

REPORT TO COUNCIL



Date: February 6, 2023

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0056

Owner: SARANCORP
DEVELOPMENTS LTD.,
INC.NO. BC1090566
1126101 B.C. LTD., INC.NO.
BC1126101

Address: 1975 Union Rd

Applicant: Krahn Engineering Ltd.

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: C1 – Local & Neighbourhood Commercial

Proposed Zone: MF3 – Apartment Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0056 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT 27 SECTION 4 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP51847, located at 1975 Union Rd, Kelowna, BC from the C1 – Local & Neighbourhood Commercial zone to the MF3 – Apartment 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 Attachment "A" attached to the Report from the Development Planning Department dated February 6, 2023;

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.

Purpose

To rezone the subject property from the C1 – Local & Neighbourhood Commercial zone to the MF3 – Apartment Housing zone to facilitate the development of Apartment Housing.

2.0 Development Planning

Staff recommend support for the rezoning application, to facilitate four-storey apartment housing. The 2040 Official Community Plan (OCP) future land use designation is Core Area Neighbourhood, and the property fronts directly on to a Transit Supportive Corridor (Glenmore Rd). This rezoning application to the MF3 – Apartment Housing zone is supported by OCP Objectives for the Core Area which includes to focus residential density along Transit Supportive Corridors (Objective 5.2) and to design residential infill to be sensitive to neighbourhood context (Objective 5.3).

In accordance with requirements established in Council Policy No. 367, the applicant completed a Public Information Session on January 4, 2023, and a summary has been included as Attachment C. Should Council support the rezoning bylaw, Staff will bring forward a Development Permit and Development Variance Permit for Council consideration.

3.0 Proposal

3.1 Background

The property was part of a subdivision in 1994 and Glenmore Rd was realigned in approximately 2010, which it now fronts. A number of development applications have been proposed for the property, which date back to the mid-1990's, however the projects were not realized, and the property has remained vacant.

3.2 Project Description

This application proposes four storey apartment housing, containing approximately 29 units. The proposal includes ground-oriented units that would front both Glenmore Rd and Union Rd. Site access is proposed to come from Union Rd.

3.3 Site Context

The subject property is approximately 2,339 m² in area and is located at the intersection of Glenmore Rd and Union Rd, in the Glenmore-Clifton-Dilworth OCP Sector. It's in close proximity to North Glenmore Elementary School and Dr. Knox Middle School. The Walk Score is 18 indicating that it's car-dependent and almost all errands require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture	Agriculture & Single Detached Housing
East	MF2 – Townhouse Housing	Townhouses
South	MF2 – Townhouse Housing	Townhouses
West	MF3 – Apartment Housing P3 – Parks and Open Space	Apartment Housing (under construction) Wyndham Park

Subject Property Map: 1975 Union Rd



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus Residential Density along Transit Supportive Corridors	
Policy 5.2.2 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. 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 property fronts a Transit Supportive Corridor (Glenmore Rd) and proposes low rise apartment housing (4 storeys).</i>
Objective 5.2 Focus Residential Density along Transit Supportive Corridors	
Policy 5.3.2 Transition from Transit Supportive Corridors	Provide a transition area allowing for 3-4 storeys in height, as outlined in Figure 5.3, serving as a transition from the medium density development along the Transit Supportive Corridors and lower density residential areas in the Core Area. Encourage ground-oriented residential such as stacked townhouses and bungalow courts with setbacks that respect adjacent lower density residential areas. Discourage commercial uses in the transition zone.

<p><i>This property is at the northern end of the Glenmore Rd Transit Supportive Corridor, and abuts the Agricultural Land Reserve (ALR) to the north. The four-storey apartment housing proposal allows for a transition from greater density that may be achieved further south along the Glenmore Rd Transit Supportive Corridor to the ALR to the north.</i></p>
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5.0 Technical Comments

5.1 Development Engineering Department

See Attachment A: Development Engineering Memorandum

6.0 Application Chronology

Date of Application Accepted: May 28, 2021
Date of Public Information Session: January 4, 2023
Date Neighbourhood Notification Completed: January 12, 2023

Report prepared by: Kimberly Brunet, 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: Draft Site Plan
Attachment C: Summary of Public Information Session