



City of  
**Kelowna**

# **HRA22-0001** **1175-1177 Ellis St**

Heritage Revitalization Agreement

# Purpose

- ▶ To enter into a Heritage Revitalization Agreement for the subject property.

# Heritage Revitalization Agreement (HRA)

- ▶ HRAs offer continuing protection of heritage property.
- ▶ An HRA may vary or supplement provisions of various bylaws & permits, including the Zoning Bylaw.
- ▶ Property specific & unique to each application.

# Heritage Designation Bylaw

- ▶ Bylaw to protect heritage assets
- ▶ Heritage Alteration Permit (HAP) required for any exterior changes.

# Development Process

Oct 21, 2022

Development Application Submitted



Staff Review & Circulation



Aug 11, 2023

Public Notification Received



Oct 16, 2023

Initial Consideration



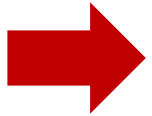
Public Hearing  
Second & Third Readings



Final Reading



Heritage Revitalization Agreement & Building  
Permit



Council  
Approvals

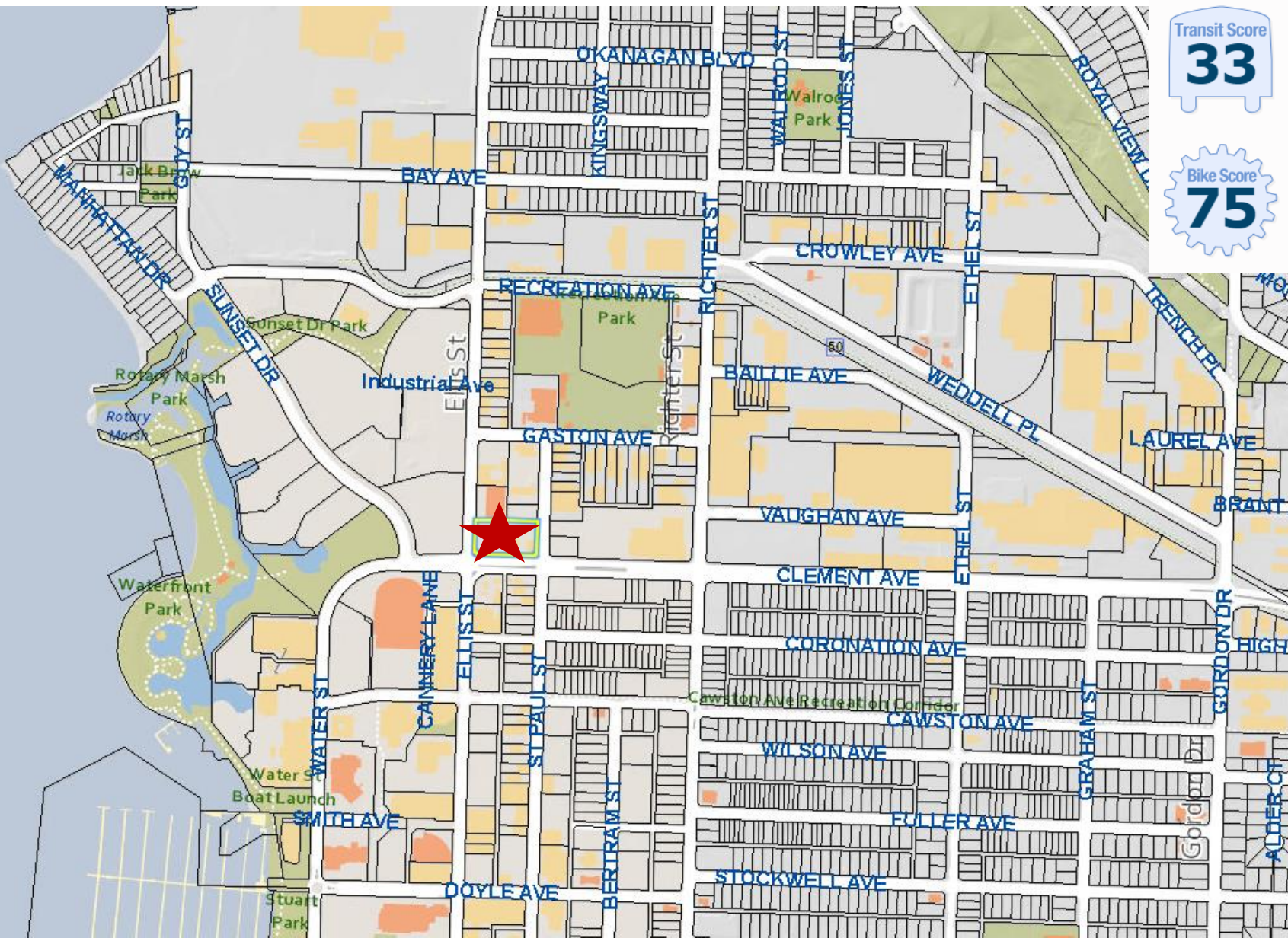
# Context Map










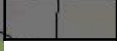

Walk Score  
**88**

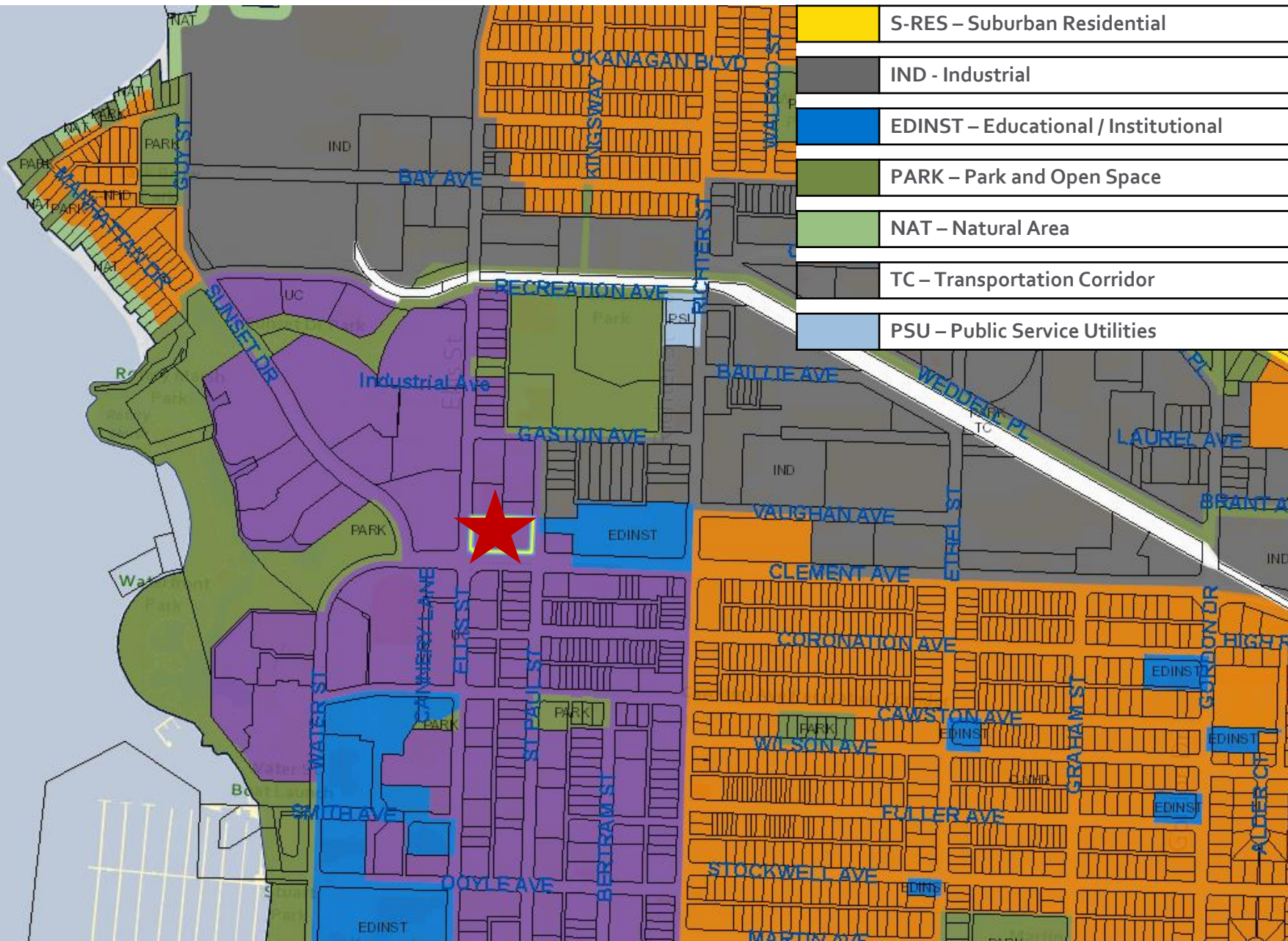
Transit Score  
**33**

Bike Score  
**75**

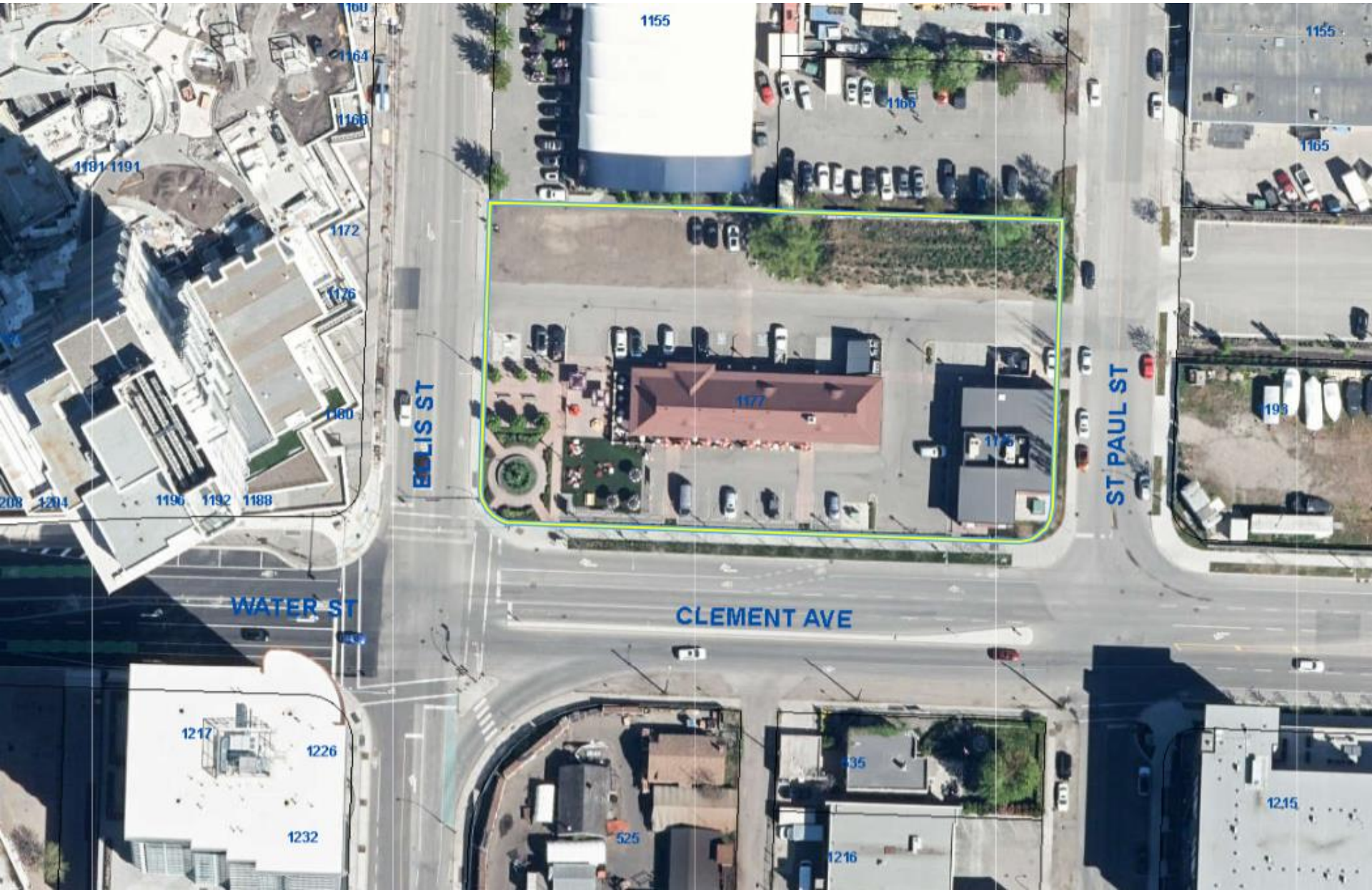


# OCP Future Land Use

	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	IND - Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area
	TC – Transportation Corridor
	PSU – Public Service Utilities



# Subject Property Map





# Subject Property



LOOKING EAST



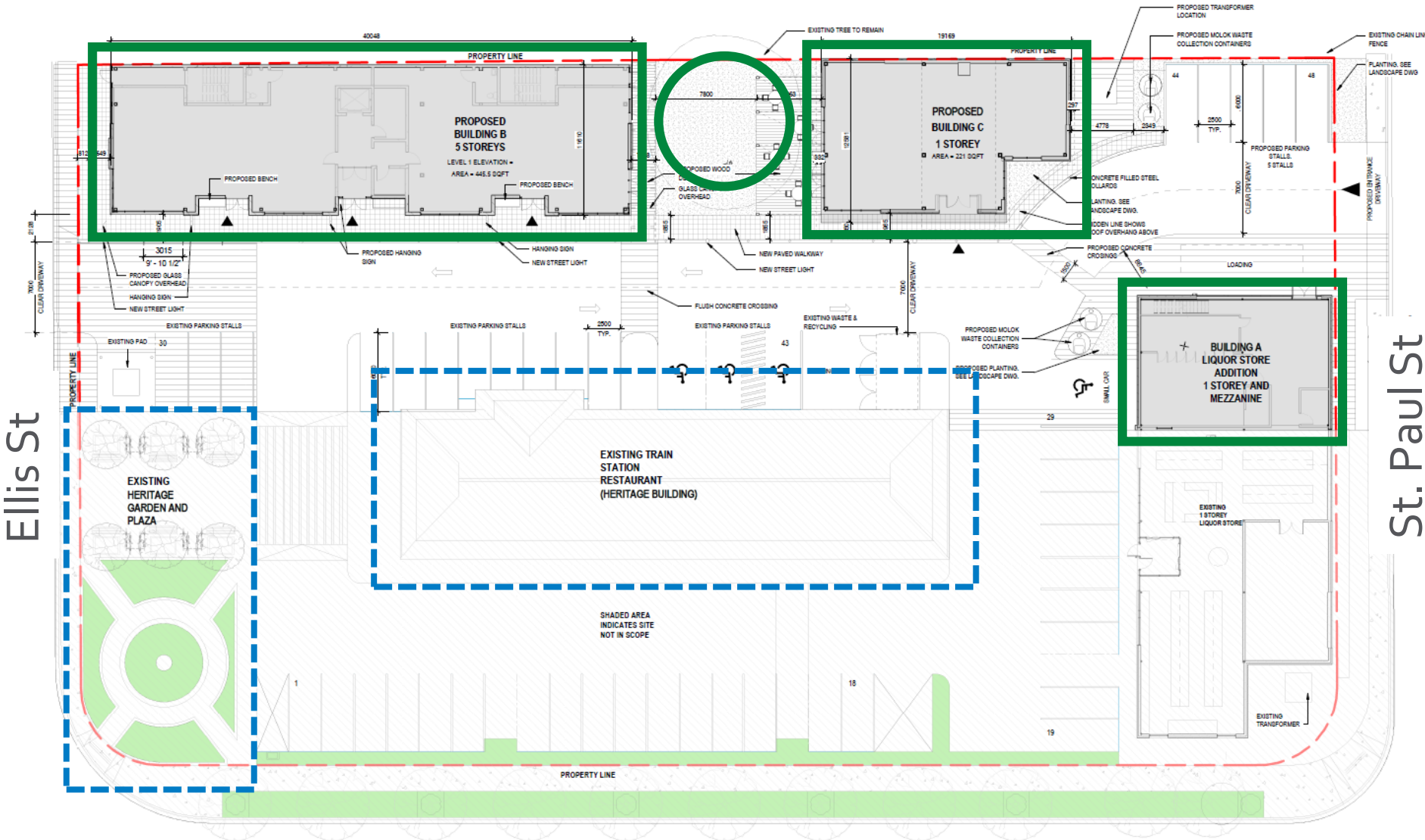
LOOKING NORTH EAST

# Background

- ▶ Heritage Register & Heritage Designation
- ▶ 2010 HRA agreement
  - ▶ Restore & convert CN Station - completed in 2012
  - ▶ Construct Heritage Garden & Plaza - completed in 2012
  - ▶ Construct three new commercial buildings - partially completed
- ▶ New (2022) HRA agreement
  - ▶ Evolving surrounding redevelopment
  - ▶ Outdated form & character, land use & agreement



# Site Plan & Project Objectives

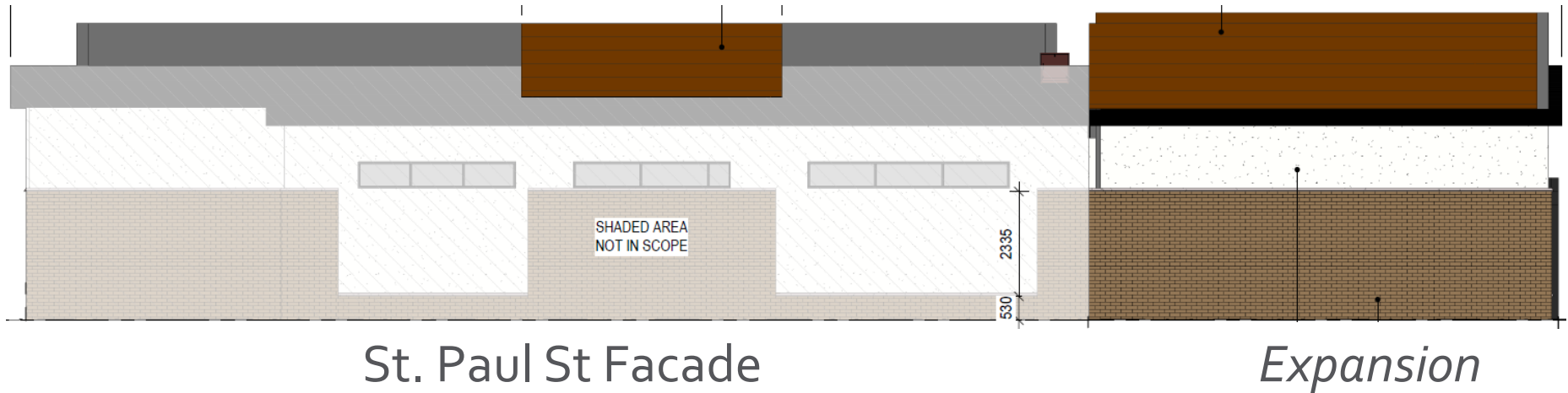
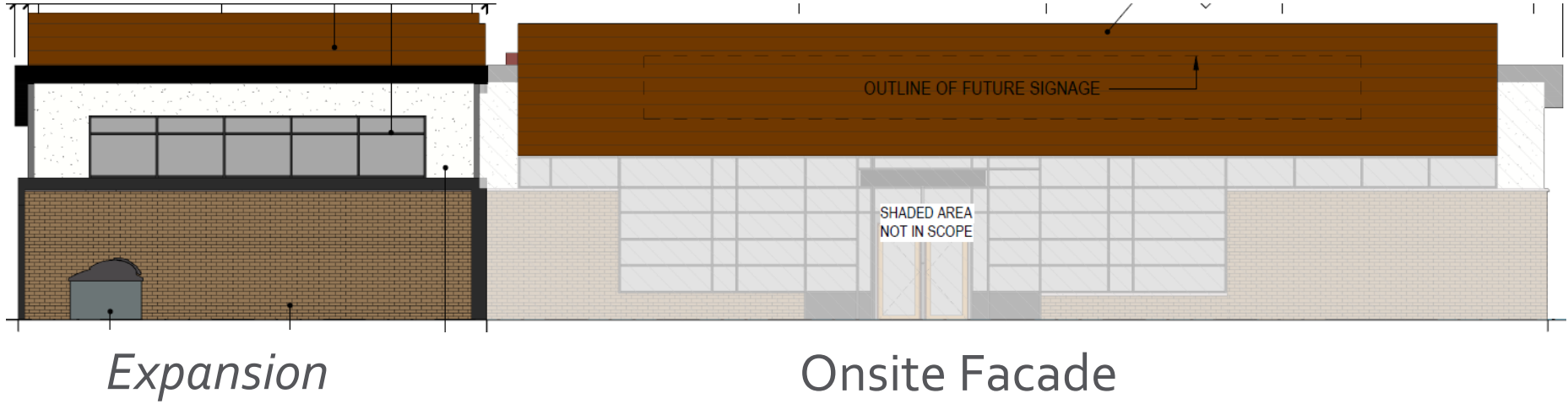


Clement Ave

St. Paul St

Ellis St

# Project Details – Building A Expansion



# Project Details – Building B

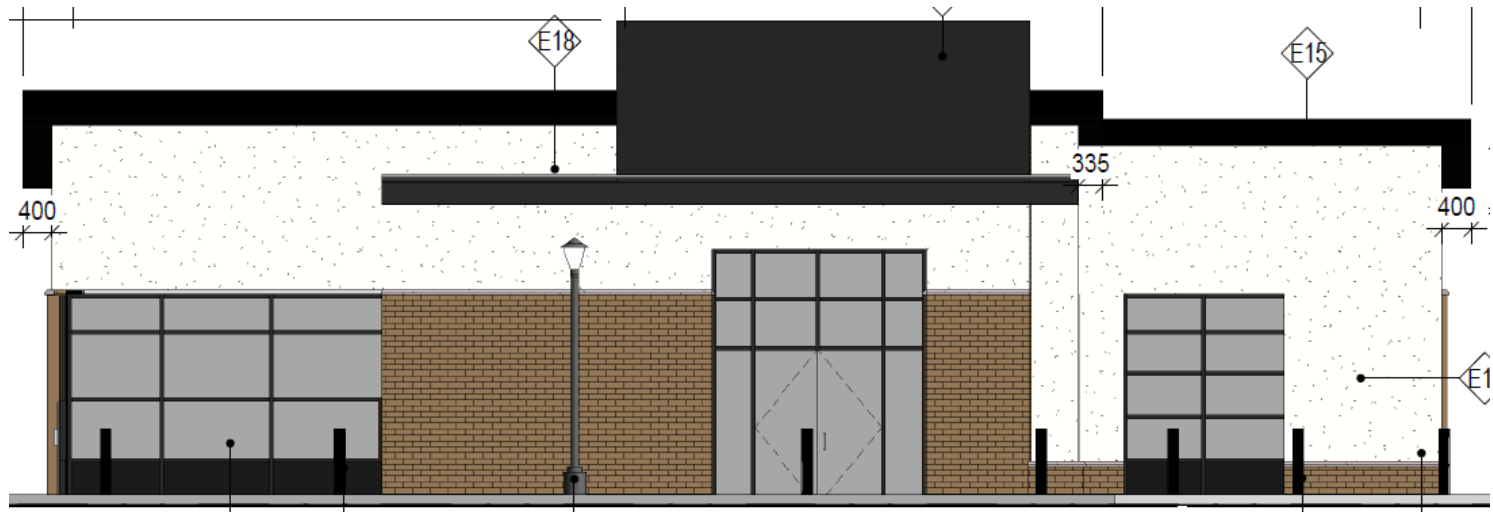


Ellis St

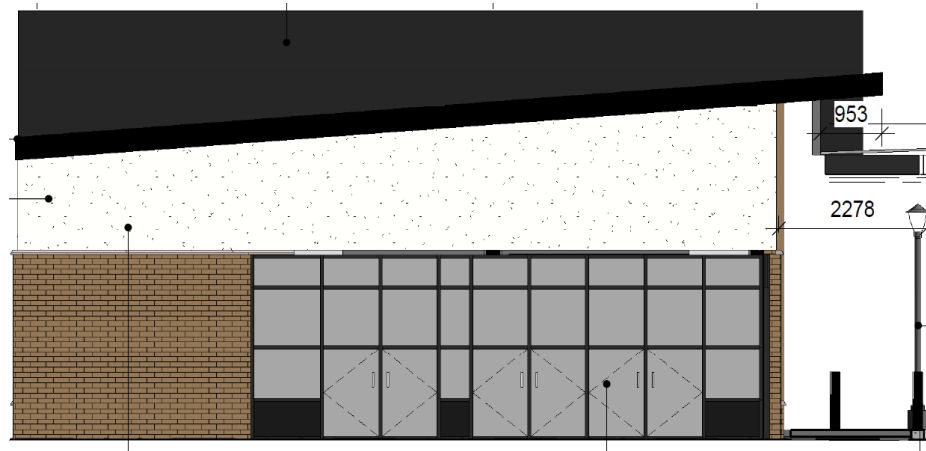
Onsite Facade

Ginkgo Tree Courtyard

# Project Details – Building C



Onsite Facade



Courtyard Facade

# Renderings



Clement Ave

# Renderings





# OCP Objectives & Policies

- ▶ Policy 4.1.4 Office Development
  - ▶ Direct large office developments to Urban Centres with emphasis on Downtown as a preferred destination.
- ▶ Policy 4.4.6 Downtown Heritage Revitalization Agreements
  - ▶ Consider the use of Heritage Revitalization Agreements to provide greater flexibility for redevelopment proposals of historic buildings in the Downtown
- ▶ Policy 4.9.1 Transitioning to Industrial & Service Commercial Uses
  - ▶ Provide transitions between Urban Centres & adjacent industrial or service commercial uses to reduce the impacts of nuisances from those lands
- ▶ Policy 11.2.5 Protection of Historic Places
  - ▶ Prioritize the legal protection of historic places using the tools identified in the Local Government Act - Heritage Revitalization Agreements

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Heritage Revitalization Agreement as it is consistent with:
  - ▶ OCP Objectives in Chapter 4 Urban Centres
    - ▶ Office Development
    - ▶ Downtown Heritage Revitalization Agreements
    - ▶ Transitioning to Industrial & Service Commercial Uses
  - ▶ OCP Objectives in Chapter 11 Heritage
    - ▶ Protection of Historic Places