

REPORT TO COUNCIL



Date: October 31, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z16-0037 **Owner:** Shaun & Lori Aussenhus

Address: 671 - 681 Glenwood Avenue **Applicant:** Shaun Aussenhus

Subject: Rezoning Application

Existing OCP Designation: MRL - Multiple Unit Residential (Low Density)

Existing Zone: RU6 - Two Dwelling Housing

Proposed Zone: RM3 - Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z16-0037 to amend the City of Kelowna Zoning Bylaw NO. 8000 by changing the zoning classification of Lot 2 District Lot 14 ODYD Plan 6704, located at Glenwood Avenue, Kelowna, BC from RU6 - Two Dwelling Housing zone to the RM3 - Low Density Multiple Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

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

2.0 Purpose

To rezone the subject property to facilitate the development of the proposed 8-unit multiple dwelling housing project on the subject parcel.

3.0 Community Planning

Community Planning Staff supports the proposed 8-unit multi-residential development on the subject parcel. The application meets all of the Zoning Bylaw regulations and the Official Community Plan (OCP) Future Land Use of MRL - Multiple Unit Residential (Low Density).

The parcel is located at the southwest corner of the Richter Street and Glenwood Avenue intersection. Adding additional density at this location will be supported by the nearby parks, transit, bike routes and proximity to Kelowna General Hospital and the South Pandosy shopping area. The location has a Walk Score of 56 out of 100 which means that some errands can be accomplished on foot and there are nearby public transportation options. The development will

be entirely rental housing and will qualify for the rental housing tax exemption program. Data from the CMHC's fall 2015 Rental Market Report indicates that:

- Kelowna's apartment vacancy rate declined to 0.7% in October 2015 compared to 1.0% in October 2014.
- Kelowna's apartment availability rate declined to 0.9% in October 2015 compared to 1.7% in October 2014.
- Kelowna's townhouse vacancy rate remains almost unchanged at 1.1% in October 2015 compared to 1.0% in 2014.
- The vacancy rate for two-bedroom townhouse units was 1.0 % where there were almost no vacancies for one-bedroom units.
- Two-bedroom units make up approximately three quarters of the overall townhouse rental stock and. Over three quarters of townhouse rental units are over 20 years old.

Therefore, the increase in the number of rental units will benefit the Kelowna rental housing market.

4.0 Proposal

4.1 Project Description

The proposed development will see the construction of 8 purpose built rental units within the South Pandosy neighbourhood. The proposal consists of two buildings with four stacked townhouse units in each building. The main floor units are ground oriented with prominent front entries facing Richter Street and Glenwood Avenue. The second storey units are accessed via a central staircase in each building which is oriented to the interior of the parcel.

All units provide amenity space in the form of large balconies or at-grade patios. The site provides 12 covered parking stalls to meet the Zoning Bylaw requirements with vehicular site access from the rear lane. Bike racks/storage lockers are located centrally on the site to promote alternate forms of transportation.

While the proposal requires that a few of the existing mature trees be removed, some are able to be retained. Five additional larger trees will be planted along the road frontages in addition to numerous shrubs and grasses. The boulevard parking, landscaping and defined walkways create a user friendly streetscape while providing screening for the street facing windows. The adjacent residential property to the west is separated by the drive aisle and will have a 1.8 m height fence as an opaque barrier between the proposed development and the adjacent parcel. Existing mature trees on both parcels provide additional screening and privacy.

The building design has a modern feel through the use of angled flat roofs, projections and sunshades. The exterior includes a mix of granite grey lap siding and silverplate grey board & batten siding. The red hue of the santa rose brick and galvanized corrugated metal siding will provide visual interest to the overall design while providing longevity and ease of maintenance. Fir timber is used for the balcony support columns and



roof detailing. The colours and materials are found in the regions natural landscape. The larger windows have sunshades to provide comfort and shade from the Okanagan sun.

4.2 Site Context

The subject property is a corner parcel located at the intersection of Richter Street and Glenwood Avenue. The site is designated MRL - Multiple Unit Residential (Low Density) and is within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6- Two Dwelling Housing	Single Dwelling House
East	RU6- Two Dwelling Housing	Single Dwelling House
South	RU6- Two Dwelling Housing	Single Dwelling House
West	RU6- Two Dwelling Housing	Single Dwelling House

Subject Property Map: 671 Glenwood Avenue



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	900 m ²	1193 m ²
Lot Width	30 m	24.32 m
Lot Depth	30 m	48.92 m
Development Regulations		
Floor Area Ratio	0.80	0.42
Height	10 m or 3 storeys	7.03 m & 2 storeys
Front Yard	1.5 m for Ground Oriented	4.36 m
Side Yard (east) flanking	1.5 m for Ground Oriented	1.63 m

Side Yard (west)	4.0 m	6.0 m
Rear Yard	3.0m	3.57 m
Other Regulations		
Minimum Parking Requirements	12 stalls	12 stalls
Bicycle Parking	Class I - 4 stalls Class II - 1 stall	8 stalls 4 stalls
Private Open Space	25 m ² / dwelling	Meets requirement

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Ground Oriented Housing.² Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- Refer to Attachment A.

6.3 Fire Department

- Emergency access to the buildings is from Glenwood Ave - and all units shall be addressed off of Glenwood for emergency response.
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- Dumpster/refuse container must be 3 meters from structures and overhangs.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received:	June 17, 2016
Date Public Consultation Completed:	September 26, 2016
Date Amended Plans Received:	October 7, 2016

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum

Schedule A: Site Plan

Schedule B: Conceptual Elevations & Finish Schedule