

Schedule A – Zoning Bylaw No. 8000 Text Amendment

No.	Section	Existing Text	Proposed Text				Explanation of Change										
1.	15.4 I4 – Central Industrial 15.4.7 Site Specific Uses and Regulations	N/A	15.4.7 Site Specific Uses and Regulations Uses and regulations apply to the I4 – Central Industrial zone on a site-specific basis as follows: <table><tr><td></td><td>Legal Description</td><td>Civic Address</td><td colspan="2">Regulation</td></tr><tr><td>1.</td><td>Lot 2 Section 30 Township 26 ODYD Plan 23753</td><td>760 Vaughan Ave, Kelowna, BC</td><td colspan="2">To allow business support services, high technology research and product design, liquor primary establishment, major, offices, construction and development industry, offices, retail stores, convenience, retail stores, service commercial, and spectator entertainment establishments as permitted Principal Uses in addition to those permitted in section 15.4.2. Office uses are not permitted in ground-floor units.</td></tr></table>					Legal Description	Civic Address	Regulation		1.	Lot 2 Section 30 Township 26 ODYD Plan 23753	760 Vaughan Ave, Kelowna, BC	To allow business support services, high technology research and product design, liquor primary establishment, major, offices, construction and development industry, offices, retail stores, convenience, retail stores, service commercial, and spectator entertainment establishments as permitted Principal Uses in addition to those permitted in section 15.4.2. Office uses are not permitted in ground-floor units.		The new section will facilitate the addition of a site-specific text amendment for 760 Vaughan Avenue and allow for various uses in addition to the uses already permitted under the I4 zone. The site-specific text amendment will allow various Principal Uses on the subject property.
	Legal Description	Civic Address	Regulation														
1.	Lot 2 Section 30 Township 26 ODYD Plan 23753	760 Vaughan Ave, Kelowna, BC	To allow business support services, high technology research and product design, liquor primary establishment, major, offices, construction and development industry, offices, retail stores, convenience, retail stores, service commercial, and spectator entertainment establishments as permitted Principal Uses in addition to those permitted in section 15.4.2. Office uses are not permitted in ground-floor units.														

November 6, 2019

Mr. Adam Cseke, Planner Specialist
City of Kelowna 1435 Water Street
Kelowna, BC V1Y 1J4

RE: Letter of Rationale - Text Amendment for 760 Vaughan Avenue, Kelowna, BC

ATTACHMENT

A

This forms part of application

TA19-0019

Please
Initials

AJ



Dear Adam:

Further to our previous meetings and discussions we hereby submit our Letter of Rationale in support of this Text Amendment application for our '760 Vaughan' project.

Looking Back

The Kelowna Growers Exchange (KGE) was established in 1913 in Kelowna's North End. Their objective was simple - support the growing, buying and selling of local agriculture products. In truth, however, this bustling hive was about so much more than just packing and selling fruit. The KGE was about the meeting of likeminded individuals who shared a passion for local, authentic, and an appreciation for everything the Okanagan Valley had to offer. These values align with the vision behind 760 Vaughan.



Looking Forward

The North End of Downtown Kelowna is in the early stages of revitalization, a different type of revitalization than is currently being experienced downtown. 760 Vaughan is extremely well located to positively impact the commercial / industrial renaissance taking place in this neighbourhood. 760 Vaughan and its unique tenants have the potential to attract a new batch of producers and consumers who share a passion for local and the desire for something handmade.



DEVELOPMENT MANAGEMENT

ARCHITECTURE

CONSTRUCTION MANAGEMENT

T 250-980-4510 F 250-764-2116 201-3935 Lakeshore Rd, Kelowna BC V1W 1V3

www.factionprojects.com

760 Vaughan

The subject property is located between Sandhill Wines and BC Tree Fruits and is directly across the street from PC Urban's 'The Packing District' project. Recently rezoned to the C4 – Urban Centre Commercial Zone, The Packing District will accommodate a mix of commercial units and 160 apartment housing units. The infographic below provides a broad overview of the transition taking place within and on the northern edge of the Downtown Urban Centre.



As shown above the North End is currently experiencing rapid growth and, although 760 Vaughan will embrace this change, it will do so while celebrating the neighbourhood's industrial past, present and future.

The Rustic Reel Brewing Company is the first phase of 760 Vaughan and it successfully respected the North End's history as a production and transport hub while creating a vibrant venue that has helped energize the area. This unique project saw an old trucking garage rehabilitated and converted into a new space and it acknowledges the area's past while sustainably reinvesting in its future. The old garage bays and the building structure were retained and highlighted to help tell the area's story.



Next Steps

Phase 1B

This phase will see the rehabilitation of the old vacant warehouse building at the N/W corner of the property. This building will be retained, repurposed and injected with new life. Rather than losing this old industrial building to the revitalization being experienced in the area, it will be celebrated and sustainably repurposed.



The exterior of the warehouse has an interesting form and character worth protecting as it captures the simplicity and practicality of an old warehouse building constructed in the 1950s. However, the most valuable and impressive part of the building is the exposed interior wooden roof structure that truly makes it special and worthy of rehabilitation. The goal is to deliver this phase in partnership with local entrepreneurs that share our vision of transforming this unique building into a successful community asset. This phase will tell the North End's industrial story while welcoming the new energy being brought to the area. It's anticipated that restorative work will begin early in 2020.

Phase 2

This phase will see the first new building introduced to 760 Vaughan and as proposed will consist of a mix of commercial and light industrial uses. This building provides a link between new and existing industrial buildings to complete the Vaughan Avenue frontage.

Phase 3

This phase will complete and complement the previous phases but is currently still in the visioning stage. The development of 760 Vaughan has been a patient process and the plan for this phase will only be finalized once the first three phases are underway.

Text Amendment

In order to enable 760 Vaughan to reach its full potential a Text Amendment allowing a few additional uses is being requested. The following uses will help realize the vision we have for 760 Vaughan:

- Business Support Services;
- High Technology Research and Product Design;
- Liquor Primary Establishment, Major;

- Offices;
- Offices, Construction and Development Industry;
- Retail Stores, Service Commercial; and
- Retail Stores, Convenience.

While the proposed Text Amendment will introduce new uses, those uses are intended to compliment rather than compete with the exciting changes happening downtown and in the neighbourhood. The majority of the proposed uses are partially allowed within the current zone but the proposed amendment will help to generally broaden the type of businesses that can put down roots at 760 Vaughan and will specifically help accommodate partners that have shown interest in the project. 760 Vaughan will be a unique place due to its transitional context between the Downtown Urban Centre and the North End industrial area; it will celebrate rather than turn its back on its industrial history and context. It will continue to build upon and facilitate the growth in cycling and pedestrian modes of transportation that the area has experienced due to its central location and close proximity to Downtown, Knox Mountain and the rail trail.

Faction Projects Inc. takes a multiple bottom line approach to success that focuses on people, planet and profit. Our whole system methodology optimizes results, increases value, reduces waste and maximizes efficiency through all phases of development. We believe that 760 Vaughan, including the revitalization of two industrial buildings, is consistent with staff and Council expectations for this transitional area and will complement the positive improvements that have been made to date.

Please contact me should have any questions or require any further information.

Best Regards,



Alec Warrender
Manager, Development
Faction Projects Inc.