

REPORT TO COUNCIL



Date: February 7, 2022

To: Council

From: City Manager

Department: Development Planning Department

Application: Z21-0093 **Owner:** True North Endeavours Inc.,
Inc. No. BC0792133

Address: 1820 Ambrosi Rd **Applicant:** True North Endeavours Inc. –
Cameron Worman

Subject: Rezoning Application

Existing OCP Designation: UC – Urban Centre

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: C4 – Urban Centre Commercial

1.0 Recommendation

THAT Rezoning Application No. Z21-0093 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Block 1, District Lot 129, ODYD, Plan 5109, located at 1820 Ambrosi Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the C4 – Urban Centre Commercial zone, be considered by Council;

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 February 7, 2022;

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 for the subject property.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the C4 – Urban Centre Commercial zone to facilitate the development of a commercial building.

3.0 Development Planning

Staff supports the proposal to rezone the property to the C₄ – Urban Centre Commercial zone. The proposed zone is consistent with the OCP Future Land Use Designation of Urban Centre. The proposed commercial and office uses are consistent with OCP Policy which encourage office development within Urban Centres and within close proximity to transit. The proposed use is an appropriate transition from the Midtown Urban Centre to the service commercial uses to the east.

4.0 Proposal

4.1 Project Description

The proposed rezoning from the RU₁ – Large Lot Housing zone to the C₄ – Urban Centre Commercial zone will facilitate the development of a 3-storey commercial building on the subject property. The proposed building would have commercial units on the ground floor with offices on the second and third storeys. Parking stalls would be accessed from the adjacent lane.

4.2 Site Context

The subject property is located on the edge of the Midtown Urban Centre on Ambrosi Road, south of Harvey Ave. It is currently vacant and used informally as parking. The surrounding neighbourhood has a mix of uses, including service commercial, offices, and multi-family housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C ₁₀ – Service Commercial	Commercial / Industrial
East	RM ₅ – Medium Density Multiple Housing	Townhomes
South	C ₅ – Transition Commercial	Commercial
West	C ₁₀ – Service Commercial	Commercial / Industrial

Subject Property Map: 1820 Ambrosi Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.1 Strengthen the Urban Centres as Kelowna's primary hub of activity.	
Policy 4.1.4 Office Development.	Direct large office developments to Urban Centres first, with emphasis on Downtown as a preferred destination. Within Urban Centres, encouraged office development near the Frequent Transit Network, transit stations and exchanges or as guided by an Urban Centre Plan. <i>The proposed small-scale office development is within the Midtown Urban Centre and near Harvey Ave which is part of the Frequent Transit Network.</i>
Objective 4.8 Support modest residential development to transition Midtown into a transit-supportive neighbourhood.	
Policy 4.8.3 Midtown Building Heights	Undertake a building heights study as part of an Urban Centre Plan process for the Midtown Urban Centre. Until this process is complete, support development in the Midtown Urban Centre that is generally consistent with the building heights outlined in Map 4.9. Building heights should be highest towards Highway 97, the Frequent Transit Network and transit exchanges, tapering down towards Springfield Road. <i>The subject property is identified as 3-storeys in height on Map 4.9. The proposed building is consistent with this height.</i>
Objective 4.9 Transition sensitively to adjacent neighbourhoods and public spaces.	
Policy 4.9.1 Transitioning to Industrial and Service Commercial Uses	Provide transitions between Urban Centres and adjacent industrial or service commercial uses to reduce the impacts of nuisances from those lands and to protect them from speculation for residential and commercial development. Transition approaches may include, but are not limited to: <ul style="list-style-type: none"> • Introducing transitional uses that reduce compatibility concerns, such as offices, and professional and personal services; • Strategically orienting residential and retail commercial uses on the site away from the adjacent industrial and service commercial uses; and • Transitioning to lower densities and heights towards the edge of Urban Centres. <i>The proposed land use of professional offices and retail units provides an appropriate transition to adjacent Service Commercial uses.</i>

6.0 **Technical Comments**6.1 Development Engineering Department

- See Schedule A

7.0 **Application Chronology**

Date of Application Accepted: September 20, 2021

Date Public Consultation Completed: November 4, 2021

Report prepared by: Mark Tanner, 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: Development Engineering Memo

Attachment A: Rationale Letter & Conceptual Drawing Package