



City of
Kelowna

DP22-0177
2592 Hwy 97 N

Purpose

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

Development Process



Aug 29, 2022

Development Application Submitted



Staff Review & Circulation



Jan 9, 2023

Zoning Adoption



Feb 6, 2023

Development Permit Consideration

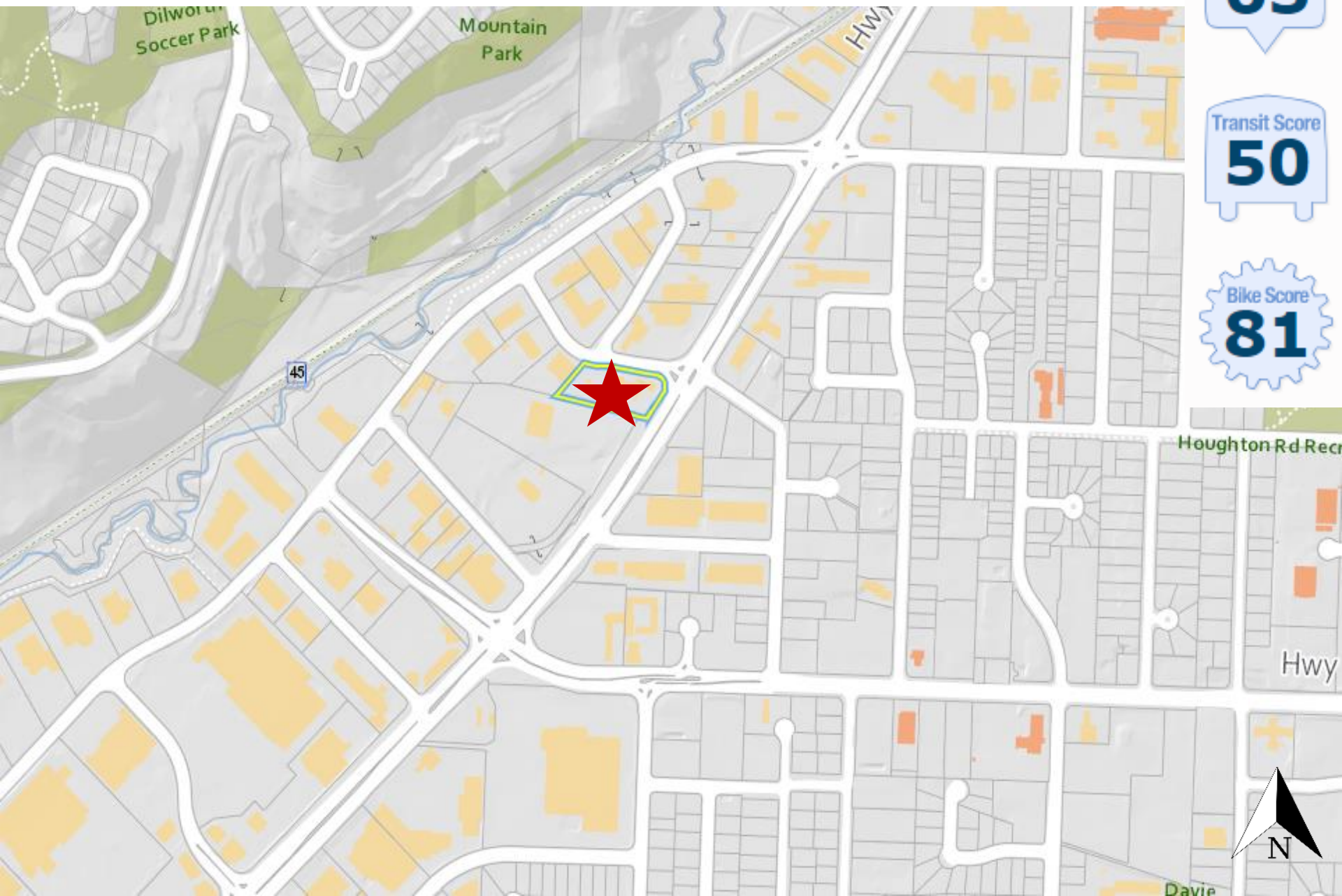


Building Permit



Council Approvals

Context Map



Walk Score
65

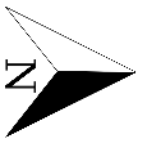
Transit Score
50

Bike Score
81

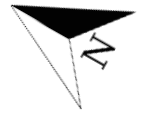
Subject Property Map



Site Photos



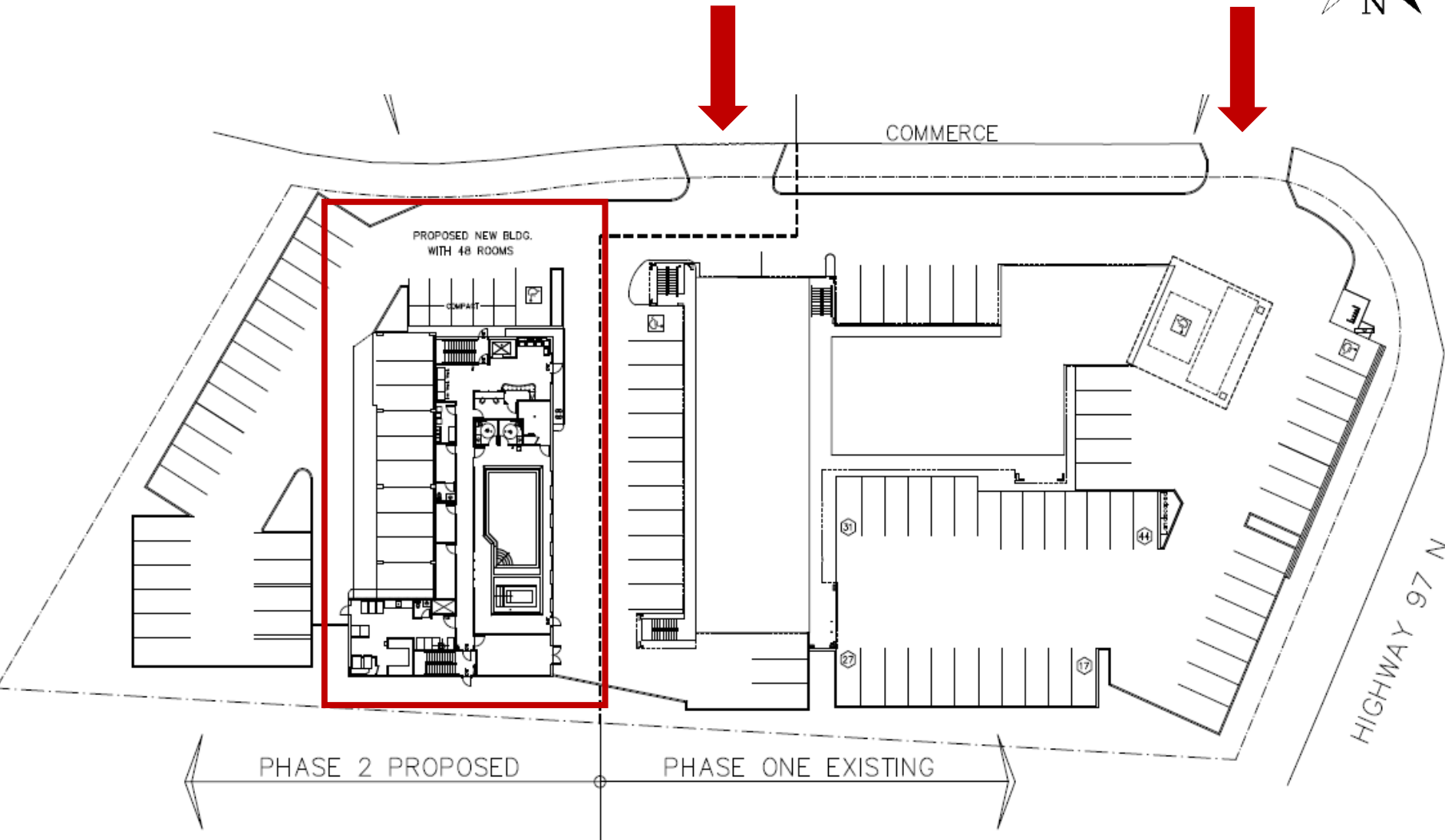
Site Photos



Technical Details

- ▶ CA1 – Core Area Mixed Use
 - ▶ 48 new units & amenity area
 - ▶ 110 total on-site
 - ▶ 5 storeys in height
 - ▶ 111 Parking Stalls
 - ▶ 14 Bicycle Parking Stalls
 - ▶ 29 Trees added

Site Plan



Elevation – North



Elevation – West



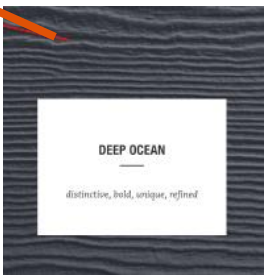
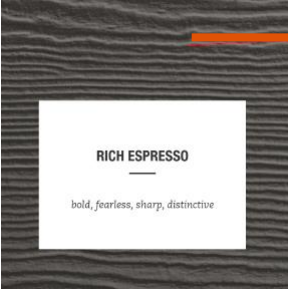
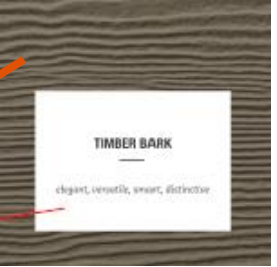
Elevation – South



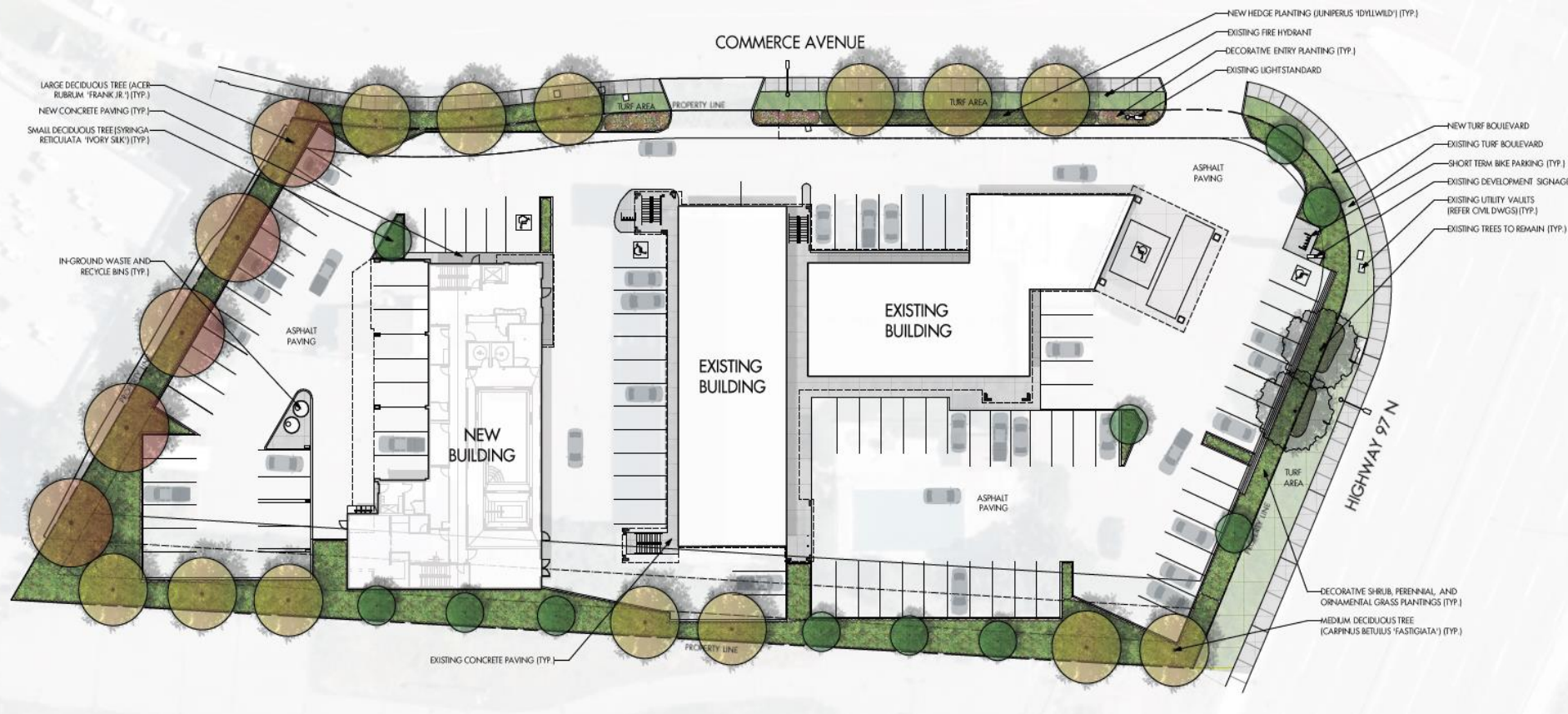
Elevation – East



Materials Board



Landscape Plan



Rendering – SW



OCP Design Guidelines

- ▶ Incorporate natural building materials
- ▶ New development should allow logical movement throughout the site
- ▶ Screen parking areas with tree plantings
- ▶ Locate loading, utilities, mechanical and garbage away from public view

OCP Policies

- ▶ Policy 5.6.5: Protect Commercial Space
 - ▶ Support the intensification on underutilized land, such as surface parking lots.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit as it:
 - ▶ Aligns with OCP Chapter 5 Policies
 - ▶ Meets majority of OCP Design Guidelines