

REPORT TO COUNCIL



Date: May 4, 2020

To: Council

From: City Manager

Department: Development Planning

Application: OCP20-0009/Z19-0056 **Owner:** Whitfield Hall Developments Inc., Inc. No. A0096060

Address: (S OF) Academy Way **Applicant:** CTQ Consultants Ltd.

Subject: Rezoning and Official Community Plan Amendment Application

Existing OCP Designation: S2RESH – Single / Two Unit Residential - Hillside

Proposed OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU1h – Large Lot Housing (Hillside Area)

Proposed Zone: RM2h – Low Density Row Housing (Hillside Area)

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0009 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation for portions of Lot C, Section 3, Township 23, ODYD, Plan EPP33993, Except Plan EPP66986 located at (S OF) Academy Way, Kelowna, BC from the S2RESH – Single / Two Family Residential Hillside to the MRL – Multiple Unit Residential (Low Density) designation, as shown on Map “A” attached to the Report from the Development Planning Department dated May 4th, 2020 be considered by Council;

THAT Rezoning Application No. Z19-0056 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for a portion of Lot C, Section 3, Township 23, ODYD, Plan EPP33993, Except Plan EPP66986 located at (S OF) Academy Way, Kelowna, BC from the RU1h – Large Lot Housing (Hillside Area) to RM2h – Low Density Row Housing (Hillside Area), as shown on Map “B” attached to the Report from the Development Planning Department dated May 4th, 2020 be considered by Council;

AND THAT the Official Community Plan Amendment and 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 May 4th, 2020;

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

2.0 Purpose

To amend the Official Community Plan designation from S2RESH – Single / Two Family Residential Hillside to the MRL – Multiple Unit Residential (Low Density) and rezone the subject property from RU1h – Large Lot Housing (Hillside Area) to RM2h – Low Density Row Housing (Hillside Area) to accommodate a 142 unit rental development.

3.0 Development Planning

Development Planning Staff are recommending support for the proposed OCP and Rezoning amendments to facilitate a future multi-family rental development. The proposal is generally consistent with the OCP and meets the intent of the overall University South and University Heights Area Structure Plan.

The property was rezoned as part of the original area structure plan more than a decade ago and designated primarily for single family residential development. The proposed amendments would allow for a higher density of units in a mix of multi-family buildings for rental purposes. Staff believe that the proposal fits well within the surrounding University Heights neighborhood and allows for a mix of housing types and rental units which will benefit the area and the UBCO campus.

4.0 Proposal

4.1 Project Description

The proposed development is located on the south end of a larger phased development parcel which is predominately single family residential and includes Acadia Street, Yorkville Street and Concordia Street. The sites primary access will be from Vint Road with an emergency access to the north-west and the future extension of Acadia Street. The proposal is for a private development of a 142 rental purposed units to be completed over two phases. The total number of units would consists of a mix of 2, 4, 6 and 8 plex buildings with two and three bedroom units. Access to the units would be provided off a looping internal access road with parking in a mix of surface stalls and attached garages.

The project demonstrates substantial private amenity open space including a nature playground, community garden, accessibility playground and a network of internal walking trails. Public access is not proposed through the development, however existing park dedication on the south and east of the site will be utilized and allow for public trail connectivity from Vint road to the existing park and open space to the east.

The proposal is considered consistent with the adjacent developments in the University Heights neighborhood including Academy Ridge and Deerhurst Estates to the north east.

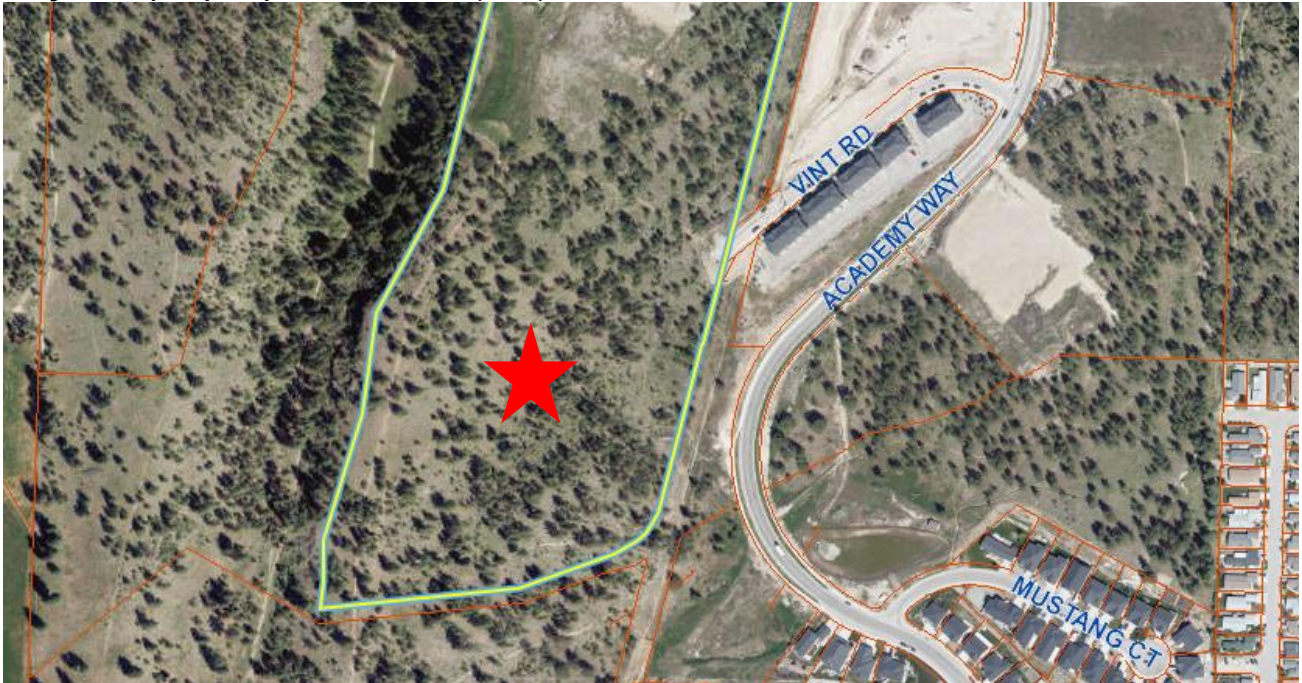


SITE AERIAL / LOOKING NORTH EAST
DISCLAIMER: SITE RENDERING IS AN ARTISTIC IMPRESSIONS ONLY
FOR FORM AND CHARACTER AND NOT AN ACCURATE
REPRESENTATION OF FINAL ARCHITECTURE, LANDSCAPE OR
CIVIL DESIGN; REFER DETAILED DESIGN DRAWINGS FOR THE
APPLICABLE DISCIPLINE.

4.2 Site Context

The subject property is located in the Highway 97 City Sector and accessed from Vint Road and ultimately Academy Way. The surrounding neighborhood is primarily residential with single family to the north and multi family townhouses to the east. The site is bordered by large dedicated park to the west and a trail connection in the south east.

Subject Property Map: (S OF) Academy Way



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

6.0 *Objective 5.2 Develop Sustainably*

7.0 *Policy .3 Complete Suburbs.* Support a mix of uses within Kelowna’s suburbs, in accordance with “Smart Growth” principles to ensure complete communities. Uses that should be present in all areas of the City, at appropriate locations, including commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

8.0 *Policy .5 Integrated Land Use.* Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.

9.0 Technical Comments

9.1 Development Engineering Department

- Refer to Development Engineering Memo dated March 13, 2019.

10.0 Application Chronology

Date of Application Received: March 12, 2019

Date Public Consultation Completed: August 1, 2019

Report prepared by: Wesley Miles, Acting Community and Development Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments

Schedule A: Development Engineering Memorandum

Attachment A: Conceptual Site Layout

Map A: OCP Amendment

Map B: Zoning Bylaw Amendment