

REPORT TO COUNCIL



Date: May 30, 2022

To: Council

From: City Manager

Department: Development Planning

Application: OCP20-0003/Z20-0006 **Owner:** Midwest Ventures Ltd.

Address: 3480 & 3508 Fleet Court **Applicant:** Argus Properties Ltd.

Subject: Official Community Plan Amendment and Rezoning Application

Existing OCP Designation: IND - Industrial

Proposed OCP Designation: RCOM – Regional Commercial Corridor

Existing Zone: CD15 – Airport Business Park

Proposed Zone: C9 – Tourist Commercial

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0003 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of Lot 2, Section 14, Township 23, ODYD Plan EPP64815, located at 3480 Fleet Court and Lot 15, Section 14, Township 23, ODYD Plan KAP82802 Except Plan EPP23036, located at 3508 Fleet Court, Kelowna, BC from the IND – Industrial designation to the RCOM – Regional Commercial Corridor designation be considered by Council;

AND THAT Rezoning Application No. Z20-0006 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 14, Township 23, ODYD Plan EPP64815 located at 3480 Fleet Court and Lot 15, Section 14, Township 23, ODYD, Plan KAP82802 Except Plan EPP23036 located at 3508 Fleet Court, Kelowna, BC from the CD15 – Airport Business Park zone to the C9 – Tourist Commercial zone be considered by Council;

AND THAT the Official Community Plan and Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Official Community Plan and Zoning Bylaw be considered in conjunction with Council’s consideration of a Development Permit for the subject properties.

2.0 Purpose

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

3.0 Development Planning

Staff are recommending support for the proposed Official Community Plan (OCP) and Rezoning applications to accommodate future hotel development. The proposal is generally consistent with the Gateway policies and objectives of the City's 2040 Official Community Plan

The site is adjacent to two existing hotels in the Airport Business Park that service the Kelowna International Airport, University of British Columbia Okanagan and the northern gateway to the City. Due to high demand and low inventory of available rooms during peak times, the conversion of the subject properties from industrial to commercial is considered compatible and complementary to the existing land uses. The additional hotel capacity will help in facilitating tourism and economic development for the region. Given the existing commercial uses of the surrounding properties, Fleet Court acts a natural boundary for the commercial node to the north and the lands which will remain for industrial development to the south.

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Proposal

4.1 Background

The subject properties are partially vacant with shared surface parking for the existing hotels and some temporary storage. Both sites are accessed from Fleet Court with 3508 having frontage on Highway 97N. The future land use designations for the properties are IND – Industrial and are zoned CD15 – Airport Business Park.

4.2 Project Description

The proposed amendments would accommodate a 200 room, Courtyard Marriott hotel. The proposed building is six storeys, oriented north to south. The site would be accessed from Fleet Court and have a combination of surface parking and one level of below grade parkade. Surface parking is also currently shared onsite between the adjacent Four Points by Sheraton and Hampton Inn and Suites by Hilton. This parking would remain in addition to the proposed development of the Courtyard Marriott.

The properties are 1.2 and 2.2 acres in size for a total of 3.4 acres. The redesignation of the subject properties from industrial to commercial is considered a minor loss of available industrial land within the City while providing an expansion of existing commercial amenities to service the Kelowna International Airport and UBCO.

4.3 Site Context

The subject properties are in the Gateway District of the City. The Future Land Use is IND – Industrial, are zoned CD15 – Airport Business Park, and within the Permanent Growth Boundary (PGB).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C9 – Tourist Commercial	Hotel/Commercial
East	A1 - Agriculture	Hwy 97 / YLW
South	CD15 – Airport Business Park	Fleet Court / Industrial
West	C9 – Tourist Commercial	Hotel

Subject Property Map: 3480 & 3508 Fleet Court



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Kelowna 2040 – Official Community Plan Policy

The Big Picture: 10 Pillars to Realize our Vision	
1.	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 City. 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.	
Policy 6.3.1. Kelowna International Airport Master Plan.	Support the continued growth of Kelowna International Airport (YLW), through the implementation of the recommendations in the YLW Airport Master Plan 2045 ² , as amended. <i>The additional hotel capacity will support Kelowna International Airport, UBCO and local tourism for the region.</i>

6.0 Technical Comments

6.1 Development Engineering Department

- See attached memo dated January 23, 2020

7.0 Application Chronology

Date of Application Received: January 20, 2020

Date Public Consultation Completed: April 26, 2022

Report prepared by: Wesley Miles, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package