

REPORT TO COUNCIL



Date: February 22, 2021

To: Council

From: City Manager

Department: Development Planning

Application: OCP20-0014 and Z20-0067 **Owner:** P275 Enterprises Ltd., Inc. No. BC1241904

Address: 1064, 1074, 1084 Glenmore Drive **Applicant:** Aligned Properties Inc.

Subject: Official Community Planning Amendment and Rezoning Applications

Existing OCP Designation: MRL - Multiple Unit Residential (Low Density)

Proposed OCP Designation: MRM - Multiple Unit Residential (Medium Density)

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only)

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0014 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of:

1. Lot 1, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at 1064 Glenmore Drive, Kelowna, BC; and,
2. Lot 2, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at 1074 Glenmore Drive, Kelowna, BC; and,
3. Lot 3, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at 1084 Glenmore Drive, Kelowna, BC,

from the MRL - Multiple Unit Residential (Low Density) designation to the MRM – Multiple Unit Residential (Medium Density) designation, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated February 22, 2021;

AND THAT Rezoning Application No. Z20-0067 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:

1. Lot 1, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at 1064 Glenmore Drive, Kelowna, BC; and,
2. Lot 2, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at 1074 Glenmore Drive, Kelowna, BC; and,
3. Lot 3, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at 1084 Glenmore Drive, Kelowna, BC,
from the RU1 – Large Lot Housing zone to the RM5r - Medium Density Multiple Housing (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 outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated February 22, 2021;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the consolidation of Lots 1, 2 and 3, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to land dedication be registered on subject property titles to achieve a 4.0m boulevard treatment along the Glenmore Dr. frontage;

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 consider an Official Community Planning (OCP) Amendment to change the future land use designation of the subject lots from the MRL - Multiple Unit Residential (Low Density) designation to the MRM – Multiple Unit Residential (Medium Density) designation; To consider rezoning the subject lots from the RU1 – Large Lot Housing zone to the RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only) zone to facilitate the development of a purpose-built rental building.

3.0 Development Planning

The applicant has assembled three single-family lots at the corner of Glenmore Drive and Highland Drive and is proposing to construct a purpose-built rental building. While requiring an OCP amendment for increased density and height, the approach of adding residential densities along major arterial routes is consistent with the City's overall growth strategy and OCP urban planning policies of establishing more efficient settlement patterns and better utilizing existing infrastructure, roads and services (OCP Policy 5.2.4 and OCP Policy 5.3.2). This strategy is consistent with overall best management practices in urban planning utilized by many other jurisdictions across the country. Land along arterial roads, such as the subject properties offer many benefits for densification including efficient use of transportation systems such as proximity to transit stops, cycling infrastructure and sidewalk networks that connect to nearby schools, parks and local services. While the nature of single-family housing can be challenged by the noise and busyness of a major arterial roadway,

multiple dwelling housing can benefit from this interaction. The form and character of an apartment building through the Development Permit process can improve the streetscape interaction with ground-oriented units, and also act as an effective buffer to the quieter internal single-family blocks of the Highland Drive neighbourhood. Finally, the introduction of an apartment building and its unit make-up including purpose-built rental tenure can help achieve the City's objectives of housing diversity and options for people living in the neighbourhood (OCP Policy 5.22.11 and Healthy Housing Strategy Key Direction 3.1). Because of these policy reasons, Staff believe the site is well suited to additional residential density in line with the RM5r zone and is supportive of the OCP amendment and rezoning bylaw requests.

In fulfillment of Council Policy No. 367 for "OCP Minor" and "Zoning Major" applications, the applicant held a public information session on September 3, 2020 between 4:00pm – 7:00pm in the Grace Baptist parking lot at the corner of Highland Dr. North and Glenmore Dr. The session was advertised in the Kelowna Daily Courier, a direct mail out was sent to 374 individual addresses within a postal code area of the subject property and hand delivered an additional 111 households not captured by the Canada Post maildrop. A summary report of the public information session is found in Attachment B.

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Proposal

4.1 Background

The three subject properties are located at the corner of Highland Dr. North and Glenmore Drive. Currently there is a single-family dwelling located on each of the three parcels. The applicant will be required to demolish the existing structures and to consolidate the three existing parcels into one larger parcel prior to final adoption to accommodate the future development.

4.2 Project Description

The applicant is proposing to develop a 3.5 storey wood frame, 50-unit purpose built rental housing development. The 3.5 storey building would include 3 storeys of residential units and a partial submerged underbuilding parking structure. Access to the parking structure would come from the rear laneway adjacent to the subject property in accordance with City policy.

The rental zone would qualify the project for a 10% reduction in the number of parking stalls due to the opportunity to more efficiently manage parking as a share pool, rather than specifically dedicated stalls.

The applicant is proposing significant pedestrian sidewalk improvements along the Glenmore Drive frontage, which will aid to provide a pedestrian friendly street realm. The 1.8m wide boulevard will be planted with street trees, a new sidewalk installed to help support the multi-family development and special paving for the corner treatment. In order to achieve the proposed improvements, the applicant has agreed to dedicate a portion of the frontage along Glenmore Drive for the three subject lots.

Conceptual 3D rendering of the proposed development:



Staff are currently tracking variances for the project including site coverage and setbacks to the parkade structure. Should Council support the OCP Amendment and the Rezoning bylaws, Staff will bring forward a report to Council with a detailed review of the Development Permit & Development Variance Permit applications for Council’s consideration of the proposed form and character and of the variances for the project.

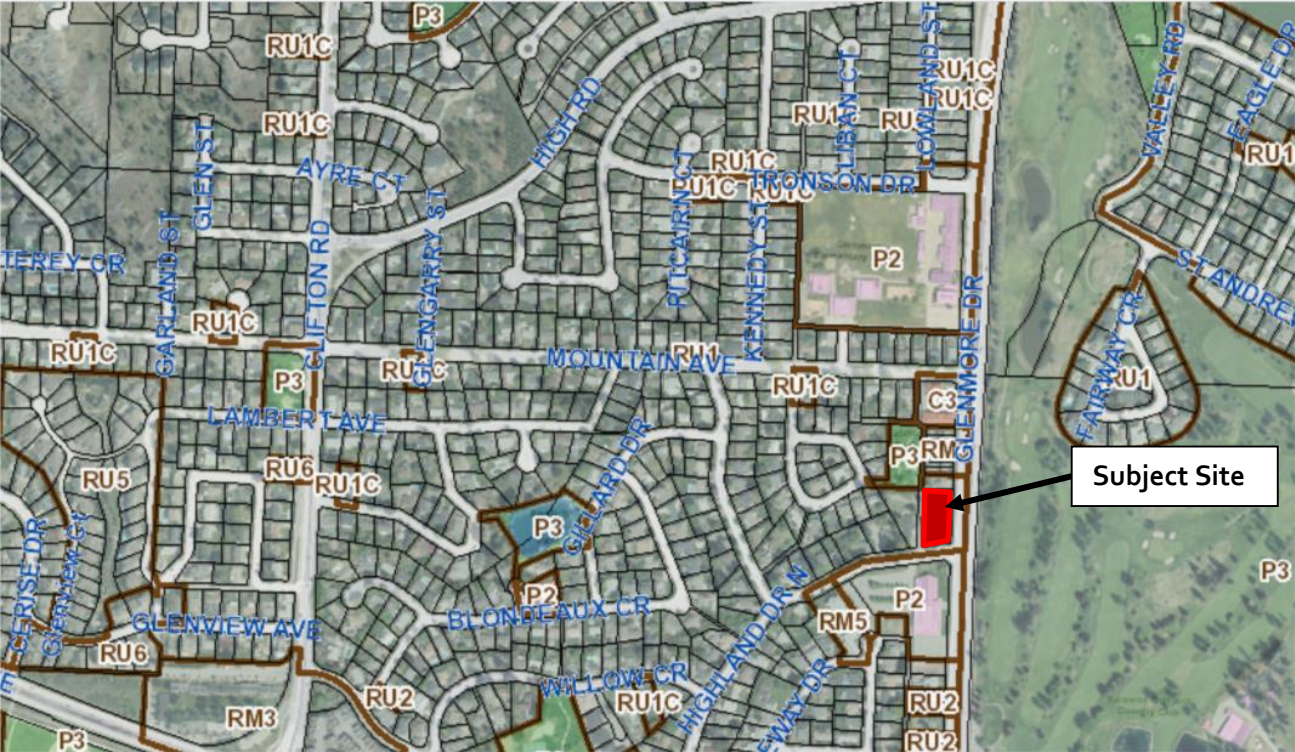
4.3 Site Context

The subject lots are located on the arterial Glenmore Dr. in the Glenmore-Clifton-Dilworth City Sector, at the corner of Highland Dr. North. The site is bordered by a single family dwelling and low density multiple dwelling housing to the north, a laneway access and single family dwellings to the west , Highland Dr. North, a church and a medium density multiple dwelling housing to the South, and Glenmore Dr. to the east. Adjacent land uses are as follows:

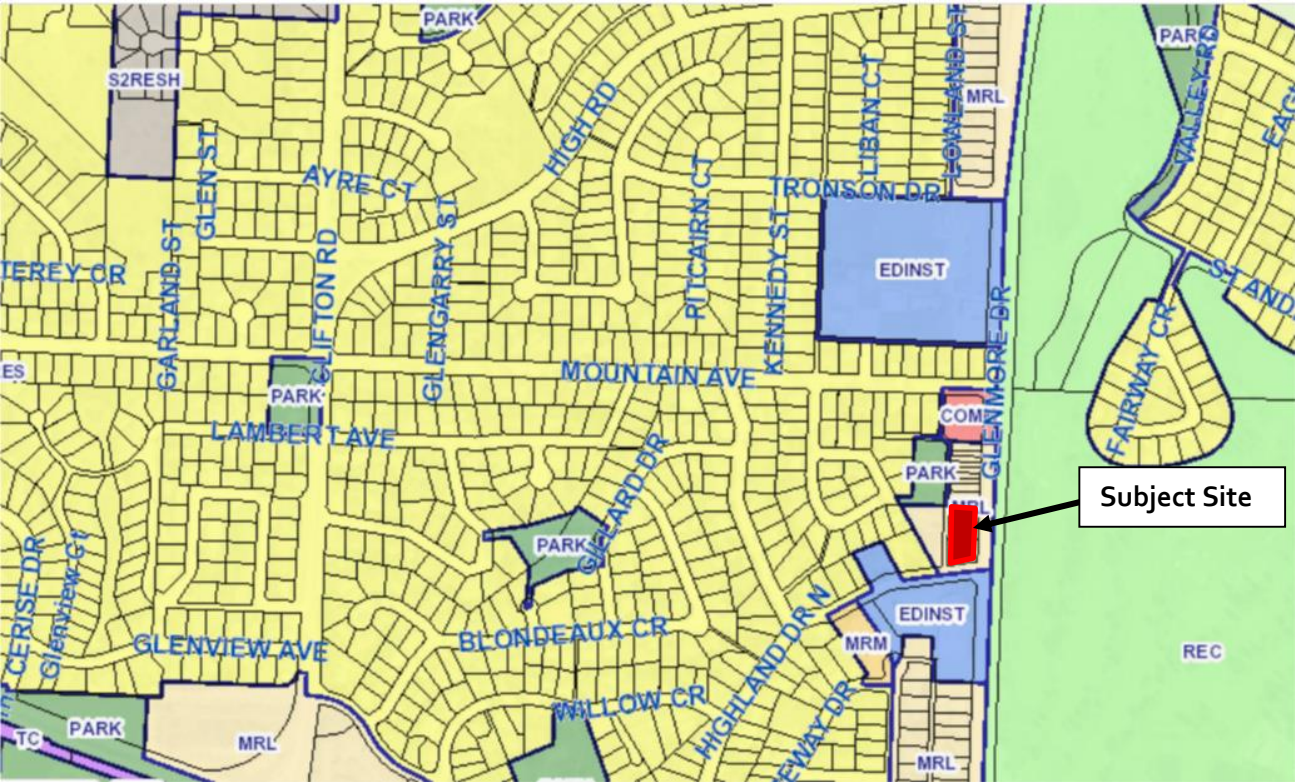
Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RM3 – Low Density Multiple Housing	Single family dwelling Townhouse development
East	Lane RU1 – Large Lot Housing	Single family dwelling
South	Highland Rd. N P2 – Education and Minor Institution RM5 – Medium Density Multiple Housing	Church Multi-residential development
West	Glenmore Dr. P3 – Parks and Opens Space	Kelowna Golf & Country Club

Subject Property Map: 1064 – 1084 Glenmore Dr.

Zoning Map:



OCP Designation Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

MRM - Multiple Unit Residential (Medium Density). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 - Transitional Low-Density Housing and RM5 - Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

Chapter 5: Development Process

Policy 5.2.4 Complete Communities. Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service.

Policy 5.3.2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and redevelopment within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Policy 5.22.11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

5.2 Kelowna Healthy Housing Strategy Key Directions and Recommended Actions.

3.1 Promote and Protect Rental Housing.

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Schedule A: Development Engineering Memo, dated August 19, 2020.

7.0 Application Chronology

Date of Application Received:	August 17, 2020
Date Public Consultation Completed:	September 3, 2020
Date Revised Drawings Received:	November 25, 2020

Report prepared by:	Barbara B. Crawford, Planner II
Reviewed by:	Jocelyn Black, Urban Planning & Development Policy Manager
Approved for Inclusion:	Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo, dated August 19, 2020
Attachment A: Site Plan and Conceptual Renderings
Attachment B: Public Information Session