

REPORT TO COUNCIL



Date: July 16, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z18-0026 **Owner:** Pacific Pasnak Holdings Ltd.,
Inc. No. BC1051633

Address: 1211, 1221-1223, 1237 & 1239 Pacific Avenue; 1929 & 1933 Pasnak Street **Applicant:** New Town Services Inc.

Subject: Rezoning Application

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0026 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of

1. Lot 1 Block 2 District Lot 137, ODYD Plan 5042, located at 1211 Pacific Avenue, Kelowna, BC
2. Lot 2 Block 2 District Lot 137, ODYD Plan 5042, located at 1223 Pacific Avenue, Kelowna, BC
3. Lot A District Lot 137, ODYD Plan 23294, located at 1237 Pacific Avenue, Kelowna, BC
4. Lot B District Lot 137, ODYD Plan 23294, located at 1239 Pacific Avenue, Kelowna, BC
5. Lot 3 Block 2 District Lot 137, ODYD Plan 5042, located at 1929 Pasnak Street, Kelowna, BC
6. Lot 4, Block 2 District Lot 137, ODYD Plan 5042, located at 1933 Pasnak Street, 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 March 15, 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 the subject properties from RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing to facilitate the development of apartment housing.

3.0 Community Planning

The subject properties are located within the 'Capri Landmark' Urban Centre at the intersection of Pacific Avenue and Paskin Street. The parcels are one block south of Sutherland Avenue, between Gordon Drive and Burtch Road. The subject properties, which will be consolidated, are well served by nearby amenities including parks, restaurants, and shops as well as employment and transportation options. The properties are in close proximity to the future Sutherland Ave multi-use corridor with good connectivity to downtown and the Ethel St multi-use corridor. The properties' Walk Score is 75 (Very Walkable – most errands can be accomplished on foot) and the Transit Score is 44 (Some Transit – a few nearby public transportation options). Pacific Avenue is a neighbourhood in transition with two other multiple dwelling housing projects in the application stage and a number of older large apartment buildings.

Staff is supportive of the applicant's request to rezone to RM5 – Medium Density Multiple Housing in order to construct three apartment buildings with a proposed FAR of 1.37. The maximum achievable floor area ratio achievable under the RM5 zone is 1.4. This is consistent with the properties current MRM - Multiple Use Residential (Medium Density) future land use designation.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within 50 m radius of the subject parcel. The applicant also hosted a public information session on Thursday, June 7 from 6 – 7:30 pm at the Coast Capri Hotel.

4.0 Proposal

4.1 Background

The project consists of six parcels with a total area of 0.57 ha (5696.8m²). Over the years, the existing homes have become run down with numerous bylaw complaints in regards to unsightly premises due to an accumulation of garbage. The site has resulted in safety concerns from the surrounding neighbours.

In preparation for the consolidation of the lots, the existing homes have been demolished with the exception of one building at the southwest corner of the site. This building will be used as a temporary project office and will be demolished as construction requires it. While the site still has some remnant construction materials, it has been completely fenced off from the general public.

4.2 Project Description

The applicant is proposing to construct three apartment buildings on a partially buried two-level parking podium. The development consists of 110 strata units that range in size from studios up to three-bedroom units. Each building has a main entry lobby facing onto either Pacific or Paskin along with ground-oriented units with main doors directly facing onto the street.

Vehicular site access to the two level parkade is from Paskin Street. The development has been designed with a centralized parking structure with outward facing dwelling units. This provides maximum screening of parking and a pedestrian friendly streetscape with individual landscaped patios along the street frontages.

The proposed development is supported by OCP Policies for Ground-Oriented Housing, Healthy Communities and Housing Mix which encourages a diversity of housing types, tenure, and size. The applicant has provided a strategy to meet the Stormwater Management Policies to manage water flow and runoff volumes due to the parcels location within the Mill Creek Flood Plain.

Should Council support the proposed rezoning, a Development Permit and Development Variance Permit would come before Council to evaluate the form and character and proposed variances in more detail.

4.3 Site Context

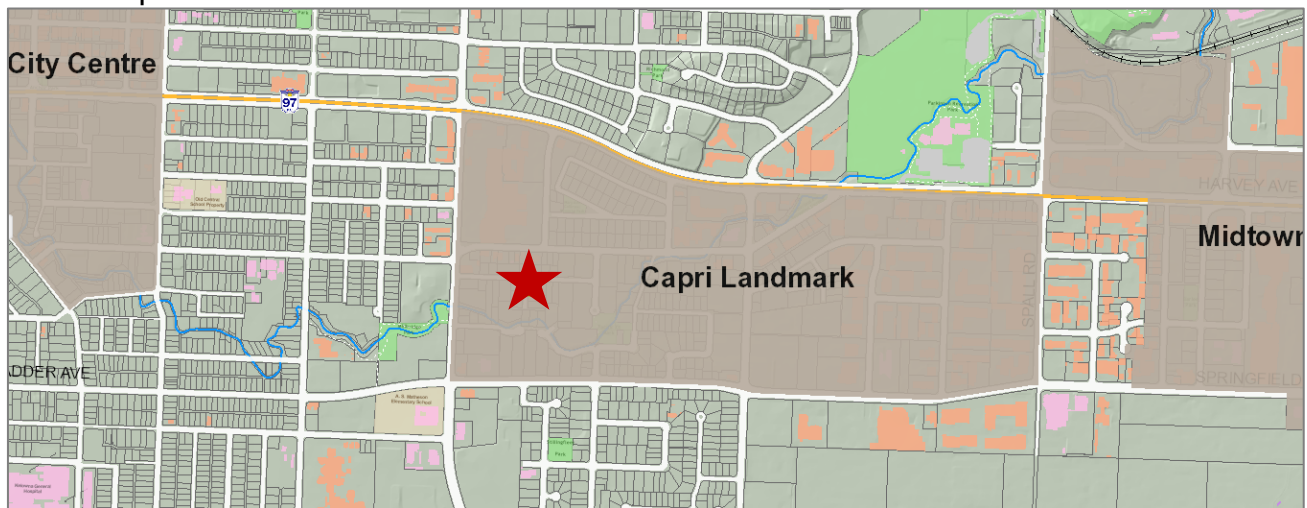
The six subject properties are located within the 'Capri Landmark' Urban Centre, south of Sutherland Avenue between Gordon Drive and Burtch Road. Currently, the general character of Pacific Avenue is single family homes with existing multi-family developments to the east of the project site. The OCP proposes for the area to develop into much higher densities with MRM – Multiple Unit Residential (Medium Density) along the south side of Pacific Avenue and MXR- Mixed Use (Residential/ Commercial) on the north side.

The properties are connected to urban services and are located within the Permanent Growth Boundary. The urban centre is identified as an area prioritized for growth and revitalization.

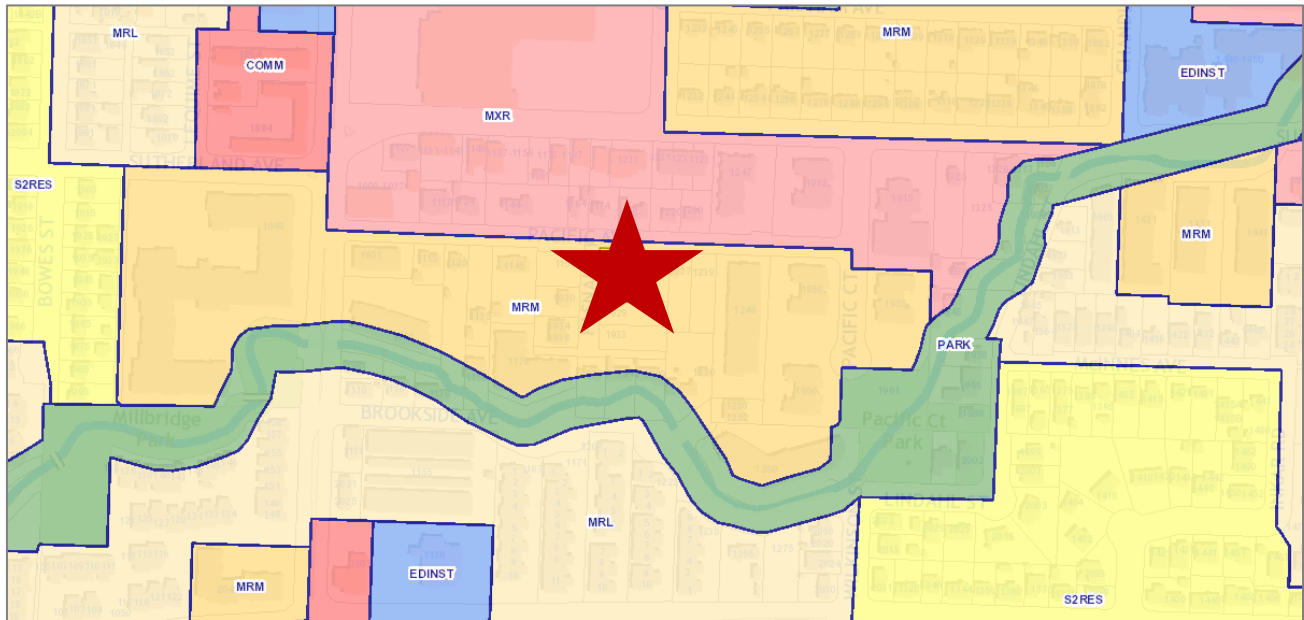
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Detached Dwelling
East	RM5 – Medium Density Multiple Housing	Apartment Housing
South	RU6 – Two Dwelling Housing	Single Detached Dwelling
West	RU6 – Two Dwelling Housing RM1 – Four Dwelling Housing	Single Detached Dwelling Four-plex Housing

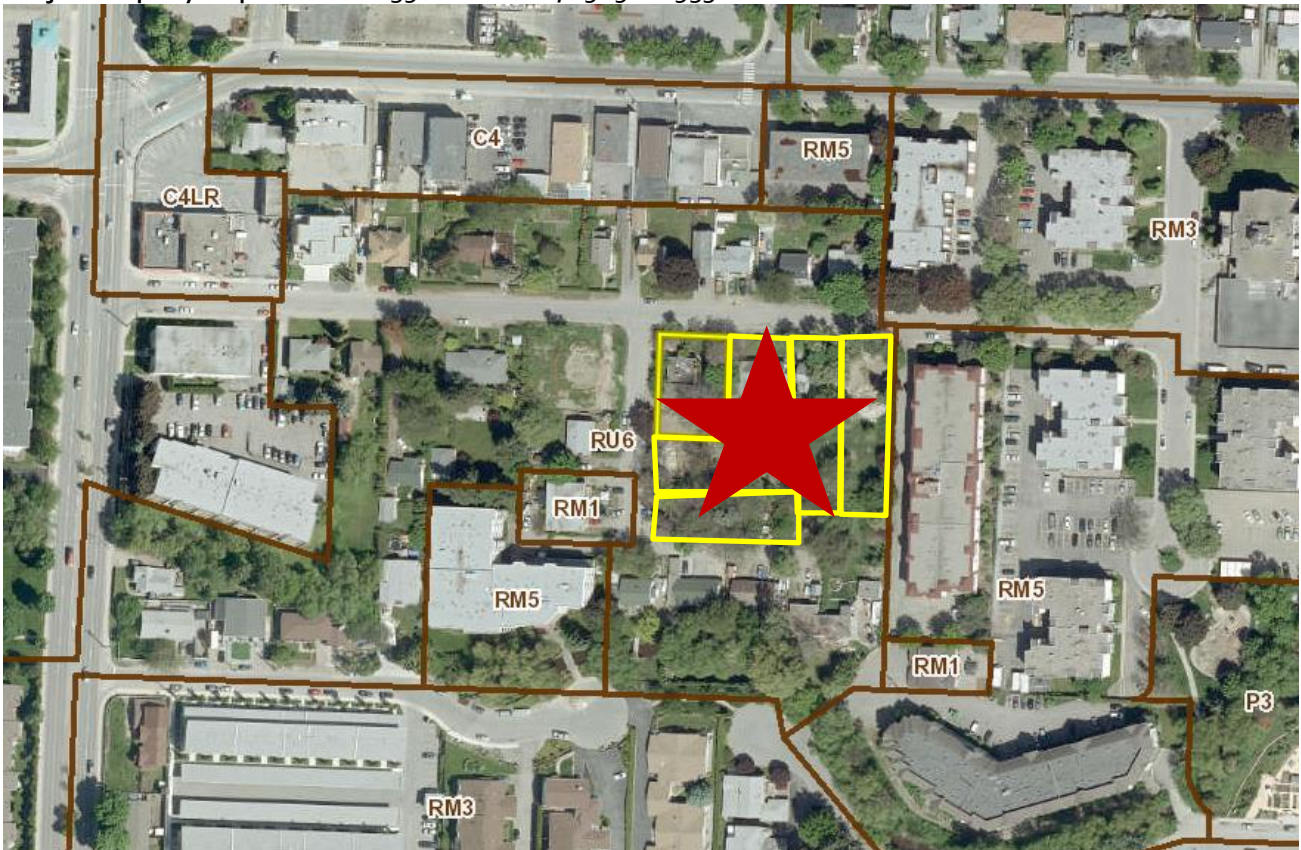
Context Map:



Future Land Use:



Subject Property Map: 1211- 1239 Pacific Ave, 1929 & 1933 Pasmak St



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

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.

Healthy Communities.³ 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.

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

Run-off Volumes.⁵ Manage runoff volumes generated by urban development to minimize changes in water flow and impacts to watershed health.

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 Schedule 'A' dated March 15, 2018.

¹ City of Kelowna Official Community Plan, Goal 1.3.1 (Introduction Chapter).

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

³ City of Kelowna Official Community Plan, Policy 5.27.7 (Development Process Chapter).

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

⁵ City of Kelowna Official Community Plan, Policy 7.23.2 (Infrastructure Chapter).

6.3 Bylaw Services

- There have been a number of complaints over the years with the existing use of the property in regards to unsightly premises, transients loitering, and safety concerns for neighbours.

7.0 **Application Chronology**

Date of Application Received: March 14, 2018

Date Public Consultation Completed: June 8, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Development Engineering Memorandum

Schedule B: Storm Water Management Strategy

Attachment A: Site Plan

Attachment B: Conceptual Renderings