

Memo



Date: July 29, 2011

To: City Manager

From: Land Use Management, Community Sustainability (PMc)

Application: DP11-0061

Owner: Accent Inns Inc.

Address: 1140 Harvey Ave.

Applicant: Morrison Hershfield

Subject: Development Permit

Existing OCP Designation: Commercial

Existing Zone: C9 - Tourist Commercial

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP11-0061 for Lot A, DL 137, O.D.Y.D., Plan 42144, located on Harvey Avenue, Kelowna, BC 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";

2.0 Purpose

A Development Permit is sought to evaluate the form and character of proposed façade changes to an existing hotel building having highway exposure frontage.

3.0 Land Use Management

This Development Permit proposes façade changes to the exterior finishes of the existing Accent Inn hotel building. The change in finishes aims to facilitate a repair to the exterior deck and stairway areas that have been damaged as a result of rain penetration. As a result, the modernization of the exterior finishes as part of the building repair are logical and timely.

The material selection introduces more contemporary materials, finishes and colours to the dated looking building. However, as the Accent Inn is a franchise operation, the visual branding of this hotel chain is largely influenced by corporate marketing objectives. The façade changes will serve to update the building exterior and improve the visual presence of the hotel development, although no site layout amendments are proposed to the building signage or landscaping. The colour palette selected will complement the commercial development located adjacent to the corner of Harvey Avenue and Gordon Drive.

9v

4.0 Proposal

4.1 Background / Proposal

The subject property has been developed with a hotel and restaurant since 1989 when the current structure and associated restaurant were built.

This application seeks a Development Permit to authorize façade changes to existing hotel building. The owner is undertaking upgrades to the exterior finishes of the hotel building to improve the weather performance of the building envelope. The applicant has taken this opportunity to upgrade the materials and colour palette of the hotel exterior to reflect a more current corporate branding standard that have been completed in other locations. As part of the repair program, the applicant is proposing to replace the existing painted metal railing system with a more contemporary glass and metal railing system. As well, the existing exterior columns are proposed to be clad with a cement board panel to improve the weather proofing of the structural members. The existing light fixtures that are mounted on the building columns are proposed to be replaced with black coloured fixtures that will illuminate the column face at night. The base area of the columns are to be finished with a cultured stone material. The cement board material covering the columns and the guards around the stairs is proposed to be finished "beige" colour and utilize a similarly coloured metal flashing material. The new construction is limited to the repair of the exterior walkways and the re-cladding of the exterior stairways to those exterior walkways. The existing metal roof material will remain the same colour.

4.2 Site Context

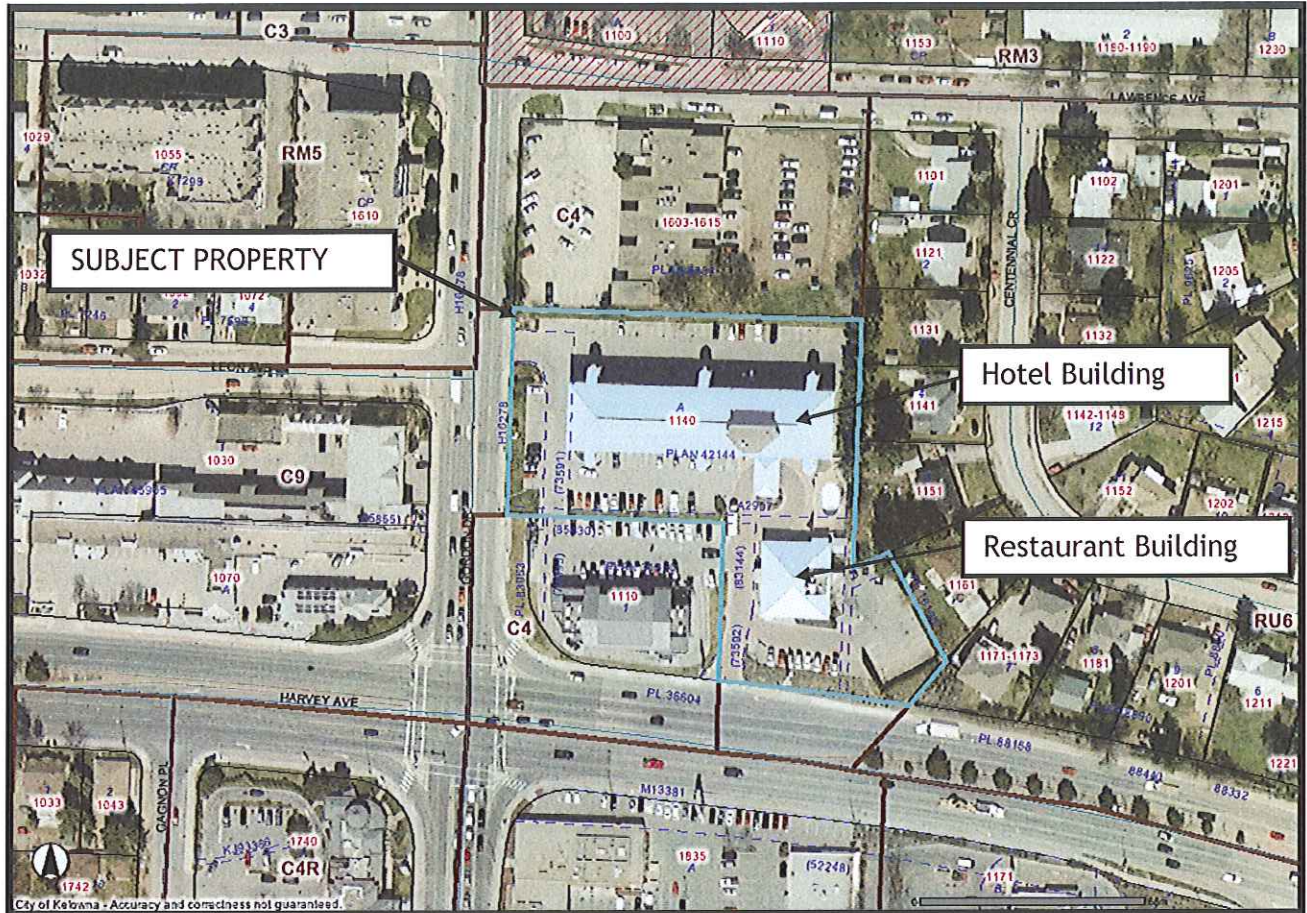
The subject property is located on the north side of Harvey Avenue, east of Gordon Drive. The subject property has been developed with a hotel building and a restaurant building, with vehicle access from both Harvey Avenue and Gordon Drive.

Adjacent zones and uses are, to the:

- North - C4 - Urban Centre Commercial
- East - RU6 - Two Dwelling Housing
- South - C4 - Urban Centre Commercial / retail uses
C4lp - Urban Centre Commercial Liquor Primary
- West - C9 - Tourist Commercial - Motel / Gordon Dr.

4.3 Site Location Map

1140 Harvey Ave.



4.4 Zoning Analysis

The proposed application meets the requirements of C9 - Tourist Commercial Zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	C9 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	9,309 m ²	1,800 m ²
Lot Width	104 m	30.0 m
Lot Depth	112 m	35.0 m
Development Regulations		
Floor Area Ratio	0.50	Max FAR = 1.5 for Hotels & Apartment Hotels

Site Coverage (buildings)	20 %	N/A
Height	3 storey / 12 m	6 storeys / 22 m
Front Yard (Harvey Ave.)	21 m	6.0 m
Side Yard (east)	9.0 m	3.0 m
Side Yard (west) (Gordon Drive)	13.5 m	4.5 m
Rear Yard	15.0 m	15 m for hotel use
Other Requirements		
Parking Stalls (#)	121 stalls existing ①	Hotel 1 stall per unit Restaurant 1 stall per 4 seats (134 stalls required)
Loading Stalls (#)	3 stalls provided	1 stall per 1,900 m ² (3 stalls required)

① NOTE:

Hotel - 102 units @ 1 stall per unit = 102 stalls required

Restaurant - 125 seats @ 1 stall per 4 seats = 32 stalls required

Total parking required 134 stalls

(Parking provided on site complied with 1990 zoning bylaw requirements)

5.0 Current Development Policies

5.1 Kelowna Official Community Plan 2030 (OCP)

Comprehensive Development Permit Area Objectives.¹

- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;

The OCP also includes the following Comprehensive Development Permit Area Guidelines;

Exterior elevations and materials.²

6.1 Exterior building materials should be selected for their functional and aesthetic quality, and should exhibit qualities of workmanship, durability, longevity and ease of maintenance;

6.2 Provide visually prominent, accessible, and recognizable entrances through attention to location, details, proportions, materials, and lighting that act to personalize or lend identity to a building;

¹ OCP Comprehensive DPA Objectives page 14.1

² OCP Comprehensive DPA Guidelines, Sec. 6.0 page 14.5

6.3 Continue higher quality materials used on the principal façade around any building corner or edge which is visible to the public;

6.0 Technical Comments

6.1 Building & Permitting Department

No comment

6.2 Development Engineering Department

Development Engineering Services comments and requirements pertaining to this application are as follows:

1. General

The Development Permit application, to do facade improvements and to make changes to the building exterior, will not compromise our servicing requirements. Protect existing sidewalks and streetscapes during construction. Replacement of damaged works will be at the developer's expense.

Our records indicate that this property currently has City Utility mains along the easterly property line that require additional right-of-way. Please contact the Manager of Real Estate & building Services @ 250-469-8410.

6.3 Fire Department

No Concerns

7.0 Application Chronology

Date of Application Received: April 11, 2011

Updated information Received: June 7, 2011

Advisory Planning Commission July 19, 2011

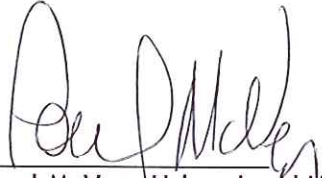
The above noted application was reviewed by the Advisory Planning Commission at the meeting on July 19, 2011 and the following recommendations were passed:


THAT the Advisory Planning Commission supports Development Permit Application No. DP11-0061 for 1140 Harvey Avenue to obtain a Development Permit to evaluate the form and character of the proposed façade changes to an existing hotel building having highway exposure frontage.

Anecdotal Comment:

The Advisory Planning Commission supported the Development Permit Application as the Members felt that the proposed façade updates are very complementary.

Report prepared by:


Paul McVey, Urban Land Use Planner

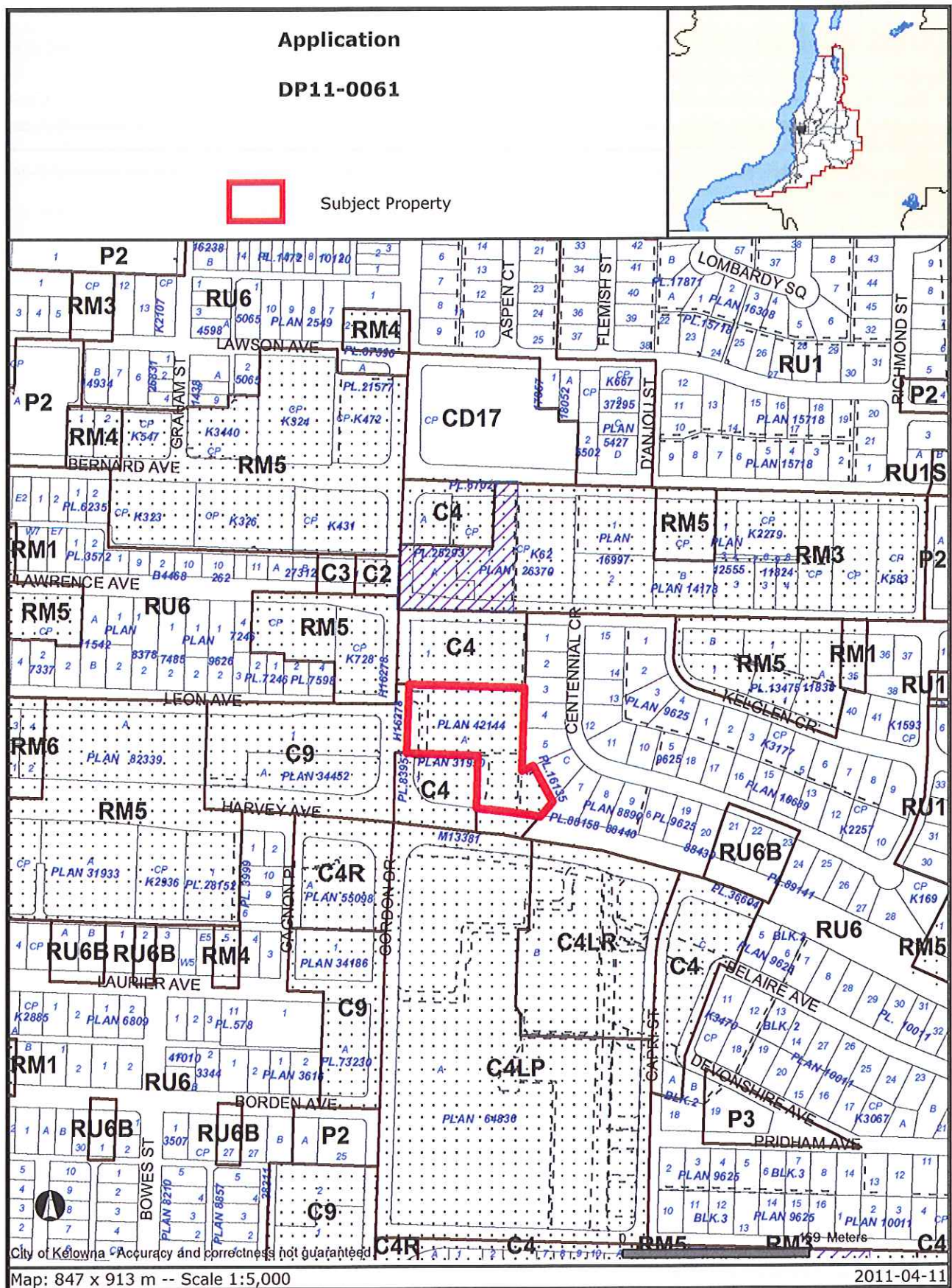
Reviewed by:  Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:  Shelley Gambacort, Director, Land Use Management

Attachments:

- Site Location Map
- Applicant Rationale Letter
- Site Plan
- Elevations Plans
- Site Photos
- Colour Board





Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



MORRISON HERSHFIELD

April 1, 2011

Land Use Management
1435 Water Street
Kelowna, BC V1Y 1J4

Attn: Mr. Luke Turri, Land Use Planner, City of Kelowna

**Re: Accent Inns, Kelowna, BC
Development Proposal Letter**

Dear Mr. Turri:

Morrison Hershfield Ltd (MH) on behalf of the Owner of Accent Inns in Kelowna provides the supporting letter for Development Proposal of the rehabilitation of the existing Accent Inn Hotel located at 1140 Harvey Avenue in Kelowna.

The existing building was built in 1990, contains 102 rooms on 3 levels is surrounded by residential complex from the north and commercial building from south.

The intention of the building rehabilitation is to maintain the original character of the design, maintain the existing landscape and improve the visual appearance of the building using more durable and pleasing materials. At the same time the careful attention will be addressed to the current conditions of the building structure.

The proposed program of the repair work includes:

- Replacement of the stucco cladding at stairwells, columns, and walkway fascias with fibre cement panels installed in a Fry reglet system.
- Installation of stone masonry at ground floor columns.
- Replacement of deteriorated sheathing and framing.
- Replacement of topping and installation of a liquid applied waterproofing membrane at walkway and stair surfaces.

Yours truly,
Morrison Hershfield Limited

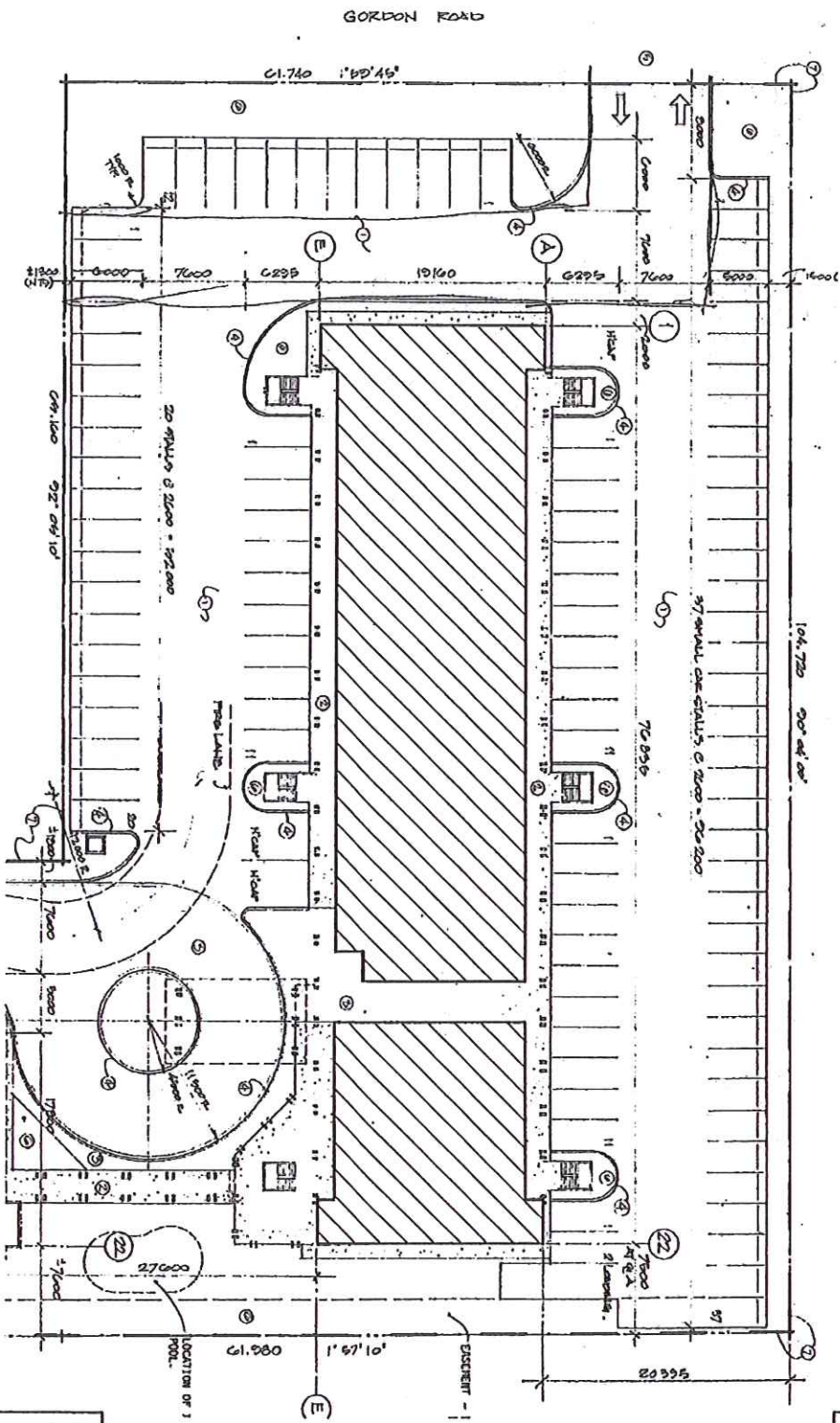
Elizabeth Skotnicki, MAIBC
Senior Architect

M:\PROJ\511309\00\BUILDING PERMITESS_DP SUPPORTING LETTER.DOC

Pierre E. Gallant, MAIBC, MRAIC | Don Hazelden, MAIBC, MRAIC | Jean-Pierre Mahé, MAIBC, MRAIC | Elizabeth Skotnicki, MAIBC

Morrison Hershfield | Suite 610, 3585 Graveley Street, Vancouver, BC V5K 5J5 Canada | Tel 604 454 0402 Fax 604 454 0403 | morrisonhershfield.com

LEGAL DESCRIPTION:
 LOT A AND B
 PLAN 16135
 SECTION 19 T_P 26 O.D.Y.D
 GORDON ROAD AND HARVEY AVENUE
 (HIGHWAY No. 97)



REPRODUCED FROM DRAWINGS BY
 JOHN A. DI CASTRI ARCHITECTS
 DATED FEBRUARY 1990.



Do not scale drawings. Dimensions to be verified on site. Drawing to be read in conjunction with written specification.

ISSUE	DESCRIPTION	DATE (m/d/yyyy)
A	ISSUED FOR BUILDING PERMIT	24/03/11



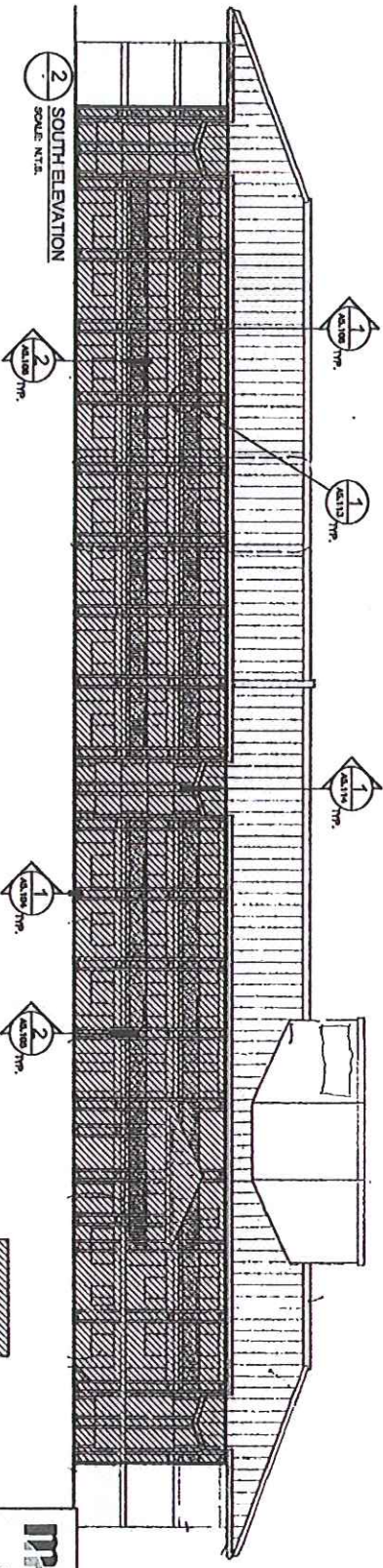
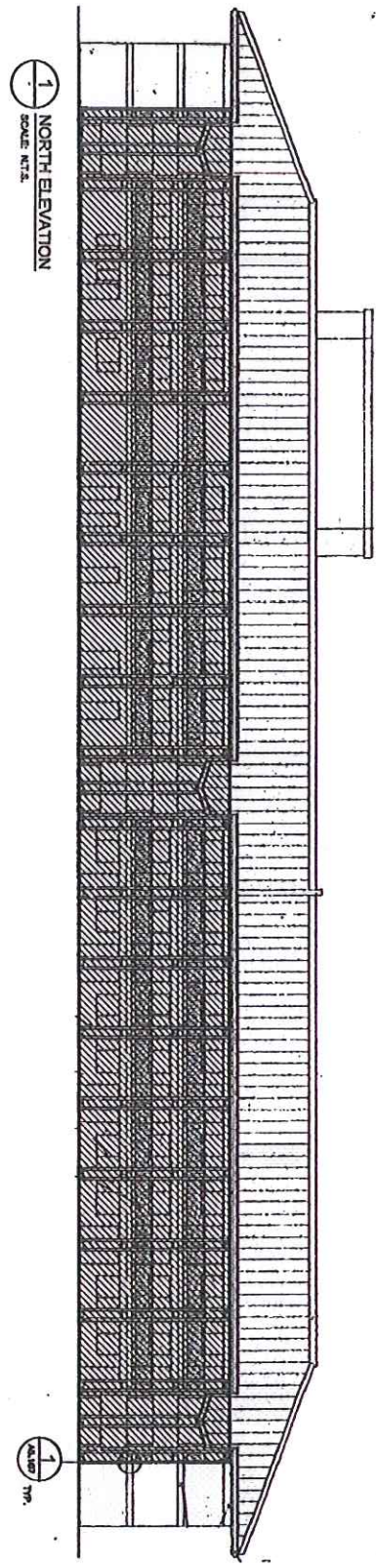
MAR 29 2011

MORRISON HERSHFELD
 Suite 810 - 3280 Campbell Street
 Vancouver, BC V6K 5G6
 Tel: 604 454 0402 Fax: 604 454 0403
 www.morrisonhershfeld.com

ACCENT INNS
 1140 HARVEY AVE, KELOWNA, B.C. V1Y 6Z7

DATE	JAN 11	DRAWING NO.	
SCALE	N.T.S.	PROJECT NO.	A1.000
DESIGN	DIV		
REVISION	SR		
REVISION	DIV		5113094.00

SITE PLAN



Do not make drawings. Dimensions to be verified on site. Drawing to be read in conjunction with written specifications.

ISSUE	DESCRIPTION	DATE (mm/dd/yy)
A	ISSUED FOR BIDDING PERMIT	24/02/11



MAR 29 2011

REPRODUCED FROM DRAWINGS BY
JOHN A. DI CASTRI ARCHITECTS
DATED JANUARY 1992.

SHADING DENOTES
SCOPE OF WORK AREA

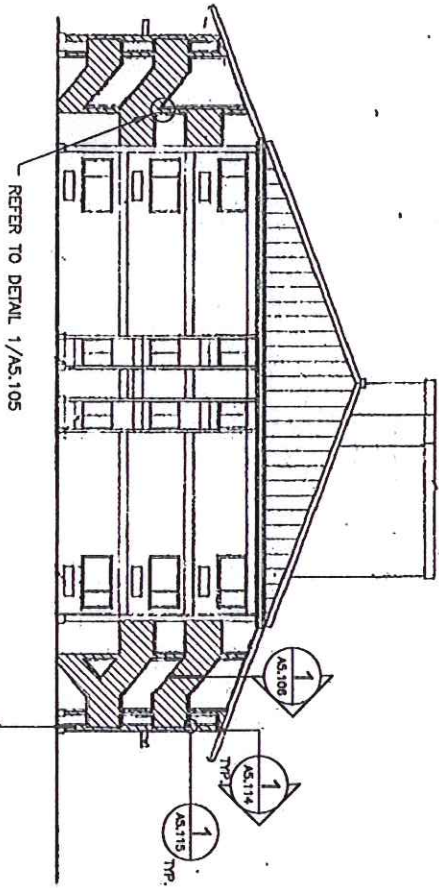
MH MORRISON HERSHFELD

Suite 510 - 3025 Campbell Street
Vancouver, BC V6K 4S5
Tel: 604 454 0422 Fax: 604 454 0423
www.morrisonhersfeld.com

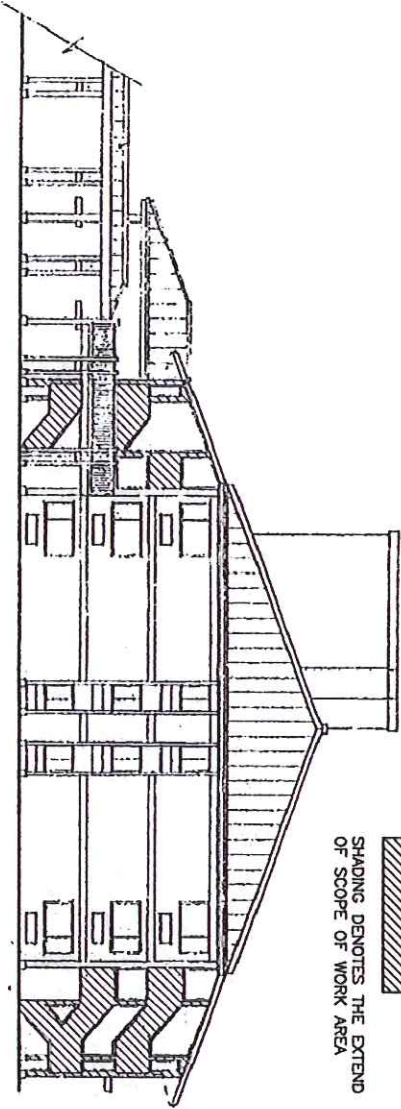
ACCENT INNS
1140 HARVEY AVE. KEDLOWA, B.C. V1Y 0E7

NORTH AND SOUTH ELEVATIONS

DATE	JAN 11	ISSUING FOR
SCALE	N.T.S.	
DESIGN	DW	
REVISION	SR	
REVIEWED	DW	
PROJECT NO.	5113094.00	
	A2.001	



1 WEST ELEVATION
SCALE: N.T.S.



1 EAST ELEVATION
SCALE: N.T.S.

REPRODUCED FROM DRAWINGS BY
JOHN A. DI CASTRI ARCHITECTS
DATED JANUARY 1992.

Do not scale drawings. Dimensions to be verified on site. Drawing to be used in conjunction with written specifications.

ISSUE	DESCRIPTION	DATE (m/d/y)
A	ISSUED FOR BIDDING PERMIT	24/03/11



MAR 29 2011

M MORRISON HERSHFELD

Suite 610 - 3285 Conroy Street
Vancouver, BC V6K 4A5
Tel: 604 454 0402 Fax: 604 454 0403
www.morrisonhersfeld.com

ACCENT INNS
1140 BARNET AVE, RICHMOND, B.C. V7V 6E7
EAST AND WEST
ELEVATIONS

DATE	SCALE	ISSUED BY	PROJECT NO.
JAN 11	N.T.S.	DW	A2.002
REVISION		S.R.	
		DW	5113094.00



Existing

Existing (stucco) walls to remain. Existing doors and windows to remain.

Existing (stucco) walls to remain. Existing doors and windows to remain.

Do not issue drawings. Dimensions to be verified on site. Drawing to be read in conjunction with written specifications.

ISSUE	DESCRIPTION	DATE (mm/dd/yyyy)
A	ISSUED FOR BUILDING PERMIT	29/03/11



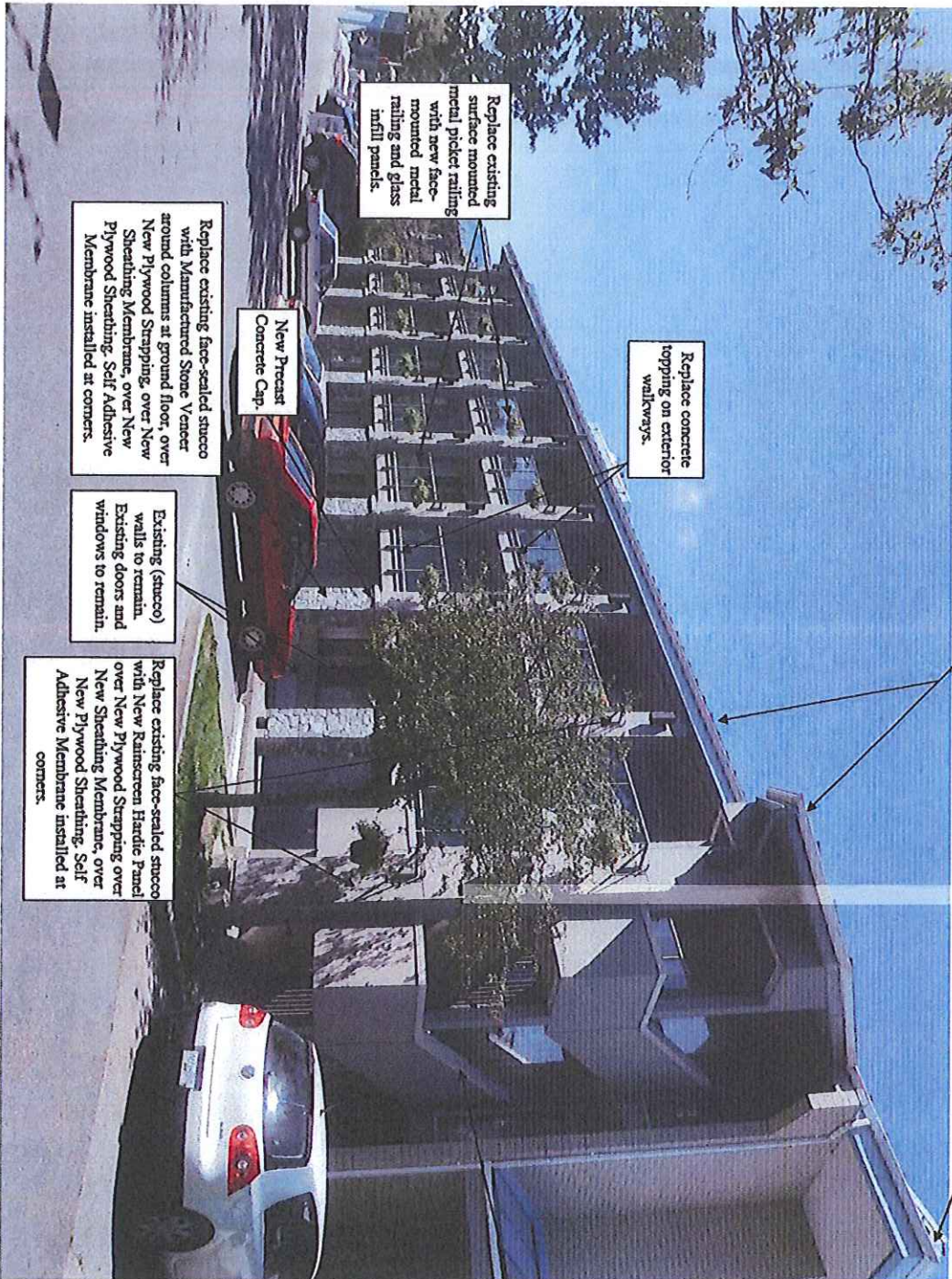
MAR 29 2011

MH MORRISON HERSHFIELD

Suite 510 - 3285 Grandway Street
 Vancouver, BC V6N 1A5
 Tel: 604 456 0422 Fax: 604 456 0423
 www.morrisonhershfield.com

ACCENT INNS
 1140 HANREY AVE. NEDMON, B.C. V7Y 0E7

EXISTING ELEVATION	
DATE	JAN 11
SCALE	N.T.S.
DESIGNER	DW
REVISION	SR
PROJECT No.	5113094.00



Existing Gutter to Remain

Existing Metal Roofing to Remain

Replace concrete topping on exterior walkways.

Replace existing surface mounted metal picket railing with new face-mounted metal railing and glass infill panels.

New Precast Concrete Cap.

Replace existing face-sealed stucco around columns at ground floor, over New Plywood Strapping, over New Sheathing Membrane, over New Plywood Sheathing. Self Adhesive Membrane installed at corners.

Existing (stucco) walls to remain. Existing doors and windows to remain.

Replace existing face-sealed stucco with New Rainscreen Hardie Panel over New Plywood Strapping, over New Sheathing Membrane, over New Plywood Sheathing. Self Adhesive Membrane installed at corners.

New metal flashing at stair guardrail.

Do not scale. Accuracy dependent on the method of data collection. Drawing to be used in conjunction with written specifications.

ISSUE	DESCRIPTION	DATE
A	ISSUED FOR BUILDING PERMIT	24/03/11



MAR 29 2011

MORRISON HERSHFELD
 Suite 610 - 2685 Grandview Street
 Vancouver, BC V6H 2G9
 Tel: 604 454 0462 Fax: 604 454 0463
 www.morrisonhershfield.com

ACCENT INNS
 1140 HARVEY AVE, NELOMNA, B.C. V1V 0E7

FUTURE ELEVATION

DATE	JAN 11	REVISION NO.	
DRAWN	N.T.S.		
CHECKED	DW		
DESIGNED	SR		
REVISED	DW		

PROJECT NO. **A4.002**
 5113094.00

Proposed (photo taken from completed remediation in Sannich, BC)



Do not scale drawings. Dimensions to be verified on site. Drawing to be used in conjunction with other specifications.

ISSUE	DESCRIPTION	DATE (MM/DD/YY)
A	ISSUED FOR BIDDING POINT	24/03/11



MAR 29 2011

MSI MORRISON HERSHFELD

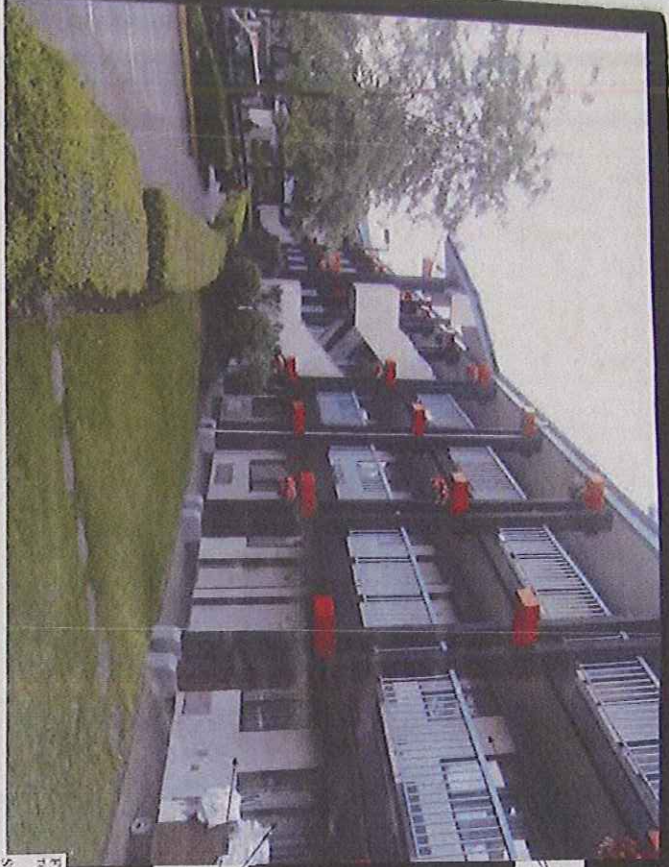
Suite 610 - 3285 Grandview Street
 Vancouver, B.C. V6N 1A5
 Tel: 604 454 0402 Fax: 604 454 0403
 www.morrisonhersfield.com

ACCENT INNS

1140 HARVEY AVE. KEDLOHNA, B.C. V7Y 6Z7

RENDERING
FUTURE ELEVATION

DATE	JAN 11	DRAWING NO.	
SCALE	N.T.S.		A4.003
DESIGN	DW		
DRAWN	SR	PROJECT NO.	5113094.00
REVIEWER	DW		



Existing

Existing Concrete Frame

Existing Metal Roofing to Remain

Existing concrete supporting structure will remain.

Higher concrete and/or reinforced metal public utility will now have proposed metal roof panels with 10' panels.

New Proposed Concrete Cap

Higher existing reinforced concrete and steel structure will remain. New proposed concrete cap will be added over the existing structure. All materials must be certified for concrete.

Existing concrete will remain. New proposed concrete cap will be added over the existing structure. All materials must be certified for concrete.

Higher existing reinforced concrete and steel structure will remain. New proposed concrete cap will be added over the existing structure. All materials must be certified for concrete.

Proposed photos taken from completed renovation in Spanish, DCU

Existing concrete will remain. Existing doors and windows to remain.

Existing (concrete) Existing doors and windows to remain.

M Morrison Hensfield
 1140 W. 10th Street
 Suite 100
 Oklahoma City, OK 73106
 Phone: 405.233.1100
 Fax: 405.233.1101
 www.morrisonhensfield.com

ACCURATE HOTELS
 1140 W. 10th Street
 Oklahoma City, OK 73106

OTHER CONCRETE PANELS
 FOR PROPOSED OR EXISTING, ABOVE STONE

STONE
 SOLID TYPE OF CONCRETE, LIGHT EXTERIOR

METALS
 EXTERIOR ALUM. VVS. FINISHES
 FL. SASHINGS

LIGHT FIXTURES
 EXTERIOR SIDE OF COLUMNS
 INTERIOR SIDE OF COLUMNS

SOFFITS

Hardie Board Panel, 2x4 Lumber, 2x2 Woodstick

N2 Stone, Ocean Blue

American Building, 1/2" x 2" x 1/2" - Quartz Gray

Product 1184
 4100 5/8" Black

Panel 2x2 Woodstick, 2x4 Lumber

New total finisher at site (interior)

