

Re: Text Amendment for Strata Plan EPS3699 (Cambridge House)

The current RM6 Zoning bylaw has a very narrow scope of Secondary uses which is impacting the opportunity to either lease or sell the two (2) ground floor commercial units at Cambridge House (total of 1,1916 sq.ft.), having civic addresses of 1675 & 1685 Ethel Street, Kelowna.

Although we understand that this zoning bylaw is being reviewed and will go thru public consultation in 2019, we are seeking a text amendment to expedite the process to allow additional secondary uses, namely:

- Offices
- Health Services Major and Health Services, Minor; and
- Retail Stores, General and Retail Stores, Convenience

There have been a number of inquiries from Office and Health-related users (ie: Chiropractors, Real Estate Companies, Mortgage Brokers, Engineering Firms and small format retail).

There are six (6) reserved parking stalls allocated to these commercial units, which is slightly higher than other mixed-use strata developments and is appropriate for these types of uses.

It is our feeling that this will not take away from the spirit of the zone and will allow for a boarder range of uses yet remaining compatible with the neighborhood.

SCHEDULE A – PROPOSED TEXT AMENDMENTS TO ZONING BYLAW 8000 – TA19-0006

Zoning Bylaw 8000 – Amending Secondary Land Uses in RM6 Zone
Amend Section 13.12.8 Site Specific Uses and Regulations

From:

13.12.8 Site Specific Uses and Regulations

Uses and regulation apply to the RM6 – High Rise Apartment Housing zone on a site-specific basis as follows:

	Legal Description	Civic Address	Regulation
1.	See Map A	1070-1130 Ellis Street 1075-1139 Sunset Drive 1088 Sunset Drive 1128 Sunset Drive 1142-1156 Sunset Drive 1151 Sunset Drive 1160 Sunset Drive	Notwithstanding section 9.17.1, the operator of short-term rental accommodation does not need to be a resident who resides for more than 240 days of the year at that dwelling unit.

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2.	Strata Lot 1, District Lot 138, ODYD, Strata Plan EPS3699	1675 Ethel Street	Notwithstanding section 13.12.3 Secondary Uses, these properties are permitted to have Offices, Health Services (major & minor), and Retail stores (General)
	Strata Lot 2, District Lot 138, ODYD, Strata Plan EPS3699	1685 Ethel Street	