

3.0 Development Planning

The subject property is located between the downtown Urban Centre and the Capri-Landmark Urban Centre within close proximity to the Bernard Avenue corridor. The subject property is within close proximity to services, employments, and nearby amenities including parks, restaurants, and shops. The property is also close to the Ethel Street Active Transportation corridor providing good cycling connectivity to various core destinations. The properties' Walk Score is 72 (Very Walkable – most errands can be accomplished on foot).

The application is a rezoning to the RM5 – Medium Density Multiple Housing in order to facilitate the construction of a proposed four floor apartment building with half sunk parkade. The zone and the proposed land use are consistent with the Official Community Plan future land use designation of MRM – Multiple Unit Residential (Medium Density). Staff are recommending support for the proposed rezoning.

4.0 Proposal

4.1 Project Description

There is an existing single-family dwelling on the lot which is proposed to be demolished. The applicant is proposing a construction of a new apartment building. The proposal contains four floors with a parkade sunk halfway into the ground.

Staff are currently tracking five variances proposed for the initial application. The first three variances are related to setbacks and the last two variances are related to parking stall sizes. Should the land use be supported by Council, Staff will bring forth a Council report for the Development Permit and Development Variance Permit detailing the form and character conformance to the design guidelines with analysis on the proposed variances.

4.2 Site Context

The subject property is located between two urban centres: Capri-Landmark to the South-East and the City Centre to the West. The surrounding area is mixed between apartment buildings and RU7 lots with existing single-family dwellings. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU7 - Infill Housing	Single / Two Unit Residential
East	RM5 – Medium Density Multiple Housing	Medium Density Residential
South	RM5 – Medium Density Multiple Housing	Medium Density Residential
West	RU7 - Infill Housing	Single / Two Unit Residential

Subject Property Map: 1021 Lawson Ave



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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

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. (approx. 114 people / hectare proposed).

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.

Objective 5.9. Support the creation of affordable and safe rental, non-market and / or special needs housing.

Objective 5.10. Ensure opportunities are available for greater use of active transportation and transit to: improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices.

Objective 5.11. Support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation.

Objective 5.18. Ensure efficient land use.

Objective 5.19. Ensure development is compatible with surrounding land uses.

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 See Attachment 'B', memorandum dated May 20, 2020

6.2 Ministry of Transportation

6.2.1 No objection to proposal.

7.0 Application Chronology

Date of Application Received: May 13, 2020

Date Public Consultation Completed: June 15, 2020

Report prepared by: Adam Cseke, Planning Specialist

Reviewed by: Terry Barton, Development Planning Department Manager

Approved by: Ryan Smith, Divisional Director, Planning and Development Services

Attachments:

Schedule A: Development Engineering Memo

Attachment 'B': Conceptual Drawing Package