



Z21-0108

1070 – 1130 Ellis St

Rezoning Application



Proposal

- ▶ To rezone the subject property from RM6 – High Density Multiple Housing and C4 – Urban Centre Commercial to C7 – Central Business Commercial to facilitate the development of multiple dwelling housing.

Development Process

December 20, 2021

Development Application Submitted



Staff Review & Circulation



March 28, 2022

Public Notification Received



 April 25, 2022

Initial Consideration



First, Second & Third Readings



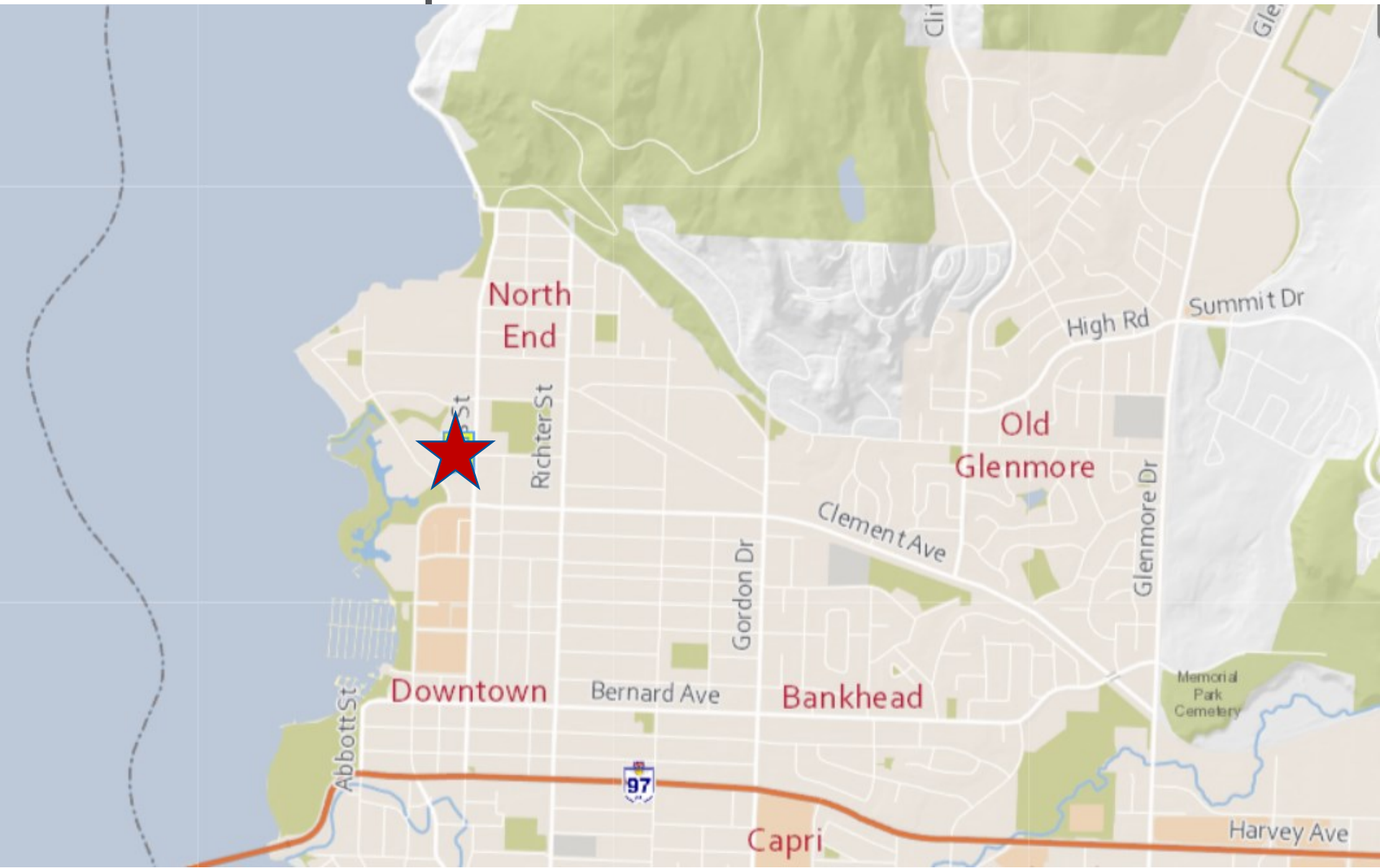
Final Reading



Building Permit

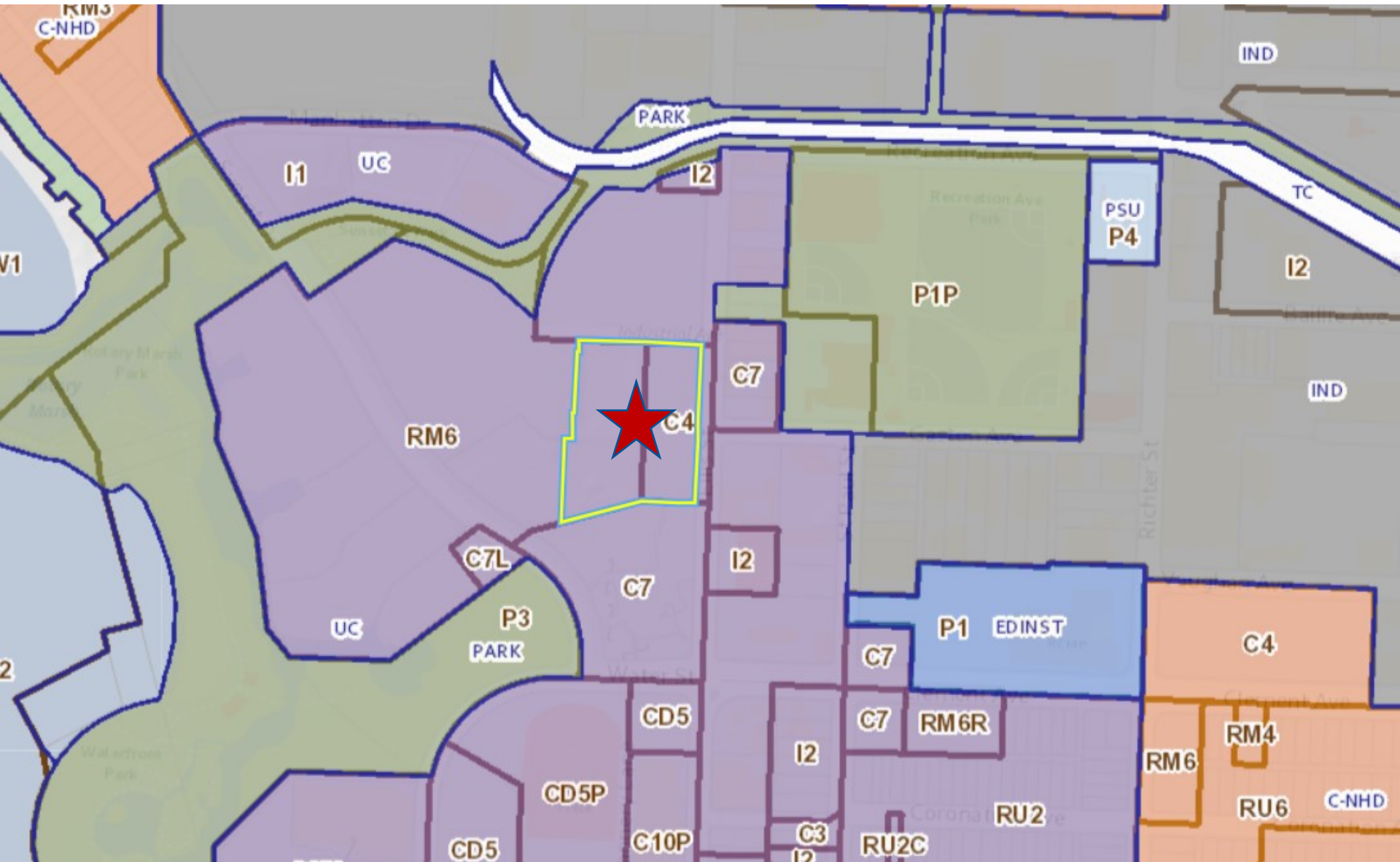
Council
Approvals

Context Map



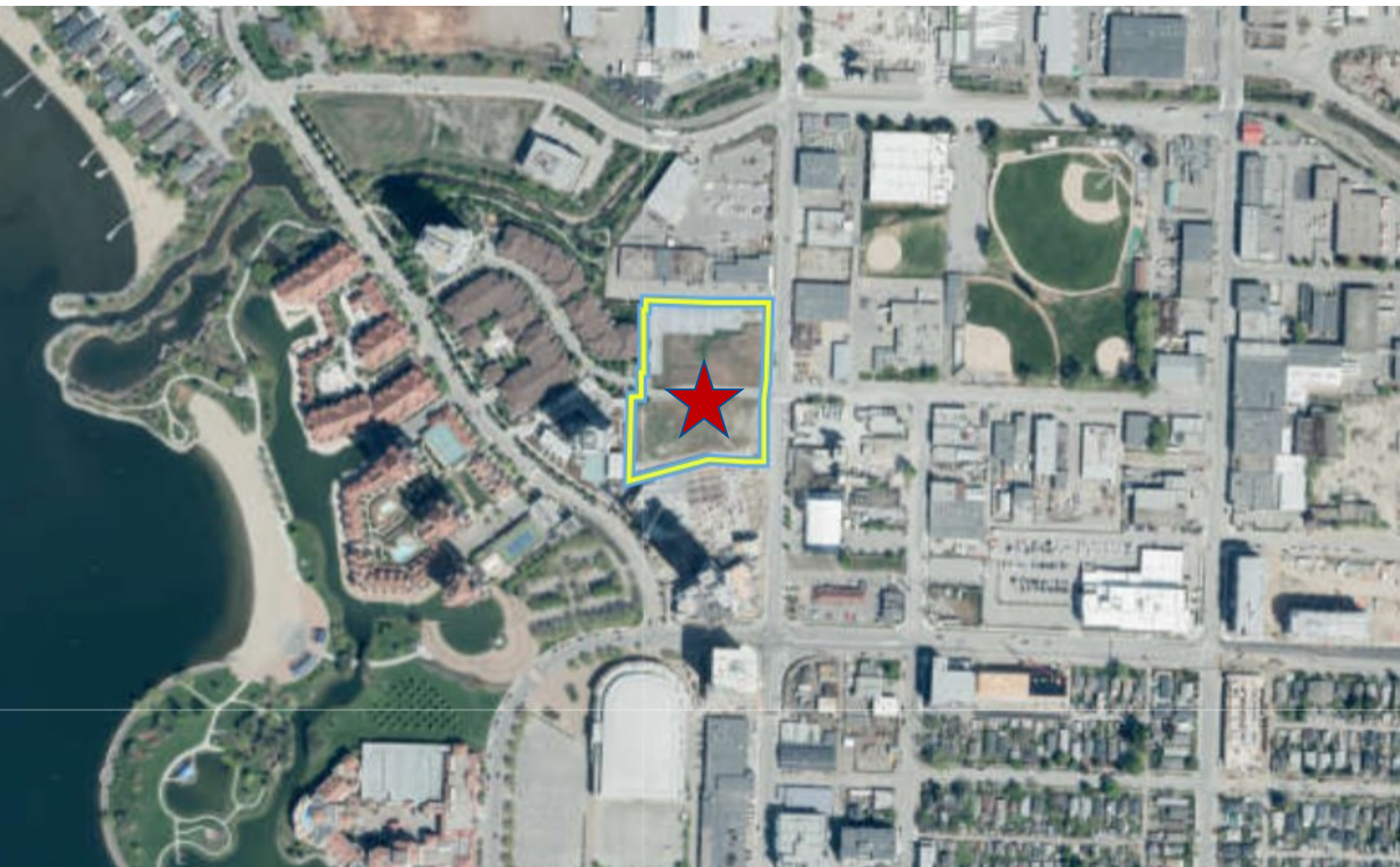
City of Kelowna

OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map

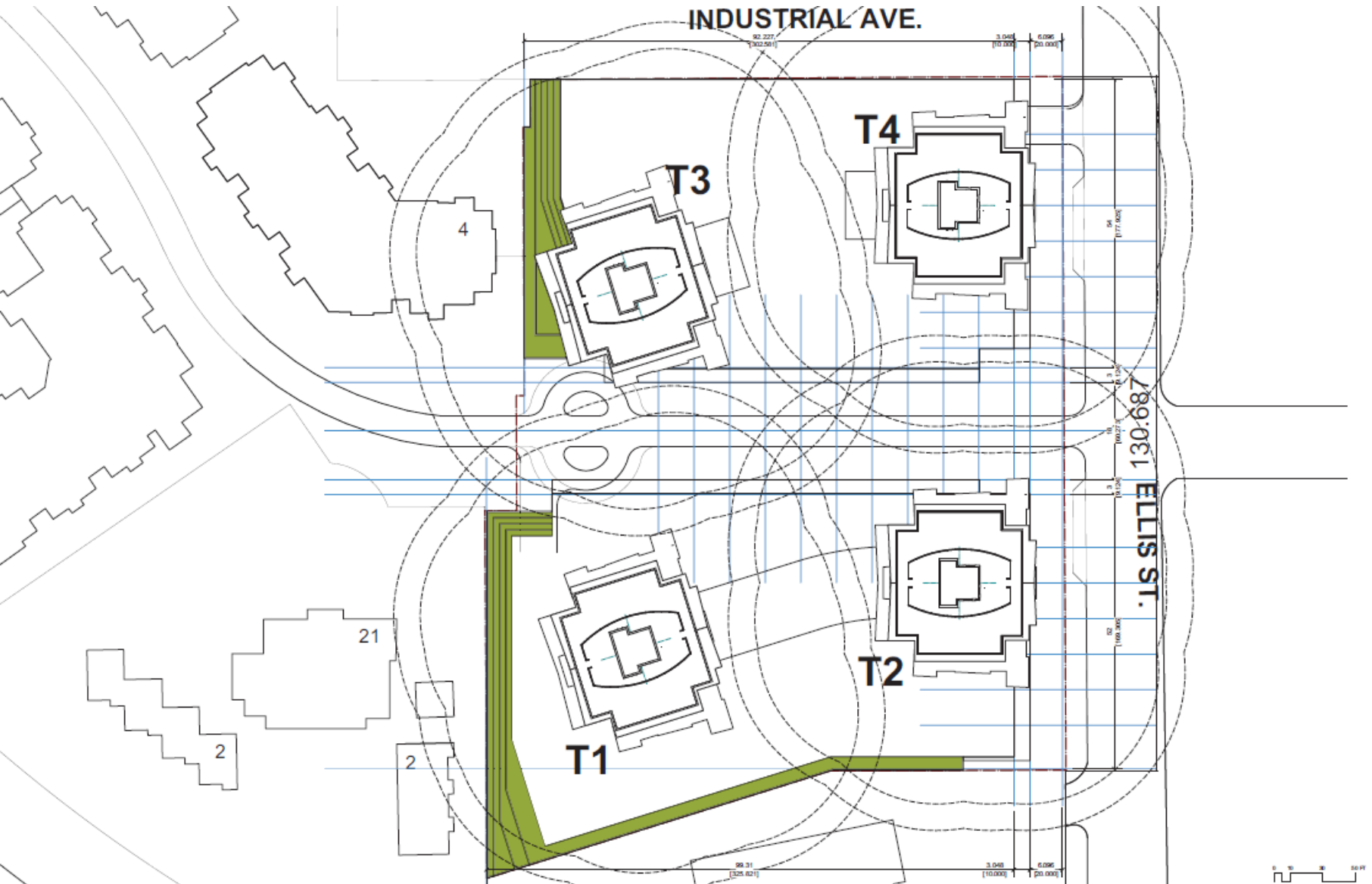


City of Kelowna

Project Details

- ▶ Proposed Zone: C7 – Central Business Commercial Zone
- ▶ Phase II of Waterscapes (Phase I commenced 2007)
- ▶ High density residential units
- ▶ Form of residential towers atop parkade podium
- ▶ Development Permit and Development Variance Permit required
 - ▶ Staff are working with applicant on the DP & DVP
 - ▶ Variances for height and at-grade commercial components

Site Plan



Development Policy

- ▶ OCP Policy 4.1.2:
 - ▶ Urban Centre Hierarchy
 - ▶ Focus greatest intensity of uses and scale of development Downtown.
- ▶ OCP Policy 4.1.6:
 - ▶ High Density Residential Development
 - ▶ Direct medium and high density residential development to Urban Centres.

Public Notification Policy #367

- ▶ The applicant provided confirmation of Public Consultation as follows:
 - ▶ 926 Notices Mailed out March 2, 2022
 - ▶ Signage on site March 7, 2022
 - ▶ Newspaper Advertisements March 4 & March 11, 2022
 - ▶ Public Information Session March 18, 2022 (virtual)

Staff Recommendation

- ▶ Development Planning Staff recommend support for the proposed rezoning:
 - ▶ Consistent with Future Land Use of Urban Centre
 - ▶ Supported by OCP Policies – Chapter 4, Urban Centres



Conclusion of Staff Remarks