

OCP 20-0003 & Z 20-0006 3480 & 3508 Fleet Court

OCP Amendment & Rezoning Application

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

Jan 20, 2020

Development Application Submitted

Staff Review & Circulation

April 26, 2022

Public Notification Received

May 30, 2022

Initial Consideration

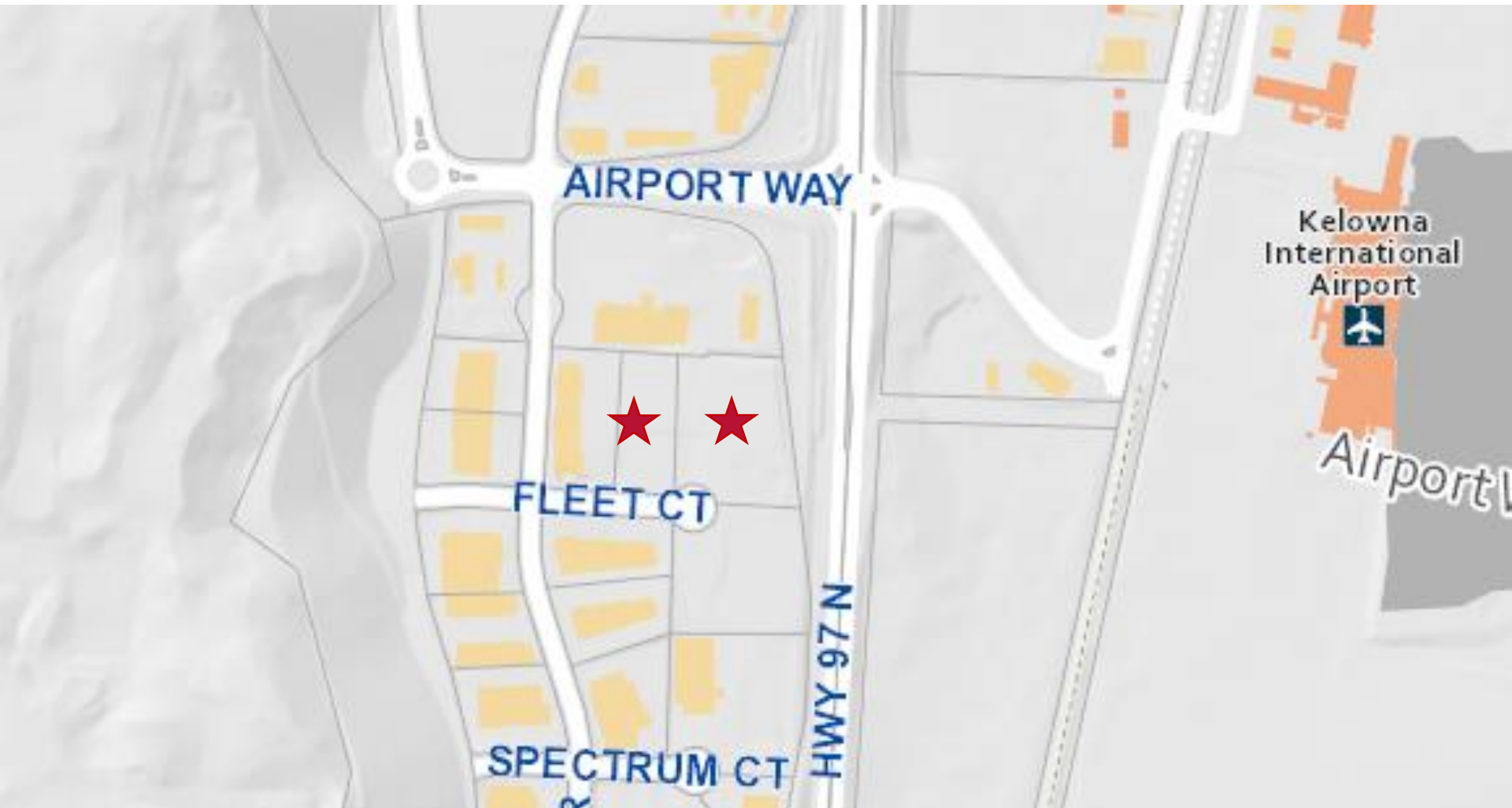
Public Hearing
Second & Third Readings

Final Reading

Development Permit/Building Permit

Council Approvals

Context Map



OCP Future Land Use / Zoning



City of Kelowna

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

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>
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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