

REPORT TO COUNCIL



Date: February 3, 2020

To: Council

From: City Manager

Department: Development Planning

Application:	Z17-0117	Owner:	1136605 B.C. Ltd., Inc. No. BC1136605 Sage Mona Holdings Ltd., Inc No. BC1136607 1136499 B.C. Ltd., Inc. No. BC1136499
Address:	1028, 1036 & 1044 Coronation Avenue	Applicant:	New Town Architecture
Subject:	Rezoning Application		
Existing OCP Designation:	MRM – Multiple Unit Residential (Medium Density)		
Existing Zone:	RU6 – Two Dwelling Housing		
Proposed Zone:	RM5 – Medium Density Multiple Housing		

1.0 Recommendation

THAT Council rescind Second and Third Readings of Rezoning Bylaw No. 11731;

AND THAT Rezoning Application No. Z17-0117 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9 & 10 District Lot 138 and of Section 30 Township 26 ODYD Plan 3763 and Lot 1 District Lot 138 ODYD Plan 4282, located at 1026, 1036 & 1044 Coronation Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw No. 11731 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 Development Planning Department dated February 3, 2020;

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 properties.

2.0 Purpose

To rescind second and third readings of Bylaw No. 11731 and to consider an amended application to rezone the subject properties from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

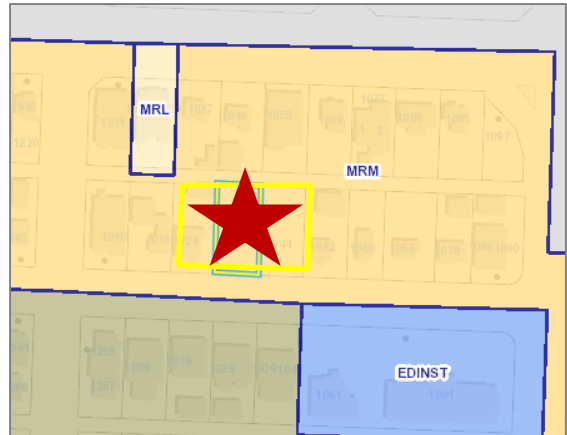
3.0 Development Planning

Staff are requesting that Council rescind Second and Third Readings of Bylaw No. 11731 in order to return the Bylaw to first reading. This request is due to the magnitude of changes the applicant has proposed. The modification to the proposal includes changing the multi-family building from a townhouse development to an apartment building, which impacts many of the zoning regulations within the RM5 – Medium Density Multiple Housing Zone. Staff will bring forward the form and character Development Permit and associated variances should Council support the amended Rezoning Bylaw.

The applicant is requesting to rezone the three subject properties from the RU6 – Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone. The proposal for a condominium development achieves a FAR of 1.17 with a maximum FAR of 1.2 allowed within the zone. The development will provide ground-oriented housing along with adding to the housing options within the existing neighbourhood.

The proposed development is consistent with the Official Community Plan (OCP) Future Land Use of MRM - Multiple Unit Residential (Medium Density). The MRM designation extends from Clement Avenue to the north side of Coronation Avenue with SIH – Sensitive Infill Housing extending south along Coronation Avenue. The surrounding neighbourhood is an area in transition with a number of projects in the development stage. The proximity to downtown provides nearby amenities including parks, restaurants, shops and recreational opportunities in the immediate area.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within 50 m radius of the subject parcel.



4.0 Proposal

4.1 Background

The original application was before Council for Initial Consideration on January 7, 2019 and the Public Hearing followed on January 29, 2019. The application consisted of 16-townhouse units which were designed to achieve the maximum FAR of 1.2 allowed for the site. Staff was supportive of the development proposal as it provided a housing type that was lacking within the neighbourhood.

During the past year, the property owners observed changes in Kelowna's real estate market which prompted a decision to redesign the project from 16 townhouses to a 36-unit condominium development. Due to the shift in the direction of the project, it was determined that the new proposal should be evaluated on its merits. Therefore, second and third reading of the current Bylaw should be rescinded, and the Bylaw sent to Public Hearing again for consideration.

4.2 Project Description

The applicant is proposing the construction of a 4-1/2 storey 36-unit condo development. Four ground-oriented units with patios providing direct access to the street front the Coronation Avenue facade. The development provides generous setbacks to both the east and west sides of the site. This aids in providing a transition to the adjacent existing single-family dwellings and lessens overlook concerns to the properties. The material selections and articulated façade along with the enhanced landscaping provides visual interest and lends to achieving a pedestrian scaled development along Coronation Avenue.

The majority of the required parking is provided in a partially underground parkade structure, which is 1.0 m below grade due to the high-water table in this location. This allows for ground-oriented, landscaped patios to screen the above ground portion of the parking podium while providing an outdoor amenity area for the occupants. Fourteen parking spaces are provided along the rear lane with two access points to the structured parking which provides a further 40 parking stalls to meet Zoning Bylaw requirements.

Staff are tracking two variances, site coverage and parking stall ratios. The site coverage variance would apply to both the site coverage of building and the site coverage of building, driveways and parking area. The variance is requested in order to accommodate the partially above ground parking structure.

Should Council support the Rezoning bylaw, staff will bring forward a report to Council with a detailed review of the design guidelines for the Development Permit and a Development Variance Permit for Council's consideration of the variances.

4.3 Site Context

The three parcels are located on the north side of Coronation Avenue, which has a Future Land Use of MRM – Multiple Unit Residential (Medium Density). Sensitive Infill Housing (RU7) is situated on the south side of Coronation Avenue. The development is within the Permanent Growth Boundary.

Subject Property Map: 1028, 1036 & 1044 Coronation Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .1 Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outside the PGB for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

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 per ha 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.

Objective 5.22 Ensure context sensitive housing development

Policy .7 Healthy Communities. 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.

Policy .11 Housing Mix. Support a greater mix of housing unit size, form and tenure in multi-unit residential and mixed-use developments.

6.0 Application Chronology

Date of Application Received:	December 20, 2017
Date of Initial Consideration:	January 7, 2019
Date of Public Hearing:	January 29, 2019
Date of Amended Drawing Package Received:	September 20, 2019

Report prepared by: Lydia Korolchuk, Planner II

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package