

REPORT TO COUNCIL



Date: April 25, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0108

Owner: Waterscapes Homes Ltd.,
Inc.No. BC0767408

Address: 1070 – 1130 Ellis St

Applicant: Dan Giordano

Subject: Rezoning Application

Existing OCP Designation: UC – Urban Centre

Existing Zone: RM6 – High Density Multiple Housing
C4 – Urban Centre Commercial

Proposed Zone: C7 – Central Business Commercial

1.0 Recommendation

THAT Rezoning Application No. Z21-0108 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, DL 139, ODYD, Plan KAP86331, located at 1070 – 1130 Ellis St Kelowna, BC from the RM6 – High Rise Apartment Housing and the C4 – Urban Centre Commercial zones to the C7 – Central Business 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 Attachment "A" attached to the Report from the Development Planning Department dated April 25, 2022;

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 RM6 – High Rise Apartment Housing and the C4 – Urban Centre Commercial zones to C7 – Central Business Commercial zone to facilitate the development of multiple dwelling housing.

3.0 Development Planning

Development Planning recommends support for the proposed rezoning application as is consistent with the 2040 Official Community Plan Future Land Use of UC – Urban Centre, which supports the C7 – Central Business Commercial Zone. Policies within Chapter 4 – Urban Centres of the 2040 Official Community Plan (OCP) support this rezoning application. This includes the objective to direct medium and high density residential development to Urban Centres to provide a greater mix of housing near employment and to maximize use of existing and new infrastructure, services and amenities.

Staff continue to work with the applicant on their Development Permit and Development Variance Permit Applications. Should Council support this rezoning, Staff will bring forward a Development Permit and Development Variance Permit for the form and character and heights of the proposed multiple dwelling housing in the form of a tower development.

The applicant has completed a Public Information Session virtually on March 18th, 2022, in accordance with Council Policy #367. A summary of the Public Information Session is attached as Attachment “C”.

4.0 Proposal

4.1 Background

The subject property is part of a Phased Development known as Waterscapes. The initial Waterscapes Development commenced in 2007. This application represents the final phase of this development.

The subject property is currently vacant.

4.2 Project Description

This application is to rezone the subject property to the C7 – Central Business Commercial zone, which would facilitate the development of multiple dwelling housing. The proposal consists of high-density residential units in the form of towers atop a parkade podium. Initial variances are being tracked for height and at-grade commercial components.

4.3 Site Context

The subject properties are in Kelowna’s North End Neighbourhood on Ellis St between One Water and Waterscapes. This area has a mix of industrial, commercial, and residential uses established in the area. An upcoming North End Neighbourhood Plan will help to guide future development in this area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I4 – Central Industrial	Industrial/Commercial
East	C7 – Central Business Commercial I4 – Central Industrial	Industrial/Commercial
South	C7 – Central Business Commercial	Mixed-use Residential/Commercial
West	RM6 – High Rise Apartment Housing	Apartment Housing

Subject Property Map: 1070 – 1130 Ellis St**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)**

Objective 4.1 Strengthen the Urban Centres as Kelowna's primary hubs of activity	
Policy 4.1.2. Urban Centre Hierarchy.	Focus the greatest intensity of uses and scale of development Downtown in recognition of its role as the largest Urban Centre. Scale development in other Urban Centres in accordance with Figure 4.1 and based on their anticipated context, supporting infrastructure and amenities. <i>The proposed C7 - Central Business Commercial zone is an appropriate zone for the scale of development envisioned within the Downtown Urban Centre.</i>
Objective 4.1 Strengthen the Urban Centres as Kelowna's primary hubs of activity	
Policy 4.1.6. High Density Residential Development.	Direct medium and high density residential development to Urban Centres to provide a greater mix of housing near employment and to maximize use of existing and new infrastructure, services and amenities. <i>The proposed rezoning is considered high density residential development and is envisioned within the Downtown Urban Centre.</i>

6.0 Technical Comments**6.1 Development Engineering Department**

Please see Attachment "A": City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Accepted: December 20, 2021
Date Public Information Session: March 18, 2022
Date Neighbourhood Notification Confirmed: March 28, 2022

Report prepared by: Trisa Atwood, Planner II
Reviewed by: Lydia Korolchuk, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director of Planning & Development Services

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: Draft Site Plan
Attachment C: Neighbourhood Consultation Summary