

REPORT TO COUNCIL



Date: Aug 27th 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AC)

Application: Z18-0087

Owner: Cawston 540 Holdings Inc

Address: 540 Cawston Ave

Applicant: Kevin Edgecombe

Subject: Rezoning Application

Existing Zone: C2 – Neighbourhood Commercial

Proposed Zone: C7 – Central Business Commercial

1.0 Recommendation

THAT Rezoning Application No. Z18-0087 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13, District Lot 139, ODYD, Plan KAP1303, located at 540 Cawston Ave, Kelowna, BC from the C2 – Neighbourhood Commercial zone to the C7 – Central Business Commercial 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 Attachment "A" attached to the Report from the Community Planning Department dated August 27th, 2018;

2.0 Purpose

To rezone the subject property from the C2 – Neighbourhood Commercial zone to the C7 – Central Business Commercial zone to allow a commercial school within the existing building.

3.0 Community Planning

Staff are supportive of the rezoning application. Most properties are zoned C7 in the downtown and the Official Community Plan identifies the C7 zone as the appropriate zoning for the subject property. The proposal is to re-use the existing office building for a commercial school. The walkscore of the subject property is 94 indicating this site is a walker's paradise. Additional educational and child care opportunities servicing downtown Kelowna are important services and amenities increasing the desirability of living and working downtown. Educational Services and Commercial Schools are not allowable uses with the existing C2 zone, thus precipitating the need for the rezoning. The applicant has provided a letter attached to this

report outlining the history of this application and providing additional details about the proposed tenant Arrowleaf Schools. The engineering conditions for the rezoning include:

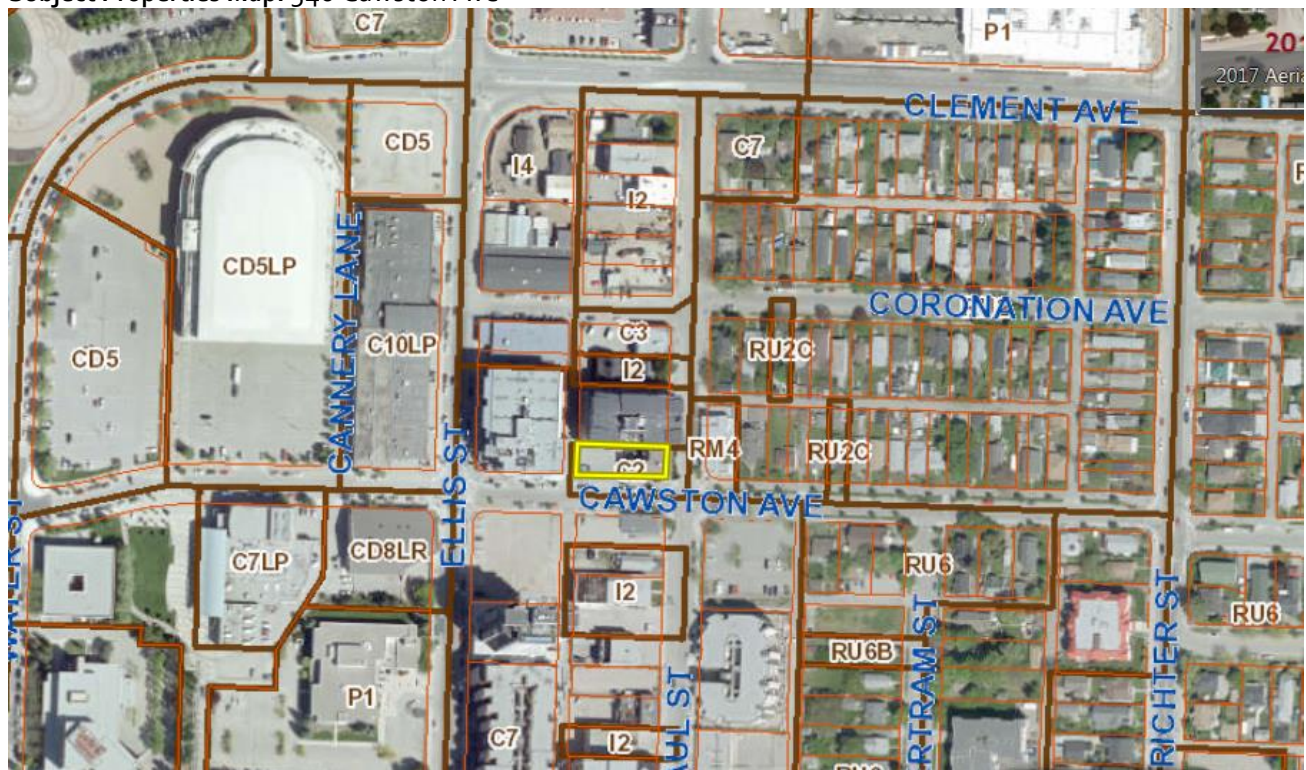
1. Road dedication along the rear lane in order to widen the lane to the downtown commercial standard of 7.6m; and
2. Removal of the curb let along the Cawston Ave in order to prevent vehicles from crossing the Active Transportation Corridor in multiple spots within a short distance. The vehicle access would be from the lane only.

3.1 Site Context

The subject property is located downtown on north side of Cawston Ave. The lot is 688 m² and is located immediately south of the recently completed Sole building. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C7 – Central Business Commercial	Commercial & Residential
East	RU2 – Medium Lot Housing RM4 – Transitional Low Density Housing	Residential
South	C7 – Central Business Commercial	Commercial
West	C7 – Central Business Commercial	Commercial & Residential

Subject Properties Map: 540 Cawston Ave



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Focus Development to Designated Growth Areas

Downtown Development.¹ Support rezoning to C7 use in the downtown Urban Centre area only where properties are surrounded on a minimum of 3 sides by existing C7 zoning. The intent of this policy is to support intensification within the existing core areas of Downtown.

Portray a Positive Image of Kelowna

Cultural Service Delivery.³ Recognize that a unique, attractive, thriving and livable downtown is strategically important to Kelowna's overall prosperity and success. Towards this end, the City will plan and manage the Downtown as a single and special entity and will take a proactive, comprehensive, integrated and collaborative approach towards providing services and infrastructure, delivering programs, and developing a supportive regulatory and financial environment.

Arts and Culture Policies

Downtown.⁵ Support cultural service delivery in all areas of the city, particularly the downtown and other Urban Centres.

7.0 Technical Comments

7.1 Development Engineering Department

See Attachment 'A', memorandum dated July 27th, 2018

8.0 Application Chronology

Date of Application Received:	July 5 th 2018
Date Public Consultation Completed:	Aug 10 th 2018

Report Prepared by:	Adam Cseke, Planner Specialist
Reviewed by:	Terry Barton, Urban Planning Department Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A' Development Engineering Memo July 27th, 2018
Site Plan

¹ Policy 5.3.4 (Development Process Chapter 5).

³ Policy 8.3.9 (Economic Development Chapter 8).

⁵ Policy 8.3.9 (Economic Development Chapter 8).