

# REPORT TO COUNCIL



**Date:** April 29, 2019

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (AC)

**Application:** TA19-0006      **Owner:** Petel Properties Inc., Inc.No. A0069509

**Address:** 1675 & 1685 Ethel Street      **Applicant:** Kevin Bird

**Subject:** RM6 Commercial Land Use Text Amendment Application

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## 1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA19-0006 to amend the City of Kelowna Zoning Bylaw No. 8000 as outlined in "Schedule A" within the report from the Community Planning Department dated April 29<sup>th</sup> 2019, for Strata Lots 1 & 2, District Lot 138, ODYD, Strata Plan EPS3699, Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V located at 1675 & 1685 Ethel St be considered by Council;

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

AND FURTHER THAT final adoption of the Zoning Bylaw Text Amendment Application No. TA19-0006 be considered subsequent to the approval of Ministry of Transportation.

## 2.0 Purpose

To amend the RM6 zone to allow Offices, Health Services (Major & Minor), and Retail Stores (General) specifically for 1675 & 1685 Ethel St.

## 3.0 Community Planning

The applicant would like to expand the allowable commercial land uses for the two commercial retail units (totaling 1,916 ft<sup>2</sup>) within Cambridge House to increase the marketability to various potential tenants. The RM6 zone is relatively narrow in the allowable secondary commercial uses. Table 1 illustrates the allowable and proposed land uses.

Staff are currently reviewing the amount and definitions of commercial land uses within a comprehensive zoning bylaw update. In the interim, ground floor commercial uses should have a 'walk-in' customer focus. Staff support adding these commercial land uses (office, health services, and retail), but only specifically for this property. Due to the design, size, and orientation of these commercial retail units along an active

transportation corridor, Staff are confident the proposed commercial uses will maintain the intended customer focused objective and help to contribute to the vibrancy of the neighbourhood.

Table 1.	
Existing Allowable Commercial Land Uses	Proposed Additional Commercial Land Uses
<p>The <b>secondary uses</b> in this zone are:</p> <ul style="list-style-type: none"> <li>(a) <b>agriculture, urban</b></li> <li>(b) <b>child care centre, major</b></li> <li>(c) <b>community recreation services</b></li> <li>(d) <b>home based businesses, minor</b></li> <li>(e) <b>hotel/motel accommodation within a multiple residential unit</b></li> <li>(f) <b>household repair services</b></li> <li>(g) <b>multi-residential shared gardens</b></li> <li>(f) <b>participant recreation services, indoor</b></li> <li>(h) <b>personal service establishments</b></li> <li>(i) <b>retail stores, convenience</b></li> </ul>	<ul style="list-style-type: none"> <li>(j) <b>offices</b></li> <li>(k) <b>Health Services (major &amp; minor)</b></li> <li>(l) <b>retail stores, general</b></li> </ul>

**Subject Property Map: 1675 & 1685 Ethel Street**



## 4.0 Current Development Policies

### 4.1 Kelowna Official Community Plan (OCP)

**Compact Urban Form.**<sup>1</sup> 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.

**Contain urban growth.**<sup>2</sup> Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

**Mixed Use.**<sup>3</sup> Integration of residential uses into commercial developments as mixed-use projects is encouraged in Urban Centres, provided that the ground floor use remains commercial.

**Commercial Land Use Policies.**<sup>4</sup> Encourage Mixed-use commercial development.

#### Transportation Related Policies:

- Support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips, and increased use of active modes of transportation.
- The City of Kelowna's efforts will be focused on creating more mixed-use neighbourhoods (as identified on the OCP Future Land Use map) and on ensuring that residents can conveniently and safely travel by bus or by foot, bicycle and other forms of active transportation to get to major community destinations while ensuring the efficient movement of goods and services.
- Reduce peak hour trips and the percentage of trips undertaken by single occupant vehicles, particularly in Urban Centres, in order to reduce or eliminate the expansion of the transportation network and capacity.

**Report prepared by:** Adam Cseke, Planner Specialist  
**Reviewed by:** Terry Barton, Urban Planning Manager  
**Approved by:** Ryan Smith, Community Planning Manager

#### Attachments:

Applicant Rationale

Schedule 'A' - Proposed Text Amendment to Zoning Bylaw 8000

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

<sup>2</sup> City of Kelowna Official Community Plan, (Chapter 1 Introduction).

<sup>3</sup> City of Kelowna Official Community Plan, (Chapter 4 Future Land Use).

<sup>4</sup> City of Kelowna Official Community Plan, Objective 5.24 (Chapter 5 Development Process).