

REPORT TO COUNCIL



Date: Aug 24th 2020
To: Council
From: City Manager
Department: Development Planning
Application: Z18-0011
Owner: Evergreen Lands Ltd., Inc No. BC0382754
Address: 1193 St. Paul Street
Applicant: Meiklejohn Architects Inc
Subject: Rezoning Application
Existing OCP Designation: COMM - Commercial
Existing Zone: I₄ – Central Industrial
Proposed Zone: C₇ – Central Business Commercial

1.0 Recommendation

That Rezoning Application No. Z18-0011 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 139, ODYD, Plan EPP54107 located at 1193 St. Paul Street, Kelowna, BC from the I₄ – Central Industrial 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 Development Planning Department dated Feb 5th 2018;

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

2.0 Purpose

To consider an application to rezone the subject property from the I₄ - Central Industrial zone to the C₇ - Central Business Commercial zone to facilitate the construction of a hotel.

3.0 Development Planning

The rezoning application and subsequent Development Permit application is for an 88-unit hotel. The Official Community Plan designates the property as Commercial as part of the Downtown Urban Centre. The referral comments from the abutting RCMP site was “residential uses might have some land use conflicts due to normal Police operations”. Therefore, Staff are recommending support for the proposed C7 zone due to the developer’s commitment to a Hotel project and that the sleeping units will not be stratified at the time of rezoning in order to limit the potential of converting the Hotel units into residential units. A hotel will complement the land uses and building forms of the recent developments along the Clement Avenue corridor and gateway into the Downtown.

4.0 Proposal

4.1 Project Description & Background

If Council supports the rezoning, Staff will provide a detailed recommendation on the Development Permit and Development Variance Permit. Currently, the development proposal is for 88 hotel units with 37 parking stalls, 10 bicycle parking stalls, a Floor Area Ratio of 2.04, and 18.0 metres in height with five total storeys. Staff are tracking one variance related height as the C7 zone has a maximum 16.0 metres podium height before a setback is required.

Since the application was submitted prior to the parking changes in November of 2019, the former parking rules will apply. The total parking required with the old regulations was 37 stalls as compared with the current Zoning Bylaw of 70 parking stalls.

4.2 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P1 – Major Institutional	Kelowna Police Services Building (RCMP)
East	P1 – Major Institutional	Kelowna Police Services Building (RCMP)
South	C7 – Central Business Commercial	Apartment Condos
West	I4 – Central Industrial	Train Station Pub and Liquor Store

Subject Property Map: 1193 St. Paul



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Goals for A Sustainable Future

Contain Urban Growth.¹ Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Development Process

Compact Urban Form.³ 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.

Objective 5.9. Support the creation of affordable and safe rental, non-market and / or special needs housing.

Objective 5.10. Ensure opportunities are available for greater use of active transportation and transit to: to improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices.⁴

Objective 5.11. Support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation.

Objective 5.18. Ensure efficient land use.

Objective 5.19. Ensure development is compatible with surrounding land uses.

7.0 Technical Comments

7.1 Building & Permitting Department

No comment on the rezoning application.

7.2 Development Engineering Department

See Attachment 'A', memorandum dated Feb 5th 2018

8.0 Application Chronology

Date of Application Received: Jan 23rd 2018

Date Public Consultation Completed: Feb 21st 2020

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
Attachment 'B' Initial Drawings of proposed Hotel

¹ Goal 1. (Introduction Chapter 1).

² Policy 5.2.4 (Development Process Chapter 5).

³ Policy 5.3.2 (Development Process Chapter 5).

⁴ Objective 5.10 (Development Process Chapter 5).