

Application No. TA16-0018 C7 Text Amendments

Proposal

To consider text 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.



City of Kelowna

Amendment Details

- ▶ Amendments to C7 – Central Business Commercial previously given first reading by Council
- ▶ Based on additional comments from UDI, staff have reworked bylaw amendments
- ▶ Amendments rework the C7 Zone to better align with Civic Block plan and City Development Controls

Development policy

- ▶ C7 zone applies downtown
- ▶ Governs development from short retail buildings on Bernard up to full towers on Ellis
- ▶ Recent mid-rise C7 developments (Innovation Center, Sole 1 & 2) have triggered extensive variances
 - ▶ Bylaw not set up to deal with 4 to 6 storey mixed use buildings with interior parking, necessitating variances

Civic Block Plan

- ▶ Bylaw amendments to C7 meet recommendations of the Civic Block plan
- ▶ Establish different regulations for the Civic Block, emphasizing slightly shorter and squatter building forms
- ▶ Based on recommendations in the adopted plan

Building Form Controls

- ▶ New zone eliminates most controls on building form
- ▶ Current C7 zone building form controls predate new Development Permit guidelines – intended as interim controls while Downtown Plan and OCP proceeded
- ▶ Building form controls in Zoning Bylaw are less useful than Development Permit controls – non-negotiable, one size fits all, non-context sensitive

Removed maximum diagonal building footprint

Removed maximum building frontage width

Removed angle of incidence controls

Tied maximum building height to map

Increased maximum floorplate from 696 m² to 1,221 m².

Reduced low rise step backs

Removed high rise step backs

Removed Rutland related regulations

Staff recommendation

- ▶ Staff recommend that the bylaw be given first reading and advanced to Public Hearing.
 - ▶ The bylaw amendments align the C7 zone with modern building trends and City statutory planning documents



Conclusion of Staff Remarks