



# Z21-0093 1820 Ambrosi Road

Rezoning Application



# Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to C4 – Urban Centre Commercial to facilitate the development of a commercial building

# Development Process

Sept 20, 2021

Development Application Submitted



Staff Review & Circulation



Nov 4, 2021

Public Notification Received



Feb 7, 2022

Initial Consideration



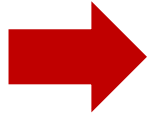
First, Second & Third Readings



Final Reading  
Development Permit

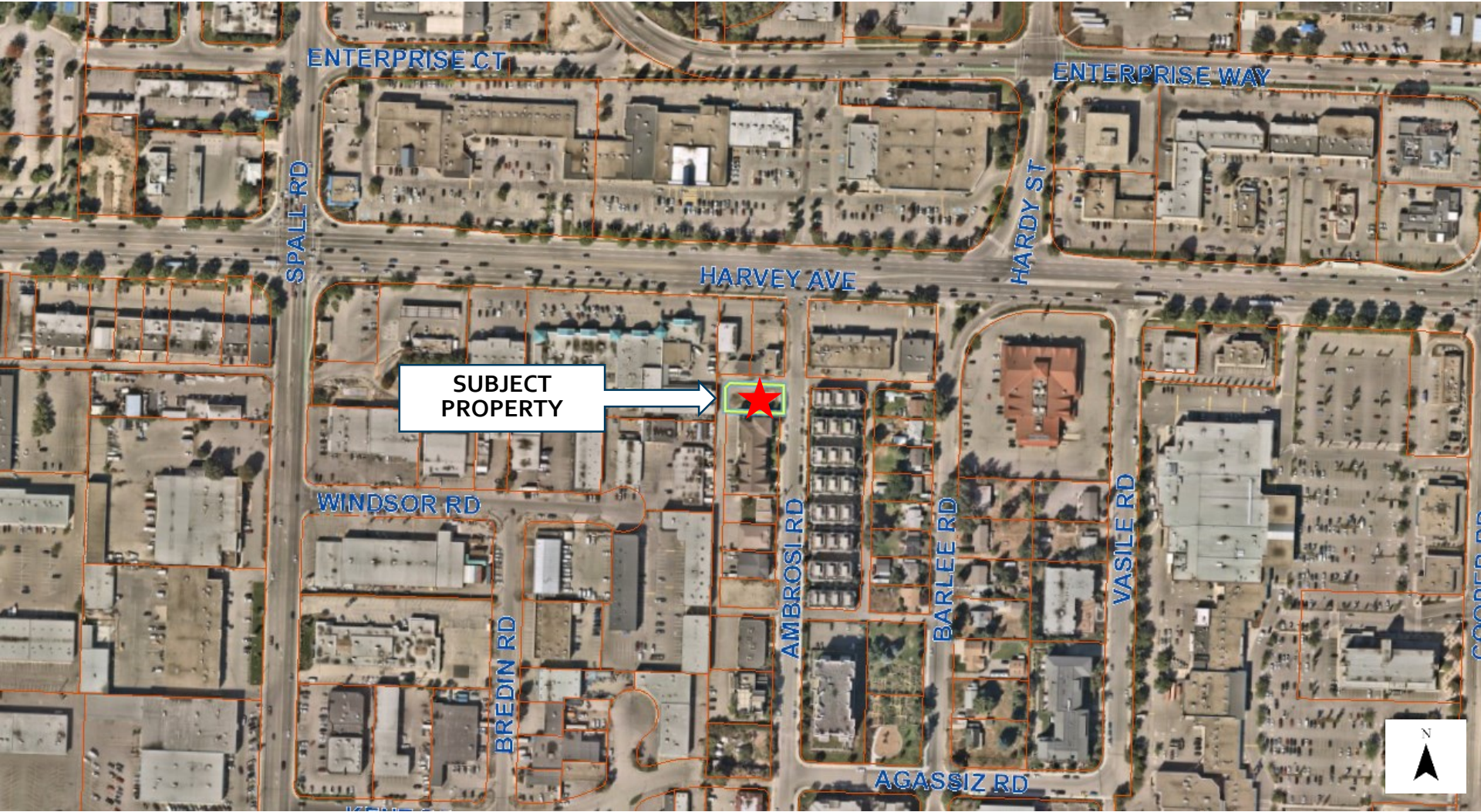


Building Permit

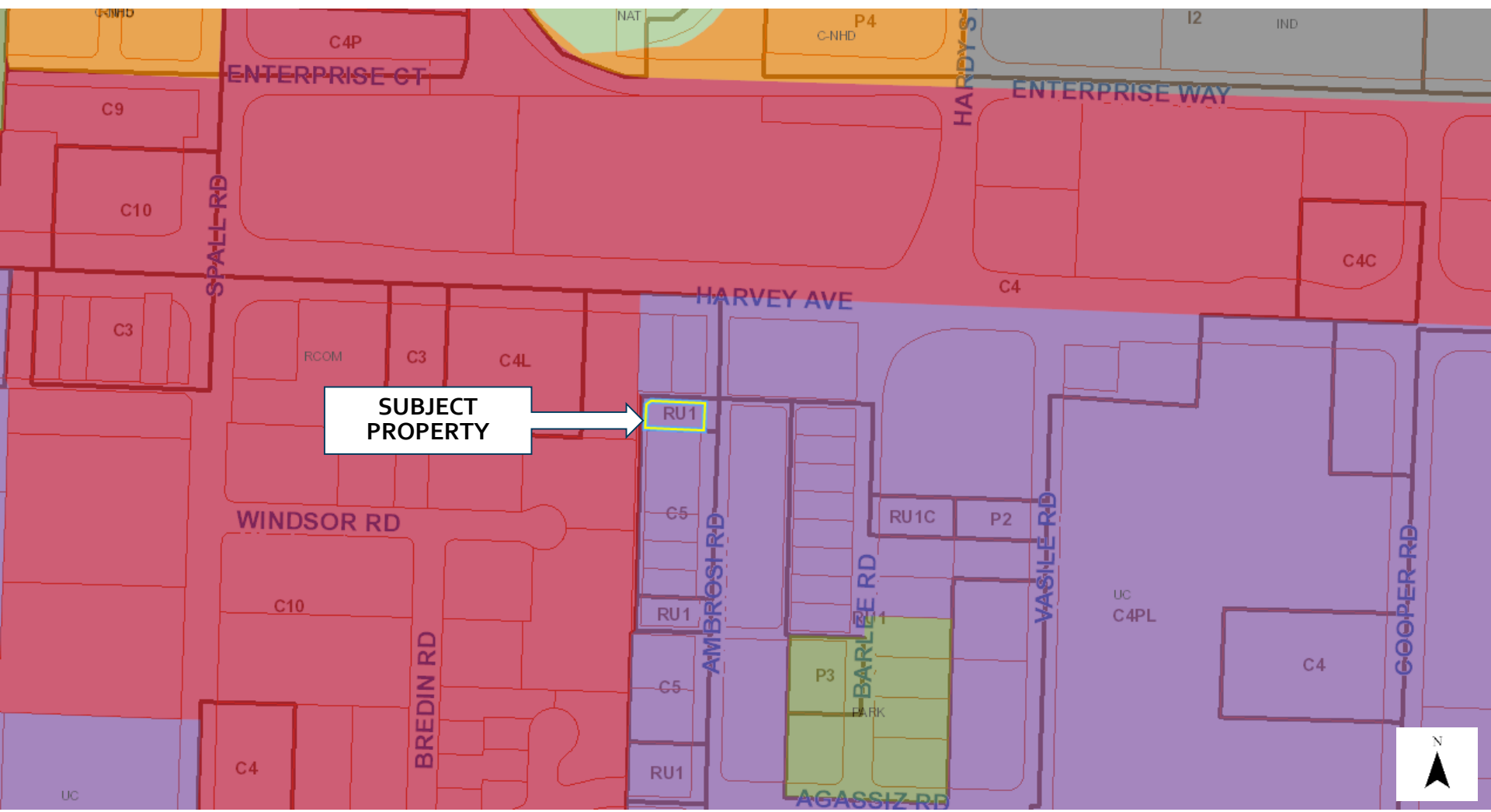


Council  
Approvals

# Context Map



# OCP Future Land Use / Zoning



# Subject Property Map

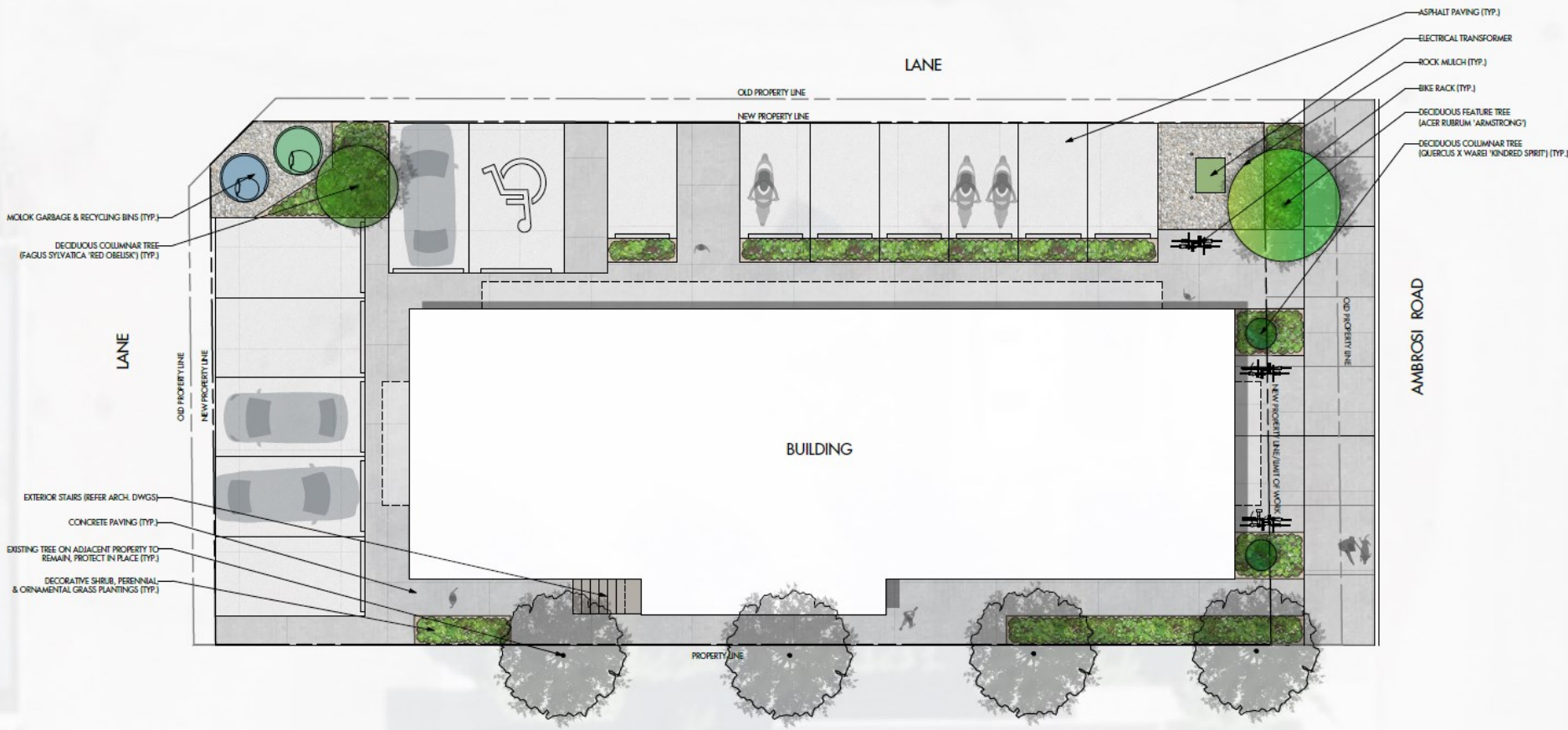


City of Kelowna

# Project details

- ▶ The proposed rezoning from RU<sub>1</sub> – Large Lot Housing to C<sub>4</sub> – Urban Centre Commercial will facilitate the development of a commercial building.
- ▶ Proposed 3-storey building with commercial retail units and offices.
- ▶ Parking stalls accessed from the existing lane.

# Conceptual Site Plan





# Rendering



1820 AMBROSI ROAD | Kelowna, BC

Worman Homes | Worman Commercial

City of Kelowna

# Development Policy

- ▶ Meets the intent of Official Community Plan Policies:
  - ▶ Office Development
  - ▶ Midtown Building Heights
  - ▶ Transitioning to Industrial and Service Commercial Uses
- ▶ Consistent with Future Land Use: **Urban Centre**

# Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning
  - ▶ Consistent with Future Land Use: **Urban Centre**
  - ▶ Meets the intent of the Official Community Plan



## *Conclusion of Staff Remarks*