REPORT TO COUNCIL

Date:	October 17, 2016		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (RR)		
Application:	Z16-0036, OCP16-0006	**Owner:**	Midwest Ventures Ltd
Address:	1665 Innovation Drive, 1697 Innovation Dr	**Applicant:**	Darren Schlamp
Subject:	Rezoning and OCP Amendment		
Existing OCP Designation:	IND - Industrial		
Proposed OCP Designation:	COMM - Commercial		
Existing Zone:	CD15 – Comprehensive Development		
Proposed Zone:	C9 – Tourism Commercial		

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP16-0006 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of Lot 13 Section 14 Township 23 ODYD Plan KAP82802 and Lot 14 Section 13 Township 23 ODYD Plan KAP82802 except Plan EPP23036, located at 1665 and 1697 Innovation Dr, Kelowna, BC from the IND - Industrial designation to the COMM - Commercial designation, as shown on Map "A" attached to the Report from the Community Planning Department dated October 17, 2016 be considered by Council;

AND THAT Rezoning Application No. Z16-0036 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13 Section 14 Township 23 ODYD Plan KAP82802 and Lot 14 Section 13 Township 23 ODYD Plan KAP82802 except Plan EPP23036, located at 1665 and 1697 Innovation Dr, Kelowna, BC from the CD15 – Comprehensive Development Zone to the C9 – Tourism Commercial Zone as shown on Map "B" attached to the Report from the Community Planning Department dated October 17, 2016 be considered by Council;

AND THAT Council considers the public hearing process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Community Planning Department dated September 12, 2016;

AND THAT the OCP Amending Bylaw and Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated September 16, 2016;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

2.0 Purpose

To consider an application to amendment the Official Community Plan and rezone portions of two properties to facilitate the construction of a 6 storey hotel.

3.0 Community Planning

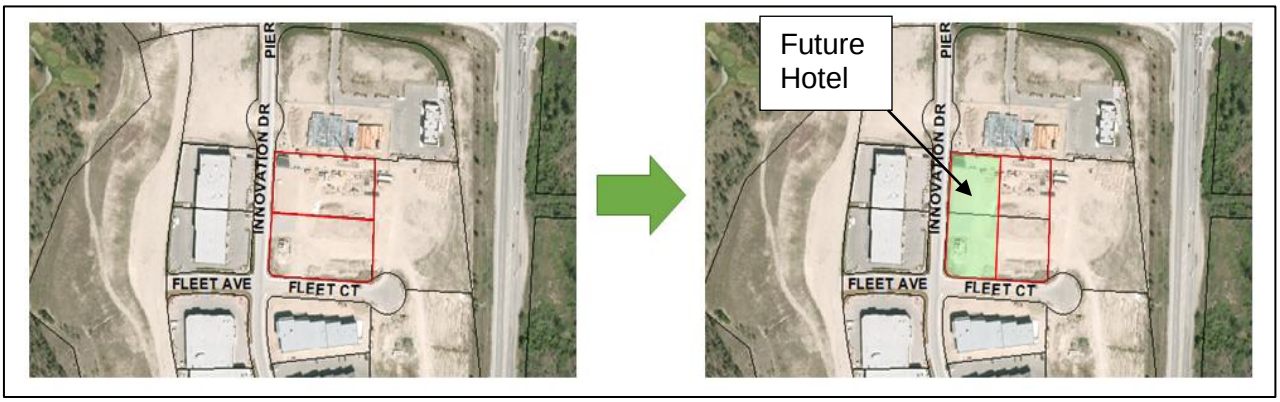
Community Planning supports the rezoning and Official Community Plan amendment applications. The proposed land use, a 6 storey hotel, is appropriate for the area, and does not conflict with neighbouring land uses. An additional hotel in the Airport Industrial Park will help support businesses in the area and provide additional accommodation near the burgeoning Kelowna International Airport.

The proposed C9 Tourism Commercial zoning and the associated land use is not expected to generate any land use conflicts with surrounding uses. There are no residential uses in the vicinity where residents would be disturbed by the hotel use, and there are surrounding services under construction that complement the proposed hotel.

4.0 Proposal

4.1 Project Description

The applicant has applied to amend the Official Community Plan and Rezone two properties to allow for the construction of a 6 storey hotel. The applicant intends to rezone portions of two properties and reconfigure property lines.



The subject properties are currently zoned CD15, a comprehensive development zone intended for light industrial use near the airport. Because of the success of the Four Points Sheraton hotel to the north of the site, the applicants believe that there is a strong demand for a second hotel near the airport. As the CD15 zone does not permit hotels, the applicant will be required to have the properties rezoned to C9 – Tourist Commercial prior to any development.



Figure 1 Conceptual Elevation

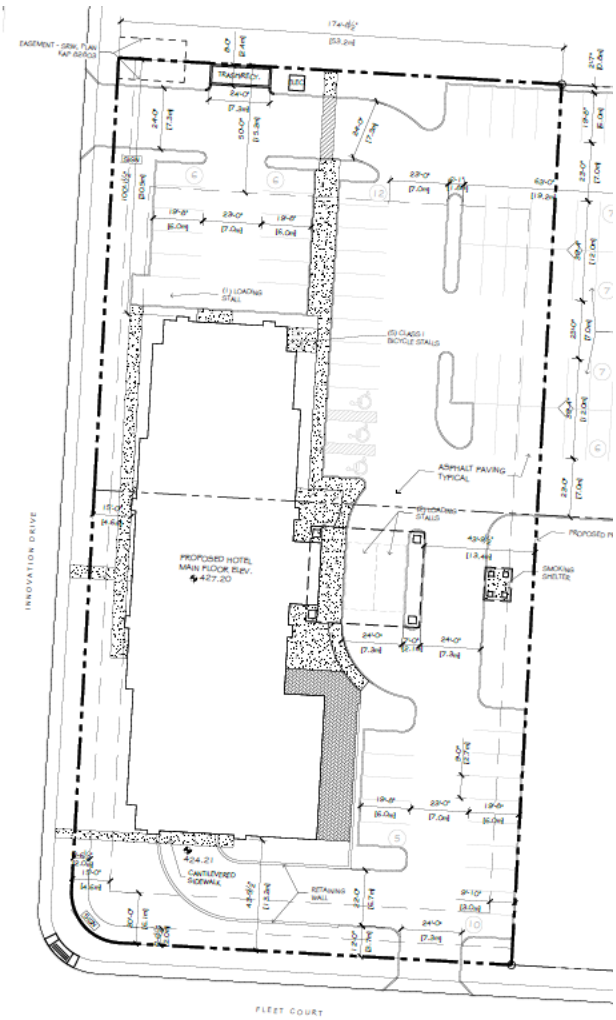


Figure 2 Conceptual Site Layout

The development would require the issuance of a Council approved Development Permit prior to full approval. The applicant has included some early drawings of the proposed design, but these drawings may be subject to change. The proposed design would also require a 1.5 m variance to building height.

Council consideration of the Zoning Bylaw and OCP Amendment does not imply support for the Development Permit or Development Variance Permit.

4.2 Site Context

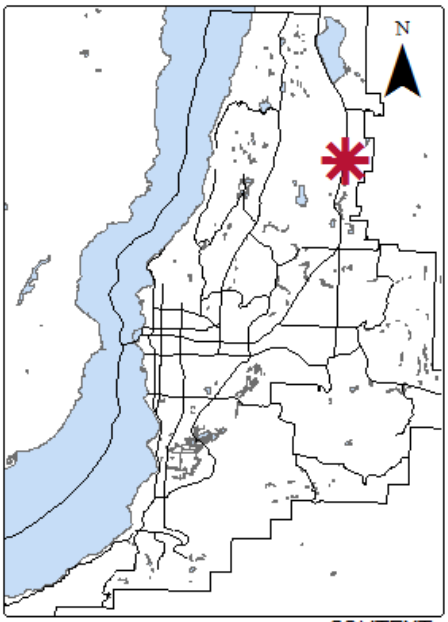
The property is directly south of the Four Points Sheraton Hotel in the airport industrial park. The site is currently vacant. The airport industrial park is directly across Highway 97 from the Kelowna International Airport.

The property is currently zoned CD15, which is a light industrial zone intended for the airport industrial park. The zone allows light manufacturing, processing and logistics services up to 4 stories in height. There are no land use conflicts expected between current and future uses and the proposed hotel.

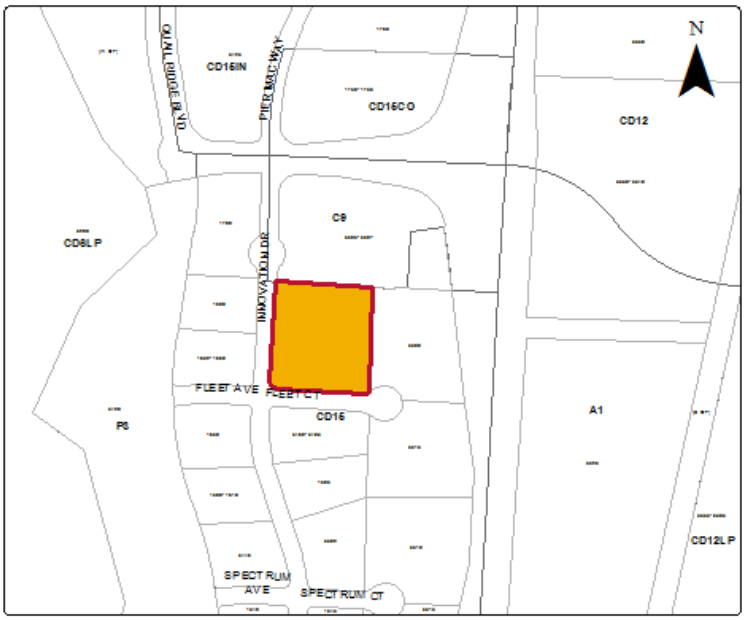
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C9 – Tourist Commercial	Hotel
East	CD15 – Comprehensive Development	Vacant
South	CD15 – Comprehensive Development	Retail/Warehousing
West	CD15 – Comprehensive Development	Rental Space

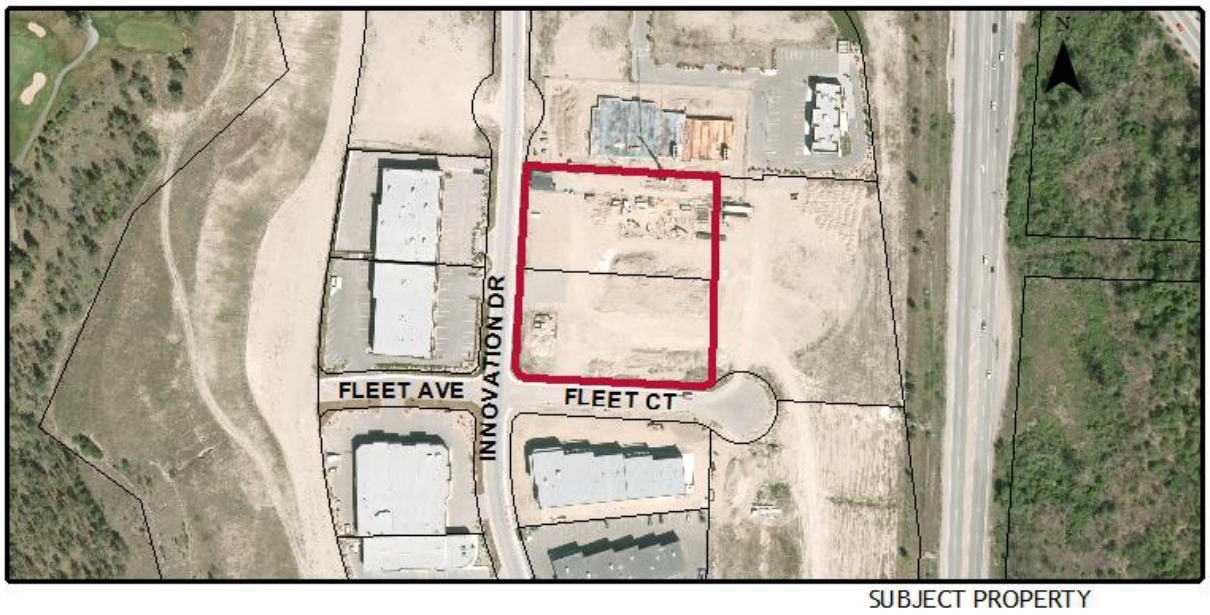
Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**C9 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Lot Area	1800 m^2	6,000 m^2
Lot Width	30.0 m	60 m
Lot Depth	35.0 m	106 m

.

5.0 Technical Comments

5.1 Building & Permitting Department

- No comments, will be submitted at Development Permit

5.2 Development Engineering Department

- See attached Memorandum dated August 11, 2016

5.3 Ministry of Transportation

[The Ministry] have reviewed the information provided in the CTQ Consultants Ltd. letter report dated June 22, 2016 regarding trip generation for the allowable land use under the existing CD15 Industrial zoning versus trip generation for the proposed 100-unit hotel. The report indicates that there will be a reduction of anticipated overall trips with the proposed change in land use. On the basis of this information, we can support the rezoning to C9 for the 100-unit hotel subject to registration of a suitably worded covenant in favour of the Ministry that limits the use on the westerly portion of Lots 13 and 14, Plan KAP82802 to a 100-unit hotel only. The covenant must be submitted to the Ministry for

approval as to wording and form prior to registration. The covenant must be registered in priority over any financial charges.

Upon registration of the new covenant, the Ministry would be prepared to release the existing covenant over that portion of Lots 13 and 14, Plan KAP82802 accordingly.

Report prepared by:

_____
Ryan Roycroft, Planner

Reviewed by: ☐ Terry Barton, Urban Planning Manager

Approved for Inclusion: ☐ Ryan Smith, Community Planning Department Manager

Attachments:
Development Engineering Memorandum