

REPORT TO COUNCIL



Date: April 9, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AW)

Application: DP18-0021

Owner: SKJJ Holdings Inc.

Address: 2629 Hwy 97 North

Applicant: Saudagar Sekhon

Subject: Development Permit

Existing OCP Designation: Commercial

Existing Zone: Cg – Tourist Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0021 for Lot 2, District Lot 125, ODYD Plan 3246, Except Plans H8110, 9504 and EPP47107 located at 2629 Hwy 97 North, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in 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 Registered Landscape Architect;

AND THAT the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated April 9th, 2018 be completed prior to Development Permit issuance.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character Development Permit for a 65 room hotel development.

3.0 Community Planning

Staff support the 65 room hotel project at 2629 Hwy 97 North. The application meets a majority of the Official Community Plan (OCP) Urban Design Guidelines and the design is adequate for the site and a project of this nature.

Staff worked with the applicant over several revisions with the goal of trying to improve the form and character of the development. Key design considerations included the building's interface with the streetscape, landscaping and site planning. While the revised design does not meet all the OCP's architectural and design guidelines, a number of improvements to the proposal have been made. Direct access to the Highway will be removed as part of the project.

4.0 Proposal

4.1 Project Description

The development proposal is for a new 65 room 'Microtel' hotel project to replace the existing operational motel.

4.2 Site Context

The subject property is in Rutland and grouped in with a mix of older motels and new hotels along the Hwy 97 corridor.



Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C9 – Tourist Commercial	Motel
East	Rm4 – Transitional Low Density Housing	Medium Density Residential
South	RM3 – Low Density Multiple Housing	Low Density Residential
West	Hwy 97	Highway

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C9 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1800 m ²	3,844 m ²
Lot Width	30 m	71.84 m
Lot Depth	35 m	53.21 m
Development Regulations		
Floor Area Ratio	1.5	0.56
Height	22 m / 6 storeys	17.3 m / 4 storeys
Front Yard	6.0 m	17.7 m
Side Yard (south)	3.0 m	23 m
Side Yard (north)	3.0 m	3.3 m
Rear Yard	15.0 m	21.4 m
Other Regulations		
Minimum Parking Requirements	65 stalls	65 stalls
Bicycle Parking	Class I: 4 stalls Class II: 4 stalls	Class I: 5 stalls Class II: 5 stalls
Loading Space	1 stall	1 stall

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	X		
Are materials in keeping with the character of the region?		X	
Are colours used common in the region's natural landscape?		X	
Does the design provide for a transition between the indoors and outdoors?	X		
Context			

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	X		
Are façade treatments facing residential areas attractive and context sensitive?	X		
Is the design unique without visually dominating neighbouring buildings?	X		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	X		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	X		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	X		
Human Scale			
Are architectural elements scaled for pedestrians?	X		
Are façades articulated with indentations and projections?	X		
Are top, middle and bottom building elements distinguished?		X	
Are building facades designed with a balance of vertical and horizontal proportions?	X		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	X		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	X		
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?		X	
Are entrances visually prominent, accessible and recognizable?	X		
Are higher quality materials continued around building corners or edges that are visible to the public?		X	
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	X		
Are elements other than colour used as the dominant feature of a building?	X		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	X		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	X		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	X		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 	X		

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- Demolition Permits required for any existing structures
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction.
- Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
- Any alternative solution must be accepted by the Chief Building Inspector prior to the release of the Building Permit.
- Location, Heights, Colors of mechanical systems and the required screening are to be determined at time of DP
- Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
- Access to the roofs are required per NFPA and guard rails may be required and should be reflected in the plans if required.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. Minimum building elevations are required to be established prior to the release of the Development Permit. If a soil removal or deposit permit is required, this must be provided at time of Development Permit application.
- This property falls within a defined flood plain area and compliance is required to Mill Creek Bylaw No. 10248 or alternative approval from the subdivision approving officer.
- We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, undermining & underpinning of existing foundation, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work, water infiltration systems, etc.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application

6.2 Development Engineering Department

See Attachments.

6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as changes as the project progresses
 - Fire Department access is to be met as per BCBC 3.2.5. and accommodate the largest apparatus - ladder truck - the main entrance shall be within 3-15 metres for access
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD as well as a fire preplan as per bylaw 10760
- Approved Fire Department steel lock box (Knoxbox) acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met for communications
- the fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard
 - sprinkler zone valves shall be accessible as per fire prevention bylaw (10760) - less than 7 feet in height
 - standpipe connections to be on intermediate landings in stairwell. Where a standpipe system is to be installed in a building under construction, the system shall be installed progressively and shall not be more than one floor below the highest forms, staging, and similar combustible elements at all times
- Fire department connection is to be within 45M of a fire hydrant - unobstructed.
 - ensure FD connection is clearly marked and visible from the street
 - Upon completion an owners certificate and copy of NFPA 25 shall be provided for the sprinkler system.
 - Upon completion, a certificate is required to verify CANULC 561 Compliance
 - dumpster/refuse container must be 3 meters from structures or overhangs

6.4 Fortis BC – Electric

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Highway 97 N and Mills Road. However, based on the plans submitted it is unclear whether the existing facilities can accommodate the transformation required to service the proposed development. It is recommended that FBC(E) be contacted as soon as possible to determine servicing and land rights requirements for the proposed design. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required

6.5 Ministry of Transportation & Highways

The Development Permit application for this property is beyond Ministry jurisdiction as it doesn't meet the criteria to require our approval (we did receive a referral for information only). The Ministry received a *Provincial Public Highway Permit Application* from the owner for a Controlled Access Permit on December 22, 2017 and a non-approval was issued because alternate access via Mills Road is available. However, driveway letdown removal on Highway 97N is required.

7.0 Application Chronology

Date of Application Received: November 30th, 2017

Report prepared by: Alec Warrender, Property Officer Specialist

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Development Engineering Requirements

Draft Development Permit DP18-0021

Schedule "A": Siting and Dimensions

Schedule "B": Elevations

Schedule "C": Landscape Plan