

REPORT TO COUNCIL



Date: October 3, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0020 **Owner:** PC Urban (1605 Gordon Drive)
Holdings Corp., Inc.No.
BC1316531

Address: 1603 – 1615 Gordon Dr **Applicant:** PC Urban (1605 Gordon Drive)
Holdings Corp. Inc. No.
BC1316531

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Neighbourhood

Existing Zone: CA1 – Core Area Mixed Use

Proposed Zone: CA1r – Core Area Mixed Use Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z22-0020 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 DL 137 ODYD Plan 8837 Except Plan H16278, located at 1603 – 1615 Gordon Dr, Kelowna, BC from the CA1 – Core Area Mixed Use zone to the CA1r – Core Area Mixed Use 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 October 3, 2022;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration of a 219 Restrictive Covenant on title ensuring Child Care Centre Use in perpetuity;

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 property from the CA1 – Core Area Mixed Use zone to the CA1r – Core Area Mixed Use Rental Only zone to facilitate the development of long-term rental Apartment Housing with Child Care Centre Major.

3.0 Development Planning

Staff are supportive of the rezoning application to add the subzone “r” Rental Only to the currently zoned CA1 – Core Area Mixed Use property as it will facilitate the development of long-term rental Apartment Housing with Child Care Centre Major. The “r” designation provides a bonus FAR of 0.3 and a parking reduction of 10%, it does not permit short term rentals as a primary use. It is consistent with several OCP objectives regarding strategically locating community services in the Core Area and promoting housing diversity through rental tenure. Should Council support the rezoning, Staff will bring forward a Development Permit and Development Variance Permit for Council consideration.

Proposal

3.1 Background

The subject property currently has a single storey building on site with office uses and a daycare. A key objective that Staff identified during the pre-application stage was to ensure that Child Care Centre Major would be a component of the proposed redevelopment. To achieve this, the applicants initially applied for a Comprehensive Development Zone (CD 17) with a site-specific text amendment to increase the allowable Floor Area Ratio.

As a result of the adoption of the City of Kelowna Zoning Bylaw No. 12375, the subject property was up zoned to CA1 – Core Area Mixed Use Zone as it is located along a Transit Supportive Corridor and could achieve the same objectives as CD17 without a site-specific text amendment. It was determined that applying for the “r” subzone was a better solution to facilitate this community services-oriented development.

Staff paused this rezoning application until Zoning Bylaw No. 12375 was fully adopted, and it may now proceed for reading consideration.

3.2 Project Description

The proposed project is a six-storey wood frame rental only apartment building atop a 2 level parkade. The uses include 192 units of rental Apartment Housing and Child Care Centre Major. Townhomes and the day care flank the street-level frontages on both Gordon Dr and Lawrence Ave, with primary vehicle access from the lower classification of street (Lawrence Ave).

This rezoning application triggered a road dedication on Gordon Dr to achieve transportation objectives outlined in the Transportation Master Plan. Staff are tracking some setback variances due to this road dedication, a height variance, and a site coverage variance. The variances will be addressed in a future Development Permit and Development Variance Permit applications.

The applicants held a Public Information Session on June 2nd, 2022, and a summary is provided as Attachment B.

3.3 Site Context

The subject property is located north of Highway 97 at the SE corner of Gordon Dr. and Lawrence Ave. It is along a Transit-Supported Corridor and is therefore an appropriate location for the CA1r – Core Area Mixed

Use Rental Only Zone with a proposed height of 6 storeys. It is near Highway 97 and the Capri-Landmark Urban Centre.

There is a single and two dwelling residential neighbourhood to the east. The Official Community Plan (OCP) Future Land Use of C-NHD would allow for transitional multi-family development to occur in this area, and heights up to 4 storeys may be considered.

The property receives a walk score of 75 (Very Walkable), a Transit Score of 45 (Some Transit), and Bike Score of 83 (Very Bikeable).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C2rcs – Vehicle Oriented Commercial, retail cannabis sales CD17 – High Density Mixed Use Commercial	Mixed-Use
East	RU4 – Duplex Housing	Single and Two Dwelling Housing
South	CA1 – Core Area Mixed Use	Hotel
West	MF3 – Apartment Housing	Multi-Family Residential

Subject Property Map:



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors		
Policy 5.2.1 Transit Supportive Corridor Densities	5.2.1	Encourage development that works toward a long-term population density of between 50 – 100 people per hectare within 200 metres 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 development meets or exceeds the recommended population density for the Transit Supportive Corridor (548 people per hectare).</i>
Policy 5.2.2 Low Rise Corridor Development	5.2.2	Encourage low rise apartments and stacked townhouses up to six storeys in height in Core Area Neighbourhoods that front or directly about Transit Supportive Corridors . Consider lower heights for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and redevelopment. Consider buildings above six storeys where the project is adjacent to higher capacity transit along Highway 97, a major intersection, or near an Urban Centre , with due consideration for the context of the surrounding neighbourhood. <i>This policy supports the proposed six storey apartment building along the Transit Supportive Corridor of Gordon Dr.</i>
Policy 5.2.5 Corridor Access and Consolidation	5.2.5	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 access is from the side street, eliminating any current accesses to Gordon Dr.</i>
Objective 5.4 Strategically locate community services to foster greater inclusion and social connections in the Core Area.		
Policy 5.4.1 Accessible Community Services	5.4.1	Prioritize services required to meet daily needs in the Village Centres first to create a more equitable and inclusive community while continuing to support such services throughout the Core Area . These services include, but not limited to: <ul style="list-style-type: none"> • Medical, health and wellness services; • Child care facilities, schools and smaller library branches; • Places of worship and other community gathering spaces; • Food retail, services and programs; and • Banks and credit unions. <i>This project aligns with this OCP Policy through the provision of a Child Care facility.</i>
Policy 5.4.7 Child Care Spaces	5.4.7	Facilitate the development of childcare spaces throughout the Core Area including accessible, affordable, and inclusive spaces that meet the needs of the community. <i>The project facilitates the development of childcare spaces through a facility with a main entrance at ground level.</i>

Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable, and complete Core Area.		
Policy	5.11.2	Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own. <i>The proposed rental building features 1, 2, and 3 bedroom homes that represent a diversity of housing forms.</i>
Diverse Housing Tenures		

5.0 Technical Comments

5.1 Development Engineering Department

5.1.1 Please see Attachment “A” for the Development Engineering Memorandum.

6.0 Application Chronology

Date of Application Accepted: March 10, 2022
 Date of Public Information Session: June 2, 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 Memo
- Attachment B: Public Consultation Report
- Attachment C: Draft Site Plan and Rendering