

Development Permit

DP22-0177



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

2592 Hwy 97 N

and legally known as

Lot A District Lot 125 ODYD Plan EPP118863

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

Hotels / Motels

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

Date of Council Approval: February 6, 2023

Development Permit Area: Form and Character

Existing Zone: CA1 – Core Area Mixed Use

Future Land Use Designation: RCOM – Regional Commercial

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

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: 647700 B.C. LTD., INC.NO. BC0647700

Applicant: Premier Building Solutions

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

ATTACHMENT	A
This forms part of application # DP22-0177	
Planner Initials	Jl
City of Kelowna DEVELOPMENT PLANNING	

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

THAT Council authorizes the issuance of Development Permit No. DP22-0177 for Lot A District Lot 125 ODYD Plan EPP118863 located at 2592 Hwy 97 N, Kelowna, BC, subject to the following:

- 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";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

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 owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$94,872.99**

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.

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Planner Initials



City of
Kelowna
DEVELOPMENT PLANNING

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

SCHEDULE A

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Planner Initials **JJ**

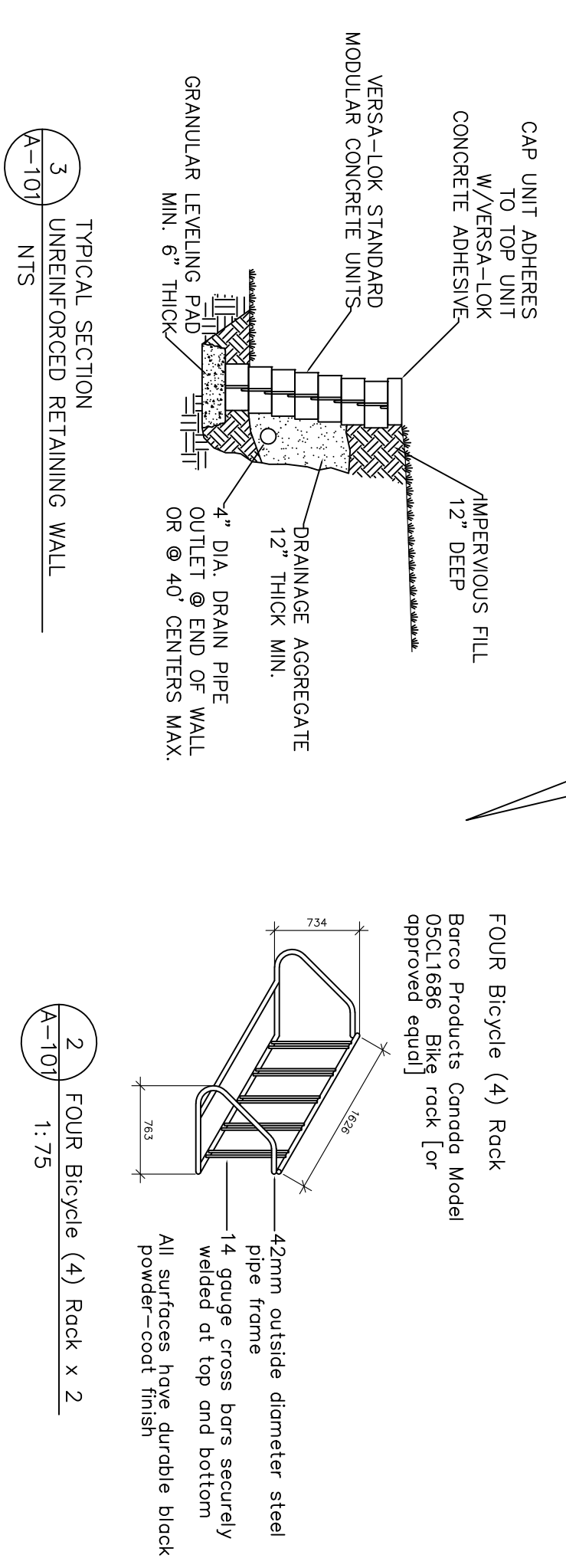
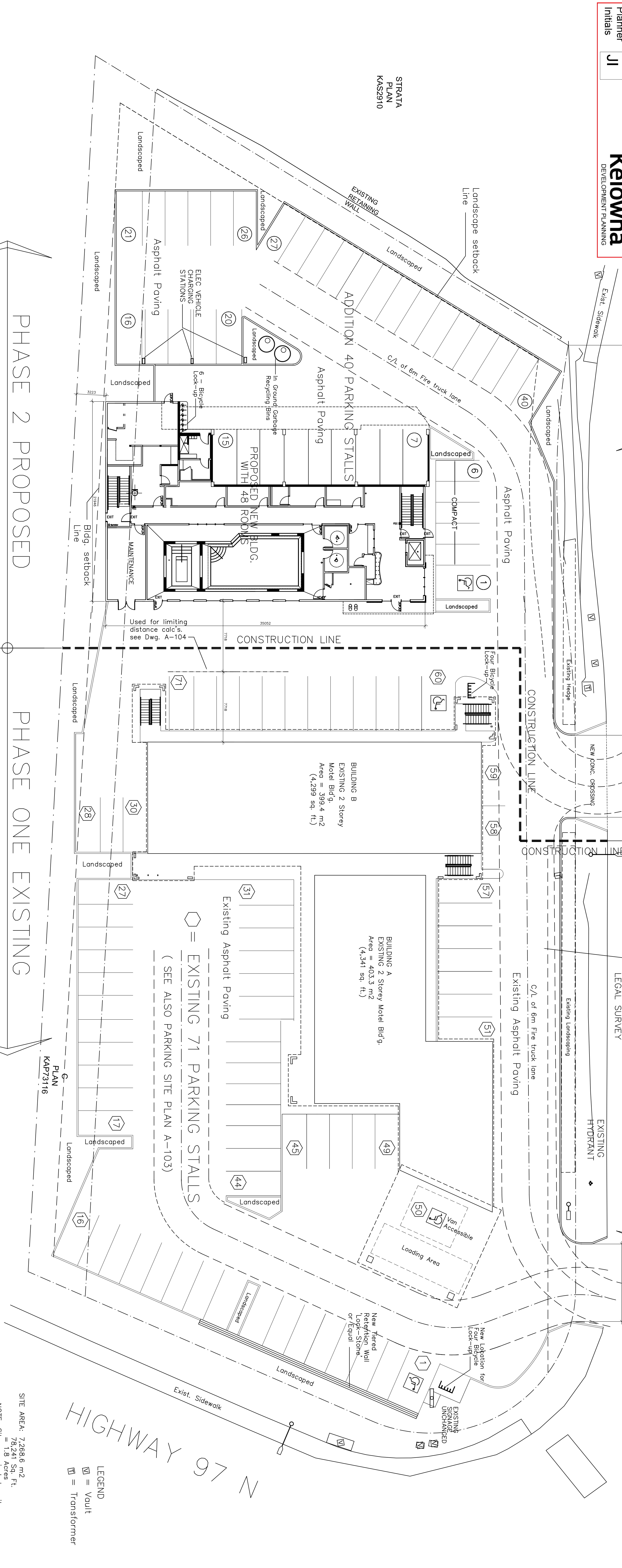
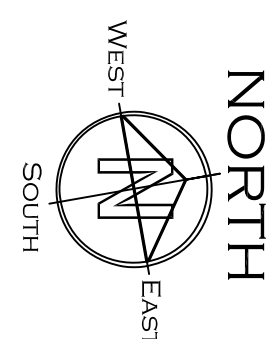


COMMERCE AVENUE

PHASE 2 PROPOSED

PHASE ONE EXISTING

EXISTING CROSSING



EXISTING 71 PARKING STALLS (◇)
ADDITION 40 PARKING STALLS (○)
TOTAL 111 PARKING STALLS

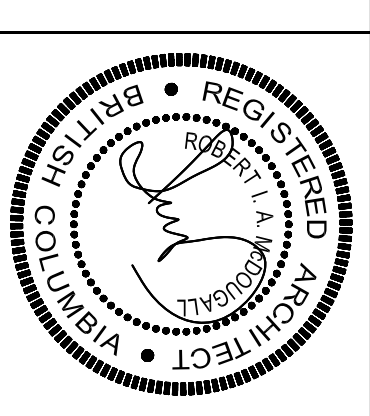
1 PROPOSED SITE PLAN
1:200
EXISTING Hotel has a TOTAL OF 62 ROOMS
PROPOSED 5 STOREY ADDITION WITH 48 ROOMS
TOTAL will be: 110 ROOMS

SITE AREA: 7,268.6 m² / 26,281 sq. ft.
NOTE: Site area includes site along West P.L. recently purchased by Owner
NOTE: Site Area approximates and needs to be confirmed with Legal Survey drawing.
ZONING: CA1.8
Max Height allowed: Hotels = 22 m (72.2') & up to 6 stories high
Building Setbacks Required:
Side 3.0m and 6.0m
Rear 15.0m
Side (Street) 4.5m
O/A Building height PROPOSED = 17.63m [57'-10"] Allowed Bldg. ht (Hotel) = 22m (72.2')
METRICS & CODE ANALYSIS DRAWING:
REFER TO DRAWING A-104

HIGHWAY 97 N

LEGEND
◇ = Vault
○ = Transformer

R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
PHONE: (250) 860-5061
E.MAIL: RSCHIEDTDESIGN@GMAIL.COM



MCDUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 1(403) 265-3300

PROJECT NAME	SUPER 8 HOTEL ADDITION
PROJECT ADDRESS	2592 - HIGHWAY 97 N KELOWNA, B.C. V1X 4J4
DRAWING TITLE	PROPOSED SITE PLAN
DESIGN	DRAW
SCALE	1:200
DATE	JAN 06 2023
SHEET	A-101

SCHEDULE

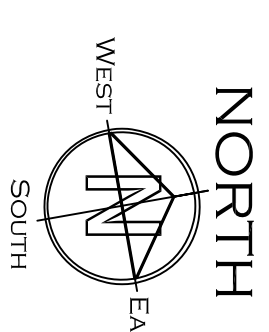
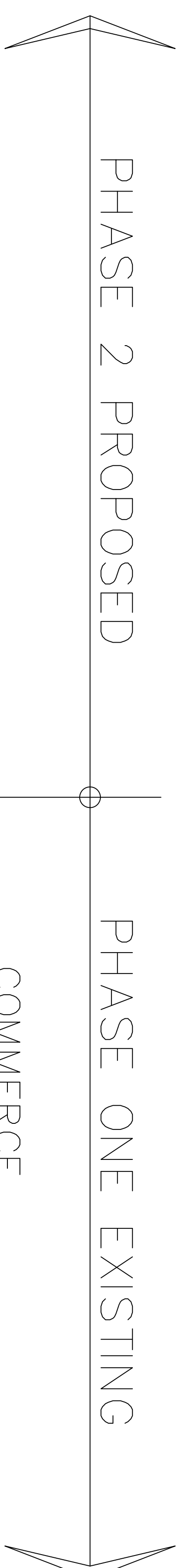
A

This forms part of application

DP22-0177

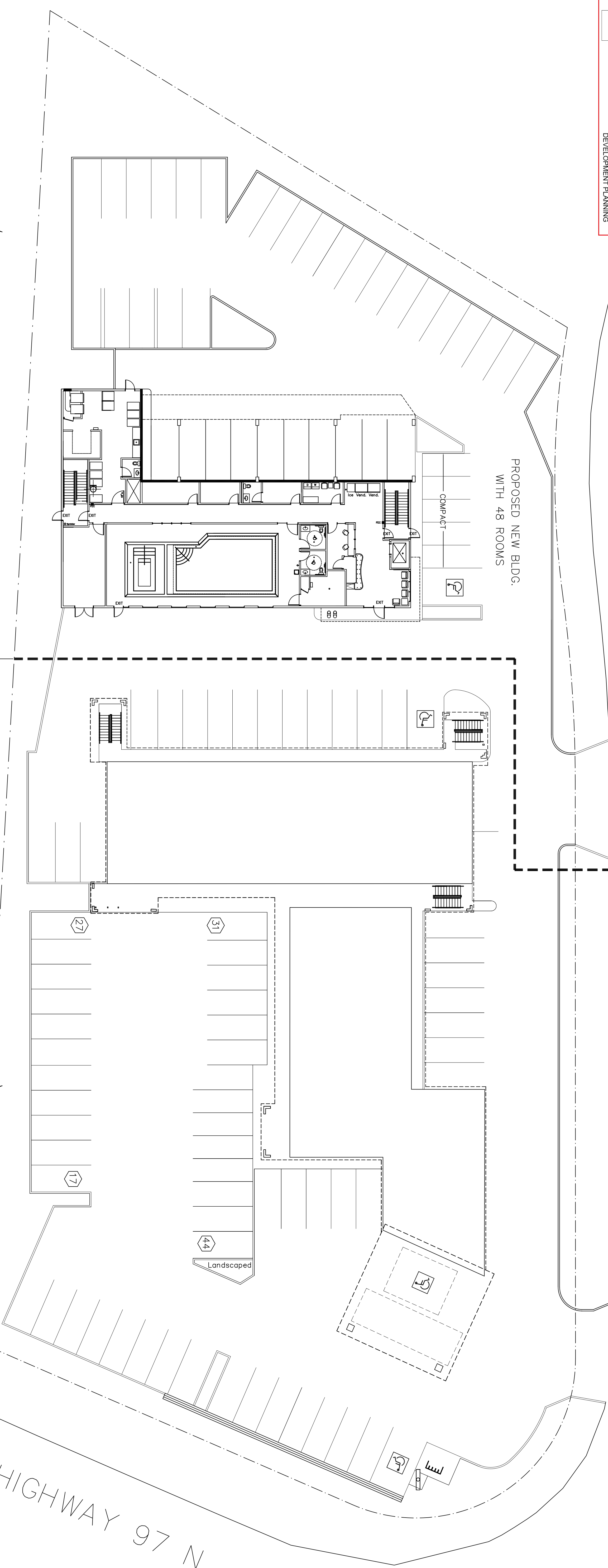
Planner
Initials

JJ



PROPOSED NEW BLDG.
WITH 48 ROOMS

COMPACT



PHASE 2 PROPOSED

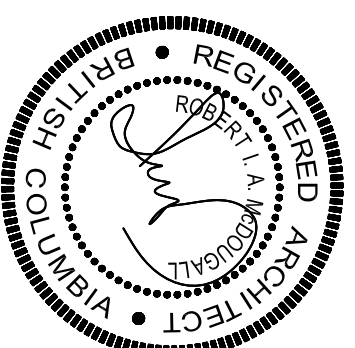
PHASE ONE EXISTING

HIGHWAY 97 N

1 CONSTRUCTION PHASING PLAN
A-102
1:200

R. W. SCHEIDT DESIGN

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MCDUGALL ARCHITECT

SUITE 904, 330 - 26TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 (403) 265-3300

PROJECT NAME SUPER 8 HOTEL ADDITION

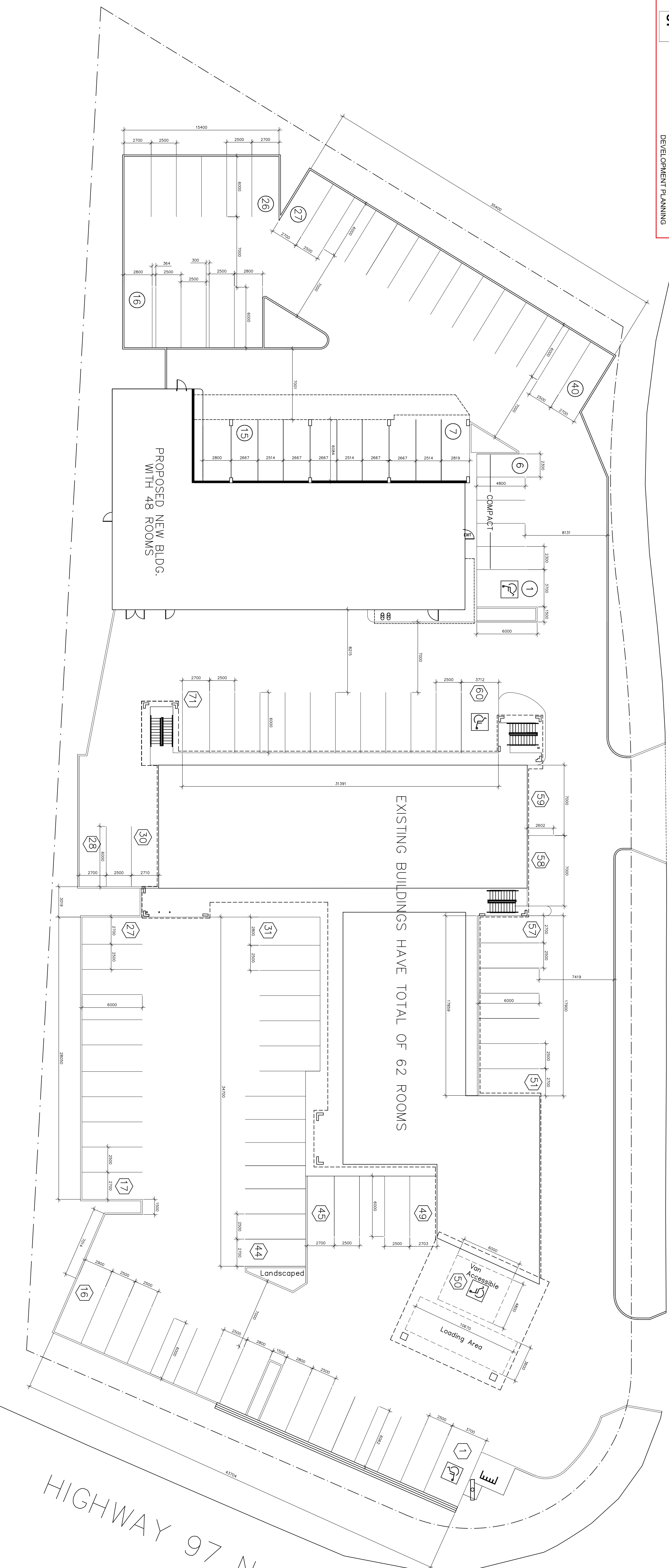
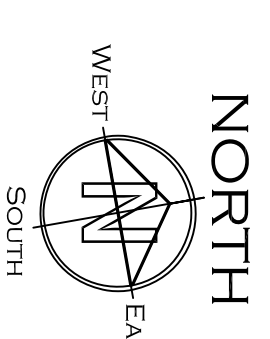
PROJECT ADDRESS 2592 - HIGHWAY 97 N
KELOWNA, B.C. V1X 4J4

DRAWING TITLE CONSTRUCTION LIMITS - PHASE 1 to 2

DESIGN SCALE 1:200

DATE DEC 02 2022 SHEET: A-102

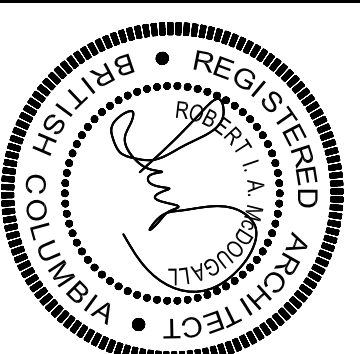
COMMERCE



EXISTING 71 PARKING STALLS (O)
ADDITION 40 PARKING STALLS (O)
TOTAL 111 PARKING STALLS

1 PARKING PLAN
A-103
1:200

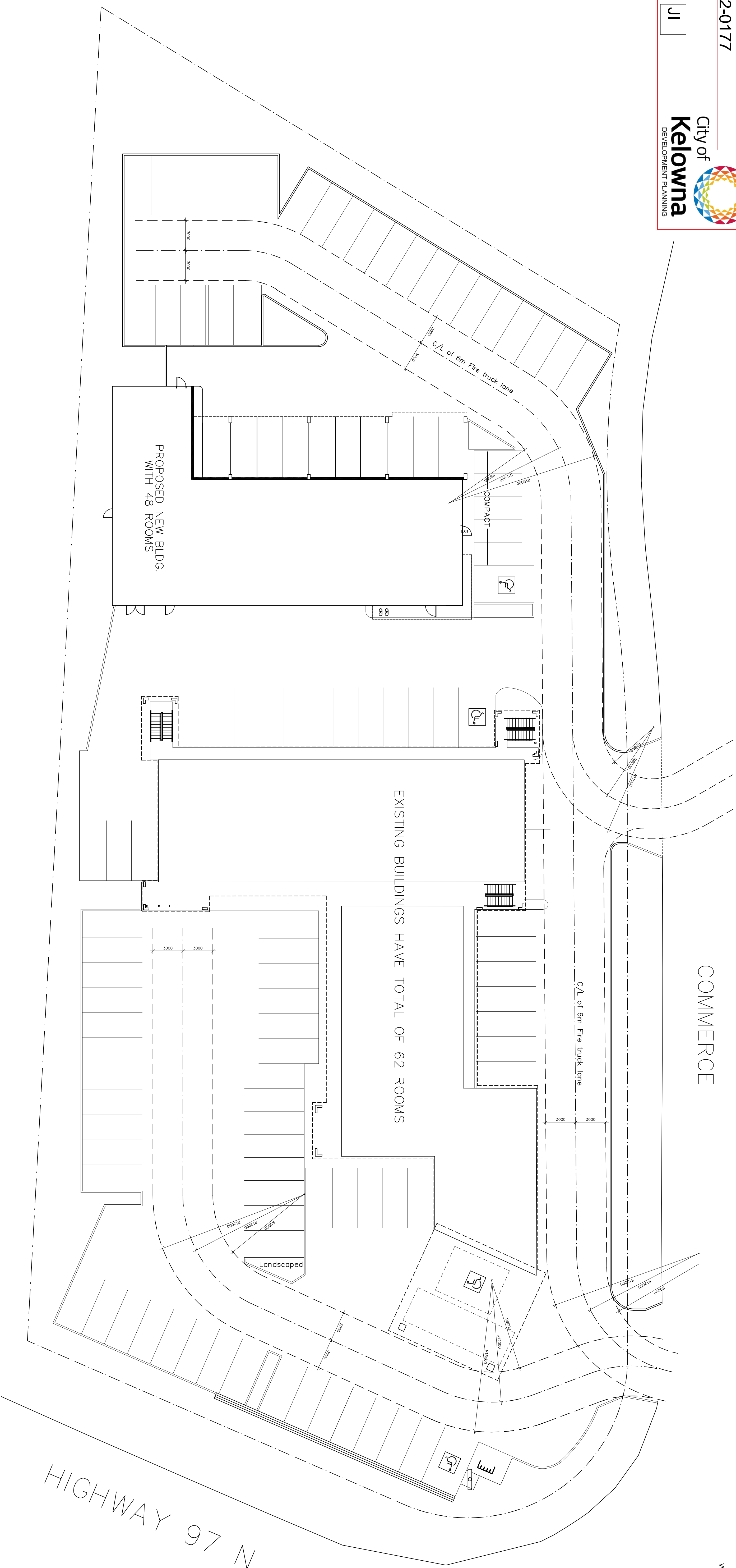
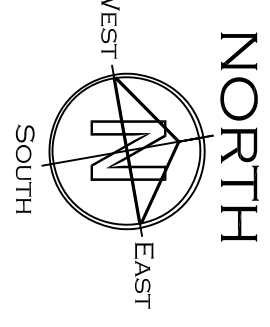
R. W. SCHEIDT DESIGN
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MCDUGALL ARCHITECT
SUITE 904, 330 - 26TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 (403) 265-3300

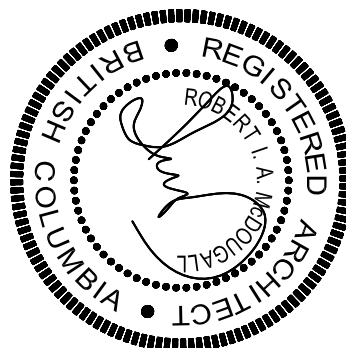
PROJECT NAME		SUPER 8 HOTEL ADDITION	
PROJECT ADDRESS		2592 - HIGHWAY 97 N KELOWNA, B.C. V1X 4J4	
DRAWING TITLE		PARKING PLAN	
DESIGN	DRAW	SCALE	DATE
		1:200	DEC 02 2022

COMMERCE



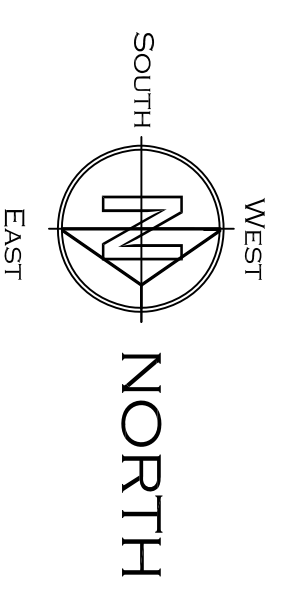
1 SITE FIRE ACCESS PLAN
A-104
1:200

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MCDUGALL ARCHITECT
SUITE 904, 330 - 26TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 1(403) 265-3300

PROJECT NAME	SUPER 8 HOTEL ADDITION		
PROJECT ADDRESS	2592 - HIGHWAY 97 N KELOWNA, B.C. V1X 4J4		
DRAWING TITLE	SITE FIRE ACCESS PLAN	SCALE	DATE
DESIGN	DRAW	1:200	DEC 02 2022
SHEET:			A-104



SCHEDULE A

This forms part of application
DP22-0177

Planner Initials **JL**

City of Kelowna
DEVELOPMENT PLANNING

PROPOSED KELOWNA SUPER 8 HOTEL ADDITION
 EXISTING: 62 Rooms
 ADDITION PROPOSED = 48 ROOMS
 TOTAL ROOMS TO BE: 110

CIVIC ADDRESS
 2592 HIGHWAY 97 N., KELOWNA B.C. V1X 4J4

LEGAL DESCRIPTION
 LOT 3 DISTRICT LOT 125 OSOYOOS DIVISION
 YALE DISTRICT PLAN 3522 EXCEPT PLAN KAP87874

PROJECT DATA:
 REFER TO DRAWING A-104 METRICS & CODE ANALYSIS DRAWING

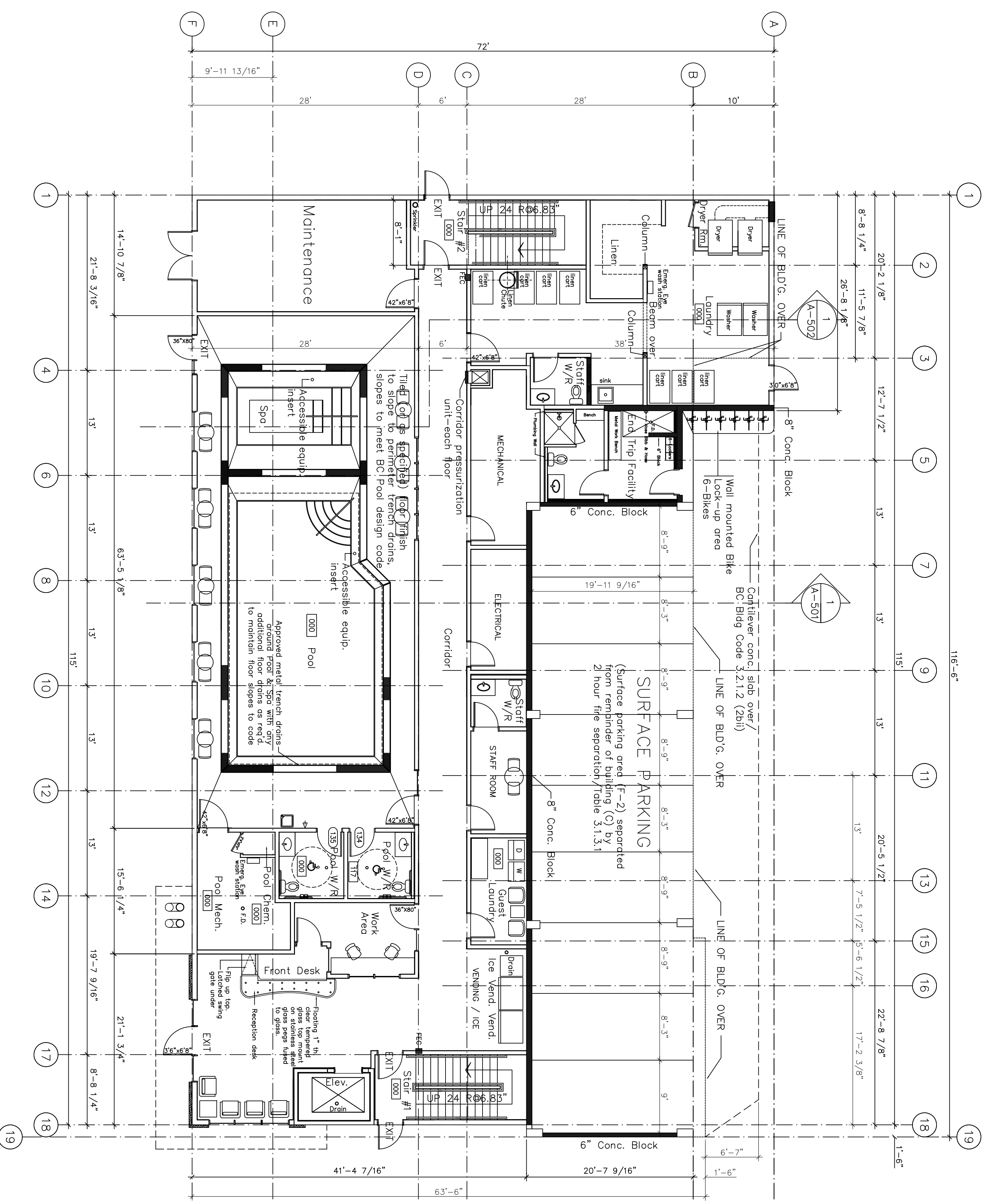
PROVINCE: B.C.
 USING: B.C. BUILDING CODE 2018
 GROUP C (Hotel) - 3.2.2.50

MAIN FLOOR BLDG AREA = 5,634 Square Feet (523 m²)

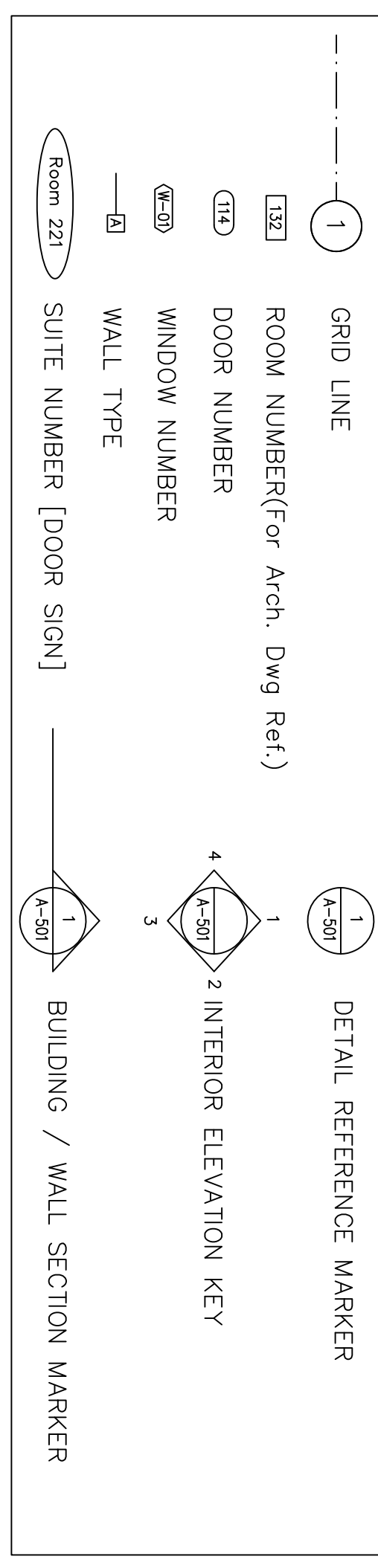
5 - STORIES
 FULLY SPRINKLERED
 COMBUSTIBLE OR NON COMBUSTIBLE CONSTRUCTION
 FLOOR ASSEMBLIES-FIRE SEPARATION WITH 1 Hour
 FIRE RESISTANCE RATING.
 LOAD BEARING WALLS & COLUMNS 1 Hour, FIRE RESISTANCE RATING.
 ROOF 1 HOUR FIRE RESISTANCE RATING

LIMITING DISTANCE:
 LIMITING DISTANCE CALCULATIONS IN ACCORD: TABLE 3.2.3.1(0)
 GROUPS 'C'
 FULLY SPRINKLERED BUILDING
 COMBUSTIBLE OR NON COMBUSTIBLE CONSTRUCTION ALLOWED.

POOL DESIGN: General Contractor to retain qualified pool design sub-contractor capable of preparing pool shop drawings, for approval. Pool design & construction to meet all applicable BC Pool guidelines, Building code requirements & Health Department regulations. Accessible equipment and sleeves for mounting accessible equipment to be installed to Pool & Spa.

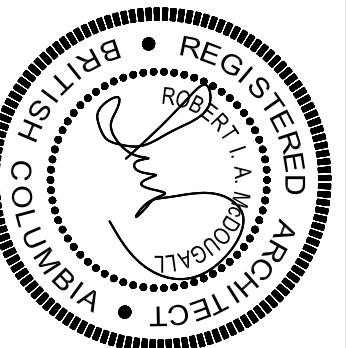


REFERENCE SYMBOL LEGEND:



Main Floor Area = 5,634 Square Feet (523 m²)

R. W. SCHEIDT DESIGN
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MCDUGALL ARCHITECT
 SUITE 904, 330 - 26 TH AVENUE S.W.
 CALGARY, ALBERTA T2S 2T3
 PHONE: (250) 860-5061 1(403) 265-3300

PROJECT NAME	SUPER 8 HOTEL ADDITION		
PROJECT ADDRESS	KELOWNA, BRITISH COLUMBIA		
DRAWING TITLE	MAIN Floor Plan		
DESIGN	DRAW	SCALE	DATE
		1/8"=1'-0"	JAN 06 2023
SHEET			A-201

SCHEDULE A

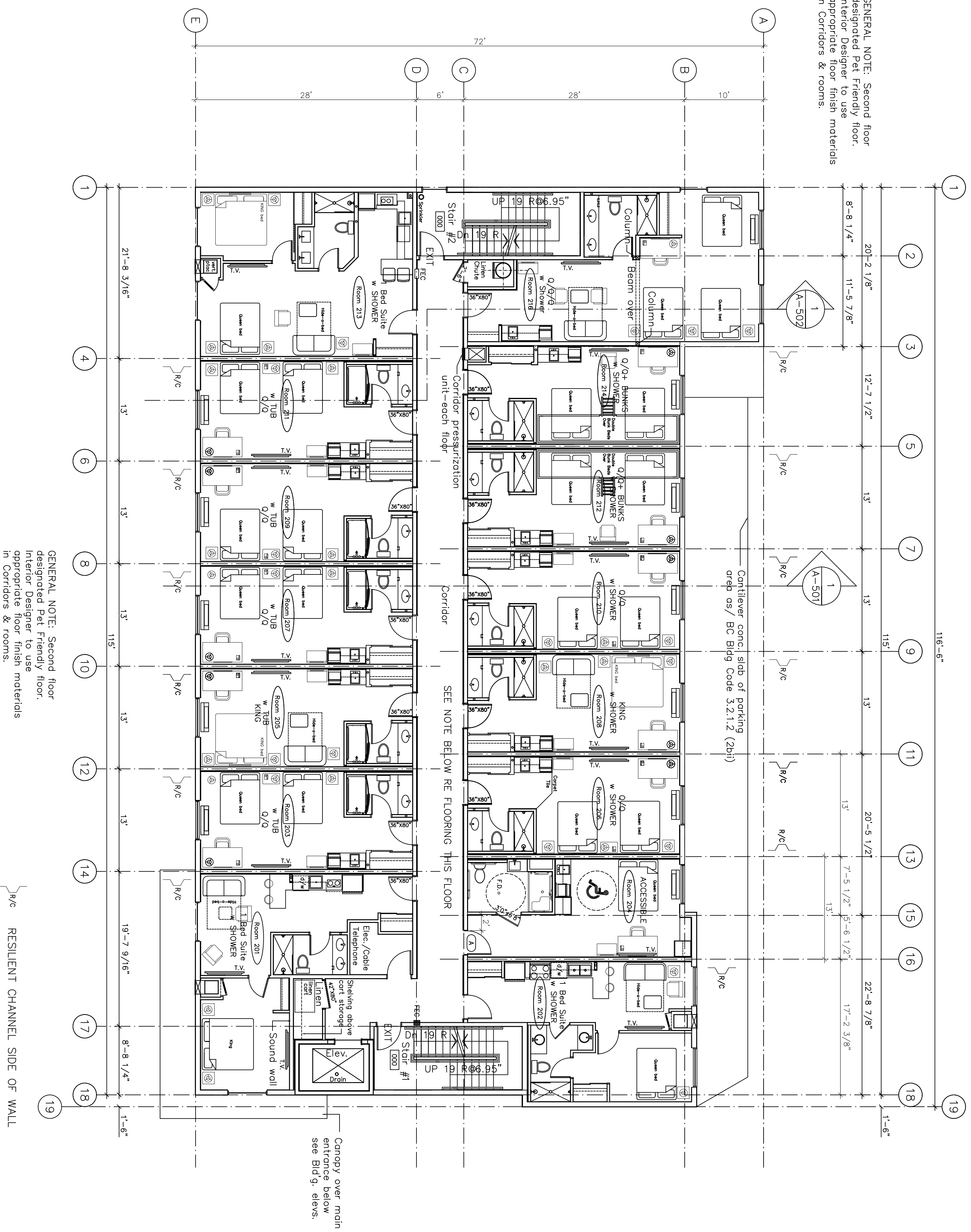
This forms part of application
DP22-0177

Planner
Initials

JJ



GENERAL NOTE: Second floor designated Pet Friendly floor. Interior Designer to use appropriate floor finish materials in Corridors & rooms.

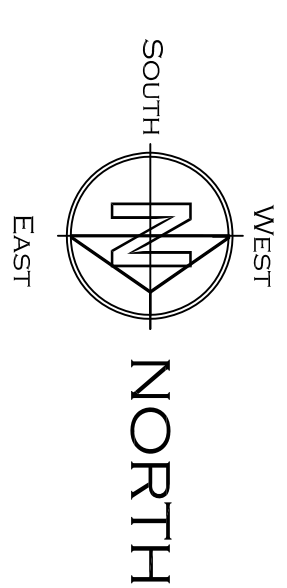


GENERAL NOTE: Second floor designated Pet Friendly floor. Interior Designer to use appropriate floor finish materials in Corridors & rooms.

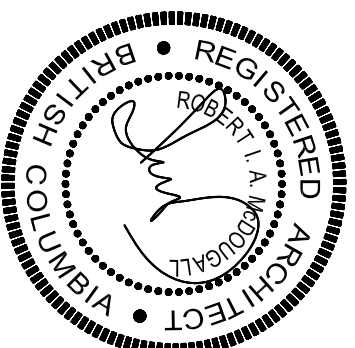
1 SECOND FLOOR Plan
1/8" = 1'-0"

Floor Area = 7,463 Square Feet (693 m²)

15 ROOMS SECOND FLOOR



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MCDUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
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PHONE: (250) 860-5061 (403) 265-3300

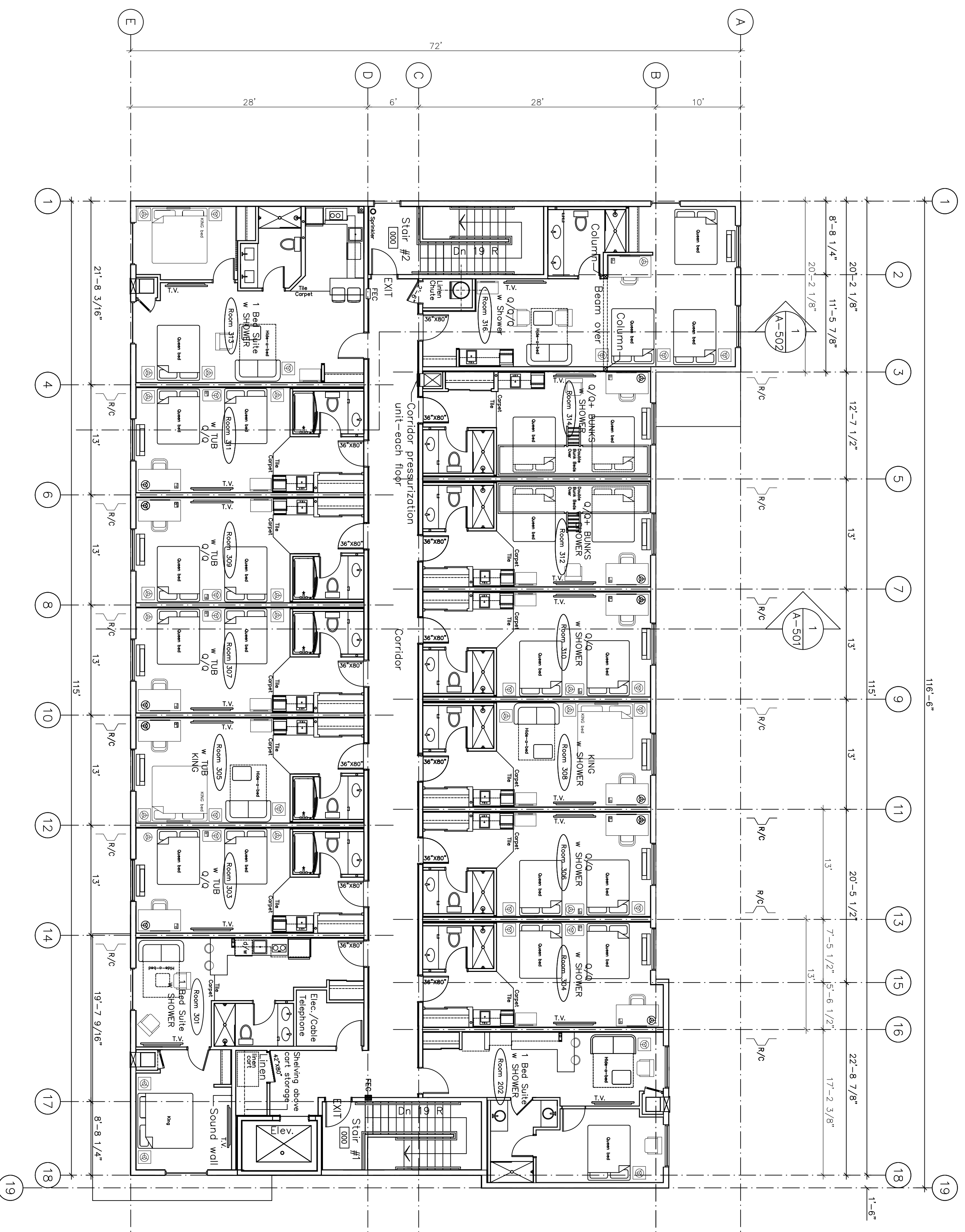
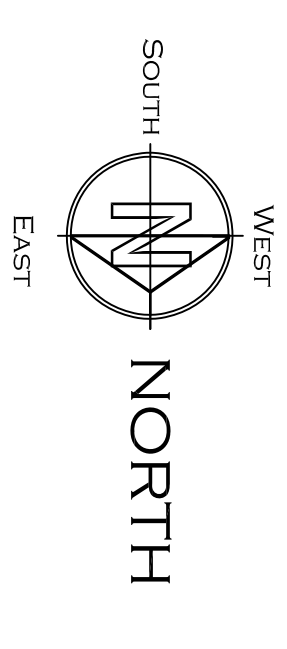
PROJECT NAME		SUPER 8 HOTEL ADDITION	
PROJECT ADDRESS		KELOWNA, BRITISH COLUMBIA	
DRAWING TITLE		SECOND Floor Plan	
DESIGN	DRAW	SCALE	DATE
		1/8" = 1'-0"	DEC 07 2022

SHEET:
A-202

SCHEDULE A

This forms part of application
DP22-0177

Planner
Initials **JJ**



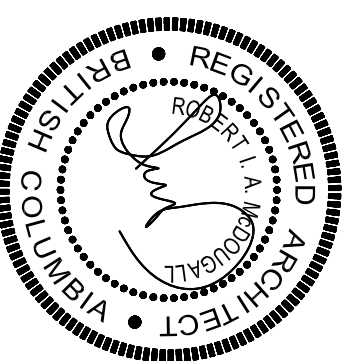
R/C RESILIENT CHANNEL SIDE OF WALL

1 THIRD Floor Plan
K-203 1/8" = 1'-0"

Floor Area = 7,463 Square Feet (693 m2)

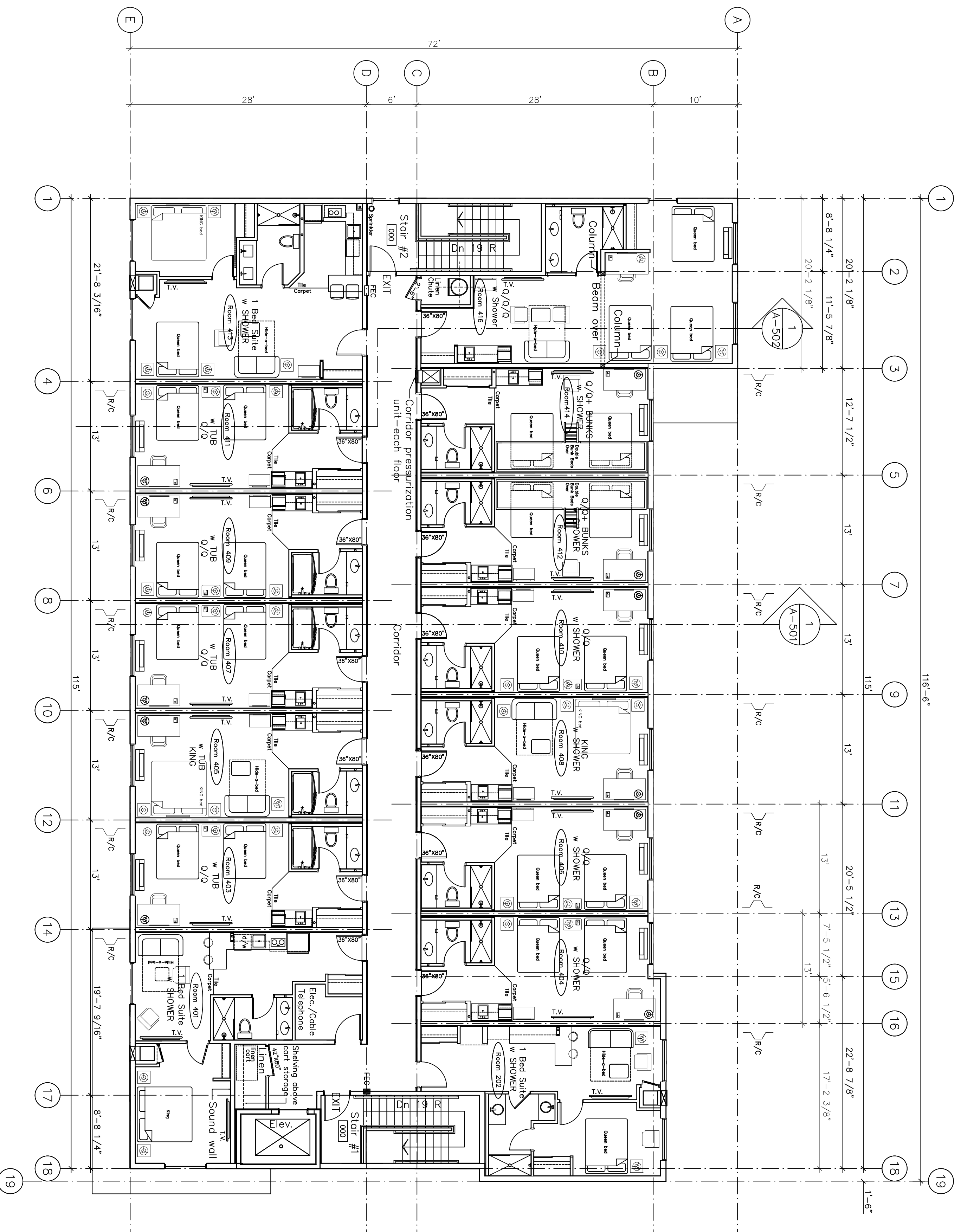
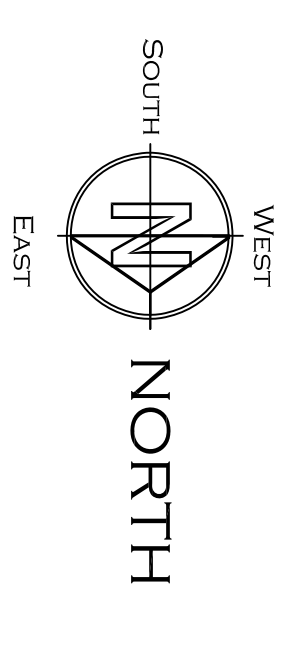
15 ROOMS THIRD FLOOR

R. W. SCHEIDT DESIGN
1683 BLONDEAUX CR.
KELOWNA, B.C. V1Y 4J8
PHONE: (250) 860-5061
EMAIL: RSCHIEDTDESIGN@GMAIL.COM



MCDUGALL ARCHITECT
SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 (403) 265-3300

PROJECT NAME		SUPER 8 HOTEL ADDITION	
PROJECT ADDRESS		KELOWNA, BRITISH COLUMBIA	
DRAWING TITLE		THIRD Floor Plan	
DESIGN	DRAW	SCALE	DATE
		1/8" = 1'-0"	DEC 07 2022
SHEET:			A-203



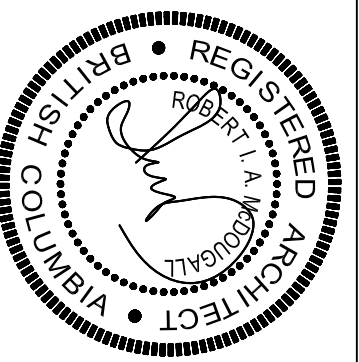
R/C RESILIENT CHANNEL SIDE OF WALL

1 FORTH Floor Plan
 1/8" = 1'-0"

Floor Area = 7,463 Square Feet (693 m²)

15 ROOMS FOURTH FLOOR

R. W. SCHEIDT DESIGN
 1683 BLONDEAUX CR.
 KELOWNA, B.C. V1Y 4J8
 PHONE: (250) 860-5061
 EMAIL: RSCHIEDTDESIGN@GMAIL.COM



MCDUGALL ARCHITECT
 SUITE 904, 330 - 26 TH AVENUE S.W.
 CALGARY, ALBERTA T2S 2T3
 PHONE: (250) 860-5061 (403) 265-3300

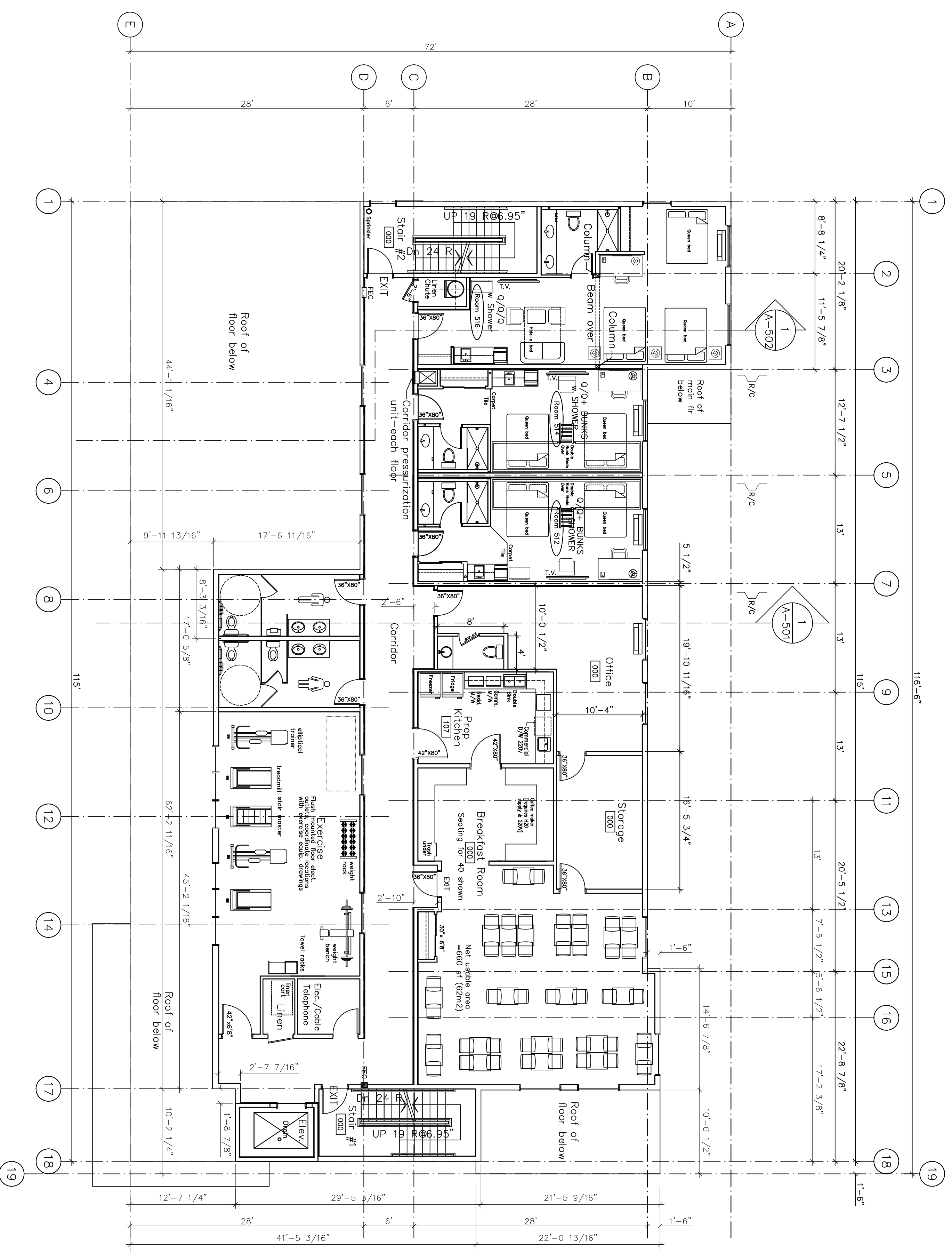
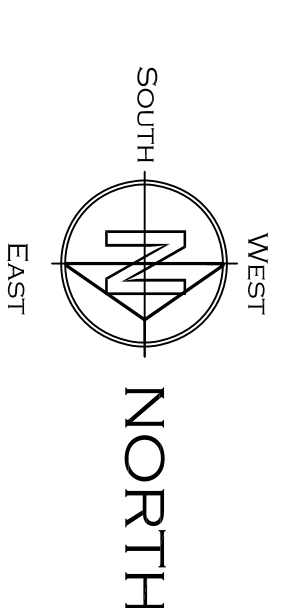
PROJECT NAME		SUPER 8 HOTEL ADDITION	
PROJECT ADDRESS		KELOWNA, BRITISH COLUMBIA	
DRAWING TITLE		FOURTH Floor Plan	
DESIGN	DRAW	SCALE	DATE
		1/8" = 1'-0"	DEC 07 2022

SHEET:
A-204

SCHEDULE A

This forms part of application
DP22-0177

Planner
Initials **JJ**



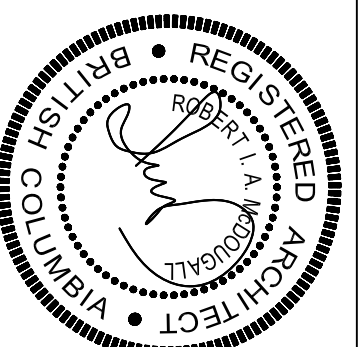
RESILIENT CHANNEL SIDE OF WALL

1 FIFTH Floor Plan
1/8" = 1'-0"

5th Floor Area = 5,255 Square Feet (488 m²)

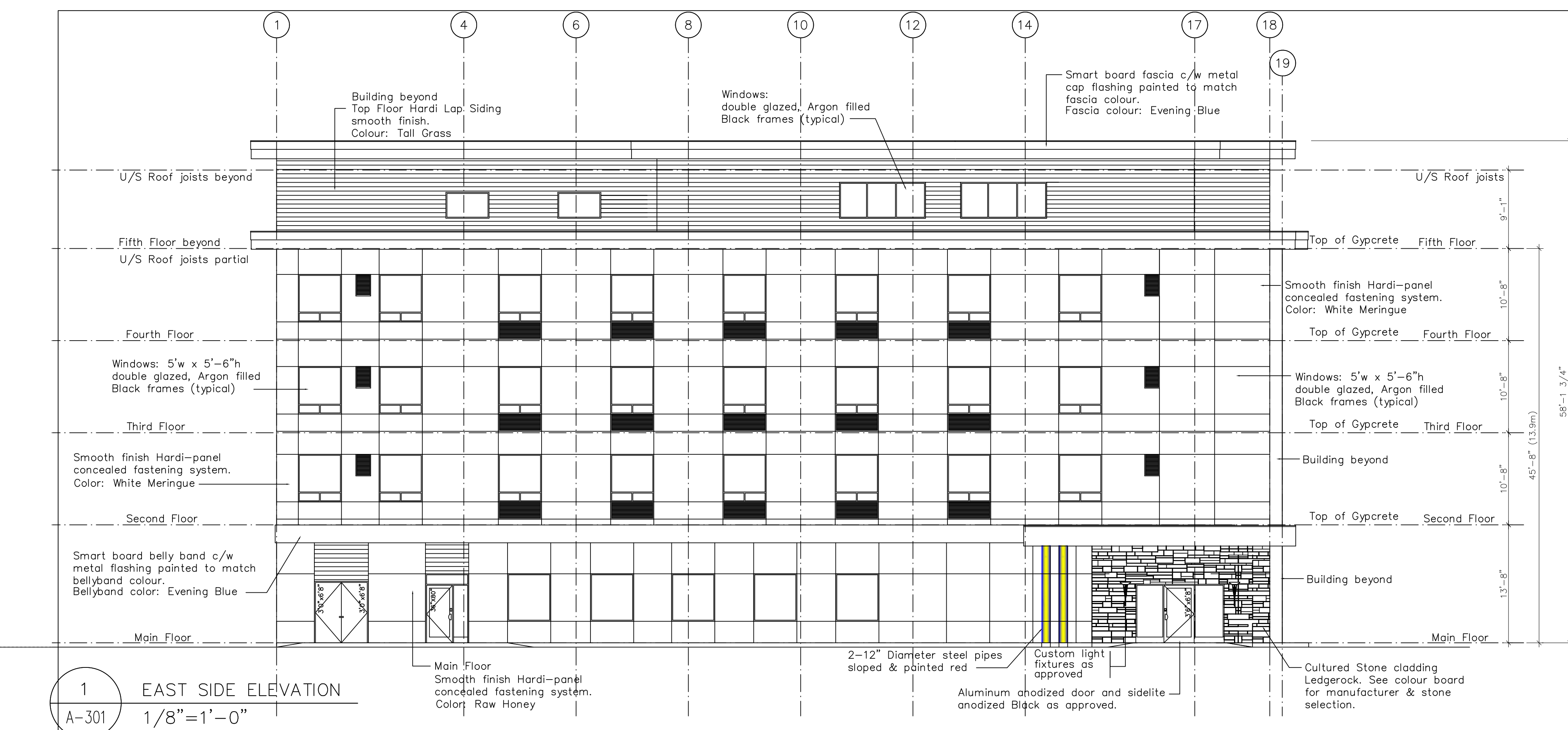
3 ROOMS FIFTH FLOOR

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PHONE: (250) 860-5061
EMAIL: RSCHIEDTDESIGN@GMAIL.COM



MCDUGALL ARCHITECT
SUITE 904, 330-26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
PHONE: (250) 860-5061 (403) 265-3300

PROJECT NAME		SUPER 8 HOTEL ADDITION	
PROJECT ADDRESS		KELOWNA, BRITISH COLUMBIA	
DRAWING TITLE	FIFTH Floor Plan	DATE	NOV 28 2022
DESIGN	DRAW	SCALE	1/8" = 1'-0"
SHEET:			A-205



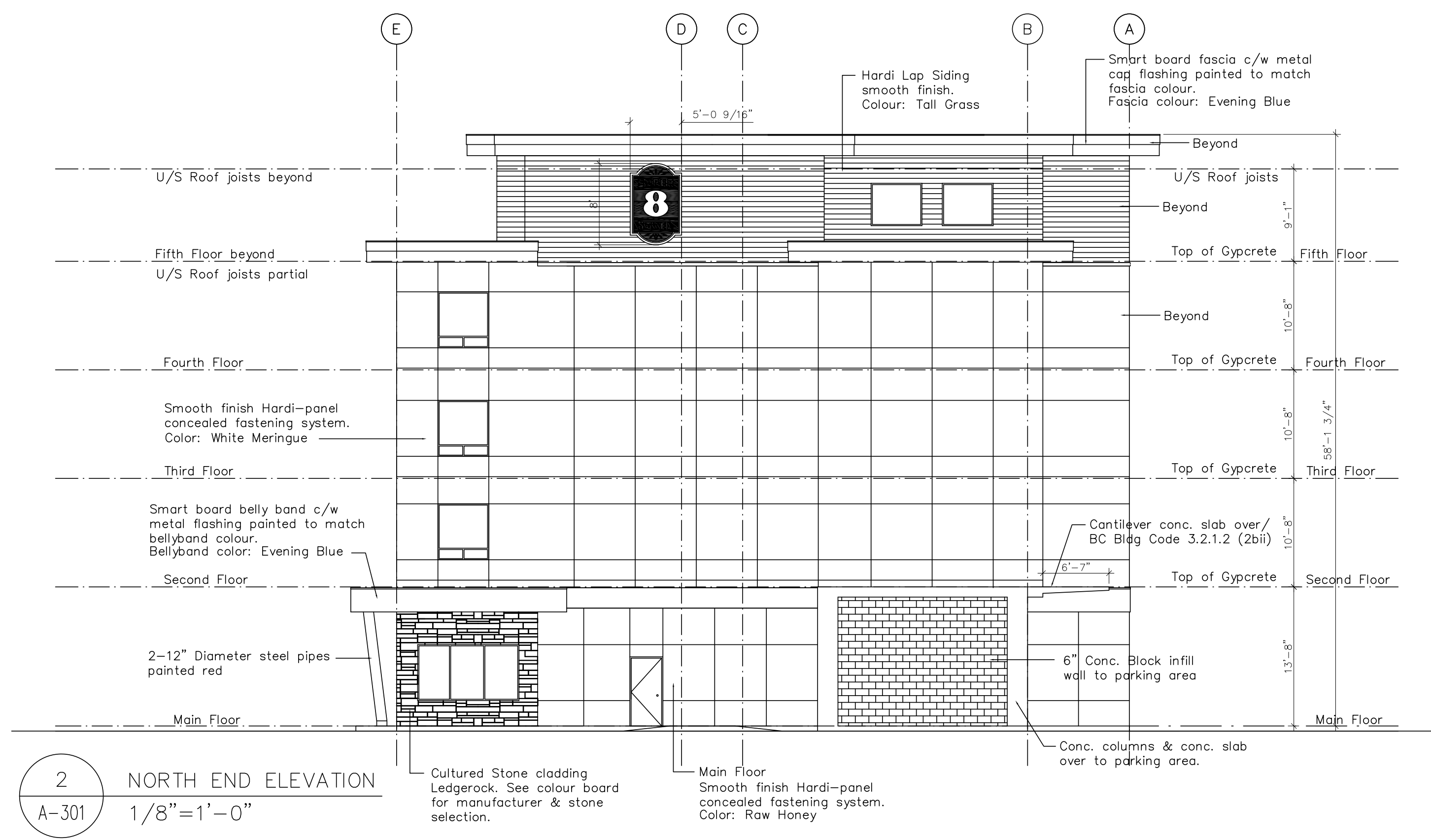
1 EAST SIDE ELEVATION
A-301 1/8"=1'-0"



North Elevation



East Elevation



2 NORTH END ELEVATION
A-301 1/8"=1'-0"

SCHEDULE B

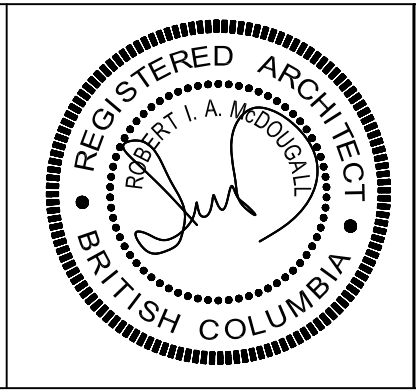
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Planner Initials **JJ**

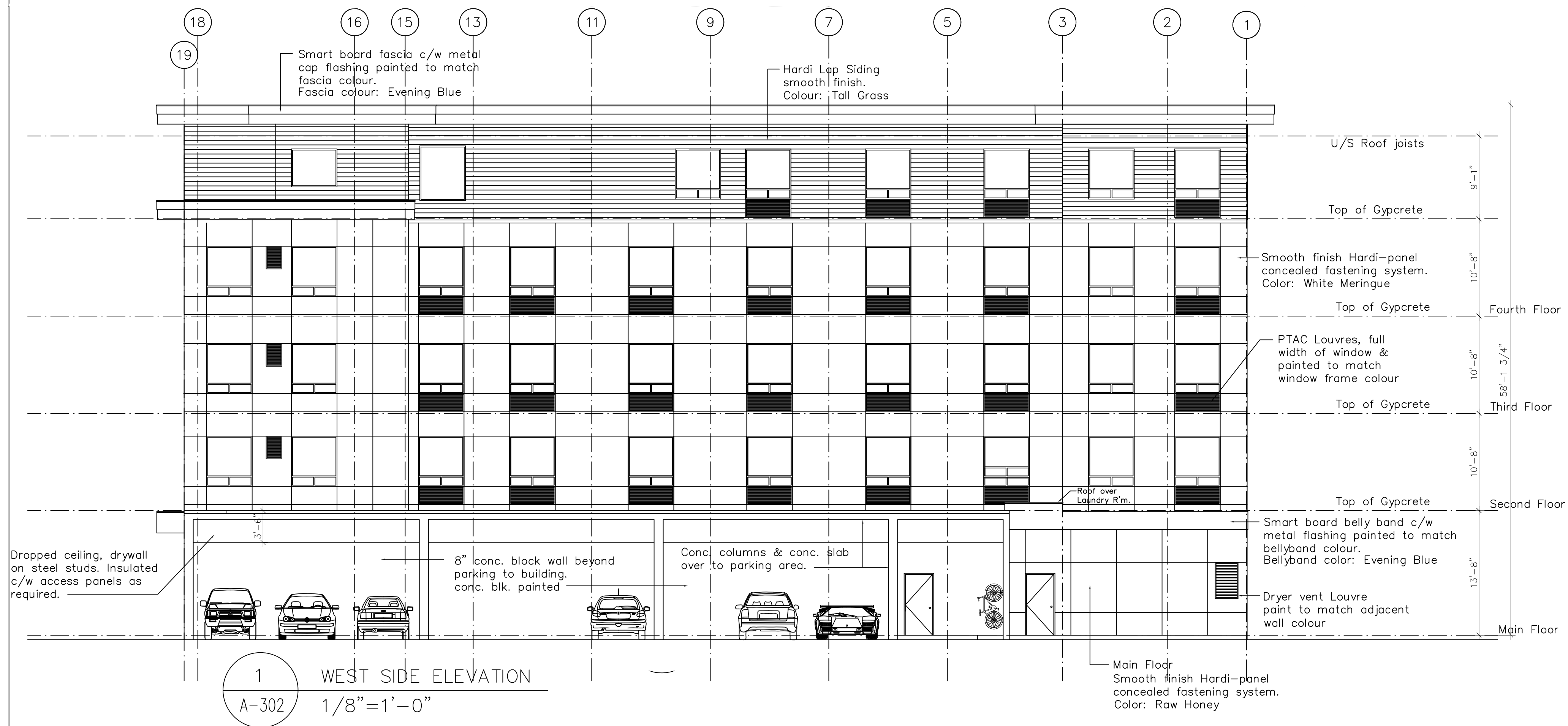
City of Kelowna
DEVELOPMENT PLANNING

PROJECT NAME	SUPER 8 HOTEL ADDITION		
PROJECT ADDRESS	KELOWNA, BRITISH COLUMBIA		
DRAWING TITLE	BUILDING ELEVATIONS		SHEET:
DESIGN	DRAW	SCALE	DATE
		1/8"=1'-0"	DEC 07 2022
			A-301

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SUITE 904, 330 - 26 TH AVENUE S.W.
CALGARY, ALBERTA T2S 2T3
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West Elevation

SCHEDULE B

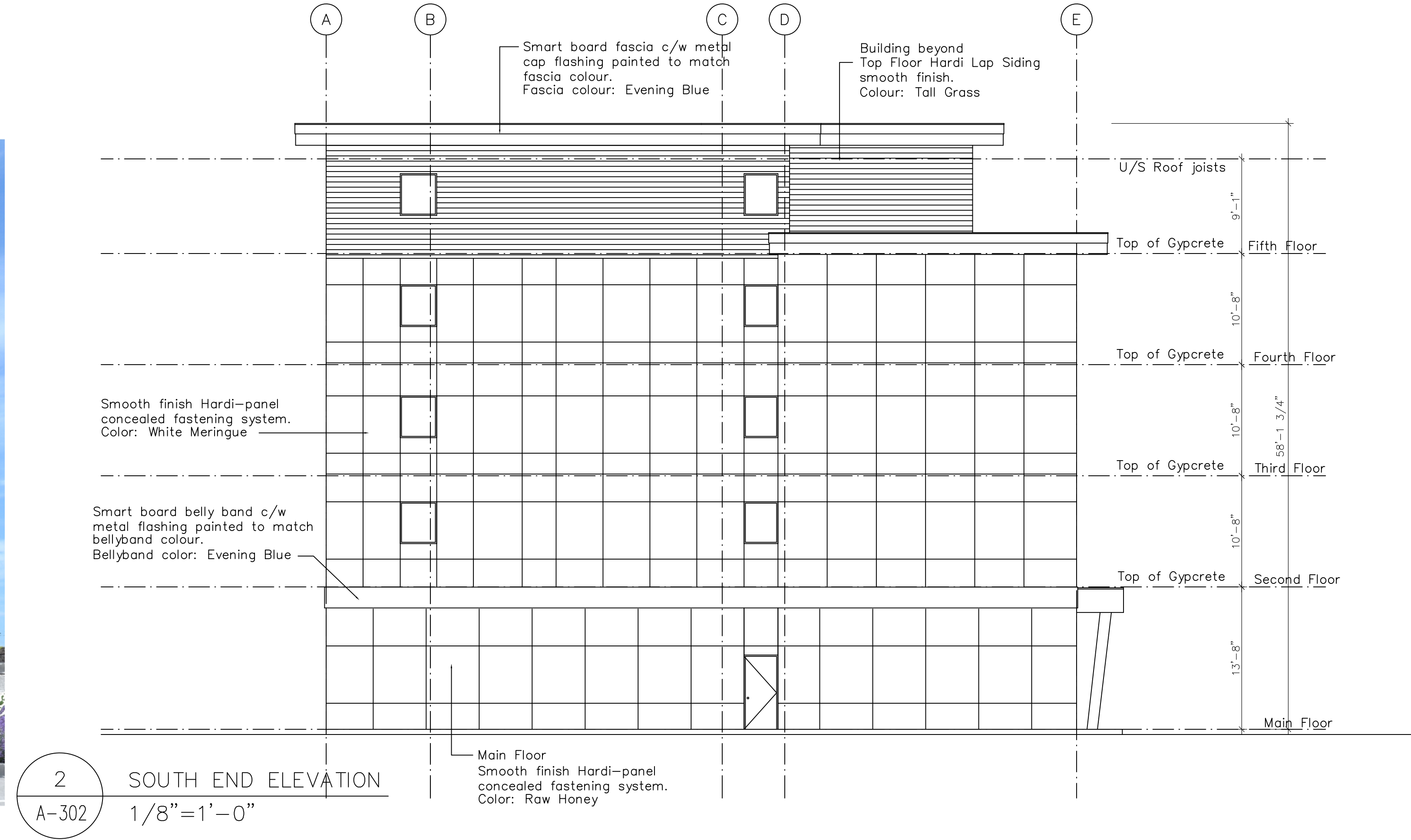
This forms part of application
DP22-0177

Planner Initials **J1**

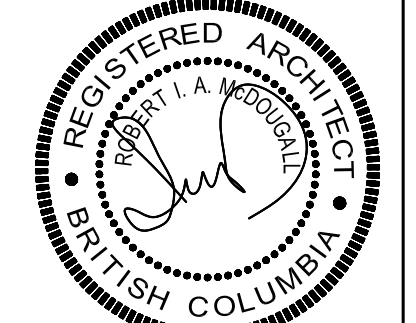
City of Kelowna
DEVELOPMENT PLANNING



South Elevation

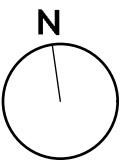
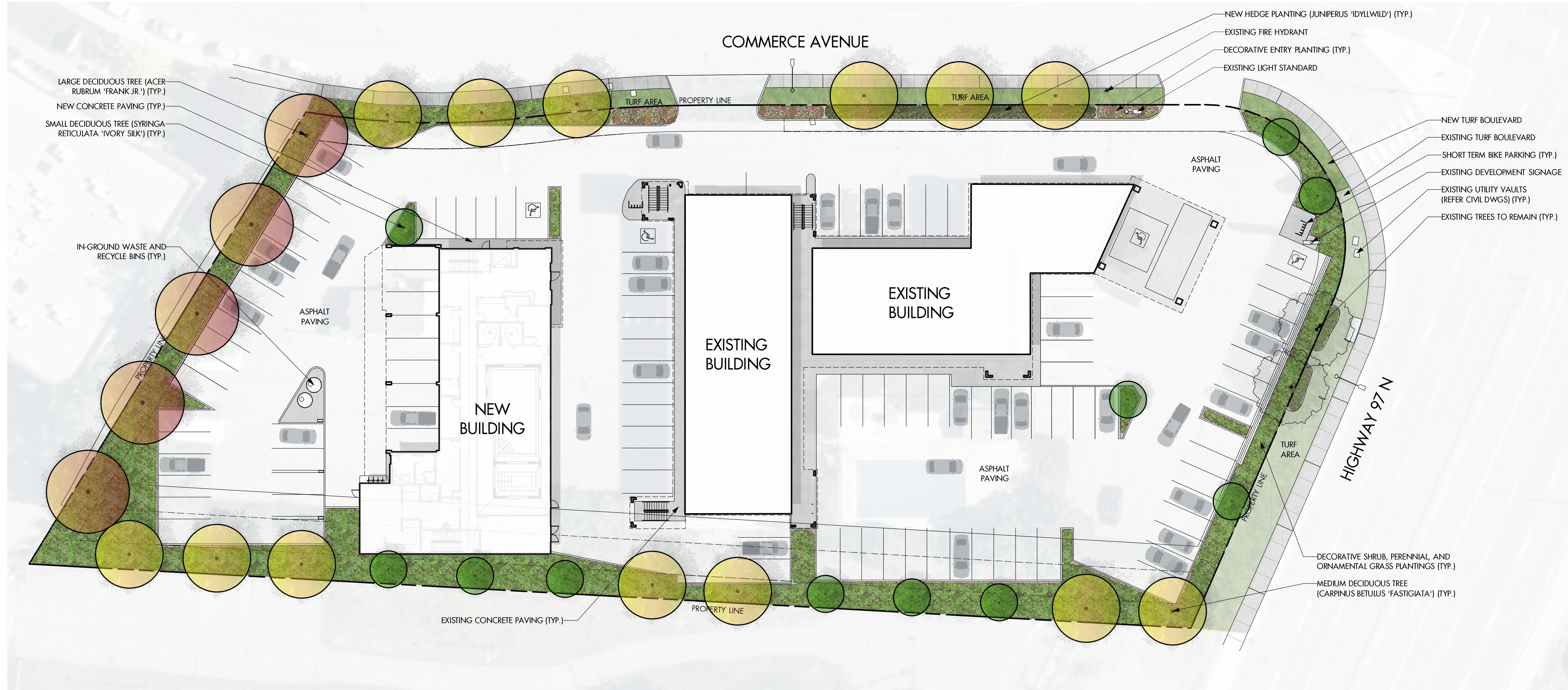
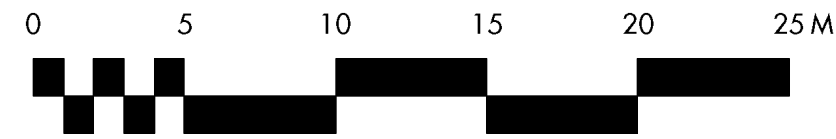


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PROJECT NAME		SUPER 8 HOTEL ADDITION	
PROJECT ADDRESS		KELOWNA, BRITISH COLUMBIA	
DRAWING TITLE		BUILDING ELEVATIONS	
DESIGN	DRAW	SCALE	DATE
		1/8"=1'-0"	DEC 07 2022
			SHEET: A-302



PROJECT TITLE
SUPER 8 HOTEL ADDITION
 2592 - Highway 97 N
 Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION	DATE	BY
1	22.06.10	Review
2	23.01.18	Review
3		
4		
5		

PROJECT NO: 21-119
 DESIGN BY: KMW/PH
 DRAWN BY: MC
 CHECKED BY: FB
 DATE: JAN. 18, 2023
 SCALE: 1:250
 PAGE SIZE: 24"x36"

SEAL



DRAWING NUMBER

L1 / 2

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PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER RUBRUM 'FRANK JR.'	REDPOINTE MAPLE	5	6cm CAL
CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	13	6cm CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE ILIAC	11	6cm CAL
SHRUBS			
BERBERIS THUNBERGII 'MONOMB'	CHERRY BOMB BARBERRY	49	#02 CONT. /1.2M O.C. SPACING
CORNUS SANGUINEA 'MIDWINTER FIRE'	MIDWINTER FIRE DOGWOOD	31	#02 CONT. /1.5M O.C. SPACING
EUONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	49	#02 CONT. /1.2M O.C. SPACING
JUNIPERUS 'IDYLLWILD'	IDYLLWILD JUNIPER	18	#02 CONT. /2.0M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	49	#02 CONT. /1.25M O.C. SPACING
PHILADELPHUS LEWISII 'BLIZZARD'	BLIZZARD MOCKORANGE	31	#02 CONT. /1.5M O.C. SPACING
PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	71	#02 CONT. /1.0M O.C. SPACING
PINUS SYLVESTRIS 'GLAUCA NANA'	DWARF BLUE SCOTCH PINE	22	#02 CONT. /1.8M O.C. SPACING
SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	71	#02 CONT. /1.0M O.C. SPACING
PERENNIALS, GRASSES & VINES			
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	85	#01 CONT. /1.0M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	38	#01 CONT. /1.5M O.C. SPACING
HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	105	#01 CONT. /0.9M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	59	#01 CONT. /1.2M O.C. SPACING
PEROVSKIA ATROPICIFOLIA	RUSSIAN SAGE	85	#01 CONT. /1.5M O.C. SPACING

NOTES

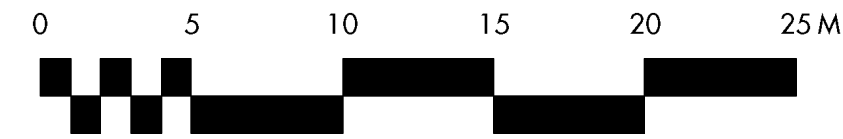
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE NURSERY STANDARD. ALL OFFSITE WORKS TO MEET THE REQUIREMENTS OF THE CITY OF KELOWNA BYLAW 7900.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH OR ROCK.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREA 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 150 DEPTH PF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

SCHEDULE C

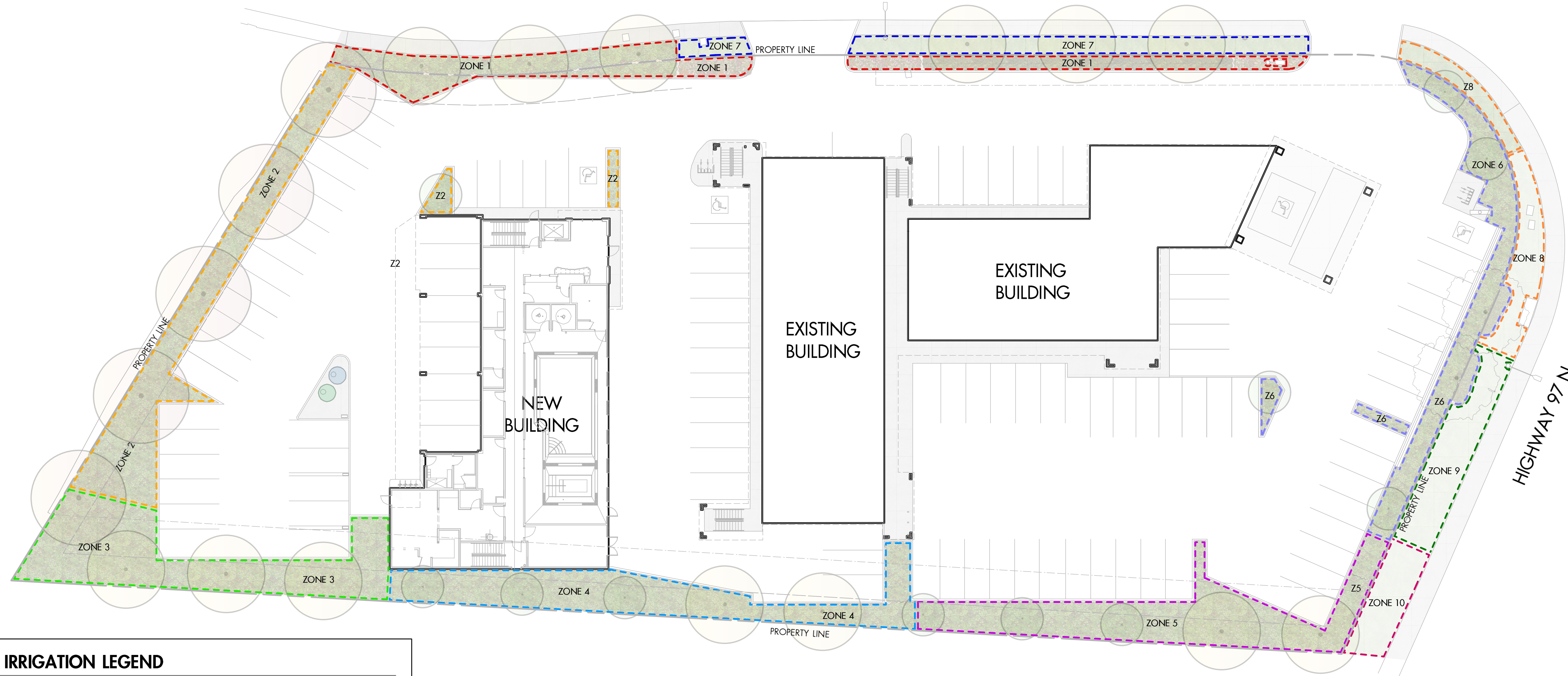
This forms part of application
 # DP22-0177

Planner Initials **JJ**

City of Kelowna
 DEVELOPMENT PLANNING



COMMERCE AVENUE



IRRIGATION LEGEND

- ZONE #1:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 194 sq.m.
 MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 65 cu.m.
- ZONE #2:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 202 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 67 cu.m.
- ZONE #3:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 207 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 69 cu.m.
- ZONE #4:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 190 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 63 cu.m.
- ZONE #5:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 205 sq.m.
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 68 cu.m.
- ZONE #6:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 160sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 53 cu.m.
- ZONE #7:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 104 sq.m.
 MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 89 cu.m.
- ZONE #8:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 86 sq.m.
 MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
 ESTIMATED ANNUAL WATER USE: 74 cu.m.
- ZONE #9:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 83 sq.m.
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
 ESTIMATED ANNUAL WATER USE: 71 cu.m.
- ZONE #10:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 51 sq.m.
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
 ESTIMATED ANNUAL WATER USE: 44 cu.m.

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.

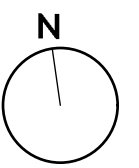
WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 889 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 664 cu.m. / year
 WATER BALANCE = 225 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

SCHEDULE C

This forms part of application # DP22-0177

Planner Initials **JL**



PROJECT TITLE
SUPER 8 HOTEL ADDITION
 2592 - Highway 97 N

DRAWING TITLE
WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION	DATE	BY
1	22.06.10	Review
2	23.01.18	Review
3		
4		
5		

PROJECT NO	21-119
DESIGN BY	KW/PH
DRAWN BY	MC
CHECKED BY	FB
DATE	JAN. 16, 2023
SCALE	1:250
PAGE SIZE	24"x36"

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DRAWING NUMBER

L2/2

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

SECTION 6.0: RETAIL, COMMERCIAL AND INDUSTRIAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
6.1 General Guidelines						
6.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient the long side of each building to be parallel to the public street.			x			
b. Locate entries to be visible and directly accessible from the public street.				x		
c. For buildings fronting highways, entries can be located away from the street, as long as there is a direct pedestrian connection to the site.					x	
d. Avoid blank walls adjacent to the highway, streets, walkways, parks, or other amenity spaces.				x		
6.1.2 Site Planning and Landscaping	N/A	1	2	3	4	5
a. Locate buildings to ensure good sight lines for vehicular and pedestrian traffic.						x
b. Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances.						x
c. Use large canopy trees to define the public realm (e.g. at the sidewalk and property edge facing the street)						x
d. Distribute trees and landscaping throughout the site in order to: <ul style="list-style-type: none"> • Soften property edges facing the street; • Define internal roads, pedestrian routes, and open spaces; • Create pleasant pedestrian conditions; • Screen parking, loading, service, and utility areas; • Manage stormwater on-site; and • Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls; 					x	
e. Provide on-site bio-retention facilities (e.g. bioswales, rain gardens) to collect, store and filter stormwater from parking areas.	x					
f. Use permeable materials such as paving blocks or permeable concrete in parking areas to maximize rainwater infiltration.		x				
g. Pedestrian pathways should provide clear sight lines and connect the following: <ul style="list-style-type: none"> • Parking areas to building entrances; • Main building entrances to public sidewalks (where applicable); • Main building entrances to transit stopes (where applicable); • Between buildings on adjacent lots. 					x	

ATTACHMENT B

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City of Kelowna
DEVELOPMENT PLANNING

h. Provide separation between vehicular routes (especially truck access/loading) and pedestrian routes on-site to avoid conflict and distinguish pedestrian routes from driving surfaces by using varied paving treatments and/or raising walkways to curb level.				x		
i. Base new development on an internal circulation pattern that allows logical movement throughout the site and that will accommodate, and not preclude, intensification over time.						x
6.1.3 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Design site accesses to provide the potential for future shared access with neighbours and to minimize curb cuts.	x					
b. Where practical, link access drives and parking lots of adjacent properties in order to allow for circulation of vehicles between sites.	x					
c. The preferred location for main parking areas is at the rear and/or side of the building. Avoid locating large parking areas between the building and the street.					x	
d. Where parking areas are visible from the street, screen them using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.						x
e. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.					x	
f. Locate loading, utilities, mechanical equipment and garbage collection areas away from public view by: <ul style="list-style-type: none"> Integrating these facilities into the footprint of the building; or Screening using fencing, walls, and/or landscaping 						x
g. Provide areas for temporary snow storage that do not conflict with site circulation, landscaping, and access to utility boxes. For example, by providing access via a lane away from public view.						x
6.1.4 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Avoid facing unarticulated facades to the street and use projections, recesses, arcades, awnings, color, and texture to improve the pedestrian experience					x	
b. Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.					x	
c. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. an industrial building, a large format retail mall).						x
d. Design signage as an integral element of the building's façade and to be compatible in scale and design with the design, color and material of the building.						x
e. Allow for brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, color, and signage back-lit signs from dominating the site.						x
f. Locate, size and design ground-mounted signs to be oriented to pedestrians as opposed to vehicles.			x			

ATTACHMENT B

This forms part of application
DP22-0177

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City of
Kelowna
DEVELOPMENT PLANNING

g. Provide shielded, down lighting to provide security and ambient lighting while minimizing light pollution and spill over lighting into adjacent properties.						X
h. Provide weather protection at building entrances close to transit stops, and in areas with pedestrian amenities.						X
i. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.					X	
j. Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.						X

ATTACHMENT **B**

This forms part of application
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DEVELOPMENT PLANNING