

REPORT TO COUNCIL



Date: June 24, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z18-0091

Owner: Jabs Construction Ltd., Inc. No. BC00060327

Address: 2175 Benvoulin Court

Applicant: GTA Architecture Ltd.

Subject: Rezoning Application

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

Existing Zone: A1 – Agriculture 1

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0091 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 128 ODYD Plan KAP89861, located at 2175 Benvoulin Court, Kelowna, BC from the A1 – Agriculture 1 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 June 24, 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 property to facilitate the development of apartment housing.

3.0 Community Planning

Community Planning Staff are supportive of the rezoning application. The applicant is seeking to rezone the subject property from A1 – Agriculture 1 to RM5 – Medium Density Multiple Housing zone in order to facilitate the development of three purpose-built rental apartment buildings on a parkade podium. The

project meets the Official Community Plan (OCP) Future Land Use designation of MRM – Multiple Unit Residential (Medium Density).

The development will trigger the requirement for the construction of Mayer Road to connect from Benvoulin Road to Benvoulin Court along the north property line. The Benvoulin Rd/Mayer Rd intersection will be a right-in/right-out intersection with the cost of the road construction shared between the subject site and the Society of Hope site to the North.

The subject property is well served by nearby amenities including parks, restaurants, shopping centres, farmers' market as well as transportation options. The property is in close proximity to the Mission Park Greenway and multiple bicycle network choices. The site has a Walk Score of 58 (Somewhat Walkable – some errands can be accomplished on foot) and a Transit Score of 48 (Some Transit- A few nearby public transportation options). The development proposal includes three proposed apartment buildings which should fit the context of the neighbourhood with several existing apartment buildings on Benvoulin Court.

Public consultation was undertaken by the applicant in accordance with Council Policy No. 367 by contacting all of the neighbours within a 50 m radius of the subject property. The applicant also hosted a public information session on Tuesday, May 14 from 5-7 pm at the Ramada Hotel and Conference Centre.

4.0 Proposal

4.1 Project Description

The applicant is proposing to construct three 5-storey apartment buildings, including a partially buried single level parkade podium. The project would be completed in three phases consisting of 169 rental units that range in size from bachelor to two-bedroom units. Variance requests to height and site coverage are expected, and will be considered by Council at a later date in conjunction with the Development Permit.

Parking requirements will be met through the provision of underground parking providing 164 stalls along with 90 at-grade parking stalls along the west side of the site. The primary site access is from Benvoulin Court for the at-grade and underground parking for two of the three buildings. The third building will have separate access from Mayer Road, which will be extended along the north property line.

The parkade podium level provides a vast amenity area for the use of the residents, including a plaza, seating, and open green space. Extensive landscaping will be provided on the podium with enhanced landscape buffers along Benvoulin Road to meet the Ministry of Agriculture's edge planning guidelines for properties adjacent to the Agricultural Land Reserve (ALR).

Currently, there is an open-air irrigation channel extending across the parcel. This channel will be piped and re-aligned around the perimeter of the parcel. The alignment is still under discussion and will be further addressed upon review of the applications for the Development Permit and associated variances.

4.2 Site Context

The subject property 3.31 acres in area and is within the Midtown Urban Centre. It is on Benvoulin Court, which is accessed from Springfield Road. Cooper Road is situated to the west of the site and Benvoulin Road extends along the southeast of the site. Mayer Road will be constructed to connect between Benvoulin Court and Benvoulin Road. The properties to the east, south, and southwest are within the ALR. The parcel is within both the Permanent Growth Boundary and the Midtown Urban Centre.

Subject Property Map: 2175 Benvoulin Court



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).

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Attachment 'A' dated September 6, 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).

7.0 Application Chronology

Date of Application Received: August 15, 2018

Date of Public Information Meeting: May 14, 2019

Report prepared by: Lydia Korolchuk, Planner II

Reviewed by: Laura Bentley, Urban Planning Manager

Approved for Inclusion by: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum

Schedule A: Site Plan

Schedule B: Project Rendering