

# REPORT TO COUNCIL



**Date:** November 14, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z21-0041      **Owner:** Westrich Saucier  
Developments BC Ltd., Inc.No.  
BC1367262

**Address:** 801, 809, 819, 831 Harvey Ave & 802,  
812 Saucier Ave      **Applicant:** Jeff Shen, JS Architect

**Subject:** Rezoning Application

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

**Existing Zone:** RU4 – Duplex Housing

**Proposed Zone:** MF3r – Apartment Housing Rental Only

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## 1.0 Recommendation

THAT Rezoning Application No. Z21-0041 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- a. LOT 5 BLOCK 1 DL 138 ODYD PLAN 7117, located at 801 Harvey Ave, Kelowna, BC;
- b. LOT 6 BLOCK 1 DL 138 ODYD PLAN 7117, located at 809 Harvey Ave, Kelowna, BC;
- c. LOT 7 BLOCK 1 DL 138 ODYD PLAN 7117, located at 819 Harvey Ave, Kelowna, BC;
- d. LOT 8 BLOCK 1 DL 138 ODYD PLAN 7117, located at 831 Harvey Ave, Kelowna, BC;
- e. LOT 20 BLOCK 1 DL 138 ODYD PLAN 7117, located at 802 Saucier Ave, Kelowna, BC;
- f. LOT 19 BLOCK 1 DL 138 ODYD PLAN 7117, located at 812 Saucier Ave, Kelowna, BC;

from the RU4 – Duplex Housing zone to the MF3r – Apartment Housing Rental Only 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 Attachment "A" attached to the Report from the Development Planning Department Dated November 14, 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 a Development Permit and Development Variance Permit.

## **2.0 Purpose**

To rezone the subject properties from the RU<sub>4</sub> – Two Dwelling Housing zone to the MF<sub>3r</sub> – Apartment Housing Rental Only zone to facilitate the development of long-term rental Apartment Housing.

## **3.0 Development Planning**

Development Planning Staff recommend support for the proposed rezoning from RU<sub>4</sub> – Two Dwelling Housing to the MF<sub>3r</sub> – Apartment Housing Rental Only as it aligns with the Kelowna 2040 Official Community Plan (OCP) Future Land Use Designation of C-NHD (Core Neighbourhood) and achieves several objectives in OCP Chapter 5: The Core. These objectives include *to focus residential density along Transit Supportive Corridors*, and *to increase the diversity of housing forms and tenure in the Core Area*.

The applicants completed a Public Information Session on June 1, 2022, and a summary is attached as Attachment B. Should Council support the rezoning, Staff will bring forward Development Permit and Development Variance Permit for Council consideration.

## **4.0 Proposal**

### **4.1 Background**

The application for rezoning for the subject properties was initially received in April 2021. At that time, the applicant was advised to place the project on hold until the Kelowna 2040 OCP was adopted. While the applicants worked collaboratively with staff on site planning and design elements, it was determined that the application would be better suited to proceed under Zoning Bylaw No. 12375 after adoption.

There are six urban lots considered for this development that have single and two dwelling zoning and housing.

### **4.2 Project Description**

The proposed 6 storey long-term rental apartment housing project consists of approximately 171 units ranging from studio to three-bedroom suites. There is no commercial component to this application, which is deemed suitable due to the location outside of any Urban Centres. The main vehicle and pedestrian accesses are from Saucier Rd, and parking is provided in a 2-level podium, and common amenity spaces are proposed on top of the podium facing east along Saucier and north along Harvey Ave. Six properties will be consolidated as a function of this rezoning, eliminating 4 driveway accesses off Harvey Ave.

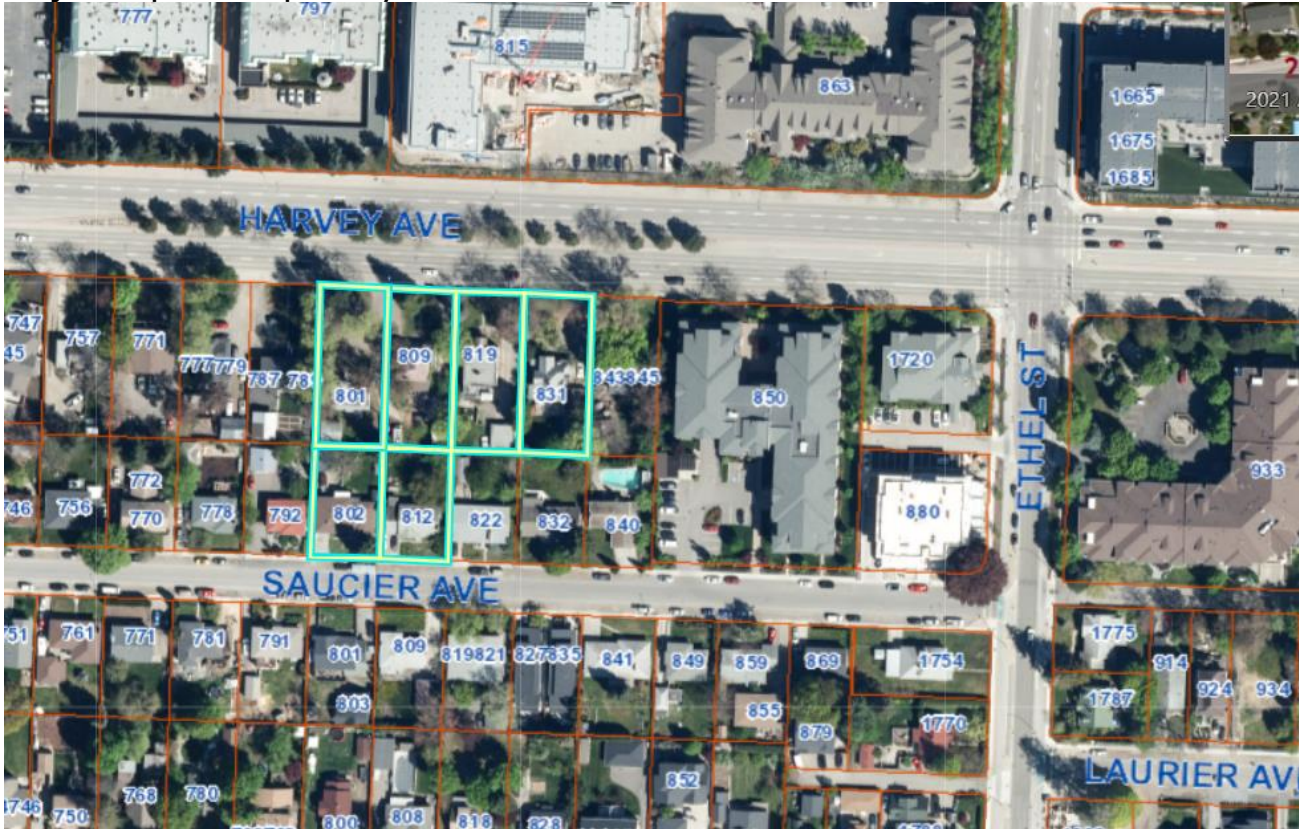
### **4.3 Site Context**

The subject properties are located immediately adjacent to Harvey Ave on the south between Richter St and Ethel St. They are within 200 m of two Transit Supportive Corridors, within 200 m of the Downtown Urban Centre, and within 600 m of the Capri-Landmark Urban Centre. This is considered the Core Neighbourhood where Staff anticipate seeing more multi-family development applications come forward in a variety of forms.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Harvey Ave	Highway 97
East	RU <sub>4</sub> – Duplex Housing	Single/Two Unit Residential
South	RU <sub>4</sub> – Duplex Housing	Single/Two Unit Residential
West	RU <sub>4</sub> – Duplex Housing	Single/Two Unit Residential

**Subject Properties Map Harvey/Saucier:**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

<b>Objective 5.2 Focus residential density along Transit Supportive Corridors</b>	
Policy 5.2.1 Transit Supportive Corridor Densities	Encourage development that works toward a long-term population density of between 50 – 100 people per hectare within 200 m of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors. <i>The proposed project has reached the maximum FAR and is considered the appropriate development density for the site. Preliminary population density is approximately 480 people per hectare for this project.</i>
<b>Objective 5.2 Focus residential density along Transit Supportive Corridors</b>	
Policy 5.2.2 Low Rise Corridor Development	Encourage low rise apartments and stacked townhouses up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors.

		<i>The proposed multi-family development is considered a low-rise apartment at six storeys with a half sunken parkade.</i>
<b>Objective 5.2 Focus residential density along Transit Supportive Corridors</b>		
Policy Corridor and Consolidation	5.2.5 Access	Encourage consolidation of properties and location of automobile accesses from lanes or side streets to reduce or eliminate the number of accesses directly onto Transit Supportive Corridors.  <i>The proposed main automobile access for this project is off Saucier Ave which will eliminate 4 direct accesses currently onto Harvey Ave.</i>
<b>Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.</b>		
Policy Diverse Tenures	5.11.2. Housing	Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages.  <i>The proposed project is a Rental Tenure Only, supporting the rental inventory stock in the City of Kelowna.</i>

**6.0 Technical Comments**

6.1 Development Engineering Department

Please see Attachment “A” Development Engineering Memorandum

**7.0 Application Chronology**

Date of Application Accepted: April 28, 2021

Date Public Consultation Completed: June 1, 2022

**Report prepared by:** Trisa Atwood, Planner II  
**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: Development Engineering Memorandum

Attachment B: Public Information Session Summary

Attachment C: Proposed Site Plan & Rendering