

REPORT TO COUNCIL



Date: August 23, 2021

To: Council

From: City Manager

Department: Development Planning Department

Application: Z21-0069 & OCP21-0020 **Owner:** Sole Cawston Developments Ltd., Inc. No. BC1270856

Address: 604, 608, 612, 626 Cawston Ave **Applicant:** Kevin Edgecombe

Subject: OCP Amendment and Rezoning Application

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

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

Existing Zone: RU2 – Medium Lot Housing

Proposed Zone: C7 – Central Business Commercial

1.0 Recommendation

That Official Community Plan Map Amendment Application No. OCP21-0020 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of:

- Lot 23, District Lot 139, ODYD, Plan 1037, located at 604 Cawston Avenue, Kelowna, BC;
- Lot 22, District Lot 139, ODYD, Plan 1037, located at 608 Cawston Avenue, Kelowna, BC;
- Lot 21, District Lot 139, ODYD, Plan 1037, located at 612 Cawston Avenue, Kelowna, BC;
- Lot A, District Lot 139, ODYD, Plan EPP49686, located at 626 Cawston Avenue, Kelowna, BC.

from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential/Commercial) designation, be considered by Council;

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 August 23, 2021;

AND THAT Rezoning Application No. Z21-0069 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:

- Lot 23, District Lot 139, ODYD, Plan 1037, located at 604 Cawston Avenue, Kelowna, BC;

- Lot 22, District Lot 139, ODYD, Plan 1037, located at 608 Cawston Avenue, Kelowna, BC;
- Lot 21, District Lot 139, ODYD, Plan 1037, located at 612 Cawston Avenue, Kelowna, BC;
- Lot A, District Lot 139, ODYD, Plan EPP49686, located at 626 Cawston Avenue, Kelowna, BC.

from the RU2 – Medium Lot Housing zone to the C7 – Central Business Commercial zone, be considered by Council;

AND THAT the Official Community Plan Map Amendment Bylaw and 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 identified in Schedule “A” associated to the report from the Development Planning Department dated August 23, 2021;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the legal consolidation of all the lots into one parcel.

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 properties.

2.0 Purpose

To consider an OCP amendment application from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential / Commercial) designation and to consider a rezoning application on the subject properties from the RU2 – Medium Lot Housing zone to the C7 – Central Business Commercial zone to facilitate the development of a six storey building mixed use building.

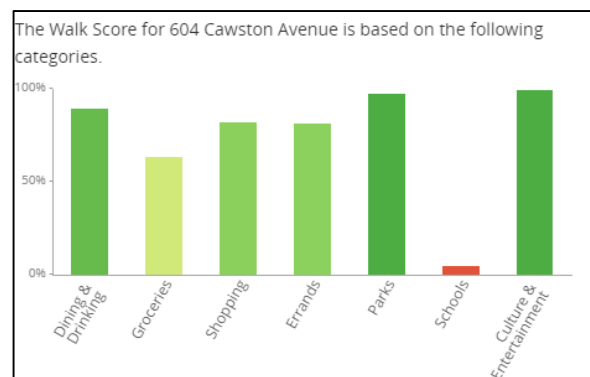
3.0 Development Planning

Staff are recommending support for the Rezoning and Official Community Plan (OCP) amendment applications. Staff have reviewed this application, and it may move forward without affecting either the City’s Financial Plan or Waste Management Plan.

The C7 – Central Business Commercial zone was designed for the City Centre Urban Centre to accommodate the density, mix of uses, and parking requirements appropriate for the downtown area. In this case, the C7 zone is deemed by staff to be the most appropriate zone to satisfy the desired density and set an appropriate parking requirement for the development.

The proposed development’s proximity to the downtown and an active transportation corridor will facilitate residents to utilize alternative transportation resulting in the reduced reliance on the automobile. This location will help change the desired modal transportation split, the proposal is meeting the Zoning Bylaw’s parking requirement on-site. The BikeScore for the site is 97 indicating this site is a “Biker’s Paradise”. The building’s concept includes a mix of private outdoor spaces and a community roof-top amenity space with gardening spaces that allows a variety of outdoor options for the occupants of the building.

As the property is located downtown, the site is within walking distance of a wide range of amenities and destinations including: retail, dining opportunities, employment opportunities, cultural facilities, and



recreational facilities. The lot has a walkscore of 75, and is considered to be a “Very Walkable”, where “most errands can be accomplished on foot”. The lower walkscore, despite being in the downtown is due to the low school proximity portion. This proposal is proposing a school on the third floor which will help one of the lacking key downtown amenities.

With respect to height, the C7 zone allows for variable heights as governed by the C7 Map A – Downtown Building Heights Plan. The site in question straddles two distinct areas in the C7 Map A, as part of the site sits east of the laneway west of Richter Street, and part of the site sits west of this laneway. See diagram below:



3.1 Public Notification

As per Council Policy 367 regarding public notification, the applicant held a public open house on July 27th 2019.

4.0 Proposal

4.1 Project Description

The intended Development Permit proposal includes four ground-oriented townhouse units along Cawston Avenue, 45 residential apartment units (49 in total), and a proposed school facility located on the third level.

The proposal includes enough parking for the school facility, all the residents, and full visitor parking requirements. Staff are only tracking one potential variance to the total amount of short-term bicycle parking requirements. However, the applicant is working creatively to eliminate this variance by the time the Development Permit is considered.

If Council supports the OCP amendment and rezoning bylaws, then the applicant will finalize the design and Staff will update the project description in a Development Permit Council Report.

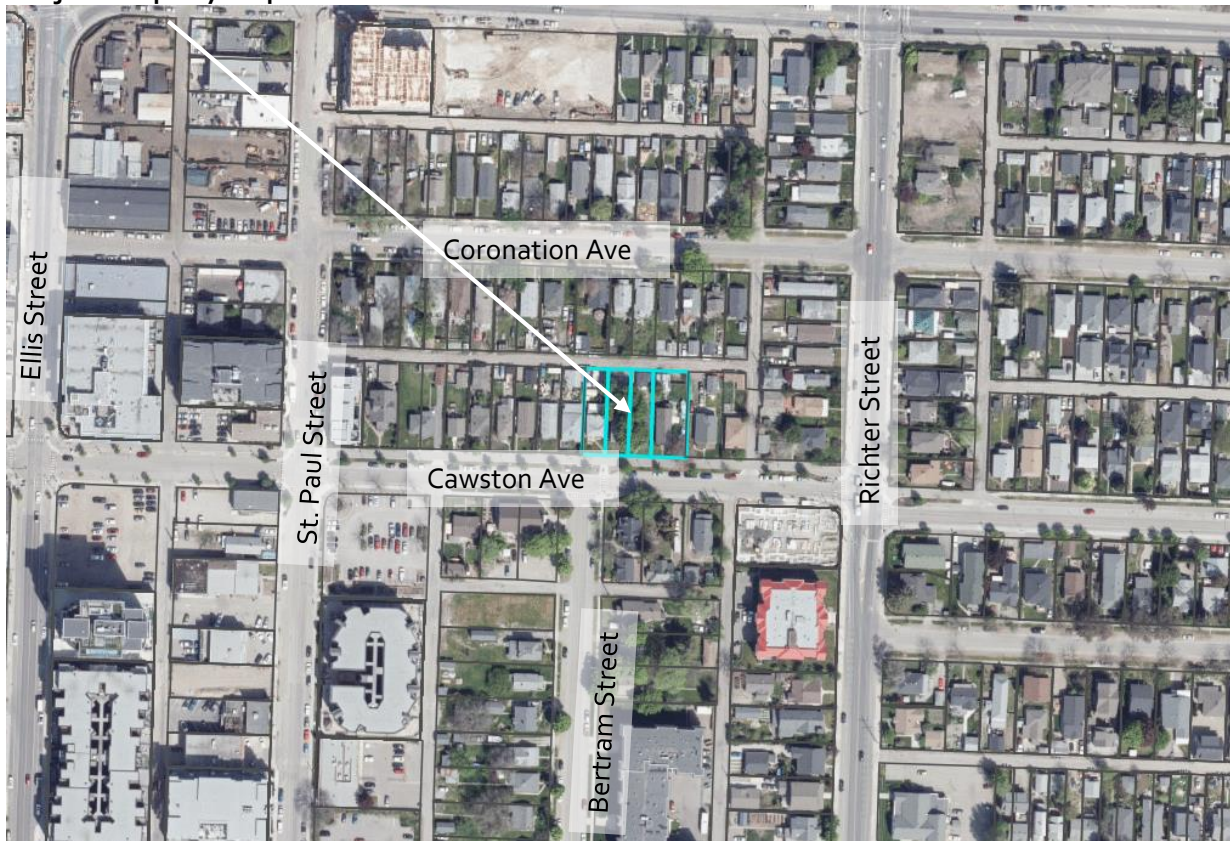
4.2 Site Context

The subject properties are located on the north side Cawston Avenue within the north-eastern portion of the City Centre Urban Centre. In addition, the lot has direct access to the Cawston Avenue multi-use pathway and is within 400 metres of the Ethel Street multi-use pathway, and thus has excellent access for all forms of active transportation.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₂ – Medium Lot Housing	Single Family Housing
East	RU ₆ – Two Dwelling Housing	Single Family Housing
South	RM ₅ – Medium Density Multiple Housing	Stacked Row Housing
West	RU ₂ – Medium Lot Housing	Single Family Housing

Subject Property Map: 604-626 Cawston Ave



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 5.3 Focus development to designated growth areas

Policy .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 per ha located within a 400m walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development 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.

6.0 Technical Comments

6.1 Development Engineering Department

See attached memorandum

7.0 Application Chronology

Date of Application Received: May 1st 2021
Date Public Consultation Completed: July 27th 2011

Report prepared by: Adam Cseke, Planner Specialist
Reviewed by: Dean Strachan, Community Planning & Development manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo dated July 8th 2021
Attachment A: Initial Architectural Drawing Package and Applicant Rationale