

# REPORT TO COUNCIL



**Date:** September 14, 2020

**To:** Council

**From:** City Manager

**Department:** Development Planning Department

**Application:** Z19-0078

**Owner:** Stober Construction Ltd., Inc.  
No. 125611

**Address:** 3290 & 3340 Lakeshore Rd

**Applicant:** Stober Construction Ltd – Bob  
Dagenais

**Subject:** Rezoning Application

**Existing OCP Designation** (3290 Lakeshore Road): MXR – Mixed Use (Residential / Commercial)/PARK – Major Park/Open Space (public)

**Existing OCP Designation** (3340 Lakeshore Road): MXR – Mixed Use (Residential / Commercial)

**Existing Zone:** C1 - Local Commercial & C9 – Tourist Commercial

**Proposed Zone:** C4 – Urban Centre Commercial & P3 – Parks and Open Space

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## 1.0 Recommendation

That Rezoning Application No. Z19-0078 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:

- Lot 1, District Lot 14, ODYD, Plan EPP77760, located at 3340 Lakeshore Rd, Kelowna, BC from the C1 - Local Commercial & C9 – Tourist Commercial zones to the C4 – Urban Centre Commercial zone, be considered by Council;
- Lot 2, District Lot 14, ODYD, Plan EPP77760, located at 3290 Lakeshore Rd, Kelowna, BC from the C1 - Local Commercial & C9 – Tourist Commercial zones to the P3 – Parks and Open Space 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 June 13<sup>th</sup> 2019;

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

## 2.0 Purpose

To consider a Rezoning application to rezone 3340 Lakeshore Road from the C1 & C9 zones to the C4 zone and 3290 Lakeshore Rd from the C1 & C9 zones to the P3 zone to facilitate a mixed use development.

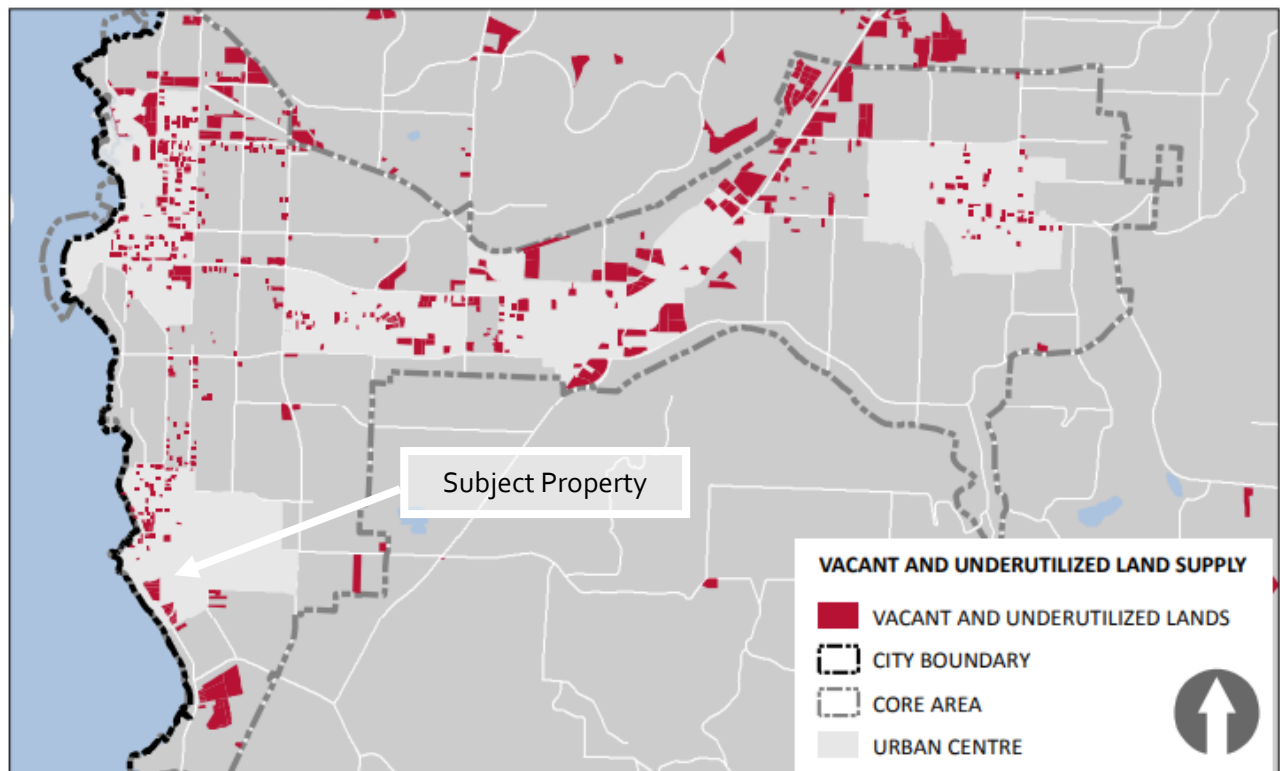
## 3.0 Development Planning

The subject property is located within the South Pandosy Urban Centre. It is near to services, employment, and nearby amenities including parks, restaurants, and shops. The property is also close to both an Active Transportation corridor and bus routes providing good connectivity to various core destinations without the need for automobile use.

The rezoning application proposes to accommodate a mix of commercial and residential land uses on the subject properties. Based on extensive community consultation, the developer has provided preliminary drawings (attached to this report). 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 & character and variance analysis.

The application is a rezoning to the C4 – Urban Centre Commercial & P3 – Parks and Open Space zones in order to allow a mix of commercial and residential land uses. The zone and the proposed land uses are consistent with the Official Community Plan future land use designation of MXR – Mixed Use (Residential / Commercial). This site was identified in the City of Kelowna's Urban Centre Roadmap as one of the vacant and / or underutilized parcels of land. Based on a technical analysis of the vacant and underutilized parcels, there is significant capacity to support up to 11,000 dwelling units and 6,500 jobs in the Urban Core.

### Development Potential



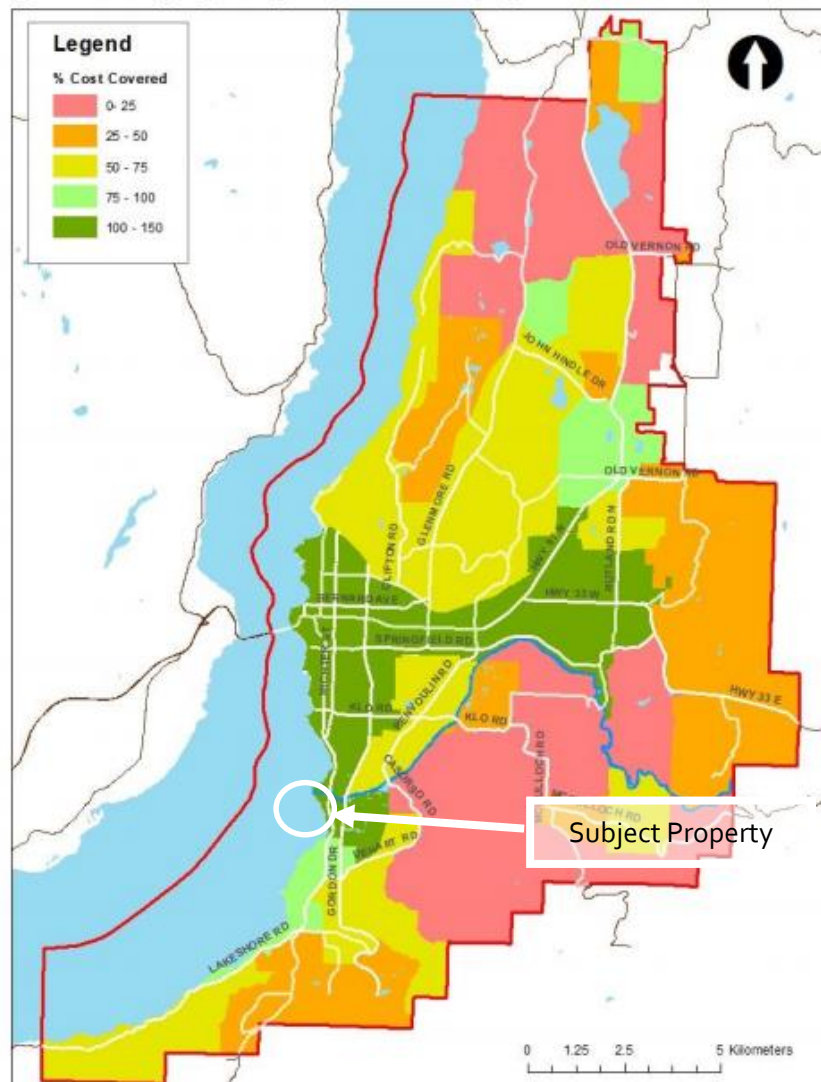
Map of vacant and underutilized parcels in the city's Urban Core and five urban centres

The Urban Centre Roadmap identifies this parcel as a Type 3 Game-Changer Project which has the potential to undergo redevelopment with the greatest opportunity to accelerate Urban Centre revitalization objectives. Some key priorities for Developing in the South Pandosy Urban Centre identified in the Urban Centre Roadmap are:

- Increase residential density of the area and ensure a range of housing types and tenures are available.
- Locate density in areas closest to frequent transit service.
- Connect site to surrounding neighbourhood, through new streets connections as well as pedestrian and cycling routes.
- Introduce additional public or green space alongside residential and commercial density.

Utilizing the ModelCity Infrastructure (MCI) tool can aid in development approval decisions by providing insights into the long-term infrastructure implications of development once the City inherits various infrastructure systems. Two factors appear to drive cost: proximity to the city's Core Area, and residential density of a neighbourhood. That is to say, the more central a development is and the denser a development is, the better it performs from a financial sustainability perspective. Figure 1 shows the per cent of long-term costs covered by each neighbourhood.

*Figure 1: Per cent of long-term infrastructure costs covered by revenue*



The subject property is within Core Area (shaded green) representing 100-150 percent of long-term infrastructure costs covered by revenue. Overall, Staff are recommending support for the proposed rezoning as the C<sub>4</sub> zone is consistent with objectives of the Official Community Plan, the Urban Centre roadmap, and is optimal for significant density according to the ModelCity Infrastructure tool.

#### **4.0 Proposal**

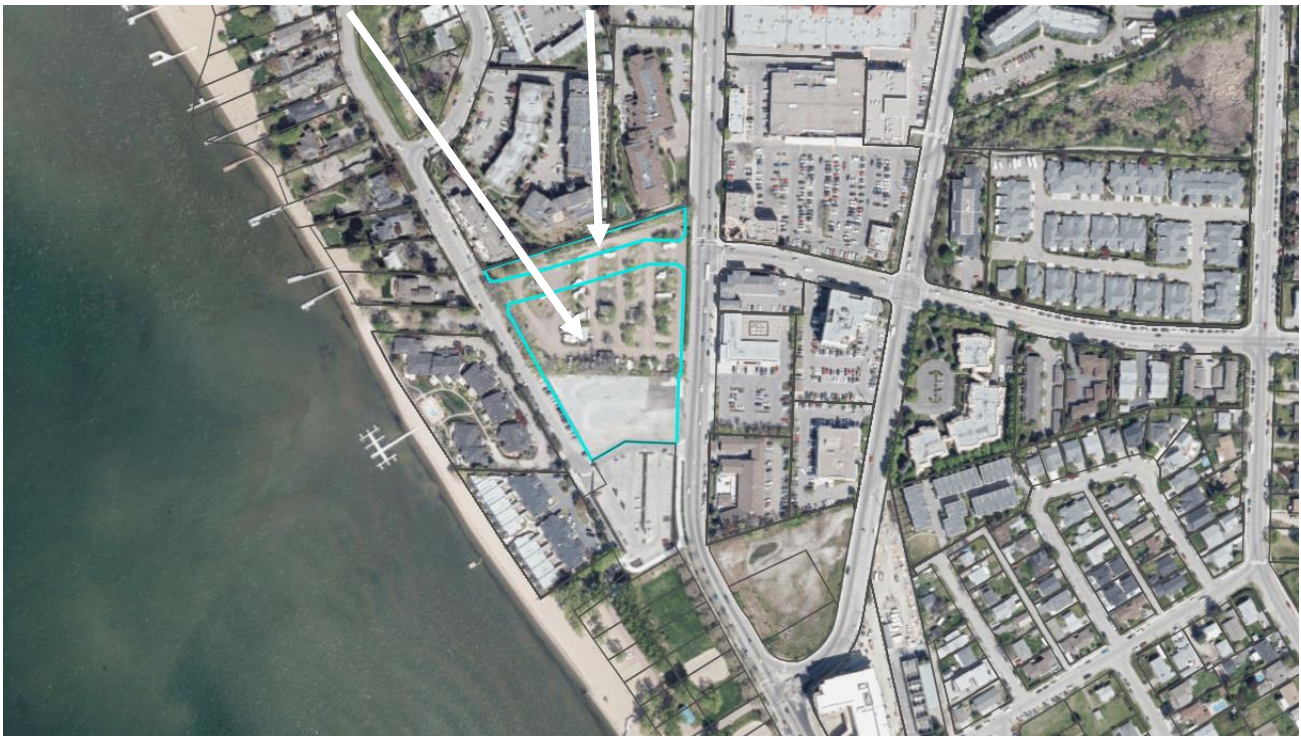
##### **4.1 Project Description**

The developer has been engaging in multiple design revision on this site and has performed multiple and extensive public consultation engagements (attached to this report). Based on extensive community consultation, the developer has provided preliminary drawings. 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 of any proposed variances. Further, Staff have been in negotiation with the developer on significant alternative transportation improvements and will be outlined within the Council report on the variances.

##### **4.2 Site Context**

The subject property is located within the South Pandosy Urban Centre. The surrounding area is mixed between apartment buildings, townhouses, commercial developments, and Boyce-Gyro Park.

**Subject Property Map:** 3340 Lakeshore Rd & 3290 Lakeshore Rd



#### **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 5.10.** 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.o Application Chronology**

Date of Application Received: June 12, 2019  
Date Public Consultation Completed: August 17, 2020

**Report prepared by:** Adam Cseke, Planning Specialist

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

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

### **Attachments:**

Schedule A: Development Engineering Memorandum June 13<sup>th</sup> 2019

Attachment 'A': Community Consultation Report

Attachment 'B': Conceptual Drawing Package