

REPORT TO COUNCIL



Date: December 7, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0045 & OCP20-0011

Owners: Colt Joshua Forster Lafreniere
Manisha Daisy Raju
Mohamed Rifan Fouser
Dennis Newman

Address: 1840-1850 Chandler Street
1365 Belaire Avenue

Applicant: Pacific West Architecture Inc.

Subject: Rezoning and Official Community Plan Amendment Applications

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

Proposed OCP Designation: MRH – Multiple Unit Residential (High Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM6 – High Rise Apartment Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0011 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Strata Lot 1 and Strata Lot 2 District Lot 137 Osoyoos Division Yale District Strata Plan K25 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1, located at 1840-1850 Chandler Street, Kelowna, BC and Lot 21 District Lot 137 Osoyoos Division Yale District Plan 10011, located at 1365 Belaire Avenue, Kelowna, BC from the MRM – Multiple Unit Residential (Medium Density) designation to the MRH – Multiple Unit Residential (High Density) designation, as shown on Map "A" attached to the Report from the Development Planning Department dated December 7, 2020, 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. Z20-0045 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Strata Lot 1 and Strata Lot 2 District Lot 137 Osoyoos Division Yale District Strata Plan K25 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1, located at 1840-1850 Chandler Street, Kelowna, BC and Lot 21 District Lot 137 Osoyoos Division Yale District Plan 10011, located at 1365 Belaire Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM6 – High Rise Apartment Housing zone, as shown on Map “B” attached to the Report from the Development Planning Department dated December 7, 2020, 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 December 7, 2020;

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

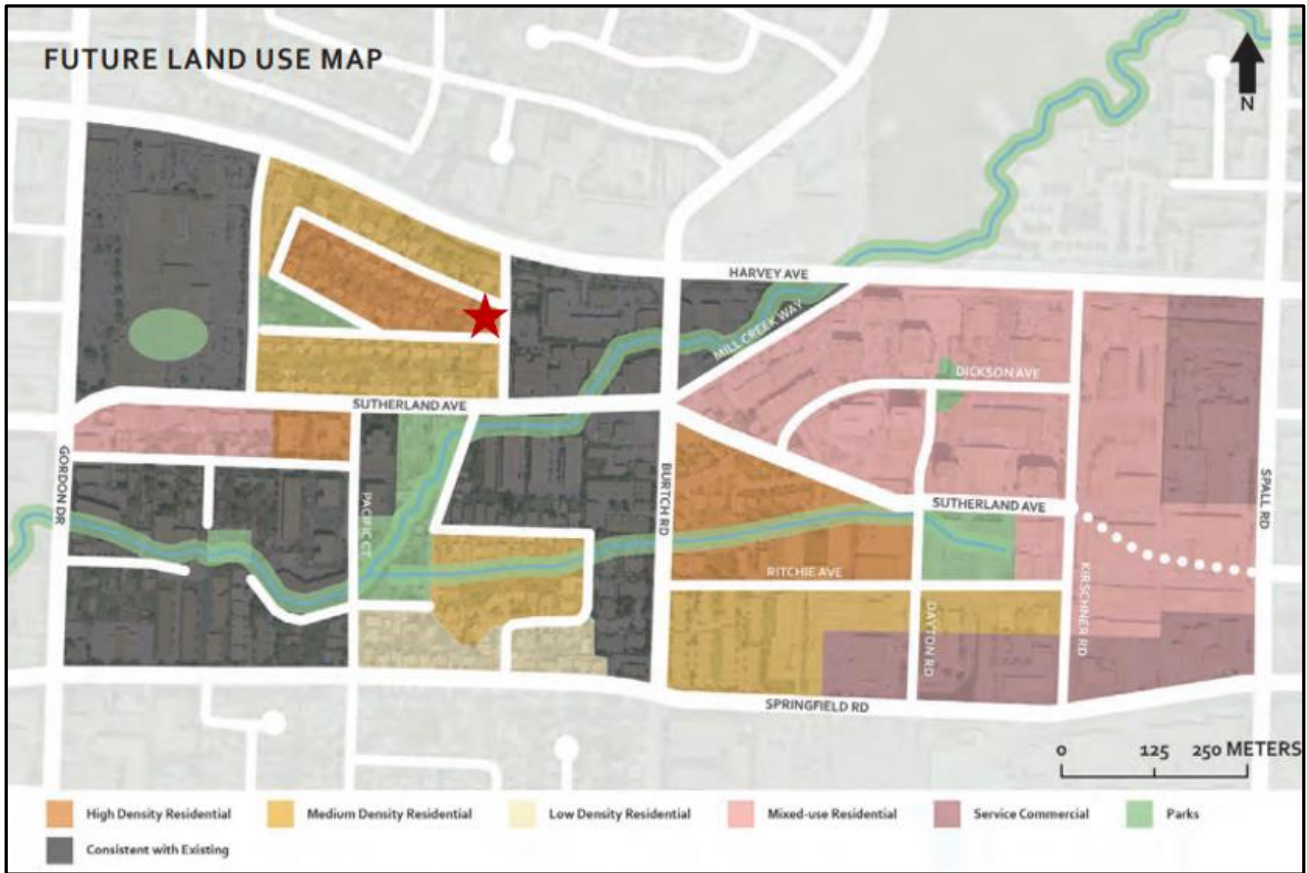
To rezone the subject property and to amend the Official Community Plan to change the future land use designation of the subject property to facilitate a multiple dwelling housing development.

3.0 Development Planning

Development Planning recommends support for the Rezoning and Official Community Plan (OCP) Amendment Applications. The OCP amendment application is consistent with the Future Land Use Map in the Capri Landmark Urban Centre Plan, which identifies a desired High Density Residential Future Land Use for the properties. The proposed RM6 – High Rise Apartment Housing zone is consistent with this Future Land Use and the application is supported by policies in the OCP including sensitive infill and housing mix.

Within the Capri Landmark Urban Centre Plan, the subject properties are located with Sub-Area 4: Five Bridges. This area is defined by proximity to the Capri Centre Mall and connection to linear paths along Mill Creek and Ritchie Brook. The multiple dwelling housing development will benefit from the central and convenient location of the subject properties, as it is near commercial shops, services and amenities. For Sub-Area 4, it is envisioned that over time, single-detached housing will be developed to apartment buildings and row-housing developments, and this application is consistent with that policy direction.

Future Land Use Map in the Capri-Landmark Urban Centre Plan. The subject properties are identified with a star.



4.0 Proposal

4.1 Background

The subject properties are currently being used for single and two dwelling housing. These dwellings would be demolished, and the lots would need to be consolidated for this development to occur.

4.2 Project Description

The applicant is proposing a six-storey multiple dwelling housing development, which would contain 94 units. The units are a mix of micro suites, one, two and three bedrooms, and a combination of ground floor and underground parking is proposed.

4.3 Site Context

The subject properties are located within the Central City OCP Sector and are within the Capri Landmark Revitalization Area. The properties are located near existing residential and commercial uses, as well as public transit options on Sutherland Avenue and Harvey Avenue. The Walk Score is 66 indicating that some errands can be accomplished on foot.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing RU6 – Two Dwelling Housing	Single Dwelling Housing
East	P1 – Major Institutional RU6 – Two Dwelling Housing	Extended Medical Treatment Services Single Dwelling Housing
South	RU6 – Two Dwelling Housing RU6B - Two Dwelling Housing with Boarding or Lodging House	Single Dwelling Housing Boarding or Lodging Houses
West	RU6 – Two Dwelling Housing	Single Dwelling Housing

Subject Property Map: 1840-1850 Chandler Street and 1365 Belaire Avenue



5.0 Current Development Policies

5.1 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.

Chapter 5: Development Process

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)

5.2 Capri-Landmark Urban Centre Plan

Land Use & Housing Objectives

Land Use Objective 3. Prevent under-development of sites: Ensure that residential density targets are achieved to allow for the viability of transit, services, and amenities.

Land Use Objective 6. Intensify existing residential neighbourhoods: Encourage the consolidation and redevelopment of existing low-density development to increase residential density.

Housing Objective 10. Build a variety of multi-unit housing types and tenures: Encourage new residential development and redevelopment to include a range of unit types and tenures, such as:

- Apartments varying in number of bedrooms.
- Ground-oriented townhouses integrated into larger buildings.

Sub-Area 4 Policies

Land Use Policy 4. Promote the consolidation of single-detached lots to support efficient building layouts for apartments along Sutherland Avenue, Pridham Avenue, Devonshire Avenue, Belaire Avenue, Pacific Avenue, and McInnes Avenue.

6.0 Technical Comments

6.1 Development Engineering Department

See Schedule A: City of Kelowna Memorandums

7.0 Application Chronology

Date of Application Received: May 12, 2020

Date Public Consultation Completed: July 7, 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:

Schedule A: City of Kelowna Memorandums

Attachment A: Draft Site Plan and Rendering