

REPORT TO COUNCIL



Date: May 28, 2018
RIM No. 1250-30
To: City Manager
From: Community Planning Department (AW)
Application: Z17-0118 **Owner:** Bradley & Jennifer McArthur
Address: 1145 Pacific Avenue **Applicant:** Anagram Properties
Subject: Rezoning Application

Existing OCP Designation: Multiple Unit Residential (Medium Density)
Existing Zone: RU6 – Two Dwelling Housing
Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0118 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 137 ODYD Plan 7833, located at 1145 Pacific Avenue, Kelowna, BC from the RU6 – Two Dwelling 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 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 May 28, 2018;

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 from RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing to accommodate a 31-unit apartment building.

3.0 Community Planning

Community Planning Staff are supportive of the proposed rezoning to accommodate a 31-unit purpose-built rental apartment development, it is seen to meet the objectives and supporting policies of the Official

Community Plan (OCP). The RM5 – Medium Density Multiple Housing zone is the appropriate zone and facilitates a form of housing needed within this Urban Centre location. The subject property is located within the Capri / Landmark Urban Centre, along the Gordon Drive bus route and within walking distance to A.S. Matheson Elementary School and the Capri Centre Mall. The properties' Walk Score is 73 (Very Walkable – most errands can be accomplished on foot).

The surrounding area has long been designated for apartment housing to the west, east and south of the subject property and mixed-use to the north. Nearby projects are in various stages in the approval process with the area starting to be redeveloped in line with the OCP Future Land Use Designations. To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on January 17, 2018, documenting that neighbours within 50m of the subject properties were notified.

Staff are currently tracking several variances for the project including site coverage, front and sideyard setbacks, height and parking. The proponent is proposing a height increase from 4.5 storeys to 5 storeys and a parking reduction of approximately 20%. A Development Permit & Development Variance Permit will be forwarded to Council at a later date should the zoning be supported.

4.0 Proposal

4.1 Project Description

The subject properties' current land use designation of MRM – Multiple Unit Residential (Medium Density) is consistent with the proposed RM5 – Medium Density Multiple Housing zone. The applicant is proposing the construction of a 31-unit purpose built rental housing apartment consisting of 5 - 1 bedroom units, 21 - 2 bedroom units and 5 – 3 bedroom units. Principal vehicular access for the units is via a driveway from Pacific Avenue. Parking for residents is provided under building with access provided from the internal driveway. The applicant has proposed a parking variance which would provide each unit with 1 parking stall plus a total of 5 visitor parking stalls. As this is a purpose built housing project the applicant has asked that the parking be varied in accordance with the existing Housing Strategy, Section 15 of the Housing Strategy suggests that parking should be reduced for multi-family housing projects located within the Urban Core. A Transportation Demand Strategy and summary of the anticipated users is also attached.

Long term bicycle parking is provided within individual storage units, and short term bicycle parking is provided adjacent to Pacific Avenue. The Pacific Avenue frontage has been improved from the initial submission to include a stronger pedestrian orientation, with two street oriented units as shown below:



Such design elements serve to activate these building frontages with heightened levels of pedestrian activity. The buildings are representative of a more contemporary aesthetic, having flat roofs and clean building lines. A full report on form and character will be forthcoming to Council as part of the Development Permit should the land use be supported.

4.2 Site Context

The subject properties are in the Capri Landmark Urban Centre one block south of Sutherland Avenue in an area designated for an apartment form of housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Residential
East	Rezoning to RM5 / RU6 – Two Dwelling Housing	Vacant / Residential
South	RM5 – Medium Density Multiple Housing	Apartment Housing
West	RU6 – Two Dwelling Housing	Residential

Subject Property Map: 1145 Pacific Avenue



5.0 Current Development Policies

5.1 Housing Strategy

Section 15. Less Parking Required: Reduce minimum parking requirements in the Zoning By-law for new multi-unit housing in the Urban Core.

Rationale: This is a way to encourage or reward housing that conforms to OCP policy and make housing more financially viable. It also aligns with supporting transit and reducing vehicle use. Parking spaces are expensive to provide, ranging from about \$10,000 / surface parking space to \$30,000 + / space for under-building parking.

5.2 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.

Future Land Use

Multiple Unit Residential (Medium Density) (MRM)²

Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM₄ – Transitional Low Density Housing and RM₅ – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

Development Process

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 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

- No concerns with proposed land use.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

¹ Goal 1. (Introduction Chapter 1).

² Future Land Use Designations (Chapter 4).

³ Policy 5.3.2 (Development Process Chapter 5).

⁴ Objective 5.10 (Development Process Chapter 5).

6.2 Development Engineering Department

- See attached Schedule 'A'.

7.0 **Application Chronology**

Date of Application Received: November 19, 2017

Date Public Consultation Completed: January 17, 2018

Report prepared by: Alec Warrender, Property Officer Specialist

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule 'A' – Development Engineering Memorandum dated January 10, 2018

Applicant Letter of Rationale

Applicant's Transportation Demand Management Strategy

Site Plan and Conceptual Renderings