

REPORT TO COUNCIL



Date: April 8, 2019

RIM No. 1250-40

To: City Manager

From: Community Planning Department (LK)

Application: TA19-0005

Applicant: City of Kelowna

Subject: Text Amendment Application

Existing OCP Designation: MXR – Mixed Use (Residential/Commercial)

Existing Zone: C4 – Urban Centre Commercial

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA19-0005 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule A, attached to the Report from the Community Planning Department dated April 8, 2019 be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zoning Bylaw Text Amendment Application No. TA19-0005 be considered subsequent to the approval of the Ministry of Transportation;

2.0 Purpose

To amend the C4 – Urban Centre Commercial zone to require functional commercial space on appropriate streets.

3.0 Community Planning

Currently, any parcel with the C4 – Urban Commercial zone requires the provision of commercial space on the main floor even when the street is considered not to be a retail corridor (i.e. primarily residential). The C4- Urban Centre Commercial zone requires a site to provide a functional commercial space on the first floor which must occupy 90% of the street frontage. The proposed amendment would focus the commercial development to the areas located on major streets as indicated by Map 7.3 – 20 Year Major Road Network and Road Classification Plan. This will ensure functional commercial space is provided appropriately on retail streets, and not required in the more residential areas of the Urban Centres. Staff have analyzed the proposed changes in the context of all 5 Urban Centres to ensure appropriateness.

4.0 Proposal

4.1 Project Description

An application for a multiple dwelling housing project at 2080 Benvoulin Court has triggered the proposed Text Amendment. The applicant is proposing a 64-unit multiple dwelling housing project on the site. The 5-storey building would include 18 micro-suite units on the main floor and 16 bachelor units per floor for the remain four floors. The project is aimed at providing housing for youth that are capable of living on their own with some minor levels of support provided. The main floor units would be rented to a youth service provider who would determine the candidates to live in the building and the other units would be regular market rental units.

The Zoning Bylaw currently requires the street facing frontage to be occupied by commercial units. When staff reviewed the project site in context with the neighbourhood, it was determined that Benvoulin Court is not an appropriate area for commercial development. Staff would prefer to see the commercial nodes focused on the appropriate roadways as indicated on the excerpt of the 20 Year Major Roads Map below.

Staff are supportive of the Text Amendment to the C₄ – Urban Commercial zone to limit the location of required commercial development to collector and arterial roads as identified in the OCP Map 7.3 – 20 Year Major Roads.

4.2 Context

Example Subject Property Map: 2080 Benvoulin Court



Map 7.3 – 20 Year Major Roads:

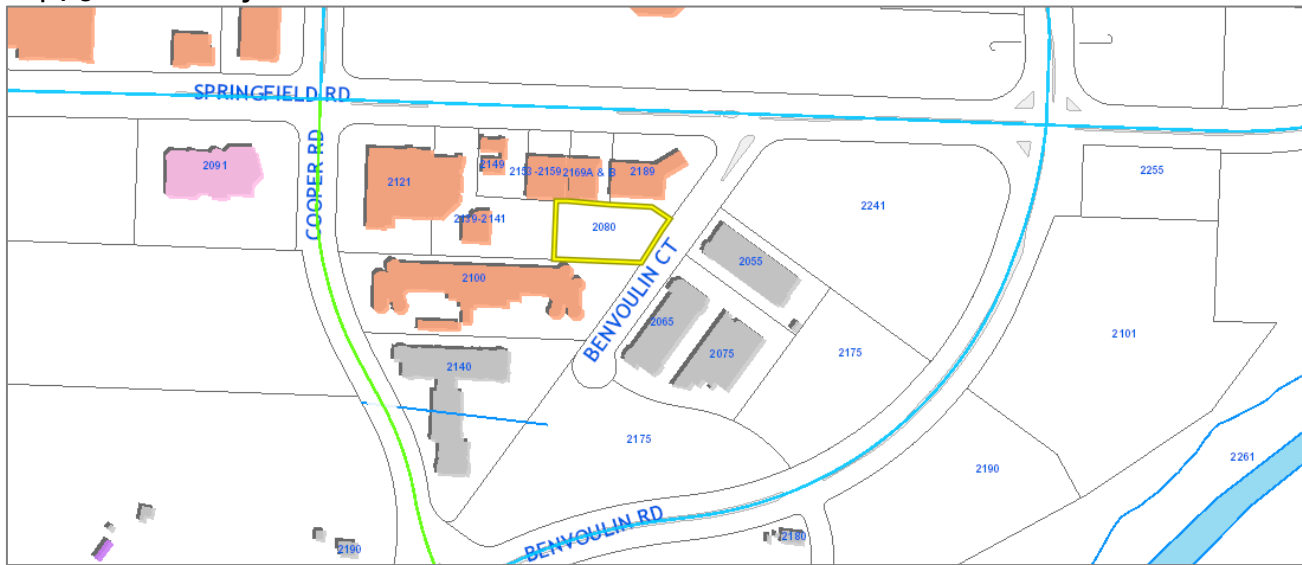


Figure 1 – Green indicates a 2-lane arterial road and light blue indicates a 4-lane arterial road.

5.0 Application Chronology

Date of Application Received: Jan 9, 2019
Date Public Consultation Completed: February 24, 2019

Report prepared by: Lydia Korolchuk, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion by: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Proposed Text Amendment
Site Plan & Rendering