

# Z22-0069

# 2592 Hwy 97 N

Rezoning Application

# Proposal

- ▶ 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.

# Rezoning

- ▶ “Is this proposed land use and density appropriate for this property?”
  
- ▶ Regulate the following within a zone:
  - ▶ Uses of land, building, & structures
  - ▶ Density of use of land (FAR)
  - ▶ Based on OCP Policies including Future Land Use

# CA1 – Core Area Mixed Use

- ▶ Aligned with Future Land Use designation  
*C-NHD – Core Area Neighbourhood*
- ▶ A new zone for mixed residential and commercial developments outside of Urban Centres
- ▶ Ranges in height depending on:
  - ▶ proximity to transit supportive corridors
  - ▶ location relative to services amenities
  - ▶ surrounding neighbourhood context



# Development Process

Oct 7, 2022

Development Application Submitted



Staff Review & Circulation



Nov 2, 2022

Public Notification Received



Nov 21, 2022

Initial Consideration



First, Second & Third Readings

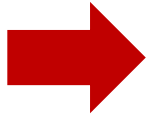


Final Reading

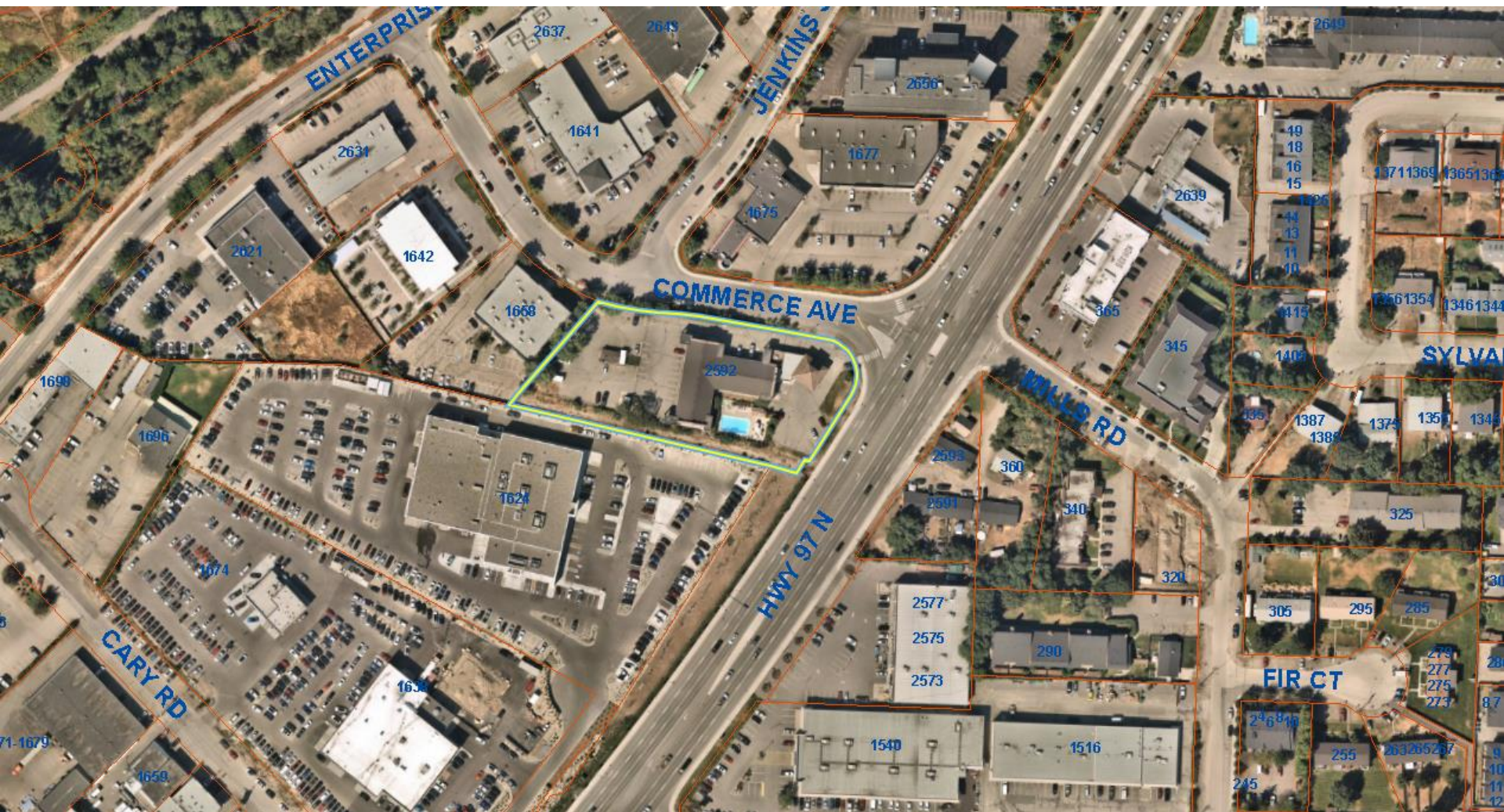


Building Permit

Council  
Approvals



# Context Map

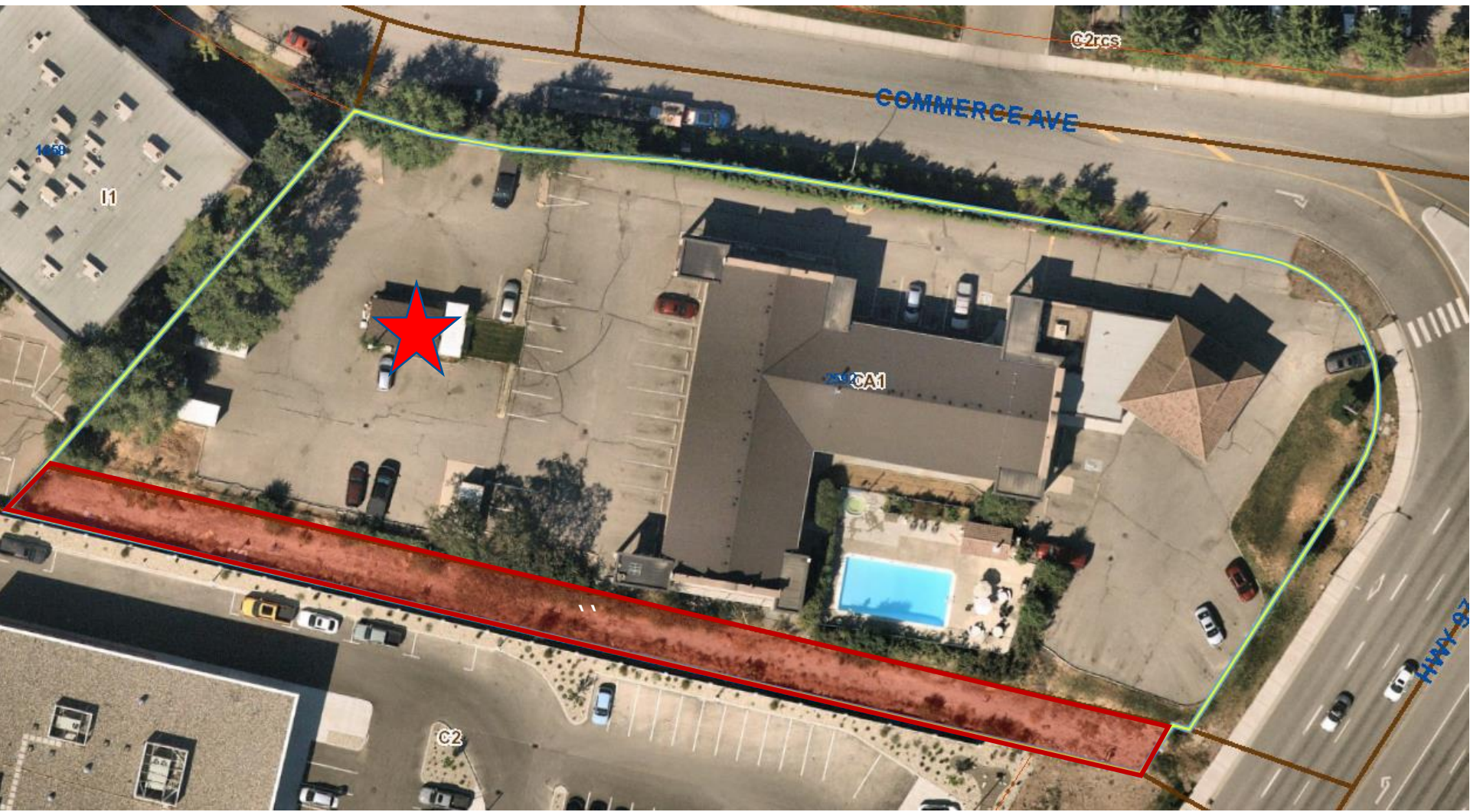




# OCP Future Land Use / Zoning



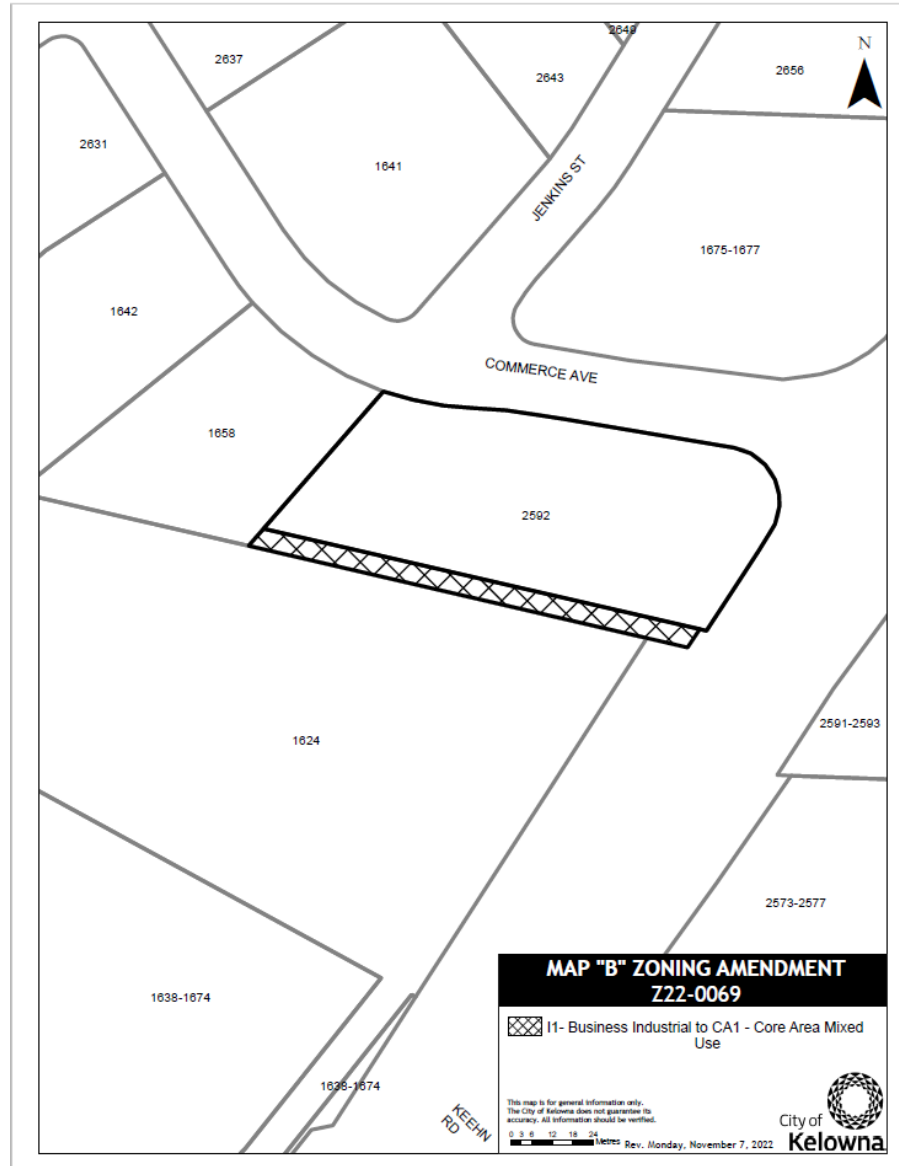
# Subject Property Map



City of Kelowna



# Subject Property Map



City of Kelowna

# Project/technical details

- ▶ New hotel - 48 rooms (62 existing, 110 rooms total)
- ▶ 5 storey
- ▶ 110 Parking Stalls
- ▶ Vehicle Access from Commerce Ave



STRATA  
PLAN  
KAS2910

# Development Policy

- ▶ Focus Large Format Commercial along Hwy 97
- ▶ Protect Commercial Space
  - ▶ 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.



# Staff Recommendation

- ▶ Staff are recommending support for the proposed rezoning application to CA1 – Core Area Mixed Use zone:
  - ▶ Meets OCP Objectives and Policies for Regional Commercial Corridor
  - ▶ Development Permit to be considered by Council at a later date



## *Conclusion of Staff Remarks*