

Report to Council



Date: June 27, 2022
To: Council
From: City Manager
Department: Development Planning
Application: Z21-0061
Address: 350 Doyle Ave
Subject: Report to Council - Supplemental
Owner: City of Kelowna
Applicant: Zeidler Architecture

Recommendation:

THAT Council receives, for information, the Report from the Development Planning Department dated June 27, 2022 with respect to Rezoning Application No. Z21-0061 for the property located 350 Doyle Ave;

AND THAT the servicing requirements be amended in accordance with Schedule "A" attached to the Report from the Development Planning Department dated June 27, 2022;

Purpose:

To amend the servicing requirements associated with a rezoning application for 350 Doyle Ave (Z21-0061).

Background:

Rezoning Bylaw No. 12286 to rezone 350 Doyle Ave from the P1 – Major Institutional zone to the C7r – Central Business Commercial (Residential Rental Tenure Only) zone received second and third readings on November 16, 2021.

Discussion:

Following third reading of the Rezoning Bylaw, the Development Engineering Department met with the Applicant and representatives of the Real Estate and Parks Department regarding the Applicant's requirement to construct the ArtWalk Project and how to better integrate with directly attributable offsite works that have arisen from recently completed technical analysis.

Three material changes to the Servicing Agreement are proposed:

- Remove the requirement for lane upgrade or widening (was previously included in anticipation of construction damage). It is now required that the condition prior to construction be assessed and that any damage to the lane during construction will necessitate that the lane be reconstructed/repaved as warranted.
- Clarify that the Applicant's responsibility for the construction cost of the ArtWalk Crosswalk at Doyle Ave will extend north from the road centreline, with the City being responsible for costs south of the road centreline.
- Confirm that the applicant will be responsible to complete frontage improvements extending west to tie-into the existing sidewalk at the Doyle Ave / Water St Roundabout, including sidewalk widening and conversion of the existing angle parking into parallel parking to eliminate reverse-movement conflicts with the proposed ArtWalk Crosswalk.

Submitted by: Kimberly Brunet, Planner II
Approved for inclusion: Ryan Smith, Divisional Director

Attachments:
Schedule A – Amended City of Kelowna Memorandum