

Z22-0020

1603 – 1615 Gordon Dr

Rezoning

Proposal

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

Development Process

March 10, 2022

Development Application Submitted



Staff Review & Circulation



June 2, 2022

Public Notification Received



Sept 26, 2022

Initial Consideration



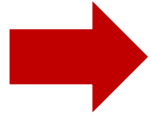
Reading Consideration



Development Permit & Development Variance
Permit



Building Permit



Council
Approvals

Context Map

Walk Score
76

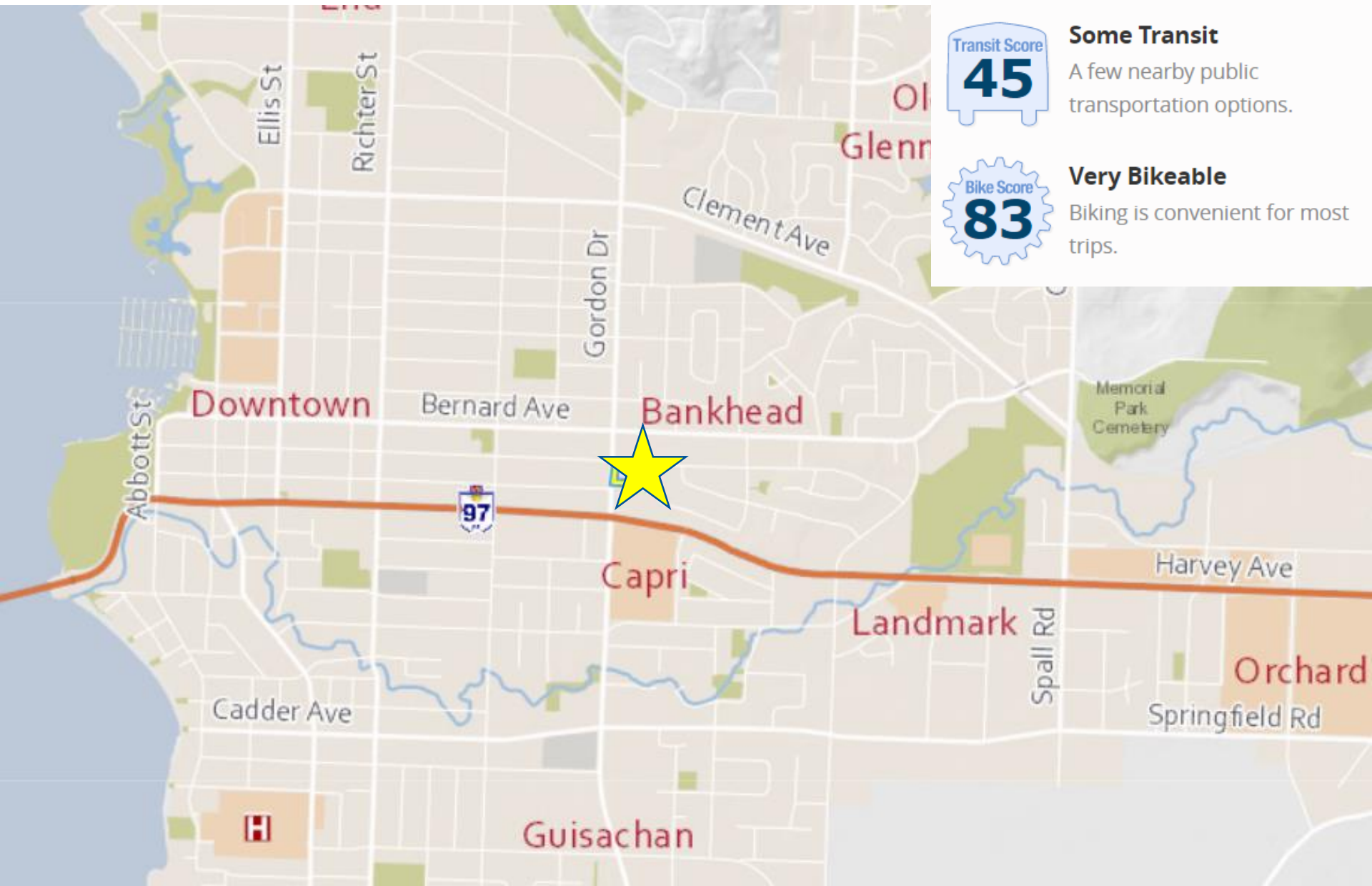
Very Walkable
Most errands can be accomplished on foot.

Transit Score
45

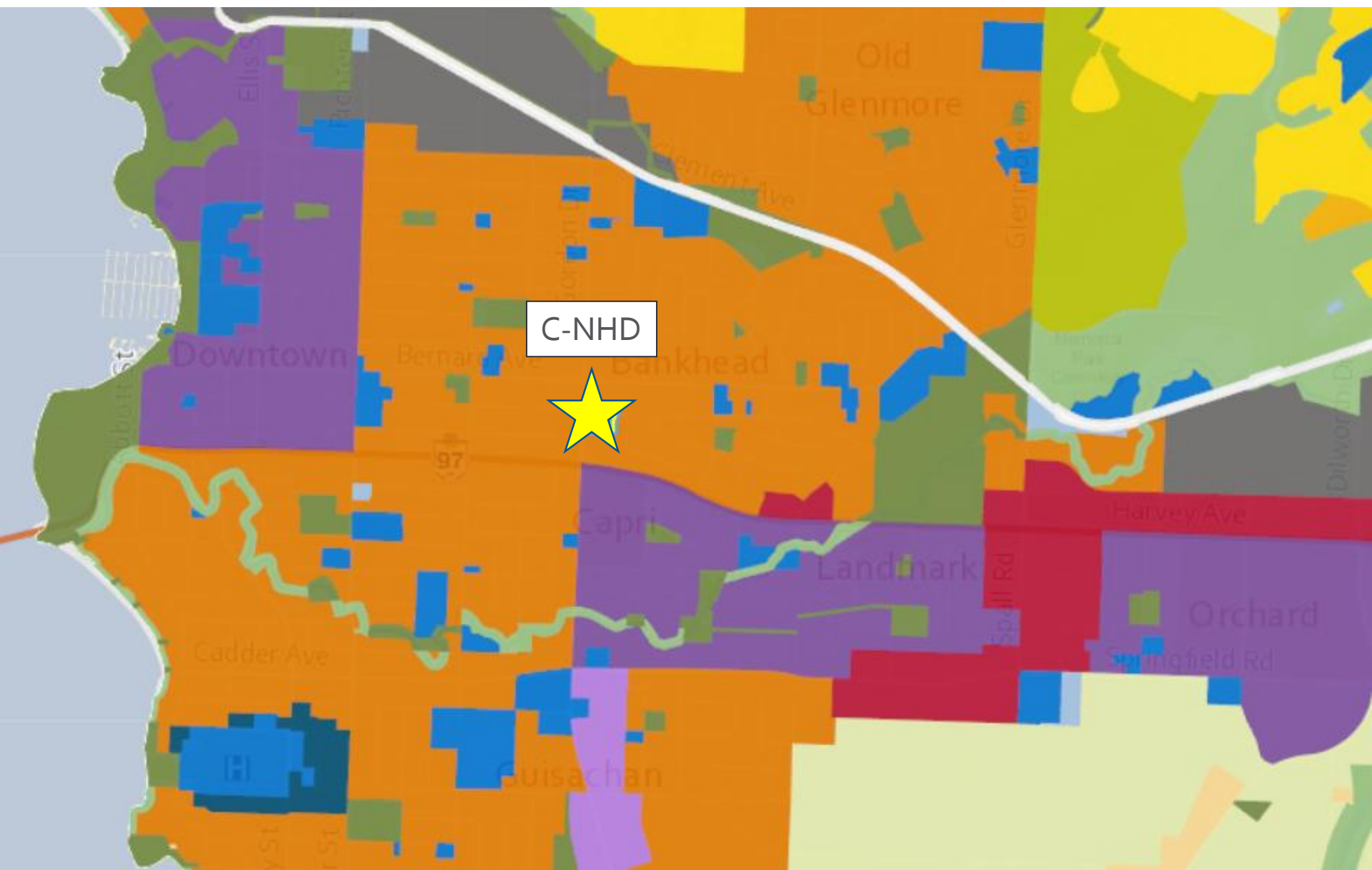
Some Transit
A few nearby public transportation options.

Bike Score
83

Very Bikeable
Biking is convenient for most trips.



OCP Future Land Use



Subject Property Map



Site Photos



1 VIEW FROM GORDON DR



3 VIEW FROM GORDON DR + LAWRENCE AVE INTERSECTION



2 VIEW FROM GORDON DR



4 VIEW OF CORNER FROM LAWRENCE AVE

CA1: Core Area Mixed Use

- ▶ CA1 is a new zone designed to provide mixed commercial and residential development within the Core Area and outside urban centres.
- ▶ Core Area Future Land Use
- ▶ Outside Urban Centres
- ▶ Up to 6 storeys on Transit Supportive Corridor
- ▶ Base FAR: 1.8
 - ▶ Public Amenity Bonus: 0.25
 - ▶ Rental Bonus: 0.3

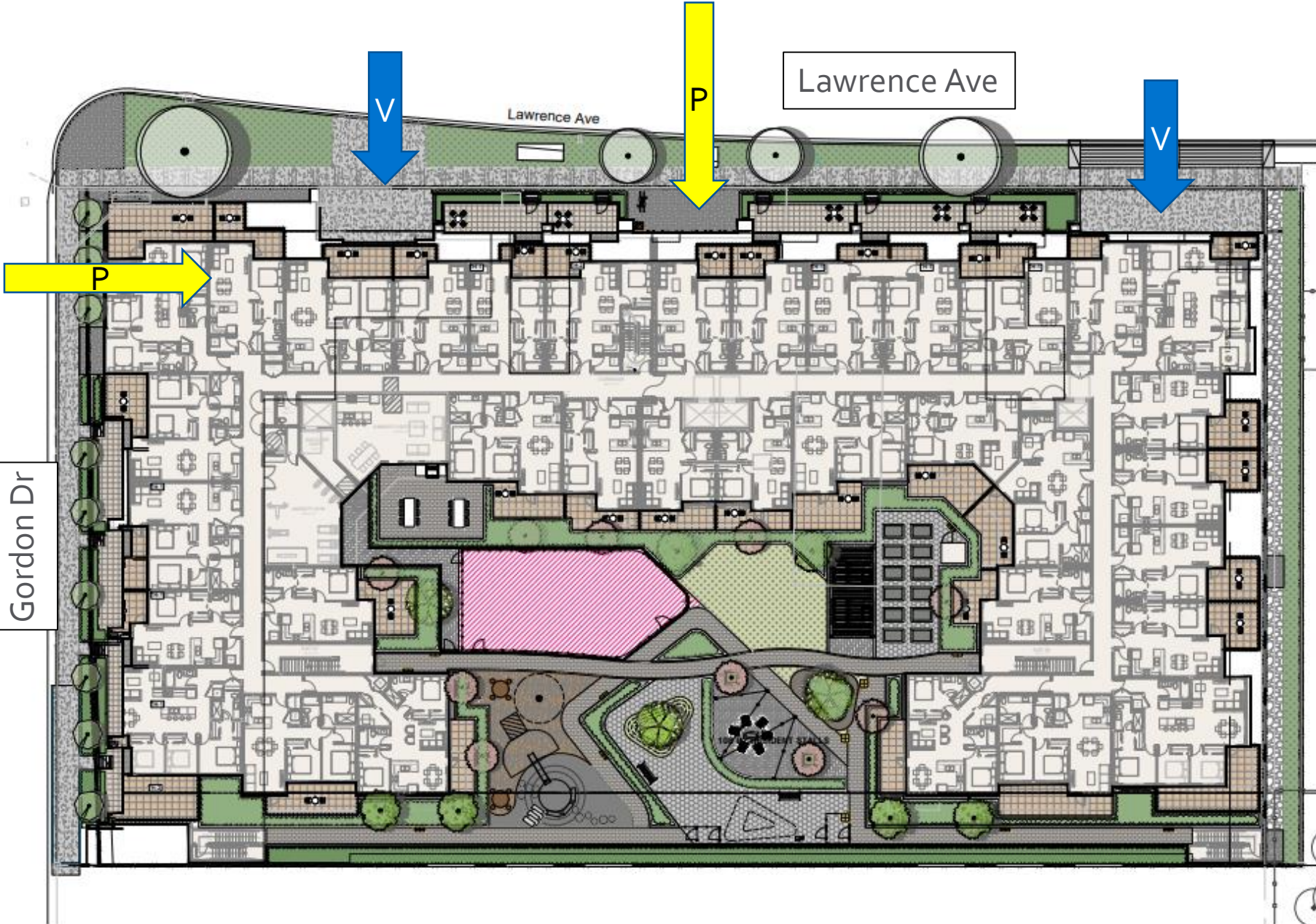
“r” Rental Only Subzone

- ▶ Provides Bonus FAR of 0.3
- ▶ Parking Reduction of 10%
- ▶ Does not require a covenant
- ▶ Does not permit short-term rentals
- ▶ Principal resident must live 270 days per year

Project Details

- ▶ Rental only apartment building
- ▶ 192 units (1, 2, and 3 bedrooms)
- ▶ Child Care Centre Major
- ▶ 6 storey wood frame
- ▶ 2 level parkade
- ▶ FAR: 2.27
- ▶ Vehicle access from Lawrence Ave
- ▶ Road dedication along Gordon Dr

Proposed Site Plan



Draft Rendering



City of Kelowna

Public Notification Policy #367

▶ Public Information Session

- ▶ June 2, 2022
- ▶ 250 m notification radius
- ▶ 2,912 mail-outs
- ▶ Newspaper advertisement in Capital News
- ▶ Door to door to residents and businesses

OCP Policy 5.11.2

- ▶ Diverse Housing Tenures
 - ▶ Encourage a range of rental and ownership tenures
 - ▶ Variety of households and income levels
 - ▶ Rental Only Subzone
 - ▶ 1-bedroom: 91 units
 - ▶ 2-bedroom: 74 units
 - ▶ 3-bedroom: 27 units

OCP Objective 5.4

- ▶ Objective 5.4 Strategically locate community services to foster greater inclusion and social connections in the Core Area.
 - ▶ Support services throughout Core Area
 - ▶ Child care facilities, schools, and smaller libraries

Staff Recommendation

- ▶ Staff are recommending support for the proposed rezoning application to the “r” Rental Only Subzone:
 - ▶ OCP Objectives and Policies for Core Area
 - ▶ Community-oriented building
 - ▶ Development Permit and Development Variance Permit to be considered by Council at a later date



Conclusion of Staff Remarks