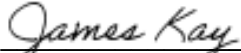

CITY OF KELOWNA

MEMORANDUM

Date: October 14, 2020
File No.: Z20-0088
To: Community Planning (KB)
From: Development Engineering Manager (JK)
Subject: 230 Aurora Cr C4 – C4r

Development Engineering comments and requirements regarding this rezoning application are as follows:

1. This application to rezone the subject property from the C4 Urban Centre Commercial zone to the C4r Urban Centre Commercial (Residential Rental Tenure Only) zone does not compromise any City of Kelowna municipal infrastructure.
2. All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under the Development Permit application file number DP20-0147.
3. These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).



James Kay, P. Eng.
Development Engineering Manager

SK



October 13, 2020

Community Planning
City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Dear Ms. Brunet,

Re: Letter of Rationale for 230 Aurora Crescent, Kelowna, BC – Zoning By-law Text Amendment and Rezoning

Ironclad Developments Inc is applying for a Rezoning and Text Amendment to the City of Kelowna Zoning By-law No. 8000 for a proposed multi-unit residential development at 230 Aurora Crescent. The proposed development consists of two buildings, Building A will have five storeys of residential above ground floor parking and Building B will have six storeys of residential. The subject property is zoned C4 – Urban Centre Commercial which allows developments with a FAR between 1.6 and 1.7 and requires any building on a collector street to provide commercial space on the first floor. This first floor commercial space must occupy 90% of all street frontages. The purpose of this site-specific Text Amendment is to allow for a higher density of FAR 1.82 and to eliminate the ground floor commercial space requirement along Aurora Crescent which is identified as a Major Collector Road.

The proposed rezoning will rezone the property to C4R, a subzone of the current C4 zone. C4R – Urban Centre Commercial (Residential Rental Tenure Only) will ensure that the building remains rental for the long term.

ICD is asking for a site-specific Text Amendment to increase the FAR to 1.82, as we believe it is appropriate for the following reasons:

- 1) Low vacancy rate in Kelowna
- 2) Kelowna's Urban Centres Roadmap policies
- 3) Surrounding context

In October 2018, the vacancy rate for apartments in the City of Kelowna was 1.9%. Although this vacancy rate is not severely low, it is low, indicating a need for apartments in the community. Ironclad constructs and manages purpose built rental apartment buildings and intends on maintaining this development as rental units, not selling them as condominiums.





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The buildings will be composed of a mix of one-, two- and three-bedroom units, providing an option of unit size to students, young professionals, seniors, and small families. Increasing the FAR from a maximum of 1.7 to 1.82 will allow Ironclad Developments to maximize the development potential of the lot with a total of 104 units in two six storey buildings and increasing Kelowna's rental options.

Kelowna's Urban Centres Roadmap outlines policies and targets for urban centres as they continue to develop. Two of the policies to create a healthy housing mix are 'promote a mix of unit types, building form and tenure in multi-family residential developments' and 'encourage multi-family buildings in areas with schools and parks to contain ground-oriented units and family-oriented units.' The proposed multi-unit residential development fits these policies as it will increase the mix of housing in the urban centre and is near multiple parks and schools.

The six storey design of the development is appropriate for the property as it is near a commercial area and other multi-unit residential buildings. The nearby residential buildings are three storeys tall, however, the proposed development will not shade the nearby residential buildings for most of the year. A shadow study has shown that the shadow will be contained within the property and the street during the day for the majority of the year.

We are asking for a site-specific Text Amendment for no ground floor commercial on this site, as we believe it is not appropriate or viable for the following reasons:

- 1) OCP Major Collector Road designation error
- 2) Surrounding context
- 3) Low traffic volumes/lack of destination
- 4) Marketability of commercial on this site
- 5) COVID implications on commercial space

The City of Kelowna Zoning Bylaw requires any building located on a collector or arterial road in the Urban Centre Commercial zone to provide a functional commercial space on the first floor. In pre-application discussions with the planning staff at the City of Kelowna, they indicated that Aurora Crescent was incorrectly designated as a Major Collector Road when the Official Community Plan was adopted. Ironclad Developments believes this is true as the street does not act as a Major Collector Road.

The City of Kelowna defines a collector road as 'that part of the roadway system servicing traffic between major and local roadways (e.g. Sutherland Avenue, Valley Road and Baron Road)' (City of Kelowna, 2020). A local road is defined as 'roadways used primarily for direct access to





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residential, industrial or other abutting property (e.g. typical residential roads found in most neighbourhoods)' (1). Aurora Crescent is used to access the multi-unit residential properties along the street and the commercial uses along the highway that have access off Aurora. As per the City's definition, Aurora Crescent acts more as a local road than as a collector road as drivers do not use it to access other roadways, the only other road connected to it other than the highway, is Hollywood Road North, which bisects the highway on its own one block away.

Aurora Crescent is largely a residential street as the northern portion is fronted by multi-unit residential developments surrounding where the proposed development would be located. The southern portion of Aurora Crescent is not fronted by any businesses but is used to access the parking lots for the commercial uses. If approved, the proposed development would front onto the southern portion of Aurora, providing an active frontage for this section of the street. Although there would not be commercial uses on the main floor, the main floor suites would be pushed out towards the street and have private patios adjacent to the sidewalk. These patios, along with the balconies in each suite above the ground floor would provide private outdoor space for each resident and create eyes on the street for pedestrian safety.

On nearby collector roads like Asher Road and Roxby Road there are multiple commercial uses fronting onto the street. Aurora Crescent does not have the same commercial frontage as the commercial uses adjacent to Aurora (Value Village, KFC/Taco Bell and Mara Lumber Home Building Centre) front onto Kelowna-Rock Creek Highway and most likely only use Aurora to just access the parking lot. Unlike other collector roads, Aurora is not part of a wider commercial core or mixed-use area and does not connect to or adjacent to a commercial district or destination. Franklyn Road, another nearby collector road with multiple multi-unit residential developments along the street, however it services local roads and connects two arterial roads that do not intersect. As Aurora does not have other commercial uses adjacent to the subject property to help draw customers to the area, and does not serve a purpose as a connection to another area, the marketability of commercial uses at this location is questionable.

In March 2020 the Canadian economy changed dramatically as a result of COVID-19, causing a huge impact on businesses in Canada and their ability to operate. Sales dropped, businesses had to shut down temporarily and close to a third of businesses feel it will take a year or two to get back to pre-COVID business volumes (CIBC, 2020). Businesses are now reevaluating what is needed after months of successfully staying connected and doing business in a virtual workplace. Office workplaces have adapted to work-from-home arrangements, having fewer in-person meetings and increasing technology support, their costs have been reduced, causing





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them to consider downsizing their office space permanently (Desai, 2020). This shift in workplace operations may alter the demand for commercial office space for years to come (Beaudoin, Georgules, & Raicht, 2020). With uncertainty around the demand for commercial space as COVID-19 continues, and in its aftermath, new commercial spaces may sit empty while the enters a prolonged long and slow recovery period. Until the economy improves, building additional commercial spaces when many businesses are downsizing or unsure if they will be able to remain open, is problematic and with increased risk as it may be hard to lease commercial space.

It is for the above reasons that we believe a Rezoning and Text Amendment is appropriate for the site to permit an increased FAR and allow for a new development without the required ground-floor commercial component. By rezoning to a residential rental subzone, the building will remain rental for the long term.

Respectfully submitted,

Breanne Jack





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IRONCLAD DEVELOPMENTS INC.

ATTACHMENT B
This forms part of application
Z20-0088
City of Kelowna
Planner Initials: wks ironcladdevelopments kelowna



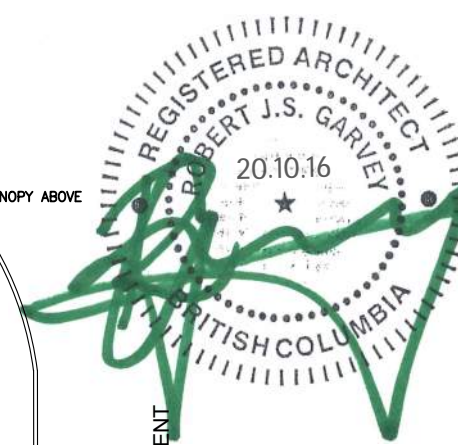
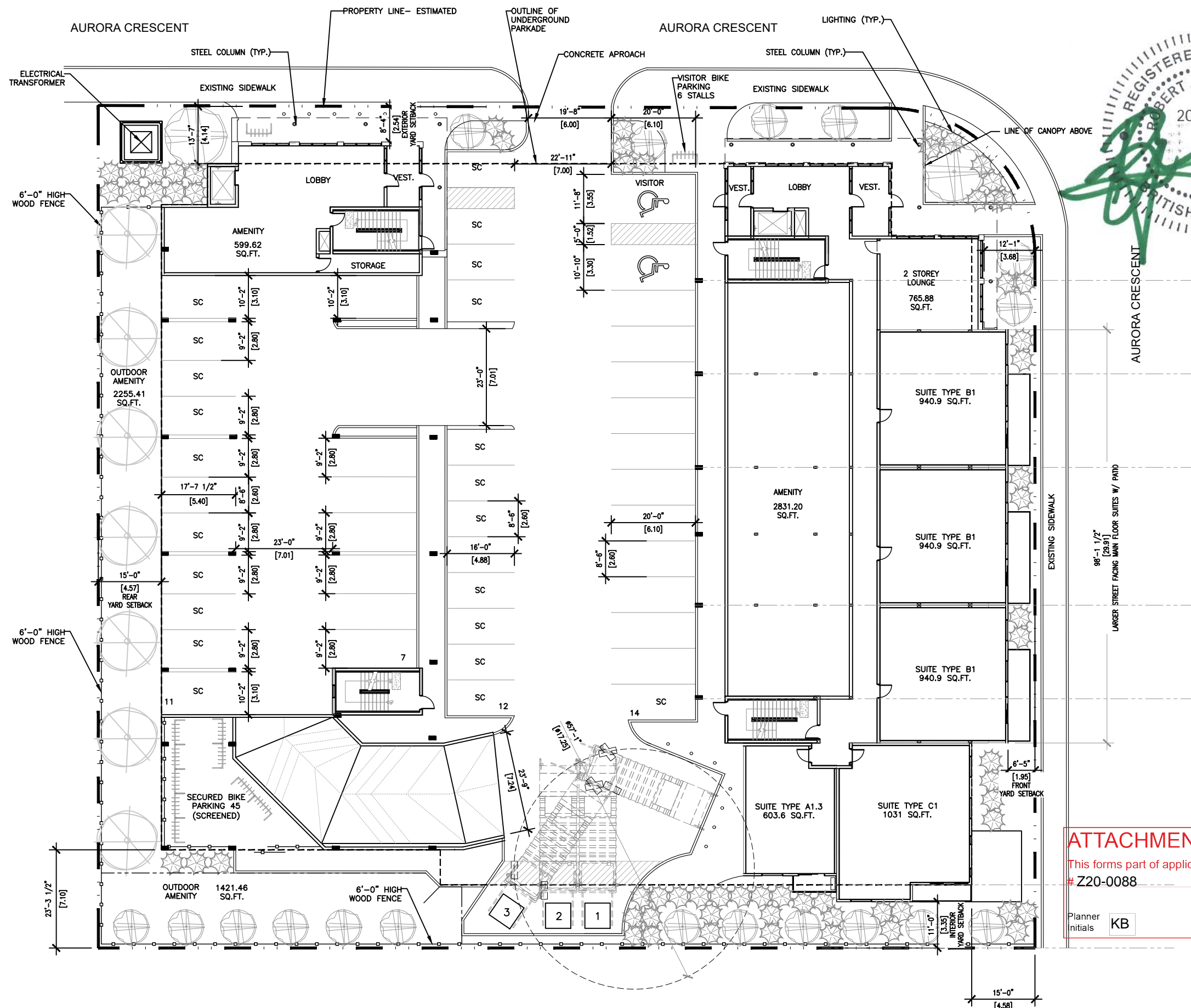
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General Contracting
Design/ Build

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PH:
204-777-1972

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Consultant

RJSG
ARCHITECT INC.

ROB J.S. GARVEY, ARCHITECT
MAA, AIBC, LEED AP

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DEVELOPMENT DESCRIPTION:

230 AURORA CRESCENT,
KELOWNA, BC

SITE AREA : 4,099.81 Sq.Ft
CURRENT ZONING: C4

PROPOSED UNITS: 104
1 BED = 45 UNITS
2 BED = 53 UNITS
3 BED = 6 UNITS

PARKING REQUIREMENTS:

TOTAL PARKING REQUIRED: 122 STALLS
(INCLUDING VISITOR AND ACCESSIBLE)

TOTAL PARKING PROVIDED: 122 STALLS
SURFACE PARKING: 44 STALLS
UNDERGROUND PARKING: 78 STALLS
SMALL CAR PARKING: 51 STALLS

BIKE PARKING (LONG TERM): 110 STALLS
BIKE PARKING (SHORT TERM): 12 STALLS

REV.	DESCRIPTION OF WORK REVISED	DATE
0	DEVELOPMENT APPLICATION	20.10.16

230 Aurora Crescent;
Kelowna BC;

**PROPOSED SITE PLAN
AND MAIN FLOOR PLAN**

ATTACHMENT C

This forms part of application
Z20-0088

Planner Initials **KB**

City of
Kelowna
DEVELOPMENT PLANNING

Project Number: 2004

04-30-2020	Rev Date 09-30-2020
Drawn By	J.P.M.
Designed By	J.P.M.
Checked By	

ESP-1.0

Scale 1:300

PROPOSED SITE PLAN

SCALE 1:300





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ATTACHMENT C

This forms part of application
Z20-0088

Planner Initials **KB**



City of
Kelowna
DEVELOPMENT PLANNING

REV.	DESCRIPTION OF WORK REVISED	DATE

230 Aurora Crescent;
Kelowna BC;

RENDERINGS

Project Number: 2004	
04-30-2020	Rev Date 09-30-2020
Drawn By	J.P.M./D.D.
Designed By	J.P.M.
Checked By	

ESP-5.1

Scale N.T.S