



TA20-0009

Zoning Bylaw Text Amendment



Proposal

- ▶ Text Amendment to replace the existing CD24 Zone with a new Comprehensive Development Zone that proposes:
 - ▶ An increase in maximum building height from 11 to 17 building storeys.
 - ▶ A 10% reduction in parking subject to a rental agreement .
 - ▶ Amendments generally intended to create a simplified version of the CD zone.

Development Process

January 30th 2020

Development Application Submitted

Staff Review & Circulation

September 4th 2021

Public Notification Received

→ April 25th 2022

Council Consideration

Public Hearing

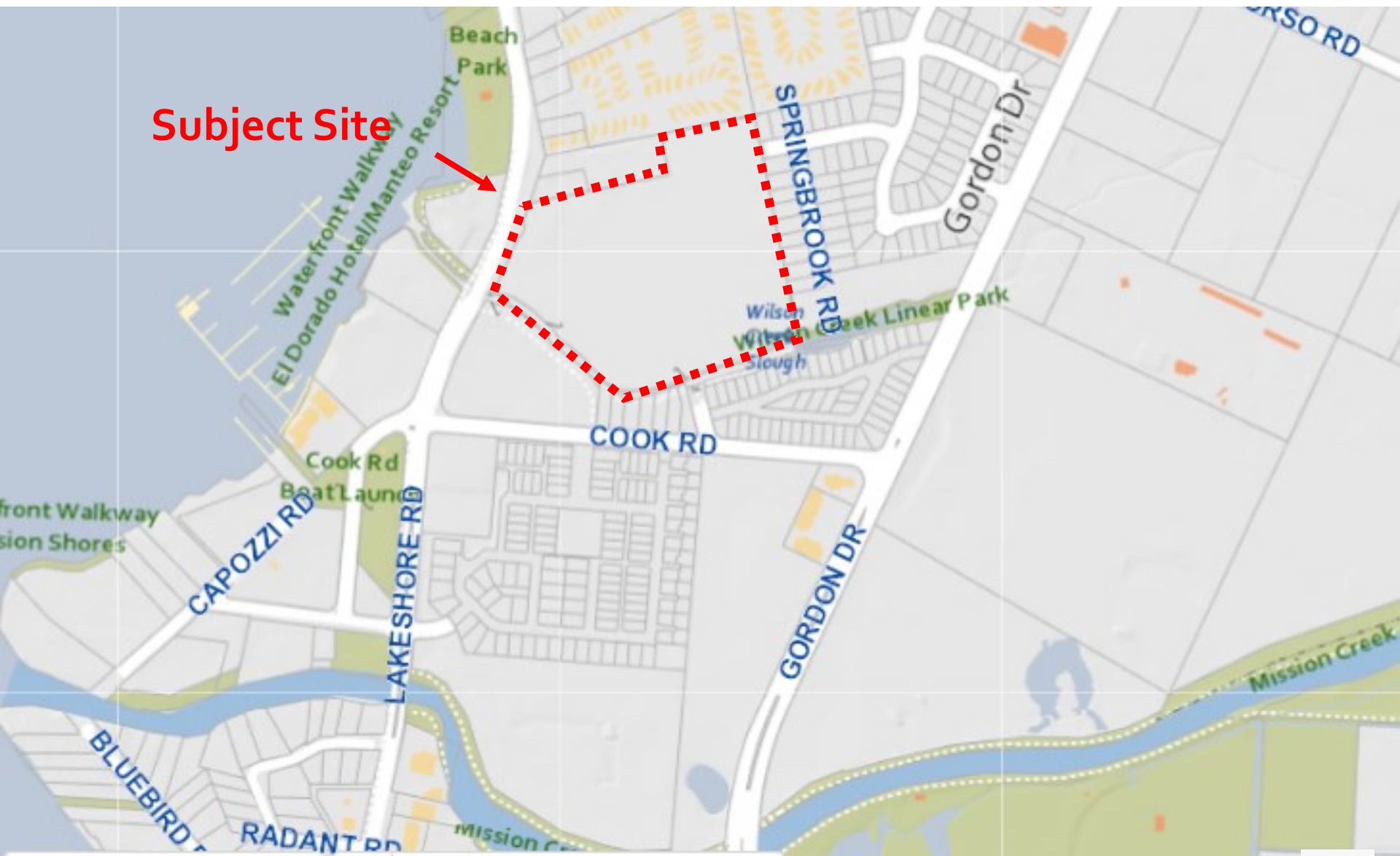
Development Permit

Adoption

Subdivision/Development Permits/Building Permits

Council Approvals

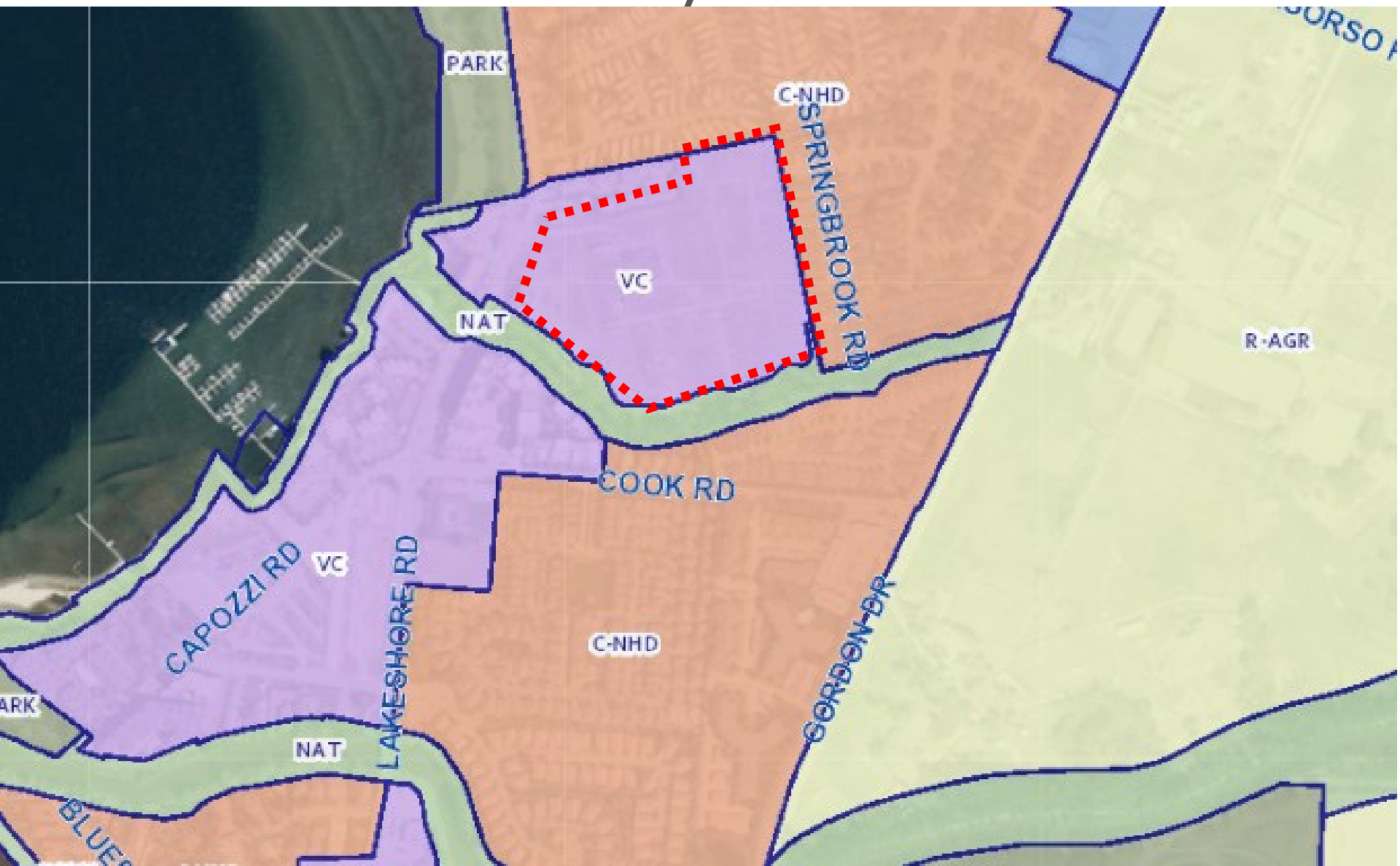
Context Map



Subject Site



Official Community Plan



City of Kelowna



Subject Site



Original Concept Plan

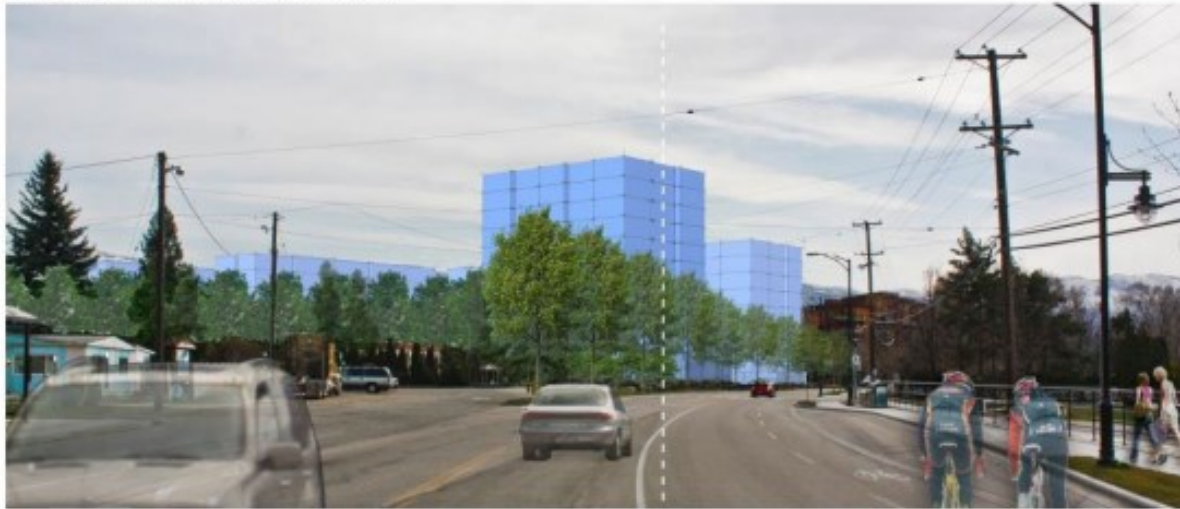


City of Kelowna

Proposed Concept Plan



City of Kelowna



CD24 PREVIOUSLY APPROVED MASSING



CURRENT CD24 PROPOSED MASSING

*ARTISTIC RENDERINGS

Original Site Plan



City of Kelowna

Proposed Site Plan



City of Kelowna

View from Lakeshore Road



DEVELOPMENT FROM LAKESHORE RD.

City of Kelowna

View of Parkade/Amenity Area



City of Kelowna

Proposed Building Height



VIEW FROM OKANAGAN LAKE

Development Policy – Village Centre (VC)

Table 3.2: Village Centres Summary

Supported Uses	Supported Forms	Density (FAR)	Other Characteristics
<ul style="list-style-type: none"> • Multi-unit residential • Apartment housing • Mixed use development • Commercial, including small scale office, retail • Institutional • Tourist accommodation (Cook Truswell Village Centre only) 	<ul style="list-style-type: none"> • Ground oriented multi-unit housing • Low-rise buildings • Mid-rise buildings (Cook / Truswell Village Centre only) 	<ul style="list-style-type: none"> • Approximately 2.0 or as guided by policy. • Approximately 3,000 – 15,000 m² of commercial floor space. Core Area village centres are expected to be larger than Suburban village centres 	<ul style="list-style-type: none"> • Guidance through additional policy as outlined in Chapter 5: Core Area, Chapter 6, Gateway and Chapter 7: Suburban Neighbourhoods

Staff Recommendation

- ▶ Staff support the proposal:
 - ▶ The proposal is consistent with the 2040 OCP VC – Village Centre Designation.
 - ▶ The proposed building heights are compatible with the surrounding area and result in an overall improvement in the onsite design/layout.
 - ▶ The proposed parking regulations are consistent with the City's Zoning Bylaw.



Conclusion of Staff Remarks