



# TA22-0010

# 945 Guy St

Text Amendment



# Proposal

- ▶ To amend the zoning bylaw with a site-specific text amendment to the I<sub>4</sub> – 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

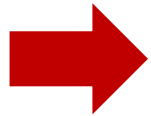


Public Hearing, 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> readings

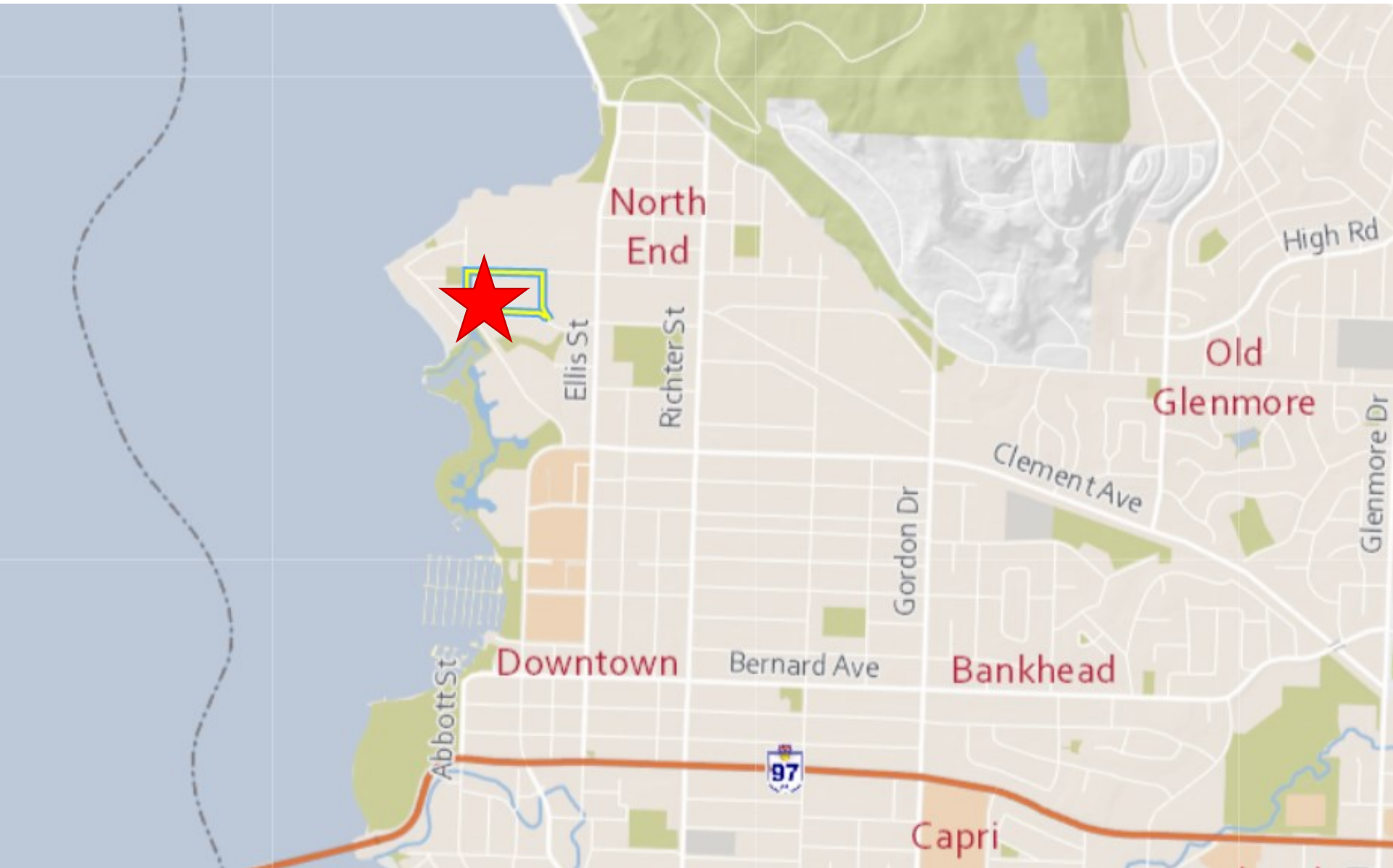


Final Adoption

Council  
Approvals



# Context Map



City of Kelowna

# OCP Future Land Use / Zoning



# 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*