

REPORT TO COUNCIL



Date: March 21, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0066 **Owner:** Madison Avenue Clement GP. Inc.

Address: 631, 647, 657 & 677 Clement Avenue **Applicant:** BlueGreen Architecture Inc.

Subject: Rezoning Application

Existing OCP Designation: UC – Urban Centre

Existing Zone: RU2 – Medium Lot Housing

Proposed Zone: C7 – Central Business Commercial

1.0 Recommendation

THAT Rezoning Application No. Z21-0066 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 66, 67 and 68 District Lot 139 ODYD Plan 1037 and Lot A District Lot 139, ODYD Plan 28649, located at 631, 647, 657 and 677 Clement Avenue, Kelowna, BC from the RU2 – Medium Lot Housing zone to the C7 – Central Business Commercial zone, be considered by Council;

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 March 21, 2022;

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.

Purpose

To rezone the subject properties from the RU2 – Medium Lot Housing zone to the C7 – Central Business Commercial zone to facilitate the development of Multiple Dwelling Housing.

2.0 Development Planning

Staff are supportive of the proposed rezoning application to facilitate the development of multiple dwelling housing on the subject properties. The development site consists of four properties: 631, 647, 657 and 677

Clement Avenue. The Official Community Plan (OCP) future land use designation for the properties is UC – Urban Centre. Rezoning the properties to the C7 – Central Business Commercial zone aligns with the OCP direction for the area.

The development site is located within the City Centre Urban Centre on Clement Avenue between Richter Street and St Paul Street. In recent years, the area has seen much redevelopment which includes a mix of commercial, industrial and mixed-use residential buildings. Clement Avenue continues to urbanize with portions of the road being widened to provide two lanes in each direction along with sidewalk and boulevard upgrades. The properties have a Walk score of 89 – Very Walkable (most errands can be accomplished on foot) and a Bike Score of 98 – Biker’s Paradise with ease access to multiple bicycle lanes, including Rails with Trails and the Cawston Avenue Active Transportation Corridor. The development site provides easy access to many nearby amenities including social, cultural and shopping opportunities, and restaurants, recreation and parks in the surrounding area.

To fulfill Council Policy No. 367 for Zoning Major applications, the applicant hosted an on-line (Zoom) Public Open House along with circulating project information to all properties within 50 m of the subject development site. The open house took place on January 31, 2022 from 5:00 pm to 7:00 pm. The applicant submitted a summary report of the consultation efforts completed for the proposed rezoning of the parcels.

3.0 Proposal

3.1 Project Description

The applicant is proposing to construct a 6-storey 66-unit market condo building. The two storey parkade is accessed from the rear lane. Six ground-oriented townhouses front onto Clement Avenue which serve to screen the parkade from view and to provide a pedestrian connection to the street.

A portion of the north-south lane between 657 and 677 Clement Avenue is proposed to be closed and incorporated into the development site. The east-west lane will exit vehicles directly to Coronation Avenue. The Real Estate Department will bring forward an application to close this portion of the laneway in the coming weeks.

3.2 Site Context

The subject properties are located within the City Centre Urban Centre on the south side of Clement Avenue between Richter Street and St Paul Street.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P ₁ – Major Institutional	RCMP Detachment
East	RU ₂ – Medium Lot Dwellings	Single Family Dwellings
South	RU ₂ – Medium Lot Dwellings	Single Family Dwellings
West	RU ₂ – Medium Lot Dwellings RM _{6r} – High Rise Apartment Housing	Single Family Dwellings Apartment Housing

Subject Property Map: 631, 647, 657 and 677 Clement Avenue



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Kelowna 2040 – Official Community Plan Policy – Chapter 4: Urban Centres

Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity.	
Policy 4.1.2 Urban Centre Hierarchy	Focus the greatest intensity of uses and scale of development Downtown in recognition of its role as the largest Urban Centre . Scale development in other Urban Centres in accordance with Figure 4.1 and based on their anticipated context, supporting infrastructure and amenities. <i>Rezoning of this site to accommodate a mid-rise multi-family development is aligned with the City Centre Urban Centres development plan to include the greater density and height.</i>
Policy 4.1.6 High Density Residential Development	Direct medium and high density residential development to Urban Centres to provide a greater mix of housing near employment and to maximize use of existing and new infrastructure, services and amenities. <i>The project will add 66 additional residential units to the Urban Centre and will add to the existing housing mix of the area and is near multiple employment nodes.</i>
Objective 4.1 Transition Sensitively to adjacent neighbourhoods and public spaces.	
Policy 4.9.2 Transition to Core Area Neighbourhoods	Use height and scale to ensure that buildings avoid height cliffs and shadowing, transitioning gradually to adjacent Core Area Neighbourhoods. <i>The proposal is aligned with the multi-family developments located to the east and west. As the area to the east and south continues to redevelop, the scale of the project will serve as an appropriate transition.</i>

5.0 Technical Comments

5.1 Development Engineering Department

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

6.o Application Chronology

Date of Application Accepted: June 11, 2021
Date Public Consultation Completed: February 1, 2022

Report prepared by: Lydia Korolchuk, Planner Specialist
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo
Attachment A: Conceptual Drawing Package
Attachment B: Applicant's Letter of Rationale