REPORT TO COUNCIL

Date:	April 9, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	OCP18-0002 & Z18-0008	**Owner:**	Sukhdarshan Singh Pannu
Address:	1044, 1052 & 1074 Cawston Avenue	**Applicant:**	New Town Services
Subject:	OCP Amendment & Rezoning Applications		
Existing OCP Designation:	SIH – Sensitive Infill Housing, MRM – Multiple Unit Residential (Medium Density)		
Proposed OCP Designation:	MRM – Multiple Unit Residential (Medium Density)		
Existing Zone:	RU7 – Infill Housing, RU6- Two Dwelling Housing		
Proposed Zone:	RM5 – Medium Density Multiple Housing		

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0002 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 2 District Lot 138 ODYD Plan 3857, located at 1044 Cawston Avenue, Kelowna, BC from the SIH – Sensitive Infill Housing designation to the MRM – Multiple Unit Residential (Medium 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 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated April 9, 2018;

THAT Rezoning Application No. Z18-0002 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 & Lot 2 District Lot 138 ODYD Plan 4315, located at 1052 & 1074 Cawston Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone and by changing the zoning classification of Lot 2 District Lot 138 ODYD Plan 3857, located at 1044 Cawston Avenue, Kelowna, BC from the RU7 – Infill Housing zone to the RM5 - Medium Density Multiple 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 April 9, 2018;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and a Development Variance Permit for the subject properties.

2.0 Purpose

To amend the Official Community Plan to change the Future Land Use designation and to rezone the subject properties to facilitate the development of multiple dwelling housing on the subject properties.

3.0 Community Planning

Community Planning Staff are supportive of the proposed Official Community Plan (OCP) Amendment and Rezoning applications to facilitate the development of a 40-unit apartment housing development. The subject properties are close to the 'City Centre' Urban Centre at 1044, 1052 & 1074 Cawston Avenue between Graham Street and Gordon Drive. The three properties, which will be consolidated, are on the north side of the Cawston Avenue multi-use corridor which will provide good cycling connectivity to downtown, the Ethel St multi-use corridor, and Rails with Trails. The properties have a Walk Score of 67 (Somewhat Walkable- some errands can be accomplished on foot) and a Transit Score of 43 (Some Transit- a few nearby public transportation options). The surrounding neighbourhood is an area in transition with a number of projects in the development stage. The proximity to downtown provides nearby amenities including parks, restaurants, shops and recreational opportunities in the immediate area.

The applicant is requesting an Official Community Plan amendment for one of the three subject parcels from SIH – Sensitive Infill Housing to the MRM – Multiple Unit Residential (Medium Density) and rezoning of all three parcels (1 – RU7 and 2 - RU6) to the RM5 - Medium Density Multiple Housing zone. The proposal is for the construction of a 4-½ storey apartment building with a proposed FAR of 1.155. The maximum achievable floor area ratio is 1.2 when parking is provided under habitable space or screened from view. The proposal includes 40 dwelling units which include bachelor, one and two bedroom units to meet the OCP goal of providing a greater mix of housing unit sizes.

To fulfill Council Policy No. 367 for 'OCP Minor' and 'Zoning Major' applications, the applicant held a public information session on February 28, 2018 at the Martin Avenue Community Centre located at 1434 Graham Street from 5:30 -8pm. The session was advertised in the Kelowna Daily Courier and development notice signage was erected at the project site.

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

4.0 Proposal

4.1 Project Description

The applicant is proposing the construction of a 4 ½ storey, 40-unit condo building. The main floor has ground oriented units with entry doors facing onto Cawston Avenue. The building massing steps back above 2 ½ storeys, which aids in providing a more pedestrian scaled development and a transition in height to the single family dwellings located to the west.

Zoning Bylaw parking requirements have been met through the provision of 49 parking stalls with the site access from the rear laneway. The parking has been divided with half of the stalls provided in a partially underground parking structure and the remainder as at-grade parking stalls adjacent to the rear lane.

Staff are tracking site coverage variances for the applicant's proposal. The variance would apply to both the site coverage of building and the site coverage of building, driveways and parking area. The variances are requested in order to accommodate the partially above ground parking structure.

Should Council support the OCP Amendment and the Rezoning bylaws, staff will bring forward a report to Council with a detailed review of the design guidelines for the Development Permit and a Development Variance Permit for Council's consideration of the variances.

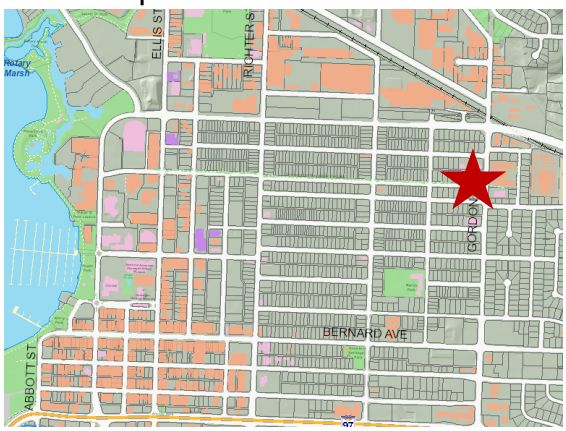
4.2 Site Context

The three subject properties are located outside of the 'City Centre' Urban Centre on the north side of Cawston Avenue between Graham Street and Gordon Drive. The properties are connected to urban services and are located within the Permanent Growth Boundary.

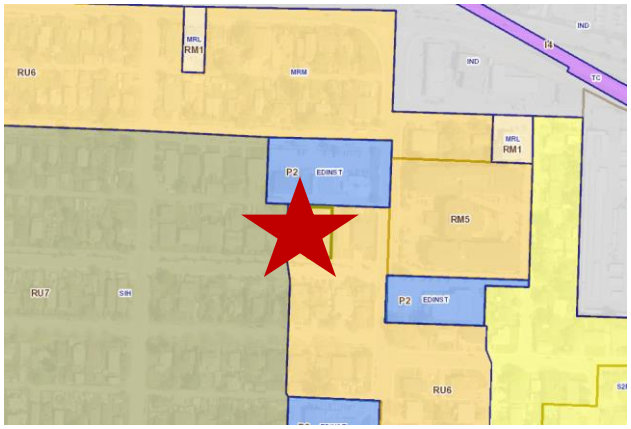
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional	Religious Assemblies (Catholic Church)
East	RU6 – Two Dwelling Housing RM5 – Medium Density Multiple Housing	Single & Semi-detached housing Supportive Housing (Northwood)
South	RU6 – Two Dwelling Housing	Duplex Housing
West	RU7 – Infill Housing	Duplex Housing

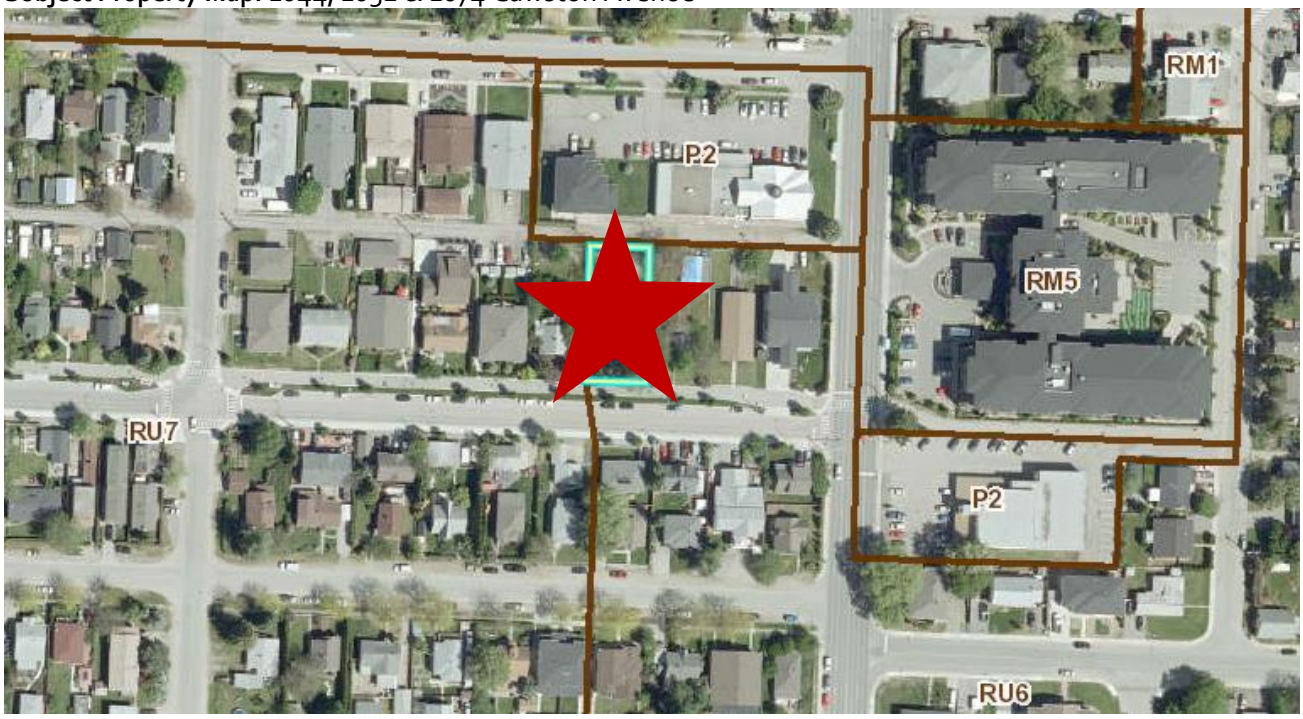
Context Map:



Future Land Use:



Subject Property Map: 1044, 1052 & 1074 Cawston Avenue



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.

Neighbourhood Impact.[3] When considering an OCP Amendment, the City will seek information with respect to the impact on land values related to the likelihood that other properties in the immediate neighbourhood will remain or develop as indicated in the OCP.

Housing Mix.[4] Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

[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 5.27.9 (Development Process Chapter).
[4] City of Kelowna Official Community Plan, Policy 5.27.11 (Development Process Chapter).

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

- Refer to Attachment 'A' dated January 29, 2018.

6.3 Fire Department

- No comments related to zoning.

7.0 Application Chronology

Date of Application Received: January 23, 2018
Date of Applicants Public Information Meeting: February 28, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion by: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Schedule A: Site Plan and Floor Plans
Schedule B: Conceptual Elevations & Renderings
Schedule C: Landscape Plan