

REPORT TO COUNCIL



Date: August 24, 2020

To: Council

From: City Manager

Department: Development Planning

Application: OCP19-0013 & Z19-0144 **Owner:** Greencorp Ventures Inc.,
Inc.No. BC0987730

Address: 4071 Lakeshore Rd **Applicant:** Shane Worman; Worman
Commercial

Subject: OCP Amendment & Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

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

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP19-0013 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot A Section 6 Township 26 ODYD Plan 10613, located at 4071 Lakeshore Rd., Kelowna, BC from the S2RES – Single / Two Unit Residential 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 public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated August 24, 2020;

AND THAT Rezoning Application No. Z19-0144 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 6 Township 26 ODYD Plan 10613, located at 4071

Lakeshore Rd., Kelowna, BC from the RU₁ – Large Lot Housing zone to the RM₅ – Medium Density Multiple Housing zone, be considered by Council;

AND THAT the 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 August 24, 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 property.

2.0 Purpose

To consider an OCP Amendment to change the future land use designation of the subject lot from S₂RES – Single / Two Unit Residential to MRM – Multiple Unit Residential (Medium Density); and to rezone the lot from the RU₁ – Large Lot Housing zone to the RM₅ – Medium Density Multiple Housing zone to facilitate the development of a 5 storey apartment building.

3.0 Development Planning

Development Planning supports the OCP Amendment to change the future land use designation of the lot to MRM – Multiple Unit Residential (Medium Density), and rezone the lot to RM₅ – Medium Density Multiple Housing to facilitate the development of a 5 storey apartment building.

Staff recognize that that the proposed zone represents a substantial increase in density over the existing zone and future land use designation of the lot. However, due to a number of site-specific factors, Staff believe the proposed zone is appropriate in this instance.

To begin with, the lot is in close proximity to numerous amenities and destinations, including a neighbourhood commercial centre to the north at Lexington Dr.; Mission Recreation Park to the east (which includes both the H₂O Adventure & Fitness Centre and Capital News Centre); Thomson Marsh Park to the southeast; Mission Creek and Greenway to the north; the newly introduced Bluebird Beach Park immediately to the northwest; and Belmont Park in the immediate surroundings. Given the number and variety of amenities and destinations in close proximity, the lot is in a suitable location to accommodate greater residential development in line with the zone proposed.

Also, the lot is directly on and accessed from the arterial Lakeshore Rd., which also acts as a major bus route and accommodates active transportation through the Lakeshore Road Recreation Corridor. Given the availability of both transit and active transportation, and given the development is away from (and does not stand to congest) local roads, once again the lot is in a suitable location to accommodate greater residential development in line with what is being proposed. To reinforce this, there are already numerous multiple dwelling developments in the surrounding area along Lakeshore Rd., including an RM₆ (large apartment building) development directly across the street.

Further, since the lot is buffered on all sides either by park or multiple dwelling housing, the proposed development does not stand to unduly encroach on the single family and lower-profile development nearby. Furthermore, the development offers numerous 'eyes-on-the-park' to the surrounding Belmont Park, thus increasing safety for this area of the park.

Finally, the applicant has agreed to make a significant contribution to connecting Belmont Park in the immediate area to the newly introduced Bluebird Beach Park to the northwest. Specifically, the applicant

has agreed to contributing to a connecting sidewalk along the east side of Lakeshore Rd, and a crosswalk connection north of the subject lot leading to the park. These improvements stand to benefit not only the future residents of the development, but the broader community as well by ensuring that safe pedestrian infrastructure is in place to support the proposed land use.

4.0 Proposal

4.1 Project Description

The applicant proposes an OCP Amendment to change the future land use designation of the subject lot to MRM – Multiple Unit Residential (Medium Density); and to rezone the lot to RM5 – Medium Density Multiple Housing to facilitate the development of a 5 storey, 8 unit apartment building.

The proposed apartment building would feature ground-oriented units along the north side, integrating with the pathway through Belmont Park. However, specific questions related to design are only to be addressed formally at Development Permit stage.

Finally, staff are tracking 3 variances related to the following: the rear yard setback on the east side of the lot; the side yard setback on the north side of the lot; and height.

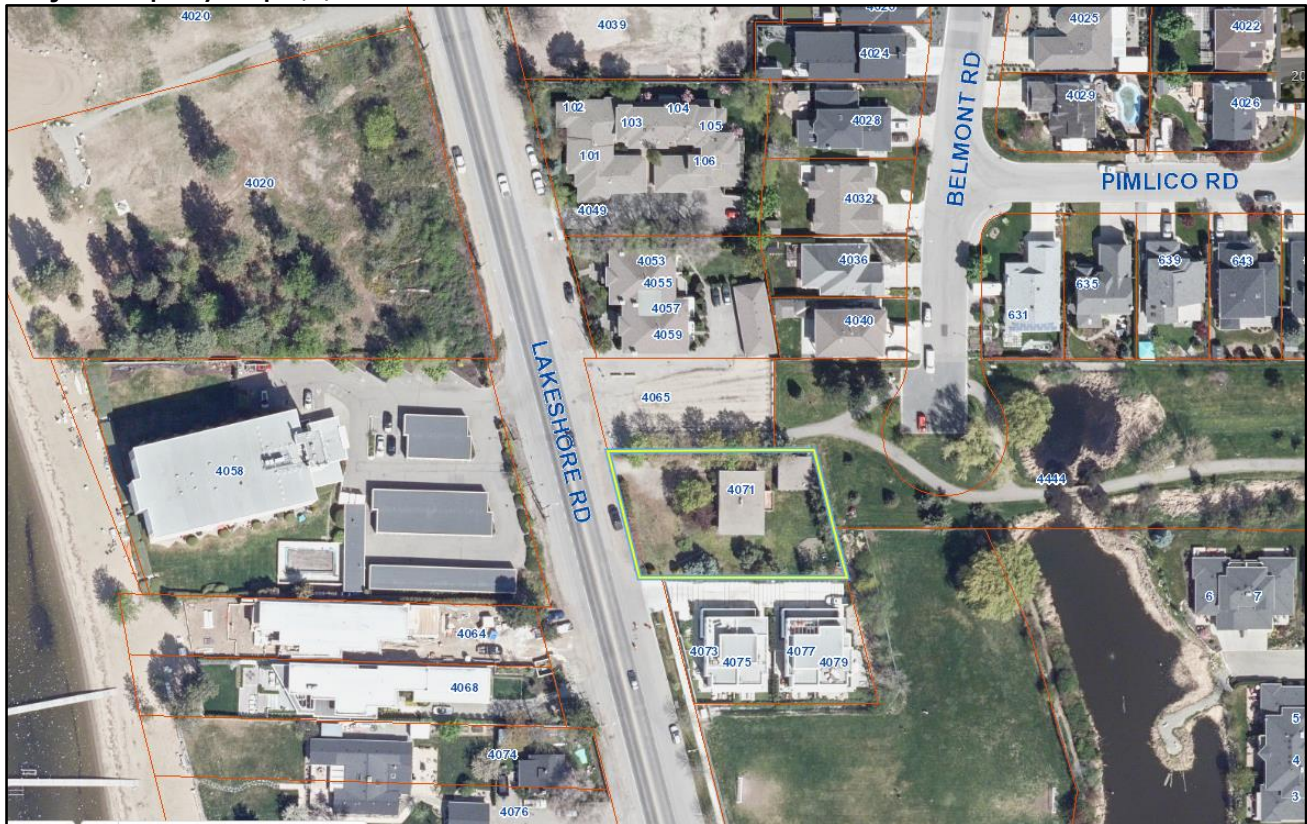
4.2 Site Context

The property is located on the arterial Lakeshore Rd. in the North Okanagan Mission Sector. The lot is in close proximity to numerous amenities and destinations including a neighbourhood commercial centre to the north at Lexington Dr; Mission Recreation Park to the east (which includes both the H2o Adventure & Fitness Centre and Capital News Centre); Thomson Marsh Park to the southeast; Mission Creek and Greenway to the north; the newly introduced Bluebird Beach Park immediately to the northwest; and Belmont Park in the immediate surroundings.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₂ – Medium Lot Housing / P ₃ – Parks and Open Space	Park (Belmont Park)
East	P ₃ – Parks and Open Space	Park (Belmont Park)
South	RM ₃ – Low Density Multiple Housing	Multiple Dwelling Housing
West	RM ₆ – High Rise Apartment Housing	Multiple Dwelling Housing

Subject Property Map: 4071 Lakeshore Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns.

6.0 Technical Comments

6.1 Development Engineering Department

- See Schedule A

7.0 Application Chronology

Date of Application Received: December 20, 2019

Date Public Consultation Completed: February 24, 2020

Report prepared by: Aaron Thibeault, Planner II

Reviewed by: James Moore, Acting Development Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Applicant Rationale

Attachment B: Conceptual Drawing Package