

REPORT TO COUNCIL



Date: February 4, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: TA18-0010

Owner: Emil Anderson Construction
Co. Ltd., Inc. No. 172775

Address: 907 Ethel Street

Applicant: Architecturally Distinct
Solutions Inc.

Subject: Text Amendment

Existing OCP Designation: IND - Industrial

Existing Zone: I₄ – Central Industrial

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA18-0010 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated February 4, 2019 for Lot A Section 30 Township 26 ODYD Plan 18927 located at 907 Ethel Street be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "B" attached to the Report from the Community Planning Department dated February 4, 2019.

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

2.0 Purpose

To amend the I₄ – Central Industrial zone to permit "Multiple Dwelling Housing" on one explicit legal parcel.

3.0 Community Planning

The Official Community Plan (OCP) designates the area as Industrial, which does not permit any residential uses. The 2012 Housing Strategy proposed that the idea of mixing industrial and residential land uses should be explored as a potential affordable housing strategy. In 2014 Comprehensive Zone CD-25 was specifically created for one parcel as a test pilot project in the University South neighbourhood.

Unfortunately, the owner was not able to see this project through and has since sold the site for a more traditional industrial development. The CD zone is not appropriate to use for this project due to the location and scope of the industrial uses that currently exist on the site.

Community Planning staff supports the proposed text amendment to the Zoning Bylaw to allow 'Multiple Dwelling Housing' for this parcel only as a pilot project and not as a permitted use in the entire I4 zone. This north end industrial parcel is in a unique position to provide a transition from the residential neighbourhoods to the northeast and northwest down to the general industrial uses located to the south of the subject site. The property is bounded by roadway on two sides and park land on one side.

Should the proposed text amendment be supported and approved by Council, a Form and Character development permit would be required.

4.0 Proposal

4.1 Project Description

The applicant has proposed a multi-phased development which, upon completion, would see 3 mixed used (industrial/ residential) buildings. The first phase (Building A) is proposed on the east side of the site to limit the disruption to the existing industrial tenants. Upon completion of the first building, the owner will relocate their offices to the third floor. The owner has indicated that the dwelling units would be used as employee housing and not for the rental market pool. This will allow staff to evaluate if the project is successful at limiting land use conflicts as it is important to preserve the viability of existing and future industrial operations.

4.2 Site Context

Subject Property Map: 907 Ethel Street



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.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments applicable to Rezoning.

6.2 Development Engineering Department

- Refer to Schedule 'B'.

7.0 Application Chronology

Date of Application Received: October 29, 2018

Date Public Consultation Completed: January 10, 2019

Report Prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Proposed Text Amendment

Schedule B: Development Engineering Memorandum dated October 30, 2018

Schedule C: Ministry of Environment & Climate Change Strategy Letter

Attachment A: Site Plan

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