

REPORT TO COUNCIL



Date: February 1, 2016

RIM No. 0940-01

To: City Manager

From: Community Planning Department (RR)

Application: DP15-0309 **Owner:** Accent Inns Inc.

Address: 1627 Abbott Street **Applicant:** Accent Inns Inc.

Subject: Form and Character Development Permit

OCP Designation: MXR - Mixed Use (Residential / Commercial)

Zone: C7 - Central Business Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP15-0309 for Lot 9, Block 10, DL 139, ODYD, Plan 462; Lot 4, Block 11, DL 139, ODYD Plan 462; Lot 2, Block 11, DL 139, ODYD, Plan 462; Lot 1, Block 11, DL 139, ODYD, Plan 462; and Lot 3, Block 11, DL 139, ODYD Plan 462 located at 1627 Abbott Street, 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";

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated February 15, 2016;

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 of proposed renovations to an existing hotel on Abbott Street.

3.0 Community Planning

The subject property is located within a Revitalization Area requiring a Development Permit. Staff recommend that the permit be issued. The proposed amendments will create a distinctive structure that will act as an inviting and visually interesting anchor to City Park and downtown along Abbott Street. The current structure is highly visible from the park, but dated and in need of updating. The bold and playful urban colour scheme of the ZED hotel will be unique to Kelowna's evolving downtown.

4.0 Proposal

4.1 Background

The property is currently being used by Accent Inns as a hotel. The building is an older structure with a Spanish Colonial design. The applicant intends to continue the use of the property as a hotel, but undertake a dramatic facelift prior to reopening as a ZED Hotel.



4.2 Project Description

The proposed renovations will include changes to building colour, addition of cedar cladding and the installation of new walkway canopies. The tower canopy structure on the south portion of the property will be removed and replaced with a new roof deck and trellis to act as a guest amenity area. The existing lobby will be removed and new entrances placed at the north and south ends of the Abbott frontage.

Portions of stucco along Abbott Street will be removed and replaced with galvanized metal cladding. This form of cladding is permitted by the Development Permit Guidelines.

The applicants will also reconfigure site parking to meet new bylaw requirements in terms of access. No variances will be required. The applicant owns the adjacent vacant property along Leon Avenue, which will be used as supplemental parking.

Additional windows will be installed along the Abbott frontage to improve visibility and aesthetics.

The applicant indicates that the intent is to create a modern, 'funky' atmosphere as part of the rebranding.

There will also be significant internal renovations to the rooms and guest areas, to update the feel of the hotel and appeal to a new market.

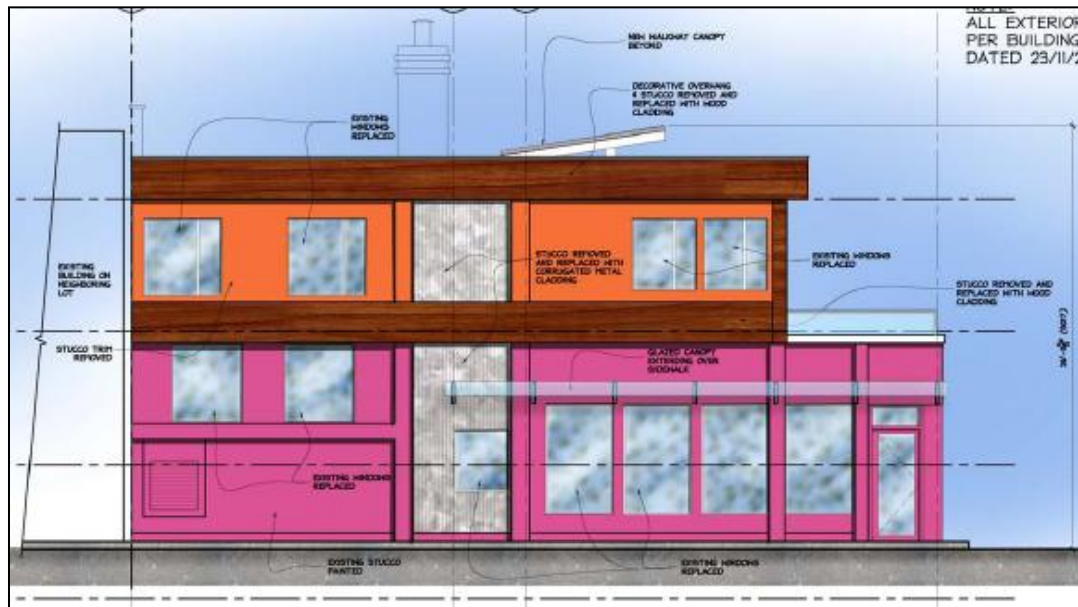


Figure 1 Abbot Frontage, North Building

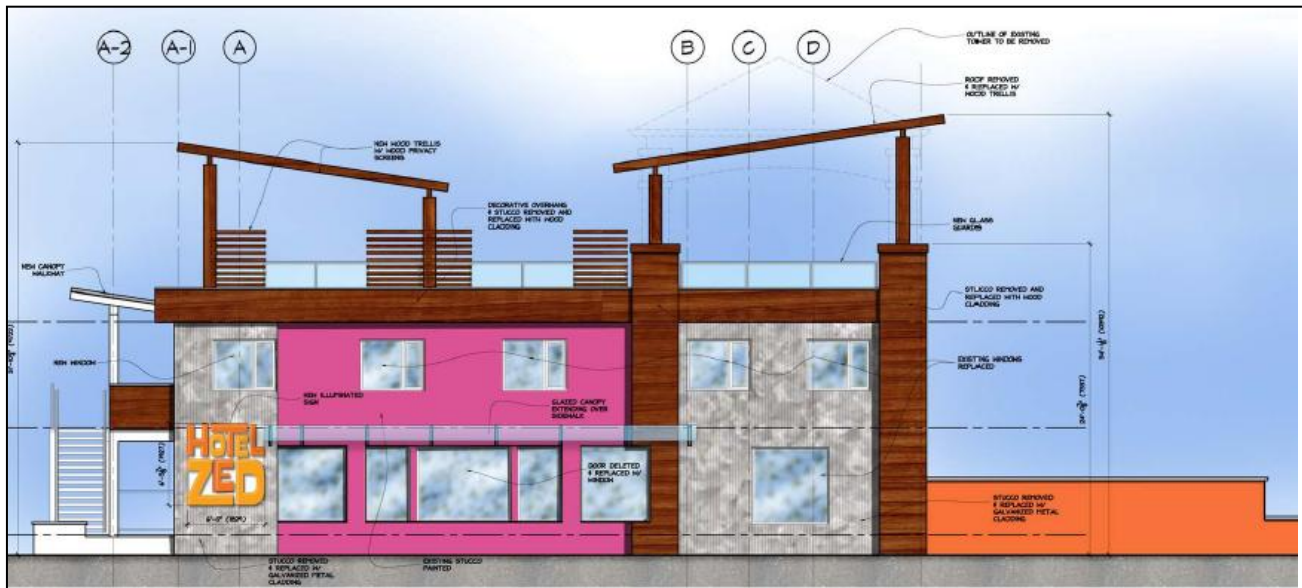


Figure 2 Abbot Frontage, South Building

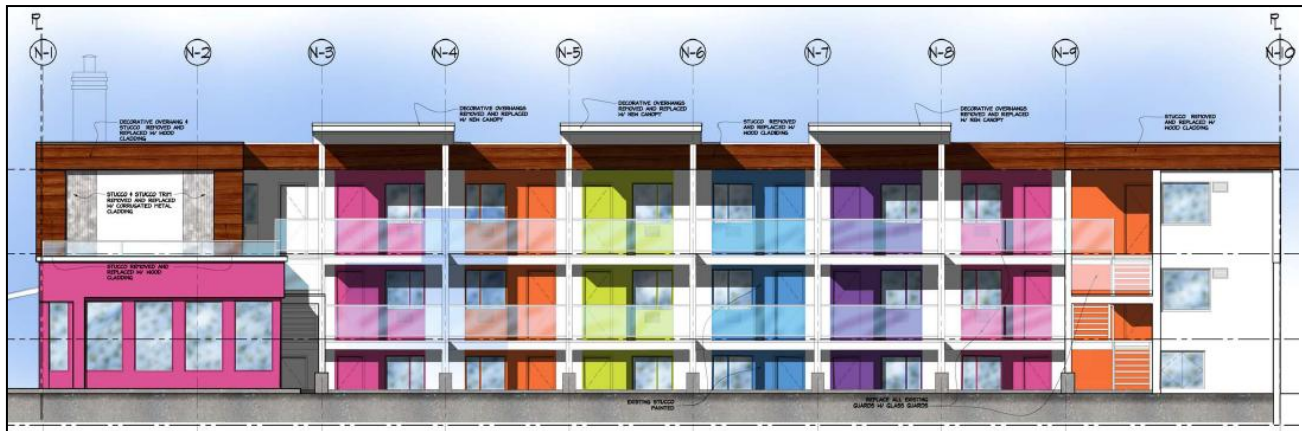


Figure 3 Leon Frontage

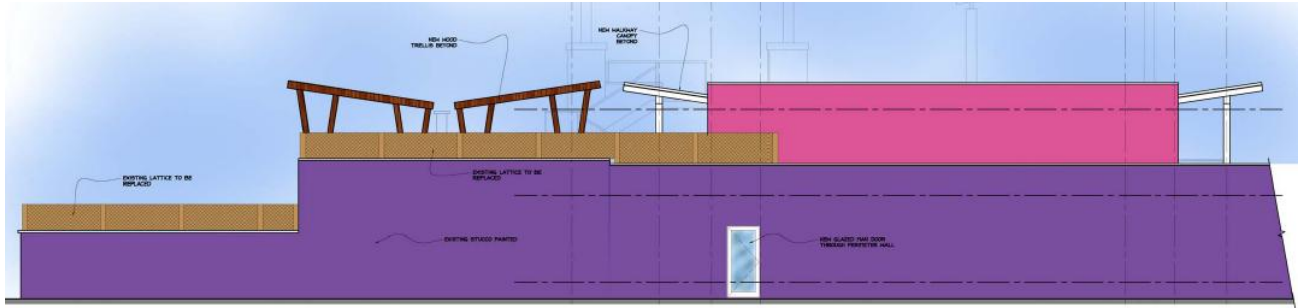
The design and colour scheme are dramatically different from those of neighbouring buildings, and unique to downtown Kelowna. However, the distinct appearance will act as a visual point of interest along Abbot Street and contribute to the overall character along Leon Avenue. The upgrades are consistent with the OCP Revitalization Area Development Permit Guidelines.



Figure 4 Hotel Zed Frontage in Victoria, BC

East Frontage

At this time, the applicants have applied to paint the east frontage of the site, facing the alley, a single shade of purple. The applicants recognize that this is only a temporary, and intend to replace this over the coming year with a mural or pattern to animate the laneway.



The review and approval of the mural or any subsequent patterns would not be subject to the Development Permit process.

At this time, the applicant does not plan to install lights along the east frontage. However, as the rooftop will be used for amenity space, overall surveillance of the alley is expected to increase, enhancing site security.

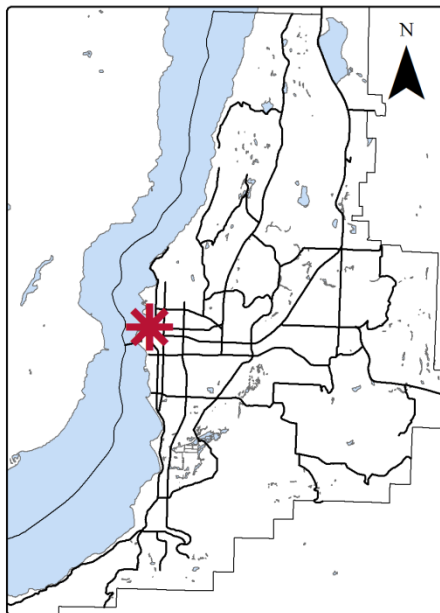
4.3 Site Context

The property is directly across Abbott Street from City Park.

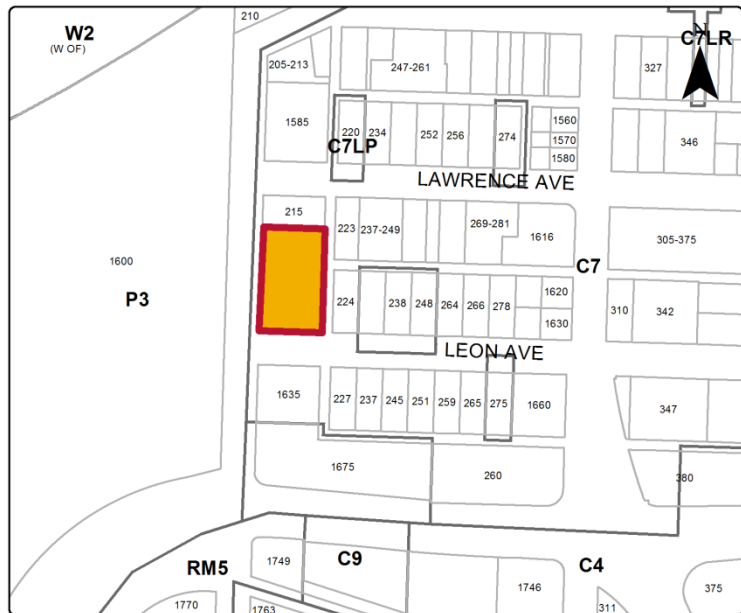
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C7 - Central Business Commercial	Office
East	C7 - Central Business Commercial	Personal Services
South	C7 - Central Business Commercial	Office
West	P3	City Park

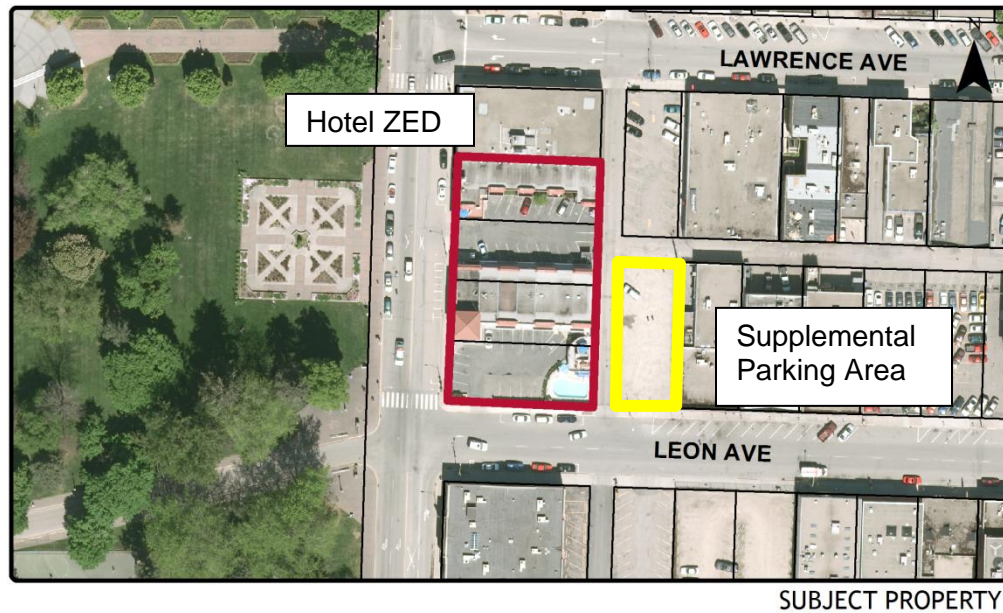
Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Revitalization Development Permit Guideline Objectives

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Enhance the urban centre's main street character in a manner consistent with the area's character;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Encourage an appropriate mix of uses and housing types and sizes;
- Design and facilitate beautiful public open spaces that encourage year round enjoyment;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

6.0 Technical Comments

6.1 Building & Permitting Department

- 1 Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- 2 A 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):
 - 2.1 Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - 2.2 Exiting and guardrails for the new construction on the roof

- 3 Structural Engineer will be required at time of permit application.
- 4 An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances from the units, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits etc
- 5 Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

See attached Memorandum dated January 15, 2016.

6.3 Fire Department

- 1 Construction/Renovation fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template available online at Kelowna.ca
- 2 A visible address must be posted on Abbott Street as per City of Kelowna By-Laws.
- 3 Ensure minimum exiting distance is met as per the BCBC.
- 4 All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- 5 Dumpster/refuse container must be 3 meters from structures and overhangs
- 6 Contact KFD Fire Prevention for fire extinguisher placement

7.0 Application Chronology

Date of Application Received: December 16, 2015

Report prepared by:

Ryan Roycroft, Planner

Reviewed by:



Terry Barton, Urban Planning Manager

Approved for Inclusion:



Ryan Smith, Community Planning Department Manager

Attachments:

Conceptual Elevations

Engineering Memorandum