



# 230 Aurora Crescent

Ironclad Developments

File Z20-0088



# Proposal – Rezoning 230 Aurora Crescent

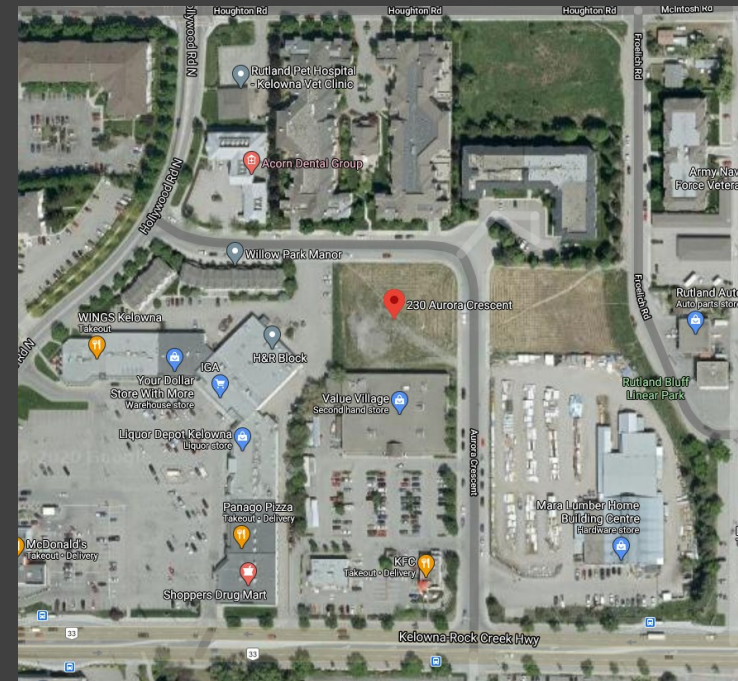
- Rezone to a rental subzone
  - Current Zone - C4 –Urban Centre Commercial
  - Proposed Zone - C4r– Urban Centre Commercial (Residential Rental Tenure Only)
- Rezoning will ensure development remains as dedicated rental dwellings
- Concurrent with City of Kelowna Text Amendment to allow for higher FAR for rental housing and elimination of ground floor commercial space requirement





# Current Context

- Vacant land for multiple years
- Adjacent to
  - Multi Unit Residential
  - Commercial
- 3-minute drive to other major retailers
  - Costco, Walmart, Canadian Tire, Home Depot



# Rezoning Rationale

- Urban Centre policies in OCP
  - ‘promote a mix of unit types, building form, and tenure in multi-family residential developments’
  - ‘encourage multi-family building in areas with schools and parks to contain ground-oriented units and family-oriented units.’
- Area designated as Mixed Use (MXR) under OCP
  - Promotes increased density and variety of housing type and tenure
- Strong demand for rental housing; 2.3% vacancy rate in 2019 (CMHC)
- Project is purpose built residential
  - Mix of one-bedroom (45 units), two-bedroom (53 units), and three-bedroom units (6 units)

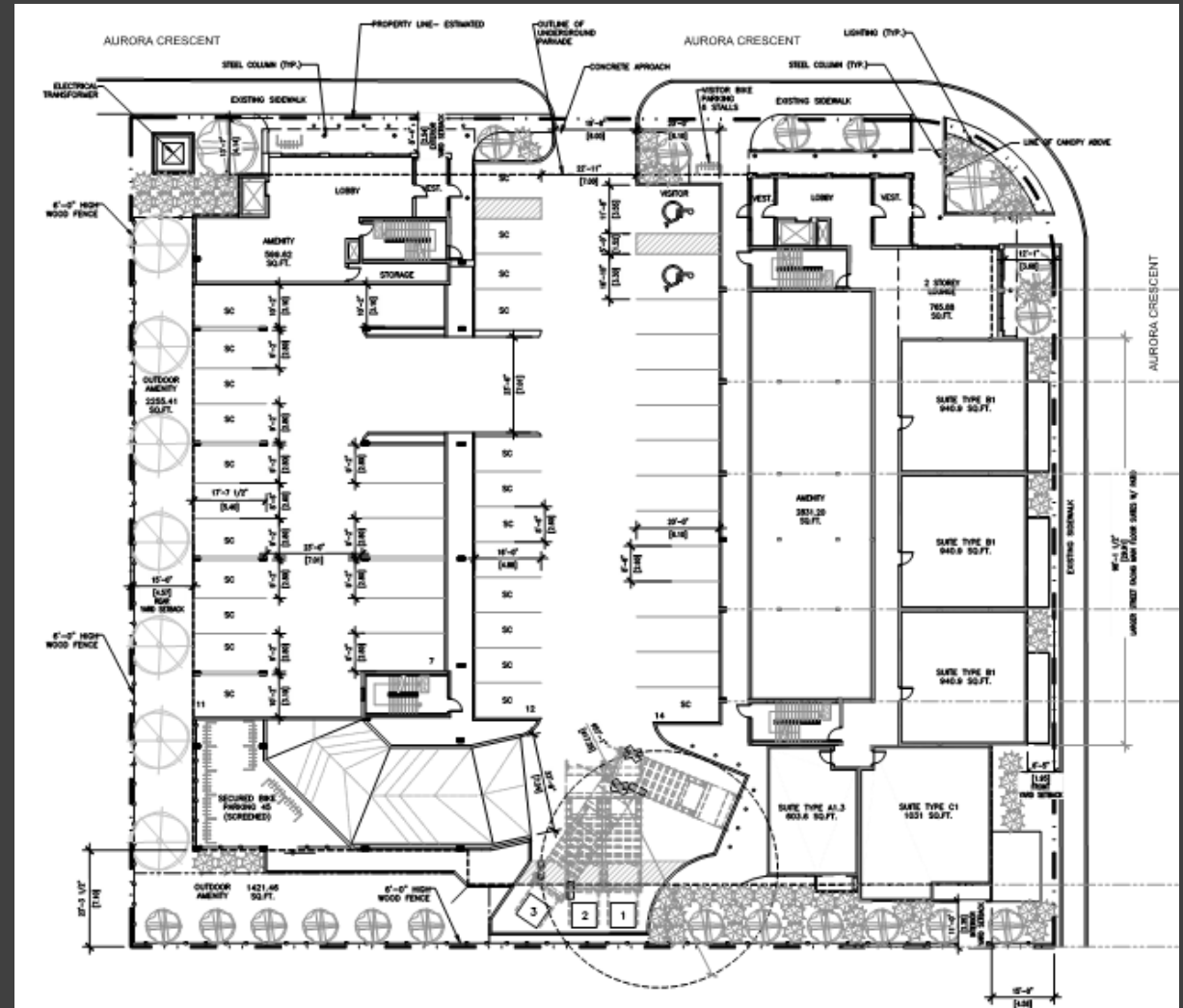
# Proposed Development

- 2 buildings – 6 floors
  - Building A – main floor parking with 5 floors of residential
  - Building B- 6 floors of residential
- 104 residential units
  - 1, 2, 3-bedroom units



# Proposed Development

- Parking – 122 spaces
  - 44 surface parking spaces
  - 78 underground parking spaces
- Bike Spaces – 122 spaces
  - Long term – 110 spaces
  - Short term – 12 spaces





# Proposed Development

- Connection to Aurora Crescent
  - Main floor private patios along east side of Building B (Ground Oriented Units)
  - Main entry lobbies at north side of Building A & B





# Proposed Development

- Amenity space
  - Private balconies/patios
  - Rooftop patios on both buildings above lobby
  - Indoor amenity space on main floor of Building B (Gym and Business Centre)



# Consultation with Planning Department

- Working with the Planning Department to ensure proposal is supported by department
- Multiple revisions after receiving feedback







# Conclusion

- Meets Rutland OCP aspirations
- Provides purpose-built rental multi-family housing in proximity to commercial and community amenities.
- Two- and Three-bedroom units are the scarcest and needed in the rental market. Ground-Oriented Units provided along Aurora.
- Zoning text Amendments will ensure that the development is primarily residential and utilize the vacant land to it's highest and best use.
- All required parking is being accommodated without utilizing the parking reduction entitlements for Rental Zoning.