



# DP19-0219 DVP18-0029 1193 St. Paul

Development Permit and Development Variance Permit  
Application



# Proposal

- ▶ To consider the form and character Development Permit of a proposed five storey hotel with one variance to increase the maximum building height before a setback is required.

# Development Process

Jan 23<sup>rd</sup> 2018

Development Application Submitted

Staff Review & Circulation

Feb 21<sup>st</sup> 2020

Public Notification Received

Aug 24<sup>th</sup> 2020

Initial Consideration

Sept 15<sup>th</sup> 2020

Public Hearing  
Second & Third Readings

Jan 12, 2021

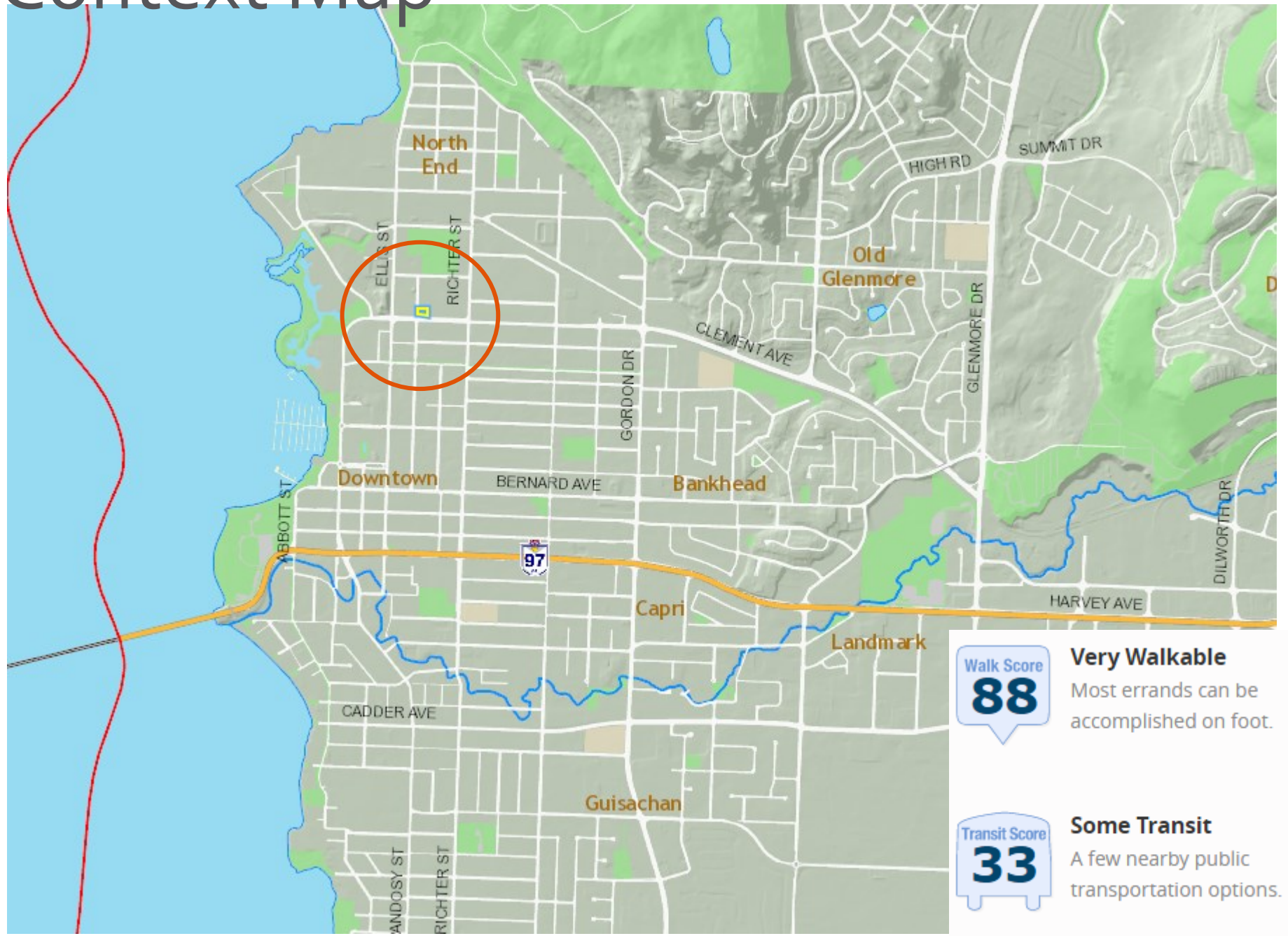
Final Reading, Development Permit, &  
Development Variance Permit

Building Permit

Council  
Approvals

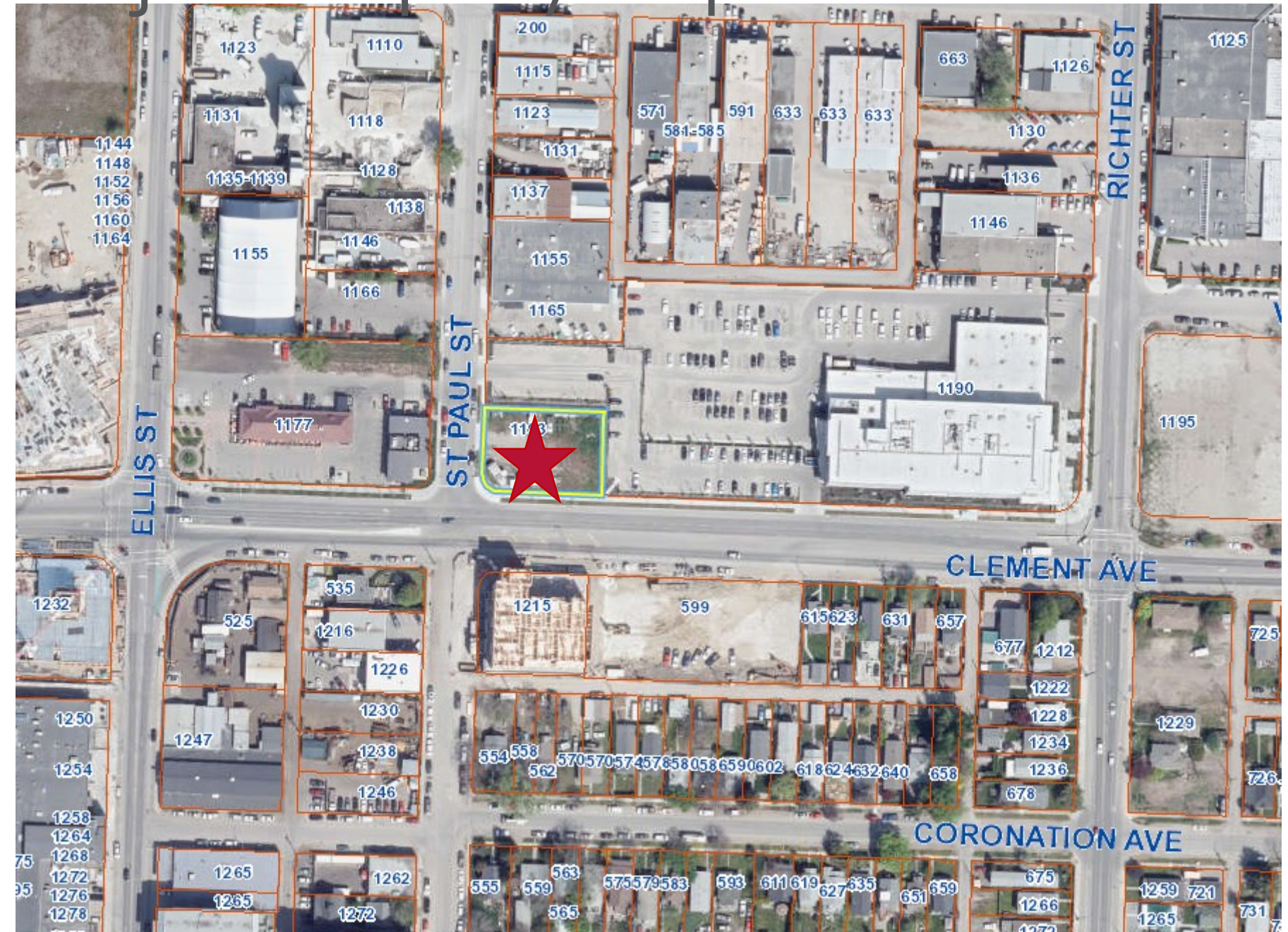


# Context Map





# Subject Property Map





# Renderings



# Renderings



# Renderings





# Renderings



# Renderings



# Renderings

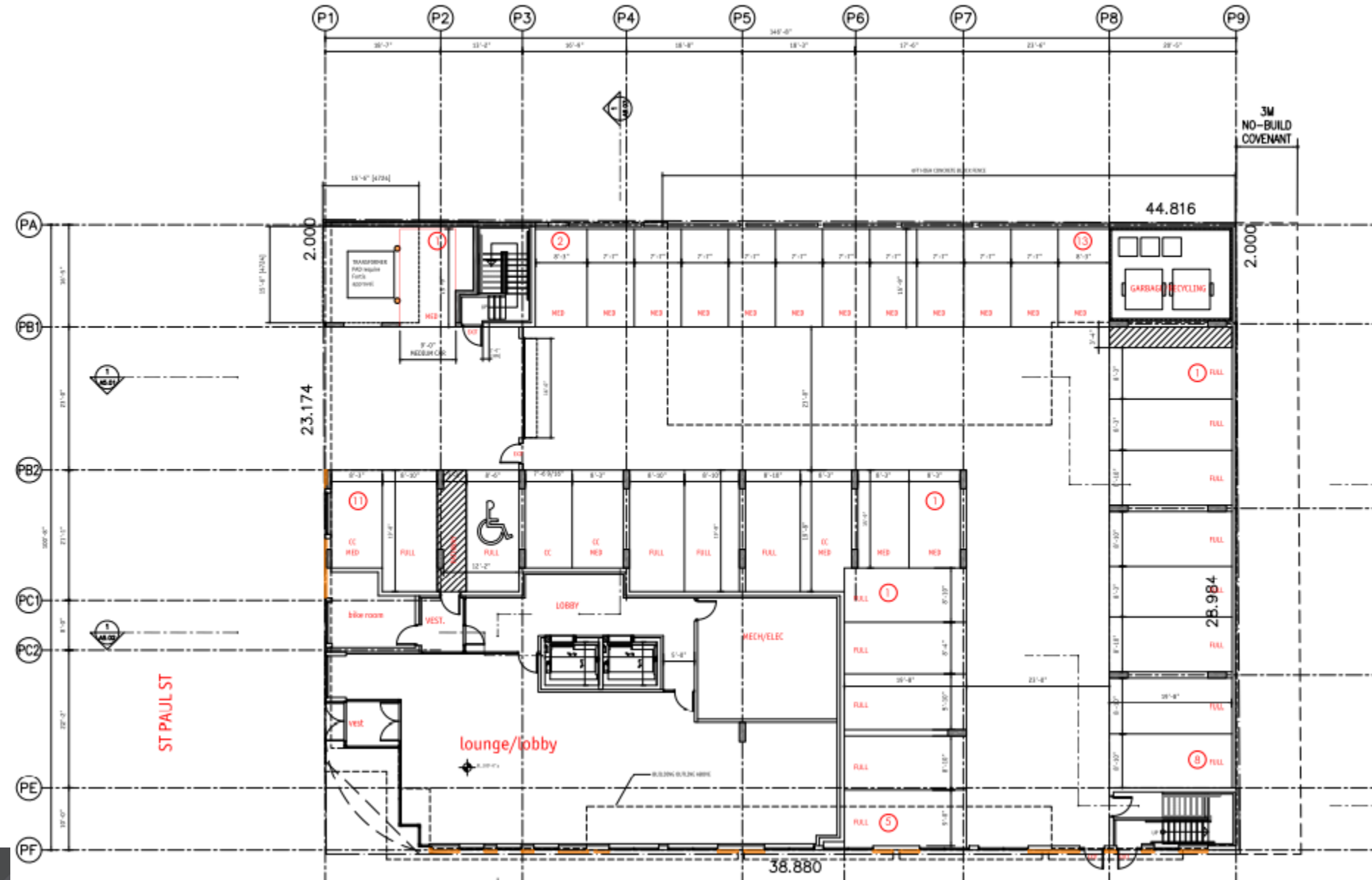




# Renderings



# Level 1 Plan



# Variance

- Tracking one variance to Podium Height from 16.0 metres to 18.0 metres





# Parking

- 33 stalls cash-in-lieu would be \$1,089,000

	Rate	Total Stalls Required	Total Stalls Provided
Previous Parking Regulation	1.3 stalls per 100 m <sup>2</sup>	37 stalls	37 stalls
Current Parking Regulation	0.8 stalls per Sleeping Unit	70 stalls	

**Table 1: Hotel Parking Rate Comparison**

<u>Location</u>	<u>Parking Regulation</u>
City of Kelowna	0.8 stalls per hotel unit (for downtown)
City of Vancouver	0.5 stalls per hotel unit
City of Richmond	0.5 stalls per hotel unit
City of Surrey	1.0 stalls per hotel unit
City of Abbotsford	1.0 stalls per hotel unit
City of Salmon Arm	1.0 stalls per hotel unit
City of West Kelowna	1.0 stalls per hotel unit
Applicant's Hotel	0.42 stalls per hotel unit

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Permit and Development Variance Permit
  - ▶ Meets the intent of the Official Community Plan
    - ▶ Hotel compatible with adjacent building forms and land uses



## *Conclusion of Staff Remarks*