



City of
Kelowna

TA23-0011 1261 Centennial Cr

Text Amendment Application

Purpose

- ▶ To amend the Zoning Bylaw by adding a site-specific text amendment to expand the Boarding and Lodging in an accessory building with a reduction in parking and an increase in height.

Development Process



August 30, 2023

Development Application Submitted



Staff Review & Circulation



October 16, 2023

Public Notification Received



January 15, 2024

Initial Consideration



Public Hearing



Building Permit



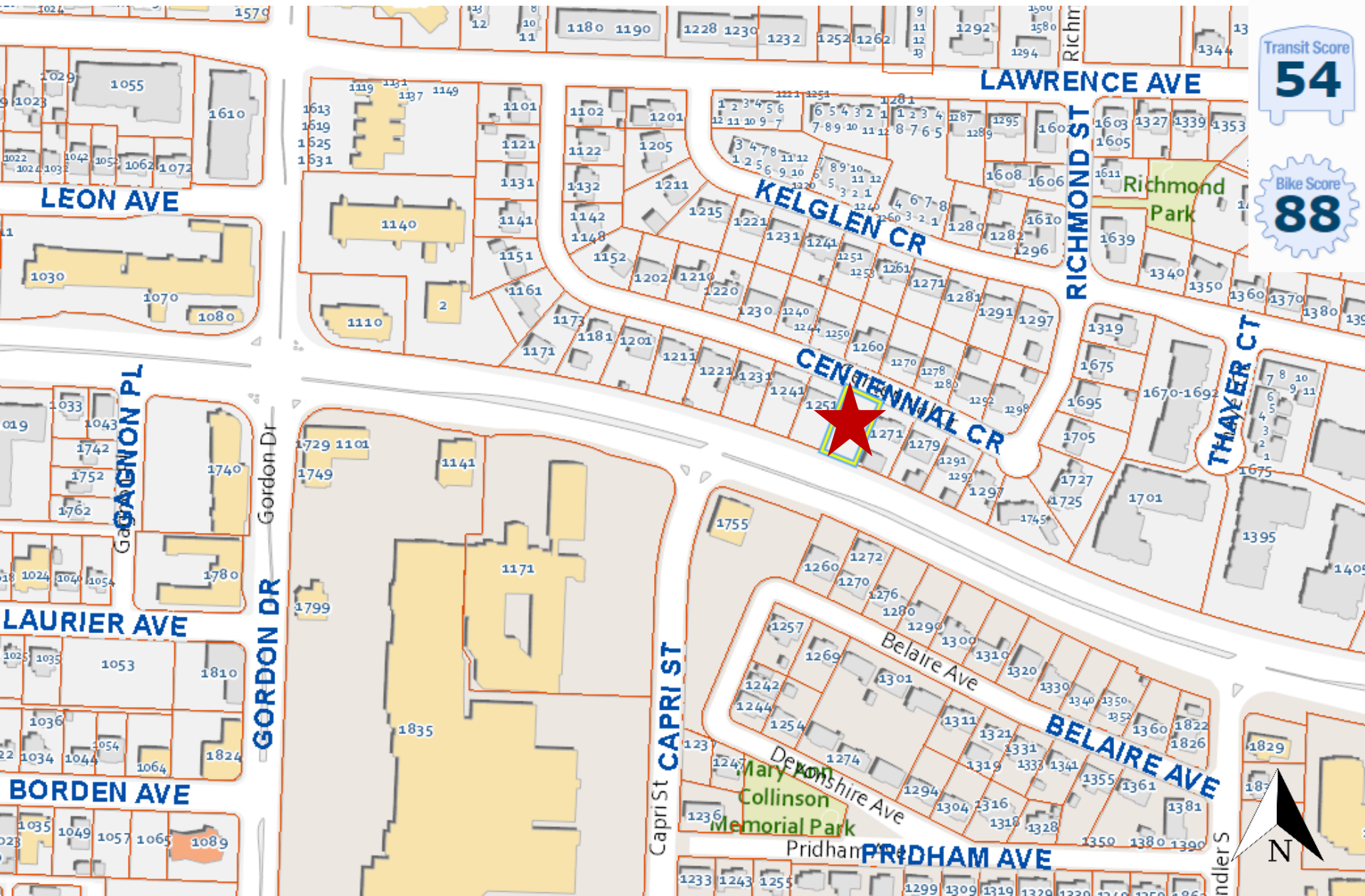
Council Approvals

Context Map

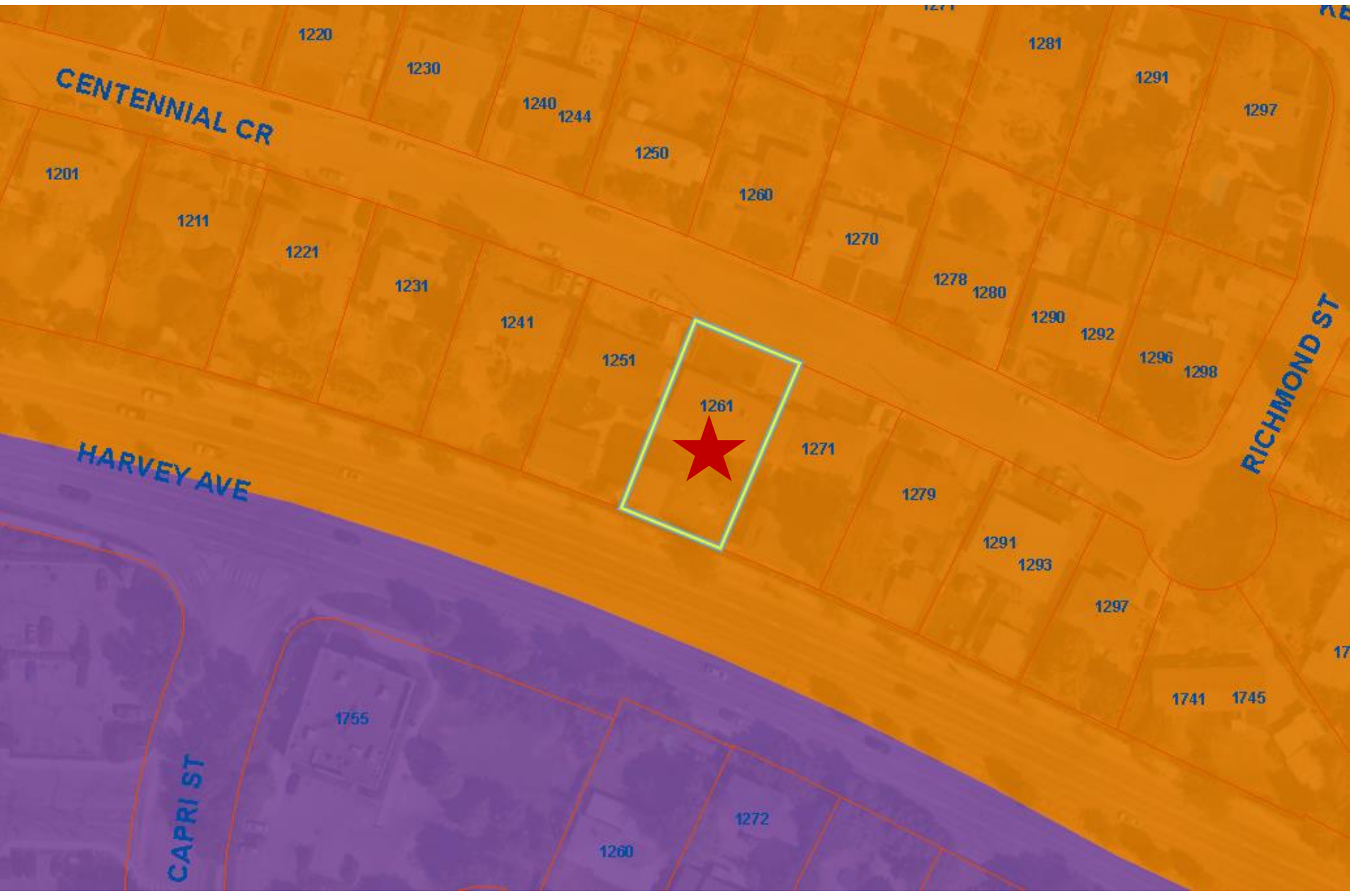
Walk Score
76

Transit Score
54

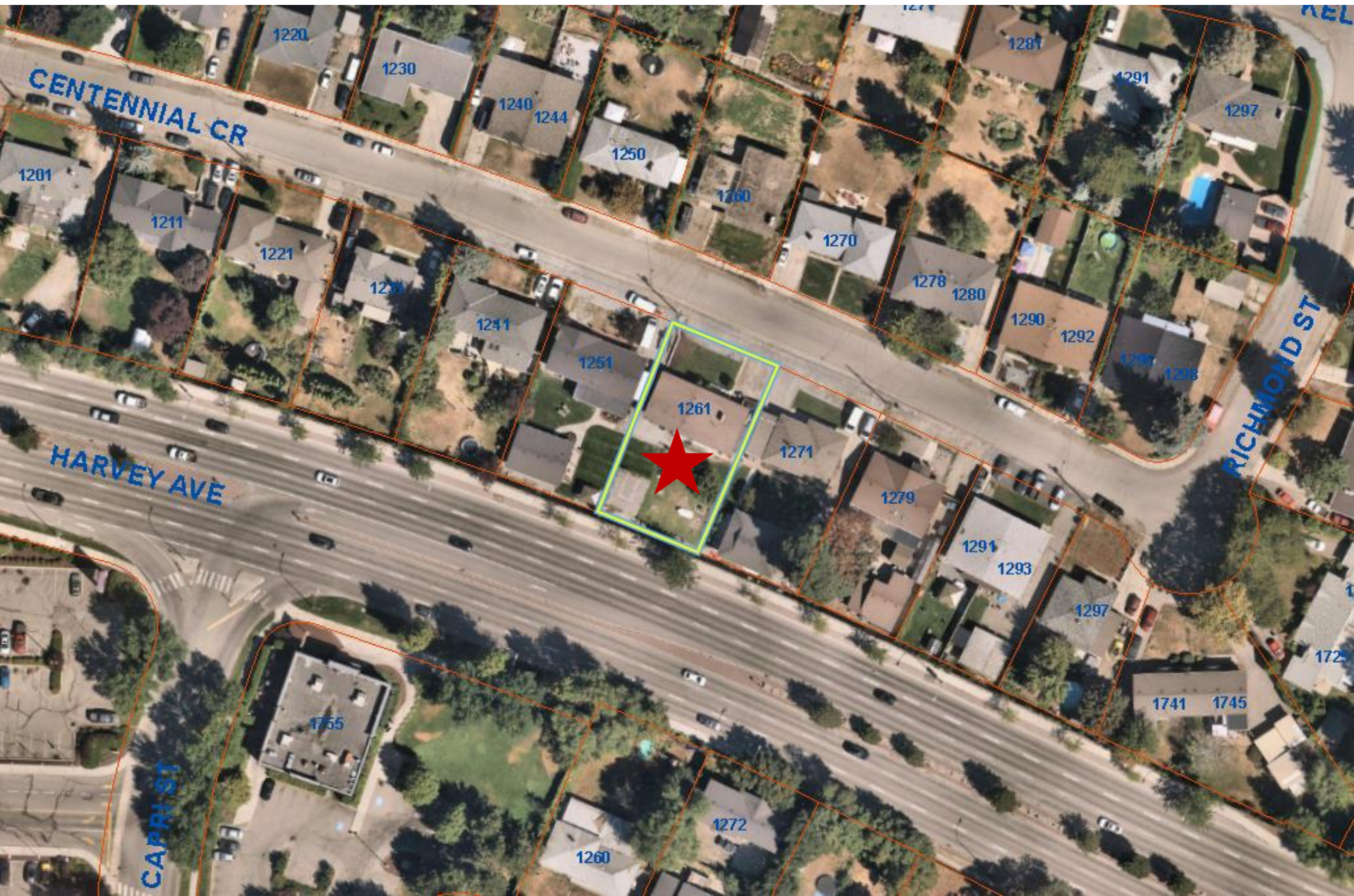
Bike Score
88



OCP Future Land Use



Subject Property Map



Project Details

- ▶ To expand the Boarding or Lodging House use within a new accessory building
- ▶ Variance to building height from 4.8 m to 6.2 m proposed to allow for second-floor storage room
- ▶ Reduction in parking from 8 stalls to 3 stalls proposed

OCP Objectives & Policies

- ▶ C-NHD – Core Area Neighbourhood
- ▶ Policy 5.11.2 Housing Tenure
 - ▶ Supports variety of income levels and stages of life
 - ▶ Works with residents with accessibility constraints
- ▶ Policy 5.12.1 Housing with Supports
 - ▶ Non-profit organization since early 2000's in the neighbourhood
 - ▶ Benefits from nearby amenities.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Text Amendment as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Diverse Housing Forms
 - ▶ Housing with Supports