

REPORT TO COUNCIL



Date: January 19, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP20-0147 DVP20-0148

Owner: Ironclad Developments Aurora Inc., Inc.No. A0113910

Address: 230 Aurora Crescent

Applicant: Ironclad Developments Inc.

Subject: Development Permit and Development Variance Permit Application

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

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

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12116 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP20-0147 and Development Variance Permit No. DVP20-0148 for Lot 8 Section 26 Township 26 Osoyoos Division Yale District Plan KAP46961, located at 230 Aurora Crescent, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

Section 14.4.5(c): C4 – Urban Centre Commercial Development Regulations

To vary the required maximum height from 15.0 m or 4 storeys permitted to 22.0 m or 6 storeys proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character of a multiple dwelling housing development with a variance to maximum height.

3.0 Development Planning

Development Planning recommends support for the Development Permit and Development Variance Permit applications. This property was rezoned to the C4r – Urban Centre Commercial (Residential Rental Tenure Only) zone, so this project will result in 104 units becoming dedicated rental dwellings within the Rutland Urban Centre. This supports key direction within the Healthy Housing Strategy relating to the promotion and protection of rental housing.

This project consists of two six-storey buildings, Building A on the west side of the property and Building B on the east side. Architecturally, Building B has a bumped out first floor along Aurora Crescent, and the building is stepped back starting on the second floor, to add visual interest and help reduce the apparent mass of a building. Staff have worked with the applicant on the form and character of all elevations to ensure they meet the design guidelines in the OCP. Overall, the proposed design achieves the following form and character objectives, from the OCP's Comprehensive and Revitalization Design Guidelines:

- Visually prominent entrances;
- Use of a variety of materials to create contrast and reduce the apparent mass of a building; and
- Architectural unity and cohesiveness between buildings

The property is located within the Permanent Growth Boundary in the City's Rutland OCP sector. The increase in density at this location is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area.

Variance

The application includes one variance, to maximum height. This variance request is supported by policy within the OCP, which supports six storeys within C4 - Urban Centre Commercial zoned areas in the Rutland Urban Centre. The increase to six storeys also allows the project to take advantage of a FAR bonus in the zone, which is available for five and six storey projects. Overall, the height variance does not negatively impact adequate supply of on-site parking, nor overall form and character objectives and staff consider the request reasonable.

4.0 Proposal

4.1 Background

The subject property is currently zoned C4r – Urban Centre Commercial (Residential Rental Tenure Only) 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 unit breakdown includes 45 one-bedroom units, 53 two-bedroom units and six three-bedroom units. The main entrances for both buildings are located on the north elevations, fronting on to Aurora Crescent, and the ground-floor units on the east elevation of Building B have small patios. The street-facing elevation of Building B is finished with river stone veneer accents along the ground floor, and other main materials include Hardie Stained Lap Siding, Hardie Smooth Panels, and Corrugated Metal Sheet.

The ground floor units facing Aurora Crescent have patios, and all other units have balconies. Additional private open space is provided in both indoor and outdoor amenity space, including roof top amenity space on the third floor of both buildings, and an outdoor dog run on the south side of the property.

A combination of surface, ground floor and underground parking is proposed. The buildings are separated by a drive aisle and 26-stall surface parking lot, and the remainder of on-site parking is contained within an underground parkade, or on the ground floor under Building A. The ground floor of Building A will be parking, accessed from the surface parking lot located between both buildings. The entrance to an underground parking lot is located at the south end of the surface parking lot. A total of 122 parking spaces is provided on site, with 18 spaces on the ground floor under Building A, 26 spaces in a surface parking lot between buildings, and 78 spaces in an underground parkade. The applicant did not take advantage of an optional parking reduction available to the rental subzone, and the project meets the parking requirements of the C4 – Urban Centre Commercial zone without needing this incentive.

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	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing
East	C4 – Urban Centre Commercial C10 – Service Commercial	Currently Vacant Land Retail Store, Service Commercial
South	C4 – Urban Centre Commercial	Retail Stores, General
West	C4rls – Urban Centre Commercial (Retail Liquor Sales)	Retail Stores, General, Food Primary Establishments, Retail Liquor Sales Establishment, Personal Service Establishment

Subject Property Map: 230 Aurora Crescent**4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	C4r ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio (with bonuses)	1.88	1.82
Max. Site Coverage	75 %	42 %
Max. Height	15.0 m (4 storeys)	22.0 m (6 storeys) ❶
Min. Front Yard (east)	0.0 m	1.95 m
Min. Flanking Side Yard (north)	0.0 m	2.54 m
Min. Side Yard (south)	0.0 m	3.35 m
Min. Rear Yard (west)	0.0 m	4.57 m
Other Regulations		
Min. Parking Requirements	115 stalls	122 stalls
Min. Bicycle Parking	80 Long term 6 Short term per entrance (12 total)	110 Long term 6 Short term per entrance (12 total)
Min. Private Open Space	1,335 m ²	1,392 m ²
❶ Indicates a requested variance to maximum height.		

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.

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 5.5 Ensure appropriate and context sensitive built form

Policy .1 Building Height. Rutland Urban Centre: Generally 4 storeys. Six storeys within C4 or C9 zoned areas.

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.

5.2 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.

6.0 Technical Comments

6.1 Development Engineering Department

See attached City of Kelowna Memorandums

7.0 Application Chronology

Date of Application Received:	June 8, 2020
Date Public Consultation Completed:	September 14, 2020
Date of Rezoning Initial Consideration:	November 2, 2020
Date of Rezoning Public Hearing:	November 17, 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 Memorandums

Attachment B: Applicant's Letter of Rationale

Attachment C: Comprehensive and Revitalization Design Guidelines Checklist

Attachment D: Project Renderings

Attachment E: Shadow Study

Attachment F: Draft Development Permit and Development Variance Permit No. DP20-0147 DVP20-0148

Schedule A: Site Plan

Schedule B: Building Elevations, Materials and Colour Board

Schedule C: Landscaping Plan