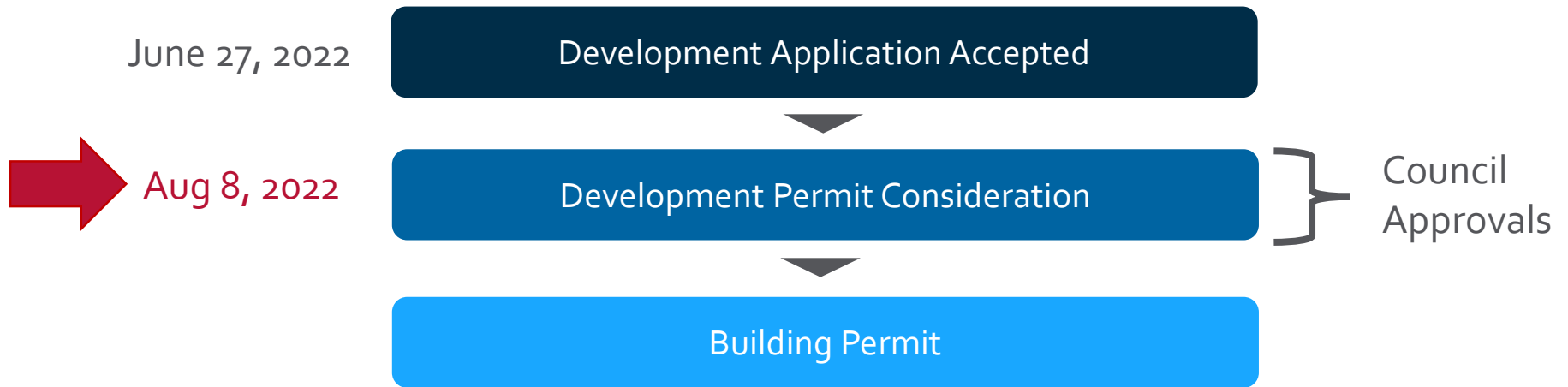


DP 22-0137
1659 Water St
Development Permit Application

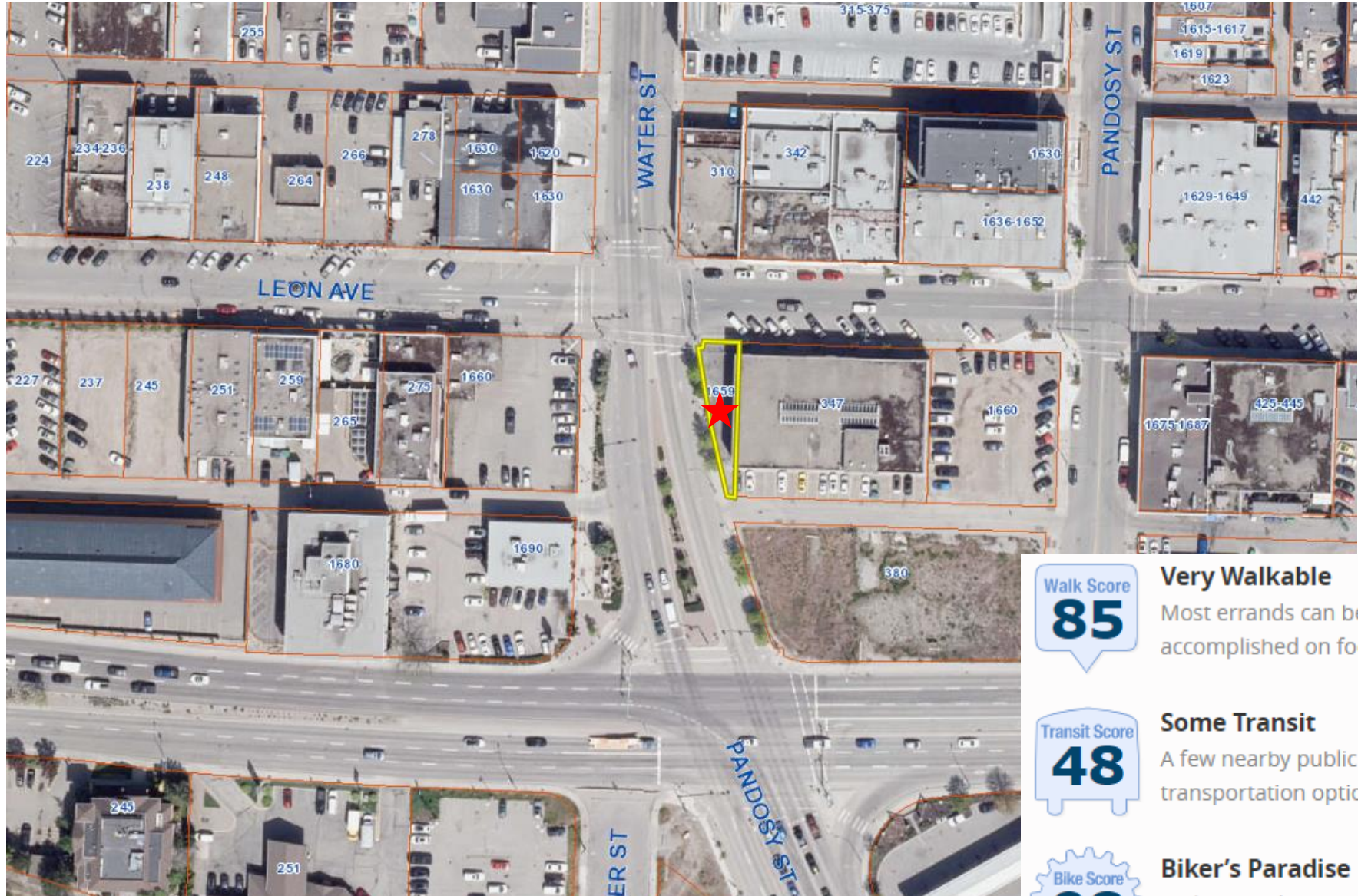
Proposal

- ▶ To issue a Development Permit for the form and character of a two-storey commercial development.

Development Process



Context Map



City of Kelowna

Walk Score
85

Very Walkable
Most errands can be accomplished on foot.

Transit Score
48

Some Transit
A few nearby public transportation options.

Bike Score
98

Biker's Paradise
Daily errands can be accomplished on a bike.

Future Land Use



City of Kelowna



Project/technical details

- ▶ 2-storey commercial building
- ▶ 227.6 m² of interior commercial space with rooftop patio
- ▶ 1 commercial unit
- ▶ No Parking provided onsite
 - ▶ 2 parking spaces required
 - ▶ Applicant will pay cash-in-lieu of providing parking
- ▶ All commercial space interfacing with at-grade public realm

Background

- ▶ Previous 6-storey office building
- ▶ Approved in 2020
- ▶ Multiple variances
- ▶ Parking varies from 10 stalls to 3 stalls (then cash-in-lieu those 3 stalls)
- ▶ DP & DVP is now expired



LEON AVE ELEVATION



WATER STREET ELEVATION

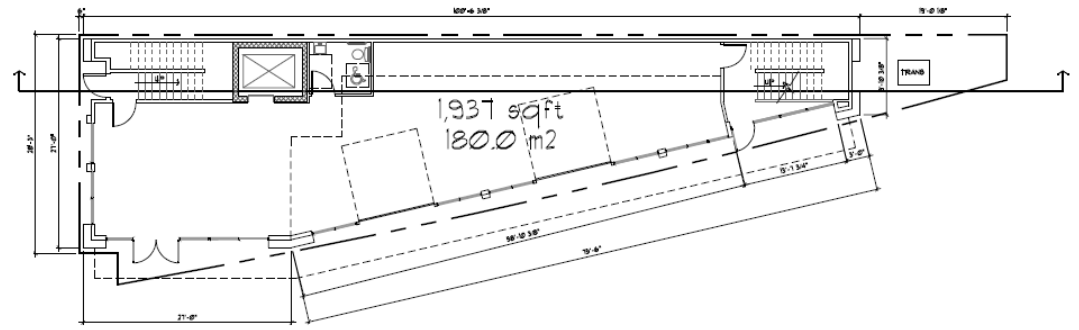
Renderings



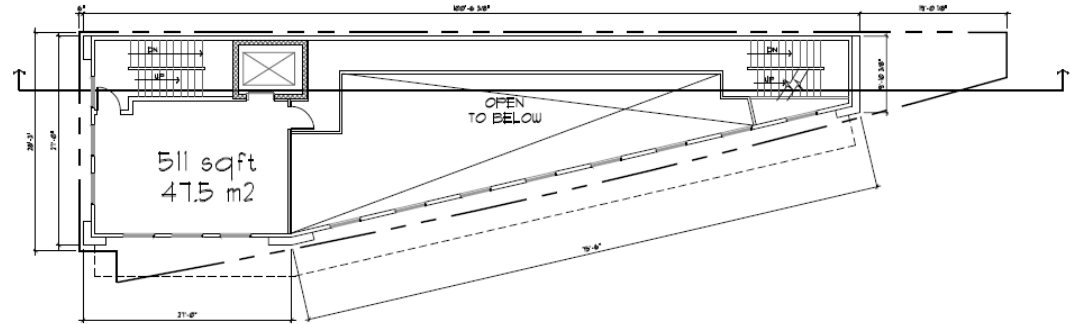
Renderings



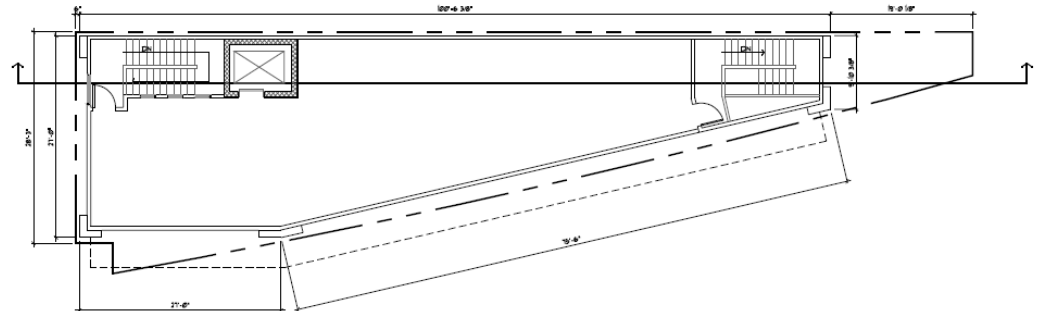
Floor Plans



Main Floor

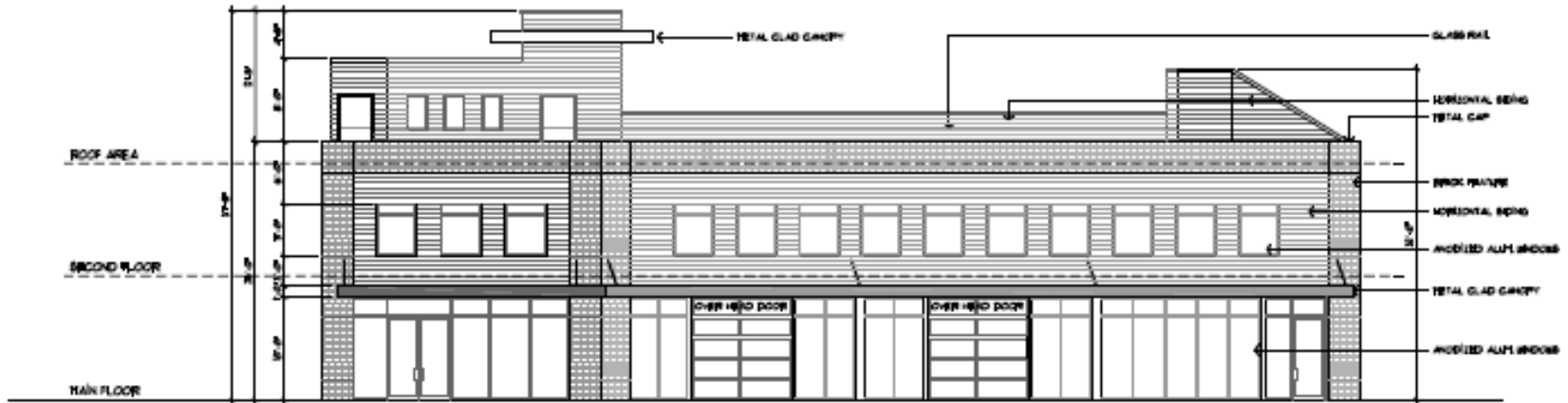


Second Floor

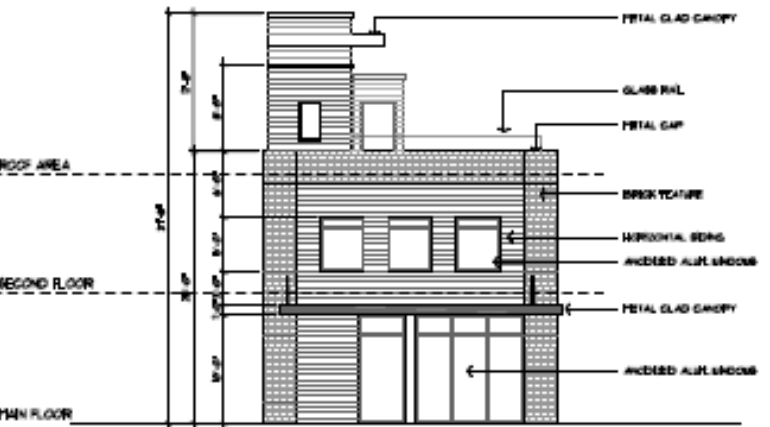


Roof Patio

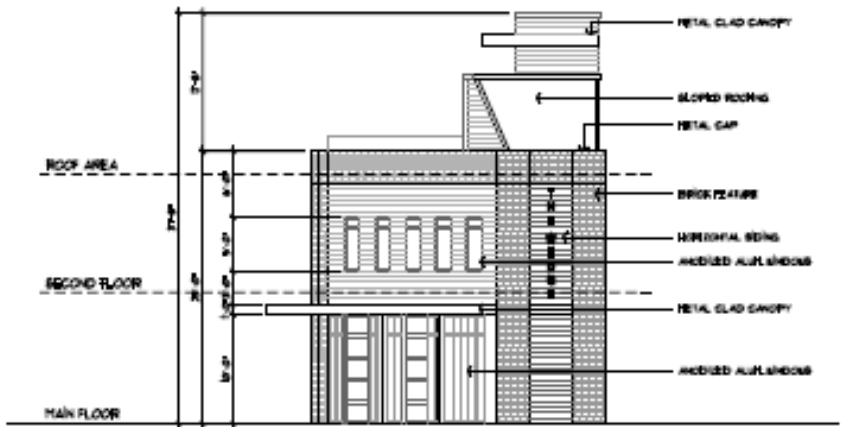
Elevations



WATER STREET - WEST ELEVATION
SCALE: 1/8" = 1'-0"



LEON AVE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit
 - ▶ Conforms to the Form & Character Design Guidelines for Commercial Boutique Retail Buildings
 - ▶ No Variances



Conclusion of Staff Remarks