



City of
Kelowna

TA21-0014 380 Lochview Road

Text Amendment Application

Purpose

- ▶ To amend the Zoning Bylaw with a site-specific Text Amendment to the Large Lot Rural Residential zone by increasing the maximum number of sleeping units for a bed and breakfast and allowing additional permitted uses on the property.

Development Process

Jul 28th, 2021

Development Application Submitted



Staff Review & Circulation



Sept 7th, 2021
Jan 28th, 2023

Public Notification Received



Feb 27th, 2023

Initial Consideration



Public Hearing

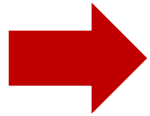


Final Reading

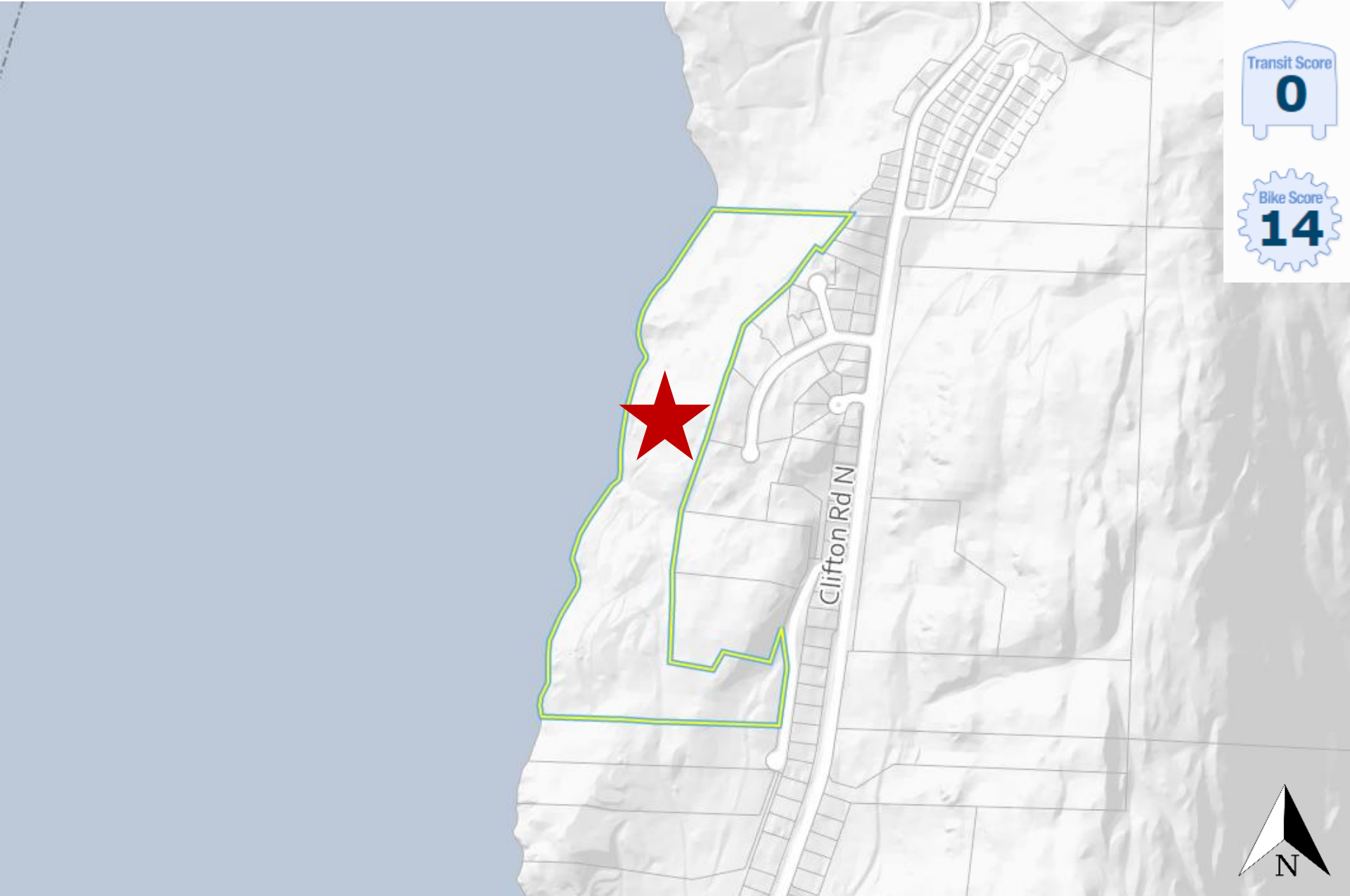


Building Permit

Council
Approvals



Context Map



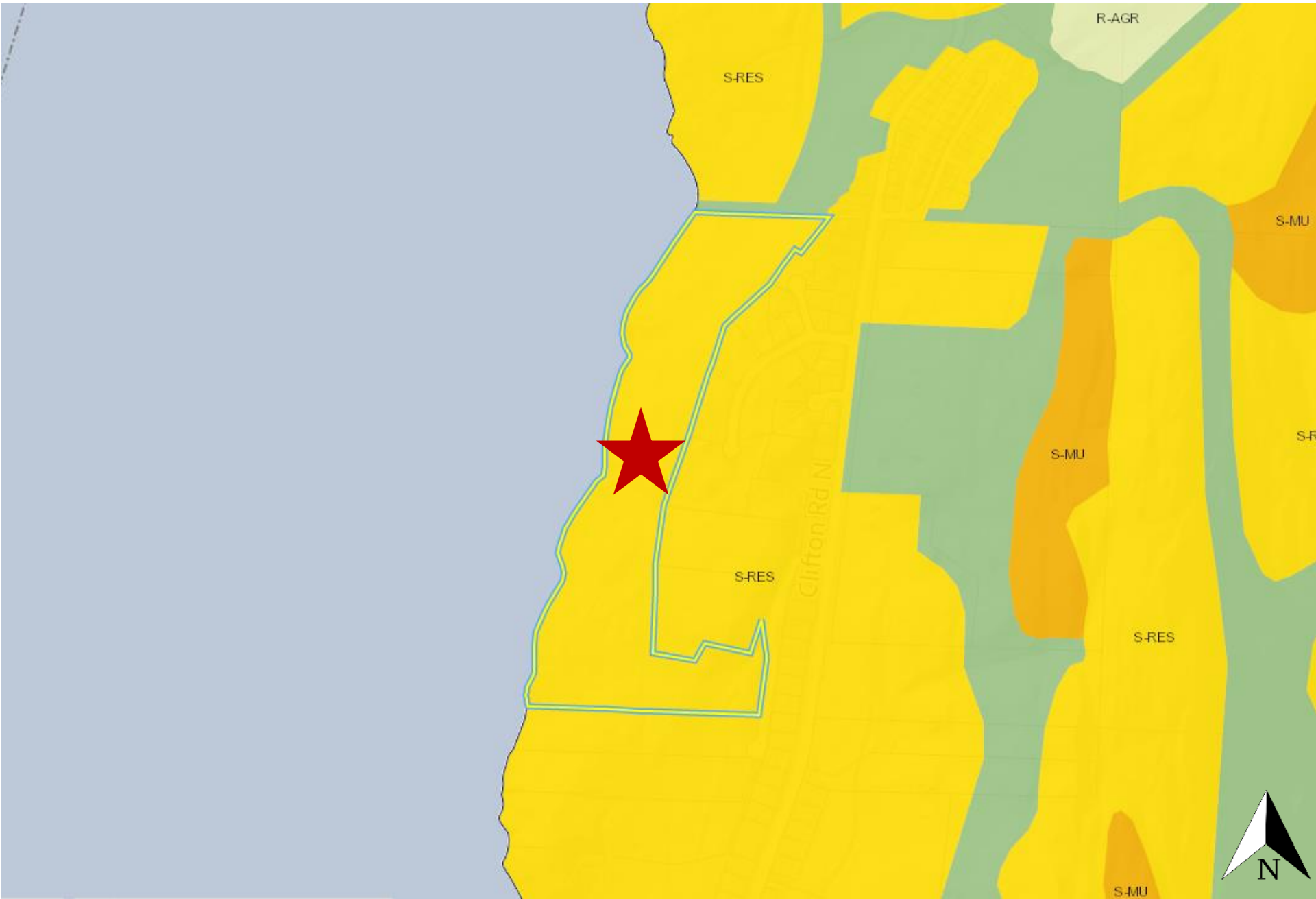
Walk Score
0

Transit Score
0

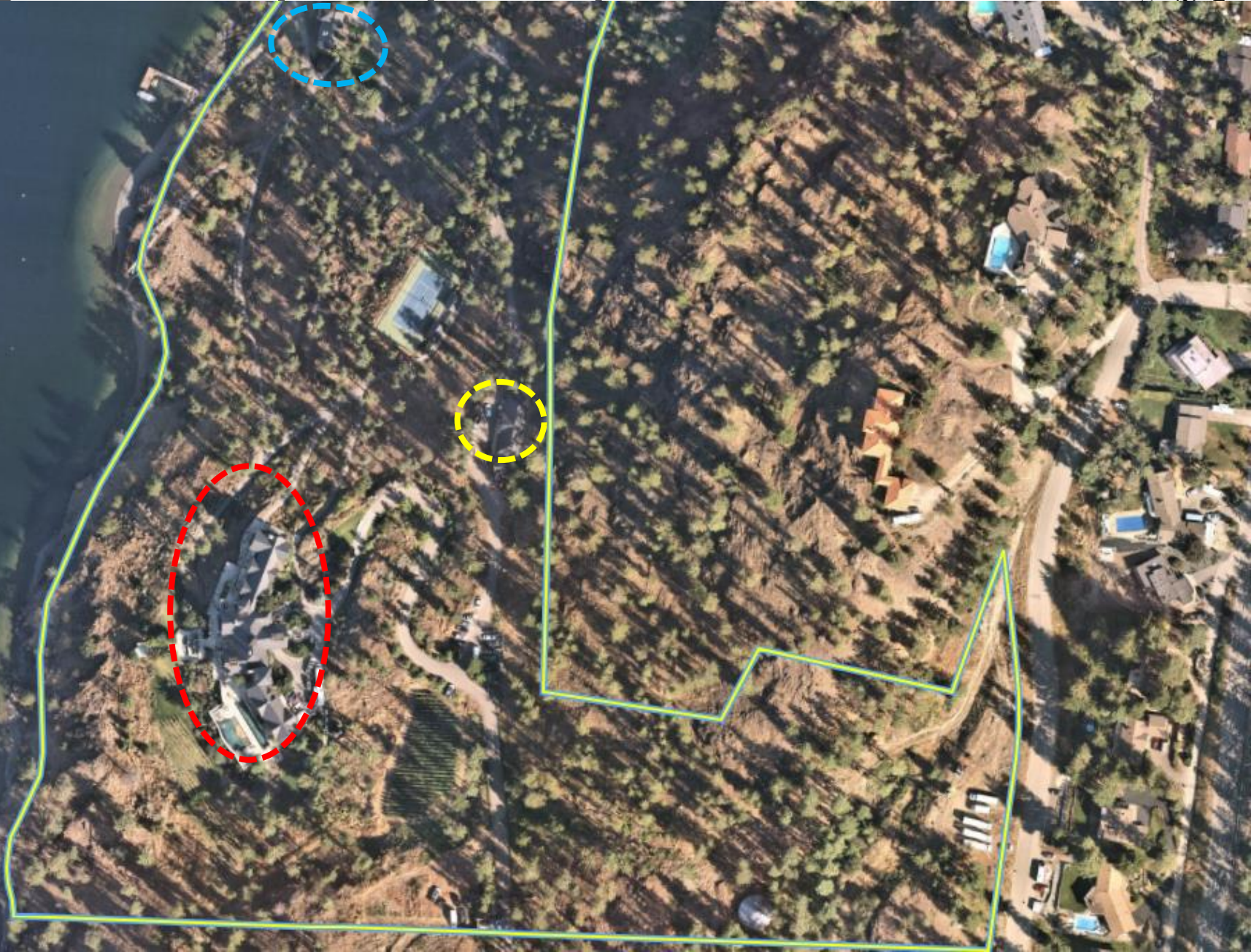
Bike Score
14



OCP Future Land Use



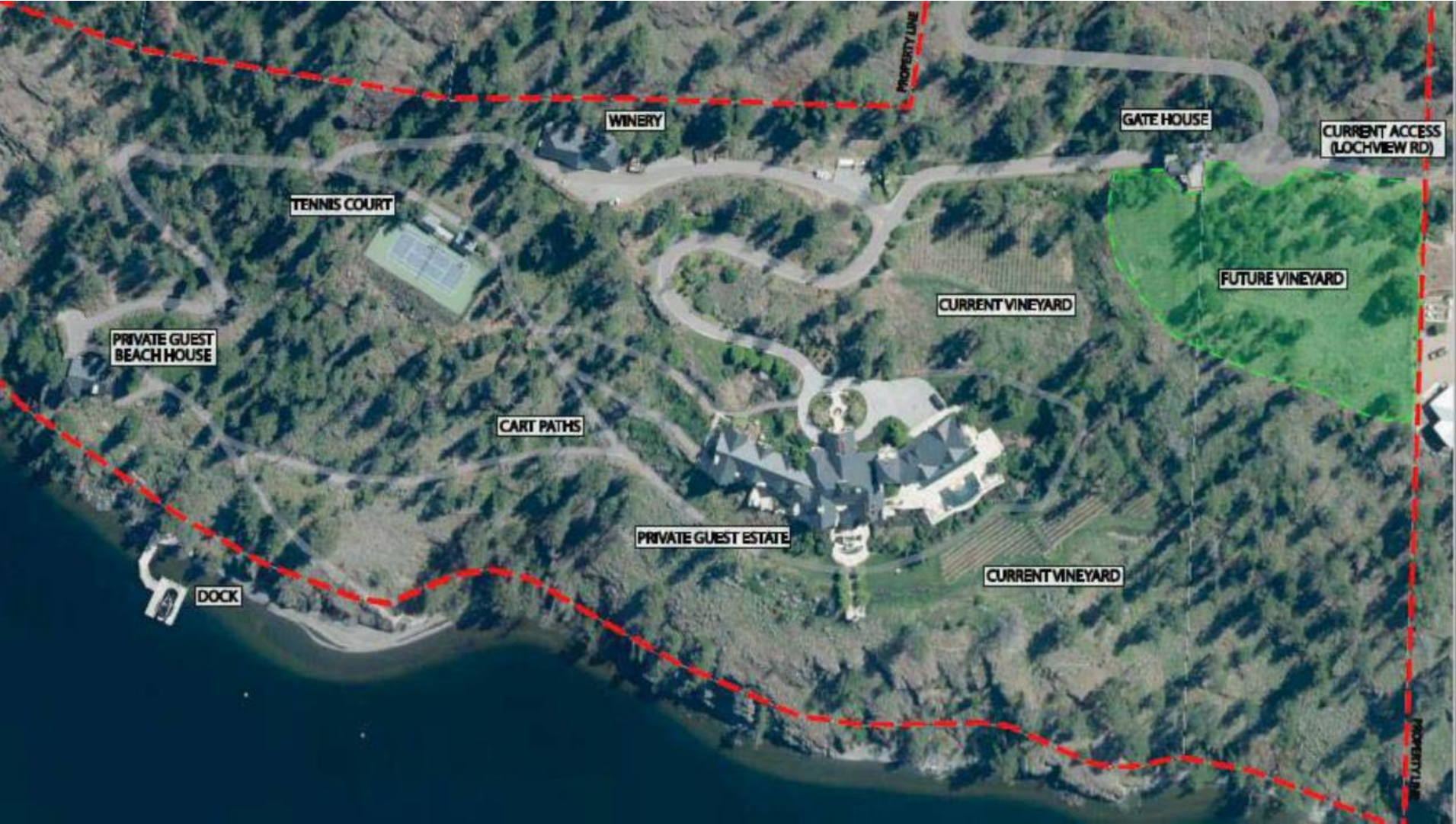
Subject Property Map



Project Details

- ▶ The site-specific Text Amendment is to allow for changes to the existing bed and breakfast operation:
 - ▶ Increase sleeping capacity to eight units, with up to two guests per sleeping unit (16 guests in total);
 - ▶ Six sleeping units in principal dwelling and two in accessory building.
 - ▶ Allow banquet and beverage services, meeting rooms, tennis courts, swimming pool, spa, billiards room and theatre for the convenience of guests.
 - ▶ Agriculture and boutique winery.
 - ▶ Only one reservation at any given time.

Draft Site Plan



Site Photographs



Future Park – Road Reserve



OCP Objectives & Policies

- ▶ Policy 10.1.3. Park Acquisition Priorities:
 - ▶ The proposal includes a future waterfront park that will be secured as a road reserve until the park is dedicated on the adjacent property.
- ▶ Policy 10.2.1. Connected Parks.
 - ▶ The waterfront acquisition will connect and be accessed with the proposed park to the North creating a larger waterfront park.

Staff Recommendation

- ▶ Staff recommend support for the proposed Text Amendment Application as it is consistent with:
 - ▶ Offers boutique luxury rental option with the City of Kelowna;
 - ▶ Supplemental uses are only offered to guests of the resort;
 - ▶ Large property with grade difference from neighbouring properties;
 - ▶ Owners have agreed to register road reserve to become future waterfront park.