

REPORT TO COUNCIL



Date: November 26, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AW)

Application: DP18-0021-01

Owner: SKJJ Holdings Inc.

Address: 2629 Hwy 97 North

Applicant: Saudagar Sekhon

Subject: Development Permit Amendment

Existing OCP Designation: Commercial

Existing Zone: C9 – Tourist Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0021-01 for Lot 2, District Lot 125, ODYD, 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;
5. The applicant be required to register a Section 219 Covenant for the underground parking.

AND THAT the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated November 26th, 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 of an amended Development Permit for an 83 room hotel development.

3.0 Community Planning

Staff support the 83 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 Background

Council approved a Development Permit for a 4 storey (65 unit) hotel project in April 2018. Since that time the applicant has decided to add an additional storey and 18 hotel units to the project. Twenty-four parking stalls will now be located underground to accommodate the parking associated with the additional units. The amended development proposal is for a new 83 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.



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	0.711
Height	22 m / 6 storeys	20.8 m / 5 storeys
Front Yard	6.0 m	12.6 m
Side Yard (south)	3.0 m	21 m
Side Yard (north)	3.0 m	3.0 m
Rear Yard	15.0 m	21.4 m
Other Regulations		
Minimum Parking Requirements	83 stalls	84 stalls
Bicycle Parking	Class I: 5 stalls Class II: 5 stalls	Class I: 5 stalls Class II: 5 stalls
Loading Space	1 stall	1 stall

5.0 Technical Comments

5.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

5.2 Development Engineering Department

- See Attachments.

6.0 Application Chronology

Date of Application Received: November 30th, 2017
 Council Approval: April 9th, 2018
 Date of Amendment Received: October 29th, 2018

Report prepared by: Alec Warrender, Real Estate Manager (Acting)

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Development Engineering Requirements
 Draft Development Permit DP18-0021-01
 Schedule "A": Siting and Dimensions
 Schedule "B": Elevations
 Schedule "C": Landscape Plan