

REPORT TO COUNCIL



Date: November 7, 2017
File: 1250-04
To: City Manager
From: Ryan Roycroft, Planner
Subject: C7 Zone Amendments and Harmonization

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA16-0018 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated October 31, 2016 be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To consider amendments to the C7 - Central Business Commercial zone to accommodate Official Community Plan changes to the City Civic Block and to better align zoning requirements with recent building trends.

Background:

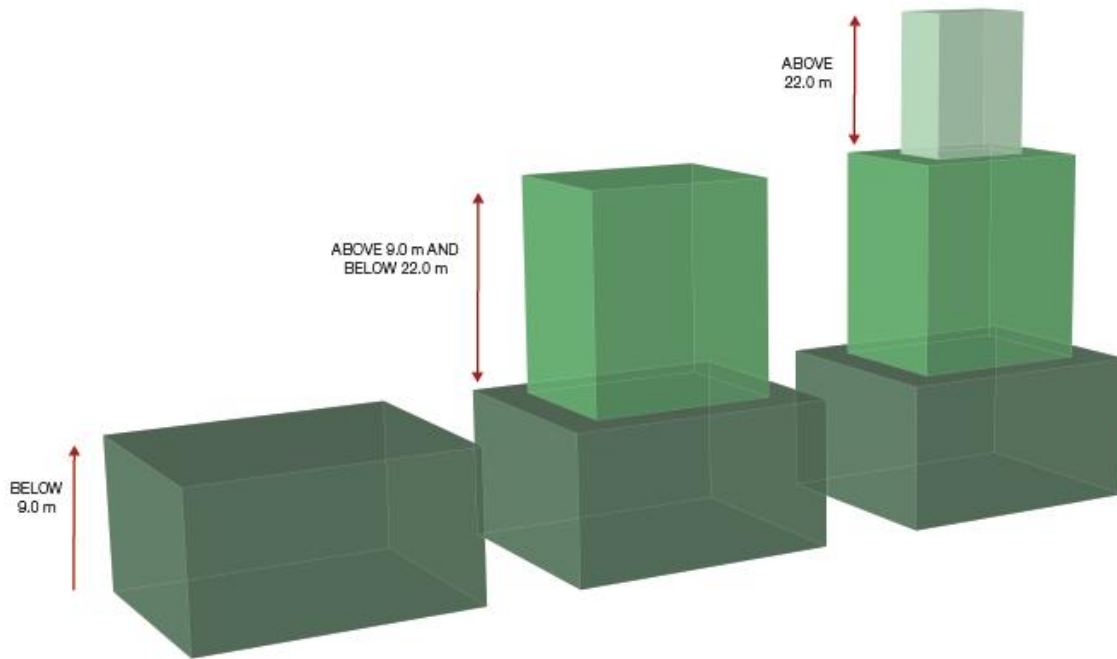
The C7 - Central Business Commercial Zone is a mixed use commercial zone which applies to the Downtown Core of the City. The zone covers a broad range of uses and building forms, from downtown towers such as the Madison to retail streets such as Bernard Avenue to transitional mid-rises along St. Paul Street.

The C7 zone is currently written to address two storey retail buildings such as those along Bernard Avenue, and taller towers such as the Madison. The bylaw was not originally drafted to address mid-rise buildings, in the 4 to 12 storey range. This has resulted in recent downtown projects, such as the IHA Building, the Innovation Center or the two Sole Buildings requiring large numbers of variances.

The C7 zone is intended to ensure that tall towers are stepped back and do not loom over the street. This is an important restriction that staff recommending retaining in the bylaw. The proposed bylaw amendments would reduce the setbacks for shorter midrise buildings, to allow structures like Sole 2 to be constructed without need for extensive variances.

The proposed amendments to the bylaw would treat mid-rise buildings different than high-rise buildings, adding a category between 4 to 12 storeys. Structures taller than 12 storeys would still

require additional setbacks and area restrictions. These amendments will reduce the low value variances required for mid-rise constructions while continuing to regulate high-rise construction.



The amendments will also formalize the OCP height guidelines into the C7 zone, allowing better enforcement and control of the building heights envisioned in the Official Community Plan.

The second portion of the amendments will establish regulations for the Civic Block area of the downtown core. These amendments flow out of the recently approved Civic Block plan and tie into the guidelines development for the area. The proposed amendments will allow the Civic Block to develop as Council has intended.



Internal Circulation:

The proposed amendments have been developed by a team of staff from Policy Planning, Community Planning, and Real Estate.

Legal/Statutory Authority:

Section 479 of the Local Government Act allows the City of Kelowna to adopt a Zoning Bylaw regulating land uses within the city.

Legal/Statutory Procedural Requirements:

If Council grants initial consideration to the proposed bylaw amendments, a public hearing will be required prior to considering additional readings.

Existing Policy:

The current C7 zone is well suited for towers and two storey buildings, but generates low-value variances when applicants consider mid sized building. The C7 zone also does not address the Civic Precinct.

Personnel Implications:

The proposed amendments to the C7 zone will dramatically reduce staff time required to deal with low value variances for mid-rise construction, and are not expected to add any workload.

Considerations not applicable to this report:

External Agency/Public Comments
Communications Comments
Financial/Budgetary Considerations

Submitted by:

Ryan Roycroft, Planner

Approved for inclusion