

REPORT TO COUNCIL



Date: July 31st 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AC & JR)

Application: DP18-0100 DVP18-0101 **Owner:** Midwest Ventures Ltd.

Address: 1665 Innovation Drive **Applicant:** Argus Properties Ltd.

Subject: Development Permit and Development Variance Permit

Existing OCP Designation: COMM - Commercial

Existing Zone: C9 – Tourist Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0100 and DVP18-0101 for Lot 1, Section 14, Township 23, Plan EPP64815, located at 1665 Innovation Drive, 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 variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 14.9.5 (B): C9 -Tourist Commercial Regulations

To vary the required maximum height from 22.0 m or 6 storeys permitted to 25.3 m or 6 storeys proposed

Section 14.9.5 (E): C9 -Tourist Commercial Regulations

To vary the required minimum rear yard from 15.0 m permitted to 11.5 m proposed

AND THAT variances to the following sections of Sign Bylaw No. 8235 be granted:

Section 6.1 (Industrial and Commercial Zones): Specific Zone Regulations

To vary the maximum awning, fascia, canopy, under canopy/awning from 2 signs to 5 signs proposed AND FURTHER THAT this Development Permit and Development Variance Permit are 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 of a 6 storey hotel building, and to consider three variances.

3.0 Community Planning

Community Planning Staff support the Development Permit and Development Variance Permit for the proposed Airport Hotel. The 6 storey building will contain 140 guestrooms along with a lobby, seating areas, breakfast area, pool, fitness and meeting rooms located on the ground floor.

The site is well suited for development and intensification. The property is within walking distance of the airport and other amenities such as restaurants and a grocery store. The location is ideal for this use and would benefit the airport and its users greatly.

This application is similar to a previously approved Development Permit and Development Variance Permit issued by Council on January 10th 2017. See the chart and images below for comparison between the old and the new applications. The building is approximately 21 m wider and 1.8 m taller.

Variance Comparison between DP16-0188 & DP18-0100			
CRITERIA	C9 ZONE REQUIREMENTS	PROPOSAL	
		DP16-0188	DP18-0100
Development Regulations			
Total Number of Units	n/a	100	140
Height	22 m / 6 storeys	23.5 m / 6 storeys ❶	25.3 m / 6 storeys ❶
Rear Yard	15 m	30.5 m	11.5 m ❶
Awning, Canopy, and Fascia Signs	2	5 ❶	5 ❶
❶ Variances Proposed			

The applicant is seeking three variances. To achieve an open spacious ground floor and specific brand identification on cornices and facades, the applicant is requesting to vary the height from 22.0 m / 6 storeys permitted to 25.3 m / 6 storeys proposed. A further 1.8 m taller is requested as the type of construction technique changed to a modular one from the previous applications and needs a slightly higher roof to ceiling dimensions. Staff are recommending support for this variance as it will have a low impact on the overall form and character of the building.

The variance to the Sign Bylaw is identical to the previously approved Sign Variance on the old application. The additional signage would not exceed the maximum area of the signs at 165 m². The total area of the 5 signs is significantly under the maximum at 45.1 m² and Staff remain supportive of this variance.

The applicant is also proposing to vary the rear yard setback from 15.0 m permitted to 11.5 m proposed. This is to accommodate the building expansion and the addition of 40 extra hotel rooms. The rear setback variance impacts the property to the north which is the same owner. The expansion also expands the below building parkade. The current expanded proposal is able to meet their minimum parking bylaw requirements.

Therefore, Staff are recommending support for rear setback variance to facilitate the proposed building expansion as the proponent's adjacent property is the one most impacted.

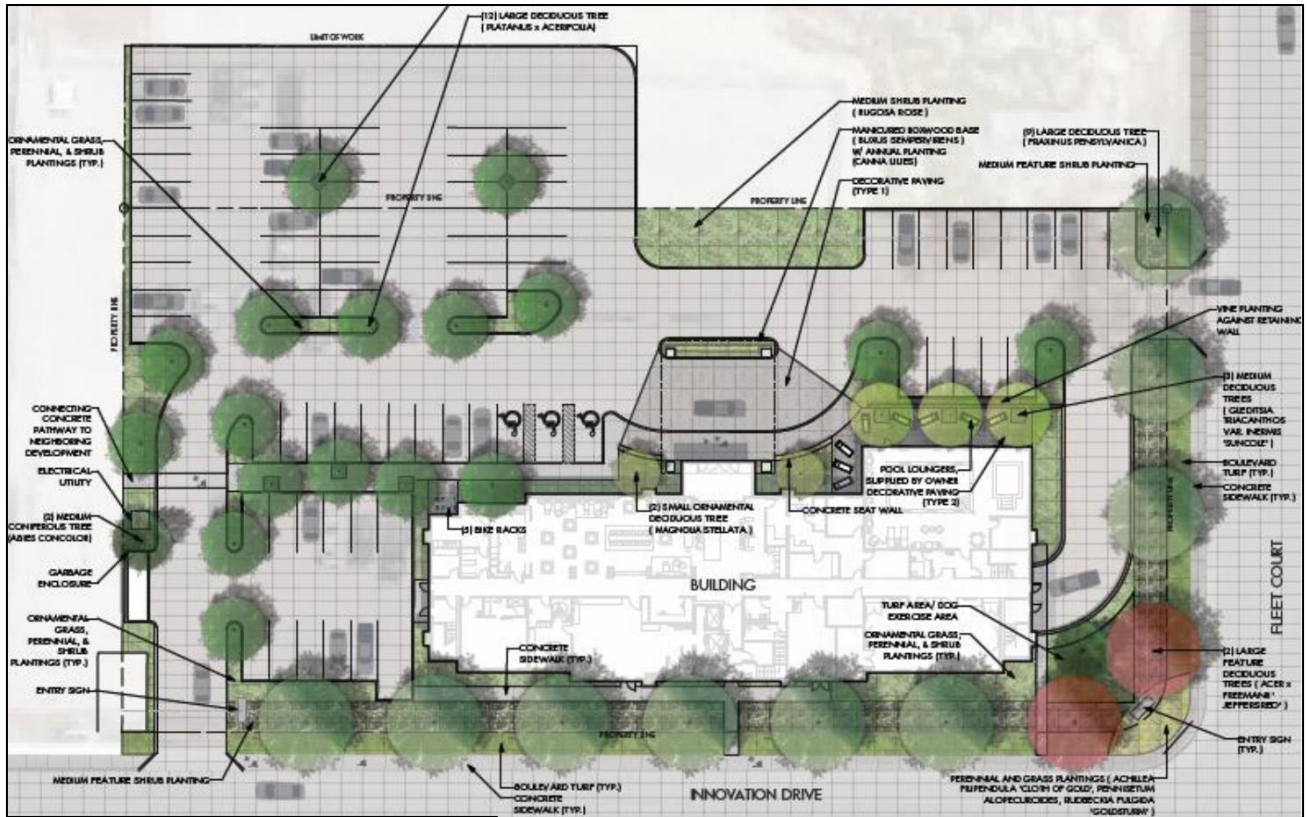


Original Approved DP & DVP

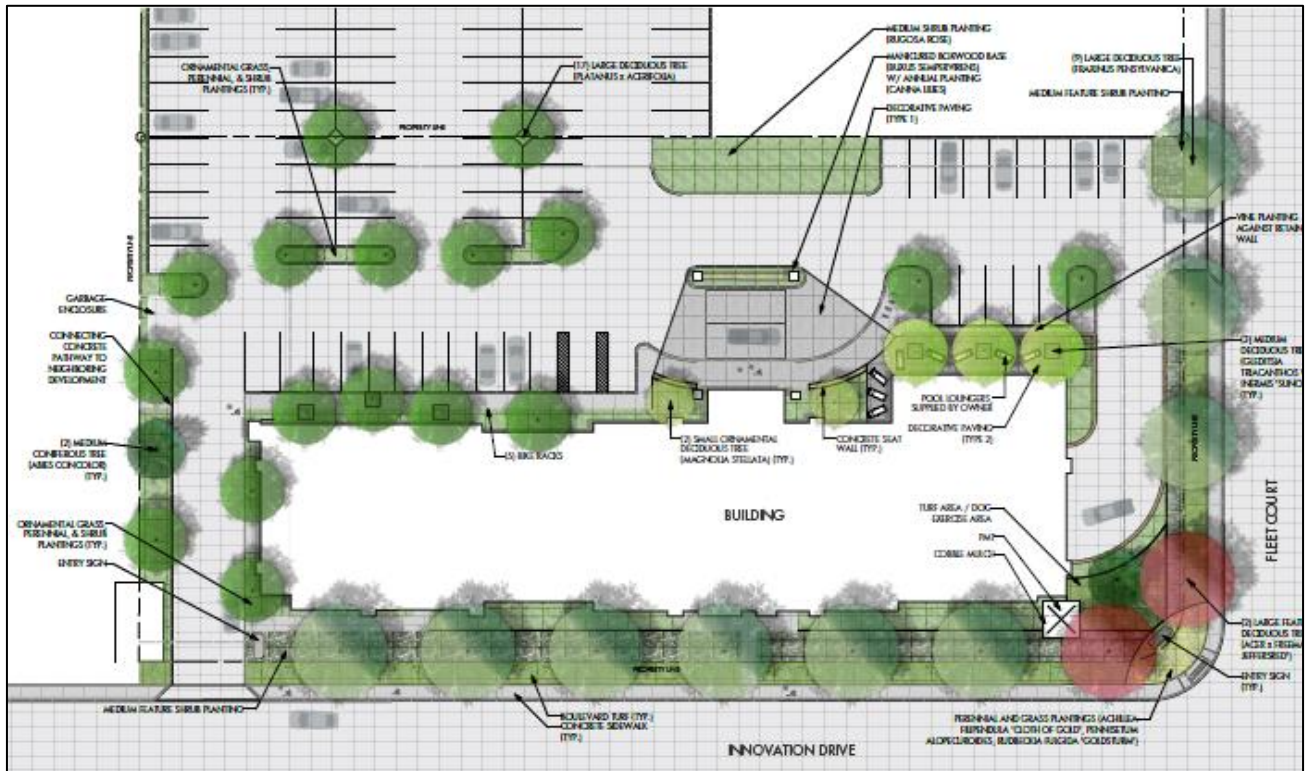


New Proposed DP & DVP

Area of Proposed Expansion



Original Site Plan and Landscape Plan



Proposed Site Plan and Landscape Plan

4.0 Proposal

4.1 Project Description

The application is to construct a 6 storey hotel building with associated parking, landscaping, and ground floor lobby space. There are 140 guest units that will be contained within the five upper floors. Parking will consist of 143 stalls split between surface and an underground parkade. The hotel is currently intended to be constructed for the Hampton Inn and Suites and adheres to the brand design and colour schemes.

4.2 Site Context

The subject property is located at 1665 Innovation Drive, is within the permanent growth boundary and is adjacent to the Kelowna Airport.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD15CO - Airport Business Park Commercial	Commercial
East	CD15 – Airport Business Park	Vacant
South	CD15 – Airport Business Park	Industrial Retail
West	CD15 – Airport Business Park	Industrial Retail

Subject Property Map: 1665 Innovation Drive



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C ₉ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1,800 m ²	5,630 m ²
Lot Width	30 m	53.2 m
Lot Depth	35 m	105.8 m
Site Coverage of Buildings (%)	n/a	29%
Site Coverage of buildings, driveways, and parking (%)	n/a	81.6%
Development Regulations		
Total Number & Types of Units	n/a	140
Floor Area Ratio	1.5	1.38
Floor Area (gross/net)	n/a	10,541 / 7,759 m ²
Height	22 m / 6 storeys	25.3 m / 6 storeys ^❶
Front Yard	6 m	13.2m
Side Yard (south)	4.5 m	13.4 m
Side Yard (north)	4.5 m	4.6 m
Rear Yard	15 m	11.5 m ^❷
Other Regulations		
Minimum Parking Requirements	140	143 (111 @ grade & 32 @ parkade)
Loading Spaces	4	4
Bicycle Parking	5 class I, 5 class II	7 class I, 7 class II
Awning, Canopy & Fascia Signs	2	5 ^❸
^❶ To vary the height from 22m / 6 storey permitted to 25.3 m / 6 storey proposed. ^❷ To vary the rear yard from 15.0 m permitted to 11.5 proposed. ^❸ To vary the sign bylaw to increase the number of signs from 2 to 5.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Contain urban growth.² Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Building Height³:

- **Elsewhere:** For all areas of the City outside the Urban Centres, buildings heights shall be a maximum of four storeys for residential and six storeys for apartment hotels and hotels. Additional height restrictions may be imposed as a result of airport-related zoning regulations.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, (Chapter 1 Introduction).

³ City of Kelowna Official Community Plan, Policy 5.8.1 (Development Process Chapter)

Objective 5.5: Ensure appropriate and context sensitive built form.

Building Height.⁴ In determining appropriate building height, the City will take into account such factors as:

- Contextual fit into the surrounding neighbourhood;
- Shadowing of the public realm;
- View impacts;
- Overlook and privacy impact on neighbouring buildings;
- Impacts on the overall skyline;
- Impacts on adjacent or nearby heritage structures;

Chapter 14: Urban Design Guidelines Amenities, ancillary Services and Utilities.⁵

- Locate loading, garbage, storage, utilities and other ancillary services away from public view. All such areas shall be screened and designed as an integral part of the building to minimize impact;
- Create attractive rear alley facades with high quality materials on buildings facing residential areas (e.g. rear building entrances, windows, balconies, plazas, and plantings).

6.0 Technical Comments

6.1 Building & Permitting Department

No concerns.

6.2 Development Engineering Department

See Attachment 'A'.

6.3 Fire Department

No concerns.

7.0 Application Chronology

Date of Application Received: May 2nd, 2018

Date Public Consultation Completed: June 18th 2018

Report prepared by: Adam Cseke, Planner Specialist & Jenna Ratzlaff, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A': Development Engineering Memorandum

Draft Development Permit & Development Variance Permit DP18-0100 DVP18-0101

⁴ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter). ³ City of Kelowna Official Community Plan, Chapter 14 (Urban Design Development Permits Area).

Schedule 'A': Rational & Plans
Schedule 'B': Elevations
Schedule 'C': Landscape Plan