



November 12, 2024 – revised February 11, 2025

City of Kelowna
Attn. Kim Brunett
Urban Planning Department
1435 Water Street
Kelowna, BC

Application for a site-specific Text Amendment for a proposed building at 675 & 683 Dease Road

Dear Kim,

The purpose of this application is to seek a site-specific Text Amendment to revise the “Food Primary Establishment” definition which is a permitted use in the I2 - General Industrial zone. Although the initial pre-application meeting suggested creating a new site-specific definition, after reviewing the Zoning Bylaw definitions, it was noted that ‘banquet facilities’ are listed as an example of the use. However, the space allocated for food primary is limited to 235m².

The proposed banquet hall will be located on the upper floor of a new building and be approximately 1,500m² (16,146ft²) in size. The I2 zone also permits ‘Participant Recreation Services, Indoor’ which allows patron to participate in “cultural arts where patrons are predominantly participants”. This would include dancing, singing and other festive expression. Specifically, this application seeks to change section 14.9.27 Food Primary Establishment footnote 5 – from

“Retail, food primary establishment, liquor primary establishments shall not exceed 235 m² in gross floor area (e.g. neighbourhood pubs) per lot”

to

“Retail, food primary establishment, liquor primary establishments shall not exceed 1,550 m² in gross floor area (e.g. neighbourhood pubs) per lot”.

The Vision

Kelowna is a thriving city and attracts many visitors. However, the city has a limited supply of event space of which the largest is within the Delta Grand Okanagan Resort. The largest single conference room in their facility is 460m² (4,951ft²) with a capacity of ~ 400 people. All the conference rooms can be opened to create one large space of ~1,304m² with a capacity of ~ 1,000 people. The proposed banquet hall would have the same capacity which allows for an alternative or additional facility. In recent years, larger conferences have met at Prospera Place (the ice arena) or passed over Kelowna as the city does not have the facilities to host larger groups. Graduation classes have had to split their ceremonies in 2 sittings due to the lack of facilities and wedding celebrations have been held elsewhere due to the limitation on banquet space.

Because of the hall use, the landowner is planning to incorporate a residential security/operator unit located in the lower floor of the industrial building. The operator's role will include being mindful of the neighbours and keeping participants safe.

Finally, no liquor license is sought for the banquet hall. The business will offer space for groups to meet and serve food much like Parkinson Recreation centre, Rutland's Centennial Hall or the Italian Club. Should a group seek to have liquor as part of their function they are responsible for the special event permit.

Planning Details

The location on Dease Road is suitable for the proposed banquet hall for several reasons apart from being permitted within the zone. The building is located one block east of Highway 97 in a predominantly industrial and commercial area. It allows for easy access with minimal traffic impact to a residential neighbourhood. Transit is available along Hwy 97 and future rapid transit is planned for Leathead Road.

There are car repair or dealership businesses located across and to the north of the site. An older multi-residential site is located to the east lot line of 683 Dease Road, approximately 100m (238ft) away from the proposed location of the banquet facility. Recent updated industrial buildings have been constructed on the property at 683 Dease Road.

Operational plans

The banquet hall facility will be on the second floor of a specifically designed new building. It will therefore have modern technology to allow plug and play for various conference uses and a low sound transmission coefficient (STC) to contain noise. The plan is to retaining industrial uses on the ground floor. The upper floor is reached by a separate ground level lobby via stairs and an elevator.

The hall design will have inner courtyard open to the sky but enclosed on all sides to maintain privacy and noise attenuation. The property will retain its industrial characteristics given that the uses on the lower floor will be industrial.

The intend of the food primary is to provide banquet hall which would allow up to 500 patrons to be seated or enjoy the outdoor deck area. The food primary establishment would be operational between 5pm and 1am to minimize any conflict with ground level industrial uses and allow for efficient use of available parking. The banquet halls are used for weekend or after standard work hours.

Site Planning

Although there are no current drawings for the proposed building, initial site planning has been conducted, and the proposal can meet all Zoning Bylaw requirements. Once Council considers the text amendment, architects will be engaged to design the building in conformance with the guidelines found in the Official Community Plan. A Development Permit application would secure details for planning staff and council. The ownership team is considering option which include consolidating 675 & 683 Dease Road to meet parking requirements and analysis have confirmed that the permitted FAR will not be exceeded.

The landowners are clear that the expanded banquet use would only apply to a new building proposed at 675 Dease road and should the properties consolidate, the use would not transfer to the greater site.

Supporting Documentation

The Kelowna 2040 Official Community Plan supporting statements:

The imagine Kelowna process identified “connected” as part of the community vision. Included in this vision is create great public space and cultivate an engaging arts & culture scene as well as support innovation. The addition of banquet space to Kelowna’s inventory supports this vision.

While Kelowna is home to the largest population in the Interior Region, over 55% of the land base is dedicated to agriculture and rural uses. For residents and visitors of Kelowna, agriculture is one of the defining features of the city and drives a significant amount of economic activity and tourism. Produce from the Kelowna region has developed a national and international reputation, and the wine industry is continuing to grow. The banquet space would support tourism activities in Kelowna as it draws people to gather in the City.

Tourism Kelowna notes regarding conference planning in the city.

Hold your meeting in Kelowna and get a taste of warm hospitality in the heart of Canada’s Okanagan Valley. The largest city on Okanagan Lake, Kelowna is an event and conference planner’s dream. Set against a backdrop of picturesque valley mountains and rolling vineyards, BC’s fastest growing city can’t help but capture the hearts and minds of those who are lucky enough to meet here. Urban accommodations and facilities will ensure your delegates are comfortable and the tasty, fresh rural experiences just down the road will guarantee they have fun.

Highlights: 4,500 guest rooms, 19 golf courses, 2000+ annual hours of sunshine, 30 beaches, ski resorts, wineries and special event venues.

Provided are many reasons to support the Text Amendment allowing an expanded area for the food primary establishment. The impact on the neighbourhood will be minimal given that no liquor license is sought. Overall, the proposed banquet hall will add to the inventory of meeting spaces within the city and allow events to be hosting in Kelowna rather than other towns.

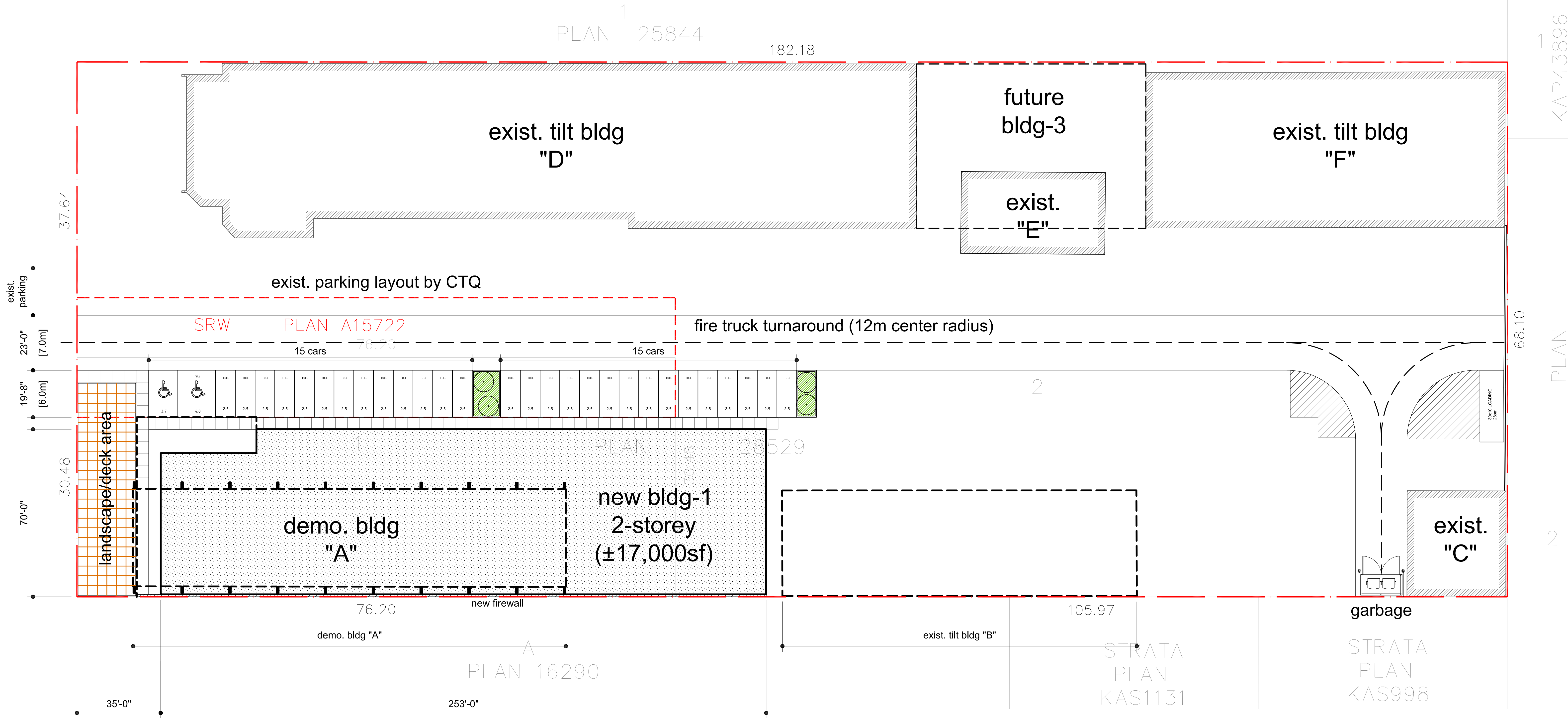
We look forward to discussing the Text Amendment with you directly.

Regards,



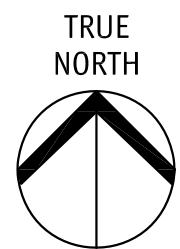
Birte Decloux, RPP MCIP
Urban Options Planning Corp.

Concept site plan to accompany Text Amendment



2023-07-11
update

No.	Date	Revision
1	2023-07-xx



Project Title
**INDUSTRIAL REDEVELOPMENT
DEASE ROAD RUTLAND**

675 & 684 DEASE ROAD, RUTLAND KELOWNA

Consultant Seal

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Date	2023-07-11
Job No.	m+m 23-1980
Scale	AS SHOWN
Drawn	SM
Checked	JM

Drawing Title
**SITE PLAN
DEMO & PROPOSED
BUILDINGS**

scale: 20'=1"

Drawing Number

A2.01

DRAWINGS ARE NOT TO BE SCALED.
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