

230 Aurora Crescent

Ironclad Developments File : DP20-0147 & DVP20-0148; CR: Z20-0088

Ironclad Developments

- Development company focusing on multi-family rental buildings
 - Projects across Western and Central Canada
 - Over a thousand rental residential units currently under construction
- First project in City of Kelowna
- Past projects in the Okanagan Vernon and West Kelowna
 - Rockwood Landing (Vernon)
 - The Highland (Vernon)
 - Lake View Pointe (West Kelowna)
- www.ironcladdevelopments.com

Proposal – DP / DVP for 230 Aurora Crescent

- Development Permit (DP) to allow for development of 104 units of rental housing in two buildings
- Variance (DVP) to allow for two buildings up to six storeys
- Related applications:
 - Rezone to a rental subzone (Z20-0088)
 - Current Zone C4 Urban Centre Commercial
 - Proposed Zone C4R– Urban Centre Commercial (Residential Rental Tenure Only)
 - 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





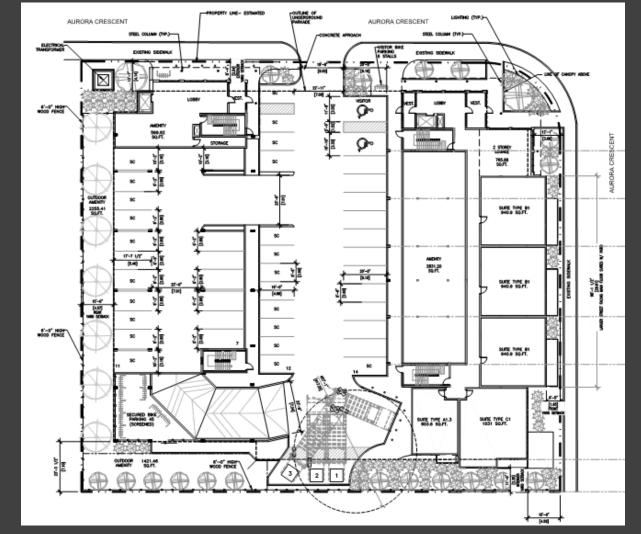
Project Rationale

- 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)

- 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
- Variance required to permit 6 storey development



- Parking 122 spaces
 - 44 surface parking spaces
 - 78 underground parking spaces
- Bike Spaces 122 spaces
 - Long term 110 spaces
 - Short term 12 spaces
- Meets zoning by-law requirements for parking, no reductions for rental
- Providing required streetscape improvements in terms of curb 'flare outs', and enhanced street trees / boulevard area



• 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





- 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.
- Related 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.
- Concur with conditions of approval in the Staff report.