



City of
Kelowna

OCP22-0008 Downtown Building Heights Mapping for Ellis Street

OCP Amendment Application

Purpose

- ▶ To amend the 2040 Official Community Plan to change the Building Heights Map, specifically as it relates to the east side of Ellis Street from Bernard Avenue to Clement Avenue.

Development Process

July 26, 2022

Development Application Submitted



Staff Review & Circulation



Public Notification Received



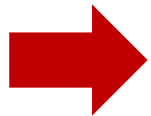
Initial Consideration



Public Hearing & Reading Consideration



Final Reading



June 12,
2023



Council
Approvals

Review Area & Subject Properties

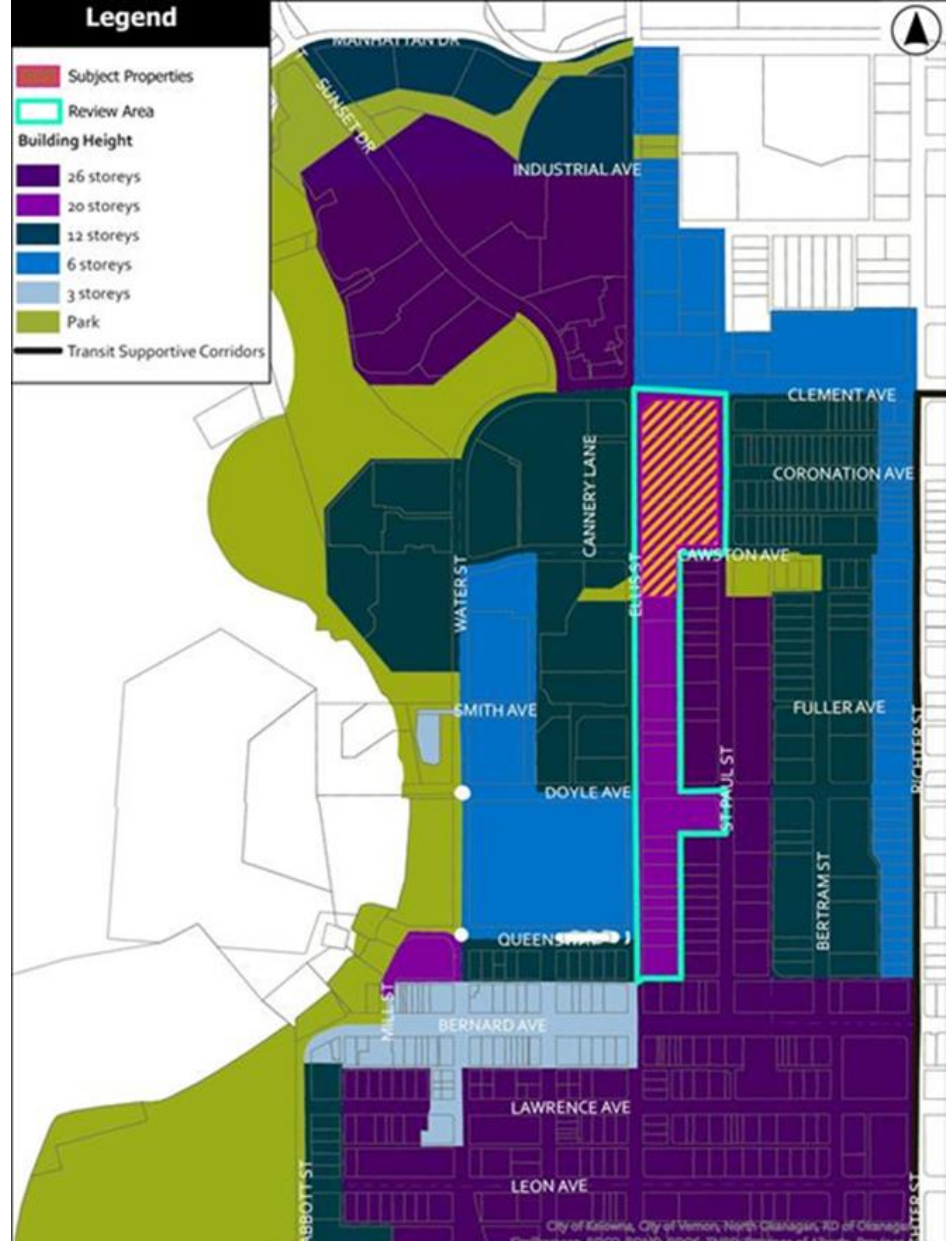


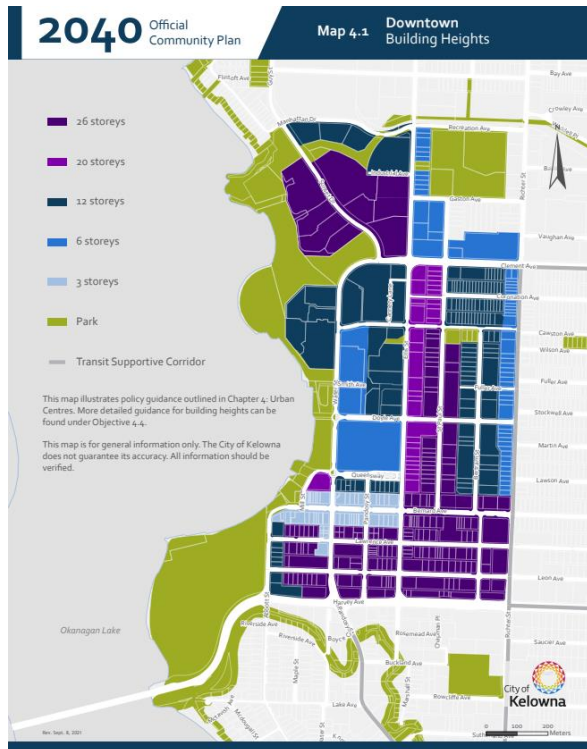
Figure 1: Downtown Building Heights Review Area

Buildings Under Application

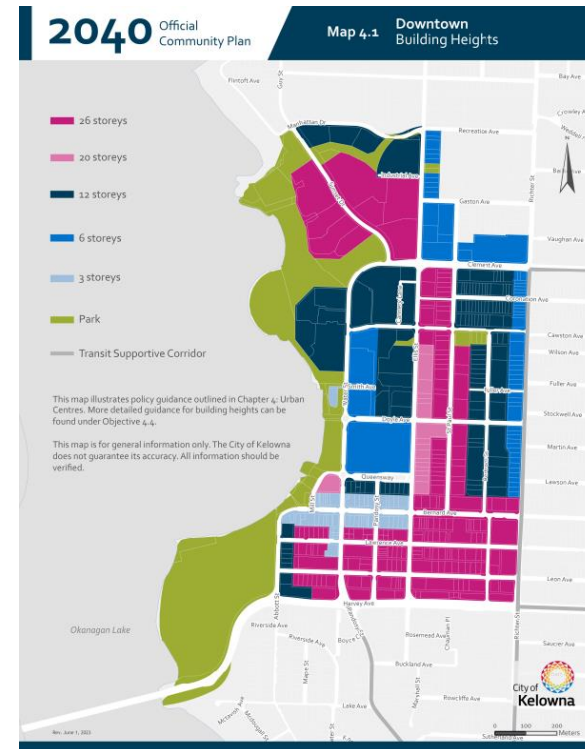


Figure 2: Buildings Under Application (2023)

Updating Map 4.1 Colours



Existing Map 4.1



Proposed Map 4.1

*Includes proposed building height changes subject properties

Staff Recommendation

- ▶ Staff recommend **support** to amend Map 4.1;
 - ▶ Policy 4.4.2 Downtown Skyline
 - ▶ Policy 4.4.3 Taller Downtown Buildings
- ▶ Staff recommend the amended Map 4.1 be forwarded to Public Hearing;
- ▶ Staff recommend that Council consider the Public Hearing to be appropriate consultation (Section 475 Local Government Act).



Conclusion of Staff Remarks