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## CITY OF KELOWNA

### MEMORANDUM

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**Date:** May 28, 2018  
**File No.:** DP18-0100  
**To:** Urban Planning Management (AC)  
**From:** Development Engineer Manager (JK)  
**Subject:** 1665 Innovation Dr.

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The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. **General.**

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Reports under file Z16-0036 Rev 01.

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James Kay, P.Eng.  
Development Engineering Manager

AS

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DP18-0100 DVP18-0101		
Planner Initials	AC	 City of <b>Kelowna</b> COMMUNITY PLANNING

# Development Permit & Development Variance Permit



This permit relates to land in the City of Kelowna municipally known as

1665 Innovation Drive

and legally known as

Lot 1, Section 14, Township 23, Plan EPP64815

and permits the land to be used for the following development: Hotel

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 14.9.65 (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

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision:

Decision By: CITY COUNCIL OR UP

Issued Date:

Development Permit Area: (N/A for DVP's)

**This permit will not be valid if development has not commenced by December 5, 2019.**

Existing Zone: C9 – Tourist Commercial

Future Land Use Designation:

COMM - Commercial

**This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

## NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Midwest Ventures Ltd.

Applicant: Argus Properties Ltd.

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Ryan Smith  
Community Planning Department Manager  
Community Planning & Strategic Investments

Date

## **1. SCOPE OF APPROVAL**

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## **2. CONDITIONS OF APPROVAL**

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

This Development Permit is valid for two (2) years from the date of December 5, 2017 approval, with no opportunity to extend.

## **3. PERFORMANCE SECURITY**

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of **\$ 114,396.87**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

## **4. INDEMNIFICATION**

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**



# PROPOSED KELOWNA AIRPORT HOTEL 1665 INNOVATION DRIVE, KELOWNA

## DESIGN RATIONALE

### Introduction

This development proposes to introduce a second internationally branded hotel adjacent to the Kelowna International Airport. The site of the development is situated directly across Highway 97 from the Airport, and sits midway between the University of British Columbia and the growing residential community of Quail Ridge. The proposed internationally branded hotel will provide another option for travellers arriving in Kelowna by air or road and will complement the existing Four Points by Sheraton. The project recognizes the steady growth occurring in this area of Kelowna and looks toward the future in recognition of the long range potentials of the Kelowna International Airport and the City of Kelowna.

### Urban Context

#### **Site Description**

Situated within the site of a former gravel extraction operation, the property, which appears relatively level, rises slightly toward the northwest. Positioned at the intersection of Innovation Drive and Fleet Court, the site is bounded by existing light industrial lands to the south of Fleet Court, a commercial property housing the Four Points by Sheraton Hotel and ancillary retail to the north, two existing multi-tenanted commercial buildings to the west across Innovation Drive and undeveloped industrial land to the east and southeast.

#### **Urban Form**

As the growing nucleus of the northern sectors of Kelowna, the International Airport and the surrounding areas are fast becoming an extremely valuable component in the City's economic fabric. UBCO, Quail Ridge and the growing mix of commercial and industrial businesses continue to encourage greater activity in the area adding to the increasing sense of neighbourhood.

The addition of this second international hotel will add substantially to this local network by serving the business and recreational travellers to the local community and to Kelowna in general while bringing a higher level of activity to the immediate area. The hotel is planned as a complementing product to the existing Four Points by Sheraton Hotel and will be focused on slightly different traveller and sector of the market. This hotel will play a key role in supporting the needs of the future by providing visitors to Kelowna with convenient accommodation close to key modes of transportation and will contribute to the relief of growing traffic pressure along the Highway 97 to the south during peak hour traffic periods through diversion of some vehicles that would have otherwise driven into Kelowna and through the provision of airport shuttle service to the hotel.

#### **Circulation**

Located within visual and walking range of the Kelowna International Airport, the hotel is highly accessible via Airport Way and Highway 97 from the north. Direct access is also available from the south by way of Highway 97 to the Hollywood Road N. / Innovation Drive corridor passing by UBCO on route. Located adjacent to bus transit routes, there are connections available that provide access to Kelowna and Lake Country with easy transfers available to extend connections to Vernon and West Kelowna. With sidewalks and bicycle lanes fronting the property, walking

April 30, 2018

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# DP18-0100		
DVP18-0101		
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and biking opportunities are available along relatively quiet local secondary roads. The hotel will provide guest shuttle service to the airport as a guest amenity.

### **Views to Site**

While maintaining a visual connection with the Airport and Highway 97 the hotel is situated close to Innovation Drive, this allows the project to locate its parking internally on the site to minimize the visual impact to the surrounding neighbourhood. As one descends from Quail Ridge Boulevard the hotel will be visible from a higher viewpoint and will meld into its surroundings as the valley floor is reached. Approaching from the south natural perspective will place the hotel building visually in harmony with the lower industrial buildings along Innovation Drive with it slowly growing into view as one nears the property.

### **Street Scape**

The building has been held back from the south property line and extensive landscape has been introduced at the corner of Fleet and Innovation. The landscaping then continues along both the Innovation frontage to the north and Fleet Court to the east. Beyond the street front landscaping the pedestrian level of the building is articulated and clad in textured masonry accented with projecting window trims and stone clad column bases.

### **Policy Content**

This project supports the following Council Policies for Development:

- Provides an intensity of over 35 – 40 jobs per hectare to support transit service and objectives for a 30 minute bus cycle.
- Consistent with objectives of phased development in a logical, sequentially ordered process following availability of services.
- Incorporates plants that are adaptable to the Kelowna environment with consideration of drought tolerant plant species and water conservation within the project landscaping.
- Adopts methods and design that are in line with objectives of the City of Kelowna Crime Prevention Through Environmental Design Guidelines (CPTED) in both its construction and ongoing operations. In addition to incorporating appropriate consideration into the built project design, the basic nature of the hotel once operational will be the provision of a well illuminated property, substantial windows overlooking streets, parking and neighbouring properties, a regular but random movement of guests plus the advantage of around the clock staffing, all combining for excellent natural surveillance.
- The hotel is a barrier free environment and will follow the City of Kelowna Guidelines for Accessibility in Outdoor Spaces. Specifically the hotel entrance will provide “curbless” access to the building, and walking paths will have appropriate letdowns for access to the parking areas, amenity landscape areas and offsite adjoining sidewalks.
- In addition, within the building, full accessibility is provided to all public areas of the building with multiple elevators servicing all levels. Guestrooms specifically designed for accessibility will be available to guests with the provision of interconnected standard rooms to allow family support. Special considerations will also be incorporated specifically for the visual and hearing impaired.
- Complements objectives to attract new businesses and investment in support of sustainable prosperity for Kelowna.
- Adds to the infrastructure that connects Kelowna with its business markets.
- Provides facilities for the arts and cultural community through the provision of a venue where groups and individuals can come together with meeting rooms and accommodations that will be available for visiting and local performers, artists, clubs, sports teams and cultural groups.

## **Proposed Building**

### **Architectural Character**

The building form and character carries a modern look with traditional characteristics. Its ground level masonry creates a podium base for the upper building. The wall areas of the building are broken up with extensive articulation and accented with vertical columns and varying height cornice elements to provide interest to the eye while bringing focus to key aspects of the building. With this building Argus Properties will continue its legacy of building quality developments of strong character.

### **Sustainability**

This development will strive to maintain a high level of economic and environmental sustainability. A key factor of the development will be the transformation of former brown field gravel pit land into a place where people can rest and relax. The development will incorporate certain sustainable products into the design and construction, such as and energy efficient building envelope, high efficiency boilers, LED Lights in key areas, water conscious landscape & irrigation. Operationally this building will maximize the use of environmentally responsible products and operational systems in line with standards set by hotel brand.

### **Project Summary**

Development of a second hotel at the Kelowna International Airport is a response to the Airport's recent growth beyond 1.6 million passengers per year, and a forecast of approximately 2.4 million passengers by 2025. Argus has been proud to have played a part in assisting the sustained growth in passenger traffic at the Kelowna International Airport by providing a quality hotel on Airport Way and introducing new business to Kelowna. Our wish is to play a larger role in the future success of the Airport and growth in the surrounding community.

We foresee the natural evolution of a greater network of businesses and increasing commercial and industrial activity surrounding the Airport and UBCO, leading to the need for additional hotel space along with good supporting services and nearby conveniences.

The proposed internationally branded hotel at 1665 Innovation Drive will contain 140 guestrooms on six floors. The majority of the ground floor will be devoted to guest services, including lobby, seating areas, breakfast area, pool, fitness, meeting rooms, plus back-of house spaces. The remaining five floors will offer premium internationally recognized accommodation for hotel guests with a mix of guestrooms tailored for the marketplace.

As chain-wide consistency is a core requirement for major hotel brands, many aspects of the building design are fixed by Brand Standards. Local elements are encouraged and will be added where appropriate, including use of a colour palette which reflects the Okanagan landscape.

### **Variances**

#### **Height Variance**

The building, which meets the Bylaws limit of six storeys, seeks a variance to allow a height of 25.3 meters as compared to the Bylaw's 22.0 meters.

In order to maintain the standards set by the adjacent Four Points by Sheraton Hotel, the design incorporates a ground floor height that will provide the open spaciousness that is synonymous with quality hotels. In addition the project will employ an offsite-built modular construction for

**PROPOSED KELOWNA AIRPORT HOTEL  
1665 INNOVATION DRIVE, KELOWNA  
DESIGN RATIONALE**

the guestrooms which will provide for a more controlled fabrication environment providing both product quality and project schedule advantages. These objective of spaciousness and construction methodology combined with the Brand Standards for specific Brand Identifying cornices and facades, places the proposed hotel at a height that is marginally over the height reflected in the Zoning Bylaw.

**Rear Yard Setback**

A rear yard setback of 11.5 meters is sought in lieu of the Bylaw's 15.0 meters. This variance reflects a 3.5 meter reduction in the rear yard, however this reduction is offset by the front yard being increased from the allowable 6.0 meters to 11.4 meters. These adjustments are necessary to accommodate the entrance driveway to the underground parking and in addition allow consideration for added internal spatial provisions inherent in the modular construction methodology, in order to allow for field erection tolerances.

**Sign Variance**

This application is also requesting a variance to allow an increased number of 'Awning, Fascia, Canopy, Under Canopy / Awning' signs for the development.

The chart below looks at Sign Bylaw No. 8235 in regard to the 'Awning, Fascia, Canopy, Under Canopy / Awning' sign category as it applies to the C9 Zone and provides a comparison of the maximum signage allowable under the Bylaw with that of signage proposed for the development. As shown in the chart, additional building fascia signs are requested, albeit with a total sign area that is less than the maximum allowed by the Bylaw, for the prescribed two sign limit.

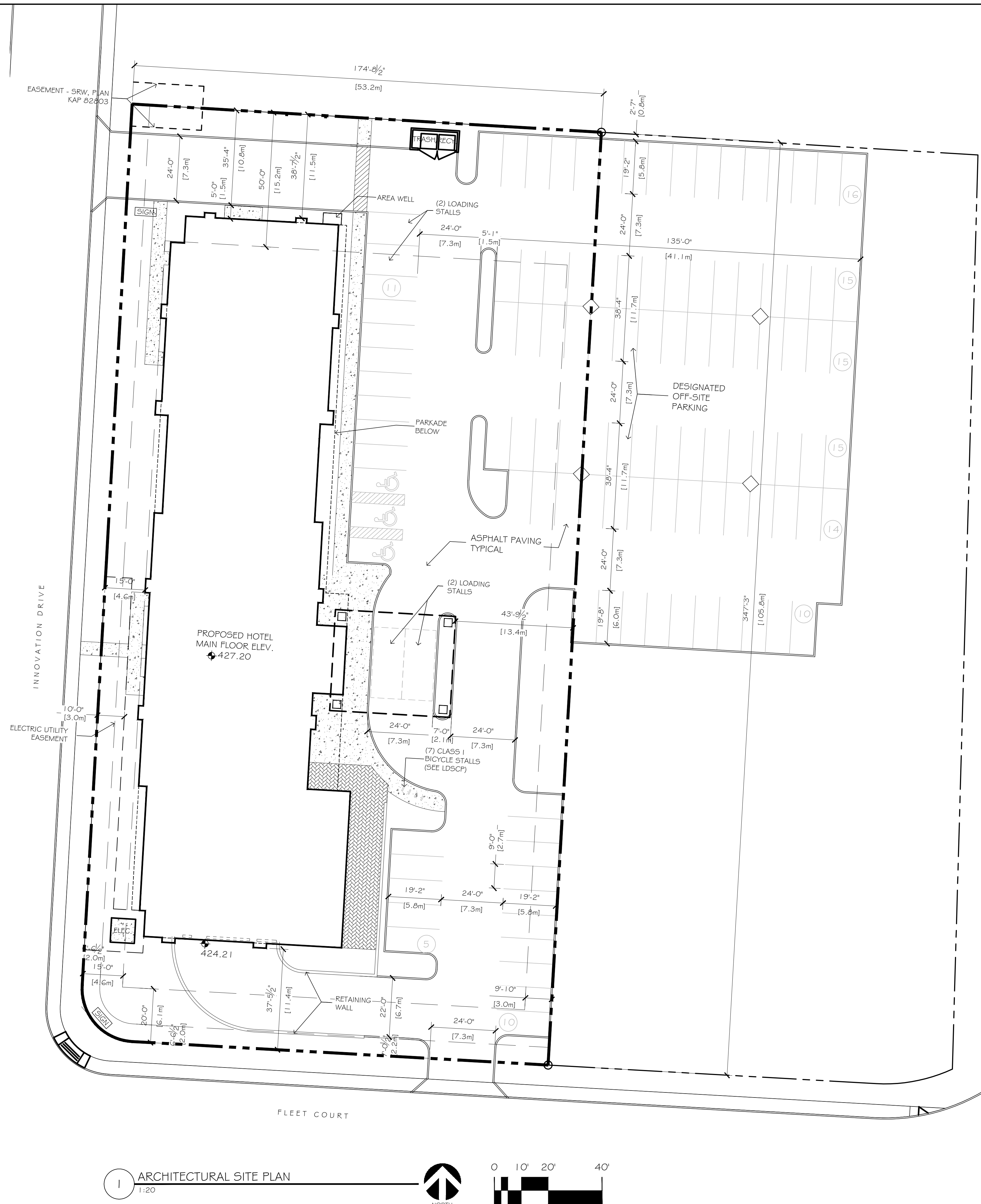
**Awning, Fascia, Canopy, Under Canopy / Awning Signs Category**

<u>Location</u>	<u>Allowable</u>	<u>Proposed</u>
Building		3
Porte Cochere		2
<b>Total Number of Signs</b>	<b>2</b>	<b>5</b>
North Elevation		0.00 sq. m.
South Elevation		9.20 sq. m.
East Elevation	82.5 sq. m.	13.60 sq. m.
West Elevation	82.5 sq. m.	20.30 sq. m.
Canopy South Side		1.00 sq. m.
Canopy North Side		1.00 sq. m.
<b>Total Area of Signs</b>	<b>165.0 sq. m.</b>	<b>45.10 sq. m.</b>

Exposure and visibility are critical to the hotel and consistent signage throughout the Hotel Brand is paramount for client recognition. This variance request is based upon Brand guidelines. The proposed building fascia sign locations are shown on the building elevations within the drawings.

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
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DVP18-0101		
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## ZONING BYLAW NO. 8000

8.1.10 For non-residential use classes:  
(a) some or all required off-street parking spaces may be provided on a site located remotely, but no further than 200.0 m (for C4 and C7 zones) or 120.0 m (for all other zones) measured along the shortest public pedestrian route from the nearest point of the parking to the nearest point of the site of the development served by the parking;

(b) where required off-street parking is located on a site separate from the site of the development:

- (i) the owner of the remote off-street parking site shall covenant with the City by agreement that the remote lands required for off-street parking shall be so used as long as required by this Bylaw, and the owner shall consent to pay the full cost of the preparation and registration of an agreement under Section 219 of the Land Title Act on the title to the remote lands; and
- (ii) remote parking shall be developed to the same standard as on-site parking;

#### 14.9.4 Subdivision Regulations

- The minimum lot width is 30.0 m.
- The minimum lot depth is 35.0 m.
- The minimum lot area is 1800 m<sup>2</sup>.

#### 14.9.5 Development Regulations

- The maximum floor area ratio is 1.5 for hotels.
- The maximum height is the lessor of 22.0 m or 6 storeys for hotels.
- The minimum front yard is 6.0 m.
- The minimum side yard is 3.0 m, except it is 4.5 m on a flanking street.
- The minimum rear yard is 15.0 m for a hotel.

#### 14.9.6 Other Regulations

- (e) Apartment hotels, hotels, and motels are permitted only when connected to urban services.

DEVELOPMENT STATISTICS		
	REQUIRED	PROVIDED
ZONING:		C-9 TOURIST COMMERCIAL
SITE AREA:	1,600.00 m²	5,630 m²
FLOOR AREA RATIO (MAX.)	1.5	1.38
MINIMUM CLEAR LOT WIDTH	30.0 m	53.2 m
MAXIMUM BUILDING HEIGHT:	22 m OR 6 STOREYS	25.3 m + 6 STOREYS
REQUIRED SETBACKS:		0
NORTH (REAR):	15.0 m	11.5 m
EAST (SIDE):	4.5 m	13.4 m (to porte cochere)
SOUTH (FRONT):	6.0 m	11.4 m
WEST (SIDE):	4.5 m	4.6 m
MINIMUM CLEAR LOT DEPTH	35.0 m	105.8 m
PARKING:		
HOTEL (140 UNITS)		
KELOWNA BYLAWS:	1 PER GUESTROOM = 140	143 (111 @GRADE, 32 @PARKADE)
LOADING STALLS:	1 per 2,800 GFA = 4	4
BIKE PARK'G SPACES: CLASS I	7	7
BIKE PARK'G SPACES: CLASS II	7	7



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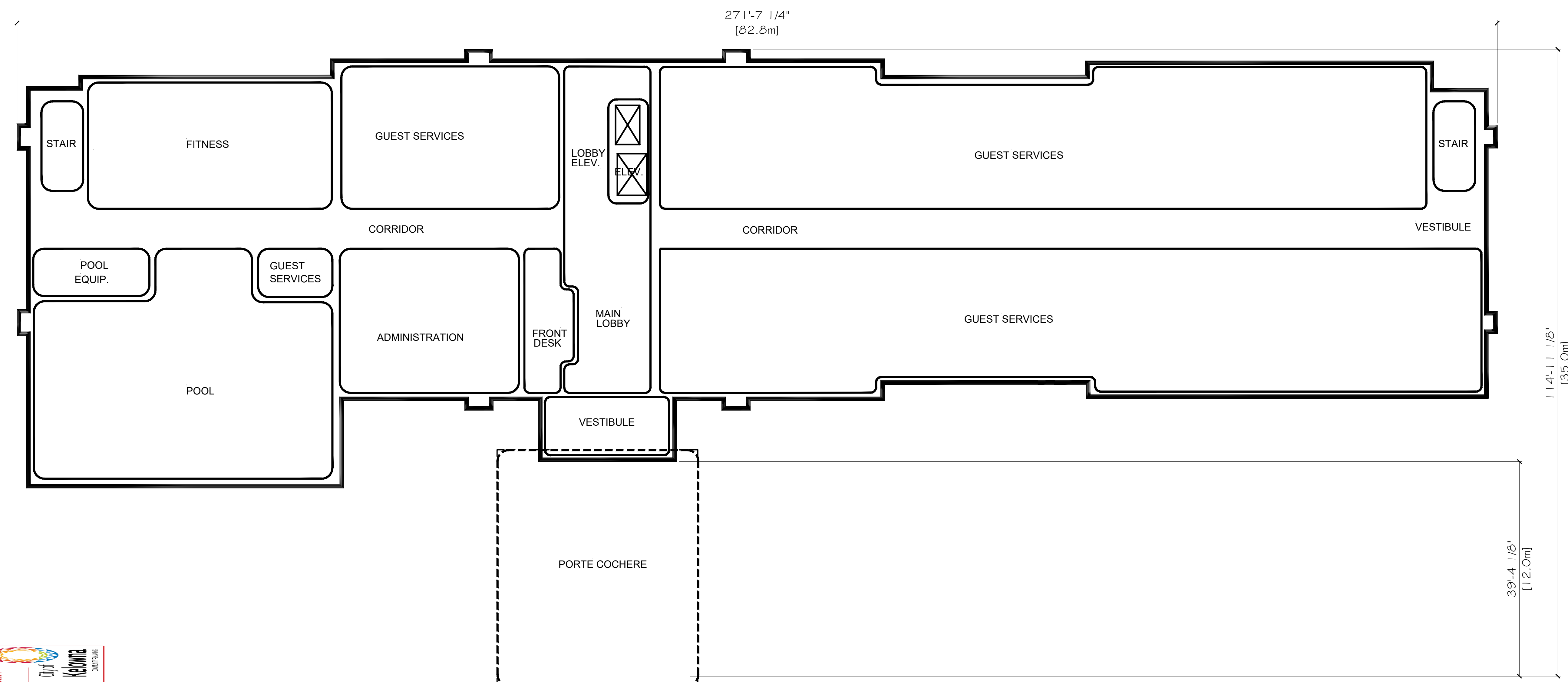
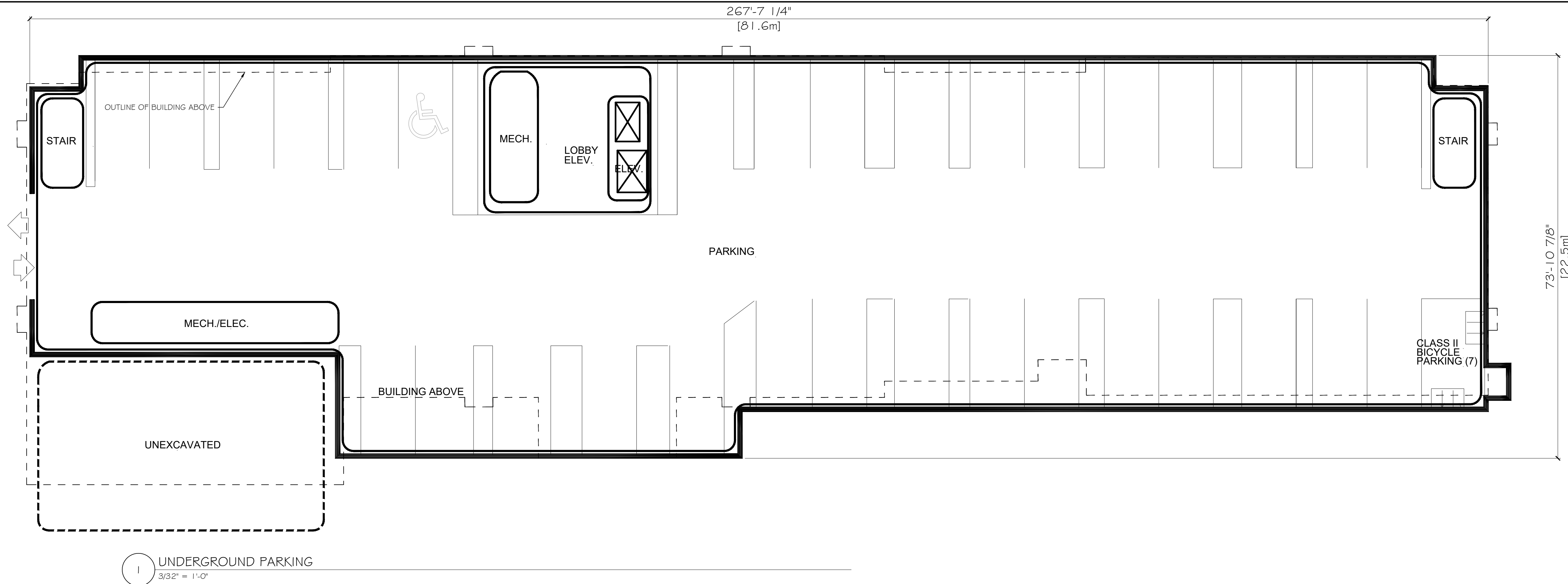
855 Community Drive, Sault City, WI 53583  
 Phone: 608-643-4100 Fax: 608-643-7999  
[www.CitiesEdgeArchitects.com](http://www.CitiesEdgeArchitects.com)

Certification & Seal:

MARK	DATE	DESCRIPTION
DATE ISSUED:		
ISSUE PHASE: DEVELOPMENT PERMIT		
PROJECT TITLE:		
PROPOSED HOTEL 6-STORIES 140 ROOMS		
PROJECT OWNER: ARGUS PROPERTIES, LTD.		
PROJECT LOCATION: KELOWNA, B.C.		
SHEET TITLE:		
ARCHITECTURAL SITE PLAN		
SCALE: AS NOTED		
PROJECT NUMBER	33107	
SHEET NUMBER	A001	

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MARK	DATE	DESCRIPTION
DATE ISSUED:		
ISSUE PHASE: DEVELOPMENT PERMIT		
PROJECT TITLE: PROPOSED HOTEL 6-STORIES 140 ROOMS		
PROJECT OWNER: ARGUS PROPERTIES LTD.		
PROJECT LOCATION: KELOWNA, B.C.		
SHEET TITLE: PARKING LEVEL & GRADE LEVEL PLAN SCHEMATICS		
SCALE: AS NOTED		
PROJECT NUMBER	33107	
SHEET NUMBER	A101	









NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

**Proposed Hotel**  
Exterior Design



B1 LARGE FORMAT MASONRY  
UNITS, ROCKED AND  
SANDBLASTED



ROOFING MATERIAL



P1 - BODY COLOUR 1



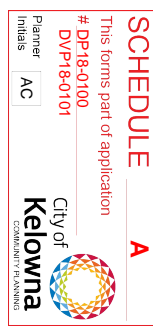
P2 - BODY COLOUR 2



P3 - BODY COLOUR 3



P4 - TRIM COLOUR





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Holder of Certificate of Practice,  
Architectural Institute of British Columbia  
Directors: James R. Skowronski, P. Eng.  
and John D. Hafner, Architect  
855 Community Drive, Sauk City, WI 53583  
(608) 643-4100



**ARGUS**  
PROPERTIES LTD.

Suite 305-1000 Manhattan Dr. P: 250.763.6769  
Kelowna, BC, V1Y 9X3 F: 250.763.6769  
E: corporate@argusproperties.ca

Certification & Seal:

MARK	DATE	DESCRIPTION
		DATE ISSUED:
		ISSUE PHASE: DEVELOPMENT PERMIT
		PROJECT TITLE: PROPOSED HOTEL 6-STORIES
		PROJECT OWNER: ARGUS PROPERTIES, LTD
		PROJECT LOCATION: KELOWNA, BC
		SHEET TITLE: EXTERIOR ELEVATIONS
		SCALE: AS NOTED
		PROJECT NUMBER: 33107
		SHEET NUMBER: A201

Lots 13 & 14, Section 14, Township 23, Plan KAP82802, ODYD  
1665/1697 INNOVATION DRIVE - KELOWNA, B.C.

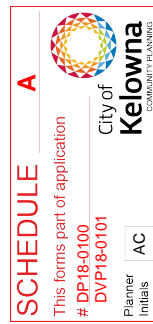




1 EAST ELEVATION  
3/32" = 1'-0"

LEGEND

- BODY COLOR EIFS # 1
- BODY COLOR EIFS # 2
- ACCENT COLOR EIFS # 3
- TRIM COLOR EIFS # 4
- SPLIT FACE MASONRY UNITS
- ARRISCRAFT STONE



2 WEST ELEVATION  
3/32" = 1'-0"

Lot 1, Section 14, Township 23, District 41, Plan EPP64815  
1665 INNOVATION DRIVE - KELOWNA, B.C.

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Holder of Certificate of Practice,  
Architectural Institute of British Columbia  
Directors: James R. Skowronski, P. Eng.  
and John D. Halner, Architect  
855 Community Drive, Saanich City, WI 53583  
(608) 643-4100

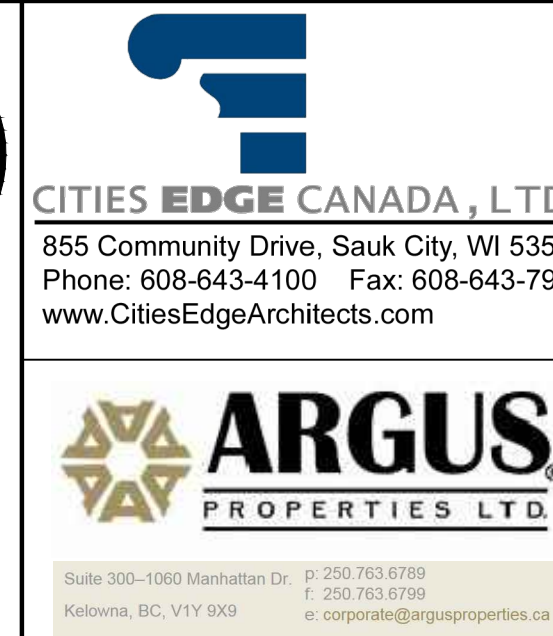
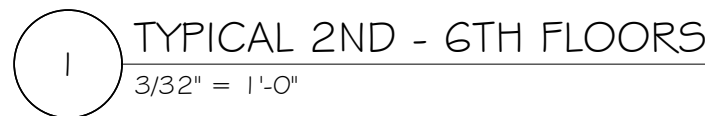
**ARGUS**  
PROPERTIES LTD.  
Suite 300-1000 Manhattan Dr. p: 250.763.6769  
Kelowna, BC, V1Y 5X9 f: 250.763.6769  
e: corporate@argusproperties.ca

Certification & Seal:

5/20/18		DEVELOPMENT PERMIT
MARK:	DATE	DESCRIPTION
DATE ISSUED:		7/6/2018
ISSUE PHASE:		FOOTING & FOUNDATION PERMIT
PROJECT TITLE:		
PROPOSED HOTEL 6-STORIES 140 ROOMS		
PROJECT OWNER:		
ARGUS PROPERTIES, LTD.		
PROJECT LOCATION:		
KELOWNA, B.C.		
SHEET TITLE:		
EXTERIOR ELEVATIONS		
SCALE:		
AS NOTED		
PROJECT NUMBER		33107
SHEET NUMBER		A201







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Certification &amp; Seal:

[illegible]

MARK	DATE	DESCRIPTION
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DATE  
ISSUED:

ISSUE PHASE: DEVELOPMENT PERMIT

PROJECT TITLE:

PROPOSED  
HOTEL  
6-STORIES  
140 ROOMS

PROJECT OWNER:  
ARGUS PROPERTIES,  
LTD.

PROJECT LOCATION:  
KELOWNA, B.C.

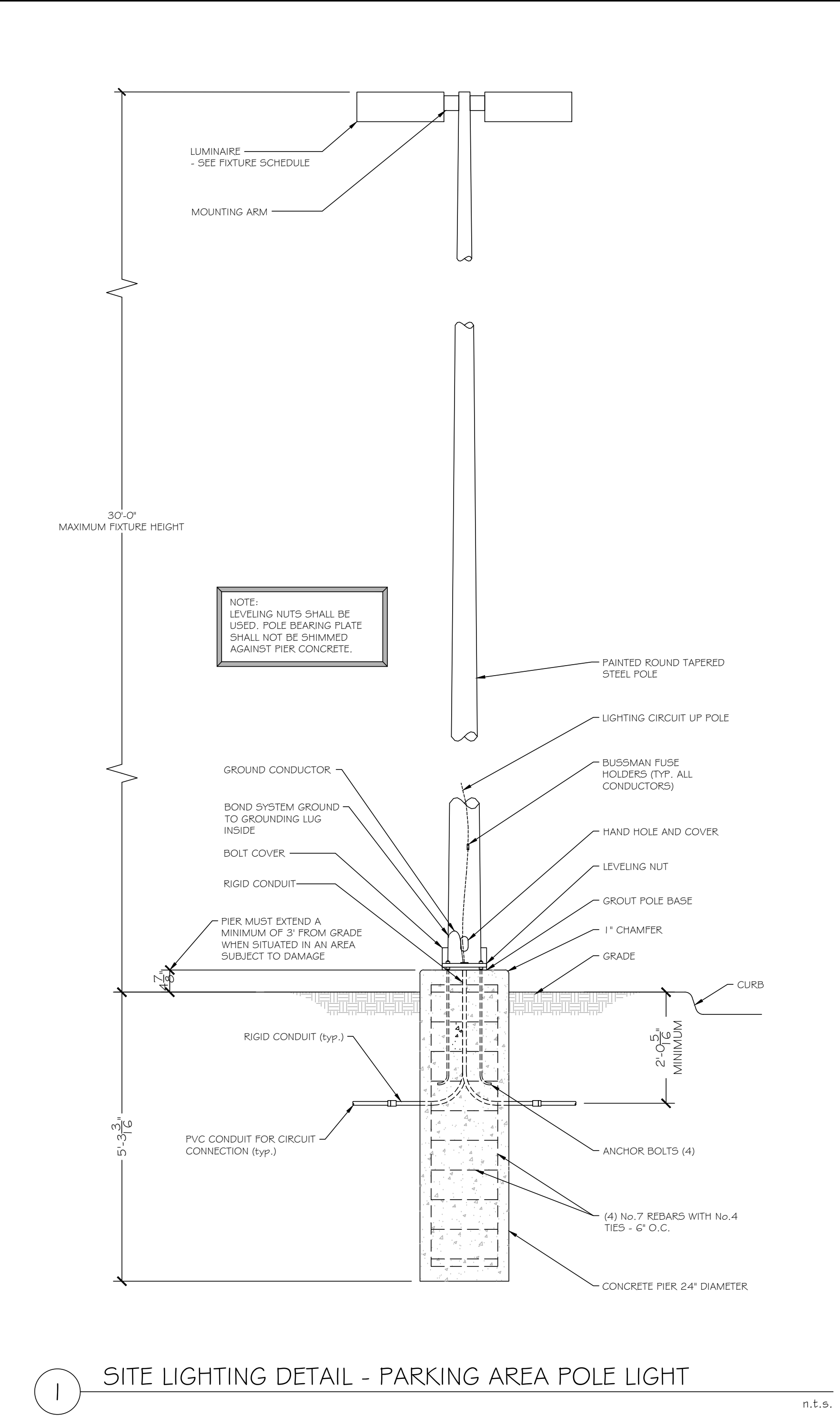
SHEET TITLE:
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## TYPICAL FLOOR PLAN SCHEMATICS

SCALE:  
AS NOTED

PROJECT NUMBER	33107
SHEET NUMBER	A102





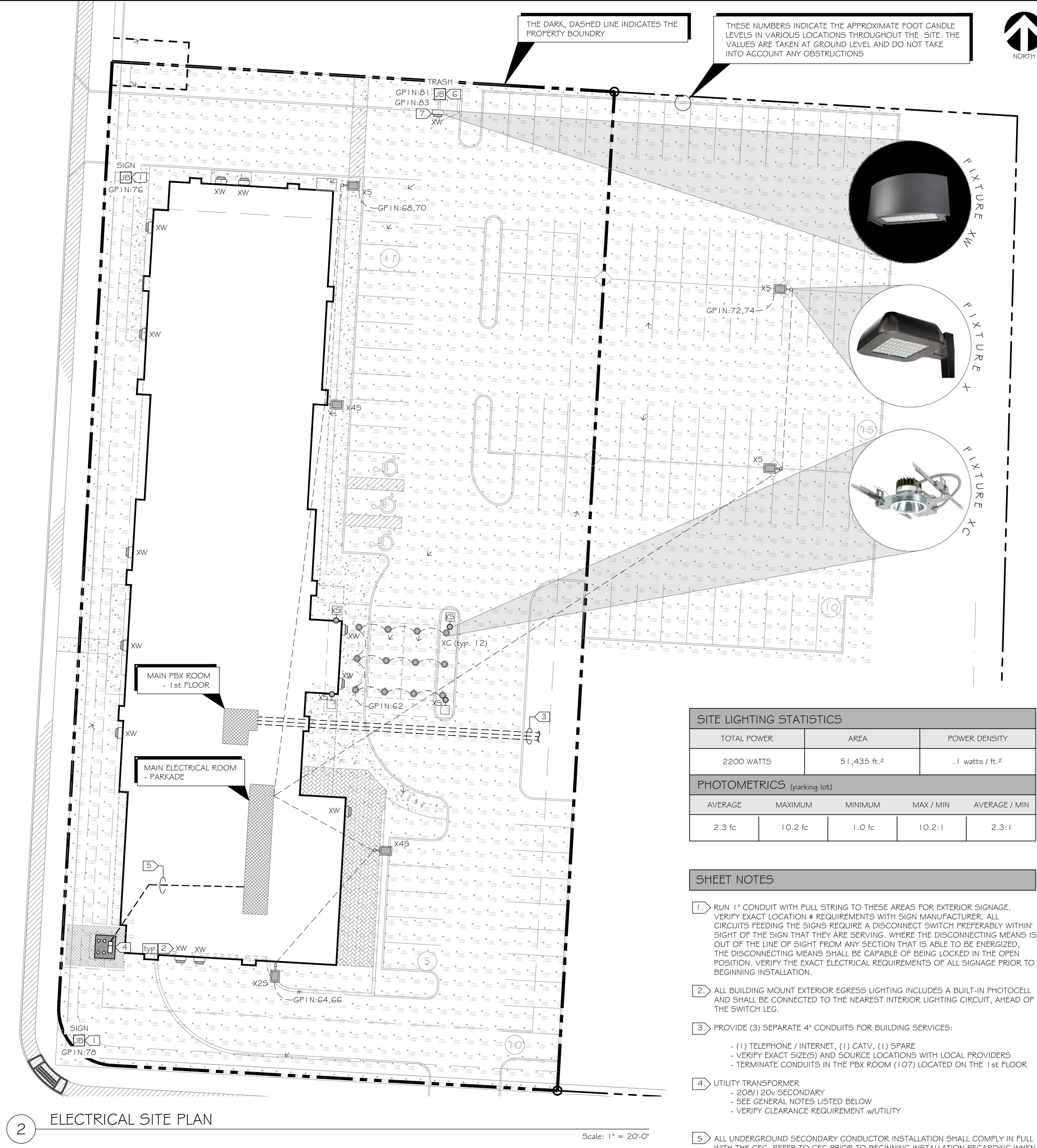
1 SITE LIGHTING DETAIL - PARKING AREA POLE LIGHT

SCHEDULE A
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DATE: 05/01/2018
PROJECT: HAMPTON INN & SUITES - KELOWNA, B.C.
PROJECT NO: 33107
PROJECT NAME: 1665 INNOVATION DRIVE - KELOWNA, B.C.

**LIGHTING CONTROL NOTE**

- ALL EXTERIOR LIGHTING TO BE FED THROUGH A LIGHTING CONTACTOR AND CONTROLLED VIA PHOTOCONTROL, ALLOWING THE LIGHTING TO AUTOMATICALLY SWITCH ON AND OFF AS NEEDED. REFER TO DETAIL OG ON SHEET E603. THE LIGHTING CONTACTOR IS LOCATED IN THE ELECTRICAL ROOM (005) LOCATED IN THE PARKADE. THE PHOTOCELL IS TO BE LOCATED IN A EASILY ACCESSIBLE LOCATION THAT DOES NOT DETRACT FROM ANY ARCHITECTURAL DETAILING. FOR BEST RESULTS, IT SHOULD BE PLACED ON THE NORTHEAST FACE OF THE BUILDING.

LIGHTING FIXTURE SCHEDULE											
TAG	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	VOLTAGE	LAMPS		MOUNTING	FINISH	TOTAL WATTS	CONTROL	NOTES
					#	TYPE					
X25	UTHONIA	CSX2 LED 120C 700 40K 12M HS	LED AREA LIGHT -HOUSE SHIELD	208	N/A	LED / DRIVER	POLE - 30'-0" s.t.f.	TBD	268	CONTACTOR	EXTERIOR PARKING AREA (TYPE II DISTRIBUTION)
X45	UTHONIA	CSX2 LED 120C 700 40K 14M HS	LED AREA LIGHT -HOUSE SHIELD	208	N/A	LED / DRIVER	POLE - 30'-0" s.t.f.	TBD	268	CONTACTOR	EXTERIOR PARKING AREA (TYPE IV DISTRIBUTION)
X5	UTHONIA	CSX2 LED 120C 700 40K 15M	LED AREA LIGHT	208	N/A	LED / DRIVER	POLE - 30'-0" s.t.f.	TBD	268	CONTACTOR	EXTERIOR PARKING AREA (TYPE V DISTRIBUTION)
XC	ELITE LIGHTING	HM18-LED-1200L-40K	LED DOWNLIGHT - 8"	120	N/A	LED / DRIVER	CEILING - RECESSED	TBD	20	PHOTOCONTROL	PORTE COCHERE - WET LOCATION
X5	COOPER (WESTWOOD)	914-2-150PAR38-1 20V-4bd	CYLINDER WALL SCONCE	120	2	150W PAR38 MED	WALL - SURFACE	TBD	26	PHOTOCONTROL	PORTE COCHERE - WET LOCATION; VERIFY W/ ARCHITECT BEFORE SUBMITTING.
XW	INVUE	ENC-E01-LED-E1-BL3-CWB-PC	LED AREA LIGHT - EGRESS	120	N/A	LED / DRIVER	WALL - SURFACE	TBD	26	PHOTOCONTROL	MINIMUM 30 MINUTES OF EMERGENCY (BATTERY) POWER PER CEC / CSA



2 ELECTRICAL SITE PLAN

SITE LIGHTING STATISTICS				
TOTAL POWER		AREA	POWER DENSITY	
2200 WATTS		51,435 ft. <sup>2</sup>	.1 watts / ft. <sup>2</sup>	
PHOTOMETRICS (parking lot)				
AVERAGE	MAXIMUM	MINIMUM	MAX / MIN	AVERAGE / MIN
2.3 fc	10.2 fc	1.0 fc	10.2:1	2.3:1

- SHEET NOTES**
- RUN 1" CONDUIT WITH PULL STRING TO THESE AREAS FOR EXTERIOR SIGNAGE. VERIFY EXACT LOCATION & REQUIREMENTS WITH SIGN MANUFACTURER. ALL CIRCUITS FEEDING THE SIGNS REQUIRE A DISCONNECT SWITCH PREFERABLY WITHIN SIGHT OF THE SIGN THAT THEY ARE SERVING. WHERE THE DISCONNECTING MEANS IS OUT OF THE LINE OF SIGHT FROM ANY SECTION THAT IS ABLE TO BE ENERGIZED, THE DISCONNECTING MEANS SHALL BE CAPABLE OF BEING LOCKED IN THE OPEN POSITION. VERIFY THE EXACT ELECTRICAL REQUIREMENTS OF ALL SIGNAGE PRIOR TO BEGINNING INSTALLATION.
  - ALL BUILDING MOUNT EXTERIOR EGRESS LIGHTING INCLUDES A BUILT-IN PHOTOCELL AND SHALL BE CONNECTED TO THE NEAREST INTERIOR LIGHTING CIRCUIT, AHEAD OF THE SWITCH LEG.
  - PROVIDE (3) SEPARATE 4" CONDUITS FOR BUILDING SERVICES:
    - (1) TELEPHONE / INTERNET, (1) CATV, (1) SPARE
    - VERIFY EXACT SIZE(S) AND SOURCE LOCATIONS WITH LOCAL PROVIDERS
    - TERMINATE CONDUITS IN THE FBX ROOM (107) LOCATED ON THE 1st FLOOR
  - UTILITY TRANSFORMER
    - 208/120V SECONDARY
    - SEE GENERAL NOTES LISTED BELOW
    - VERIFY CLEARANCE REQUIREMENT W/UTILITY
  - ALL UNDERGROUND SECONDARY CONDUCTOR INSTALLATION SHALL COMPLY IN FULL WITH THE CEC. REFER TO CEC PRIOR TO BEGINNING INSTALLATION REGARDING WHEN CONDUCTORS ARE CONSIDERED OUTSIDE OF THE BUILDING. THERE SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREES TOTAL) BETWEEN PULL POINTS, FOR EXAMPLE, CONDUIT BODIES AND BOXES. BOXES AND CONDUIT BODIES USED AS PULL OR JUNCTION BOXES SHALL COMPLY WITH THE CEC.
  - 1" CONDUIT RAN TO THIS LOCATION FOR GENERAL LIGHTING AND POWER. INCLUDES (2) 20 AMP CIRCUITS.
  - XW FIXTURE MOUNTED ON EXTERIOR OF TRASH ENCLOSURE - CLEAR OF SWINGING DOORS.

**CITIES EDGE CANADA, LTD.**  
855 Community Drive, Sauk City, WI 53583  
Phone: 608-643-4100 Fax: 608-643-9999  
www.CitiesEdgeArchitects.com

**ARGUS PROPERTIES LTD.**  
Suite 300-1000 Manhattan Dr Kelowna, BC, V1Y 5X9  
p: 250.763.6769  
f: 250.763.6769  
e: corporate@argusproperties.ca

Certification & Seal:

MARK	DATE	DESCRIPTION
	DATE ISSUED:	
	ISSUE PHASE:	DEVELOPMENT PERMIT
	PROJECT TITLE:	PROPOSED HOTEL 6-STORIES 140 ROOMS
	PROJECT OWNER:	ARGUS PROPERTIES, LTD.
	PROJECT LOCATION:	KELOWNA, B.C.
	SHEET TITLE:	ELECTRICAL SITE PLAN
	SCALE:	A5 NOTED
	PROJECT NUMBER	33107
	SHEET NUMBER	F002

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Proposed Hotel 1665 / 1697 Innovation Drive, Kelowna, BC

Exterior Design



B1 LARGE FORMAT MASONRY  
UNITS, ROCKED AND  
SANDBLASTED



SPLIT FACED CONCRETE BLOCK



ROOFING MATERIAL



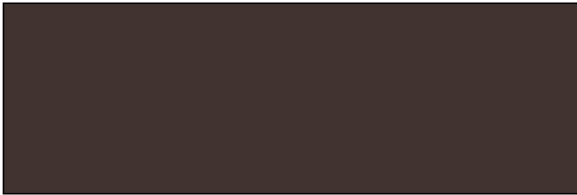
P1 - BODY COLOUR 1



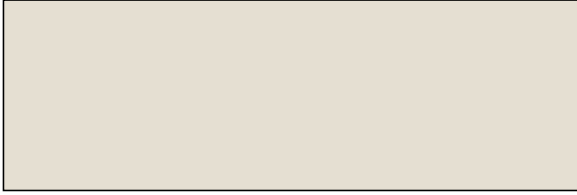
P2 - BODY COLOUR 2



P3 - TRIM COLOUR



P4 - ACCENT COLOUR



P5 - SECONDARY  
CORNICE COLOUR

SCHEDULE

A

This forms part of application

# DP18-0100

DVP18-0101

Planner

Initials

AC

City of Kelowna

COMMUNITY PLANNING

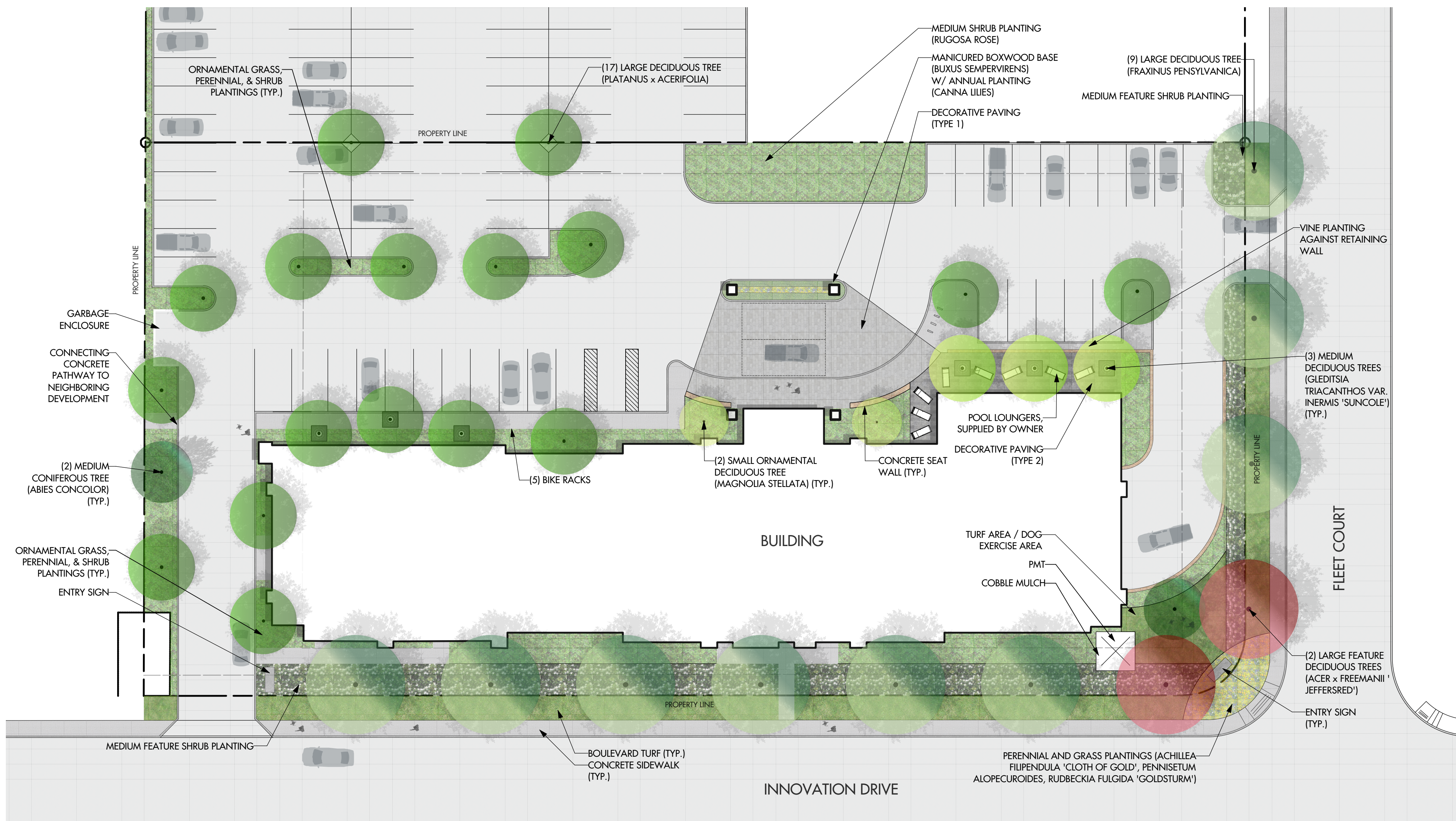
PROPOSED  
PALETTE

Issued Date: July 27, 2016

Revision Date:

CEA Project # 30947





PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<strong>TREES</strong>			
ABIES CONCOLOR	WHITE FIR	2	1.5m HT.
ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2	6cm CAL
FRAXINUS PENSYLVANICA	GREEN ASH	9	6cm CAL
GLEDITSIA TRIACANTHOS VAR. INERMIS 'SUNCOLE'	SUNBURST HONEY LOCUST	3	6cm CAL
MAGNOLIA STELLATA	STAR MAGNOLIA	2	4cm CAL
PLATANUS x ACERIFOLIA	LONDON PLANETREE	17	6cm CAL
<strong>SHRUBS</strong>			
BUXUS SEMPERVIRENS	COMMON BOXWOOD	113	#01 CONT. /0.6M O.C. SPACING
CORNUS SERICEA 'KELSEY'	KELSEY DWARF DOGWOOD	73	#01 CONT. /0.75M O.C. SPACING
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	27	#01 CONT. /1.5M O.C. SPACING
HYDRANGEA PANICULATA 'DVPINKY'	PINKY 'WINKY' HYDRANGEA	27	#01 CONT. /1.5M O.C. SPACING
ROSA 'MEIDOMONAC' BONICA	BONICA ROSE	27	#01 CONT. /1.5M O.C. SPACING
RUGOSA ROSE	BEACH ROSE	27	#01 CONT. /1.5M O.C. SPACING
PIRUS MUGO	MUGO PINE	15	#01 CONT. /2.0M O.C. SPACING
PIRUS STROBUS 'MERRIMACK'	MERRIMACK PINE	50	#01 CONT. /0.9M O.C. SPACING
SYRINGA MEYER 'PABUN'	DWARF KOREAN LILAC	27	#01 CONT. /1.5M O.C. SPACING
VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY	50	#01 CONT. /0.9M O.C. SPACING
<strong>PERENNIALS &amp; GRASSES</strong>			
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	113	#01 CONT. /0.6M O.C. SPACING
ASTILBE CHINENSIS 'VISIONS'	CHINESE ASTILBE	113	#01 CONT. /0.6M O.C. SPACING
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	73	#01 CONT. /0.75M O.C. SPACING
HOSTA x 'GUACAMOLE'	GUACAMOLE HOSTA	41	#01 CONT. /1.0M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER	113	#01 CONT. /0.6M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	42	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	113	#01 CONT. /0.6M O.C. SPACING
<strong>ANNUALS &amp; VINES</strong>			
CANNA	CANNA LILY	50	#01 CONT. /0.5M O.C. SPACING
PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	3	#01 CONT. /1.5M O.C. SPACING
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	2	#01 CONT. /1.5M O.C. SPACING

NOTES

- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
- ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
- TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
- TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
- TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

**SCHEDULE**

This forms part of application

# DP18-0100  
DVP18-0101

Planner Initials AC

**C**

City of  
**Kelowna**  
COMMUNITY PLANNING



CONCRETE SEAT WALL



AUTUMN BLAZE MAPLE



HYDRANGEA

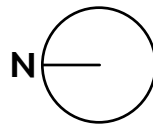


STAR MAGNOLIA



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road  
Kelowna, BC V1Y 4R2  
T (250) 868-9270  
www.outlanddesign.ca



PROJECT TITLE

1665 & 1697  
INNOVATION DRIVE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL  
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	16.07.22	Review
2	18.05.01	DP Submission
3		
4		
5		

PROJECT NO. 16-052

DESIGN BY FB

DRAWN BY MC

CHECKED BY FB

DATE MAY 1, 2018

SCALE 1:250

SEAL

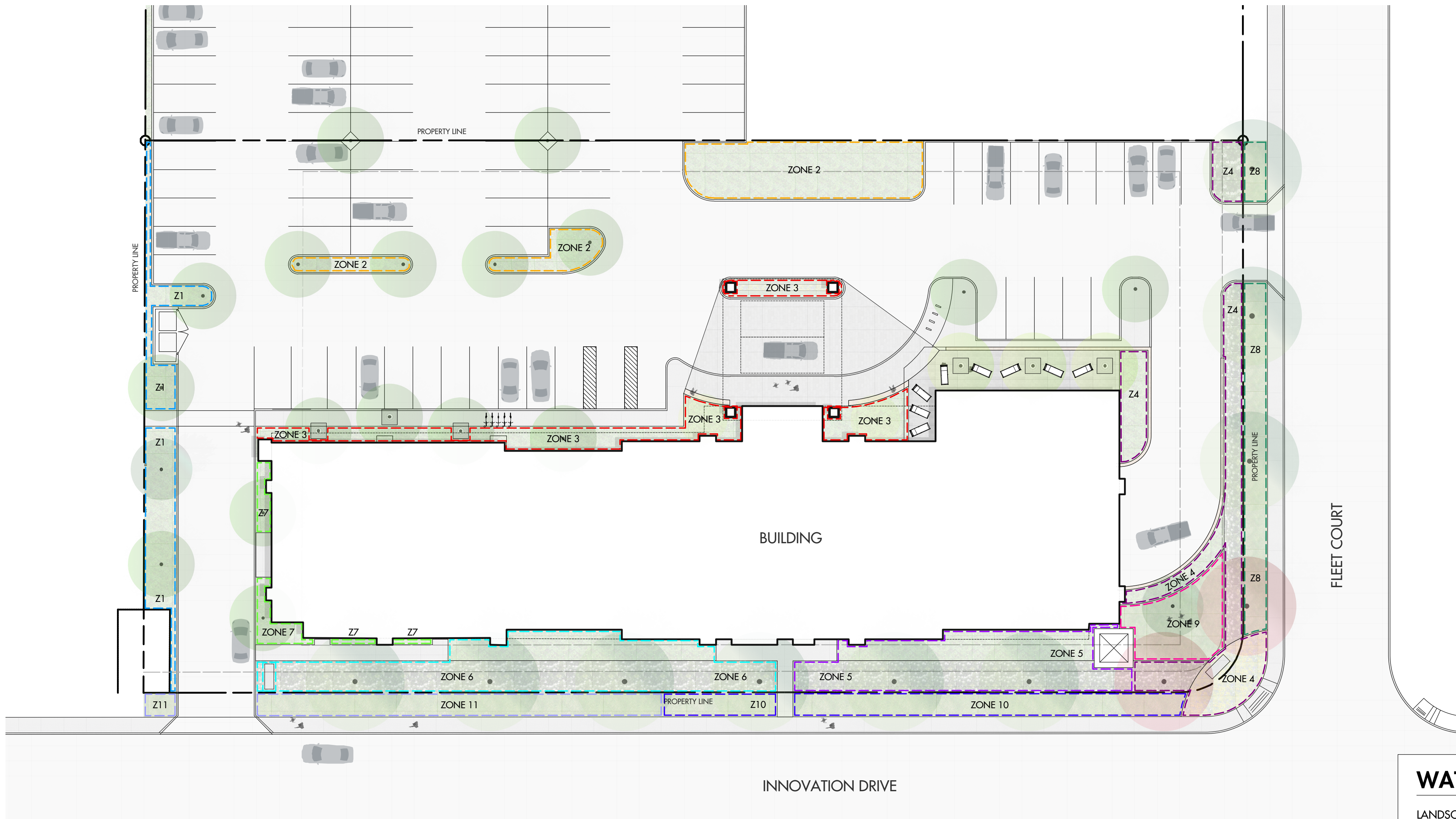


DRAWING NUMBER

L1/2

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### IRRIGATION LEGEND

<div>ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 102 sq.m. MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 57 cu.m.</div>	<div>ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 215 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES &amp; BUILDING ESTIMATED ANNUAL WATER USE: 119 cu.m.</div>
<div>ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 174 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 97 cu.m.</div>	<div>ZONE #7: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 32 sq.m. MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 18 cu.m.</div>
<div>ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 139 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES &amp; BUILDING ESTIMATED ANNUAL WATER USE: 77 cu.m.</div>	<div>ZONE #8: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 94 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 134 cu.m.</div>
<div>ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 192 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 107 cu.m.</div>	<div>ZONE #9: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 65 sq.m. MICROCLIMATE: SOUTH WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 93 cu.m.</div>
<div>ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 163 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES &amp; BUILDING ESTIMATED ANNUAL WATER USE: 91 cu.m.</div>	<div>ZONE #10: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 115 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES &amp; BUILDING ESTIMATED ANNUAL WATER USE: 164 cu.m.</div>
	<div>ZONE #11: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA TOTAL AREA: 100 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES &amp; BUILDING ESTIMATED ANNUAL WATER USE: 143 cu.m.</div>

### WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 1397 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 1099 cu.m. / year  
WATER BALANCE = 298 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

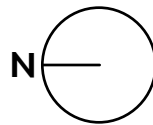
### IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.



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206 - 1889 Spall Road  
Kelowna, BC V1Y 4R2  
T (250) 868-9270  
www.outlanddesign.ca



PROJECT TITLE

**1665 & 1697  
INNOVATION DRIVE**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION  
/ IRRIGATION PLAN**

ISSUED FOR / REVISION

1	16.07.22	Review
2	18.05.01	DP Submission
3		
4		
5		

PROJECT NO 16-052

DESIGN BY FB

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CHECKED BY FB

DATE MAY 1, 2018

SCALE 1:250

SEAL



DRAWING NUMBER

**L2/2**

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