

May 7, 2024

Adam Cseke  
Planner  
City of Kelowna

Subject: 1570/1580 Water St - Change in Development Plans

Dear Adam,

I am writing to inform you of a change in our development plans (DP24-0060) for the property located at 1570/1580 Water Street, Kelowna from a 12-story hotel to a 4-story commercial building.

Per our agreement with the city, we were working on a fast-tracked schedule to expedite the project's start date and were addressing various details simultaneously with the permit application. We have come to realize that our initial vision was overly ambitious for the given site due to unforeseen circumstances that only became apparent during this application process. As a result, we had to pivot our development idea in order to keep our promise to expedite our build.

To align with the site's constraints, zoning bylaws and the surrounding area's needs more effectively, we have decided to transition our plans to the construction of a four-story commercial building instead. This decision allows us to adapt to the site's characteristics more appropriately while still contributing positively to the neighborhood's development.

The potential uses of this building include but are not limited to restaurant, wine tasting room, wine shop, urban winery, distillery, urban market. events space and a residential suite.

We understand the importance of transparency and collaboration in such matters and are committed to working closely with the City of Kelowna throughout this transition. To expedite the start date, we propose building a shell first and applying for a Tenant Improvement permits at a later date.

Please do not hesitate to reach out if you require any further information or clarification regarding this matter.

Thank you for your understanding and cooperation.

Sincerely,  
Slava Korshunov | Director

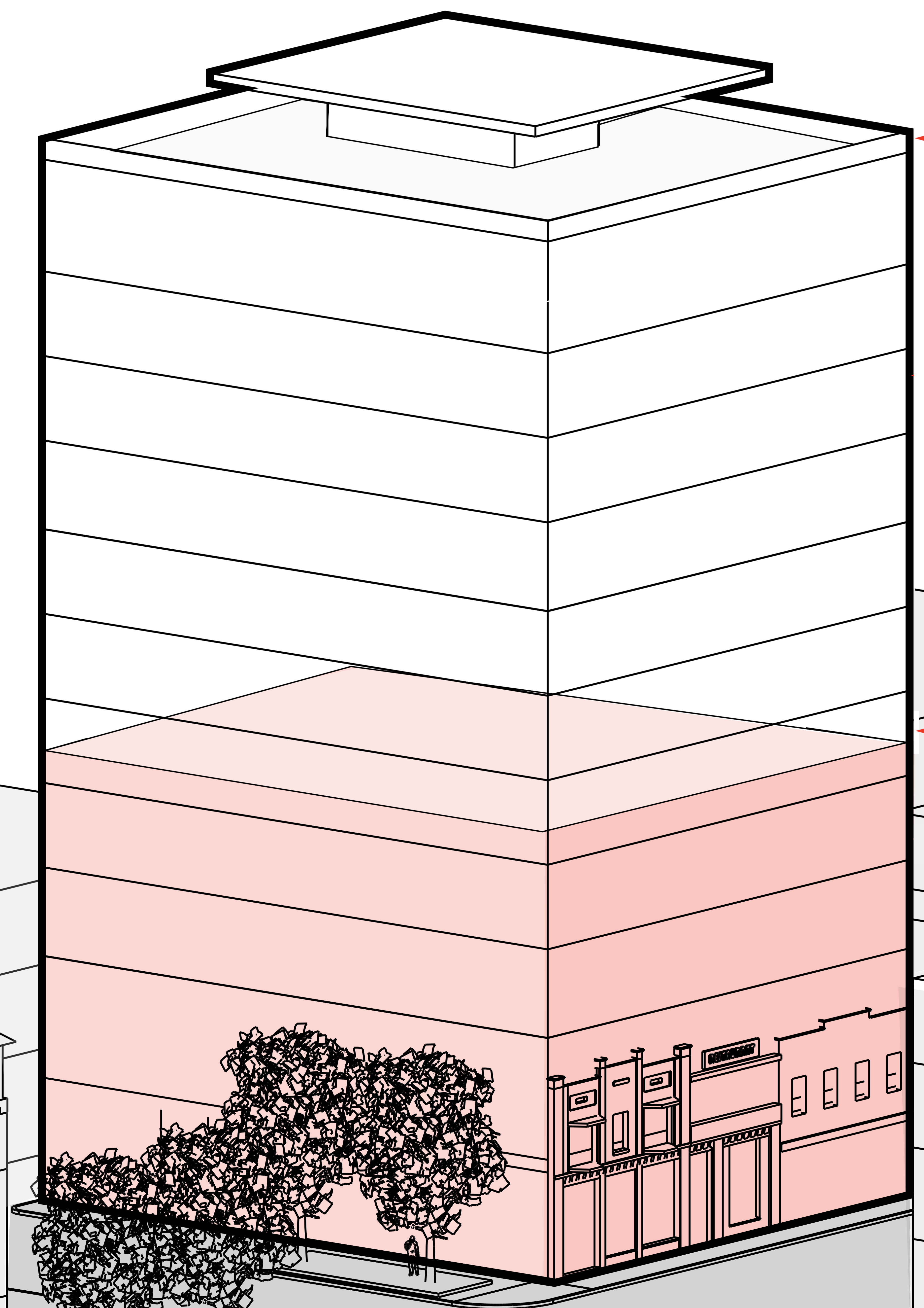
Vines&Rebar Construction Management Ltd.



# SETBACK VARIANCE DIAGRAM

1570-1580 WATER STREET

WATER ST BY  
THE PARK



12 STOREYS

FUTURE TOWER

4 STOREYS 0.0m SETBACK

### Schedule 'A' Content Changes to Zoning Bylaw No. 12375

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 14.15 – Site Specific Regulations	n/a	Add line 13 for a site specific amendment: See Chart A for details	To accommodate a 4-storey mixed use building.

**SCHEDULE** \_\_\_\_\_ **A**

This forms part of application  
# TA24-0006

Planner Initials AC



City of  
**Kelowna**  
DEVELOPMENT PLANNING

**Chart A**

Proposed Addition to Section 14.15 – Site Specific Regulations

<b>Section 14.15 - Site Specific Regulations</b>			
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,	1580 Water St	To permit: <ul style="list-style-type: none"> <li>• A maximum building height of 4 storeys and 20 metres.</li> <li>• A maximum density of 4.0 FAR.</li> </ul>
	Lot 2 District Lot 139 ODYD Plan 1355,	1570 Water St	
	Lot 5 District Lot 139 ODYD Plan 1355, and	1570 Water St	
	Lot 6 District Lot 139 ODYD Plan 1355,	1580 Water St	

**SCHEDULE** A

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