

REPORT TO COUNCIL



Date: September 28, 2020

To: Council

From: City Manager

Department: Development Planning

Application: OCP20-0004 & Z20-0007 **Owner:** 1176909 B.C. Ltd., Inc. No. BC1176909

Address: 3031 & 3041 Abbott Street **Applicant:** 1176909 B.C Ltd.

Subject: Official Community Plan Amendment and Rezoning Application

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

Proposed OCP Designation: MXR- Mixed Use (Residential/Commercial)

Existing Zone: RU1- Large Lot Housing

Proposed Zone: C4- Urban Centre Commercial

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0004 to amend Map 4.1 in the Kelowna 2030- Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lots 7 and Lot 8, Block 2, District Lot 14 Osoyoos Division Yale District Plan 4743, located at 3031 and 3041 Abbott Street, Kelowna, BC from the MRM- Multiple Unit Residential (Medium Density) designation to the MXR- Mixed Use (Residential/Commercial) 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 Rezoning Application No. Z20-0007 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 7 and Lot 8, Block 2, District Lot 14 Osoyoos Division Yale District Plan 4743, located at 3031 and 3041 Abbott Street, Kelowna, BC from the RU1- Large Lot Housing zone to the C4- Urban Centre Commercial zone, be considered by Council;

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

AND THAT the 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 September 28, 2020;

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

2.0 Purpose

To consider an application to amend the Official Community Plan from the MRM - Multiple Unit Residential (Medium Density) designation to the MXR Mixed Use (Residential/Commercial) designation and an application to rezone the subject properties from the RU1- Large Lot Housing zone to the C4- Urban Centre Commercial zone to facilitate the development of a mixed-use building.

3.0 Development Planning

Staff are supportive of the proposed Official Community Plan (OCP) amendment and rezoning application to allow for the development of a mixed-use building with commercial units and live/work units located at the ground level with a residential component above. The subject properties are located in the South Pandosy Urban Centre and will require the consolidation of two lots, plus a portion of the laneway that runs north-south at the rear of the properties. The subject site is highly walkable and accessible by alternative transportation methods due to its location directly across from the Abbott St transportation corridor. Additionally, the future Pandosy Waterfront Park will be developed directly across the street.

The OCP amendment allows for a small component of commercial uses to be incorporated into the development. The Abbott St Corridor is one of the main routes for pedestrians and cycling in the City, and the future development of Pandosy Waterfront Park will enhance this area and contribute to the vibrancy of the Urban Centre. The commercial node located across from the park will allow for services and amenities for area residents and visitors.

In lieu of hosting a public information session, the applicant sent out information packages to neighbours within 50m. This is due to Council's direction to waive Council Policy 367 requirements for in-person interactions.

4.0 Proposal

4.1 Background

The subject property is currently two separate lots. The lot at the corner of Abbott St and Newsom Ave does not contain any structures, and the second lot has a single-family dwelling. A portion of the existing laneway to the east will be purchased by the developer and consolidated into the site.

4.2 Project Description

The project is a 4.5 storey, mixed-use building with 24 residential units and ground-floor commercial. Ground-oriented live-work units are proposed along Newsom Ave and ground-oriented commercial retail units are proposed along Abbott St. A Development Permit and Development Variance Permit have been submitted with the OCP amendment and rezoning application and Staff are tracking variances related to height and setbacks.

4.3 Site Context

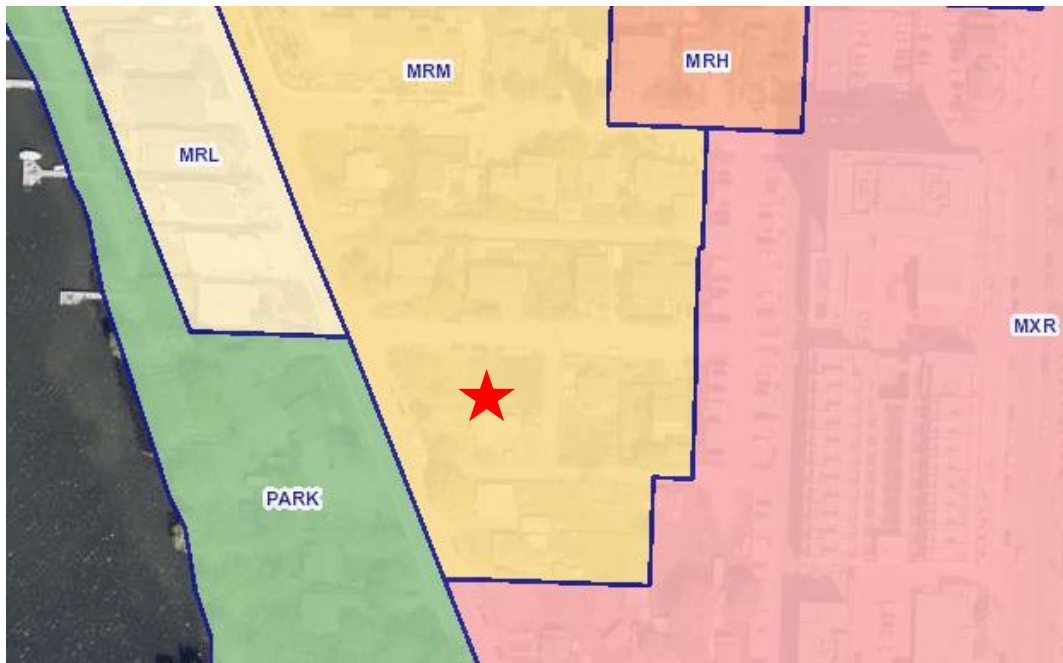
The subject properties are located at the corner of Abbott St and Newsom Ave in the South Pandosy Urban Centre. Pandosy St is located to the east and the Abbott St Corridor to the west. Single family homes are located to the north and south. The future land use of the lots to the north and south are MRM- Multiple Unit

Residential (Medium Density) which allows for future land assembly and medium density development. The future land use for the properties to the west are Park to allow for the future Pandosy Waterfront Park.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1- Large Lot Housing	Single Dwelling Housing
East	RU1- Large Lot Housing	Single Dwelling Housing
South	RU1- Large Lot Housing	Single Dwelling Housing
West	P3- Parks and Open Space	Paddle Centre/Residential

Future Land Use Map:



Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designate 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. 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 5.22 Ensure context sensitive housing development.

Policy .11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

5.2 Other Applicable Policies

Urban Centres Roadmap

Principals & Targets

Mix It Up Policy 1: Promote a mix of land use that encourages activity at different times of the day and serves a full spectrum of needs

Social Spaces Policy 4: Ensure all residents are within walking distance of an inviting public space

6.0 Technical Comments

6.1 Development Engineering Department

See attached memorandum.

7.0 Application Chronology

Date of Application Received: January 31, 2020

Date Public Consultation Completed: April 29, 2020

Report prepared by: Jocelyn Black, Planner Specialist

Reviewed by: Dean Strachan, Community Planning and Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Site Plan & Project Rendering