



DP20-0155 / DVP20-0156 1383 Ellis Street

Development Permit and Development Variance Permit Applications



Proposal

- ▶ To consider a Staff recommendation to issue a Form & Character Development Permit for a three-storey commercial building and a Development Variance Permit for three variances to the Zoning Bylaw.

Development Process

Aug. 10th, 2020

Development Application Submitted



Staff Review & Circulation



Aug. 25th, 2020

Public Notification Received



Apr. 20th, 2021

Development Permit &
Development Variance Permit

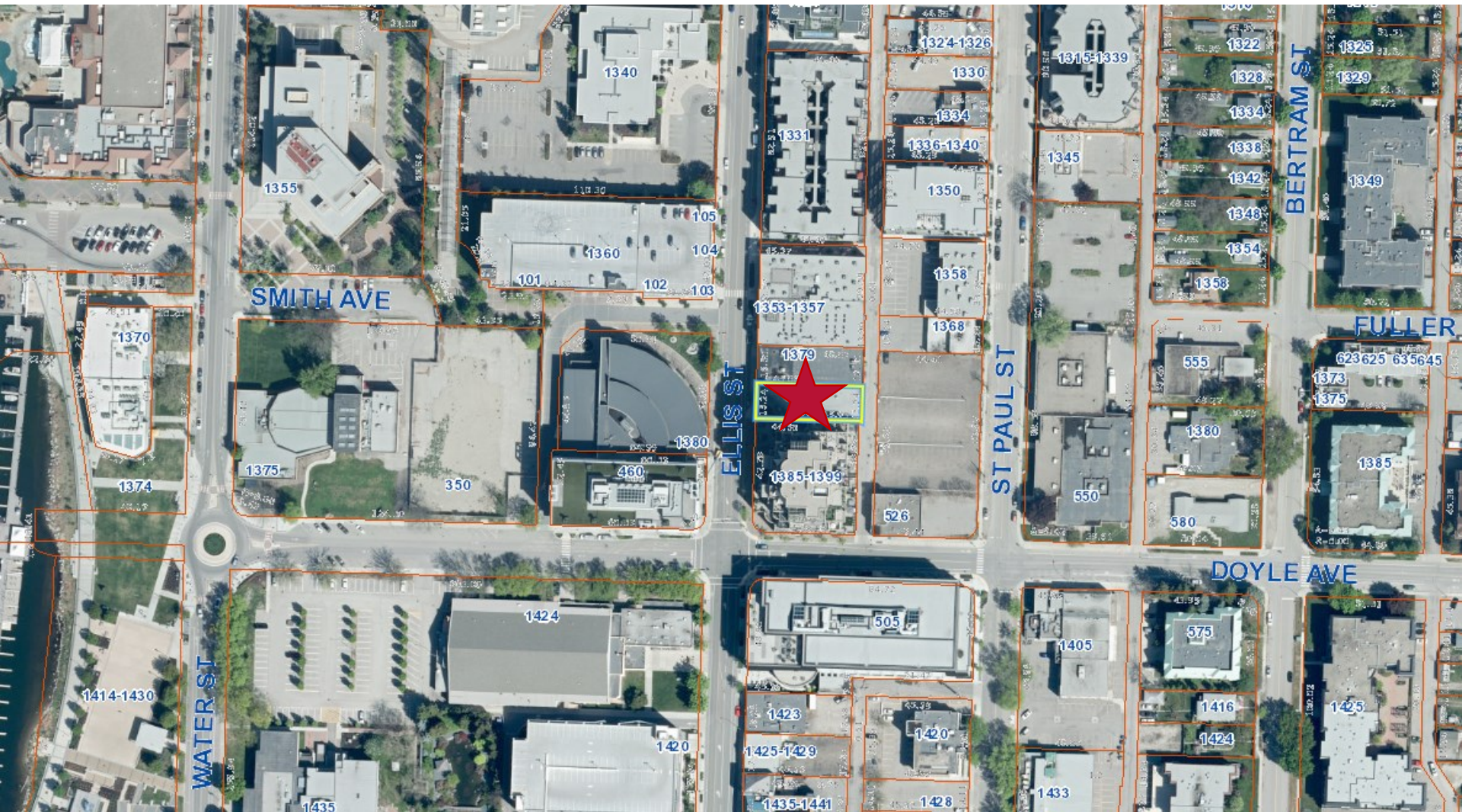


Building Permit

} Council
Approval



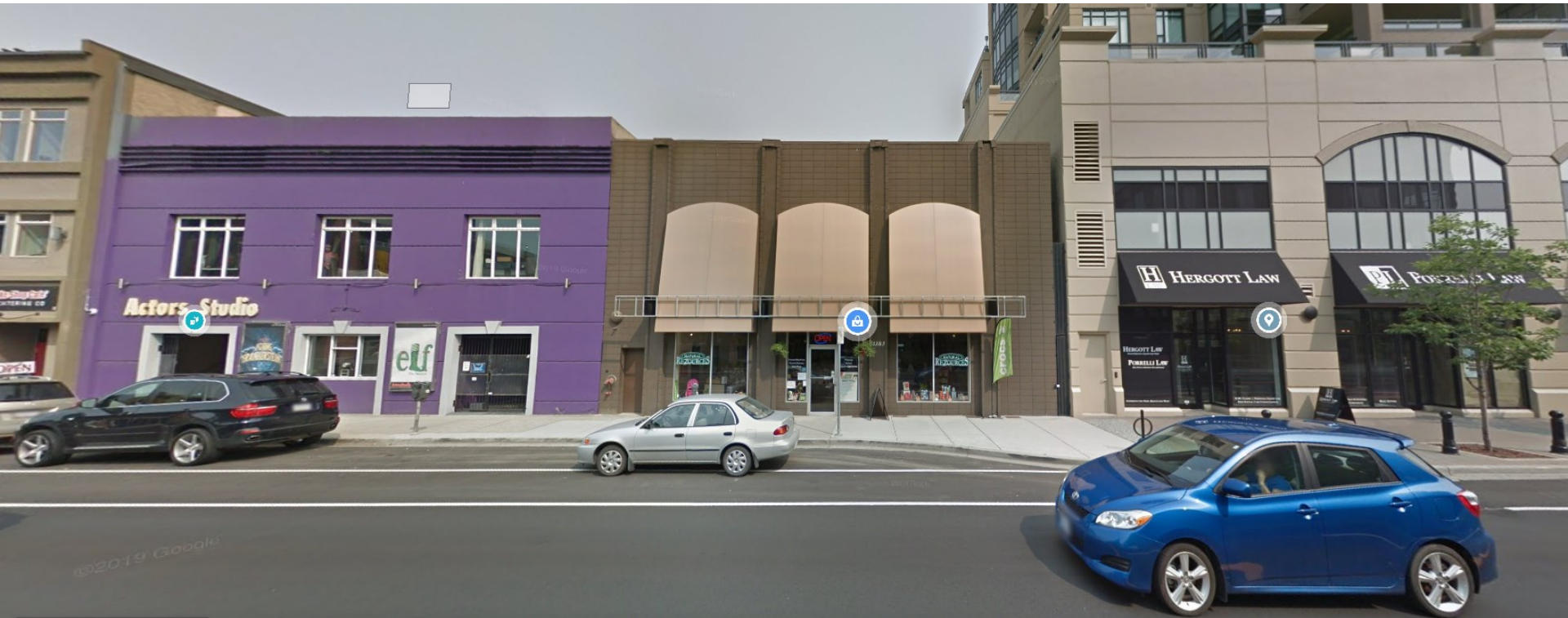
Context Map



Subject Property Map



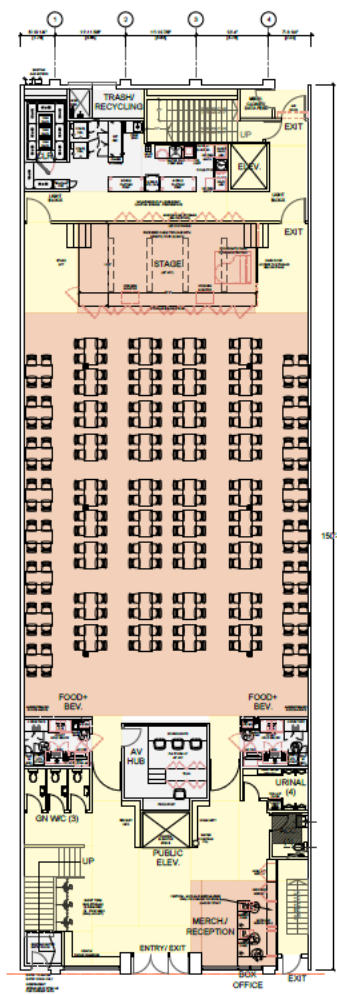
Subject Property Photo



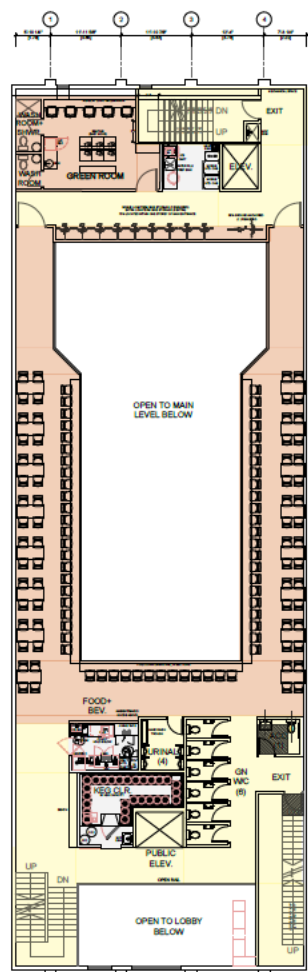
Project Details

- ▶ The proposal is for a 3-storey commercial development.
- ▶ The applicant has indicated they want the structure to act as a café, music hall, urban ballroom and event space.
- ▶ The total GFA will be 1,699m² and will have a third storey addition.

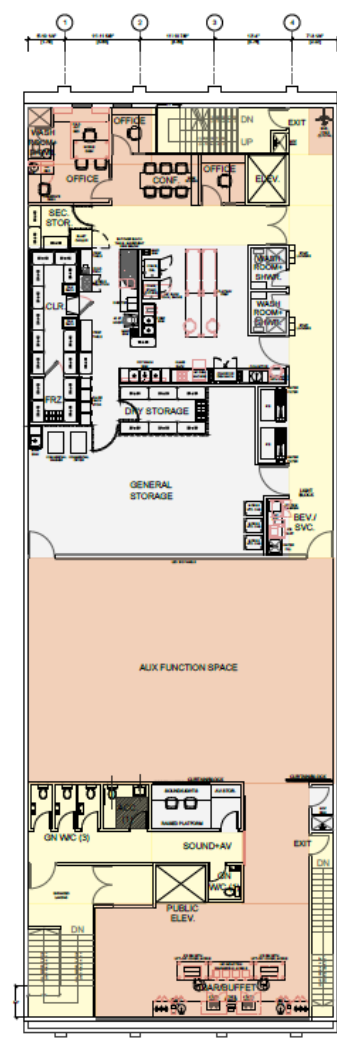
Floor Plans



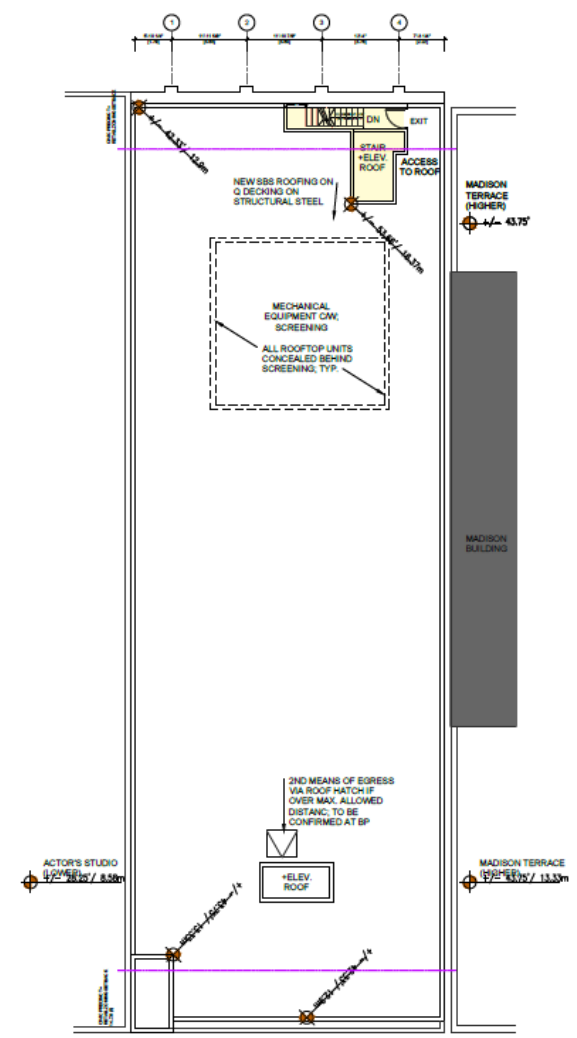
Ground Floor



Second Floor



Third Floor

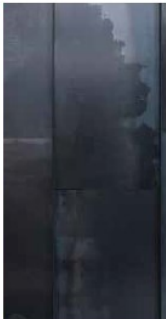


Roofplan

Elevations



RED STANDING SEAM CLADDING + TRIM



DARKENED STEEL CANOPY + GLAZING FRAMES



EXISTING STACKED BLOCK WALL



PERFORATED SCREEN ON EXISTING BLOCK

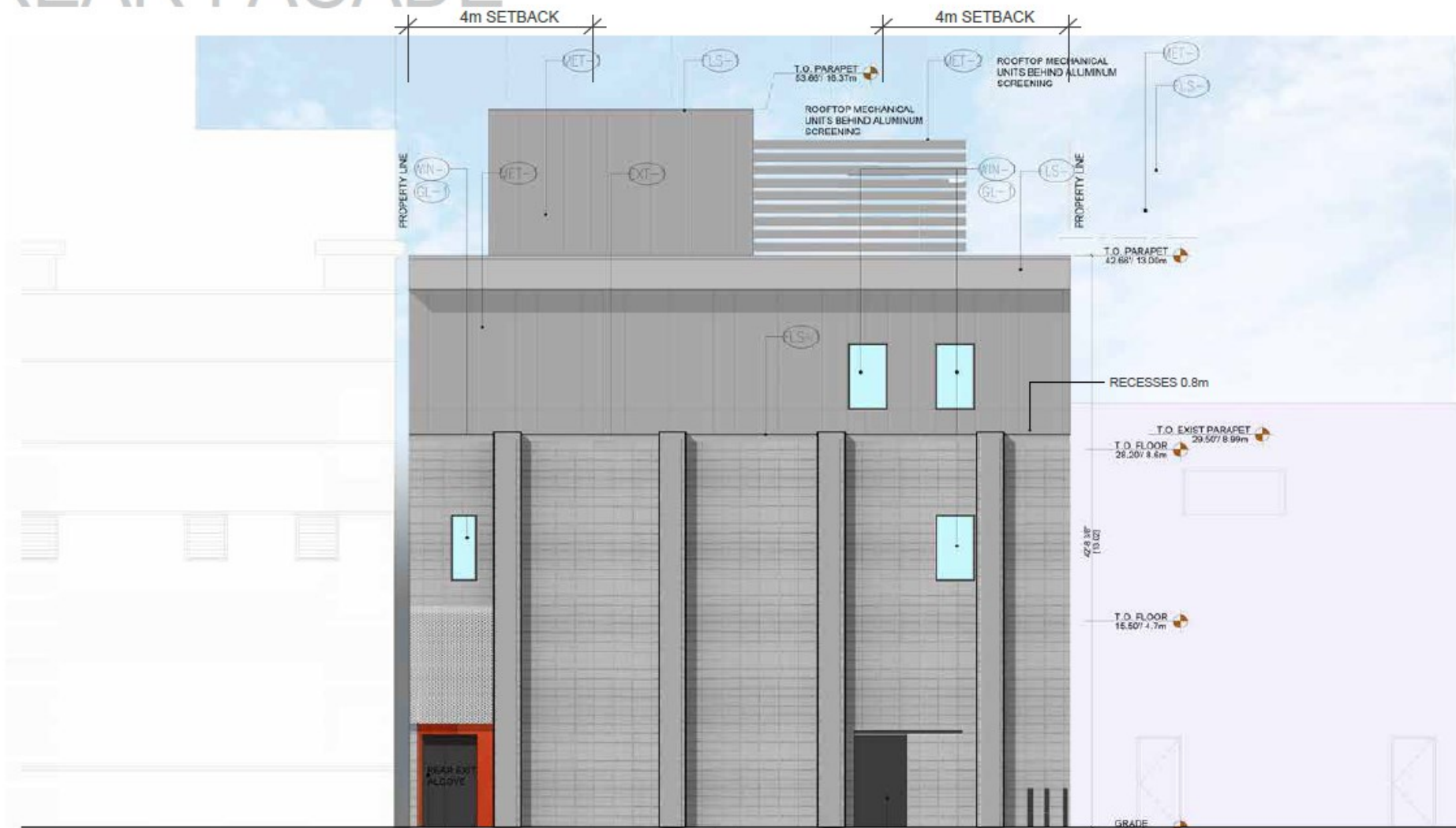


GREY STANDING SEAM CLADDING + TRIM

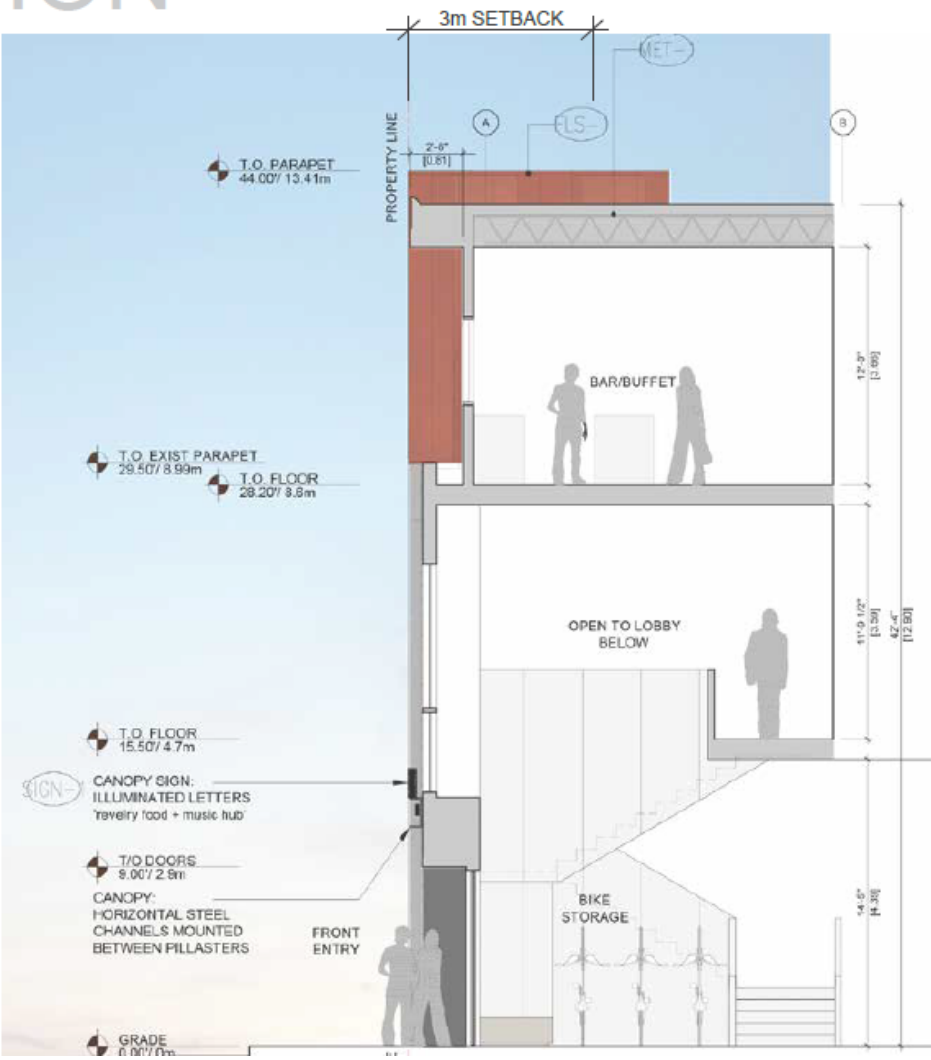
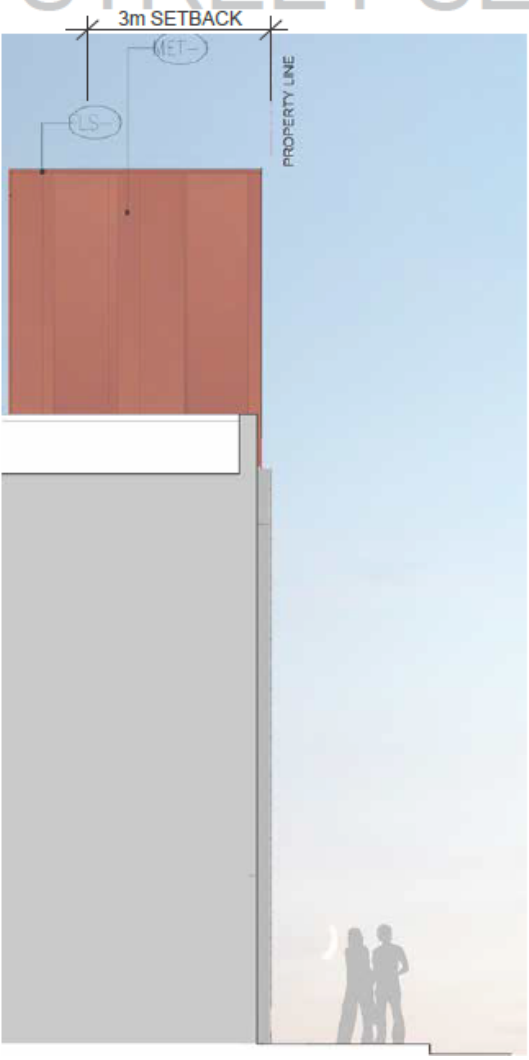
FRONT FACADE



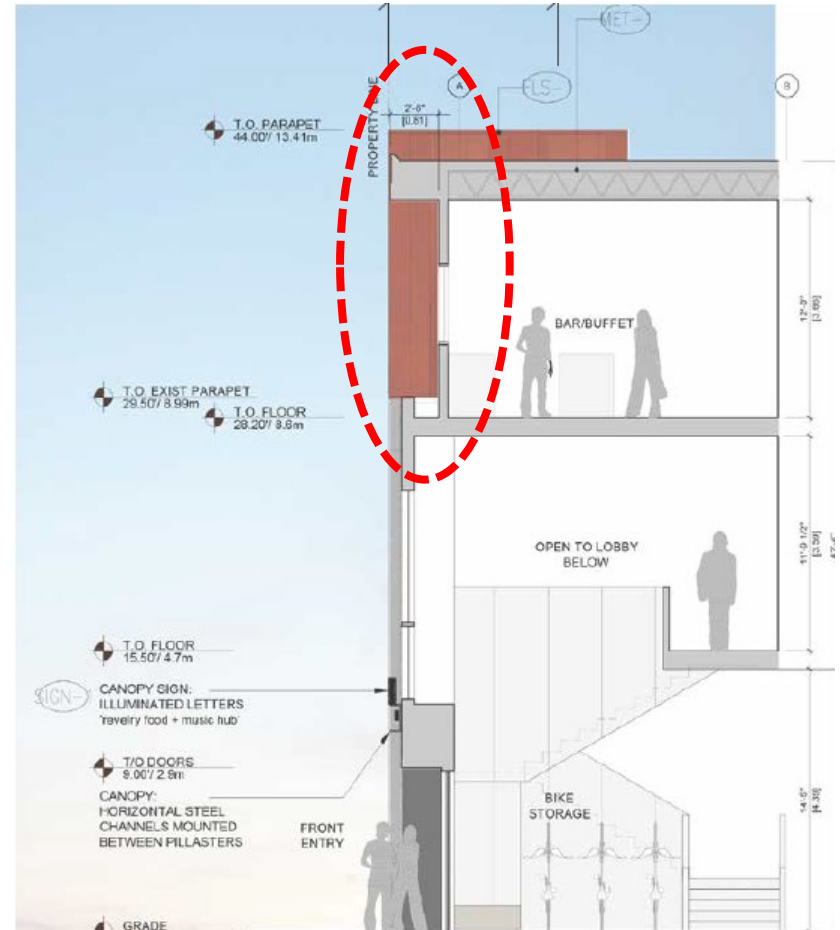
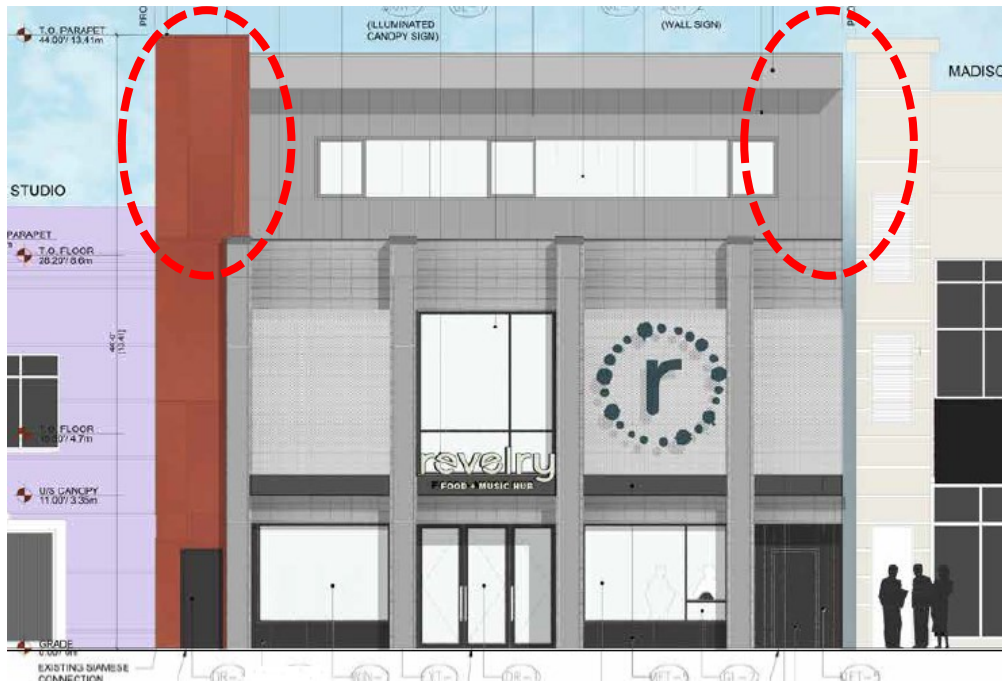
REAR FACADE



ELLIS STREET SECTION



Variances



Rendering



Rendering



Development Policy

- ▶ Chapter 14: Urban Design DP Guidelines
 - ▶ Civic Precinct Design Guidelines
 - ▶ Strong relationship with public realm;
- ▶ 2020-2025 City of Kelowna Cultural Plan
 - ▶ Establish future direction for the development or redevelopment of cultural facilities;
 - ▶ Increase available projection space for local artists;
 - ▶ Expand live music venues and local live music opportunities.

Staff Recommendation

- ▶ Staff recommend **support** of the Development Permit and Development Variance Permit
 - ▶ Consistent with OCP urban design guidelines.
 - ▶ Proposed variances will help improve street interface and pedestrian realm.
 - ▶ Applicant willing to pay required cash-in-lieu.
 - ▶ Concerns with use and scale, but application can advance arts and culture in Kelowna.



Conclusion of Staff Remarks