

REPORT TO COUNCIL



Date: Aug 24th 2020

To: Council

From: City Manager

Department: Development Planning Department

Application: Z20-0047

Owner: Okanagan Opportunity (Pacific)
GP Inc., Inc. No. BC1188652

Address: 1145 Pacific Ave

Applicant: Roger Green (MQN Architects)

Subject: Rezoning Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RM5 – Medium Density Multiple Housing

Proposed Zone: RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only)

1.0 Recommendation

THAT Rezoning Application No. Z20-0047 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 137, ODYD, Plan EPP84914, located at 1145 Pacific Avenue, Kelowna, BC from the RM5 – Medium Density Multiple Housing zone to the RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only), be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To consider a Rezoning application to rezone the subject property from the RM5 – Medium Density Multiple Housing zone to the RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only) zone.

3.0 Development Planning

This rezoning application (to the rental sub-zone) is in response to concerns discussed between the developer and City regarding the Car Share agreement related to the existing Development Permit and Development Variance Permit. At the February 12th 2019 Council meeting, Council approved this 31 rental unit building with a parking variance to reduce the number of stalls by 12 stalls. The applicant had the option to pay cash-

in-lieu of parking but instead committed to two (2) car-share vehicles in which Council agreed. There is an on-going disagreement between the applicant and the car share operator on where, how, and other details relating to the provision of car-share. The proposed rental sub-zone (and associated parking discount) would bring the parking requirements in alignment with the City of Kelowna’s current revised parking regulations adopted at the end of November 2019. This would no longer require the car share as part of the project.

The project is currently under construction and the intent of this revision is to be processed while construction continues. The project is not seeking any changes from the approved Development Permit & Building Permit and the parking counts and bicycle parking revisions are entirely within the parking level of the building.

The applicant has provided a table (see attachments) to provide a summary of the parking requirements and the number of stalls required. Staff are recommending support for this application as the sub-zone would protect this property as a rental project in perpetuity. Further, this project meets the City’s new parking regulations for rental only projects.

4.0 Proposal

4.1 Project Description

The proposing is under construction for a six-storey, 31-unit purpose built rental apartment building.

4.2 Site Context

The subject properties are in the Capri Landmark Urban Centre one block south of Sutherland Avenue in an area designated for an apartment form of housing. Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|-------------------------------|---|
| North | RU6 & C4 Rezoning application | Residential & Mixed Use Building Proposed |
| East | RM5 & RU6 | Apartment Housing & Residential |
| South | RM5 | Apartment Housing |
| West | RU6 | Residential |

Subject Property Map: 1145 Pacific Ave



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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.

6.0 Technical Comments

None

7.0 Application Chronology

Date of Application Received: June 5th, 2020

Date Public Consultation Completed: June 19th, 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': Applicant Package