

A scenic landscape at sunset with a large circular geometric overlay. The background shows a sunset over a body of water, with mountains in the distance and a foreground of trees and a hillside. A large, semi-transparent circular graphic with a geometric, low-poly pattern is centered over the image. The text is overlaid on this graphic.

**City of Kelowna**

**TA24-0006**

**1570-1580 Water St**

**May 27, 2024**

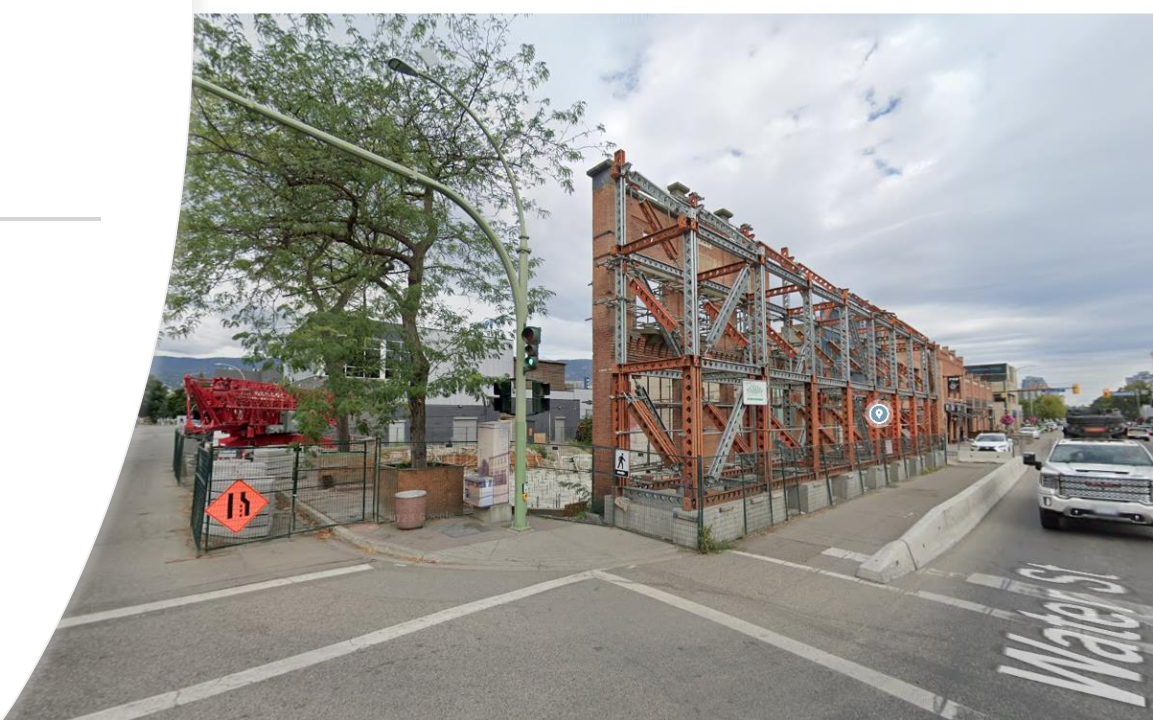
# Purpose

- ▶ 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

April 4<sup>th</sup> 2024

Development Application Submitted



Staff Review & Circulation



May 24<sup>th</sup> 2024

Public Notification Received



May 27<sup>th</sup> 2024

Initial Consideration



Reading Consideration or Public Hearing

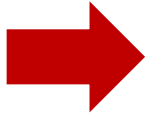


Final Reading & DP/DVP



Building Permit

Council  
Approvals



# Subject Property Map



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**

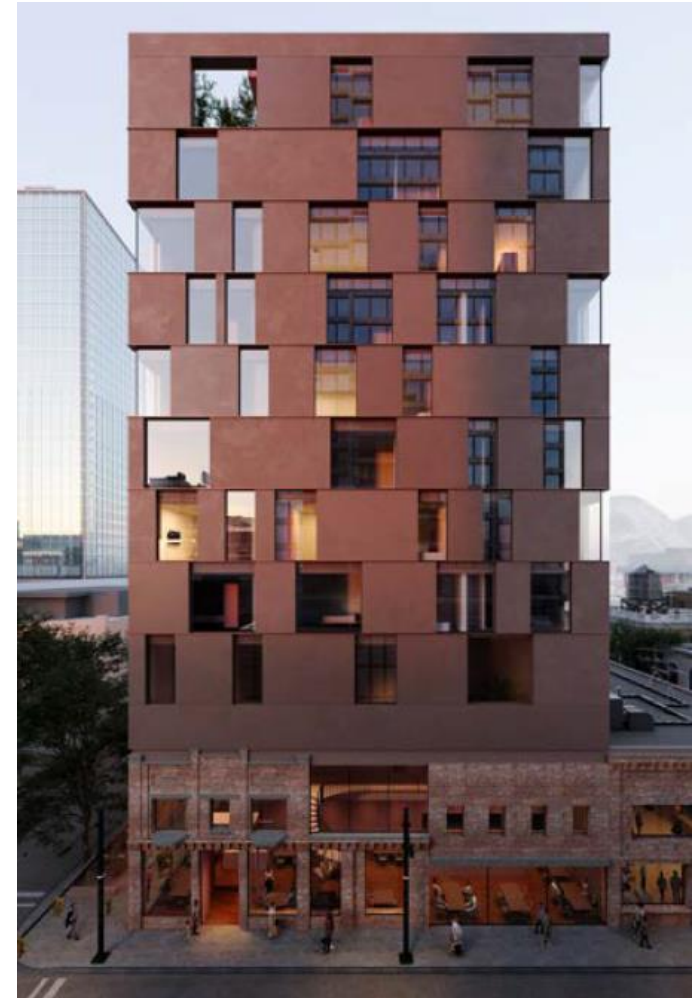
**Biker's Paradise**  
Daily errands can be accomplished on a bike.



# Downtown Context Map



# Application History



# Current Proposal



## SETBACK VARIANCE DIAGRAM

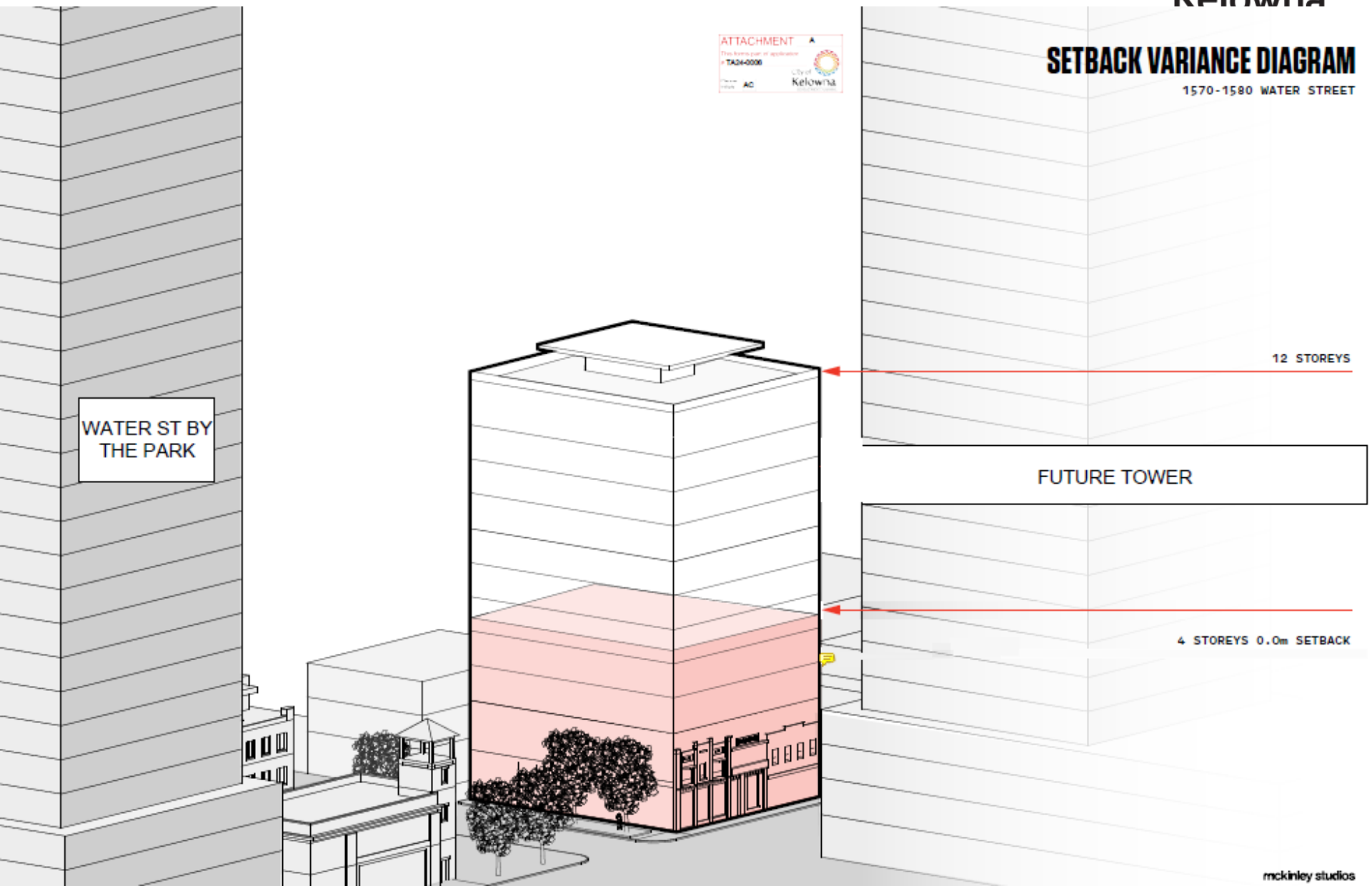
1570-1580 WATER STREET

12 STOREYS

FUTURE TOWER

4 STOREYS 0.0m SETBACK

WATER ST BY THE PARK





# 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: <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>

# 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*