



Development Planning recommends support for the proposed rezoning application as it is consistent with the 2040 Official Community Plan (OCP) 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. These include 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.

Should Council support this rezoning, Staff will bring forward a Development Permit and Development Variance Permit for the form and character and height of the proposed mixed-use development in the form of a tower development.

The applicant completed a Public Information Session virtually on March 29<sup>th</sup>, 2022, in accordance with Council Policy #367. For a summary of the Public Information Session please refer to Attachment “B”.

**4.0 Proposal**

**4.1 Background**

The current condition of the site is a low-rise commercial property with some basement units. The uses include a restaurant with a patio, health services and office uses, and surface parking. Should the development applications be supported by Council, the existing building will be demolished to facilitate redevelopment of the site.

**4.2 Project Description**

The proposed rezoning from C4 – Urban Centre Commercial to C7 – Central Business Commercial, and associated development permit and development variance permits, will facilitate the development of mixed use multiple dwelling housing. The proposal consists of high-density residential units in the form of a tower atop a parkade podium with commercial at the ground floor. The applicant has gone through a site design revision to respond to anticipated redevelopment in the area, and a draft site plan is included as Attachment “C”. Initial variances are being tracked for overall height, and for height of the parkade podium.

This rezoning triggers off-site improvements to both St Paul St. and Doyle Ave. Staff are working with the applicant to design a modified street section that provides greater pedestrian amenities.

**4.3 Site Context**

The subject property is on the corner of St Paul St. and Doyle Ave, immediately east of the downtown Interior Health Building. Anticipated redevelopment on this corner includes the proposed University of British Columbia Okanagan (UBCO) Downtown Campus Tower (north) and redevelopment of the currently vacant Monaco site (north-west) into a high-density mixed-use project.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C7 – Central Business Commercial	Temporary Shelter Services (Daily Courier Building)
East	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing
South	C7 – Central Business Commercial	Commercial
West	C7 – Central Business Commercial	Health Services (Interior Health Building)

**Subject Property Map: 1405 St Paul St.**



**5.0 Current Development Policies**

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

<b>Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity</b>	
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>
<b>Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity</b>	
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>

**5.2 Urban Centres Road Map**

- 5.2.1 *Mix It Up, Policy 2:* Encourage a significant residential population to ensure viable local services and amenities.
- 5.2.2 *Places for People, Policy 1:* Ensure streets are included as part of the urban design planning, with inviting sidewalks, landscaping and street furnishings.
- 5.2.3 *People First Transportation, Policy 1:* Ensure future high-density housing and major employment areas are within walking distance of frequent transit service.

5.2.4 *Make it Walkable, Policy 3:* Encourage sidewalk designs that integrate landscaping and street furnishings to create a comfortable buffer from traffic.

**6.0 Technical Comments**

6.1 Development Engineering Department

Refer to Attachment “A” Development Engineering Memorandum

**7.0 Application Chronology**

Date of Application Accepted:	February 13, 2021
Date Public Information Session:	March 29, 2022
Date Confirmation of Public Notification Received:	April 4, 2022

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

<b>Attachments:</b>	
Attachment A:	Development Engineering Memo
Attachment B:	Neighbourhood Consultation Summary
Attachment C:	Draft Site Plan