



TA22-0010

945 Guy St

Text Amendment



Proposal

- ▶ To amend the zoning bylaw with a site-specific text amendment to the I₄ – Central Industrial zone to allow Residential Sales Centre as a principle use at 945 Guy St.

Development Process

March 30, 2022

Development Application Submitted



Staff Review & Circulation



April 14, 2022

Public Notification Received



May 9, 2022

Initial Consideration and 1st Reading



Public Hearing, 2nd, 3rd, and 4th readings

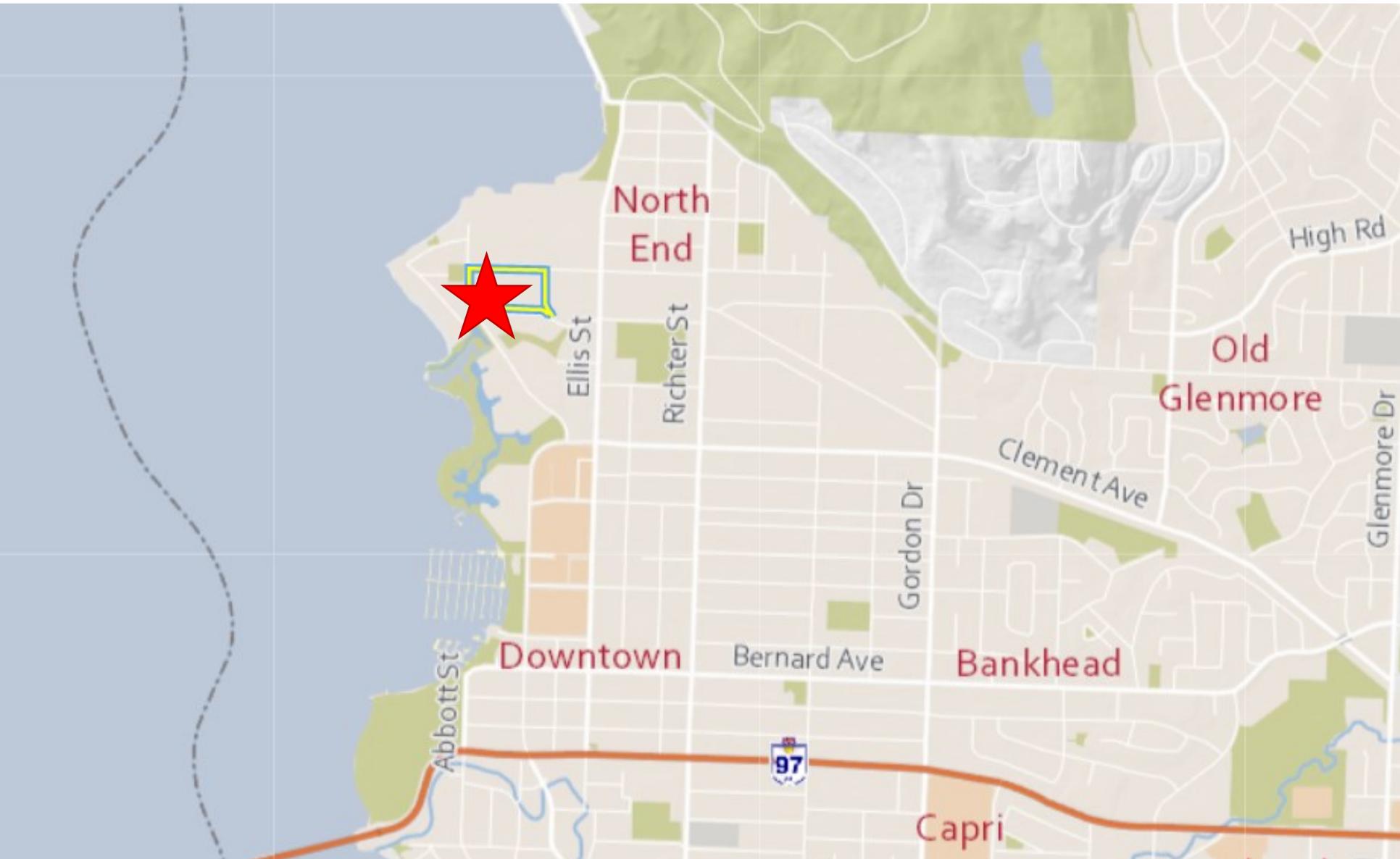


Final Adoption

Council
Approvals

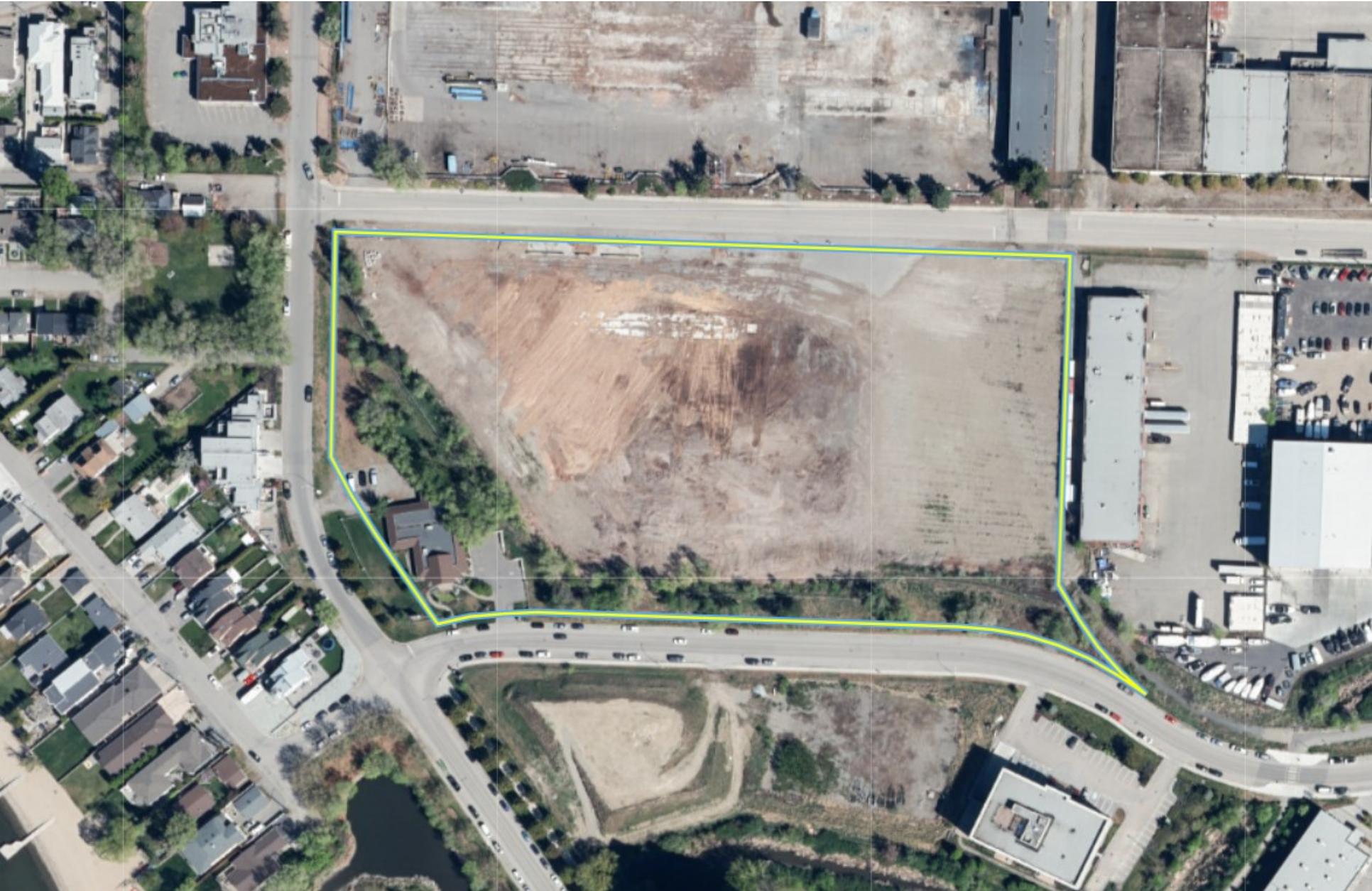


Context Map



City of Kelowna

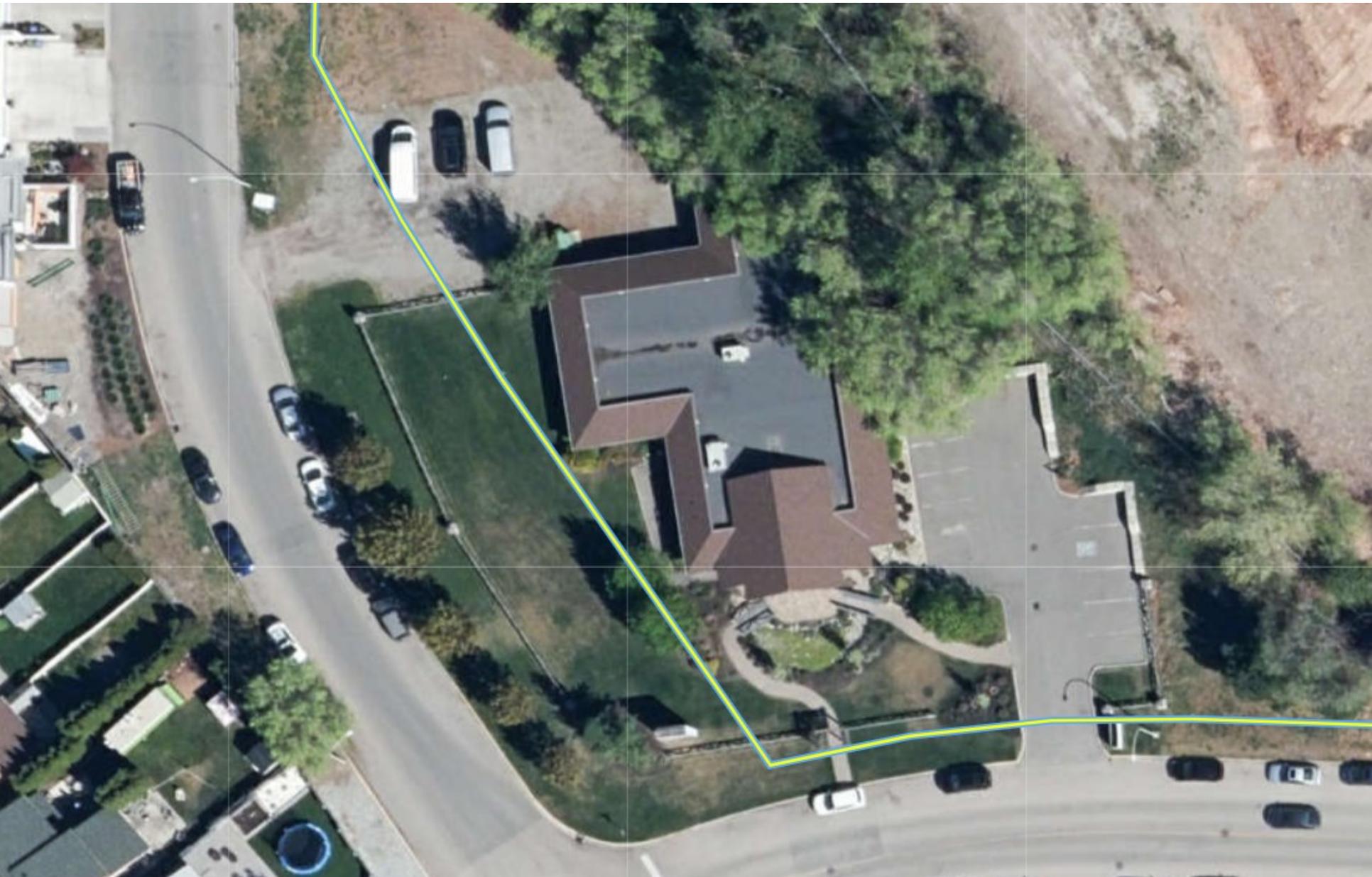
Subject Property Map



Project Details

- ▶ Existing building and existing use
- ▶ Two Temporary Use Permits to allow Residential Sales Centre have expired
- ▶ Site-specific text amendment to allow Residential Sales Centre use to continue
- ▶ Future sales centre for 1405 St Paul St (Kerkhoff)
 - ▶ Potential for use for Tolko Mill Area Redevelopment
 - ▶ Other potential development use long term

Site Plan



Site Photo

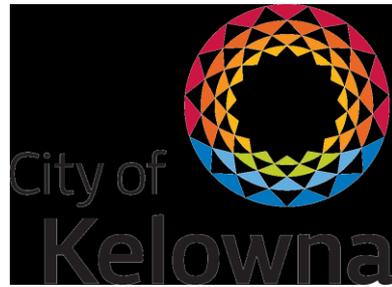


Public Notification Policy #367

- ▶ The applicant completed the intent of Council Policy #367:
 - ▶ Door to door drop off of information sheet
 - ▶ List of addresses provided to staff
 - ▶ Received April 14, 2022

Staff Recommendation

- ▶ Staff are recommending support for the proposed site-specific text amendment:
 - ▶ Consistent with historic use
 - ▶ No opportunity for further Temporary Use Permits
 - ▶ Utilizes existing building
 - ▶ Sustainable alternative to temporary construction



Conclusion of Staff Remarks