

REPORT TO COUNCIL



Date: July 16, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AW)

Application: Z18-0027 & OCP18-0007 **Owner:** Kelowna Christian Centre Society

Address: 905-907 Badke Road, 155 Bryden Road & 970 Hwy 33 West **Applicant:** New Town Services

Subject: Rezoning and Official Community Plan Amendment Applications

Existing OCP Designation: Multiple Unit Residential (Low Density) & Educational / Major Institutional

Proposed OCP Designation: Multiple Unit Residential (Medium Density)

Existing Zone: RU1 – Large Lot Housing & P2 – Education and Minor Institutional

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Official Community Plan Amendment Application No. OCP18-0007 to amend the City of Kelowna Official Community Plan (2030) by changing the future land use designations of Lot B Section 27 Township 26 ODYD Plan 38076, located at 155 Bryden Road and Lot 18 Section 27 Township 26 ODYD Plan 11286 Except Plan 39705 located at 970 Hwy 33 W, Kelowna, BC from Multiple Unit Residential (Low Density) to Multiple Unit Residential (Medium Density) and a portion of Lot 1 Section 27 Township 26 ODYD Plan KAP55260, located at 905-907 Badke Road from Educational / Major Institutional to Multiple Unit Residential (Medium Density) as shown on Map "A" attached to the Report from the Community Planning Department dated July 16, 2018, be considered by Council;

THAT Rezoning Application No. Z18-0027 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classifications of Lot B Section 27 Township 26 ODYD Plan 38076, located at 155 Bryden Road and Lot 18 Section 27 Township 26 ODYD Plan 11286 Except Plan 39705 located at 970 Hwy 33 W, Kelowna, BC from RU1 – Large Lot Housing to RM5 – Medium Density Multiple Housing and a portion of Lot 1 Section 27 Township 26 ODYD Plan KAP55260, located at 905-907 Badke Road from P2 – Education and Minor Institutional to RM5 – Medium Density Multiple Housing as shown on Map "B" attached to the Report from the Community Planning Department dated July 16, 2018, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the OCP & Zone Amending Bylaws 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 July 16, 2018;

AND THAT final adoption of the OCP & Zone Amending Bylaws be considered subsequent to final registration of the proposed lot consolidation and subdivision and submission of delayed Demolition Permits for the two residences.

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 amend the OCP future land use designations and rezone the subject properties to accommodate a 152-unit multiple residential community located on the corner of Hwy 33 and Bryden Rd.

3.0 Community Planning

Community Planning Staff are supportive of the proposed OCP and rezoning amendments required to accommodate the project that includes 152 residential units spread over 5 apartment buildings. It is seen to meet the objectives and supporting policies of the Official Community Plan (OCP). While an OCP amendment is required to accommodate the proposed RM5 – Medium Density Multiple Housing zone, apartment housing is an allowable use in the P2 zone associated with the church and staff have always anticipated a significant amount of residential development from this property. A majority of the subject properties are located within the Rutland Urban Centre along Hwy 33 West, they are adjacent to bus routes and within walking distance to the commercial core. The properties' Walk Score is 67 (Somewhat Walkable – some errands can be accomplished on foot).

The surrounding area has long been designated for a townhouse for of development with pockets of apartment housing. To fulfill Council Policy No. 367, the applicant hosted a Public Information Session on June 4th, 2018.

Staff are currently tracking height variances associated with three of the five apartment buildings, with two of those proposed for 5 storeys and one 6 storey building. 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 applicant is proposing to develop a total of 5 apartment buildings on site with heights ranging from 4-6 storeys. This project focuses the 4 storey buildings along each road frontage to minimize the massing on the street and transitions to the larger 5 and 6 storey buildings in the centre of the property. A majority of the onsite parking will be located in underground parkades, with a small amount of surface parking in the centre of the project.

The buildings are contemporary and include high quality building materials include fiber cement panels, concrete, aluminum, and glass. The upper storeys for each building step back to help reduce the massing and impact of the proposed development. Roof projections add visual articulation and interest to the roofline while the grade level units are ground oriented where possible to animate the street and internal

courtyard areas. All vehicular access to the site is focused on the northernmost point of the Bryden Rd frontage to maximize the distance from the Hwy 33 intersection and screen the access point from view along the Hwy pedestrian corridor.

4.2 Site Context

The properties, owned by the Kelowna Christian Centre Society, are located on the outer edge of the Rutland Urban Centre along Hwy 33 West.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing & P2 – Education and Minor Institutional	Residential & Church
East	RM3 – Low Density Multiple Housing	Residential
South	Hwy 33 / P1 & RM5	Hwy 33 / Church & Apartment Housing
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 905-907 Badke Road, 155 Bryden Road & portion of 970 Hwy 33 W.



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.

6.0 Technical Comments

6.1 Building & Permitting Department

- Demolition Permits required for existing structures
- Comments for the Building will be provided at time of DP application.

6.2 Development Engineering Department

See attached.

6.3 Fire Department

Approved Construction fire safety plan required prior to construction and updated as required.

6.4 Ministry of Transportation

See Attached.

6.5 Black Mountain Irrigation District

See attached.

¹ Goal 1. (Introduction Chapter 1).

² City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: March 20, 2018

Date Public Consultation Completed: June 4, 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:

Map 'A' – Proposed OCP Amendment

Map 'B' – Proposed Rezoning Amendment

Schedule 'A' – Development Engineering, MoT and BMID requirements

Applicant Letter of Rationale

Site Plan and Conceptual Renderings