
CITY OF KELOWNA

MEMORANDUM

DATE: MARCH 27, 2008

TO: CITY MANAGER

FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. DP07-0038

OWNER: T 234 Enterprises Ltd.

AT: 2656 Highway 97 N

APPLICANT: Protech Consultants Ltd.

PURPOSE: TO CONSTRUCT A NEW FOUR STOREY, 89 UNIT HOTEL ON THE
SUBJECT PROPERTY

EXISTING ZONE: C9 – TOURIST COMMERCIAL

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT the Council authorize the issuance of Development Permit No. DP07-0038, Lot 12, District Lot 125, ODYD, Plan KAP73825 located at 2656 Highway 97 N, Kelowna, B.C. subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
- c) Landscaping to be provided on the land be in general accordance with Schedule "C";
- d) 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;

2.0 SUMMARY

The applicant is proposing to construct an 89 unit hotel on the subject property and is seeking support for a Development Permit for the form and character of the proposed development.



3.0 ADVISORY PLANNING COMMISSION

THAT the Advisory Planning Commission supports Development Permit Application DP07-0038 for 2656 Highway 97 N, Lot 12, Plan 73825, Sec. 27, Twp. 26, O.D.Y.D., by Protech Consultants Ltd., to obtain a Development Permit to allow for construction of a 4-storey, 89 unit hotel.

The Advisory Planning Commission suggested that City staff and the applicant explore alternate options that would allow the parking to be moved away from the Highway 97 corridor.

4.0 THE PROPOSAL

The subject property, located on the west side of Highway 97 North between Leathead Road and Cary Road, is currently vacant. The property is currently accessed from Highway 97 although the Ministry of Transportation plans to eliminate this access when the Midline Road (Jenkins Street) to be located on the western side of the subject property is complete. The applicant has designed a site which will be able to accommodate access from either road. The proposed hotel would be located on the southern portion of the site and would be separated from the property to the south by a three meter wide landscape buffer. The hotel will be contemporary in style with stucco, brick veneer and cultured stone veneer finishes. The entry to the hotel will be highlighted with a large porte-cochere feature. All of the parking for the proposed hotel will be surface parking located at grade and the perimeter of the parking area will be landscaped in accordance with the Zoning Bylaw.

Signage for the development is indicated above the buildings parapet on both the north and east elevations.

The application compares to the requirements of the C9 – Tourist Commercial zone as follows:

CRITERIA	PROPOSAL	C9 ZONE REQUIREMENTS
Lot Area (m ²)	5345m ²	1800m ²
Lot Width (m)	54m	35.0m
Lot Depth (m)	85m	30.0m
Storeys (#)	4	6
Floor Area Ratio	0.89	1.5 (for hotels)
Total Floor Area (site) (m ²)	4779m ²	
Setbacks		
Front Yard (m)	15.0m	15.0m
Side Yard - North (m)	19.6m	3.0m
Side Yard – South (m)	3.05m	3.0m
Rear Yard	15.0m	15.0m
Parking Spaces	89 Stalls (1 per sleeping unit)	89 Stalls (1 per sleeping unit)
Bicycle Parking	5 X Class 1 5 X Class 2	5 X Class 1 5 X Class 2
Loading	2	2

5.0 SITE CONTEXT

The subject property is located on the west side of Highway 97 North between Leathead and Cary Roads.

Adjacent zones and uses are:

North	C10 – Service Commercial	Anthony's Auto Sales
East	C9 – Tourist Commercial	Days Inn
South	A1 – Agriculture	Vacant
West	C10 – Service Commercial	Econowise Office Furniture

6.0 SITE LOCATION MAP

See attached subject property map.

7.0 TECHNICAL COMMENTS

See Attached.

8.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no significant concerns with this development permit application. The proposed building meets many of the objectives and guidelines for Commercial Development contained in the Official Community Plan and the building will be an attractive addition to this section of Highway 97 North.

The massing and elevations of the proposed 89-unit hotel demonstrate a reasonable degree of visual interest. This interest is attributable to a variety of complementary materials and attention to detailing. As well, a distinctive entrance makes it easily identifiable to vehicles entering the site. Of particular note is the signage which is well-integrated into the design of the building and relatively subtle given the location and what we have come to expect from buildings along the highway corridor.



Shelley Gambacort
Acting Development Services Manager

SG/rs
Attach.

- Location Map
- Air Photo
- Site Plan & Elevations
- Technical Comments

CITY OF KELOWNA
MEMORANDUM

File No.: DP07-0038
Date: March 6, 2007
To: Development and Planning Officer (RS)
From: Development Engineering Manager (SM)
Subject: 2656 Hwy 97 N. - Lot 12, Plan 73825 Section 27, Township 26 ODYD

The Works & Utilities Department comments and requirements regarding this application are as follows:

These are Works and Utilities initial comments and they may be subject to the MOT comments and requirements.

1. Subdivision

- a) Provide easements as may be required.

2. Geotechnical Study.

We recommend that a comprehensive geotechnical study be undertaken over the entire site. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any surface springs and the suitability of the lands for disposal of site generated storm drainage. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays.

3. Domestic water and fire protection.

- a) The subject property is within the service area of the Rutland Waterworks I District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection, and upgrading costs are to be paid directly to the RWD.
- b) A watermeter is mandatory as well as a sewer credit meter to measure all the irrigation water. Watermeters must be housed in an above-ground, heated, accessible and secure building, either as part of the main site buildings or in a separate building. Remote readers units are also mandatory on all meters.

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4. Sanitary Sewer.

The subject property is currently serviced by the municipal wastewater collection system and is located within Specified Area #1.

5. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual is a requirement of this application but can be deferred until the application for a building permit is made

6. Power and Telecommunication Services.

The services to and fronting this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

7. Access.

- a) The intent of the Highway Access Management Plan is to preclude direct access to the Highway wherever possible, including the subject property. Access will have to be from Jenkins Street and only a temporary access will be granted by the Ministry of Transportation for the proposed development.
- b) The on-site traffic layout and parking must designed to accommodate the ultimate closure of the direct access onto Hwy 97. The parking layout submitted in support of this application does not have any provisions for some form of turn around in anticipation of the Hwy access closure.
- c) The future curb drop shown on Jenkins Street will require some adjustment to provide smoother curves and transitions.
- d) In order for this project to proceed with a single access onto Jenkins Road as per the objective of Highway Access Management Plan, the MOT and the City must fulfil their obligation to construct Jenkins Road.

8. Road improvements.

Hwy 97

- a) The applicant is responsible to construct a temporary driveway access as per the Ministry of Transportation drawing K.1-1.0 Type 1B driveway based on a 70 km/h design speed. The driveway access must accommodate a Heavy Single (HSU) design vehicle. The works area to be constructed from the existing lane edge and must include a 0.5m. wide gravel shoulder as per Figure 430.C "Rural Collector and Arterial" cross-section, complete with type A pavement structure (100mm. asphaltic pavement and removal or relocation of existing utilities. The cost of these works is estimated at **\$18,200.00** inclusive of a bonding escalation.

- b) The applicant is responsible to construct a separate sidewalk along the frontage of the property. The elevation of the sidewalk must be set to accommodate the ultimate cross-section of Hwy 97. The cost of these works is estimated at **\$9,800.00** inclusive of a bonding escalation.

9. Street lights.

Streetlights must be installed on all fronting roads as determined by the Manager of Electrical Utilities.

10. Engineering.

Design, construction, supervision and inspection of all off-site civil works and site servicing must be performed by a consulting civil Engineer and all such work is subject to the approval of the city engineer and the Ministry of Transportation.

11. Bonding and Levies Summary.

a) Performance Bonding

Driveway access	\$ 18,200.00
Sidewalk construction	<u>\$ 9,800.00</u>

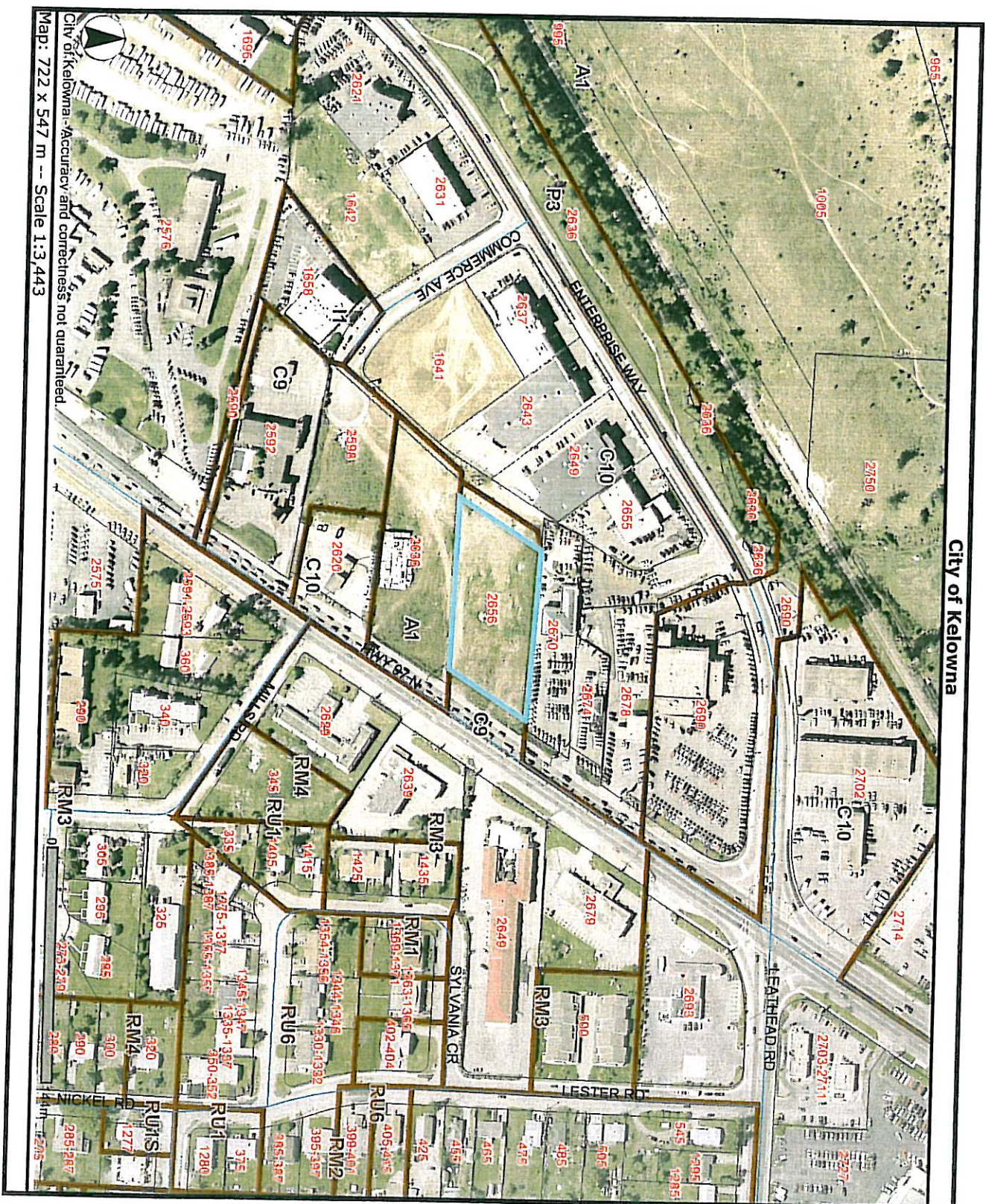
Total Performance Bonding	<u>\$ 28,000.00</u>
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b) Levies

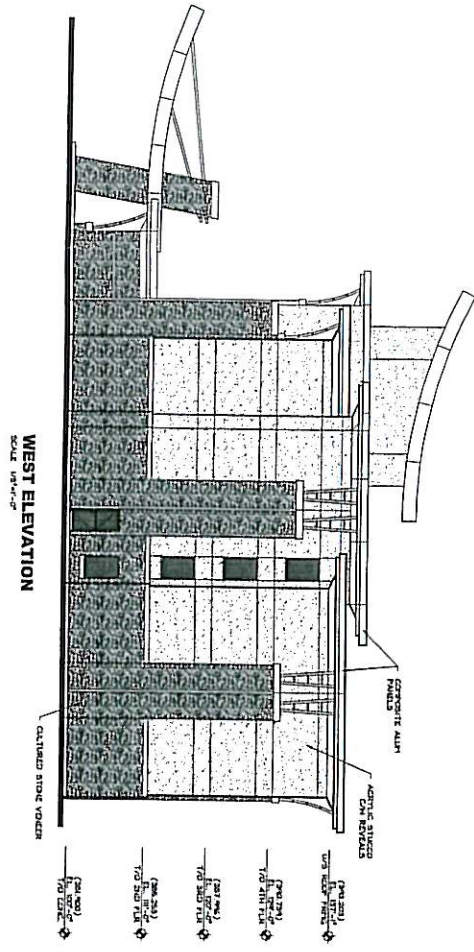
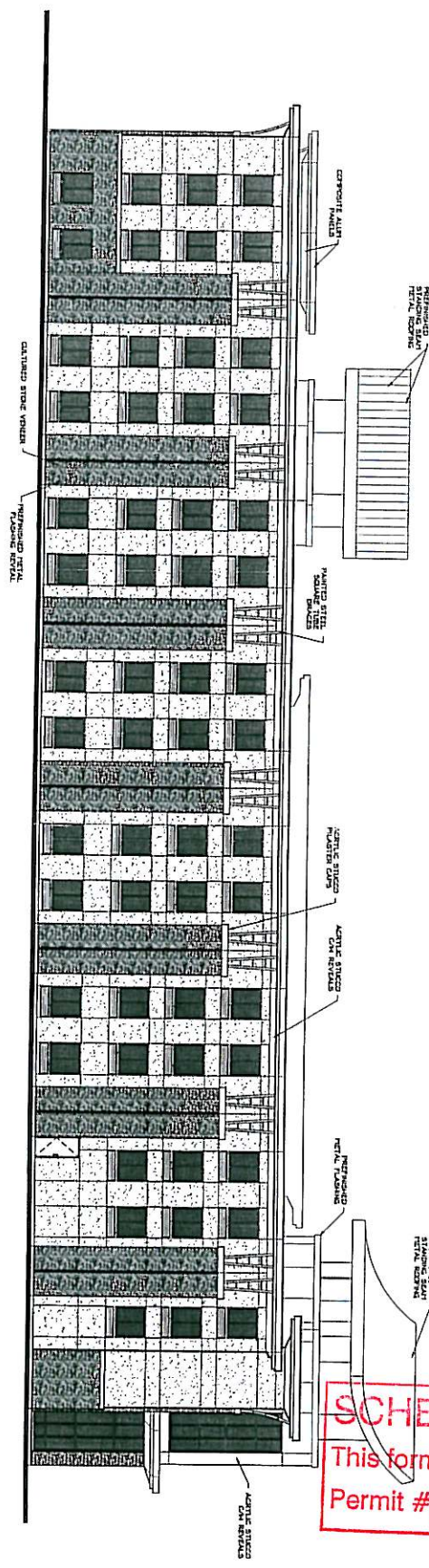
At the time of building permit and services connections application

Steve Muenz, P. Eng.
Development Engineering Manager





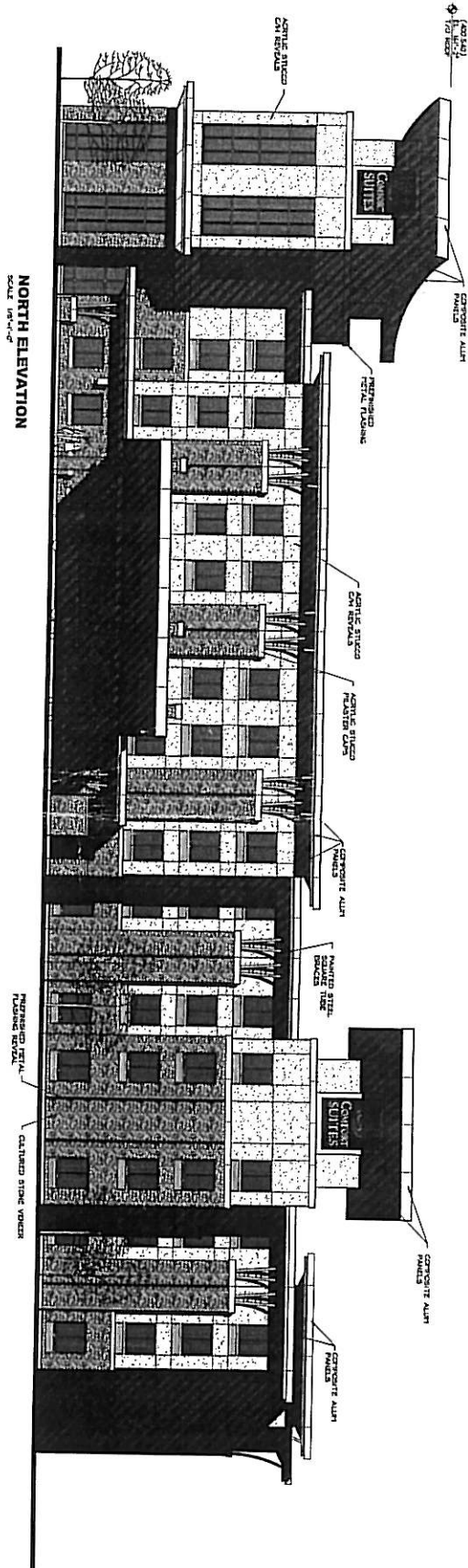
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



SCHEDULE B
This forms part of development
Permit # **DP07-0038**

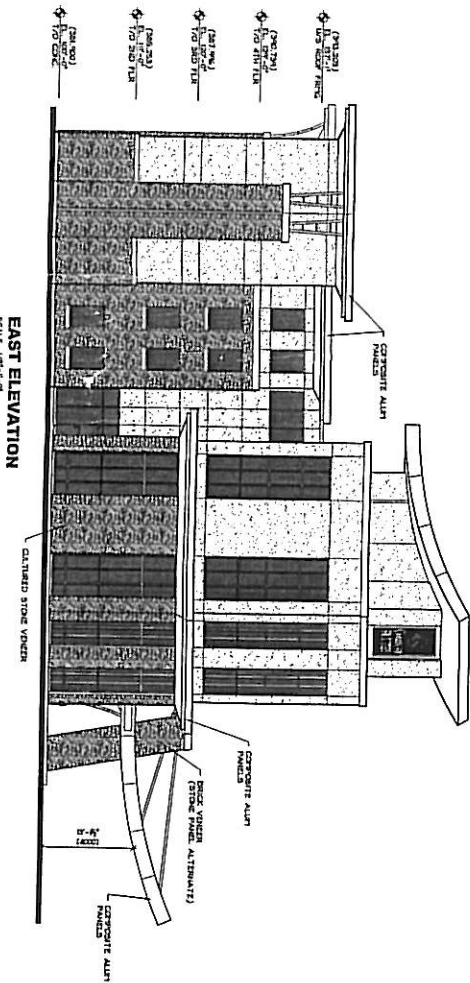
NORTH ELEVATION

SCALE 1/8"=1'-0"



EAST ELEVATION

SCALE 1/8"=1'-0"





NORTH ELEVATION
SCALE 1/8"=1'-0"

Proposed 89 Unit Hotel, Kelowna, BC.

FPS
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