

REPORT TO COUNCIL



Date: November 15, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0080 **Owner:** Multiple Owners

Address: 1264, 1274 & 1284 Devonshire Ave.
1281, 1289-1291 & 1299 Belaire Ave. **Applicant:** Lime Architecture Inc.

Subject: Rezoning Application

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0080 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 13, 14, 19 & 20 Block 2 District Lot 137 ODYD Plan 9625 and Lots 15 & 27 District Lot 137 ODYD Plan 10011, located at 1264, 1274 & 1284 Devonshire Avenue and 1281, 1289-1291 & 1299 Belaire Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing 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 November 15, 2021;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

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 rezone the subject properties from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

3.0 Development Planning

Staff are supportive of the proposed rezoning application to facilitate the development of a multiple dwelling housing project of the six subject properties. The development includes 1264, 1274 & 1284 Devonshire Avenue and 1281, 1289-1291 and 1299 Belaire Avenue. The Official Community Plan future land use designation of the properties is MRM – Multiple Unit Residential (Medium Density). Rezoning the properties to the RM5 – Medium Density Multiple Housing zone aligns with the OCP direction for the area.

The development site is located within the Capri Landmark Urban Centre. The properties are mid-block and front onto two streets (Devonshire and Belaire Avenues), with Mary Anne Collinson Memorial Park across the street on Devonshire Ave. The properties have an average Walk Score of 66 – Somewhat Walkable (Some errands can be accomplished on foot) and a Bike Score of 93 – Biker’s Paradise as the site provides easy access to the Sutherland Ave bike lanes. The development is in proximity to many nearby amenities including parks, restaurants, and shopping opportunities in the surrounding area.

To fulfill Council Policy No. 367 for Zoning Major applications, the applicant hosted an on-line (Microsoft Teams) Public Open House along with circulating project information to all properties within 50 m of the subject development site. The open house took place via Microsoft Teams on October 26, 2021 from 5:30 pm to 7:30 pm. The applicant submitted a summary report of the consultation efforts completed for the proposed rezoning of the six parcels.

4.0 Proposal

4.1 Background

In March of 2019, Council endorsed the Capri Landmark Urban Centre Plan. The 20-year plan calls for new parks, sidewalks, realignment of road networks and an overall vision of creating an urban centre with higher-density housing and a better transportation network.

Currently, the Zoning Bylaw does not fully align with the Urban Centre Plan. The Plan envisions a significantly higher density development for the site. As this will be one of the first sites to be redeveloped within the area, the lesser dense proposal is supported. Both the Official Community Plan and Zoning Bylaw are currently undergoing updates. This will allow for an alignment of the development regulations and design guidelines to facilitate the implementation of the Capri Landmark Urban Centre Plan.

4.2 Project Description

The applicant is proposing to construct a 6-storey 206-unit condo building on the subject properties. The development will provide ‘smart suites’ which are intended to allow first-time home buyers to enter the ownership market. The project provides space-efficient living environments along with a number of shared amenity areas and communal spaces to address live/work/play needs within the development site.

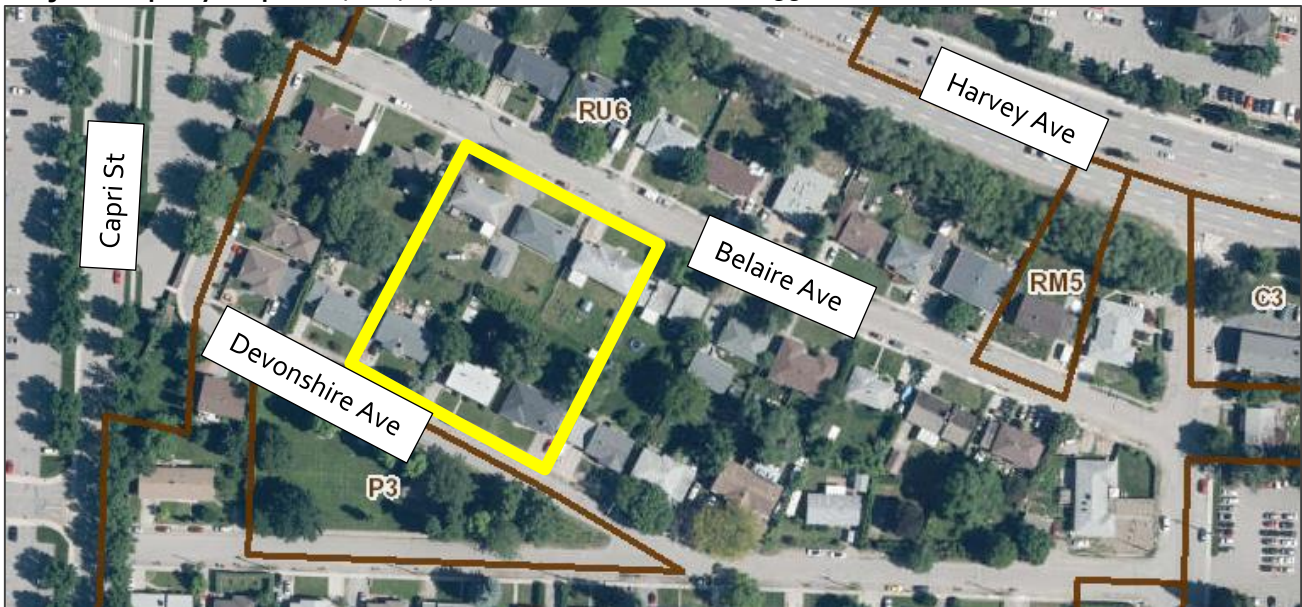
4.3 Site Context

The subject properties are located within the Capri Landmark Urban Centre, north of Sutherland Avenue between Gordon Drive and Burtch Road. This area is known as Five Bridges within the Capri Landmark Urban Centre Plan.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single and Duplex Dwellings
East	RU6 – Two Dwelling Housing	Single and Duplex Dwellings
South	RU6 – Two Dwelling Housing P3 – Parks and Open Space	Single and Duplex Dwellings Public Park
West	RU6 – Two Dwelling Housing	Single and Duplex Dwellings

Subject Property Map: 1264 – 1484 Devonshire Ave & 1281 – 1299 Belaire Ave



5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

1. *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 5.2 Develop Sustainability.

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 – a bus every 30 minutes.

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 located within a 400-metre 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.

Objective 5.22 Ensure context sensitive housing development

Policy .11 Housing Mix. Support a greater mix of housing unit size, form and tenure in multi-unit residential and mixed-use developments.

6.0 Technical Comments

6.1 Development Engineering Department

Refer to Schedule 'A' dated September 7, 2021.

7.0 Application Chronology

Date of Application Accepted: August 17, 2021
Date Public Information Session: October 26, 2021

Report prepared by: Lydia Korolchuk, Planner Specialist

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package

Attachment B: Applicant's rationale letter