

# REPORT TO COUNCIL



**Date:** May 10<sup>th</sup>, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DP20-0182 / DVP20-0183      **Owner:** Provincial Rental Housing Corporation, Inc. No. BC0052129

**Address:** 651 Cambridge Ave      **Applicant:** Jeff Marin – VanMar Constructors 1097 Inc.

**Subject:** Development Permit & Development Variance Permit Applications

**Existing OCP Designation:** C-NHD – Core Area Neighbourhood

**Existing Zone:** RM3r – Low Density Multiple Housing (Residential Rental Tenure Only)

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## 1.0 Recommendation

THAT final adoption of Rezoning Bylaw no. 12313 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP20-0182 for Lot 1 District Lot 9 ODYD Plan EPP113953, located at 651 Cambridge Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A",
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B",
3. Landscaping to be provided on the land in accordance with Schedule "C",
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0183 for Lot 1 District Lot 9 ODYD Plan EPP113953, located at 651 Cambridge Avenue, Kelowna, BC;

AND THAT variances to the following sections of the Zoning Bylaw No. 8000 be granted:

**Table 8.3.1: Section 8 – Parking and Loading, Required Off-Street Parking Requirements, Residential Parking:**

To vary the parking requirements from 109 stalls required to 79 proposed.

**Section 13.9.6(b) – RM3 - Low Density Multiple Housing Development Regulations:**

To vary the site coverage from 60% permitted to 66% proposed.

**Section 13.9.6(c) – RM3 - Low Density Multiple Housing Development Regulations:**

To vary the height of the building from 10.0 m permitted to 14.0 m proposed and from 3 storeys to 4 storeys.

**Section 13.9.6(f) – RM3 - Low Density Multiple Housing Development Regulations:**

To vary the rear yard setback from 7.5 m permitted to 3.0 m proposed

AND FURTHER THAT this Development Permit and Development Variance Permit are valid for two (2) years from the date of Council approval, with no opportunity to extend.

## **2.0 Purpose**

To issue a Development Permit for the form and character of a new multi-family development and to issue a Development Variance Permit to vary parking, setbacks, height, and site coverage.

## **3.0 Development Planning**

Staff are recommending support for the form and character Development Permit and the associated variances for the multi-family development on the subject property. The application is consistent with many of the Official Community Plan's (OCP) Core Area Neighbourhood Design Guidelines including diverse housing forms and housing tenures, as well as housing with supports and accessible design. The building uses several materials and colours on both the apartment building and the townhomes, which create unified but unique buildings across the subject property. The Landscape Plan indicates the development is preserving four of the existing mature trees on site and the applicant has proposed to plant 2 new trees for every one that has to be removed. Staff believe the form and character is strong and will be incorporated well into the neighbourhood.

Staff also support the variances to parking, site coverage, height, and rear yard setback. The parking variance has been requested to be reduced, as many of the units are for senior living and many of these residents will have zero or one car per unit. The applicant has provided 79 stalls for the 75 units across the site including five accessible stalls, which Staff believe will function well. The height/storey variance is for the senior-living apartment housing and is oriented towards Kingsway and provides a strong street-interface, as well as landscaping surrounding the site. The rear yard setback is located along the first phase of the Pleasantville project and the proposal includes townhouses along the side, which is treated as a side yard and will limit widows and overall impact on the neighbouring site. Finally, the site coverage variance for hardscaping allows for the site to be more accessible, and is complimented with significant landscaping throughout the site. Overall, Staff are supportive of the project and believe it will be a great addition to the City's North End and will provide affordable housing for many residents in Kelowna.

## **4.0 Proposal**

### **4.1 Background**

Both 651 Cambridge Avenue and 678 Richter Street went to Council on June 25<sup>th</sup>, 2013 for an OCP Amendment and a Rezoning Application (OCP13-0010/Z13-0018). The properties were rezoned from the RU6 – Two Dwelling Housing & RM2 – Low Density Row Housing zones to RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zones. The rezoning was part of a two-phase

Pleasantville development. The first portion at 678 Richter Street (RM5) went to Council for the Development Permit and Development Variance Permit (DP13-0048 / DVP13-0049) on July 29<sup>th</sup>, 2014 and was approved.

This proposal is for the second phase of the Pleasantville development. The RM3r Rezoning Application (Z21-0085) went to Council on December 6<sup>th</sup>, 2021 and received 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings on January 10<sup>th</sup>, 2022.

#### 4.2 Project Description

The subject property is a 1.71-acre site located in the North End on Cambridge Avenue, Central Avenue and Kingsway. The proposal consists of both townhomes and an apartment building, ranging in height, size, and the number of bedrooms. There are seven townhouse buildings, which are proposed to have 27 units, 14 of which are three bedrooms. The four-storey apartment building is proposed to have 48 units.

The townhomes are designed to be lake cottage style, with varying rooflines to allow for each building to be different. These will range between 2-3 storeys and will be silver and white or blue and white and all will have black roofs. The townhouses are oriented towards families with children, as they are 2 to 3 bedrooms and can provide parking on-site for 1 to 2 cars. The units are ground-oriented and will have the front doors facing Cambridge Avenue and Central Avenue. There will be an on-site children's play area located at the centre of the property.

The four-storey apartment will be facing towards Kingsway and is oriented towards seniors living. There is a separate amenity space including garden plots, which will be adjacent to the building. The architect has indicated that the design is prairie-style architecture, and will include HardiPanel, HardiSiding and HardiTrims. The colours will be beige, charcoal and brick.

The attached Arborist Report (Attachment B) has indicated that there are ten trees that are in good structural condition. The applicant has provided a Landscape Plan (Schedule C), which has indicated that there are four trees that will be retained on the site plan and that they are providing two new trees for every tree that will be removed. These include 20 Skyline Honeylocusts, 19 Pink-Flowering Dogwoods and 13 Japanese Tree Lilac's. The Landscape Plan also includes a mix of native species plants and grasses throughout the site. The plan achieves 1,896m<sup>2</sup> of private open space, which is 441m<sup>2</sup> more than the minimum requirement.

#### 4.3 Site Context

The subject property is located in the Central City OCP Sector, and the surrounding area is primarily zoned RU6 – Two Dwelling Housing and RM5 – Medium Lot Housing. The surrounding area also has a Future Land Use Designation of C-NHD – Core Area Neighbourhood.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                                | Land Use                           |
|-------------|---------------------------------------|------------------------------------|
| North       | RU6 – Two Dwelling Housing            | Single-Family Dwelling(s)          |
| East        | RM5 – Medium Density Multiple Housing | Apartment Housing                  |
| South       | RU6 – Two Dwelling Housing            | Single-Family Dwelling(s) / Duplex |
| West        | RU6 – Two Dwelling Housing            | Single-Family Dwelling(s)          |

## Subject Property Map: 651 Cambridge Ave



## 4.4 Zoning Analysis Table

| Zoning Analysis Table                                                                                                                                                                                                                                                                                                                                                                                           |                                   |                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------|
| CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                        | RM <sub>3</sub> ZONE REQUIREMENTS | PROPOSAL                     |
| Existing Lot/Subdivision Regulations                                                                                                                                                                                                                                                                                                                                                                            |                                   |                              |
| Min. Lot Area                                                                                                                                                                                                                                                                                                                                                                                                   | 900m <sup>2</sup>                 | 6,927m <sup>2</sup>          |
| Min. Lot Width                                                                                                                                                                                                                                                                                                                                                                                                  | 30.0m                             | 79.23m                       |
| Min. Lot Depth                                                                                                                                                                                                                                                                                                                                                                                                  | 30.0m                             | 87.0m                        |
| Development Regulations                                                                                                                                                                                                                                                                                                                                                                                         |                                   |                              |
| Max. Floor Area Ratio                                                                                                                                                                                                                                                                                                                                                                                           | 0.75                              | 0.75                         |
| Max. Site Coverage (buildings)                                                                                                                                                                                                                                                                                                                                                                                  | 40%                               | 32%                          |
| Max. Site Coverage (buildings, parking, driveways)                                                                                                                                                                                                                                                                                                                                                              | 60%                               | 66% <sup>❶</sup>             |
| Max. Height                                                                                                                                                                                                                                                                                                                                                                                                     | 10.0m / 3 storeys                 | 14m / 4 storeys <sup>❷</sup> |
| Min. Front Yard                                                                                                                                                                                                                                                                                                                                                                                                 | 6.0m                              | 6.0m                         |
| Min. Side Yard (North - Cambridge)                                                                                                                                                                                                                                                                                                                                                                              | 1.5-4.5m                          | 1.5m                         |
| Min. Side Yard (South – Central)                                                                                                                                                                                                                                                                                                                                                                                | 1.5-4.5m                          | 1.5m                         |
| Min. Rear Yard                                                                                                                                                                                                                                                                                                                                                                                                  | 7.5m                              | 3.0m <sup>❸</sup>            |
| Other Regulations                                                                                                                                                                                                                                                                                                                                                                                               |                                   |                              |
| Min. Parking Requirements                                                                                                                                                                                                                                                                                                                                                                                       | 109                               | 79 <sup>❹</sup>              |
| Min. Bicycle Parking                                                                                                                                                                                                                                                                                                                                                                                            | 57 Long-Term / 11 Short-Term      | 57 Long-Term / 12 Short-Term |
| Min. Private Open Space                                                                                                                                                                                                                                                                                                                                                                                         | 1,455m <sup>2</sup>               | 1,896m <sup>2</sup>          |
| <sup>❶</sup> Indicates a requested variance to Section 13.9.6b – RM3r: Development Regulations.<br><sup>❷</sup> Indicates a requested variance to Section 13.9.6c – RM3r: Development Regulations.<br><sup>❸</sup> Indicates a requested variance to Section 19.9.6f – RM3r: Development Regulations<br><sup>❹</sup> Indicates a requested variance to Section 8.3.1 – Required Off-Street Parking Requirements |                                   |                              |

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

| <b>Objective 5.11. Increase the density of housing forms and tenure to create an inclusive, affordable, and complete Core Area.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 5.11.1 Diverse Housing Forms                                                                                                 | <p>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 proposed project includes townhomes and an apartment building for people at varying income levels and life stages.</i></p>                                                                                                                                               |
| Policy 5.11.2 Diverse Housing Tenures                                                                                               | <p>Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure.</p> <p><i>The project is for affordable rentals.</i></p>                                                                                                                                                                                                                 |
| Policy 5.11.4 Accessible Design                                                                                                     | <p>Integrate universal design features and principles to create housing options for people of all ages and abilities to support aging in place.</p> <p><i>The proposal includes additional accessible stalls and an accessible apartment building.</i></p>                                                                                                                                                                                   |
| <b>Objective 5.12. Protect citizens from displacement due to Core Area development.</b>                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Policy 5.12.1 Housing with Supports.                                                                                                | <p>Prioritize the development of subsidized housing and housing with supports in the Core Area in addition to the Urban Centres, particularly near employment, public transit, services, and amenities. Promote acceptance to the community for these supports, services and the citizens using them.</p> <p><i>The subject property is in The North End/Core Area and provides future potential residents access to many amenities.</i></p> |

## 6.0 Application Chronology

Date of Application Accepted: September 2<sup>nd</sup>, 2020  
 Date of Public Information Session: September 23<sup>rd</sup>, 2021

**Report prepared by:** Tyler Caswell, Planner

**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:**

Attachment A: Draft Development Permit DP20-0182 / DVP20-0183

Schedule A: Site Plan

Schedule B: Elevation Drawings

Schedule C: Landscape Plan

Attachment B: Arborist Report

Attachment C: Form & Character Development Permit Guidelines (Townhouses + Apartment)