
CITY OF KELOWNA
MEMORANDUM

DATE: JULY 27, 2007
TO: CITY MANAGER
FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION NO. Z06-0038 **OWNER:** CITY OF KELOWNA
AT: 1410 Water Street **APPLICANT:** CITY OF KELOWNA
1414 Water Street
1364 Water Street COMMUNITY DEVELOPMENT
238 Queensway AND REAL ESTATE DIVISION

PURPOSE: TO REZONE PORTIONS OF THE SUBJECT PROPERTIES FROM THE P1 – MAJOR INSTITUTIONAL ZONE TO THE P3 – PARKS AND OPEN SPACE ZONE AND W2 – INTENSIVE WATER USE ZONE

EXISTING ZONE: P1 – MAJOR INSTITUTIONAL

PROPOSED ZONE: P3 – PARKS AND OPEN SPACE
W2 – INTENSIVE WATER USE

REPORT PREPARED BY: Shelley Gambacort

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0038 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Part of Lot 2, D.L. 139, ODYD Plan 8654, located on Water Street, Kelowna, BC, from the P1 – Major Institutional Zone to the P3 – Parks and Open Space zone and W2 – Intensive Water Use zone as shown on Map "A" attached to the report of Planning & Development Services Department, dated July 27, 2007, be considered by Council;

AND THAT Rezoning Application No. Z06-0038 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Part of Lot A, DL 139, ODYD, Plan 16592, located on Water Street, Kelowna, BC, from the P1 – Major Institutional zone to the P3 – Parks and Open Space zone and the W2 – Intensive Water Use Zone as shown on Map "A", attached to the report of Planning & Development Services Department, dated July 27, 2007, be considered by Council;

AND THAT Rezoning Application No. Z06-0038 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of DL1313, ODYD, and Part of Block G, DL 1526, ODYD, located on Water Street, Kelowna, BC, from the P1 – Major Institutional zone to the W2 – Intensive Water Use Zone as shown on Map "A", attached to the report of

Planning & Development Services Department, dated July 27, 2007, be considered by Council;

AND THAT Rezoning Application No. Z06-0038 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Part of Block F, District Lot 1527, and Lot 1, Plan KAP83363, ODYD, located on Queensway Avenue, Kelowna, BC, from the P1 – Major Institutional zone to the P3 – Parks and Open Space zone (as shown on Map “A”, attached to this report) be considered by Council;

AND THAT the zone amending bylaws be forwarded to a Public Hearing for further consideration;

2.0 SUMMARY

The landside portions of the subject properties are slated for a public park re-development as part of the Stuart Park project. Several of the subject properties either extend into Okanagan Lake or are entire water lots. Given the proposed park development, staff is proposing to rezone the land to the appropriate zone for park development and rezone the water lots to reflect their actual use as a marina for the Kelowna Yacht Club.

Until relocated, the Kelowna Yacht Club building will remain zoned P1-Major Institutional in recognition of its current use as a private club.

2.1 Advisory Planning Commission

The Advisory Planning Commission reviewed the application at their meeting of Tuesday, June 5, 2007 and the following recommendation was passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z06-0038, for 1410, 1414, 1420 Water Street by the City of Kelowna, to rezone the subject properties from the P1-Major Institutional zone to the P3-Parks and Open Space zone to accommodate for the future development of Stuart Park.

3.0 SITE INFORMATION

The subject properties are located between City Hall and Okanagan Lake and several of the parcels are either water lots or are comprised of both water and land lots.

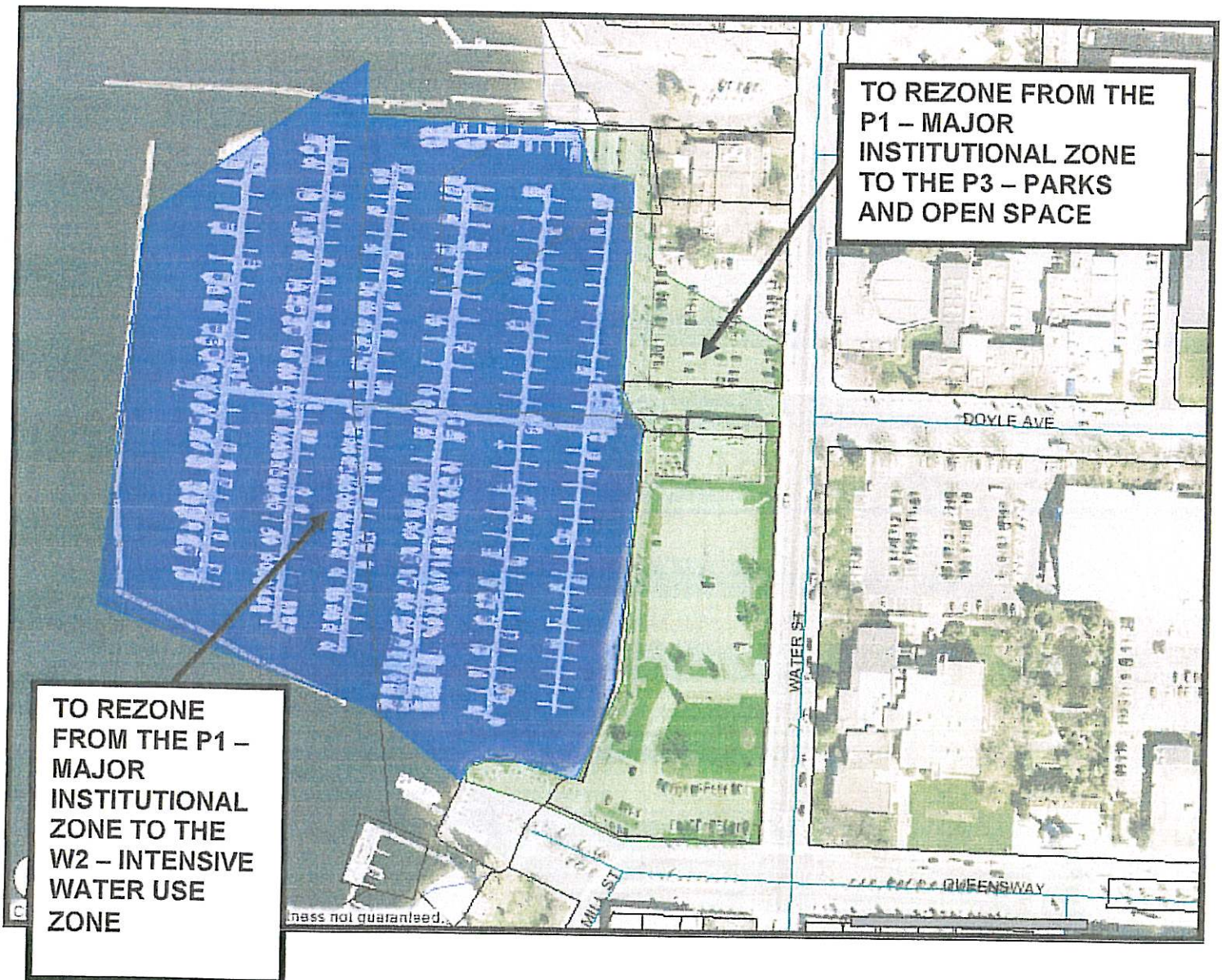
LEGAL DESCRIPTIONS	ADDRESS	CURRENT ZONING (USE)	PROPOSED ZONING (USE)
Lot 2, DL 4083, ODYD, Plan 8654	1364 Water Street	P1 – Major Institutional (marina)	W2 – Intensive Water Use (marina); P3 – Parks & Open Space (part of Stuart Park)
Part of Lot A, DL 139, ODYD, Plan 16592	1410 Water Street	P1 – Major Institutional (marina, ptn. of Water Street Seniors facility, parking lot)	W2 – Intensive Water Use (marina); P3 – Parks & Open Space (part of Stuart Park)
DL 1313, ODYD	1414 Water Street	P1 – Major Institutional (marina)	W2 – Intensive Water Use (marina);
Block G, DL 1527, ODYD	1414 Water Street	P1 – Major Institutional (marina)	W2 – Intensive Water Use (marina);

Part of Block F, DL 1527 ODYD	238 Queensway Street	P1 – Major Institutional (parking lot, boat launch)	P3 – Parks & Open Space (part of Stuart Park)
Lot 1, DL 139, ODYD, F KAP83363	1414 Water Street	P1 – Major Institutional (Stuart Park)	P3-Parks & Open Space (Stuart Park)

Adjacent zones and uses are:

- North - P3 – Parks & Open Space – Parking Lot/Linear Pathway
- East - P1 – Major Institutional – City Hall
- South - P3 – Parks & Open Space, C7 – Central Business Commercial Uses (Willow Inn)
- West - Okanagan Lake

4.0 SITE LOCATION MAP



See also Map "A" (Proposed Zoning) and Map "B" (Current Zoning) attached to this report.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns with this rezoning application. The proposed rezoning to the P3-Parks and Open Space and W2 – Intensive Water Use zones simply recognizes the uses for which the land and water are intended.

for 
Shelley Gambacort
Current Planning Supervisor

Approved for inclusion



David L. Shipclark
Acting Director of Planning & Development Services

DS/SG/sg

Attachments

Subject Property Map
Map A – Proposed Zoning
Map B – Existing Zoning

Legend

Agricultural Zones

A1 Agricultural 1 (S)

Rural Residential Zones

RR1 Rural Residential 1 (S)

RR2 Rural Residential 2 (S)

RR3 Rural Residential 3 (S)

Urban Residential Zones

RU1 Large Lot Housing (S) (H)

RU2 Medium Lot Housing (S) (H) (HS)

RU3 Small Lot Housing (HS)

RU4 Low Density Cluster Housing

RU5 Bareland Strata Housing

RU6 Two Dwelling Housing

RU6b Two Dwelling Housing w/Boarding & Lodging

Urban Residential (multi-family) Zones

RM1 Four-Plex Housing

RM2 Low Density Row Housing (H)

RM3 Low Density Multiple Housing

RM4 Transitional Low Density Housing

RM5 Medium Density Multiple Housing

RM6 High Rise Apartment Housing

RM7 Mobile Home Park

W1

Commercial Zones

C1 Local Commercial

C2 Neighbourhood Commercial (R)

C3 Community Commercial (L,R)

C4 Town Centre Commercial (L,R)

C5 Transition Commercial

C6 Regional Commercial (L,R)

C7 Central Business Commercial (L,R)

C8 Convention Hotel Commercial (L,R)

C9 Tourist Commercial (L,R)

C10 Service Commercial (R)

Industrial Zones

I1 Business Industrial

I2 General Industrial

I3 Heavy Industrial

I4 Central Industrial

I5 Extraction

Public & Institutional Zones

P1 Major Institutional (L)

P2 Education & Minor Institutional (L)

P3 Parks & Open Space

P5 Municipal District Park

P4 Utilities

Water Zones

W1 Recreation Water Use**

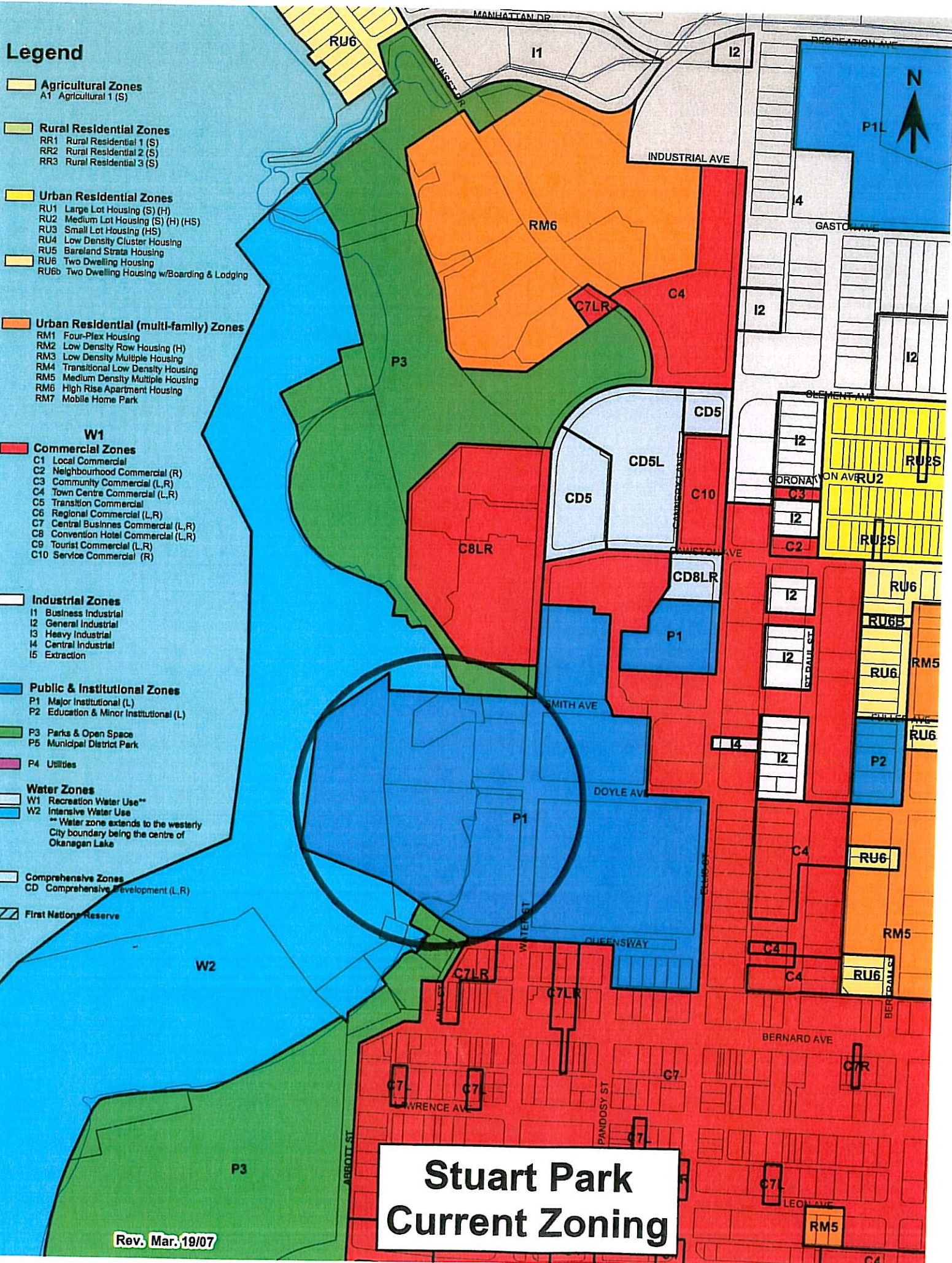
W2 Intensive Water Use

** Water zone extends to the westerly City boundary being the centre of Okanagan Lake

Comprehensive Zones

CD Comprehensive Development (L,R)

First Nations Reserve



Rev. Mar. 19/07

**Stuart Park
Current Zoning**

Legend

Agricultural Zones

A1 Agricultural 1 (S)

Rural Residential Zones

RR1 Rural Residential 1 (S)
RR2 Rural Residential 2 (S)
RR3 Rural Residential 3 (S)

Urban Residential Zones

RU1 Large Lot Housing (S) (H)
RU2 Medium Lot Housing (S) (H) (HS)
RU3 Small Lot Housing (HS)
RU4 Low Density Cluster Housing
RU5 Bareland Strata Housing
RU6 Two Dwelling Housing
RU6b Two Dwelling Housing w/Boarding & Lodging

Urban Residential (multi-family) Zones

RM1 Four-Plex Housing
RM2 Low Density Row Housing (H)
RM3 Low Density Multiple Housing
RM4 Transitional Low Density Housing
RM5 Medium Density Multiple Housing
RM6 High Rise Apartment Housing
RM7 Mobile Home Park

W1

Commercial Zones

C1 Local Commercial
C2 Neighbourhood Commercial (R)
C3 Community Commercial (L,R)
C4 Town Centre Commercial (L,R)
C5 Transition Commercial
C6 Regional Commercial (L,R)
C7 Central Business Commercial (L,R)
C8 Convention Hotel Commercial (L,R)
C9 Tourist Commercial (L,R)
C10 Service Commercial (R)

Industrial Zones

I1 Business Industrial
I2 General Industrial
I3 Heavy Industrial
I4 Central Industrial
I5 Extraction

Public & Institutional Zones

P1 Major Institutional (L)
P2 Education & Minor Institutional (L,R)
P3 Parks & Open Space
P5 Municipal District Park

P4 Utilities

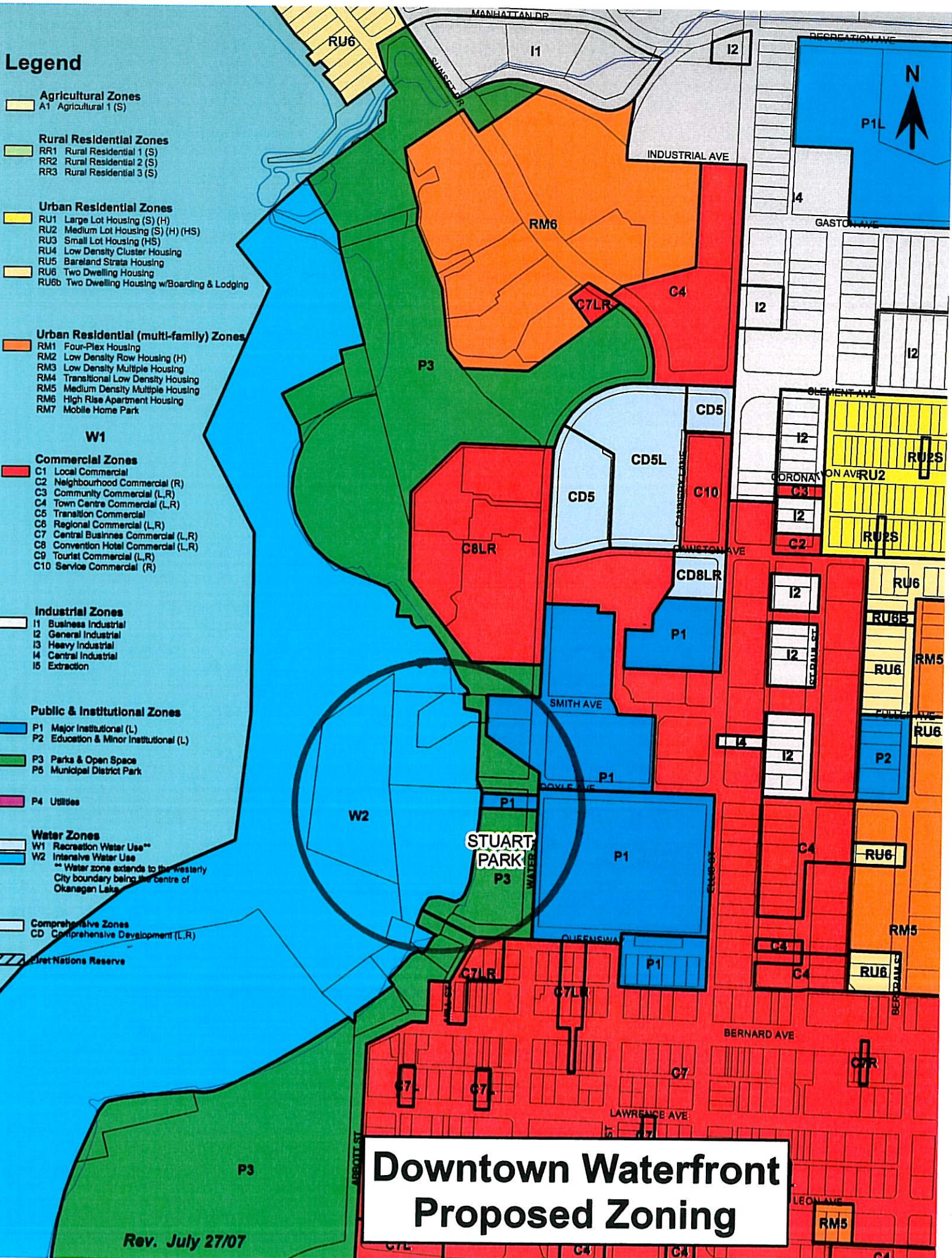
Water Zones

W1 Recreation Water Use**
W2 Intensive Water Use
** Water zone extends to the westerly City boundary being the centre of Okanagan Lake

Comprehensive Zones

CD Comprehensive Development (L,R)

First Nations Reserve



Rev. July 27/07

Downtown Waterfront Proposed Zoning