

REPORT TO COUNCIL



Date: November 2, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0088 **Owner:** Lambert and Paul Construction Ltd., Inc.No. 80191

Address: 230 Aurora Crescent **Applicant:** Ironclad Developments Inc.

Subject: Rezoning Application

Existing OCP Designation: MXR – Mixed Use (Residential / Commercial)

Existing Zone: C4 – Urban Centre Commercial

Proposed Zone: C4r – Urban Centre Commercial (Residential Rental Tenure Only)

1.0 Recommendation

THAT Rezoning Application No. Z20-0088 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8 Section 26 Township 26 Osoyoos Division Yale District Plan KAP46961, located at 230 Aurora Crescent, Kelowna, BC from the C4 – Urban Centre Commercial zone to the C4r – Urban Centre Commercial (Residential Rental Tenure Only) 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 approval of the Ministry of Transportation and Infrastructure;

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 rezone the subject property to facilitate the development of a multiple dwelling housing project with the Residential Rental Tenure Only subzone.

3.0 Development Planning

Development Planning recommends support for the Rezoning application. The application proposes a zoning change from the C₄ – Urban Centre Commercial zone to the C_{4r} – Urban Centre Commercial (Residential Rental Tenure Only) zone, which would ensure this development remains as dedicated rental dwellings within the Rutland Urban Centre. The proposed apartment buildings will benefit from the central and convenient location of the subject property in close access to many nearby shops, services and amenities. This aligns with key directions from the framework of the Healthy Housing Strategy, as well as the broad objectives in the Official Community Plan to support the creation of affordable and safe rental, non-market housing.

4.0 Proposal

4.1 Background

The subject property is currently zoned C₄ – Urban Centre Commercial, and has a Future Land Use in the City's OCP of MXR – Mixed Use (Residential / Commercial) and approximately 1.01 acres in size. Research provided by the applicant indicated that this site has always been undeveloped, however it was used as a laydown for lumber from an adjacent sawmill from approximately 1956-1963, and on and off used for parking and equipment storage in the years since. The site is currently vacant.

4.2 Project Description

The applicant is proposing two six-storey wood-frame buildings for a multiple dwelling housing development, which would contain 104 dedicated rental units. The units are a mix of one, two and three bedrooms, and combination of surface, ground floor and underground parking is proposed.

This development proposal includes a rezoning application from the C₄- Urban Centre Commercial zone to the C_{4r} – Urban Centre Commercial (Residential Rental Tenure Only) zone, and multiple dwelling housing is a permitted principal use within this zone. A Zoning Bylaw Text Amendment to C₄ – Urban Centre Commercial regulations relating to FAR and functional commercial space on the first floor is being considered separate from this application. Should Council support the proposed Rezoning Bylaw, Staff would bring forward a Development Permit application for Council consideration prior to any building permits being issued.

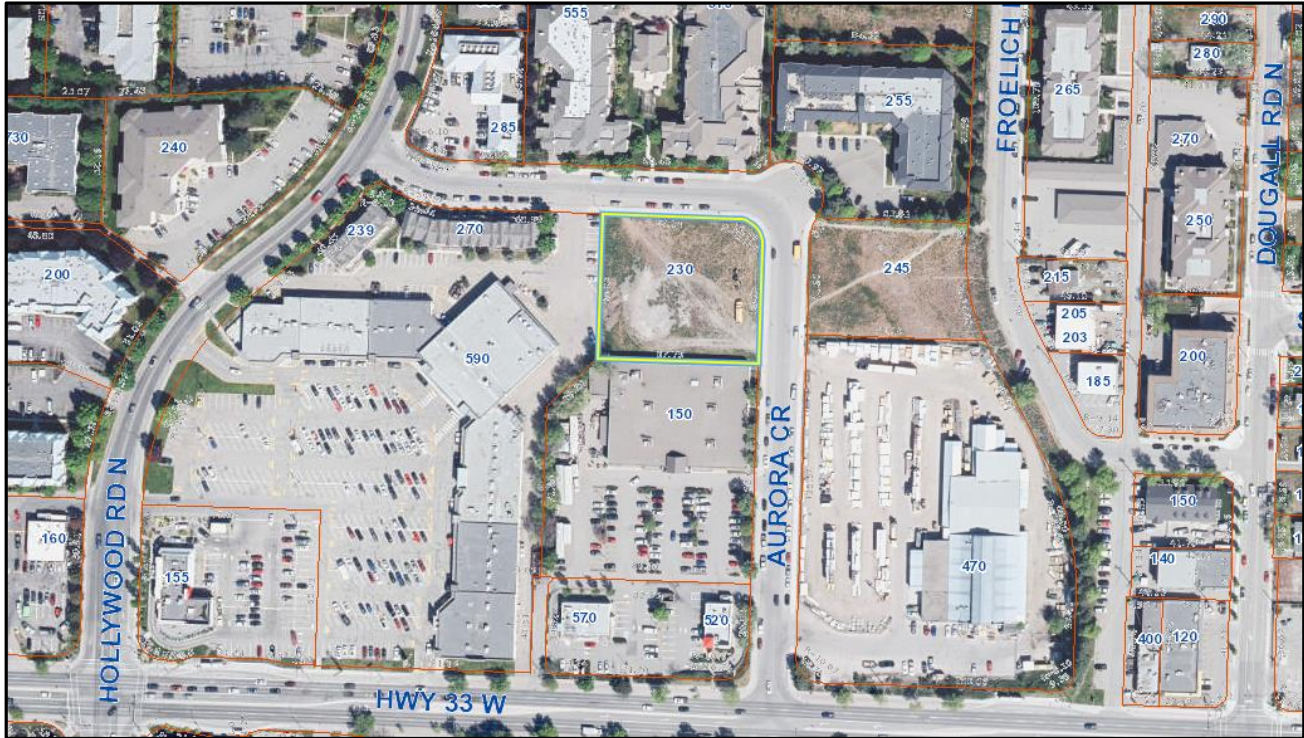
4.3 Site Context

The subject property is a corner lot located on Aurora Cres in the City's Rutland OCP Sector. It is near existing residential and commercial uses, as well as public transit options. The Walk Score is 71, indicating that most errands can be accomplished on foot.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM ₅ – Medium Density Multiple Housing	Multiple Dwelling Housing
East	C ₄ – Urban Centre Commercial C ₁₀ – Service Commercial	Currently Vacant Land Retail Store, Service Commercial
South	C ₄ – Urban Centre Commercial	Retail Stores, General
West	C _{4rls} – Urban Centre Commercial (Retail Liquor Sales)	Retail Stores, General, Food Primary Establishments, Retail Liquor Sales Establishment, Personal Service Establishment

Subject Property Map: 230 Aurora Cres



5.0 Current Development Policies

5.1 Healthy Housing Strategy

Four key directions form the framework for the strategy:

1. Promote and protect rental housing;
2. Improve housing affordability and reduce barriers for affordable housing;
3. Build the right supply; and
4. Strengthen partnerships and align investments.

5.2 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

Contain Urban Growth. Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Address Housing Needs of All Residents. Address housing needs of all residents by working towards an adequate supply of a variety of housing.

Chapter 5: Development Process

Objective 5.9 Support the creation of affordable and safe rental, non-market and/or special needs housing.

Objective 5.22 Ensure context sensitive housing development.

Policy .6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height, and siting.

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

Policy .13 Family Housing. Support housing alternatives for families when single detached housing is too costly, including features that are important to families, such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g.: location and amenities)

Objective 5.23 Address the needs of families with children through the provision of appropriate family-oriented housing.

Policy .1 Ground-Oriented Housing. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with two or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Development Engineering Department

See Attachment A: City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Received: June 8, 2020
Date Public Consultation Completed: September 14, 2020

Report prepared by: Kimberly Brunet, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: City of Kelowna Memorandum

Attachment B: Applicant's Rationale

Attachment C: Draft Site Plan and Conceptual Rendering