

REPORT TO COUNCIL



Date: February 6, 2023

To: Council

From: City Manager

Department: Development Planning

Application: DP22-0177 **Owner:** 647700 B.C. LTD., INC.NO. BC0647700

Address: 2592 Hwy 97 N **Applicant:** Premier Building Solutions

Subject: Development Permit Application

Existing OCP Designation: RCOM – Regional Commercial

Existing Zone: CA1 – Core Area Mixed Use

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0177 for Lot A District Lot 125 ODYD Plan EPP118863, located at 2592 Hwy 97 N, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Purpose

To issue a Development Permit for the form and character of a hotel.

2.0 Development Planning

Staff support the proposed Development Permit for the form and character of a 5-storey hotel. The proposal complies with several Official Community Plan (OCP) Policies for the Regional Commercial Corridor by

providing large scale commercial development with easy access for regional vehicle traffic. The proposal generally conforms to the OCP Form and Character Development Permit Area Design Guidelines for Retail, Commercial and Industrial Development. Key guidelines that are met include:

- Allow for brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, color, and signage back-lit signs from dominating the site.
- Design buildings such that their form and architectural character reflect the building’s internal function and use.
- Distribute trees and landscaping throughout the site in order to soften property edges facing the street and to screen parking, loading, service, and utility areas.

3.0 Proposal

3.1 Background

Council considered a rezoning application to rezone a portion of the subject property to the CA₁ – Core Area Mixed Use zone in November 2022 and gave the bylaw First, Second and Third readings. Adoption of the bylaw occurred on January 9, 2023, following Ministry of Transportation approval.

3.2 Project Description

The site currently has a 62-room hotel and the applicant is proposing a 5-storey hotel with 48 rooms, bringing the total of on-site rooms to 110 rooms. The proposed new building is located at the rear of the property that is currently utilized for surface parking, an accessory structure and storage containers.

The first level of the hotel contains the front desk area, pool for guests, end or trip facilities with showers for employees, and a staff laundry area. Levels two, three and four contain 15 hotel rooms per floor. The fifth-floor area has 3 hotel rooms and an amenity space that includes a breakfast area and exercise room.

The Exterior building materials include white and brown Hardi-paneling, cultured stone cladding and blue trim is used as an accent colour. Landscaping on site includes 29 new trees while retaining other mature trees on site. Landscape areas are complimented with a variety of shrubs and perennials around the perimeter of the site.

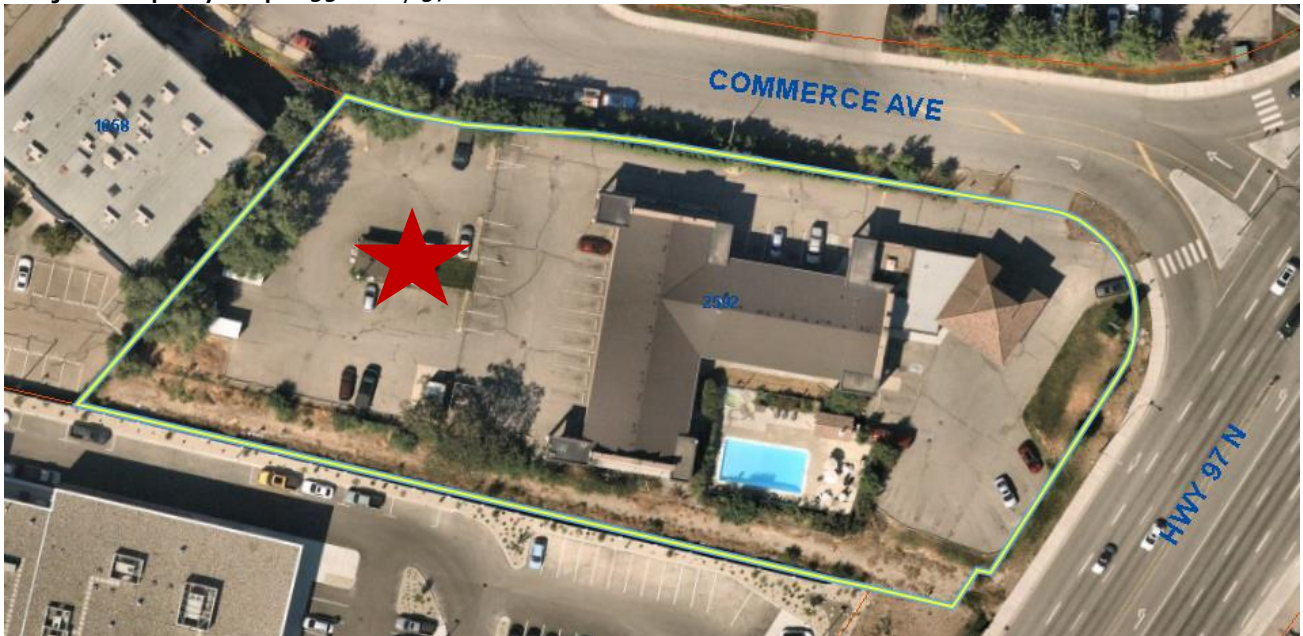
3.3 Site Context

The subject property is located at the intersections of Commerce Avenue and Highway 97 North. There are transit stops in close proximity on Enterprise Way and an access to the Rail Trail is nearby.

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



3.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CA1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	1200 m ²	7179 m ²
Min. Lot Width	40.0 m	59.84 m
Min. Lot Depth	30.0 m	119.25m
Development Regulations		
Max. Floor Area Ratio	1.8	1.6
Max. Site Coverage (buildings)	75 %	19.6 %
Max. Site Coverage (buildings, parking, driveways)	85 %	79 %
Max. Height	12 storeys / 39 m	5 storeys / 17.7 m
Min. Front Yard	3.0 m	73.5 m
Min. Side Yard (south)	3.0 m	3.2 m
Min. Side Yard (north)	3.0 m	14.0 m
Min. Rear Yard	4.5 m	15.5 m
Other Regulations		
Min. Parking Requirements	110	111
Min. Bicycle Parking	14	14
Min. Loading Space	1	1

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 5.6 Focus Large Format Commercial along the Highway 97 Corridor.		
Policy Protect Commercial Space	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.
		<i>The subject property has an existing large surface parking area that will be redeveloped with a new hotel to provide an intensification of existing commercial uses.</i>

5.0 Application Chronology

Date of Application Received: August 29, 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: Draft Development Permit - DP22-0177

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines