

REPORT TO COUNCIL



Date: February 27, 2023

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0075 **Owner:** 979 Coronation GP Ltd., Inc.
No. BC1375934 & Jamie Dennis Haynes

Address: 979 & 983 Coronation Ave **Applicant:** 979 Coronation LP Inc. – Jeff Waters

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: MF1 – Infill Housing

Proposed Zone: MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0075 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 46 District Lot 138 ODYD, Plan 1271 and Lot 47, District Lot 138, ODYD, Plan 1271, located at 979 & 983 Coronation Ave, Kelowna, BC, from the MF1 – Infill Housing zone to the MF2 – Townhouse 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 27, 2023;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject properties.

2.0 Purpose

To rezone the subject properties from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate the development of a townhouse development.

3.0 Development Planning

Staff support the proposal to rezone the subject properties to the MF2 – Townhouse Housing zone. The proposed rezoning will facilitate the development of a townhouse project which conforms with the Official Community Plan (OCP) Future Land Use Designation of C-NHD - Core Area Neighbourhood. OCP Policy encourages diverse housing forms, in particular, ground-oriented housing like townhomes, in the Core Area as a form of gentle densification.

One of the primary differences between the current MF1 – Infill Housing zone and the proposed MF2 – Townhouse Housing zone is the 3-storey permitted height. OCP Policy contemplates additional height and density near Active Transportation Corridors and within a transition zone from Transit Supportive Corridors. The subject properties are in close proximity to two Active Transportation Corridors and two Transit Supportive Corridors.

4.0 Proposal

4.1 Project Description

The proposed rezoning from MF1 – Infill Housing to MF2 – Townhouse Housing will facilitate the development of a 9-unit townhouse development on the subject properties. The two subject properties would be consolidated to construct 8 two-bedroom units and 1 bachelor unit. The two-bedroom units would be 3 storeys in height and the bachelor unit would be two storeys in height. Rooftop patios are proposed for each unit. Vehicle access to the site would be provided from the rear laneway.

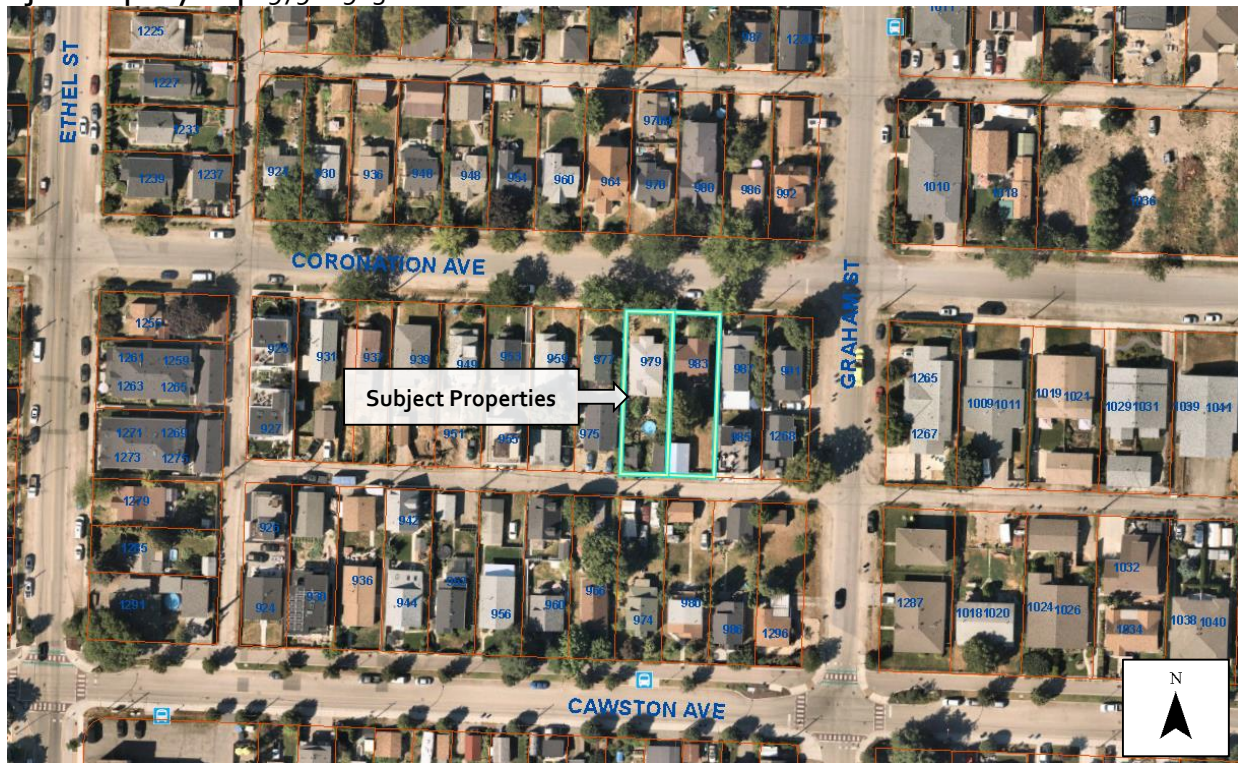
4.2 Site Context

The subject properties are located on Coronation Ave, between Ethel St and Graham St. There are Active Transportation Corridors on Ethel Street and Cawston Ave, which is one block south. Clement Ave and Gordon Dr, which are both within 250 m of the subject properties, are designated as Transit Supportive Corridors in the OCP. Cawston Ave also has transit stops. All surrounding properties are designated C-NHD – Core Area Neighbourhood and are zoned MF1 – Infill Housing and RU4 – Duplex Housing. The surrounding neighbourhood contains a mix of single detached housing, duplexes, secondary suites, carriage houses and fourplexes.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU4 – Duplex Housing	Single Detached Housing
East	MF1 – Infill Housing	Single Detached Housing
South	MF1 – Infill Housing	Single Detached Housing
West	MF1 – Infill Housing	Single Detached Housing Carriage House

Subject Property Map: 979 & 983 Coronation Ave



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context	
Policy 5.3.1 Ground Oriented Infill	<p>Encourage gentle densification in the form of ground-oriented residential uses such as house-plexes, townhouses, and narrow lot housing to approximately 2 storeys, maintaining residential uses and setbacks that reflect the existing development pattern. Consider opportunities for greater height and massing at block ends and along Active Transportation Corridors.</p> <p><i>The development proposal is for ground-oriented residential uses in the form of townhouses. The proposed townhouses are 3 storeys in height, but are near two Active Transportation Corridors.</i></p>
Policy 5.3.2 Transition from Transit Supportive Corridors	<p>Provide a transition area allowing for 3-4 storeys in height 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 use in the transition zone.</p> <p><i>The subject properties are one block south of the Clement Ave Transit Supportive Corridor and one block west of the Gordon Drive Transit Supportive Corridor within the fringe of the transition area from these corridors.</i></p>
Policy 5.11.1 Diverse Housing Forms	<p>Encourage 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 townhouses provide a new housing form in a neighbourhood that presently largely consists of older single detached housing and duplexes, and newer house-plexes.</i></p>

6.0 Technical Comments

6.1 Development Engineering Department

- See Attachment A

7.0 Application Chronology

Date of Application Accepted: November 29, 2022

Date Public Consultation Completed: January 20, 2023

Report prepared by: Mark Tanner, 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: Site Plan