REPORT TO COUNCIL

Date:	May 6, 2019		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	OCP18-0021 & Z18-0118	**Owner:**	West Avenue – Mission Group Rentals Ltd., Inc. No. BC1151526
Address:	454 & 464 West Avenue	**Applicant:**	Mission Group Rentals Ltd.
Subject:	OCP Amendment & Rezoning Application		
Existing OCP Designation:	MRM – Multiple Unit Residential (Medium Density)		
Proposed OCP Designation:	MXR – Mixed Use (Residential/Commercial)		
Existing Zone:	RU1 – Large Lot Housing and RU6 – Two Dwelling Housing		
Proposed Zone:	C4 – Urban Centre Commercial		

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0021 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Amended Lot 3 (DD 138121F) and Amended Lot 4(DD 138122F) District Lot 14 ODYD Plan 3056, located at 454 and 464 West Avenue, Kelowna, BC from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential/Commercial) designation, be considered by Council;

AND THAT the Official Community Plan Future Land Use Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated May 6, 2019;

THAT Rezoning Application No. Z18-0118 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Amended Lot 3 (DD 138121F) and Amended Lot 4(DD 138122F) District Lot 14 ODYD Plan 3056, located at 454 and 464 West Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing and the RU1 – Large Lot Housing zones to the C4 – Urban Centre Commercial 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 Official Community Plan Map Amending Bylaw and 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 May 6, 2019;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered subsequent to the Applicant registering on title a Section 219 Covenant (to restrict commercial uses to the main floor and that the remainder of the building be residential uses);

AND FURTHER THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject properties.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation and to rezone the subject properties to facilitate the development of apartment housing.

3.0 Community Planning

The applicant is requesting an Official Community Plan amendment from MRM – Multiple Unit Residential (Medium Density) to MXR – Mixed Use (Residential/Commercial) and rezoning from RU1 – Large Lot Housing and RU6 – Two Dwelling Housing zone to the C4 – Urban Centre Commercial zone.

Community Planning Staff are supportive of the applications to facilitate the development of apartment housing mixed-use project. The subject development site is located within the South Pandosy Urban Centre on West Avenue half a block west of Pandosy Street. The parcel has a Walk Score of 86 (Very Walkable – Most errands can be accomplished on foot) and a Transit Score of 38 with a few nearby transportation options in the area. The development is in proximity of many nearby amenities including parks, restaurants, shops and recreational opportunities in the immediate area.

The C4 – Urban Central Commercial zone allows the applicant to design a building with greater density and no setback requirements (appropriate in the urban context) as compared with the RM5 – Medium Density Housing zone. The OCP Amendment and Rezoning would also allow the building to contain main floor commercial development of which Staff are supportive to contribute to the South Pandosy shopping and retail experience. To ensure that commercial development is limited to the main floor only and that the remainder of the building is residential in nature, the applicant will be required to register on title a Section 219 Covenant prior to adoption of the Rezoning Bylaw.

To fulfill Council Policy No. 367 for 'OCP Amendment Major' and 'Zoning Major' applications, the applicant held a public information session on April 2, 2019 at Raymer Elementary School Gymnasium located at 627 Raymer Avenue. The open house was held from 4:30 - 6:30p m. The session was advertised in the Kelowna Daily Courier on Tuesday, March 19, 2019.

Staff have reviewed this application and it may proceed without affecting the City's Financial Plan or the Waste Management Plan.

4.0 Proposal

4.1 Project Description

The applicant is proposing to construct a 6-storey 48-unit purpose built rental housing project on the subject property. The units will vary in size to include 25 one-bedroom units, 21 two-bedroom units and 2 three-bedroom units. The development fronts onto West Avenue and would incorporate street level retail uses to provide a stronger, contiguous urban interface to the street along with the existing commercial on

the north side of West Avenue. The building massing is focused to the east side of the site, away from the residential uses to the west. The additional two storeys of building height allows for a reduced building footprint above the main floor which also reduces the amount of shadowing cast on adjacent parcels. The building design provides for a landscaped rooftop amenity area at the second-floor level.

One level of at-grade structured parking is provided with access from the rear laneway. Additional visitor and commercial at-grade parking stalls are provided along the laneway. There are five floors of dwelling units above the retail/parking podium. Each unit provides balconies to meet the amenity space requirements.

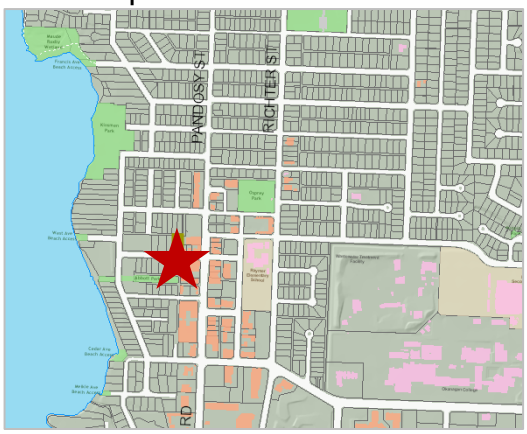
Staff is supportive of the OCP Amendment and Rezoning applications as there has been limited redevelopment in the South Pandosy Area which includes residential rental units. Staff are tracking one variance to increase the maximum building height from four to six storeys. The applicant would be providing payment for five parking stalls to the Cash In Lieu of Parking Bylaw No. 8125 and will not require a parking variance.

The proposed development is supported by OCP Policies for Healthy Communities and Housing Mix which encourages a diversity of housing types, tenure, and size.

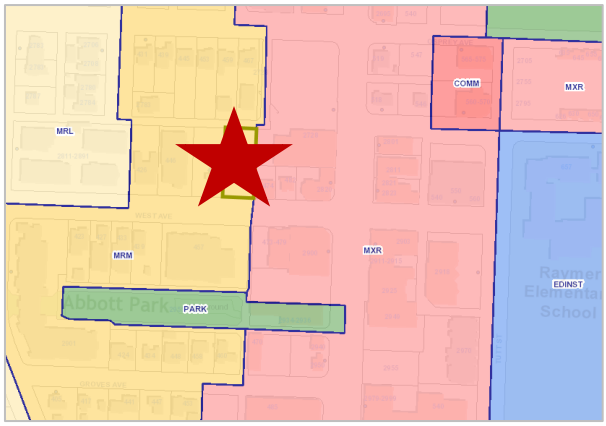
4.2 Site Context

The subject property is located within the South Pandosy Urban Centre and is half a block off of Pandosy Street on West Avenue.

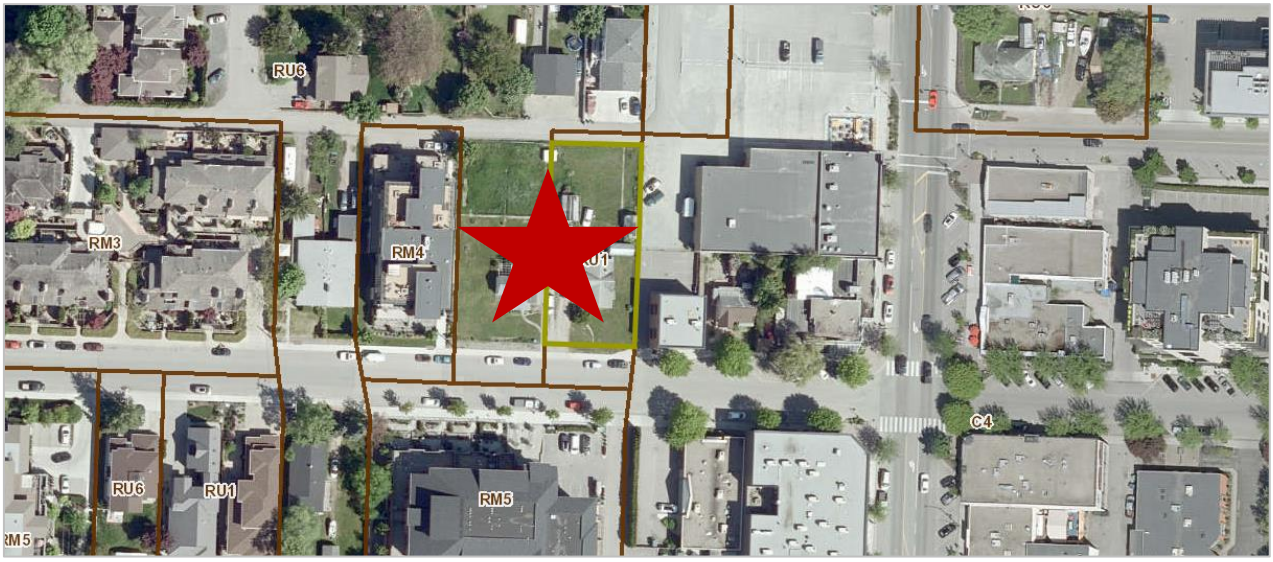
Context Map:



Future Land Use:



Subject Property Map: 454 & 464 West Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

New Housing Distribution.[1] The development of new housing between 2010 and 2030 is projected to occur as a function of both development / redevelopment in some areas, and development initiatives in new growth areas. Based on previous planning initiatives, and approved projects within the community, a pattern of housing growth is projected to occur on a distribution of 57% multiple unit and 43% single / two unit. To meet these goals, Table 3.5 in the OCP calls for an additional 1150 multi-family units added to the South Pandosy area.

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.

[1] City of Kelowna Official Community Plan, Table 3.5 (Growth Projections Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).
[4] City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments applicable to the OCP Amendment and Rezoning applications.

6.2 Development Engineering Department

- Refer to Attachment 'A' dated June 7, 2018.

7.0 Application Chronology

Date of Application Received: December 11, 2018
Date Public Consultation Completed: April 2, 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:

Attachment A: Development Engineering Memorandum
Site Plan
Conceptual Rendering