

# REPORT TO COUNCIL



**Date:** November 21, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z22-0069

**Owner:** 647700 BC LTD., INC.NO.  
647700

**Address:** 2592 Hwy 97 N

**Applicant:** Premier Building Solutions

**Subject:** Rezoning Application

**Existing OCP Designation:** RCOM – Regional Commercial

**Existing Zone:** I1 – Business Industrial

**Proposed Zone:** CA1 – Core Area Mixed Use

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## 1.0 Recommendation

THAT Rezoning Application No. Z22-0069 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 3 District Lot 125 ODYD Plan 3522 Except Plan KAP87674, located at 2592 Hwy 97 N, Kelowna, BC from the I1 – Business Industrial zone to the CA1 – Core Area Mixed Use zone as shown on Map "A" attached to the Report from the Development Planning Department dated November 21<sup>st</sup>, 2022, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

## 2.0 Purpose

To rezone a portion of the subject property from the I1 – Business Industrial zone to the CA1 – Core Area Mixed Use zone to facilitate the development of a hotel.

## 3.0 Development Planning

Development Planning Staff recommends support for the Rezoning application. The application proposes a zoning change from the I1 – Business Industrial zone to the CA1 – Core Area Mixed Use zone. The proposed zoning is consistent with the Official Community Plan's future land use designation of RCOM – Regional

Commercial. The rezoning application would facilitate the development of a second hotel on-site representing an intensification of use on the subject property.

Planning Staff will continue to work with the applicant on the form and character Development Permit to address the site layout, site access and architectural design and it will come forward for Council consideration.

**4.0 Proposal**

**4.1 Background**

The subject property is approximately 7179 m<sup>2</sup> and the current use is a hotel. The Industrial zoned portion of the property extends along the south property line and the strip is approximately 769 m<sup>2</sup>. Until recently, this piece of land was a separate city owned lot. The applicant has purchased the land and consolidated it with the larger hotel site.

**4.2 Project Description**

This application is proposing a five-storey wood-frame hotel, comprising of 48 units on the west portion of the site and would retain the existing hotel.

**4.3 Site Context**

The subject property is located at the intersections of Commerce Avenue and Highway 97 North. It has a Walkscore of 60, indicating that it is somewhat walkable. The location is served well by transit and is very bikeable.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C2rcs – Vehicle Oriented Commercial (retail cannabis sales)	Retail
East	MF2 – Townhouse Housing	Townhouses
South	C2 – Vehicle Oriented Commercial	Automotive & Equipment
West	I1 – Business Commercial	Office

**Subject Property Map: 2592 Hwy 97 N**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

Objective 5.6 Focus Large Format Commercial along the Highway 97 Corridor.		
Policy	5.6.5	Support the intensification of existing car-oriented sites on lands designated Regional Commercial by increasing the scale of existing buildings or by adding new commercial space on underutilized land, such as surface parking lots. Discourage development that reduces the amount of commercial space available in Regional Commercial lands.
Protect Commercial Space		<i>The subject property has large a surface parking lot that would be reconfigured to provide an intensification of existing commercial uses.</i>

**6.0 Application Chronology**

Date of Application Accepted: October 7, 2022  
 Date Public Consultation Completed: November 2, 2022

**Report prepared by:** Jason Issler, Planner I  
**Reviewed by:** Lydia Korolchuk, Urban Planning Manager  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

- Attachment A: Site Plan
- Map A: Zoning Amendment Z22-0069