REPORT TO COUNCIL

Date:	July 29, 2019		
RIM No.	1250-30		
To:	Council		
From:	City Manager		
Application:	Z19-0058	**Owner:** 1094 Lawson Avenue Ltd. Inc. No. BC1176688	
Address:	1450 Gordon Dr. & 1094 Lawson Ave.	**Applicant:** New Town Services	
Subject:	Rezoning Application		
Existing OCP Designation:	Medium Density Multiple Unit Residential (MRM)		
Existing Zone:	RM4 – Transitional Low Density Housing & RU6 – Two Dwelling Housing		
Proposed Zone:	RM5 – Medium Density Multiple Housing		

1.0 Recommendation

THAT Rezoning Application No. Z19-0058 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 138 ODYD Plan 3809, located at 1450 Gordon Dr., Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone;

AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2 District Lot 138 ODYD Plan 3809, located at 1094 Lawson Ave., Kelowna, BC from the RM4 – Transitional Low Density 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 Schedule "A" attached to the Report from the Development Planning Department dated July 29, 2019;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the consolidation of Lots 1 & 2 District Lot 138 ODYD Plan 3809;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

2.0 Purpose

To consider a proposal to rezone the subject properties from RM4 – Transitional Low Density Housing and RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing to facilitate development of an apartment building.

3.0 Development Planning

Development Planning Supports the proposed rezoning to RM5 – Medium Density Multiple Housing.

To begin with, the subject properties have a Future Land Use Designation of Medium Density Multiple Unit Residential (MRM) in the Official Community Plan (OCP), which supports the proposed RM5 zone. Second, the subject properties are within the Core Area of the City's Permanent Growth Boundary (PGB), and are in close proximity to both the City Centre and the Capri Landmark Urban Centres and Capri Centre itself. In addition, the site is on Gordon Dr, a major arterial and mixed-use corridor south towards Harvey Avenue, and is within 500 m of the Highway 97 transit corridor. Further, the site has good access to both pedestrian and cycling infrastructure. Finally, the site is in close proximity to numerous amenities, including Martin Park (~200 m) and has a Walk Score of 74, considered to be Very Walkable—most errands can be accomplished on foot. For all these reasons, the site is well suited to additional residential density in line with the RM5 zone.

4.0 Proposal

4.1 Background

The subject properties currently sit vacant. 1450 Gordon Dr. was previously occupied with a single family home, while 1094 Lawson Ave. was previously used as a parking lot.

The applicant completed Neighbourhood Consultation on July 5, 2019.

4.2 Project Description

The applicant proposes to rezone from RM4 (1094 Lawson Ave.) and RU6 (1450 Gordon Dr.) to RM5.

The applicant has also submitted a Development Permit application for a 4.5 storey apartment building with 40 units (see Attachment "A" for the Concept Plan). The Development Permit application would be considered at a future date, should Council support the rezoning.

4.3 Site Context

The subject properties are located at the northeast corner of Gordon Dr. and Lawson Ave. Single family homes are found to the north, east, and south of the site. These properties are all zoned RU6 – Two Dwelling Housing and have a Future Land Use Designation of Medium Density Multiple Unit Residential (MRM), which anticipates multiple dwelling housing up to 4.5 storeys in height.

The property to the west is zoned RU7 – Infill Housing, and a fourplex was built on the property in 2017.

The property to the southeast is the Centuria development, zoned CD17 – Mixed Use Commercial-High Density with a 16 storey, 147 unit residential tower with commercial retail units at grade.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Family Home
East	RU6 – Two Dwelling Housing	Single Family Home
South	RU6 – Two Dwelling Housing	Single Family Home
West	RU7 – Infill Housing	Fourplex

Subject Property Map: 1450 Gordon Dr. & 1094 Lawson Ave.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas.

Policy .2 **Compact Urban Form**. 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 Development Engineering Department

- See Schedule A.

7.0 Application Chronology

Date of Application Received:	April 15, 2019
Date Neighbourhood Consultation Completed:	July 5, 2019

Report prepared by: Aaron Thibeault, Planner II

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package