

REPORT TO COUNCIL



Date: August 14, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AC)

Application: Z17-0021 & OCP17-0007

Owner: Father Delestre Columbus
(2009) Society Inc. No. S-55623.

Address: 130 McCurdy Rd

Applicant: Freedom's Door (Tom
Smithwick)

Subject: OCP Amendment and Rezoning Application

Existing OCP Designation: EDINST – Educational / Major Institutional

Proposed OCP Designation: MXR – Mixed Use (Residential/Commercial)

Existing Zone: A1 – Agriculture 1

Proposed Zone: C3 – Community Commercial

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP17-0007 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 2, Section 26, Township 26, ODYD, Plan 39917, located at 130 McCurdy Rd, Kelowna, BC from the EDINST – Educational / Major Institutional designation to the MXR – Mixed Use (Residential/Commercial) designation, be considered by Council;

THAT Rezoning Application No. Z17-0021 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 26, Township 26, ODYD, Plan 39917, located at 130 McCurdy Rd, Kelowna, BC from the A1 - Agriculture 1 zone to the C3 – Community Commercial 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 OCP Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the outstanding conditions identified in Attachment "A" associated with the report from the Community Planning Department dated August 14th 2017.

2.0 Purpose

To consider an OCP amendment application from EDINST – Educational / Major Institutional to MXR – Mixed Use (Residential/Commercial) and to consider a rezoning application on the subject property from the A1 – Agriculture 1 zone to the C3 – Community Commercial zone to facilitate the development of a supportive housing project on the subject property.

3.0 Community Planning

Staff supports the Official Community Plan (OCP) amendment and rezoning applications. The applicant, Freedom's Door, has partnered with the property owner, Knight of Columbus (KofC), to develop a 4 storey supportive housing building which also incorporates a new KofC space. The supportive housing project run by Freedom's Door is intended to house graduates of the recovering addicts program facilitated by Freedom's Door.

The proposed C3 zone supports the supportive housing land use with ground floor commercial. The applicant and Staff contemplated the C4 zone but the C3 zone was determined to be a more suitable zone because the site is located outside an urban centre. The site is roughly 650 metres north of the Rutland Urban Centre.

If the rezoning is approved, Staff will review the form and character of the proposed building through a Development Permit application. Staff has encouraged the proponent to carefully consider the heritage registered property to the north and how the proposed project will interact and transition to the surrounding single family neighbourhood. While the existing condition of the surrounding properties is single family dwellings, the majority of the Rutland Road corridor is designated MRL – Multiple Residential (Low Density) which supports three storey apartment or townhouse style development. Currently, Staff are not tracking any variances associated with the proposed development.

The City has only one policy statement related to supportive housing initiatives. That policy states:

"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)."

There is no policy that regulates how supportive housing should be distributed throughout the City or with regards to proximity of schools and other land uses. Therefore, Staff reviews the merits of each application on a case by case basis. In this case, the site and the existing building have deteriorated over time. The proposed development will provide a new space for the KofC, while providing social housing run by Freedom's Door, cleaning up the overall site.

Generally, apartment style developments are mainly permitted within MRM and MXT OCP designations which predominately occur within urban centres. However, there are exceptions whereby those OCP designations exist outside of urban centres and they generally occur along arterial roads (such as Clement Avenue). Despite the subject property being located outside an official urban centre, the subject property is located at the corner of two major arterial roads and adjacent to a small commercial node and as a result, Staff support the use of an apartment building at this location.

3.1 Public Notification

As per Council Policy 367 regarding public notification, the applicant held a public open house on April 6th 2017.

4.0 Proposal

4.1 Project Description

If the rezoning is approved, the applicant is proposing to build an apartment building. The apartment building is proposed to be utilized as a supportive housing facility in order to provide graduates of the Freedom's Door recovery program a safe, affordable and supportive housing option. The project details could change prior to Development Permit consideration, however, currently the proposal includes:

- a 4 storey apartment building;
- a 34 stall surface parking lot;
- 50 bicycle parking stalls;
- 49 supportive housing units on floors 2, 3, & 4;
- a ground floor consisting of:
 - two commercial retail units (718ft² per unit) facing MCurdy Rd;
 - one caretaker suite on ground floor facing north;
 - communal Kitchen;
 - communal Dining area;
 - amenity space;
 - storage areas;
 - board room & office space.

If Council supports the rezoning, the applicant will finalize the design and Staff will update the project description in the Development Permit report.

4.2 Site Context

The subject property is located in the north Rutland area, is connected to urban services, and is located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	P2 - Education & Minor Institutional C2 – Neighbourhood Commercial	Institutional Commercial
South	RU6 – Two Dwelling Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 130 McCurdy Rd



4.3 Zoning Analysis Table

The zoning analysis table shows the requirements of the C3 zone compared to the proposal:

Zoning Analysis Table		
CRITERIA	C3 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	1.0 commercial only	1.0
Max. Site Coverage	50%	28.8%
Max. Height	15m or 4 storeys	14m (4 storeys)
Min. Front Yard Setback (Rutland Rd N)	3.0m	6.0m
Min. Side Yard Setback (North)	7.0m	7.0m

Min. Flanking Side Yard Setback (McCurdy Rd)	2.0m	6.0m
Min. Rear Yard Setback	6.0m	>6.0m
Other Regulations		
Min. Parking Stalls	1 caretaker suite (1.5 stalls) 49 Suites (16.33 stalls) <u>Commercial (2.33 Stalls)</u> = 20.2 stalls	34 stalls
Min. Bicycle Stalls	32	50
Minimum Parking ratio	Full size: Min 50% Medium Size: Max 40% Compact Car: Max 10%	100% full size stalls

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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.

Residential Land Use Policies.²

- Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.
- Ensure context sensitive housing development.

Relationship to the Street.³ Locate buildings to provide an effective street edge while respecting the established, desired streetscape rhythm;

Relationship to the Street.⁴ Design buildings with multiple street frontages to give equal emphasis to each frontage with respect to building massing, materials, details, and landscaping.

Support the creation of affordable and safe rental, non-market and/or special needs housing.⁵

- **Housing Availability.** 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).
- **City-Owned Land.** Continue to consider the potential to lease City-owned land to non-profit housing societies to assist in the delivery of affordable housing.
- **Housing Opportunities Reserve Fund.** Maintain a housing opportunities reserve fund.
- **Use of the Housing Opportunities Reserve Fund.** The Housing Opportunities Reserve Fund shall be used for the City to develop and partner to deliver affordable housing units.

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Objective 5.22 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 3.1.1 (Chapter 14 Urban Design Guidelines).

⁴ City of Kelowna Official Community Plan, Policy 3.1.1 (Chapter 14 Urban Design Guidelines).

⁵ City of Kelowna Official Community Plan, Policy 10.3.1-4 (Chapter 10 Social Sustainability).

6.0 Technical Comments

6.1 Building & Permitting Department

No comment on rezoning.

6.2 Development Engineering Department

See attached memorandum dated April 10th 2017.

6.3 Fire Department

No comment on rezoning.

7.0 Application Chronology

Date of Application Received: February 27th 2017

Date Public Consultation Completed: April 6th 2017

Report prepared by: Adam Cseke, Planner Specialist

Reviewed by: Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

1. Attachment 'A' Development Engineering Memo dated April 10th 2017
2. Initial Architectural Drawing Package