

REPORT TO COUNCIL



Date: December 4, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z17-0051

Owner: Necessary Homes Inc.

Address: 1155 Pacific Avenue

Applicant: Brett Sichel Design
Davara Holdings

Subject: Rezoning Application

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM₄ – Transitional Low Density Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0051 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Block 1, DL 137, ODYD, Plan 5042 located at 1155 Pacific Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM₄ – Transitional 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 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 December 4, 2017;

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

2.0 Purpose

To rezone the subject property to facilitate the development of a rental multi-family complex.

3.0 Community Planning

Community Planning recommends support for the proposed rezoning as the proposal meets the majority of the Official Community Plan Objectives for Development Process including Compact Urban Form, Sensitive Infill, Housing Mix, and Developing Sustainably.

The proposed rezoning is located within the Capri-Landmark Urban Centre which is identified as a high priority location for growth and revitalization and meets the policy of Compact Urban Form. Utilizing the RM₄ zone rather than the RM₅ zone requires a lower maximum height and is in line with the OCP Policy of Sensitive Infill by providing a transition from the existing Single Family Neighbourhood to other RM₅ projects in the area.

The proposed project meets the policy for Housing Mix by providing 14 rental units varying in size from bachelor units to 2-bedroom units. The project also achieves the OCP Objective of Developing Sustainably (Objective 5.2) by meeting the majority of initiatives on the City of Kelowna's Sustainability Checklist (Attachment "A"). The City Sustainability Checklist is a voluntary program that was introduced in 2007 and can be used to evaluate a project's triple bottom line (environmental, economic, and social sustainability). The mission statement of the Sustainability Checklist includes creating neighbourhoods which are lively and attractive; providing expanded housing choices; and concentrating growth within existing urban areas thereby protecting open space and natural areas.

Should Council approve the proposed rezoning, a Development Permit and Development Variance Permit will be brought forward by staff and will evaluate the form and character as well as elaborate on how the building design further achieves sustainability.

4.0 Proposal

4.1 Background

The site area of the property is 915.5 SM and is zoned RU6. The existing single family home and detached garage on the property have been demolished as both structures were significantly deteriorated.

4.2 Project Description

The proposed rezoning is located in the Landmark-Capri Urban Centre which is currently identified as an area prioritized for growth and revitalization. It is in close proximity to a wide range of amenities, employment, and transportation options. The proposed rental building is located on the corner of Pacific Avenue and Pasnak Street and the building has been sited and designed so that the front of the building and main pedestrian access is on the more prominent street, Pacific Avenue, and the vehicular access to the underground parkade is off Pasnak Street. Development Engineering Requirements require that the developer construct frontage upgrades to both streets including sidewalks, storm management, street lighting, and a corner rounding.

The 3-storey height of the building is consistent with the RM₄ zone and will provide a sensitive transition from the Single Family Residential neighbourhood to the north, and other RM₅ zoned sites to the east and south. All parking is below grade and care has been taken to ensure the parkade is above the Mill Creek Flood Plain Bylaw Regulations.

The proposed rental building is complimentary to OCP Policies of Healthy Communities and Housing Mix which encourage diversity of housing types, tenure, and size. In addition, the applicants have proposed and

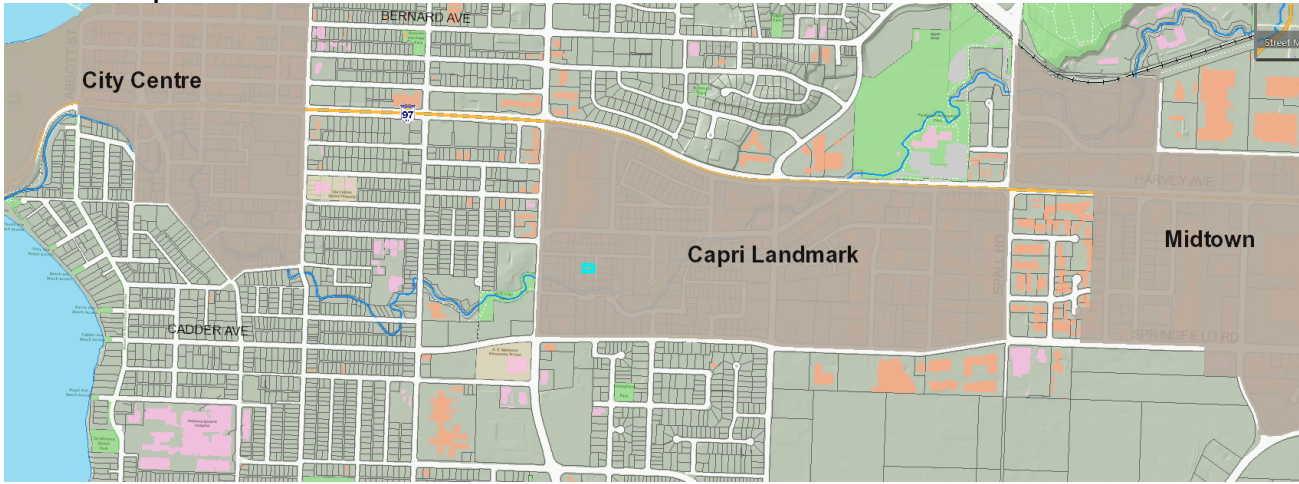
designed a development which meets the majority of the items on the Sustainability Checklist and include the following:

- Within walking distance to transit stops and cycling routes
- Street layout that encourages walking and cycling by constructing of sidewalks
- Designed with Crime Prevention Through Environmental Design Guidelines by providing down-lighting which lights the site without impacting the night sky
- Water efficient landscaping (xeriscaping)
- High performance building envelope based on Passive House principles

Should Council support the rezoning, Staff will work with the applicant to bring forward a Development Permit and Development Variance Permit that will elaborate further on the design, form and character, and sustainability features.

4.3 Site Context

Context Map:



The subject property is located in the Capri-Landmark Urban Centre on the corner of Pacific Avenue and Pasnak Street. The nearest transit stop is 300m away, with the Ethel Street Active Transportation Corridor is located 1000m away to the west. The area is well serviced in terms of employment, access to parks, transit and earns a walkscore of 73 which is very walkable. This area has been designated in the OCP for Medium Density development, with Mixed Use Residential / Commercial to the north.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Family Dwelling
East	RU6 – Two Dwelling Housing	Vacant
South	RU6 – Two Dwelling Housing	Single Family Dwelling
West	RU6 – Two Dwelling Housing	Single Family Dwelling

Subject Property Map: 1155 Pacific Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process:

Objectives:

- 5.1 Ensure new development is consistent with OCP goals.
- 5.2 Develop sustainably.
- 5.3 Focus development to designated growth areas.
- 5.9 Support the creation of affordable and safe rental, non-market and/or special needs housing.
- 5.10 Ensure opportunities are available for greater use of active transportation and transit to: improve community health; reduce greenhouse gas emissions; increase resilience in the face of higher energy prices.
- 5.16 Improve the energy efficiency and environmental performance of new buildings.
- 5.22 Ensure context sensitive housing development.

Policies:

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

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

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.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Housing Mix.³ Support a greater mix of housing unit size, form, and tenure in new multi-unit residential and mixed use developments.

5.2 Kelowna Sustainability Checklist

Please see Attachment "A" attached to the Report from Community Planning dated December 4, 2017.

6.0 **Technical Comments**

6.1 Development Engineering Department

Please see Schedule "A" attached to the Report from Community Planning dated December 4, 2017.

6.2 Bylaw Services

Currently there are no outstanding/open Bylaw Enforcement files pertaining to property location: 1155 Pacific Ave.

7.0 **Chronology**

Date of Application Received: June 5, 2017
Date Public Consultation Completed: October 20, 2017

Report Prepared by: Trisa Brandt, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

- Attachment "A": Kelowna Sustainability Checklist
- Attachment "B": Site Plan
- Attachment "C": Conceptual Elevation
- Schedule "A": Development Engineering Memorandum

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter)