REPORT TO COUNCIL
Zoning Bylaw Text Amendment

City of **Kelowna**

Date:	May 12, 2025
To:	Council
From:	City Manager
Address:	860 – 1000 KLO Rd
File No.:	TA25-0003

	Existing	Proposed
OCP Future Land Use:	EDINST – Education / Institutional	EDINST – Education / Institutional
Zone:	P2 – Education and Minor Institutional	P2 – Education and Minor Institutional

1.0   Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA25-0003 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated May 12, 2025 for Lot 1 District Lot 135 ODYD Plan EPP90191 located at 860 – 1000 KLO Road, Kelowna, BC be considered by Council.

2.0   Purpose

To amend the Zoning Bylaw to allow 'Hotel / Motels' as a principal use on the subject property.

Development Planning

Staff are recommending support for the proposed text amendment to allow the use of a 'Hotel / Motel' on the Okanagan College property. The City's Official Community Plan includes objectives to support the continued growth of Okanagan College. The use of 'Hotel / Motel' will help provide additional amenities on the Okanagan College campus. The Educational Future Land Use designation considers other uses on a site-by-site basis.

The College would like to make use of available student accommodations during the summer months when there are fewer students living on campus. The hotel would include a registration desk and support staff for guests. The hotel use class will allow the College to provide a cost-effective option during peak tourist season for regional visitors and tourists, and family and friends of college students. The additional revenue made over the summer would help finance future improvements to the campus residence facilities. Use of the suites during the academic off-season also allows the College to provide students with accommodation at a price point lower than the market average during the school year.

This use is consistent with provincial short-term rental requirements whereby student or employee housing that is owned or operated by schools or non-profits are exempt from principal residency requirements.

3.0   Site Context & Background

Subject Property Map: 860 – 1000 KLO Road

Orientation	Zoning	Land Use
North	P4 - Utilities	Utility Services, Infrastructure
East	MF1 – Infill Housing	Single Detached Dwellings
South	UC5 – Pandosy Urban Centre	Apartment Housing
West	UC5 – Pandosy Urban Centre	Single Detached Dwellings
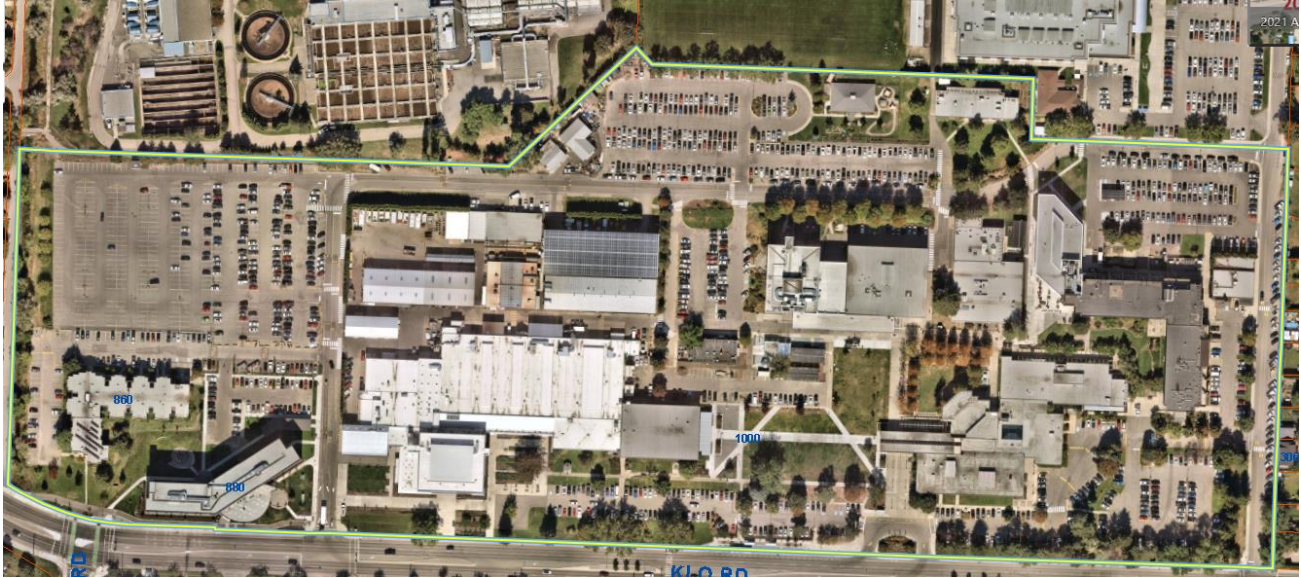
The subject property is the Kelowna Campus of Okanagan College and is within the Pandosy Urban Centre. A new Active Transportation Corridor, which connects Ethel Street with Casorso Road is immediately adjacent to the west. A transit exchange is also located on the property. The surrounding neighbourhood is designated UC – Urban Centre, EDINST – Educational Institutional, and PSU – Public Services / Utilities.

4.0   Current Development Policies

4.1   Kelowna Official Community Plan (OCP)

Objective 4.6 Support infill and redevelopment to promote housing diversity and enhance services and amenities in the Pandosy Urban Centre.	
Policy 4.6.5 Okanagan College	Support the continued growth of the Okanagan College KLO campus and its integration with rest of the Pandosy Urban Centre.
	The additional use of Hotel / Motel will continue to support the growth and diversity of amenities offered on the Okanagan College campus.

5.0   Application Chronology

Application Accepted: March 25, 2025
Neighbourhood Notification Summary Received: April 24, 2025

Report prepared by: Jason Issler, Planner II
Reviewed by: Adam Cseke, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development
                                 Services

Attachments:
Schedule A: Text Amendment Table
Attachment A: Applicant Letter of Rationale
Attachment B: Neighbourhood Notification Summary

For additional information, please visit our Current Developments online at
www.kelowna.ca/currentdevelopments.