
CITY OF KELOWNA

MEMORANDUM

Date: July 3, 2003
File No.: (3060-20/3090-20) **DP03-0011/DVP03-0012**

To: City Manager

From: Planning & Development Services Department

Subject:

DEVELOPMENT PERMIT APPLICATION NO.	OWNER: DP03-0011	THE GRAND OKANAGAN RESORT LTD.
DEVELOPMENT VARIANCE PERMIT APPLICATION NO.	DVP03-0012	(reg. #30660A)

AT: 1310 WATER STREET

APPLICANT: BKDI ARCHITECTS

PURPOSE: TO SEEK A DEVELOPMENT PERMIT TO AUTHORIZE CONSTRUCTION OF A NEW 6 STOREY, 7,688 m², 60 UNIT APARTMENT HOTEL BUILDING AS THE LAST PHASE OF CONSTRUCTION OF THE GRAND OKANAGAN RESORT HOTEL DEVELOPMENT

TO SEEK A DEVELOPMENT PERMIT TO AUTHORIZE CONSTRUCTION OF A 3RD STOREY TO THE NEW PARKADE ADDITION, AND TO ADD A PARTIAL 4TH STOREY TO THE EXISTING PARKADE.

TO SEEK A DEVELOPMENT VARIANCE PERMIT TO VARY THE NORTH SIDE YARD FROM 15.0 M REQUIRED TO 12.0 M PROPOSED FOR A 4 STOREY BUILDING HEIGHT FOR APARTMENT HOTEL,

TO SEEK A DEVELOPMENT VARIANCE PERMIT TO VARY THE NORTH SIDE YARD FROM 15.0 M REQUIRED TO 9.0 M PROPOSED FOR A 4 STOREY BUILDING HEIGHT FOR THE PARKING STRUCTURE,

TO SEEK A DEVELOPMENT VARIANCE PERMIT TO VARY THE REAR YARD FROM 30.0 M REQUIRED TO 26.0 M PROPOSED FOR A 4 STOREY BUILDING HEIGHT FOR APARTMENT HOTEL

TO SEEK A DEVELOPMENT VARIANCE PERMIT TO VARY THE REAR YARD FROM 41.0 M REQUIRED TO 38.0 M PROPOSED FOR A 5 STOREY BUILDING HEIGHT FOR APARTMENT HOTEL

EXISTING ZONE: C8 – CONVENTION HOTEL COMMERCIAL

SUPPLEMENTAL REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP03-0011 for Lot B, D.L. 139, 3454, & 4082, O.D.Y.D., Plan KAP47378, located on Water Street, Kelowna, B.C. subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

AND THAT Municipal Council authorize the issuance of Development Variance Permit No. DVP03-0012; BKDI Architects; Lot B, D.L. 139, 3454, & 4082, O.D.Y.D., Plan KAP47378, located on Water Street, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

- a) Vary Section 14.8.5(e) from 15.0 m required to 12.0 m proposed for the North Side Yard for a 4 storey portion of a building for apartment hotel,
- b) Vary Section 14.8.5(e) from 15.0 m required to 9.0 m proposed for the North Side Yard for a 4 storey portion of a building for the parking structure,
- c) Vary Section 14.8.5(f) from 30.0 m required to 26.0 m proposed for the Rear Yard for 4 storey portion of a building for the apartment hotel,
- d) Vary Section 14.8.5(f) from 41.0 m required to 38.0 m proposed for the Rear Yard for any portion of a building over 4 storeys for the apartment hotel,

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 SUMMARY

As a result of input from the residents of the nearby Dolphins apartment building, the applicant has submitted revised building drawings. The revised development proposal is designed as a 6 storey, 7,668 m² building with 60 apartment hotel units, where the original submission was a 5 storey, 8,490 m² building with 61 apartment units and a restaurant. Because there are still some minor variances required to the 4th storey, and two minor building corners on the 5th storey, it still has been required that a Development

Variance Permit application be reviewed in conjunction with the revised Development Permit application drawings.

3.0 BACKGROUND

3.1 The Revised Proposal

The applicants has had several meeting with the owners and residents of the nearby Dolphins apartment building with a view to reduce the opposition of these residents to the proposed last phase of construction for the Grand Okanagan Resort Private Residents Club.

The changes that have occurred to the proposed development generally have removed the restaurant and 2 floors off of the westerly apex of the proposed building, and has relocated the apartment units as 4 smaller floors behind the 4 storey setback line adjacent to the existing tower.

To summarize, the revisions differ from the original submission as follows;

- Eight units have been deleted from the 4th and 5th levels of the west apex, and have been replaced with a small spa area and associated change rooms. There is also a large outdoor pool area and sun deck area on the roof of the 3^d storey. A small domed roof tops off the spa change area,
- The 4th floor of the north wing has been stepped back to the 4th storey setback line of the zone. There is a small exception to this setback line in that there is a small doomed roof area that projects approximately 4.0 m over the setback line,
- The floor area that has been removed from the 4th storey of the original submission has been relocated to the 5th storey and located behind the 5th storey setback line of the zone. However, there are two small wall areas that project approximated 3.5m beyond the over 4th storey setback line and will require a variance,
- The central elevator core has been shifted slightly to the east to ensure that is located behind the over 4th storey setback line of the zone
- There has been a 6th storey added to the south wing adjacent to the existing tower, which is located behind the over 4 storey setback line of the zone.

The first, second and third floors of the project generally remain as originally submitted. The 4th storey has been reduced in area at the central apex and the north wing.. A 6th storey penthouse area has been added to the south wing. The central stair has been heightened to create a central accent to replace the original dominant dome feature of the original submission.

Please note that the same form and character, and materials selection remain the same as the original submission.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department does not have concerns with this revised application. The applicant has worked with their client in order to redesign the proposed building to reduce the amount to the proposed variances, and to reduce impact of the proposed development to the Dolphins residents.

The proposal represents the last phase of construction for the Grand Okanagan Resort hotel development, which has been under construction for the last 12 years. The Grand Okanagan Resort hotel development has been the subject of several Development Permit applications over the years to deal with minor changes in form and character that

have occurred as a result of changes in the real estate market. The resulting building generally follows the form and character of the original Development Permit, in terms of architectural detailing, colours and materials for exterior finishes, and landscaping.

This revised building proposal has been designed to reduce the height of the building to minimize the impact of the proposed last phase of construction, while attempting to comply with the setbacks of the zone. The floor area that was removed from the original proposal has been relocated to the south wing of the proposed building, adjacent to the existing tower.

The proposed changes to the building design delete the restaurant area, reduce the number of apartment hotel units to 60, and reduce the building area to 7,688m².

In light of the above, the Planning and Development Services Department supports this application and recommends for positive consideration by Council.

Andrew Bruce
Manager of Development Services

Approved for inclusion ☐

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Community and Corporate Services

PMc/pmc
Attach.

FACT SHEET

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|---|---|
| 1. APPLICATION NO.: | DVP03-0012 |
| 2. APPLICATION TYPE: | Development Variance Permit |
| 3. OWNER: | The Grand Okanagan Resort Ltd.
(Reg. No. 30660A)
[The Royal Host Corporation] |
| · ADDRESS | #209 – 5940 MacLeod Trail S. |
| · CITY/POSTAL CODE | Calgary AB |
| 4. APPLICANT/CONTACT PERSON: | BKDI Architects Inc. / Brian Kilpatrick |
| · ADDRESS | #300 – 640 8 th Ave. SW |
| · CITY/POSTAL CODE | Calgary, AB T2P 1G7 |
| · TELEPHONE/FAX NO.: | 860-8604/(403)262-2055 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | February 12, 2003 |
| Date Application Complete: | February 12, 2003 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Supplemental Report to Council: | July 3, 2003 |
| 6. LEGAL DESCRIPTION: | Lot B, DL 139,3454,& 4082, O.D.Y.D.,
Plan KAP47378 |
| 7. SITE LOCATION: | West Side of Water Street, North of
Cawston Avenue |
| 8. CIVIC ADDRESS: | 1310 Water Street |
| 9. AREA OF SUBJECT PROPERTY: | 16,854m ² (before subdivision) |
| 10. TYPE OF DEVELOPMENT PERMIT AREA: | Urban Centre – Downtown |
| 11. EXISTING ZONE CATEGORY: | C8 – Convention Hotel Commercial |

12. PURPOSE OF THE APPLICATION:	To Seek A Development Variance Permit To Vary The North Side Yard From 26.0 M Required To 12.0 M Proposed For A 5 Storey Building Height For Apartment Hotel, To Seek A Development Variance Permit To Vary The North Side Yard From 15.0 M Required To 9.0 M Proposed For A 4 Storey Building Height For The Parking Structure, To Seek A Development Variance Permit To Vary The Rear Yard From 41.0 M Required To 9.0 M Proposed For A 5 Storey Building Height For Apartment Hotel
13. DEVELOPMENT VARIANCE PERMIT VARIANCES:	a) Vary Section 14.8.5(e) from 15.0 m required to 12.0 m proposed for the North Side Yard for a 4 storey portion of a building for apartment hotel, b) Vary Section 14.8.5(e) from 15.0 m required to 9.0 m proposed for the North Side Yard for a 4 storey portion of a building for the parking structure, c) Vary Section 14.8.5(f) from 30.0 m required to 26.0 m proposed for the Rear Yard for 4 storey portion of a building for the apartment hotel, d) Vary Section 14.8.5(f) from 41.0 m required to 38.0 m proposed for the Rear Yard for any portion of a building over 4 storeys for the apartment hotel,
14. VARIANCE UNDER DEVELOPMENT PERMIT:	N/A
15. DEVELOPMENT PERMIT MAP 6.2 IMPLICATIONS	N/A

Attachments

Subject Property Map

2 pages of site plans

8 pages revised floor plans / perspective sketches