



October 25, 2021

City of Kelowna  
1435 Water Street  
Kelowna, BC V1Y 1J4

Attention: Mayor and Council

Subject: 1301 Ellis and 2040 OCP Implications

Please accept this letter as an expression of our extreme concern regarding the negative implications from the proposed 2040 OCP to our development site at 1301 Ellis in downtown Kelowna (see attached scans of the current OCP, the proposed 2040 OCP and the proposed revised zoning bylaw).

Our concern is that the proposed OCP reduces the allowable height for this development site at the corner of Ellis and Cawston.

What makes it even worse is that the draft revised zoning bylaw is now tied to the OCP height map differently than the existing zoning bylaw to the point that height and density are both lowered and restricted all based on the proposed 2040 OCP height map. By lowering our property from the current OCP 26 story designation to 20 stories it not only reduced height but almost halved the allowable FAR from the current 9FAR to only a 5FAR.

We have been in pre-development meetings with Planning this spring/summer and this was never mentioned to us. Further it wasn't in any of the versions of the draft OCP over the entire 2-3 year process until just before it was introduced to Council. The only reason we became aware of it is because it is referenced in the draft revised zoning bylaw – of which we just received a copy.

To be frank, we can not believe that this document would do this to this property. It is one of the prime downtown redevelopment sites on which to develop meaningful density. As supporters of the City's initiatives to drive growth and density to Kelowna's core areas, we have focused our development efforts on this over the past 40 plus years. This is counterintuitive to past direction the City has provided on which we have based our future development plans.

We are asking that Council not approve this change to our property and leave it "coloured" as 26 stories, as it is now, versus the 20 stories proposed in the 2040 OCP which, we believe, the City has not intended for this property.

Thank you,

A handwritten signature in black ink, appearing to read "Keh Webster", with a horizontal line extending to the right.

Keh Webster

P 250.763.6600

[www.evergreenlands.com](http://www.evergreenlands.com)



Existing Park

**Building Heights up to:\***

- 76.5m (Approx. 26 Storeys) *(To be reviewed after January 1, 2015)*
- 76.5m (Approx. 26 Storeys)
- 58m (Approx. 19 Storeys)
- 37m (Approx. 12 Storeys)
- 22m (Approx. 6 Storeys)
- 18.5m (Approx. 5 Storeys)
- 15m (Approx. 4 Storeys)
- 13m (Approx. 3 Storeys)

CD5 Comprehensive Development

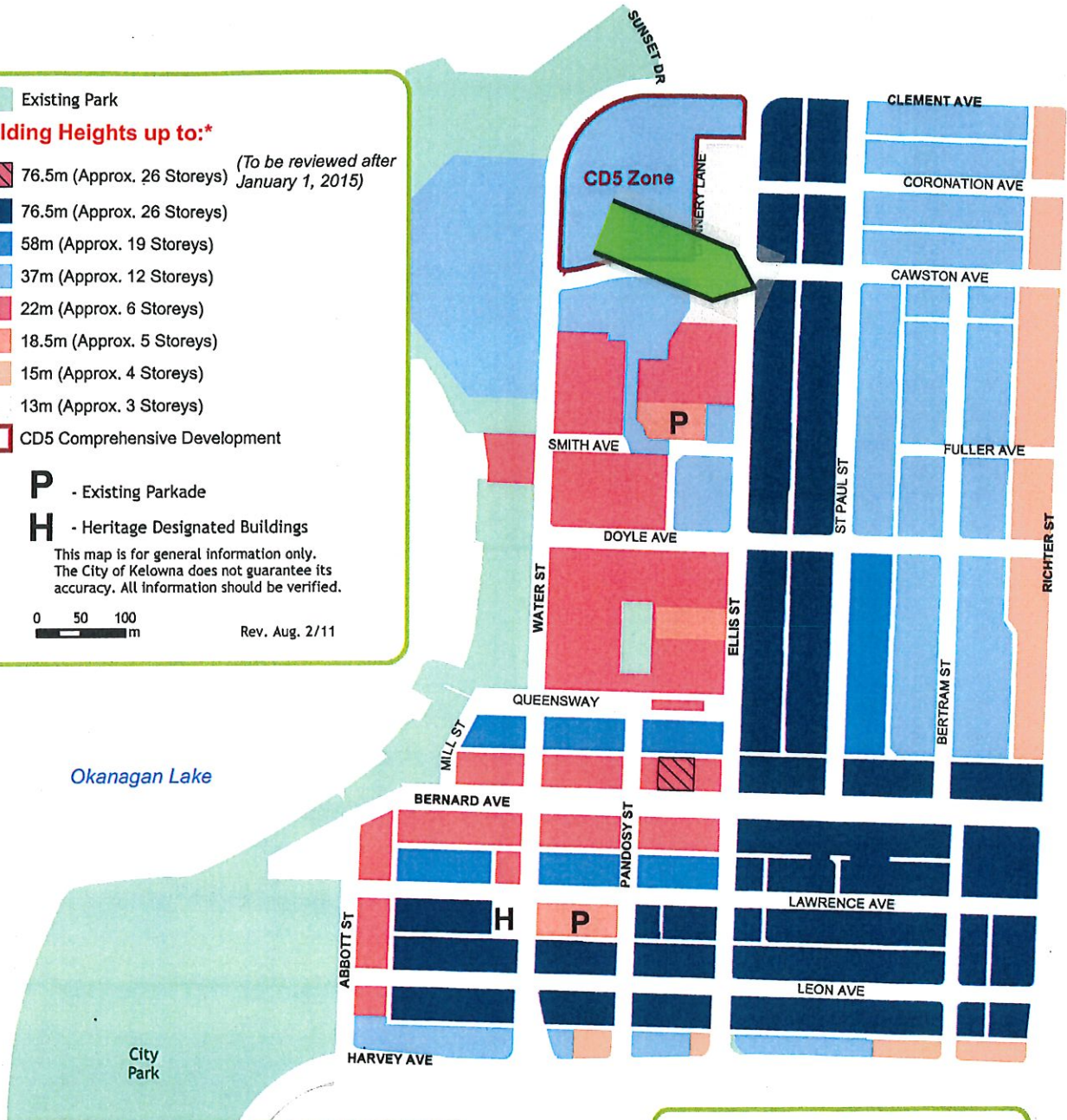
**P** - Existing Parkade

**H** - Heritage Designated Buildings

This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.

0 50 100  
m

Rev. Aug. 2/11



\*The legend above indicates maximum permissible heights. This height will not always be achievable. OCP Policy 5.5.1 identifies conditions to be satisfied to achieve noted heights, and also provides direction related to tower separation distances (100 feet or 120 feet depending on the floor plate size)

City of Kelowna

Downtown Building Heights

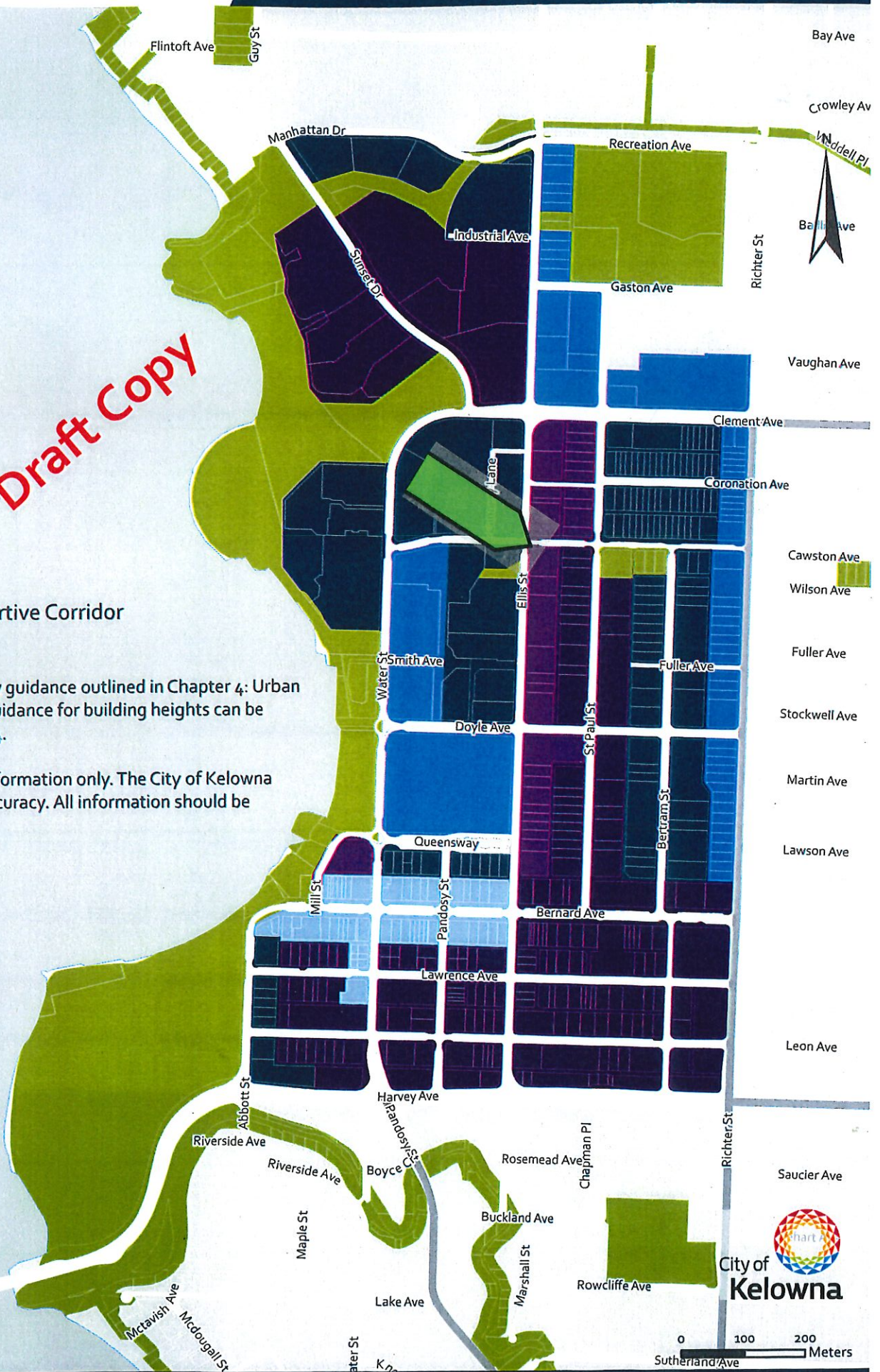
Official Community Plan 2030

-  26 storeys
-  20 storeys
-  12 storeys
-  6 storeys
-  3 storeys
-  Park
-  Transit Supportive Corridor

Draft Copy

This map illustrates policy guidance outlined in Chapter 4: Urban Centres. More detailed guidance for building heights can be found under Objective 4.4.

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Section 14.14 – Base Density and Height		
Zones	Max. Base. FAR <sup>35</sup>	Max. Height <sup>35</sup>
C1	0.75	3 storeys & 12.0 m measured from finished grade
C2	0.9, except 1.0 for Hotels	3 storeys & 12.0 m measured from finished grade 6 storeys & 23 metres for Hotels
C3	1.6	3 storeys & 12.0 m for lots less than 1,050 m <sup>2</sup> 4 storeys & 15.0 m for lots 1,050 m <sup>2</sup> or greater measured from finished grade and curb level
TC1	1.5	50 m / 15 storeys measured from finished grade and curb level
All Urban Centre Zones	For all lots less than 1,600 m <sup>2</sup> the maximum FAR is 0.5	For all lots less than 1,600 m <sup>2</sup> the maximum height is 2 storeys
UC1 (Downtown)	The areas are identified in the OCP (UC1 Downtown)	The areas are identified in the OCP (UC1 Downtown)
	For areas identified as PARK = 0.5 FAR For UC1a – Arena properties = 5.0 FAR For areas identified as 3 storeys = 1.5 FAR For areas identified as 6 storeys = 1.75 FAR For areas identified as 12 storeys = 3.0 FAR For areas identified as 20 storeys = 5.0 FAR For areas identified as 26 storeys and up = 6.5 FAR	For areas identified as PARK = 2 storeys For UC1a – Arena properties = 12 storeys & 37 metres For areas identified as 3 storeys = 3 storeys & 13 metres For areas identified as 6 storeys = 6 storeys & 23 metres For areas identified as 12 storeys = 12 storeys & 39 metres For areas identified as 20 storeys = 20 storeys & 65 metres For areas identified as 26 storeys and up = 26 storeys & 77 metres measured from finished grade & curb level
UC2 (Capri /Landmark)	The areas are identified in the OCP (UC2 Capri /Landmark)	The areas are identified in the OCP (UC2 Capri /Landmark)

Section 14 – Non-Residential Zones

Definitions	General Rules	Site Layout	Parking / Parking Table	Specific Uses
Agriculture & Rural Zones	Single Family Zones	Multi-Family Zones	Non-Residential Zones	CD Zones