

# 417 CEDAR AVE.

PRESENTATION TO COUNCIL MAY 11, 2021

REZONING COK File #Z21-0002

DP 21-0005

DVP 21-0006

**Presented by:**  
**KEVIN EDGECOMBE**



# Presentation Outline



<b>PART 1</b>	Background
<b>PART 2</b>	Neighbourhood Consultation
<b>PART 3</b>	C4 Zone - Benefits to the Community
<b>PART 4</b>	Density in Urban Centers
<b>PART 5</b>	Parking Analysis
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<b>PART 7</b>	Summary



# Background

We are seeking rezoning of 417 Cedar Avenue to create a 17 Unit, 6-storey development that is located on the south side of Cedar Avenue just west of Pandosy Street. The immediate area currently consists of largely single-family homes zoned RU1, as well as a large amount of C4 commercial on the Pandosy corridor.

The application was submitted following 4 pre-submission meetings with COK staff with several iterations of the building's form and character being presented and refined. Our application was ultimately submitted mid-December 2020. During our very positive pre-submission discussions, there were 3 main components discussed and worked on with staff and our architect.

- Commercial component/frontage.... *Required but tough to achieve*
- Potential Land Assembly....*Desired but not possible*
- Lack of lane way on south side of property.... *Made it tough to create meaningful commercial frontage given the need for a Foyer, a Drive Lane and a Transformer*

# Neighborhood Consultation

Our team hosted a Neighborhood Consultation on March 15th 2021



## ATTENDEES

There was a good cross section of attendees at the event which resulted in positive communication with local residents as well as members of the KLO Residence Association and the South Pandosy Business Association.

## CONCERNS VOICED (SUMMARIZED)

- Some concern with regards to building heights in general in the Pandosy area
- Concerns that the front yard along Cedar will lack landscaping
- There was concern that 3 of the units will not have parking stalls provided
- General concerns about parking in the area
- Some concern over the setbacks at the residential levels
- Some concern over the zero lot line concrete parkade walls and their mass
- Some concern raised over the addition of commercial in the building

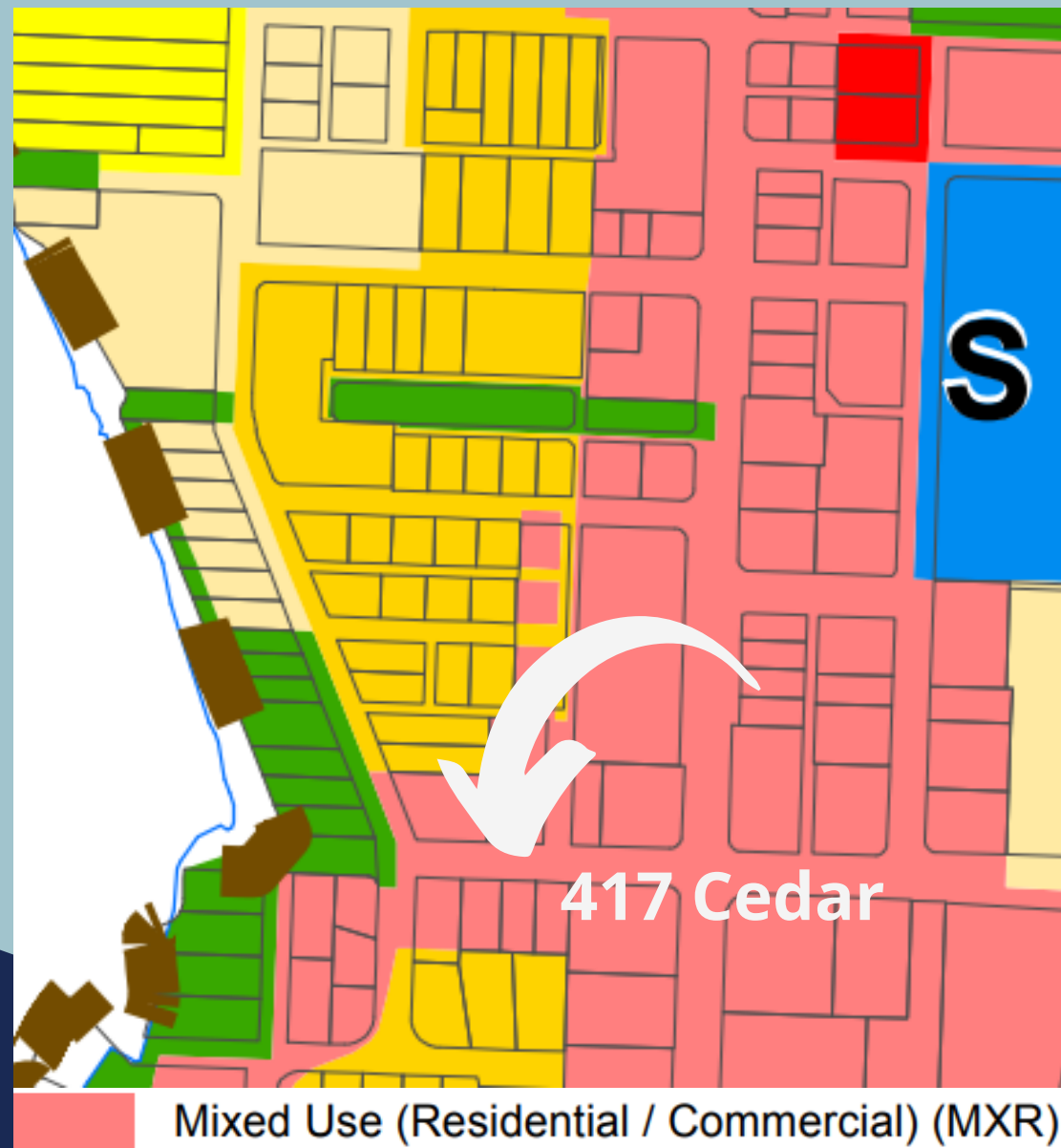
## POSITIVE FEEDBACK (SUMMARIZED)

- Attendees found the meeting informative
- Attendees noted that the building was attractive
- Attendees liked the fact that we had met the parking bylaw
- There were positive comments around the compact nature of the development
- Consultation group didn't seem to have any issue with the proposed zone
- Management at the Paddle Center spoke highly of the project.



# Site Location Map

2030 OCP - Current zone



# C4 Zone - Benefits to the Community

The 2030 OCP, as well as the Draft 2040 OCP, support the C4 rezoning application as it serves the local business needs as well as provides opportunity for improved density in Urban Centers.

**CONSISTENT  
WITH MUCH OF  
THE LOCAL AREA  
WHICH  
INCLUDES NEW  
AND OLDER  
COMMERCIAL C4  
STRUCTURES  
ALONG THE  
PANDOSY  
CORRIDOR**

**MEETS LONG  
RANGE  
PLANNING  
INITIATIVES**

**ALIGNS WITH  
KELOWNA'S  
HEALTHY CITY  
STRATEGY**

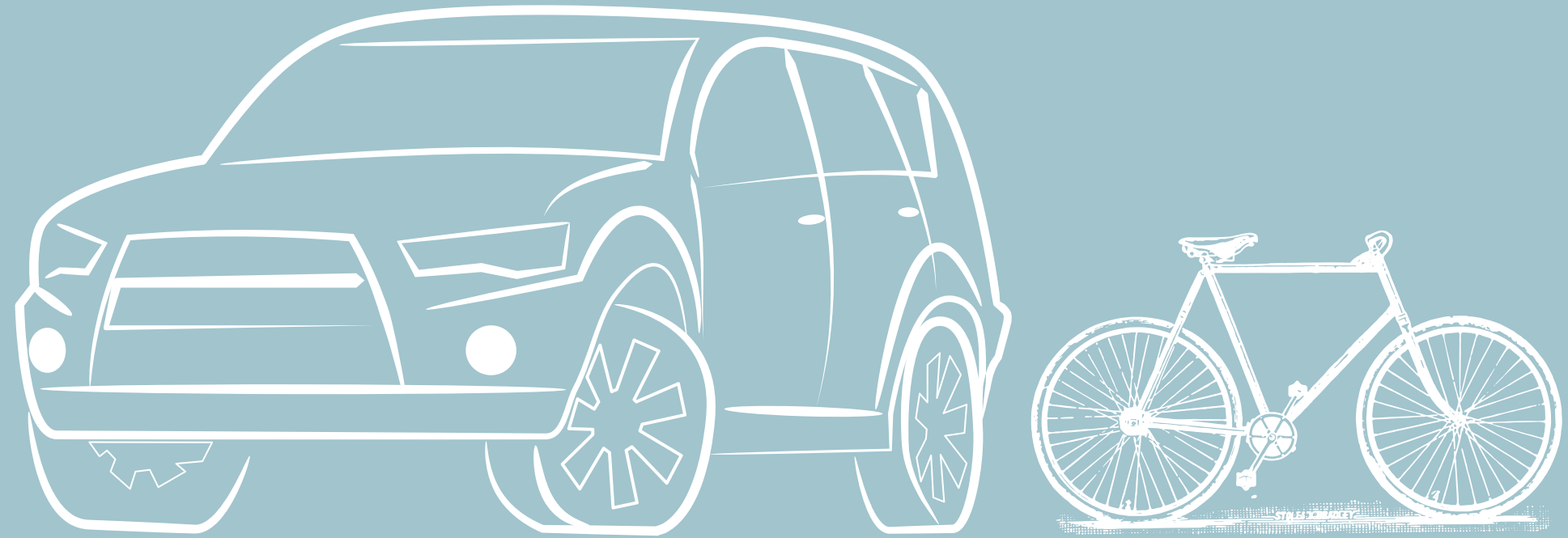
**PROVIDES AN  
EXCELLENT  
OPPORTUNITY TO  
REJUVENATE A  
NEIGHBORHOOD  
WHICH HASN'T  
SEEN MUCH  
REDEVELOPMENT  
IN RECENT YEARS**

# Density in Urban Centers

We believe that support of this rezoning will provide much needed density in an Urban Center such as the South Pandosy Area.

- 17 Unique condos in a great location including one Live/Work studio opportunity
- Very high Walk-Score with less reliance on motor vehicles
- Steps away from the lake and the new South Pandosy Park
- A critical step in renewing and revitalizing the Cedar Ave corridor

# Parking Analysis



STALLS REQUIRED	STALLS PROVIDED	WHAT DOES THIS MEAN
<p>20 stalls are required by bylaw which include:</p> <ul style="list-style-type: none"><li>• 1 for commercial space</li><li>• 9 for 1 bedroom</li><li>• 7 for 2 bedrooms</li><li>• 3 for Visitor stalls</li></ul> <p>• 13 Long term bicycle stalls</p> <p>• 6 short term bicycle</p> <p><b>Total stalls required - 20 Less 20% for long term bicycle bonus = 16 stalls required</b></p>	<p><b>17 stalls are provided</b></p> <ul style="list-style-type: none"><li>• 8 full size stalls</li><li>• 8 regular stalls</li><li>• 1 accessible stall</li></ul> <p>• 20 long term bicycle stalls</p> <p>• 6 short term bicycle stalls</p> <p>• NOTE, 3 of the above parking stalls will be visitor stalls</p>	<ul style="list-style-type: none"><li>• 3 units will not have parking stalls</li><li>• We exceed the parking by-law by 1 stall</li><li>• We feel this is an excellent location to prove the new parking by-law</li><li>• Healthy City Strategy: "When [our built environment] is strategically designed, these places can reduce obesity and chronic diseases, like heart disease and diabetes, and improve our well-being and social connections."</li></ul>



# Evolution of 417 Cedar

## Challenges Faced

- Lack of laneway at rear of property (south side)
- Inability to secure adjacent land assembly to the east
- Lack of commercial frontage (90%)
- Single lot development in infill environment
- Variance requirements - 6

## Mid-Design changes

- We attended 4 pre-submission meetings with COK staff, all of which resulted in changes to improve set-backs, and overall building aesthetics (many of which are listed below)

## Design enhancements

- Project is in full compliance with COK parking bylaw - exceeds number of required stalls by 1
- Added a small commercial space connected to suite above (Live/Work opportunity)
- Created an aesthetically pleasing infill project with great curb appeal
- Reduced massing with good setbacks above the first level parkade
- Reduced the mass of the level 1 parking structure with added features
- Reduced the elevator core to only travel to 6th floor rather than roof top.
- Large Private Decks on all units as well as a significant rooftop amenity space
- Added windows to the north-west corner of the building to enhance the aesthetic and views to the water
- Changed the composite siding from grey to light blue
- Solved technical exiting issues from the parkade level



Early iteration



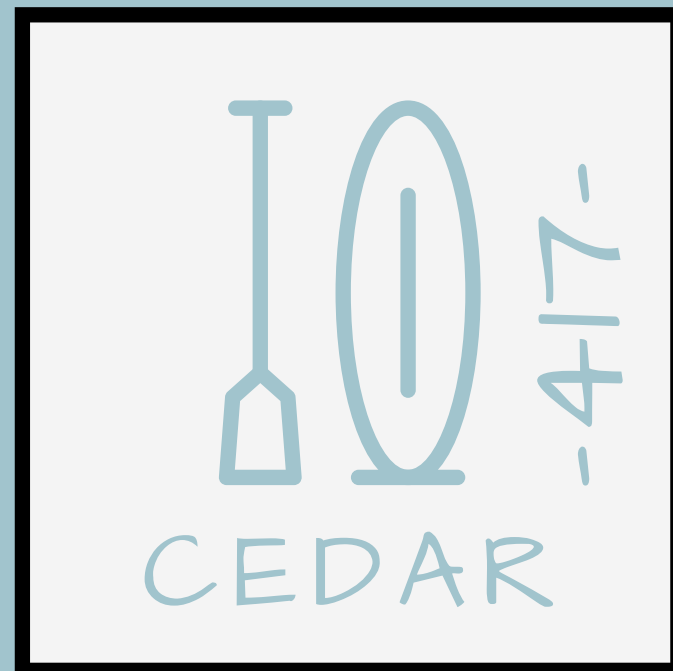
DP Submission



Current DVP

# Site Statistics

## 417 Cedar



### SITE INFORMATION:

	Allowed/Required	Proposed	
Gross Site Area=	7,452 sf (697 sm)		
Allowable Site Coverage=	75% (5,589sf)	91.5% (6,818sf)	VARIANCE REQUIRED
F.A.R. =	1.3 + .4* = 1.7 (12,668sf)	1.7 (12,668sf)	
*Parking spaces provided beneath habitable space = F.A.R. + 0.2			
Five or six storey buildings = F.A.R. + 0.2			
Total F.A.R. bonus = 0.4			

First Floor Commercial Frontage (LOT WIDTH = 59'11")	90% (53'11 1/8")	27% (16'2 1/2")	VARIANCE REQUIRED
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### Unit Area Calculations:

	NET FLOOR AREA	PRIVATE OPEN SPACE
ENTRY LEVEL / PARKADE - One Commercial Suite	265 SF (25 SM)	
SECOND LEVEL -	2,610 SF (242 SM)	
Unit 201 - One Bedroom Suite	654 SF	377 SF (36 SM)
Unit 202 - One Bedroom Suite	690 SF	947 SF (34 SM)
Unit 203 - One Bedroom Suite	576 SF	313 SF (28 SM)
Unit 204 - Two Bedroom Suite	690 SF	821 SF (35 SM)
THIRD LEVEL -	2,598 SF (241 SM)	
Unit 301 - One Bedroom Suite	643 SF	215 SF (20 SM)
Unit 302 - Two Bedroom Suite	722 SF	395 SF (37 SM)
Unit 303 - One Bedroom Suite	576 SF	111 SF (11 SM)
Unit 304 - One Bedroom Suite	657 SF	359 SF (33 SM)
FOURTH LEVEL -	2,598 SF (241 SM)	
Unit 401 - One Bedroom Suite	643 SF	215 SF (20 SM)
Unit 402 - Two Bedroom Suite	722 SF	395 SF (37 SM)
Unit 403 - One Bedroom Suite	576 SF	111 SF (11 SM)
Unit 404 - One Bedroom Suite	657 SF	359 SF (33 SM)
FIFTH LEVEL -	2,599 SF (241 SM)	
Unit 501 - One Bedroom Suite	643 SF	215 SF (20 SM)
Unit 502 - Two Bedroom Suite	722 SF	395 SF (37 SM)
Unit 503 - Two Bedroom Suite	1,234 SF	470 SF (44 SM)
SIXTH LEVEL -	1,998 SF (186 SM)	
Unit 601 - Two Bedroom Suite	974 SF	997 SF (93 SM)
Unit 602 - Two Bedroom Suite	1,024 SF	597 SF (55 SM)
TOTAL	12,668 SF (1,176 SM)	

Building Height:	Allowed:	Proposed:	
Max. Height =	15m (49.2 ft) or 4 storeys	19.5m - 6 storeys	VARIANCE REQUIRED

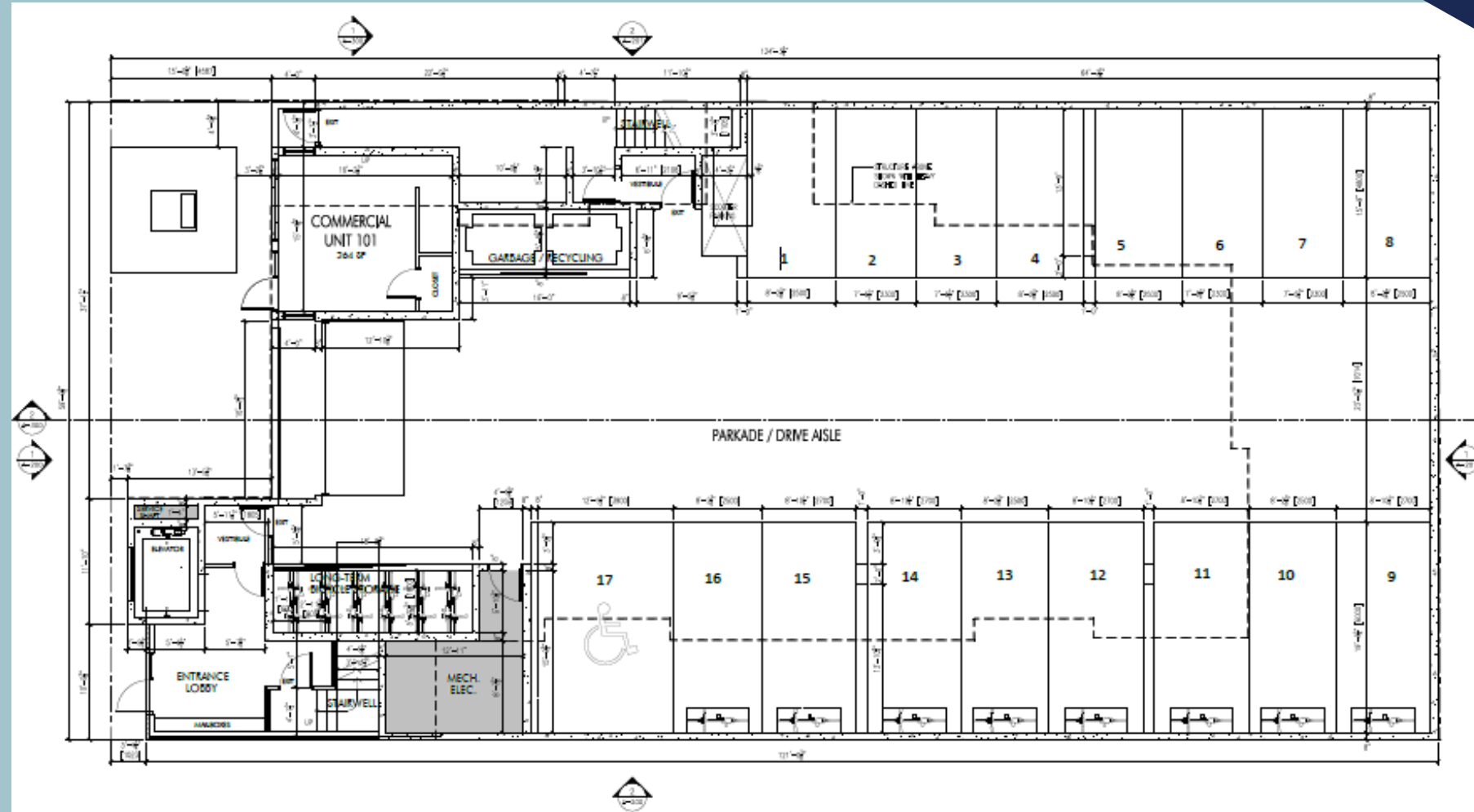
Yard setbacks:	Allowed:	Proposed:	
Front yard -	0.0 m	0.49m	
West Side yard -	2.0 m abutting residential	0.0m	VARIANCE REQUIRED
East Side yard -	2.0 m abutting residential	0.0m	VARIANCE REQUIRED
Rear yard -	6.0 m abutting residential	0.0m	VARIANCE REQUIRED

Parking Calculations:	Required:	Proposed:
Commercial Unit - 1.3 per 100m <sup>2</sup>	1	
0.9 per 1 Bedroom	0.9 x 10 Suites = 9	
1 per 2 Bedroom	1 x 7 Suites = 7	
Visitor Parking - 0.14 per Suite	0.14 x 17 Suites = 3	
	20 - 20%* = 16	17

\*Long-term bicycle storage bonus provided.

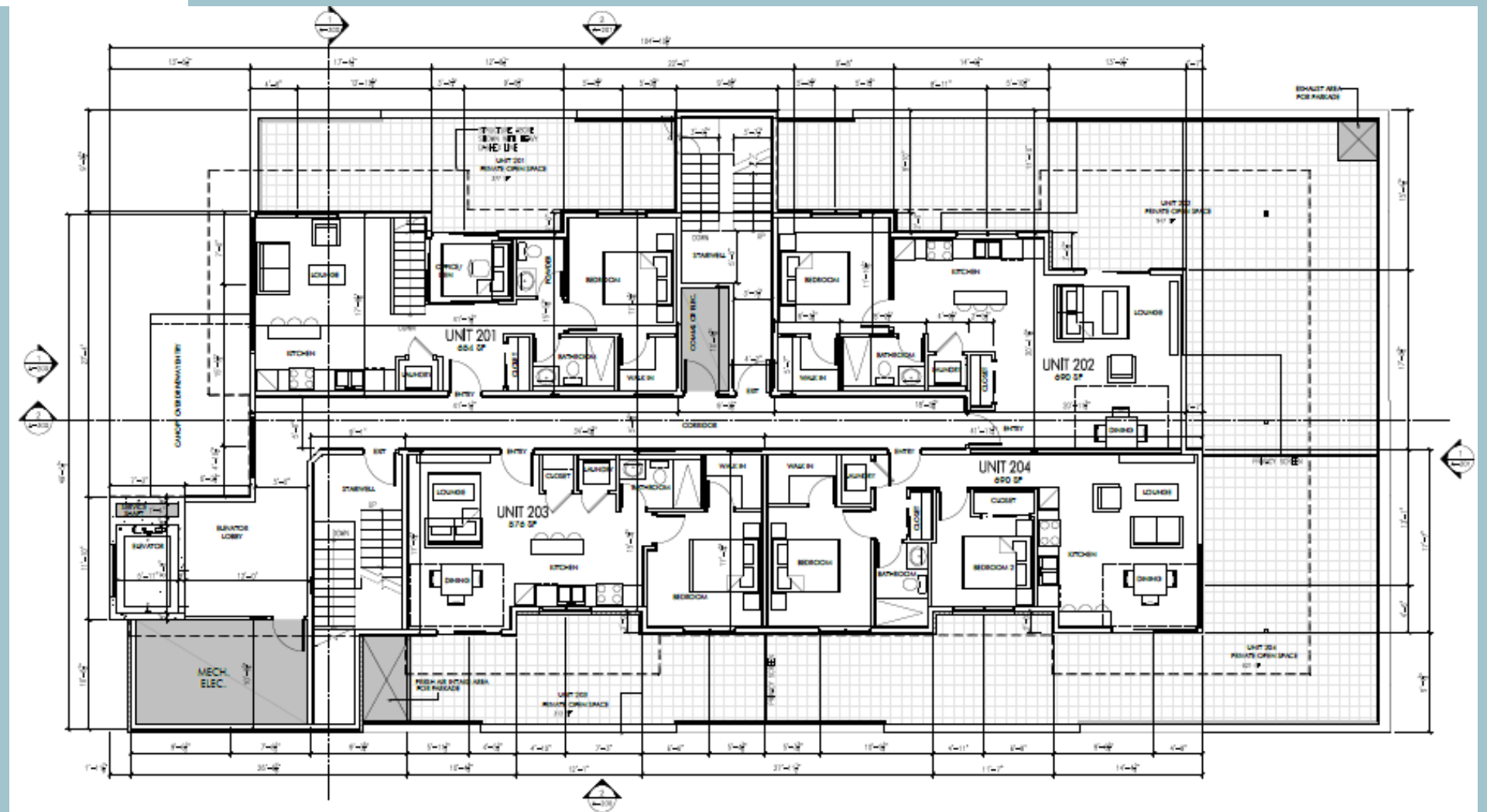
\*\* 50% Regular / 50% Small

Bicycle Storage:	Required:	Proposed:
Long-term bicycle storage lockers	.75X17 = 13	20 (dedicated storage lockers)
Short-term bicycle storage lockers	6 per entrance	6 (per Landscape Plan)

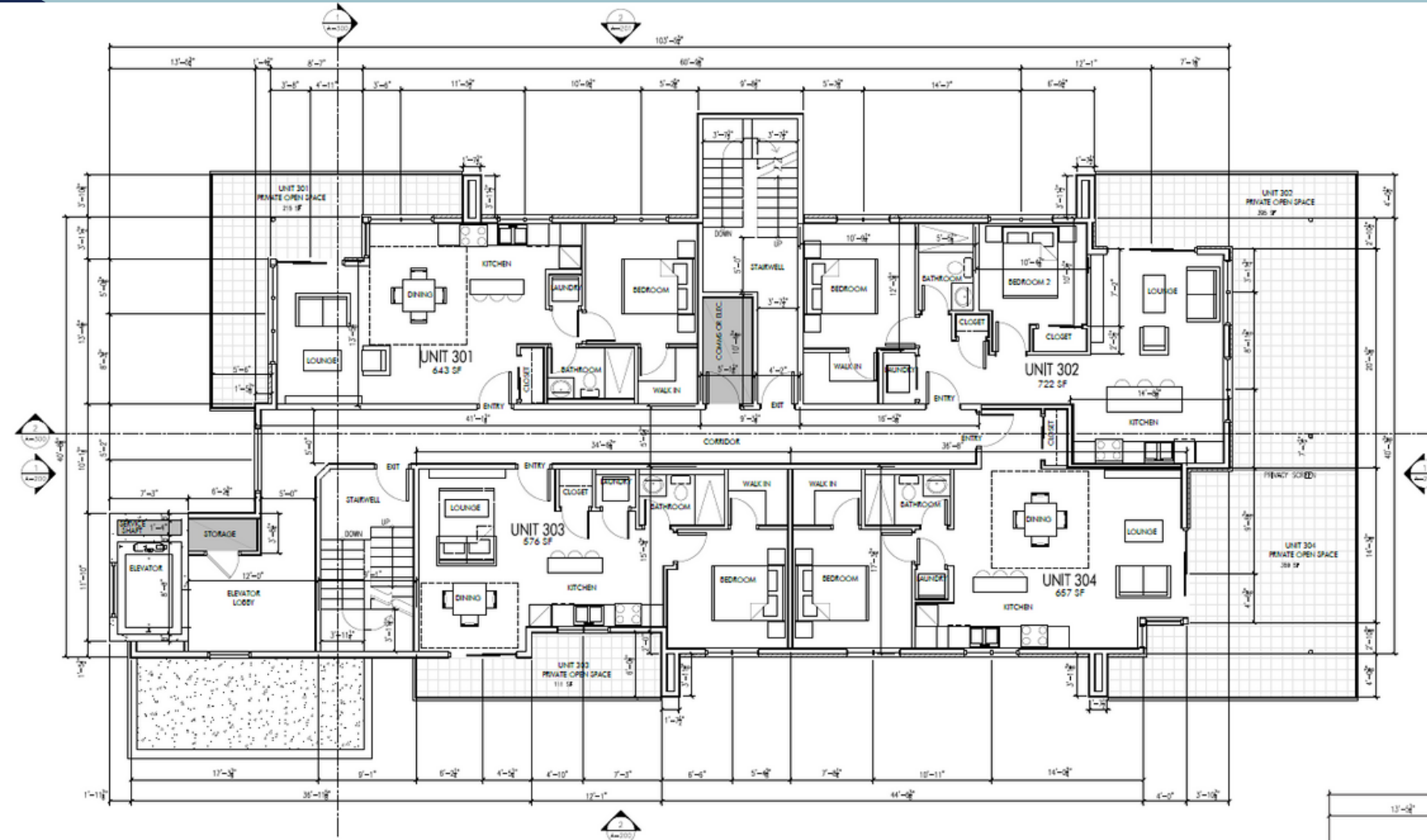


Ground floor

Second floor

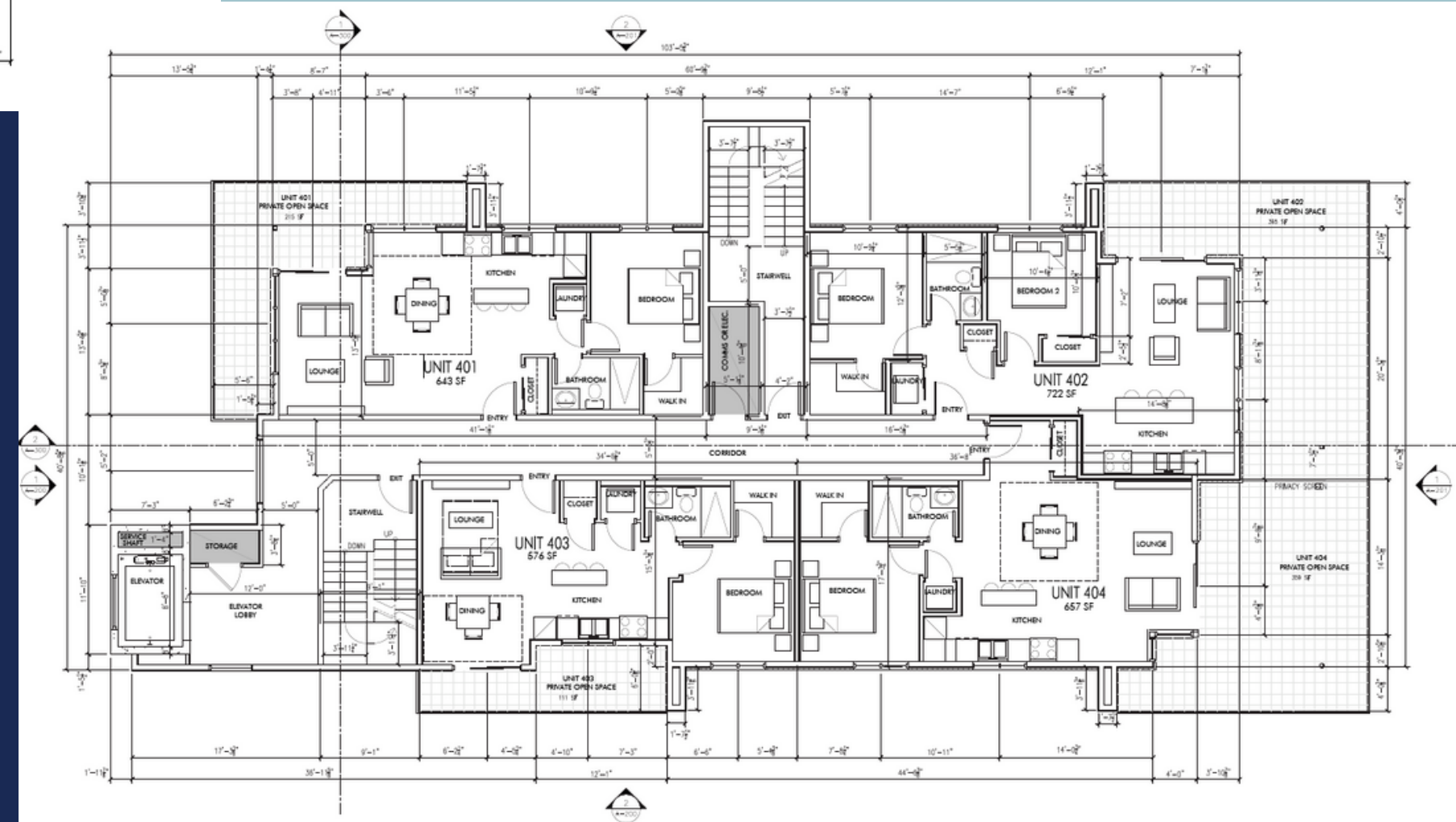




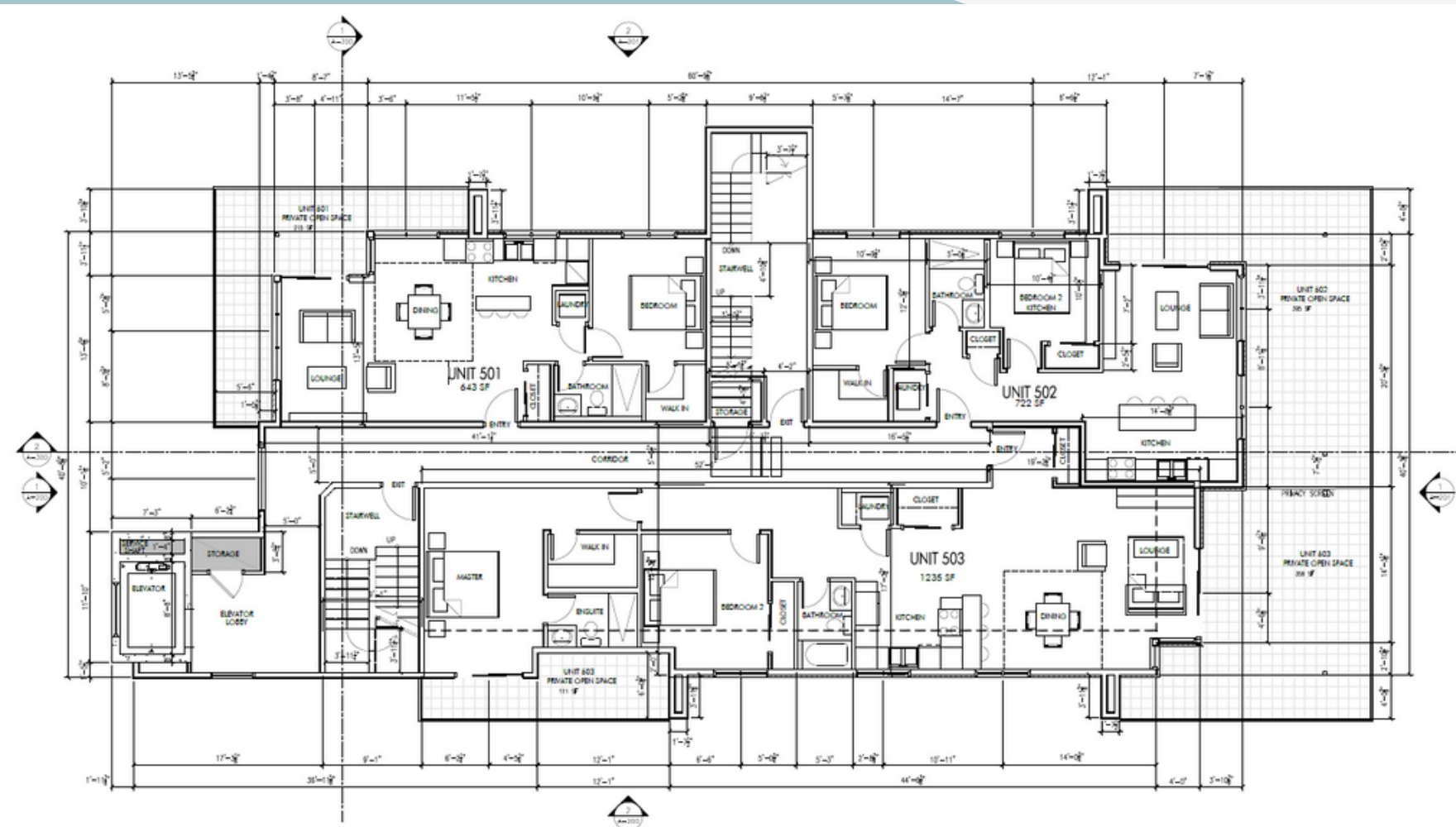


Third floor

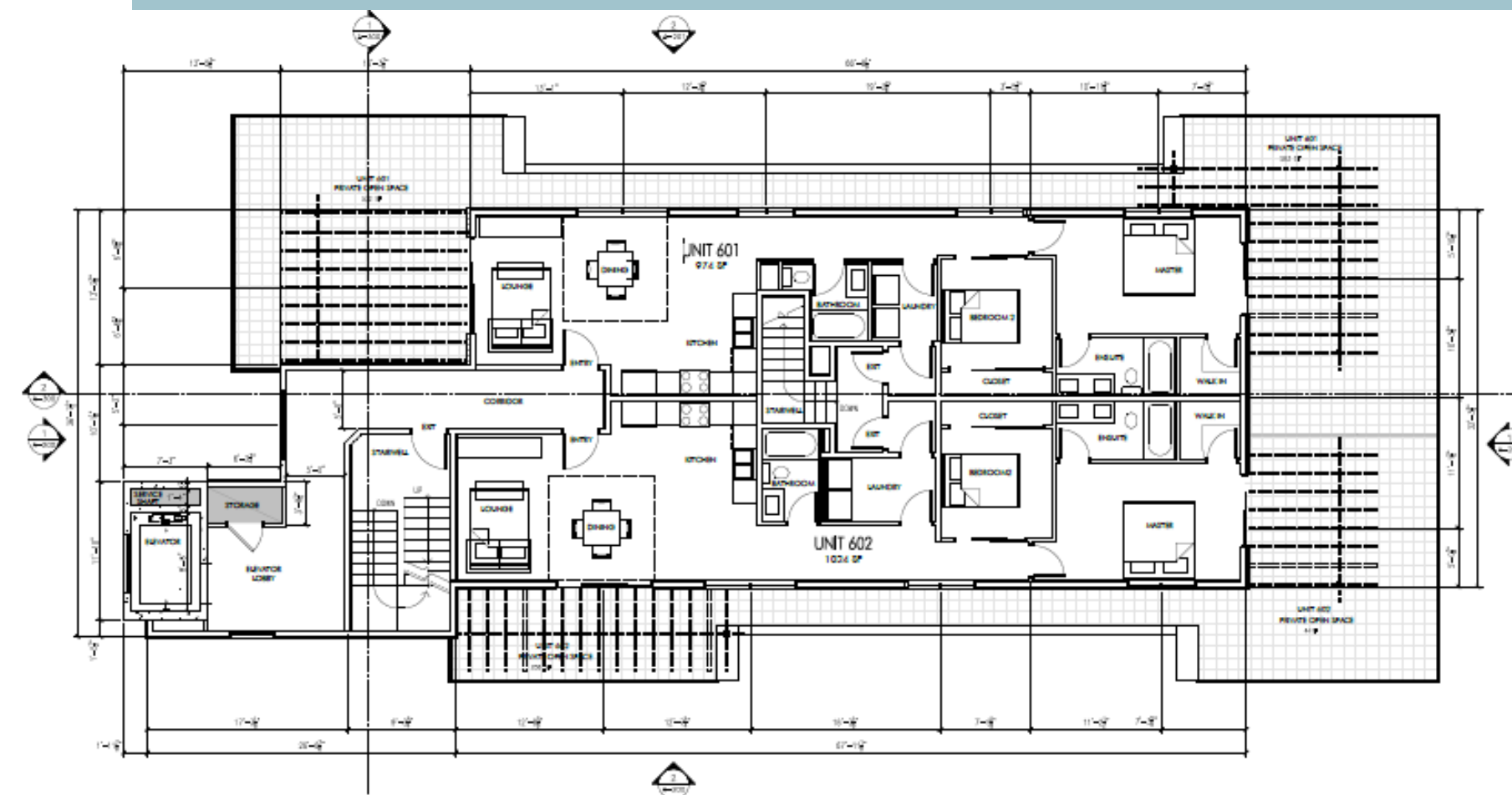
Fourth floor







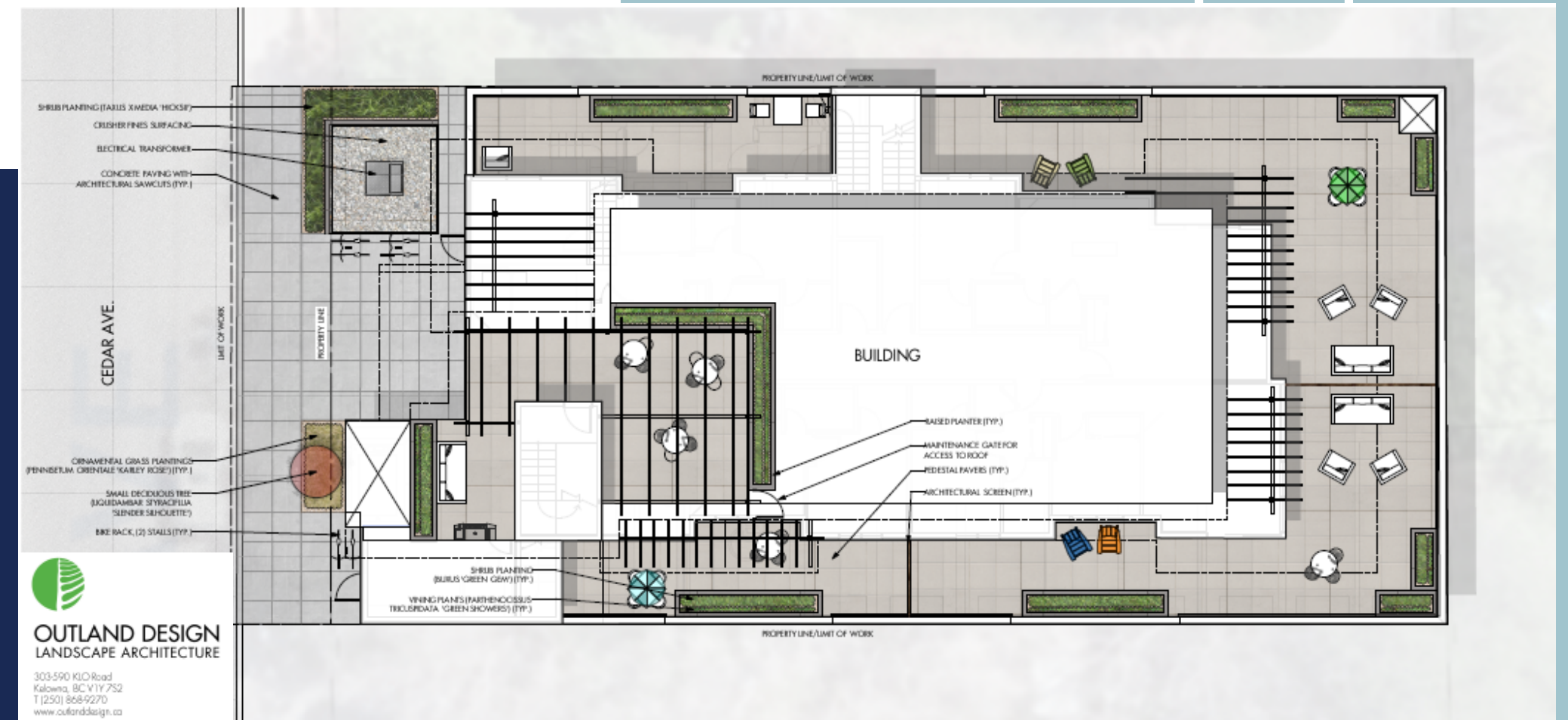
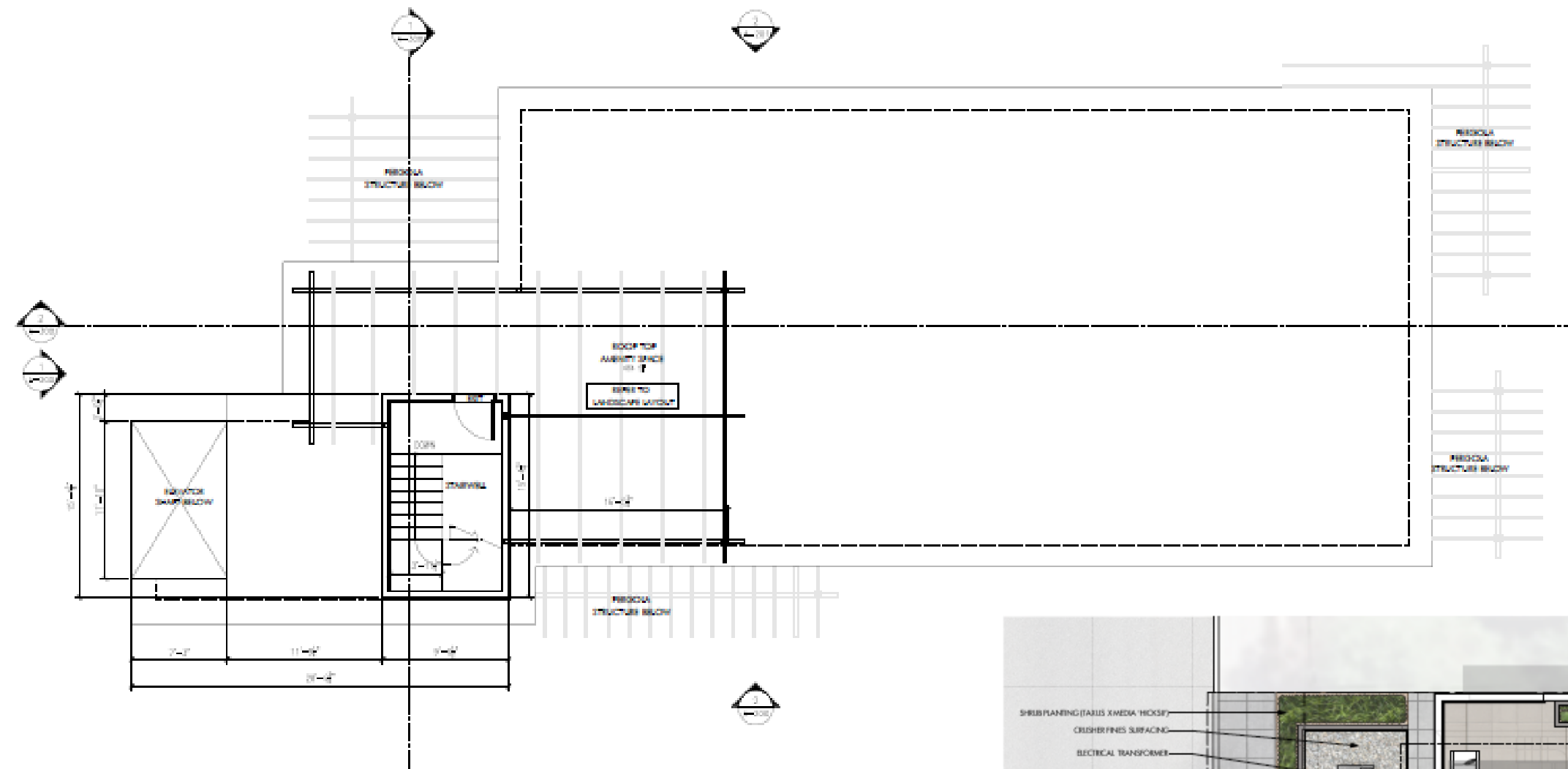
Fifth floor



Sixth floor

# Landscape plan

## Roof-top amenity



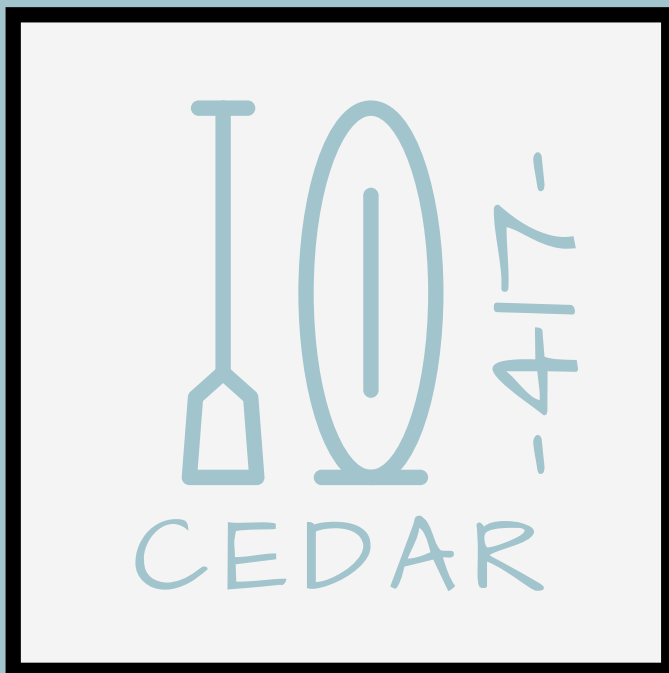






# Summary

Please consider supporting this application which is a unique opportunity that provides high quality design, creative infill development and unique and attainable homes in the South Pandosy area.



*Thank you!*

