

REPORT TO COUNCIL



Date: January 7, 2019
RIM No. 1250-30
To: City Manager
From: Community Planning Department (LK)

Application: Z17-0117
Owner: William Davies, 1136605 B.C. Ltd., Inc. No. BC1136605; 1136499 B.C. Ltd., Inc. No. BC1136499 Sage Mona Holdings Ltd., Inc. No. BC1136607

Address: 1028, 1036 & 1044 Coronation Avenue
Applicant: GTA Architecture Ltd.

Subject: Rezoning Application

Existing OCP Designation: MRM – 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. Z17-0117 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9 & 10 District Lot 138 and of Section 30 Township 26 ODYD Plan 3763 and Lot 1 District Lot 138 ODYD Plan 4282, located at 1026, 1036 & 1044 Coronation 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 Attachment "A" attached to the Report from the Community Planning Department dated January 7, 2019;

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 the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

3.0 Community Planning

The applicant is requesting to rezone the three subject properties from the RU6 – Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone. The proposal for 3-1/2 storey townhouses achieves the maximum allowable FAR of 1.2 when parking is provided under habitable space or screened from view. The 3-bedroom townhouse units meet the OCP goal of providing a greater mix of housing units and ground-oriented housing to provide more family housing choices for people.

Community Planning Staff are supportive of the application to facilitate the development of sixteen 3-storey townhouses. The subject properties are close to the 'City Centre' Urban Centre at 1026, 1036 & 1044 Coronation Avenue between Graham Street and Gordon Drive. The three properties, which will be consolidated, are in close proximity to the Cawston Avenue multi-use corridor. This provides good cycling connectivity to downtown, the Ethel St multi-use corridor, and Rails with Trails. The properties have a Walk Score of 64 (Somewhat Walkable- some errands can be accomplished on foot) and a Transit Score of 42 (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.

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.

4.0 Proposal

4.1 Project Description

The applicant is proposing the construction of a 3-1/2 storey 16-unit townhouse development. Ground-oriented units with entry doors face onto the Coronation avenue facade. The building massing steps back above 2-1/2 storeys, which aids in providing a more pedestrian scaled development and a transition in height to the single family dwellings located across Coronation Avenue to the south.

Parking is provided in a partially underground parkade structure, which is 1.0 m below grade due to the high water table in this location. This allows the development to provide two rows of townhouses with an interior courtyard between them. This successfully screens the above ground portion of the parking podium while providing an outdoor amenity area for the occupants.

4.2 Site Context

The three parcels are located on the north side of Coronation Avenue, which has a Future Land Use of MRM – Multiple Unit Residential (Medium Density). Sensitive Infill Housing (RU7) is situated on the south side of Coronation Avenue. The development is within the Permanent Growth Boundary.

Subject Property Map: 1028, 1036 & 1044 Coronation Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Housing Mix.¹ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Family Housing.² Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g.: location and amenities).

Ground-Oriented Housing.³ Encourage all multiple-unit residential buildings in neighborhoods' with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Attachment 'A' dated October 1, 2018.

¹ City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received:	December 20, 2017
Date of Amended Application Received:	September 27, 2018
Date Public Consultation Completed:	December 6, 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
Schedule B: Project Rendering