

# REPORT TO COUNCIL



**Date:** October 18, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z21-0061

**Owner:** City of Kelowna

**Address:** 350 Doyle Avenue

**Applicant:** Zeidler Architecture

**Subject:** Rezoning Application

**Existing OCP Designation:** MXR – Mixed Use (Residential / Commercial)

**Existing Zone:** P1 – Major Institutional

**Proposed Zone:** C7r – Central Business Commercial (Residential Rental Tenure Only)

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## 1.0 Recommendation

THAT Rezoning Application No. Z21-0061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot C District Lot 139 Osoyoos Division Yale District Plan EPP95954, located at 350 Doyle Avenue, Kelowna, BC from the P1 – Major Institutional zone to the C7r – Central Business Commercial (Residential Rental Tenure Only) 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 Schedule "A" attached to the Report from the Development Planning Department dated October 18, 2021;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

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

## 2.0 Purpose

To rezone the subject property from the P1 – Major Institutional zone to the C7r – Central Business Commercial (Residential Rental Tenure Only) zone to facilitate a mixed-use rental development.

## 3.0 Development Planning

Development Planning recommends support for the application to rezone the property from the P1 – Major Institutional zone to the C7r – Central Business Commercial (Residential Rental Tenure Only) zone. This rezoning application is consistent with the Future Land Use for the property in the 2030 Official Community Plan of MXR – Mixed Use (Residential / Commercial) as well as development policies, including Compact Urban Form, Contain Urban Growth and Complete Communities.

The redevelopment of this property, colloquially known as the old Royal Canadian Mounted Police site, is the primary focus area of the near-term plan within the Civic Precinct Plan. The rezoning application to the C7r – Central Business Commercial (Residential Rental Only Tenure) zone is supported by this plan, which envisioned a mixed-use re-development of six to 13 storeys and encouraged the inclusion of residential units.

The proposal triggered the need for a Traffic Impact Assessment (TIA) which has been completed and approved by the Ministry of Transportation. Due to the proposal's size and location, no major requirements have been identified in relation to the operations of Hwy 97. A full list of engineering and infrastructure requirements are listed in Schedule A which include the following key off-site requirements:

- i. Upgrade of Doyle Avenue to a full urban standard along the frontage of the property and a portion of 460 Doyle Ave including removal of the existing crosswalk and installation of a new crosswalk aligned with the Art Walk.
- ii. Design and construction of the Art Walk between Doyle Ave to the extents of the existing portion north of Smith Avenue.
- iii. Dedication and improvements to the north-south laneway fronting the development to the east. All vehicle access is to be provided from this laneway.

Should Council support the rezoning application for 350 Doyle Avenue, a Development Permit and Development Variance Permit would also be required, prior to any building permits being issued.

## 4.0 Proposal

### 4.1 Background

The subject property was formerly occupied by the Royal Canadian Mounted Police Detachment. This building was demolished in late 2018 and has been vacant since. In 2020, as part of a lease agreement, RISE Commercial Developments was selected to lease the property for a 13-storey mixed-use development.

### 4.2 Project Description

The proposal includes a mixed-use development, with both ground and second-floor commercial units and storeys three through 13 are dedicated residential rental units. The development project includes 6,000 ft<sup>2</sup> of public amenity space (the Creative Hub), contributing to key elements of the Civic Precinct Plan. The existing Art Walk would also be extended south to Doyle Avenue and be fronted with ground-oriented retail units.

This rezoning proposal also includes the Residential Rental Only Tenure subzone, guaranteeing long-term residential rental units within the City Centre Urban Centre.

#### 4.3 Site Context

The property is located on the north side of Doyle Avenue, between Water Street and Ellis Street. It is within an area known as the Civic Precinct, as well as in the City Centre Urban Centre. The Walk Score is 95, indicating that daily errands do not require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C7 – Central Business Commercial	Art Walk, Library Parkade
East	C7 – Central Business Commercial	Okanagan Regional Library
South	P1 – Major Institutional	Memorial Arena, City Hall, Kasugai Gardens, Memorial Parkade & Kelowna Museums
West	P1 – Major Institutional	Kelowna Community Theatre

#### Subject Property Map: 350 Doyle Avenue



#### 5.0 Current Development Policies

##### 5.1 Kelowna Official Community Plan (OCP)

##### Chapter 1: Introduction

##### *Goals for a Sustainable Future:*

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

## Chapter 4: Future Land Use

### *Land Use Designation Definitions*

#### Mixed Use (Residential / Commercial) (MXR)

Developments that provide for commercial floor space on the ground floor or above, with additional potential for residential units above the ground floor.

For Urban Centres other than the City Centre, building densities should decrease as the distance from the core of the Urban Centre increases. Other relevant policies include Policy 5.5.1 Building Height and Chapter 17 – Urban Centre definition. Maximum density at the centre of the core would be consistent with zoning as follows: City Centre – C7 zone; Rutland – C7 zone; Pandosy – C4 zone; Midtown – C6 zone; Capri/Landmark – C4 zone.

## Chapter 5: Development Process

### *Objective 5.3 Focus development to designated growth areas*

*Policy .2 Compact Urban Form.* 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 per ha 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.

#### 5.2 Civic Precinct Plan

##### Vision & Principles

Principle # 1 – Encourage vibrancy through a broad mix of land uses and public spaces

Principle #3 – Restrict market residential developments

Principle #6 – Use public land for community amenities

#### 5.3 Healthy Housing Strategy

##### Key Directions from the Healthy Housing Strategy

*Four key directions form the framework for the strategy:*

1. Promote and protect rental housing;
2. Improve housing affordability and reduce barriers for affordable housing;
3. Build the right supply; and
4. Strengthen partnerships and align investments.

## **6.0 Technical Comments**

### 6.1 Development Engineering Department

See Schedule A – City of Kelowna Memorandum

## **7.0 Application Chronology**

Date of Application Accepted: June 4, 2021  
Date Neighbour Notification Completed: June 25, 2021  
Dates of Public Information Session: July 10-18, 2021

**Report prepared by:** Kimberly Brunet, Planner II  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

### **Attachments:**

Schedule A: City of Kelowna Memorandum

Attachment A: Draft Site Plan

Attachment B: Conceptual Renderings