City of Kelowna

TA24-0006

1570-1580 Water St

May 27, 2024

Purpose

▶ To consider a Site-Specific Text Amendment for this property to increase the maximum density from 1.5 FAR to 4.0 FAR and to increase the maximum height from 3 storeys to 4 storeys.

Background

Development Process

City of **Kelowna**

April 4th 2024	**Development Application Submitted**
	↓
	Staff Review & Circulation
	↓
May 24th 2024	**Public Notification Received**
	↓
➡️ May 27th 2024	**Initial Consideration**
	↓
	Reading Consideration or Public Hearing
	↓
	Final Reading & DP/DVP
	↓
	Building Permit

Council Approvals
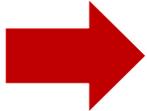
Subject Property Map

City of **Kelowna**

Walk Score **94** — **Walker's Paradise** — Daily errands do not require a car.

Transit Score **59** — **Good Transit** — Many nearby public transportation options.
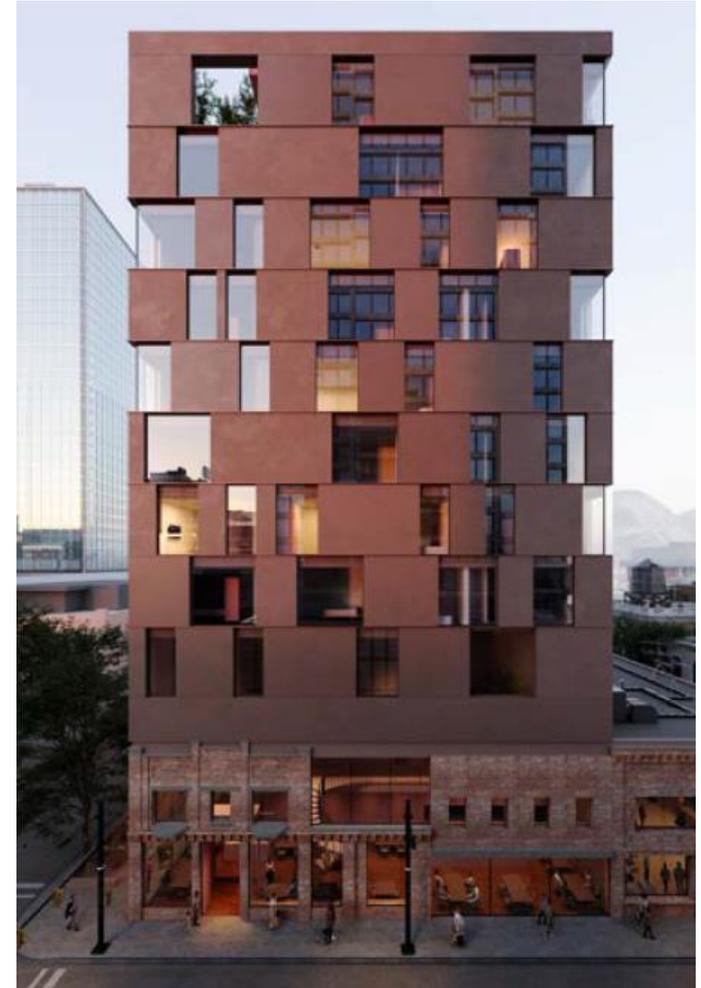
Bike Score **98** — **Biker's Paradise** — Daily errands can be accomplished on a bike.

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Downtown Context Map

Subject Property

Application History

Current Proposal
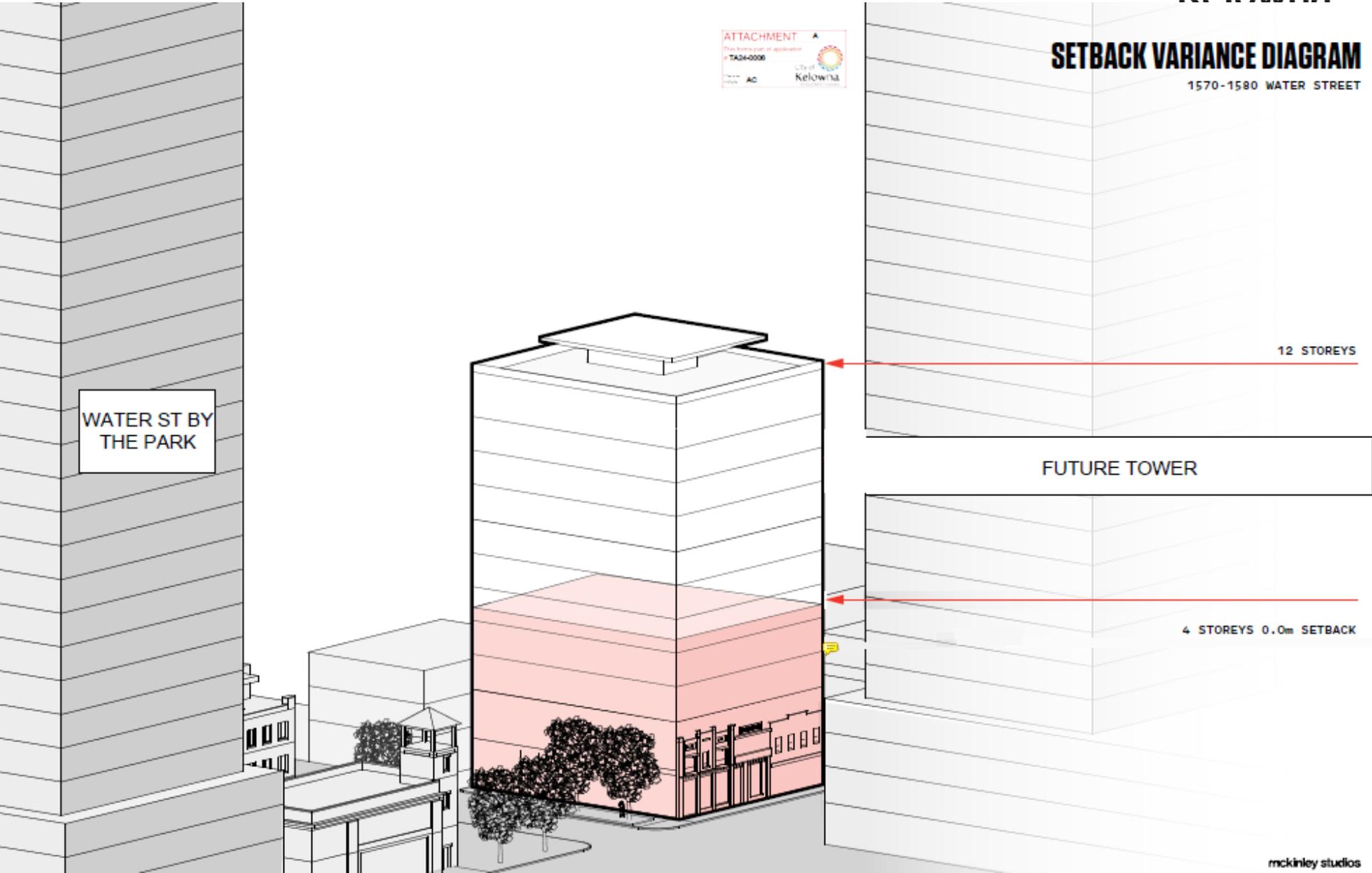
Text Amendment

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
13.	Lot 1 District Lot 139 ODYD Plan 1355,

Lot 2 District Lot 139 ODYD Plan 1355,

Lot 5 District Lot 139 ODYD Plan 1355, and

Lot 6 District Lot 139 ODYD Plan 1355, | 1570-1580 Water Street, Kelowna, BC | To permit:

- A maximum building height of 4 storeys and 20 metres.
- A maximum density of 4.0 FAR. |

OCP Objectives & Policies

▶ Reinforce Downtown as the Urban Centre with the greatest diversity and intensity of uses in the City

▶ Focus Investment in Urban Centres

Staff Recommendation

► Staff recommend support for TA24-0006 and accompanying bylaws

► Recommend the bylaws be forwarded to a Public Hearing

Conclusion of Staff Remarks