

REPORT TO COUNCIL



Date: May 16th, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0050

Owner: 1258102 BC Ltd. Inc.No.
BC1258102

Address: 959-961 Lawson Avenue & 971
Lawson Avenue

Applicant: Matt Johnston – LIME
Architecture Inc.

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: RU7 – Infill Housing

Proposed Zone: RM₃ – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0050 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B District Lot 138 ODYD Plan 14934 and Lot 7 District Lot 138 ODYD Plan 2378, located at 959-961 Lawson Avenue and 971 Lawson Avenue, Kelowna, BC from the RU7 – Infill Housing zone to the RM₃ – Low Density Multiple Housing 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 Engineering Department dated May 16th, 2022;

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 property.

2.0 Purpose

To rezone the subject properties from the RU7 – Infill Housing zone to the RM₃ – Low Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

3.0 Development Planning

Staff support the proposed rezoning from the RU7 – Infill Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of a 3-storey 22-unit housing development. The application is consistent with the Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood and many of the associated policies.

The subject property is located on Lawson Ave near Gordon Drive and Bernard Avenue, which are both Transit Supportive Corridors (TSC). The project site is located midblock, so the height and massing are appropriate as it is transitioning down from the Transit Supportive Corridor.

4.0 Proposal

4.1 Project Description

The proposed rezoning application to the RM3 – Low Density Multiple Housing is to facilitate the construction of a 3-storey 22-unit multi-family building. The proposed units are split evenly between 1-bedroom and 2-bedroom units, and the parking requirements have been met through the provision of an at-grade parking area accessed from the rear laneway.

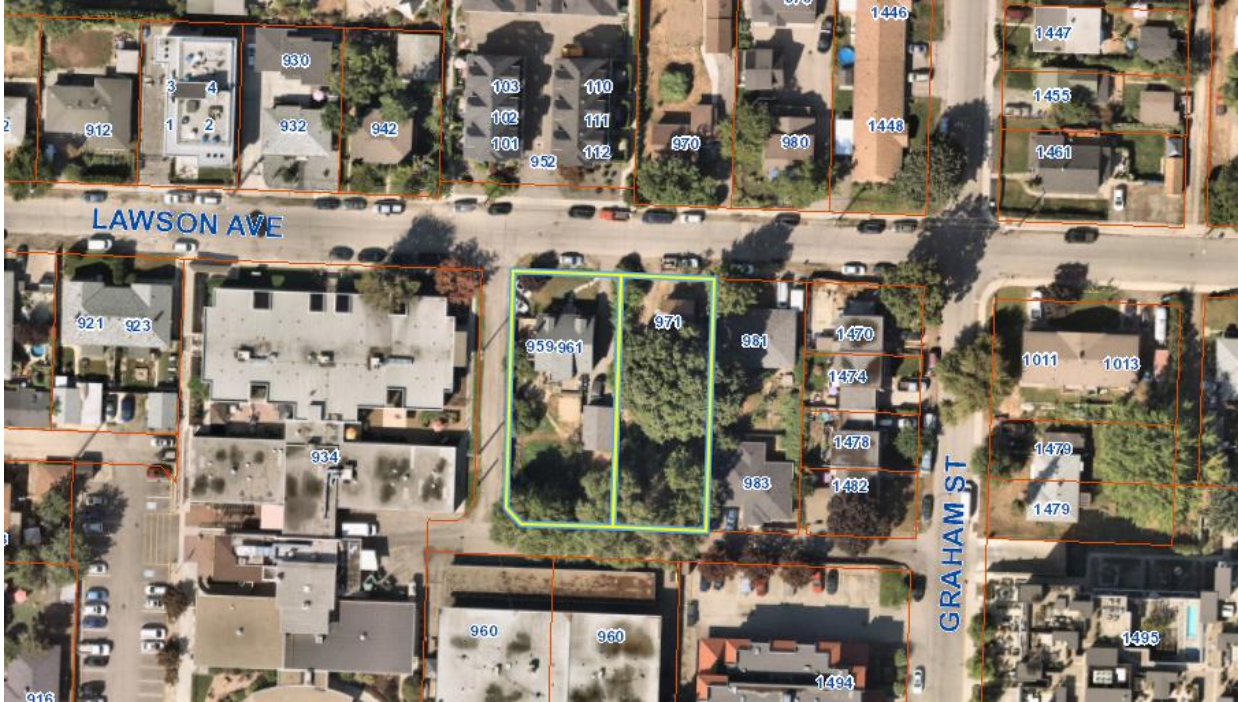
4.2 Site Context

The subject property is in the Central City OCP Sector and is within the Permanent Growth Boundary. The surrounding area is primarily zoned RU7 – Infill Housing, RM3 – Low Density Multiple Housing and RM4 – Transitional Low Density. In addition, the surrounding area has the Future Land Use Designation of Core Area Neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM3 – Low Density Multiple Housing / RU7 – Infill Housing	Town homes & Single-Family Dwelling
East	RU7 – Infill Housing	Single-Family Dwelling(s)
South	RM4 – Transitional Low-Density Housing	Low Density Apartment Housing
West	P2 – Education and Minor Institutional	Interior Health Housing

Subject Property Map: 959-961 Lawson Avenue & 971 Lawson Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context.	
Policy Strategic Density.	<p>5.3.3. Strategic Density. Where a proposed development in Core Area Neighbourhoods is not adjacent to a Transit Supportive Corridor, consider support for stacked rowhousing and low-rise apartment and mixed-use buildings, under the following circumstances:</p> <ul style="list-style-type: none"> • The project proposal illustrates that the larger buildings will be able to sensitively transition their height and massing towards adjacent Core Area Neighbourhoods, with the first priority being a transition to ground oriented multi-unit housing within the project; • The project does not exceed a FAR of approximately 1.2 over the entire site <p><i>The subject property has multi-family land uses adjacent West, South, and North. The project has an appropriate density for mid-block C-NHD.</i></p>
Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable, and complete Core Area.	
Policy Diverse Housing Forms.	<p>5.11.1. Ensure a diverse mix of low and medium density housing forms in the Core Area that support a variety of households, income levels and life stages.</p> <p><i>The subject property has Interior Health housing, single-family and multi-family surrounding it. This project adds addition low-density apartment housing in the area.</i></p>

6.0 Technical Comments

6.1 Development Engineering Department

6.2 Attached Development Engineering Memorandum dated November 18, 2021.

7.0 Application Chronology

Date of Application Accepted: May 10th, 2021

Date Public Consultation Completed: April 25th, 2022

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Lydia Korolchuk, 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