

REPORT TO COUNCIL



Date: July 15, 2019

RIM No. 1250-30

To: Council

From: City Manager

Application: OCP19-0003 / Z19-0055

Owner: KGI Kingsway Homes Ltd., Inc.
No. BC1154888

Address: 710-720 KLO Rd and 2959-2963
Richter St

Applicant: New Town Architecture &
Engineering Ltd.

Subject: Official Community Plan Amendment and Rezoning Application

Existing OCP Designation: MRL- Multiple Unit Residential (Low Density)

Proposed OCP Designation: MRM- Multiple Unit Residential (Medium Density)

Existing Zone: RU6- Two Dwelling Housing and RM1- Four Dwelling Housing

Proposed Zone: RM5- Medium Density Multiple Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP19-0003 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 6 District Lot 135 Osoyoos Division Yale District Plan 3632, located at 2959-2963 Richter St, Kelowna, BC, and Lot 7 District Lot 135 Osoyoos Division Yale District Plan 3632, located at 710-720 KLO Rd, Kelowna, BC, from the MRL - Multiple Unit Residential (Low Density) designation to the MRM - Multiple Unit Residential (Medium Density) designation be considered by Council;

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

AND THAT Council considers the Public Information Session process to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated July 15, 2019;

THAT Rezoning Application No. Z19-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 District Lot 135 Osoyoos Division Yale District Plan 3632, located at 2959-2963 Richter St from the RU6 - Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone and Lot 7 District Lot 135 Osoyoos Division Yale District Plan 3632, located at 710-720 KLO Rd Kelowna,

BC from the RM1 - Four Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to 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 Engineering Department dated March 7, 2019;

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

2.0 Purpose

To amend the Official Community Plan from MRL - Multiple Unit Residential (Low Density) to MRM - Multiple Unit Residential (Medium Density) and to rezone the subject properties to RM5 – Medium Density Multiple Housing to allow for the future development of multiple dwelling housing.

3.0 Development Planning

Staff are supportive of the proposed Official Community Plan Amendment and Rezoning applications to facilitate the future development of a 5-storey, 99-unit multiple dwelling housing development. The proposed change to the OCP designation allows for a larger building in terms of height and density. Planning is supportive of this change as the subject property is located on a high-profile intersection at the corner of two major arterial roads within an Urban Centre.

The subject properties are centrally located in the South Pandosy Urban Centre on the corner of KLO Rd and Richter St and require lot consolidation to accommodate future development. Both properties have rear lane access, which will be maintained. The proposed development is intended to attract the student population from Okanagan College due to its proximity to the college, everyday amenities and employment opportunities. The site is well serviced by public transit, cycling and pedestrian infrastructure.

Staff are supportive of achieving residential density within Urban Centres, and the proposal is well aligned with key directions of the Healthy Housing Strategy and OCP housing policies. The proposed OCP amendment and zone will allow for the landowner to provide studio style apartment units within the South Pandosy Urban Centre. The tenure structure of the proposal is to be determined based on further market analysis.

On June 19, 2019, the applicant hosted a community information session as per Council Policy 367. Three event attendees filled out public surveys, which are attached in Schedule 'C' of this report.

4.0 Proposal

4.1 Project Description

The subject site is currently two separate lots, and each contain semi-detached residential housing. "KLO Gardens" proposes the future development of a 5 storey, 99-unit multiple dwelling housing development with a proposed floor area ratio (FAR) of 1.345. Four studio style unit types will be offered to residents. A Development Permit and Development Variance Permit have been submitted. The following variances are being tracked by staff:

- Proposed height from 4.5 storeys permitted to 5 storeys (14.51 m) proposed;
- Site coverage from 50% permitted to 74.3% proposed; and

- Proposed parking from 99 stalls required to 62 stalls proposed, including visitor stalls. Cash in lieu will be collected on the balance of the stalls

4.2 Site Context

The subject properties are in the South Pandosy Urban Centre on the corner of KLO Rd and Richter St. The site is bordered by a single family dwelling to the north, laneway access to the east, KLO Rd to the south, and Richter St to the west. The site is in the Revitalization Development Permit Area (DPA) and is subject to review under the revitalization urban design guidelines. The Sensitive Infill DPA associated with the RU7 zone is located directly east of the subject site.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM1- Four Dwelling Housing	Single Dwelling Housing
East	RU7- Infill Housing and RU6- Two Dwelling Housing	Single Dwelling Housing and Two Dwelling Housing
South	C5- Transitional Commercial	Health Services
West	RM3- Low Density Multiple Housing	Multiple Dwelling Housing

Subject Property Map: 710-720 KLO Rd and 2959-2963 Richter St



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 3: Growth Projections

20 Year Development Projection: The development of new housing is projected to occur as a function of both development/redevelopment in some areas, and development initiatives in new growth areas. New housing distribution indicates 1,150 multi-family units for the South Pandosy area between 2010 and 2030.

Chapter 4: Future Land Use

MRM – Multiple Unit Residential (Medium Density). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM₄ – Transitional Low Density Housing and RM₅ – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

Chapter 5: Development Process

Policy 5.2.4 Complete Communities. Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service- a bus every 30 minutes.

Policy 5.3.2 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.

Policy 5.22.11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

6.o Application Chronology

Date of Application Received: February 26, 2019

Date Public Consultation Completed: June 19, 2019

Report prepared by: Jocelyn Black, Planner Specialist

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: Site Plan

Attachment B: Conceptual Rendering

Attachment C: Public Information Session Summary