



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



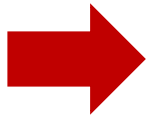
Public Hearing
Second & Third Readings



Final Reading



Heritage Revitalization Agreement & Building
Permit



Council
Approvals

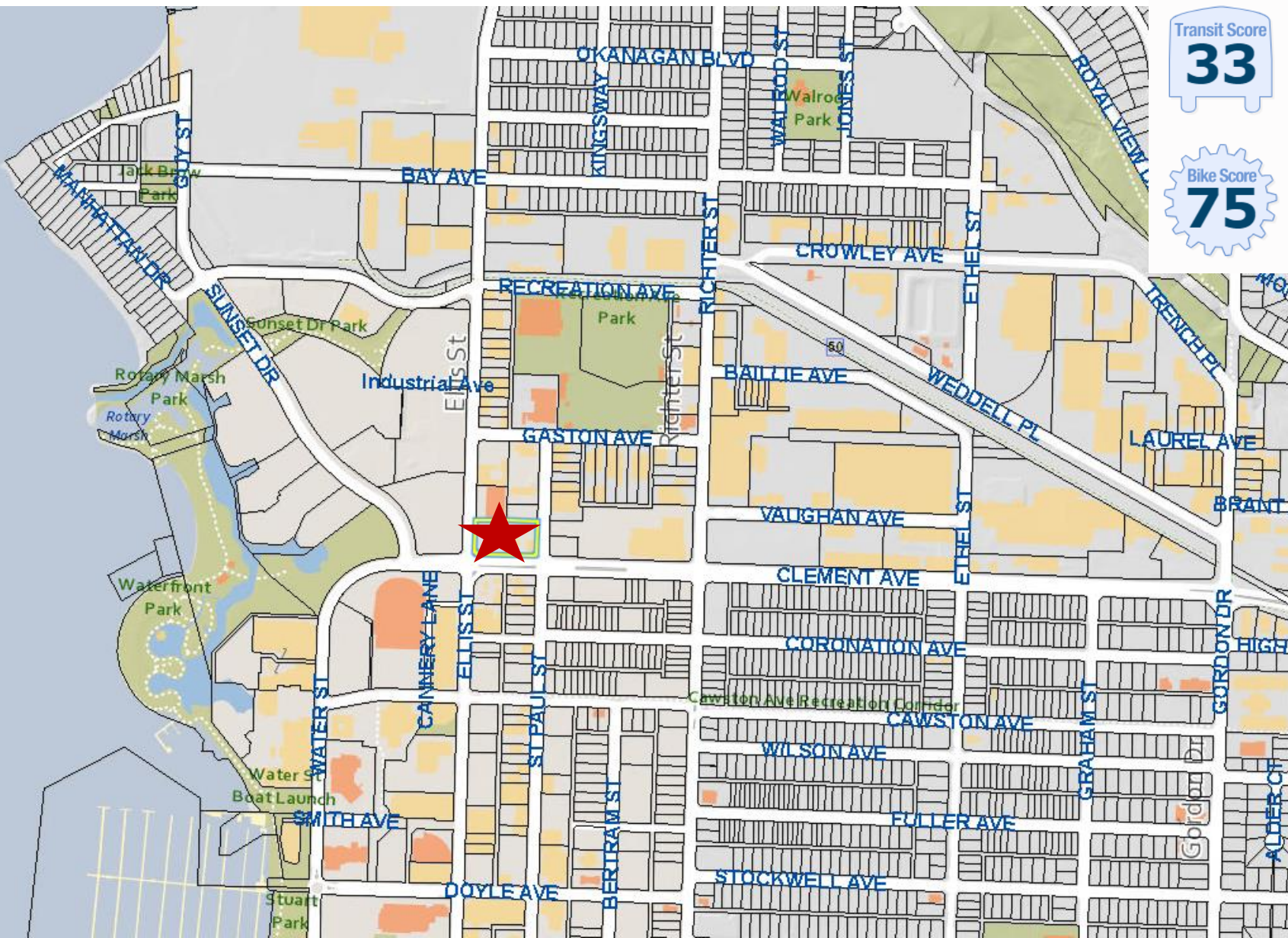
Context Map










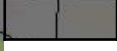

Walk Score
88

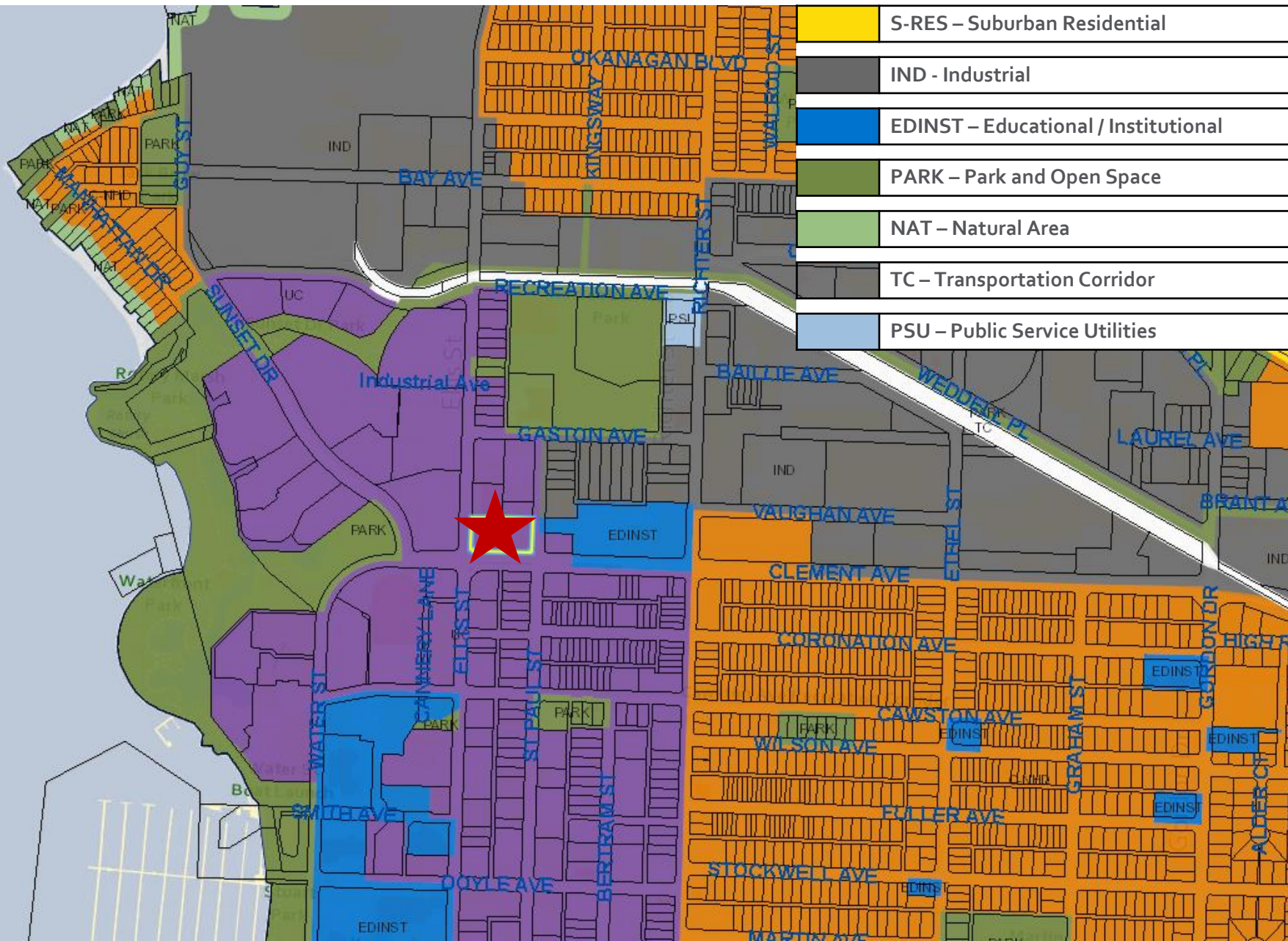
Transit Score
33

Bike Score
75

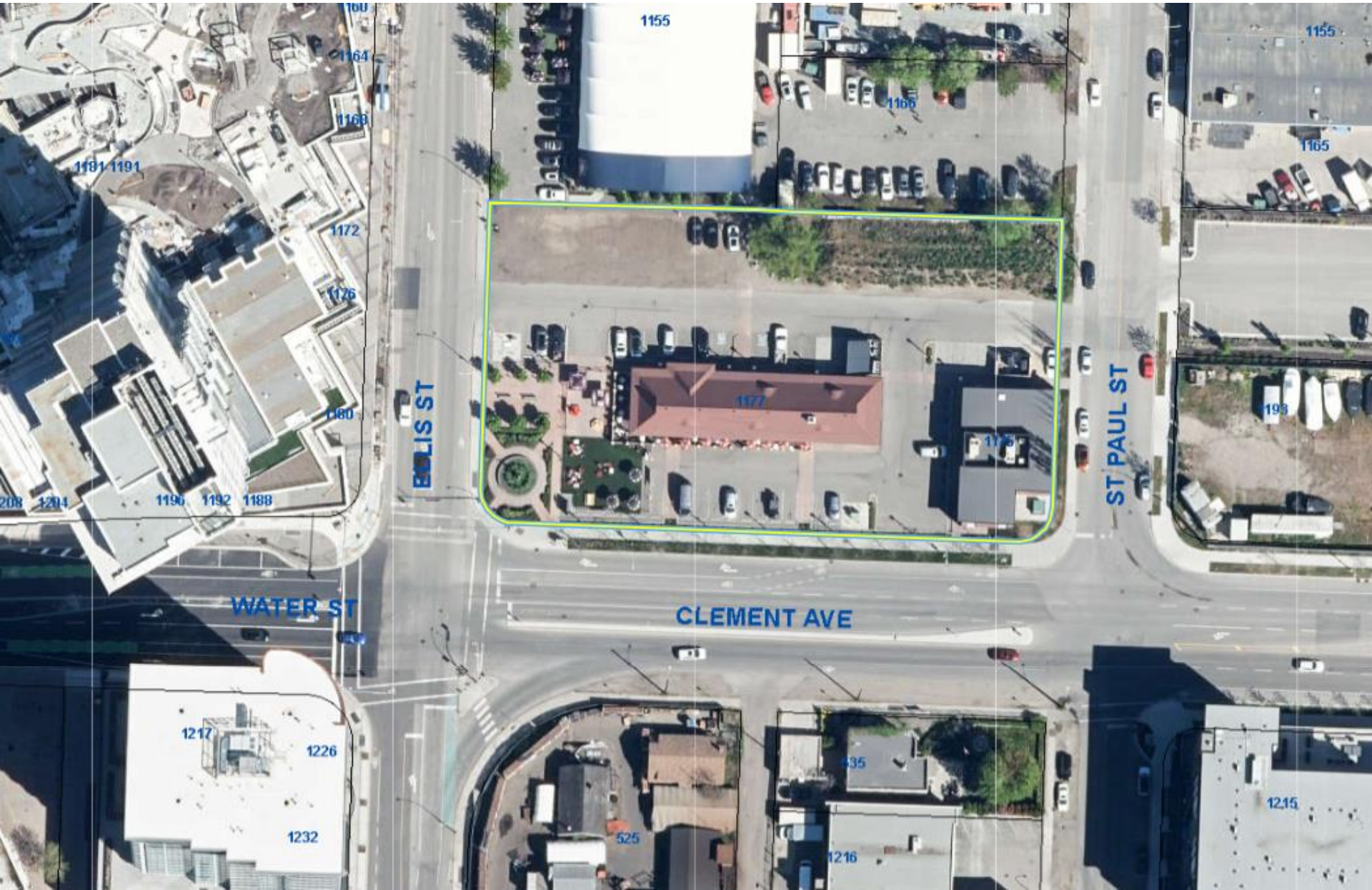


OCP Future Land Use

	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



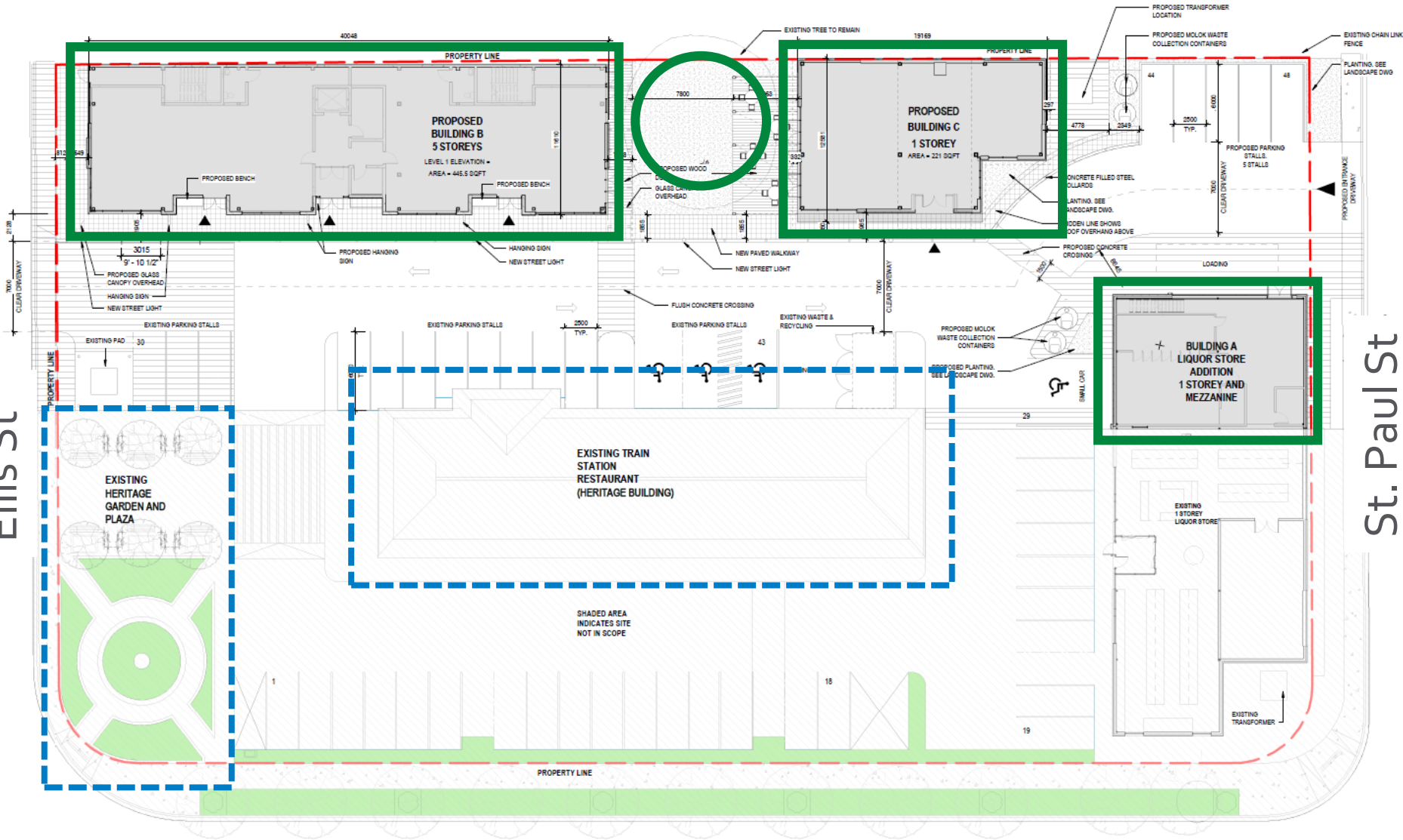
LOOKING NORTH EAST

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

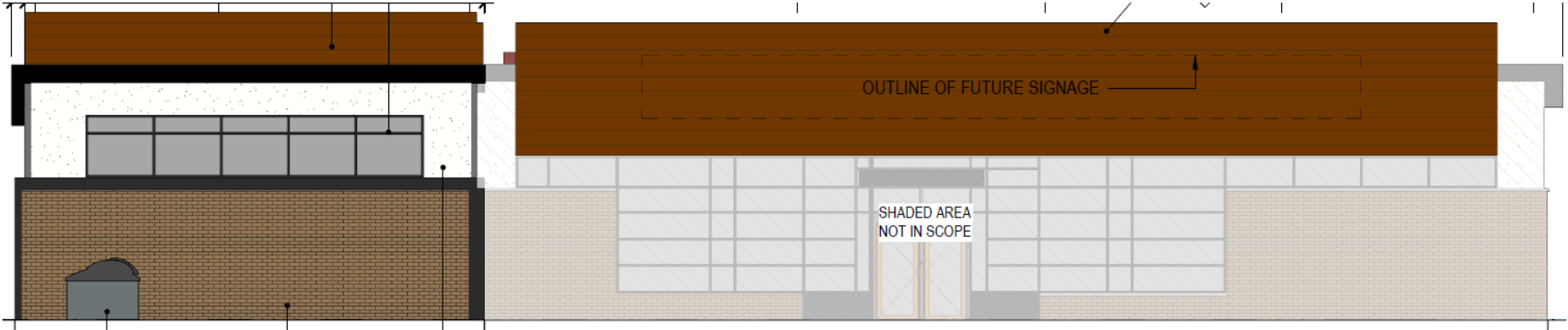


Clement Ave

St. Paul St

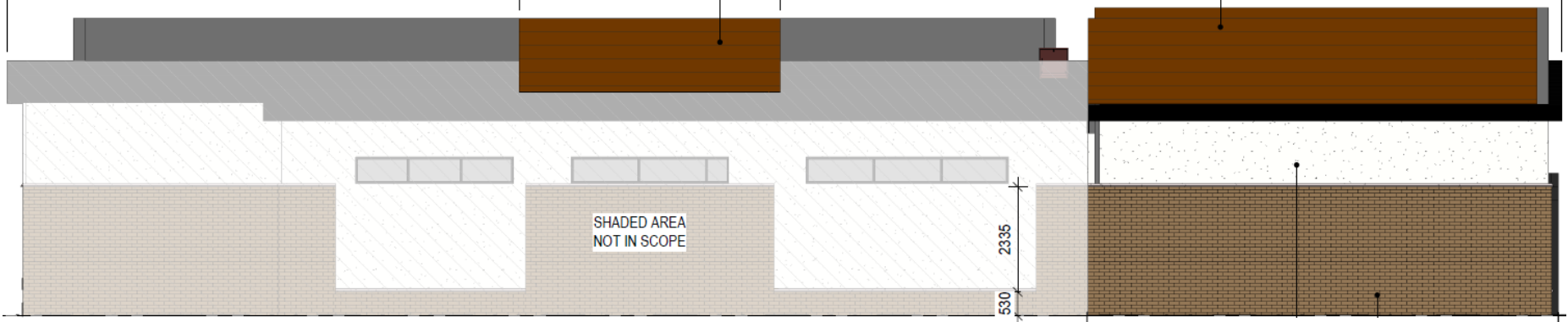
Ellis St

Project Details – Building A Expansion



Expansion

Onsite Facade



St. Paul St Facade

Expansion

Project Details – Building B

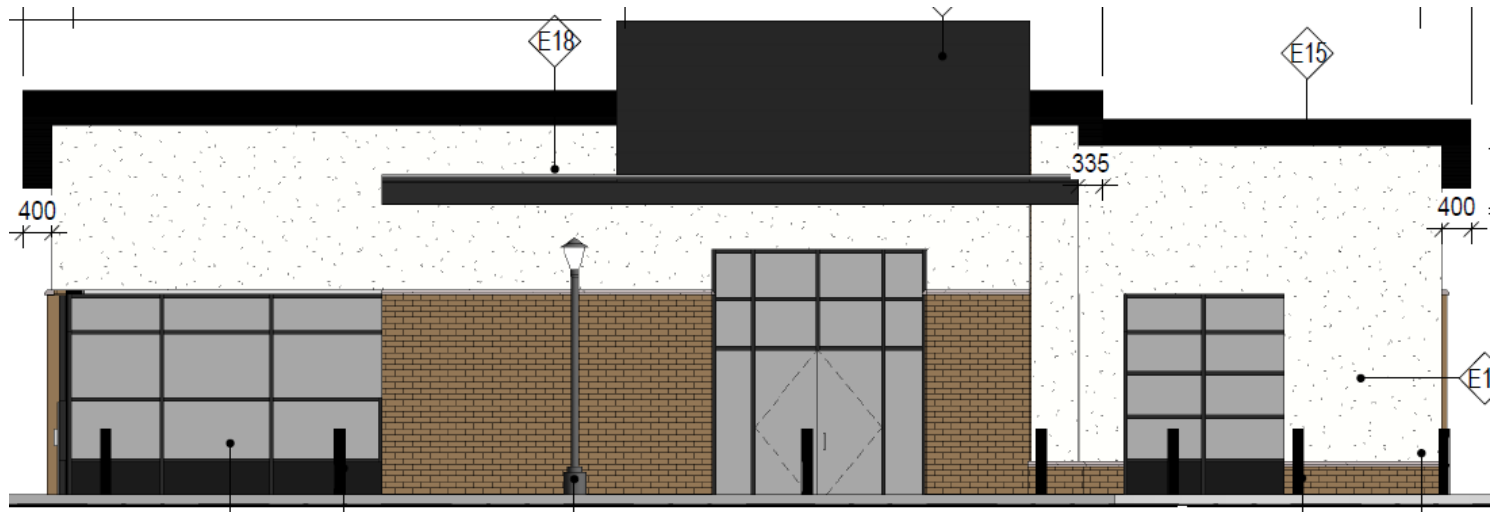


Ellis St

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