

REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



Date: November 5, 2024
To: Council
From: City Manager
Address: 5533-6305 Airport Way
File No.: DP24-0098 / DVP24-0099
Zone: CD12 – Airport

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0098 for Lot 1 District Lot 146 ODYD Plan 11796, located at 5533-6305 Airport Way, 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 amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP24-0099 for Lot 1 District Lot 146 ODYD Plan 11796, located at 5533 – 6305 Airport Way, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 12375 be granted as shown on Schedule "B":

Section 15.2.5 – CD12 Development Regulations

To vary the maximum height for a building from 3 storeys permitted to 6 storeys proposed.

AND THAT variances to the following sections of Sign Bylaw No. 11530 be granted as shown on Schedule "B":

Section 4.2.2(e) – Signs Requiring a Permit – Canopy Sign - Regulations

To vary the maximum permitted size of a canopy sign from 3.86 m² permitted to 16.56 m² proposed.

Section 8.3(a)a – Local Commercial Zones – Signage Regulations

To vary the maximum permitted size of a fascia sign from 4.0 m² permitted to 29.47 m² proposed.

AND THAT the applicant be required to complete the above noted condition of Council's approval of the Development Permit and Development Variance Permit Applications in order for the permits to be issued;

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 issue a Development Permit for the form and character of a hotel and a Development Variance Permit to vary the maximum height from 3 storeys permitted to 6 storeys proposed and to vary the maximum permitted size of a fascia sign and a canopy sign.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a hotel. The proposal generally aligns with the Official Community Plan (OCP) Form and Character Design Guidelines for Industrial and Service Commercial Development. Key guidelines that are met include:

- Inclusion of glazing as a major component of the façade;
- Enhancement of street edge by incorporating street trees; and
- Avoiding unarticulated facades that are visible from street or open spaces with the uses of projections, recesses, plantings, awnings, and colour and texture.

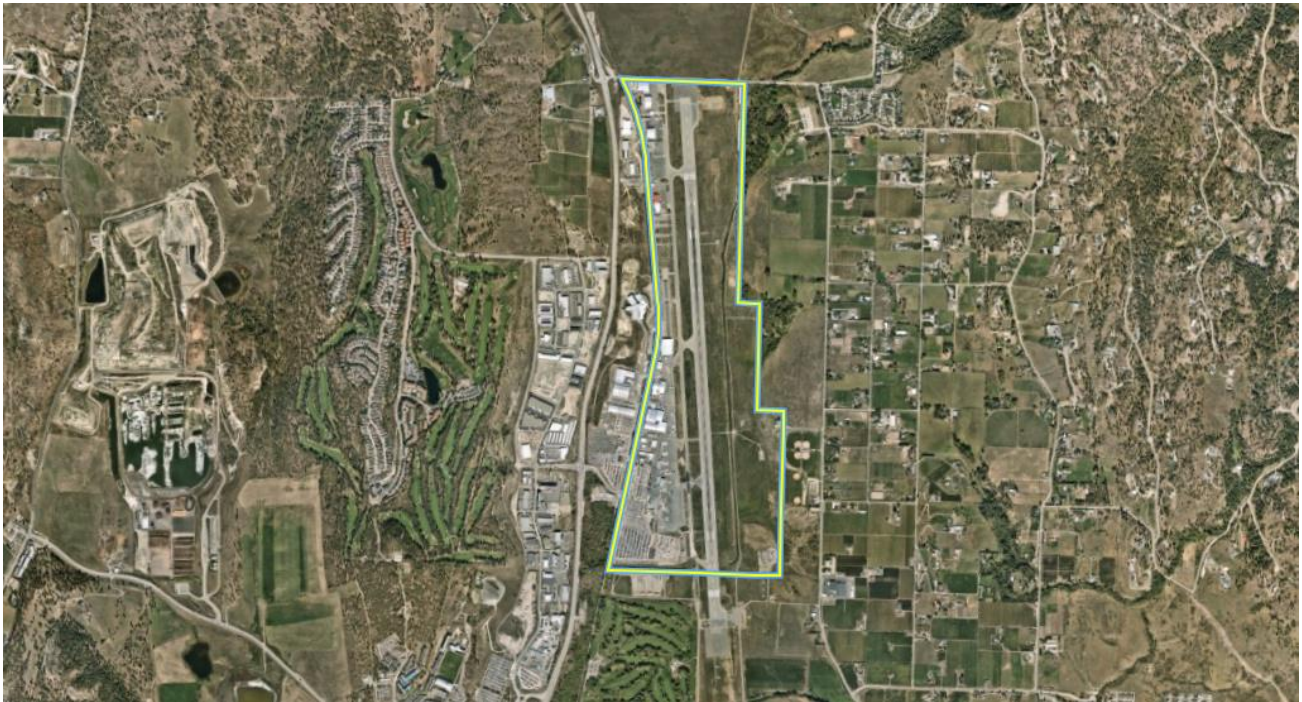
Materials that are proposed include creamy white stone veneer, brownish grey aluminium siding panel, black aluminium metal trim, bronze aluminium panels, black and creamy white stone tiles, brown tinted glass and concrete. The proposal is on a small portion of leased land on the larger airport parcel. Due to this, there is no required landscape area, however, the applicant is proposing 41 trees throughout the property, including 11 large trees.

A variance is being requested to increase the building height for the hotel from 3 storeys permitted to 6 storeys proposed. The planned building includes a main floor featuring a lobby, restaurant, banquet facilities and hotel amenities, along with five additional storeys of hotel suites. The height restrictions for non-airport uses in the CD12 zone aim to avoid interference with airport operations; however, the hotel has received preliminary approval from the necessary authorities. The proposed height is essential for the hotel's functionality.

Additionally, two variances are being requested to the proposed hotel signage. The City of Kelowna's Sign Bylaw No. 15530 applies to all comprehensive development zones and includes them within the local commercial section. The sign maximums within this section are more restricted than in other sections to prevent overpowering signs from adversely affecting neighbouring residential areas. However, the hotel functions more like a major commercial operation and does not border any residential uses. The size of the signs is proportional to the hotel itself and does not overwhelm the building frontage or its canopy. Staff are currently working on revising the Sign Bylaw, which will address some of the concerns with signage in comprehensive development zones.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located near the intersection of Hwy 97 N and Airport Way at the Kelowna International Airport. The surrounding area is a mix of agriculture, industrial, commercial and airport uses.

4.2 Background

The Kelowna International Airport – 2045 Airport Master Plan indicated the desire to development an airport hotel to add to the Airport’s user experience of on-site accommodation for passengers with late night arrivals and early morning departures, in addition to the expansion of restaurant and meeting option on-site.

In October 2021, Kelowna International Airport (YLW) advertised the expression of interest for a long-term lease to build a hotel and parkade on the airport property. YLW underwent a robust multi-stage process to select the preferred proponent, and The Sutton Place Hotel, operated by Northland Properties was the chosen operator.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS		
Gross Lot Area (Airport Lands)		~1,582,375 m ²
Leased Lot Area		11,857.58 m ²
Gross Commercial Floor Area		13,888.29 m ²
DEVELOPMENT REGULATIONS		
CRITERIA	CD12 ZONE	PROPOSAL
Max. Site Coverage (buildings)	60%	n/a
Max. Site Coverage (buildings, parking, driveways)	85%	n/a
Max. Height	12.0 m / 3 storeys	25.45m / 6 storeys ❗

Landscaping		
Min. Number of Trees	n/a (no landscape area)	41 trees
Min. Large Trees	n/a	11 trees
❶ Indicates a requested variance to the maximum height in Section 15.2.5 of Zoning Bylaw No. 12375.		
PARKING REGULATIONS		
CRITERIA	CD12 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	259 stalls	195 stalls*
Ratio of Regular to Small Stalls (on leased site)	Min. 50% Regular Max. 50% Small	51% Regular 49% Small
Min. Loading Stalls	5 stalls	5 stalls
Bicycle Stalls Short-Term	12 stalls	12 stalls
Bicycle Stalls Long-Term	13 stalls	14 stalls *
End of Trip Facilities	y	y
Bike Wash & Repair	y	y
* 63 of the required hotel parking stalls and 14 long-term bicycle stalls will be located in the neighbouring parkade.		
SIGNAGE REGULATIONS		
CRITERIA	LOCAL COMMERCIAL REQUIREMENTS	PROPOSAL
Max. Fascia Sign	4.0 m ²	29.52 m ² ❷
Max. Canopy Sign	3.86 m ²	16.56 m ² ❸
❷ Indicates a requested variance to the maximum permitted fascia sign in Section 8.3 of Sign Bylaw No. 11530. ❸ Indicates a requested variance to the maximum permitted canopy sign in Section 4.2 of Sign Bylaw No. 11530.		

6.o Application Chronology

Application Accepted: June 6, 2024
 Neighbour Notification Received: August 30, 2024

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Dean Strachan, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

- Attachment A: Draft Development Permit – DP24-0098/DVP24-0099
 - Schedule A: Site Plan & Floor Plans
 - Schedule B: Elevations, Sections and Signage
 - Schedule C: Landscape Plan
- Attachment B: OCP Form and Character Development Permit Guidelines
- Attachment C: Summary of Neighbourhood Notification

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.