (High Density)

Existing Zone: RU2 – Medium Lot Housing

Proposed Zone: RM6 – High Rise Apartment Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0028 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of each of the following parcels:

1. Lot 29 District Lot 139 ODYD Plan 1303, located at 573 Clement Ave, Kelowna, BC
2. Lot 56 District Lot 139 ODYD Plan 1037, located at 577 Clement Ave, Kelowna, BC
3. Lot 57 District Lot 139 ODYD Plan 1037, located at 581 Clement Ave, Kelowna, BC
4. Lot 58 District Lot 139 ODYD Plan 1037, located at 581 Clement Ave, Kelowna, BC
5. Lot 59 District Lot 139 ODYD Plan 1037, located at 589 Clement Ave, Kelowna, BC
6. Lot 1 District Lot 139 ODYD Plan 11327, located at 599 Clement Ave, Kelowna, BC
7. Lot 2 District Lot 139 ODYD Plan 11327, located at 603 Clement Ave, Kelowna, BC

from the MRM – Multiple Unit Residential (Medium Density) designation to the MRH – Multiple Unit Residential (High Density) designation, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated February 26, 2018;

THAT Rezoning Application No. Z17-0103 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of each of the following parcels:

1. Lot 29 District Lot 139 ODYD Plan 1303, located at 573 Clement Ave, Kelowna BC
2. Lot 56 District Lot 139 ODYD Plan 1037, located at 577 Clement Ave, Kelowna, BC
3. Lot 57 District Lot 139 ODYD Plan 1037, located at 581 Clement Ave, Kelowna, BC
4. Lot 58 District Lot 139 ODYD Plan 1037, located at 581 Clement Ave, Kelowna, BC
5. Lot 59 District Lot 139 ODYD Plan 1037, located at 589 Clement Ave, Kelowna, BC
6. Lot 1 District Lot 139 ODYD Plan 11327, located at 599 Clement Ave, Kelowna, BC
7. Lot 2 District Lot 139 ODYD Plan 11327, located at 603 Clement Ave, Kelowna, BC

from the RU2 – Medium Housing zone to the RM6 – High Rise Apartment 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 Official Community Plan Map Amending Bylaw and 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 February 26, 2018;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the registration of a height restriction covenant to a maximum of six (6) storeys on the subject property;

AND FURTHER THAT final adoption of Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of the subject properties from MRM – Multiple Unit Residential (Medium Density) to MRH – Multiple Unit Residential (High Density) and to rezone the subject properties from RU2 – Medium Lot Housing to RM6 – High Rise Apartment Housing to facilitate the construction of an apartment building.

3.0 Community Planning

The subject properties are located within the 'City Centre' Urban Centre along Clement Ave. The subject properties, which will be consolidated, are in close proximity to downtown and are well served by nearby amenities including parks, restaurants, and shops. The properties are also in close proximity to the Cawston Ave multi-use corridor with good cycling connectivity to downtown, the Ethel St multi-use corridor, and Rails-with-Trails. The properties' Walk Score is 92 (Walker's Paradise – daily errands do not require a car) and the Transit Score is 48 (Some Transit – a few nearby public transportation options). The Clement Ave corridor is an area in transition with the recent construction of the RCMP building and a number of mixed-use developments either in the application stage or in pre-application.

The applicant is requesting an Official Community Plan Amendment to MRH – Multiple Unit Residential (High Density) and rezoning to RM6 – High Rise Apartment Housing in order to facilitate the construction of a six-storey apartment building with a proposed FAR of 1.62. The maximum floor area ratio achievable under the RM5 zone, consistent with the properties' current MRM future land use designation, is 1.4. The project's proposed floor area ratio of 1.62 exceeds the maximum permitted floor area ratio in the RM5 zone. In order to proceed with the proposed development an Official Community Plan Amendment and rezoning are required.

In consideration of the subject properties’ urban context staff are supportive of the proposed Official Community Plan Amendment to MRH – Multiple Unit Residential (High Density) and rezoning to RM6 – High Rise Apartment Housing to facilitate the construction of a six-storey apartment building.

Staff have reviewed this application and it may proceed without affecting either the City’s Financial Plan or Waste Management Plan.

To fulfill Council Policy No. 367 for ‘OCP Minor’ and ‘Zoning Major’ applications, the applicant held a public information session on January 20, 2018 at the Delta Grand Okanagan Hotel from 11:00am to 3:00pm. The public information session was advertised in the Daily Courier two weeks prior to the meeting. The applicant also submitted a Neighbour Consultation Summary Form to staff on January 11, 2018 outlining that neighbours within 50m of the subject properties were notified.

4.0 Proposal

4.1 Background

At the January 22, 2018 meeting, Council endorsed a rental housing grant of \$115,748 to the applicant based on a proposal for 58 rental dwelling units.

4.2 Project Description

The applicant is proposing the construction of a six-storey, 58-unit rental apartment building (Attachment A). The project’s proposed floor area ratio of 1.62 an Official Community Plan Amendment and rezoning to RM6 – High Rise Apartment Housing.

While the floor area ratio is suitable for the project, the maximum height of 55.0m or 16 storeys permitted in the RM6 zone is not. To respect the residential properties to the south and east, the applicant will register a height restricting covenant to six (6) storeys prior to final adoption of zoning.

Should Council support the OCP Amendment and Rezoning bylaws, staff will bring forward a Development Permit for Council’s consideration.

4.3 Site Context

The subject properties are in the ‘City Centre’ Urban Centre on the south side of Clement Ave. The seven lots have a combined area of 3096m² in a neighbourhood with a mix of residential, commercial, and institutional uses. The properties are connected to urban services and are located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P1 – Major Institutional	RCMP Building
East	RU2 – Medium Lot Housing	Residential
South	RU2 – Medium Lot Housing	Residential
West	C7 – Central Business Commercial	Residential

Subject Properties Map: 573-603 Clement Ave



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Goals for A Sustainable Future

Contain Urban Growth.¹ Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Development Process

Complete Communities.² 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.³ 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

¹ Goal 1. (Introduction Chapter 1).

² Policy 5.2.4 (Development Process Chapter 5).

³ Policy 5.3.2 (Development Process Chapter 5).

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.

Ensure opportunities are available for greater use of active transportation and transit to: to improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices.⁴

6.0 Technical Comments

6.1 Building & Permitting Department

- Full plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See Schedule 'A', memorandum dated November 21, 2017.

6.3 Fire Department

- No comments related to zoning.

7.0 Application Chronology

Date of Application Received: November 1, 2017

Date Public Consultation Completed: January 20, 2018

Report prepared by:

Emily Williamson, Planner

Reviewed by:

Terry Barton, Urban Planning Manager

Reviewed by:

Ryan Smith, Community Planning Department Manager

Approved for Inclusion:

Doug Gilchrist, Divisional Director Community Planning & Strategic Investments

Attachments:

Schedule 'A' – Development Engineering Memorandum dated November 21, 2017

Attachment 'A' – Site Plan and Conceptual Renderings

⁴ Objective 5.10 (Development Process Chapter 5).