

REPORT TO COUNCIL



Date: June 26, 2017

RIM No. 0920-20

To: City Manager

From: Community Planning Department (LK)

Application: OCP17-0010 & Z17-0026 **Owner:** Summerwood Retirement Resort Holding Corporation, Inc. No. BC1090350

Address: 1350 & 1370 KLO Road **Applicant:** Kent-Macpherson

Subject: Official Community Plan Amendment & Rezoning Application

Existing OCP Designation: S2RES – Single Two /Unit Residential & EDINST – Educational/ Major Institutional

Proposed OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RU1 – Large Lot Housing & P2 – Education and Minor Institutional

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0010 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 15 District Lot 131 ODYD Plan 10710 Except Plan KAP79079 and Lot 1 District Lot 131 ODYD Plan 27982 Except Plan KAP79079, located 1350 KLO Road & 1370 KLO Road, Kelowna, BC from the S2RES - Single / Two Unit Residential designation and the EDINST – Educational/Major Institutional designation to the MRM – Multiple Unit Residential (Medium Density) designation, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated June 26, 2017;

THAT Rezoning Application No. Z17-0026 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 15 District Lot 131 ODYD Plan 10710 Except Plan KAP79079 and Lot 1 District Lot 131 ODYD Plan 27982 Except Plan KAP79079, located 1350 KLO Road & 1370 KLO Road, Kelowna, BC from the RU1 – Large Lot Housing zone and the P2 – Educational / Minor Institutional zone to the RM5 – Medium Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated June 26, 2017;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the applicant being required to register on the subject property a section 219 no disturb/no build restrictive covenant to ensure the ongoing protection of the environmentally sensitive habitat;

AND FURTHER THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered in conjunction with Council's consideration of both a Natural Environment Development Permit, a Form & Character Development Permit & a Development Variance Permit for the subject property.

2.0 Purpose

To amend the Official Community Plan to change the Future Land Use designation and to rezone the subject properties to facilitate the development of supportive housing on the subject properties.

3.0 Community Planning

Community Planning Staff are supportive of the proposed Official Community Plan (OCP) Amendment and Rezoning applications to facilitate the development of supportive housing for an independent seniors living facility at 1350 & 1370 KLO Road. The addition of supportive housing at this location will add density to the area, but more importantly it will add 154 seniors housing units to the limited supply and the growing demand within the City. The proposal meets the OCP objective of providing a core housing need to allow seniors to age in place.

Rezoning the two parcels to RM5 – Medium Density Multiple Housing is in keeping with the neighbourhood context which has existing multi-residential developments in the area, with the most recent currently under construction at 1459 KLO Road (DP16-0124) and 3090 Burtch Road (DP15-0294). In exchange for allowing the supportive housing project, the applicant will be protecting a significant environmental feature at the rear of the property (a remnant woodland and creek channel).

Should the OCP Amendment and Rezoning be supported by Council, the applicant would be required to apply for a Form and Character Development Permit and a Development Variance Permit for the two proposed variances. One is to the side setback and the other is to increase the maximum height of the building. A Technical Subdivision application will be required prior to final adoption of the rezoning in order to consolidate the two existing parcels into one larger parcel.

Consideration has been given to the 20 Year Servicing Plan and Financing Strategy. It is deemed that this application will not trigger an impact study as KLO Road is an existing four lane arterial roadway.

4.0 Proposal

4.1 Project Description

The developer's proposal of supportive housing includes 154 self-contained dwelling units which vary in size from a bachelor suite (under 500 square feet) up to 2-bedroom + den units (approx. 1300 square feet). Most units have balconies which provide a private outdoor amenity space, along with a common kitchen, dining area, and many lifestyle amenities provided on site. Some of the amenities included are: a theatre, a

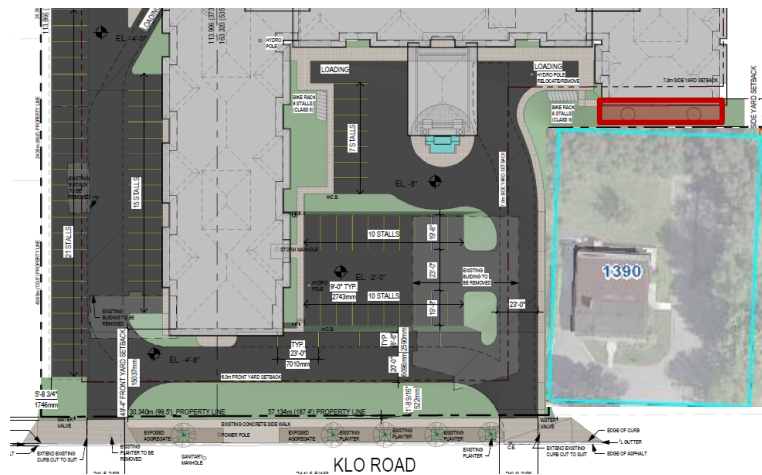
chapel, a fitness room and salon. The development provides multiple rooms focused towards occupants varied interests including a dance hall, sports lounge, wood workshop, crafts room, cards/games room and a library & computer room.

The site provides 137 parking stalls, with 48 stalls in the underground parkade, 76 at-grade stalls (23 within a carport and 53 at-grade open air stalls). The parkade also provides a storage room dedicated to scooters and residents bike storage. There are also an additional 16 Class II bike racks located near the main entry for visitors to the site.

Variances

The proposed development would require two variances, one to increase the maximum building height by half a storey from 4.5 storeys to 5 storeys (for a portion of the building). The second variance is to reduce the east side setback for portions of a building over 2 ½ storeys from 7.0 m required to 4.5 m proposed.

The project has been designed such that in the future, should the property located at 1390 KLO Road (outlined in blue) become available, the proposed development could extend the building south towards KLO Road. In the meantime, the applicant is requesting a variance to reduce the side setback, for that portion of the property line which is shared with the rear of the 1390 KLO Road property. The area of the variance is indicated in red.



Rezoning and OCP Amendment

The applicant has applied to amend the Official Community Plan and Rezone the subject properties to facilitate the development of supportive housing. The current OCP designation for the properties is S2RES – Single/Two Unit Residential and EDINST – Educational/ Major Institutional. Supportive housing is not an allowable use within the RU1 – Large Lot Housing zone and is restricted to a secondary use within the P2 – Education and Minor Institutional zone.

Environmentally Sensitive Area (ESA)

The collective area of both subject parcels is 1.70 ha (17,005.0 m²). The northern portion of the site, approximately 0.56 ha (5,666 m²), is an Environmentally Sensitive Area (ESA) which will be protected through 'no build' and 'no disturb' covenants. A detailed Environmental Impact Assessment will be required as part of the Natural Environment Development Permit. It will set the terms and conditions for adequately protecting the ESA and will allow limited construction in order to provide a pathway and benches throughout this area so it may be utilized and enjoyed by the residents. The Environmental Development Permit will also remove invasive plant material and include restoration plantings to further enhance the ecology of the ESA.

The parcels have an existing irrigation channel running across the north portion of the parcel. This channel is a remnant woodland and creek channel which has a number of red listed plants (this includes plants

which are either endangered or threatened). The area is green space and also includes several species of birds.

4.2 Public Consultation

Council Policy No. 367 – Public Notification & Consultation for Development Applications requires the applicant to consult the public regarding the proposed OCP Amendment and Rezoning for the subject property. The public engagement completed by the applicant includes:

- Open House – April 27, 2017 from 4pm -6pm at the existing house located at 1370 KLO Road (attendance approx. 19 people) – advertising included:
 - 'It's your neighbourhood' (4' x 8') sign located on site and was installed April 10, 2017.
 - Newspaper advertisement in the Kelowna Daily Courier – ad placed April 12, 2017.
 - Mail-outs and hand delivery to all property owners within 50 m of the subject properties.

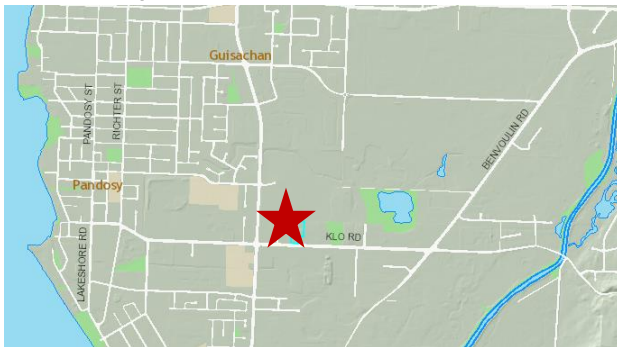
4.3 Site Context

The subject parcels are 1.70 ha (17, 005.0 m²) in area and are located between Gordon Drive and Benvoulin Boulevard on the north side of KLO Road. The parcels are within the Permanent Growth Boundary and are in the South Pandosy- KLO sector of Kelowna. The north 0.56 ha portion of the parcels are within an environmentally sensitive area.

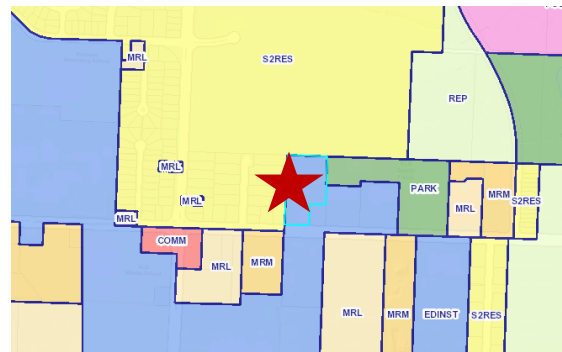
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing RM ₇ – Mobile Home Park	Single Dwelling Homes Mobile Home Park
East	P ₁ – Major Institutional P ₄ - Utilities	Okanagan Regional Library RDCO Offices
South	P ₄ – Utilities RM ₄ – Transitional Low Density Housing	City of Kelowna Parks Offices Multiple Dwelling Housing
West	RU ₁ – Large Lot Housing	Single Dwelling Homes

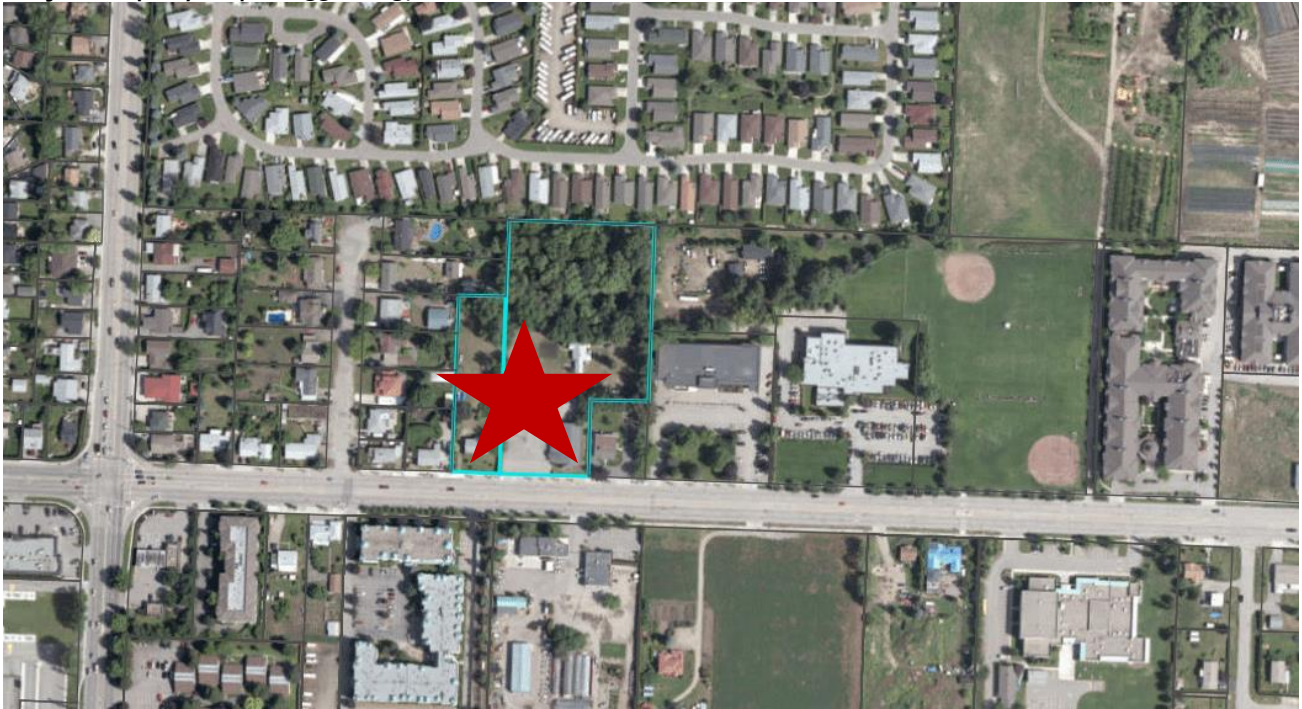
Context Map:



Future Land Use:



Subject Property Map: 1350 & 1370 KLO Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM ₄ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1400 m ²	17,005 m ²
Lot Width	30 m	87 m
Lot Depth	35 m	+163 m
Development Regulations		
Floor Area Ratio	1.1	0.65
Height	4.5 storeys/ 18 m	5.0 storeys/ 17.5 m ❶
Front Yard	6.0 m	14.97 m
Side Yard (west)	7.0 m	20.40 m
Side Yard (east)	7.0 m	4.75 m ❷
Rear Yard	9.0 m	10.9 m
Other Regulations		
Minimum Parking Requirements	77 stalls	137 stalls
Bicycle Parking		
Private Open Space	m ²	m ²
Loading Space	m ²	m ²
Okanagan Lake Sightlines	120°	
❶ Indicates a requested variance to increase the maximum building height from 4.5 storeys to 5 storeys proposed.		
❷ Indicates a requested variance to the east side setback from 7.0 m required to 4.75 m proposed.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Neighbourhood Impact.¹ When considering an OCP Amendment, the City will seek information with respect to the impact on land values related to the likelihood that other properties in the immediate neighbourhood will remain or develop as indicated in the OCP.

Environmentally Sensitive Area Linkages.² Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors.

Housing Availability.³ Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency or shelter).

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments for Rezoning.

6.2 Development Engineering Department

- Refer to Attachment A.

6.3 Fire Department

- No comments for Rezoning.

7.0 Application Chronology

Date of Application Received: March 21, 2017

Date Public Consultation Completed: April 27, 2017

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Strategic Investments

¹ City of Kelowna Official Community Plan, Policy 5.22.9 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.39.2 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 10.3.1 (Social Sustainability Chapter).

Attachments:

Attachment A: Development Engineering Memorandum

Attachment B: Site Plan, Landscape Plan and Proposed Renderings

Attachment C: Public Consultation Open House – April 27, 2017