



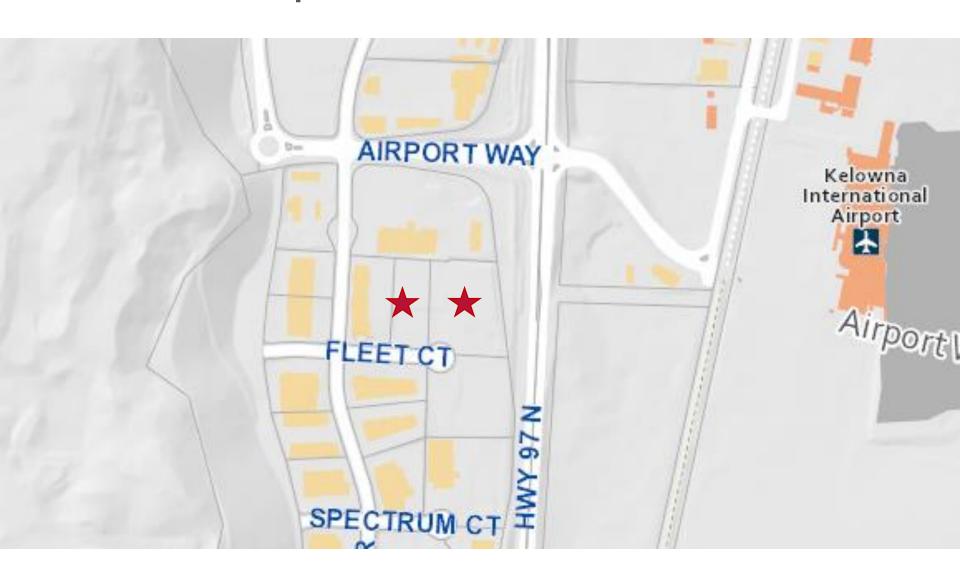
### Proposal

► To amend the Official Community Plan to change the future land use designation of the subject properties from Industrial (IND) to Regional Commercial Corridor (RCOM) and rezone from CD15 – Airport Business Park to C9 – Tourist Commercial to facilitate a hotel development

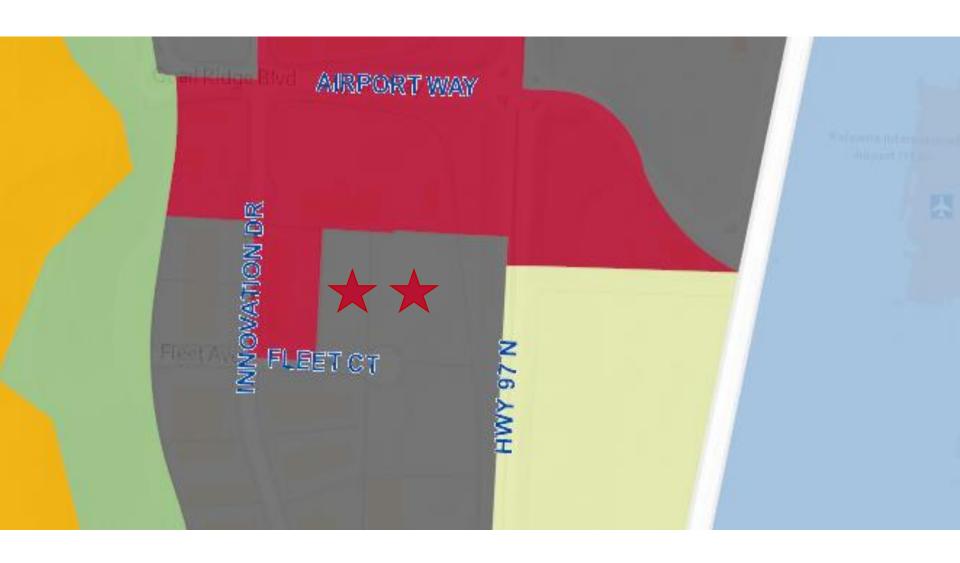
#### Development Process



#### Context Map



## OCP Future Land Use / Zoning



# Subject Property Map



### Conceptual Site Plan



# Conceptual Renderings



## Conceptual Landscape Plan



## Development Policy



#### Kelowna 2040 – Official Community Plan Policy

#### The Big Picture: 10 Pillars to Realize our Vision

Strengthen Kelowna as the region's economic hub - Nurturing a culture of entrepreneurship, supporting innovation and fostering inclusive prosperity are important parts of Imagine Kelowna. To achieve this vision, the Official Community Plan supports employment growth in the Urban Centres, industrial lands and other areas in the <u>City</u>. Growth and expansion of major post-secondary institutions, like Okanagan College and UBCO, as well as the Kelowna International Airport will continue so that Kelowna can foster more home-grown talent and be more connected to the world.

Objective 6.3. Support the strategic and planned growth of Kelowna International Airport as a
regional economic generator.

regional economic generator.	
Policy 6.3.1.	Support the continued growth of Kelowna International Airport (YLW), through
Kelowna	the implementation of the recommendations in the YLW Airport Master Plan
International	2045🗓, as amended.
Airport Master	The additional hotel capacity will support Kelowna International Airport, UBCO
Plan.	and local tourism for the region.



#### Staff Recommendation

- Staff are recommending support of the proposed Official Community Plan (OCP) amendment and rezoning
  - Meets the intent of the Official Community Plan and Gateway District
  - ▶ Incorporates well into the existing surrounding land use
  - Supports the Kelowna International Airport, UBCO, tourism and regional economic development.



#### Conclusion of Staff Remarks