

KELOWNA CITY COUNCIL PRESENTATION

Five Crossings Development

1281, 1289, 1291, 1299 Belaire Avenue | 1264, 1274, 1284 Devonshire Avenue

**PROPOSED ZONING AMENDMENT
CAPRI-LANDMARK URBAN CENTRE**



FIVE CROSSINGS

SMART SUITES AT LANDMARK



Office + Contact

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MILLENNIAL
DEVELOPMENTS

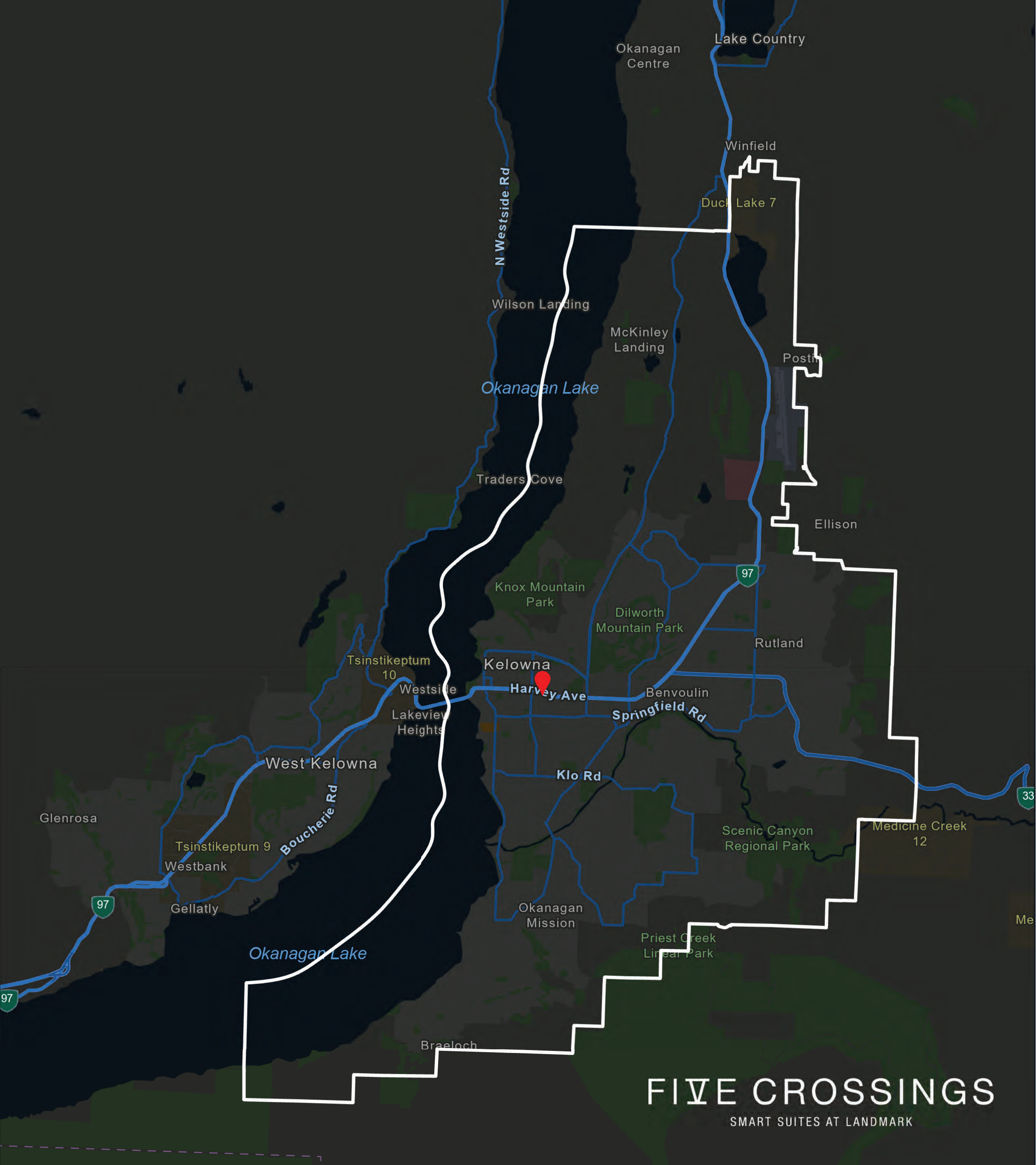
Five Crossings Development - Public Hearing
1281, 1289, 1291, 1299 Belaire Avenue | 1264, 1274, 1284 Devonshire Avenue

OBJECTIVE

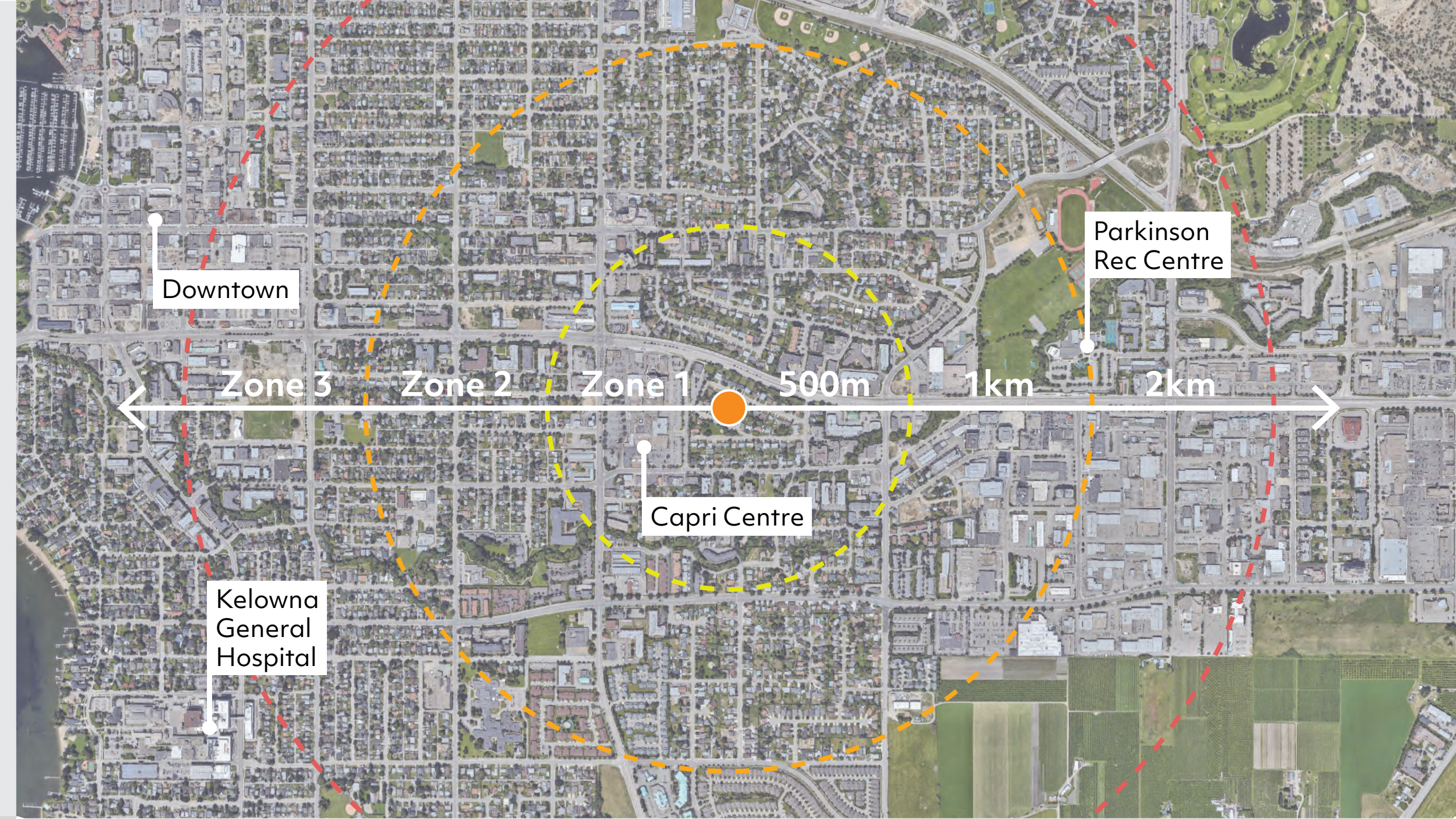
The objective of the application is to facilitate the development of a six-storey condominium that will accommodate the growing housing demand. The parcels are being rezoned from ‘Two Dwelling Housing’ (RU6) to ‘Medium Density Multiple Housing’ (RM5).

KEY INFORMATION

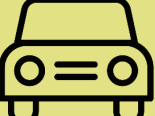
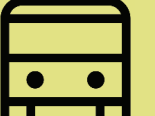


Objective	6-Storey Condominium
Site Area	+/- 1.3 Acres
Future Land Use (2030 OCP)	Multiple Unit Residential (Medium Density) (MRM)
Future Land Use (2040 OCP)	Urban Centre
Existing Zoning	Two Dwelling Housing (RU6)
Proposed Zoning	Medium Density Multiple Housing (RM5)







LOCATION + CONTEXT







Zone 1 (500m)

			
1 Min	2 Min	3 Min	6 Min

Zone 2 (1km)

			
2 Min	4 Min	6 Min	10 Min

Zone 3 (2km)

			
5 Min	8 Min	10 Min	20 Min



DEVELOPMENT OBJECTIVES

1. Increase supply of **attainable** housing
2. Enhance **opportunities** within neighbourhood
3. Create a **positive precedent** within Capri-Landmark
4. Address **market demand** based on local empirical data
5. Provide **24,000+ sq. ft.** of building amenities/features

“

Create a high quality and thoughtful infill design that is, first and foremost, an opportunity to offer a more diverse style of housing within the neighbourhood.

”

“

The Design Vision for Five Crossings is to create a development that will enhance the lifestyle of its owners by blending work, play, community, and wellness into a thoughtful design supported by cutting-edge technology.

”

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COLLABORATION

- DCC exemption enabled significantly enhanced resident amenities and features
- Developer recognizes impact of DCC exemption on municipalities and wishes to collaborate with the City to offset those impacts

“

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PUBLIC CONSULTATION

SUMMARY OF EFFORTS

- Large format development notice sign - installed October 13, 2021
- Neighbourhood consultation notification - mailed October 8, 2021
- Daily Courier newspaper advertisement - week of October 11, 2021
- Public information session - hosted October 26, 2021
- Public consultation summary - submitted to City of Kelowna October 28, 2021

PUBLIC CONSULTATION SUMMARY

CITY APPLICATION #'s: Z21-0080 | DP21-0199 | DVP21-0200

Development Application	Addresses
Zoning Amendment Zoning Variance Form + Character Development Permit	1281, 1289, 1291, 1299 Belaire Ave. 1264, 1274, 1284 Devonshire Ave.

Prepared by
Aplin Martin Consultants Ltd.
1258 Ellis Street
Kelowna, BC
V1Y 1Z4

Mitchell Stykalo
Planning Technician

Davin A. Shillong, RPP, MCIP
Manager, Planning + Urban Design

Prepared for
Millennial Developments Ltd.
1100-1631 Dickson Avenue
Kelowna, BC
V1Y 0B5

Submitted to
City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4



DEVELOPMENT APPLICATION PUBLIC NOTICE



Addresses: 1281, 1289, 1291, 1299 Belaire Ave. | 1264, 1274, 1284 Devonshire Ave.

KEY INFORMATION

Site Area	+/- 1.3 Acres
Future Land Use (2030 OCP)	Multiple Unit Residential (Medium Density) (MRM)
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Existing Zoning	Two Dwelling Housing (RU6)
Proposed Zoning	Medium Density Multiple Housing (RM5)

HOW TO GET INVOLVED + PROVIDE FEEDBACK

We welcome you to provide feedback on this development application via the following methods:

Online public engagement session: Tuesday, October 26th, from 5:30 to 7:00pm. Hosted by Aplin Martin Consultants. Microsoft Teams meeting link: <https://bit.ly/2YqEVXQ>

Key Contacts:
Lydia Korolchuk, Planner Specialist, City of Kelowna: L.Korolchuk@Kelowna.ca
Mitchell Stykalo, Planning Technician, Aplin Martin: MStykalo@AplinMartin.com



DEVELOPMENT INTENT

Millennial Developments has submitted a rezoning application, development permit, and development variance permit for six (6) parcels located on Belaire and Devonshire Avenue. The intent of the application is to facilitate the development of a six-storey condominium that will accommodate the growing housing demand. The parcels are being rezoned from 'Two Dwelling Housing' (RU6) to 'Medium Density Multiple Housing' (RM5). A development permit has been submitted to justify the form and character of the development. Also, a development variance permit was needed to accommodate the proposed site coverage and building height. The following page includes renderings of the proposal, a brief description of the design intentions, and a table that outlines the required variances.

SITE LOCATION + CONTEXT

The application lands are located within the Capri-Landmark Urban Centre in the City of Kelowna, adjacent to the Capri-Centre Mall. The site is bound by Belaire Ave to the north and west, and Devonshire Ave to the south. Highway 97 is one block north of the site and can be accessed from Capri St (west of the site). Pridham Ave, south of the area, runs west-east and connects Capri St and Chandler St. The area is easily accessible, and is minutes away from downtown, Okanagan Lake, recreational facilities, and shopping malls.

ABOUT MILLENNIAL DEVELOPMENTS

Millennial Developments is a data-driven, strategic developer that focuses on providing market-specific, multi-family developments in British Columbia. With every project, Millennial Developments measures the benefit to the community and residents. Using cost-effective construction techniques and durable, quality building materials, every Millennial Development residential housing project is built to last, to enhance the local area, and foster pride.

WHY ARE YOU GETTING THIS NOTIFICATION?

Millennial Developments has submitted a development application - including a rezoning application, development permit, and development variance permit - and is in the process of coordinating with the City of Kelowna to obtain approval. The purpose of the application is to enable development on the subject site. The proposed application is fully aligned with the 2030 and 2040 Kelowna Official Community Plans (OCP). As an adjacent resident, you are being notified because we are taking proactive steps to ensure you are aware and informed of our intention to rezone and develop the lands in accordance with Council Policy #367.

APPLICATION NOTICE | PAGE 1



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CAPRI-LANDMARK URBAN CENTRE



THANK YOU



CONTACTS

Davin Shillong MCIP, RPP | Manager, Planning + Urban Design

Aplin + Martin Consultants

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p: 250-300-9716