

# Z23-0035 TA24-0008 3805 Lakeshore Rd

Rezoning and Text Amendment Application

# Development Process

May 24, 2023

Development Application Accepted

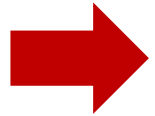


Staff Review & Circulation



June 28, 2024

Public Notification Received



July 22, 2024

Initial Consideration



Reading Consideration



Final Reading & DP/DVP

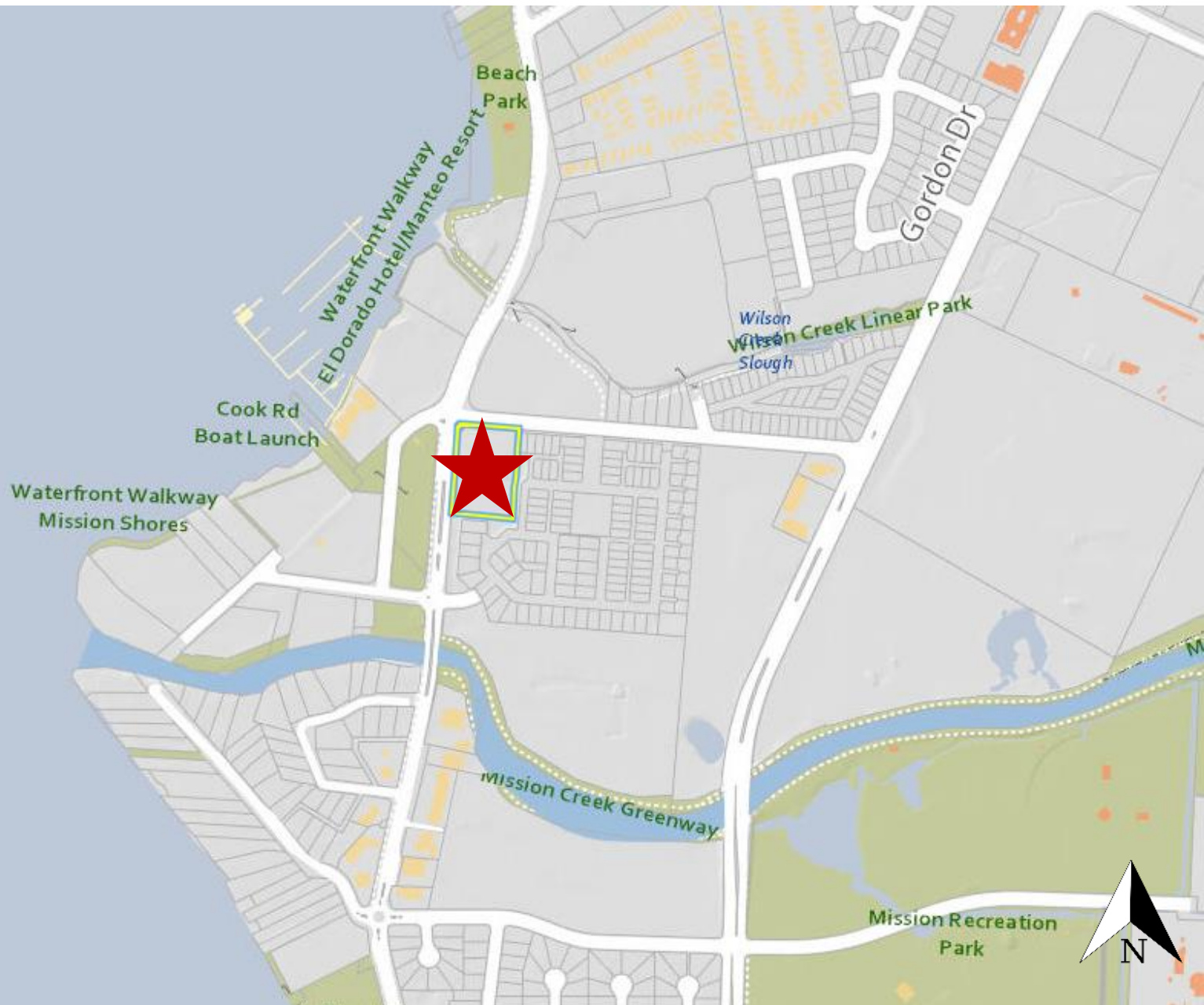


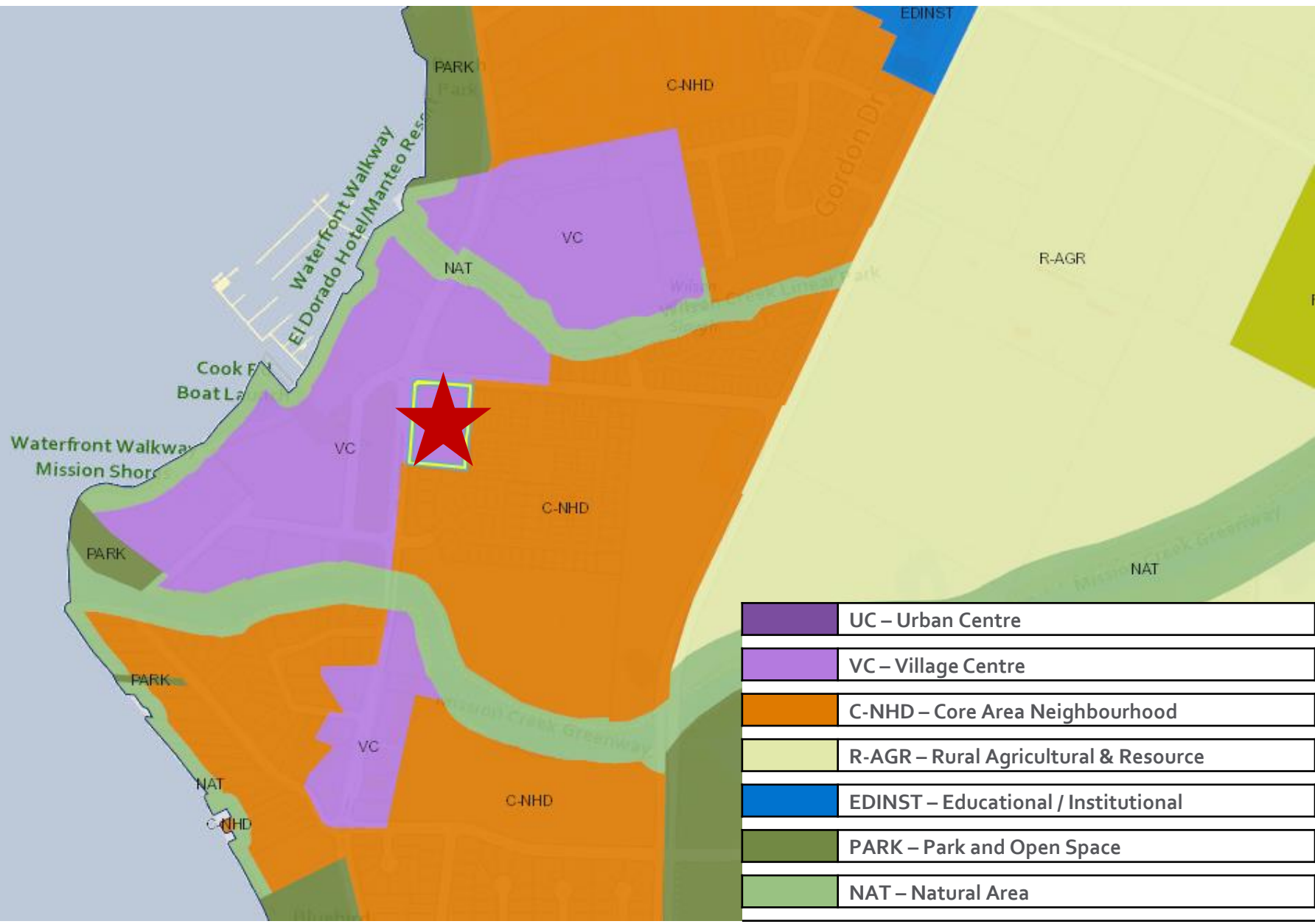
Building Permit

Council  
Approvals



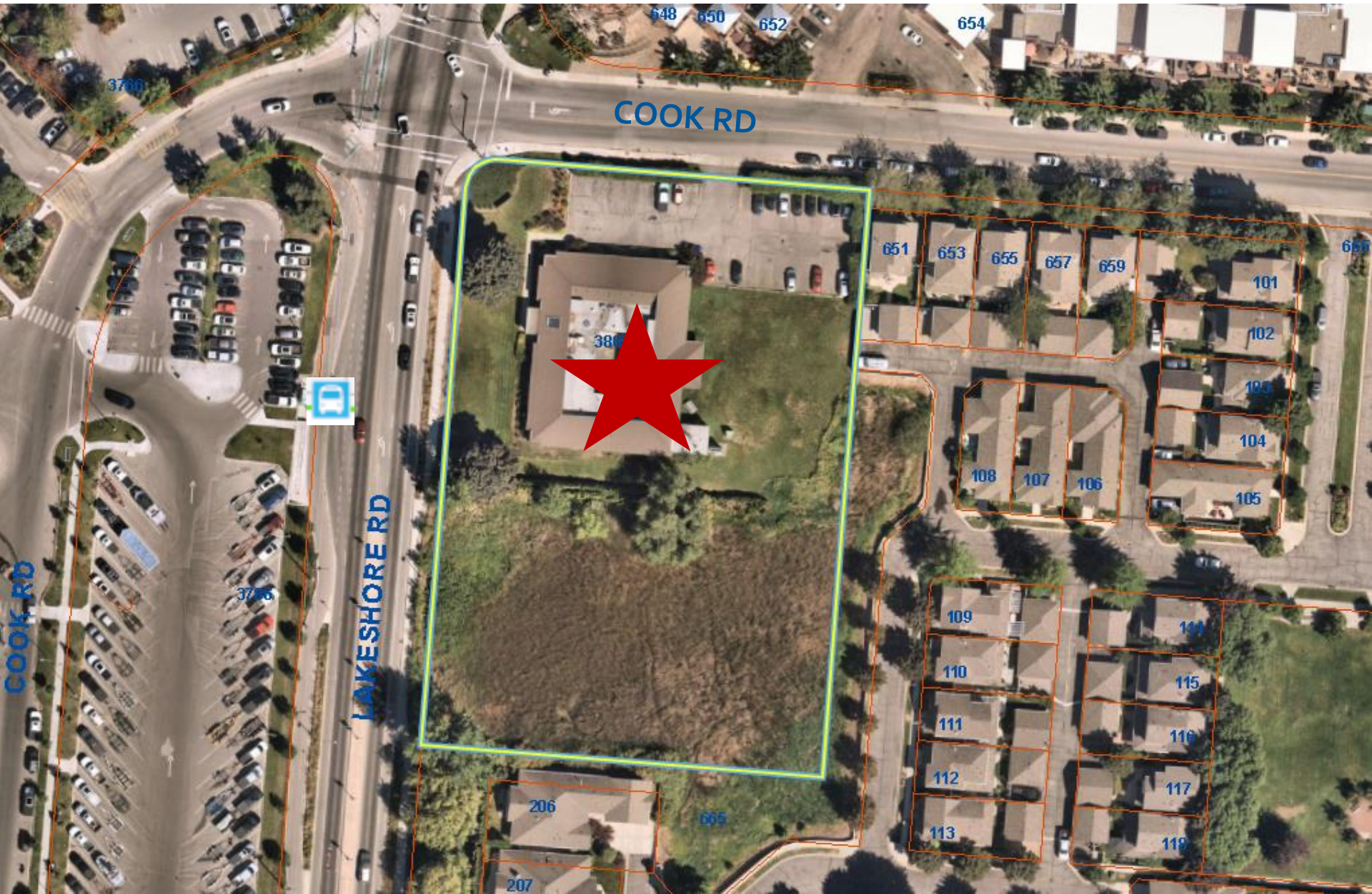
# Context Map







# Subject Property Map



# VC<sub>1</sub> – Village Centre Zone

## Purpose

- To provide a zone for a comprehensive mixed-use area which can include a variety of uses specified for each Village Centre (as identified with the OCP).

## Summary of Uses

- Apartment Housing
- Stacked Townhouses
- Townhouses
- Small-scale and specialty retail
- Limited offices
- Restaurants at grade
- Health Services
- Personal Services
- Restaurants & Liquor Primary

# VC<sub>1</sub> – Village Centre Zone

Regulation	Maximum Permitted
Base Height	Cook Truswell Village Centre: 6 storeys & 22.0 m
Base Floor Area Ratio	Cook Truswell Village Centre: 1.5
Bonus Floor Area Ratio	Underground Parking: 0.25 Public Amenity: 0.25 Rental/Affordable: 0.3
Site Coverage Buildings	75%
Site Coverage Total	85%

# VC<sub>1</sub> – Village Centre Zone

Regulation	Minimum Permitted
Total Number of Trees	1 per 10 lineal metres of landscape area 13 required
Number of Large Trees	50% Large Trees 7 required
Amenity Space	7.5 m <sup>2</sup> per studio 15.0 m <sup>2</sup> per 1-bed 25 m <sup>2</sup> per unit with 2-bed+
Potential Unit Count	104 units
Proposed Commercial Uses	Approx. 450 m <sup>2</sup> commercial at-grade fronting Lakeshore Rd



# OCP Objectives – Climate Resilience

## Climate Criteria

**Dark Green** – Meets Climate Criteria

**Light Green** – Will Meet Criteria Soon

**Yellow** – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	Dark Green
5 min Walk to Park	Dark Green
10 min Bike to Public School	Dark Green
20 min Bus to Urban Centre/Village Centre/Employment Hub	Dark Green
Retaining Trees and/or Adding Trees	Yellow
<b>OCP Climate Resilience Consistency</b>	Dark Green

# Site-Specific Text Amendment

- ▶ An application to create a site-specific regulation allowing for a car-share program to be located within an enclosed parkade and eligible for a parking reduction
  - ▶ Zoning Bylaw requires car-share stalls to be highly visible, at grade and publicly accessibly at all times (i.e. not within an enclosed parkade)
- ▶ Five (5) car-share stalls would result in the maximum 20% reduction to base parking requirements (22 stalls)
- ▶ Would see the establishment of a new car share organization
- ▶ Development Planning is currently reviewing the existing car-share regulations

# OCP Objectives & Policies

- ▶ Future Land Use: VC - Village Centre
- ▶ Objective 5.1 Encourage Village Centres as Kelowna's secondary hubs of activity.
  - ▶ Encourage the development of a range of services, small scale and specialty retail, and limited office employment in scale with supporting low rise residential development
- ▶ Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.
  - ▶ Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages.



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning and site-specific text amendment as it is consistent with:
  - ▶ OCP Future Land Use – Village Centre
  - ▶ OCP Objectives in Chapter 5 Core Area
    - ▶ Encourage Village Centres as secondary hubs of activity
    - ▶ Housing Diversity
  - ▶ Development Planning is currently reviewing the existing car-share regulations
  - ▶ Development Permit and Development Variance Permit to follow for Council consideration