

# Development Permit & Development Variance Permit

DP24-0098 / DVP24-0099



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

**5533 – 6305 Airport Way**

and legally known as

**Lot 1 District Lot 146 ODYD Plan 11796**

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

## **Hotel**

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

**Date of Council Approval:**            **November 5, 2024**

Development Permit Area:            Form and Character

Existing Zone:                            CD12 – Airport

Future Land Use Designation:        PSU – Public Services / Utilities

**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:                                      The City of Kelowna

Applicant:                                 Northland Properties Corporation

\_\_\_\_\_  
Nola Kilmartin  
Development Planning Department Manager  
Planning & Development Services


\_\_\_\_\_  
Date of Issuance

**ATTACHMENT**            **A**

This forms part of application  
# DP24-0098 DVP24-0099

Planner Initials    TC

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. 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

To vary the maximum permitted size of a canopy sign from 3.86 m<sup>2</sup> permitted to 16.56 m<sup>2</sup> proposed.

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

To vary the maximum permitted size of a fascia sign from 4.0 m<sup>2</sup> permitted to 29.52m<sup>2</sup> 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.

## 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 **\$341,206.25**

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.**

DRAFT

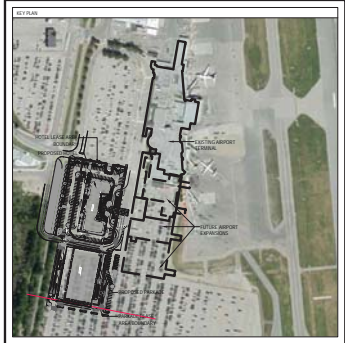
**ATTACHMENT**      A

This forms part of application  
# DP24-0098 DVP24-0099

Planner Initials      TC



City of  
**Kelowna**  
DEVELOPMENT PLANNING



**PROJECT SUMMARY**

PROJECT NAME: TO THE SOUTHWEST HOTEL, CONFERENCE CENTER & PARKADE AT KELOWNA AIRPORT

PROJECT LOCATION: 510 AIRPORT WAY, KELOWNA, BC

OWNER: [REDACTED]

DESIGNER: [REDACTED]

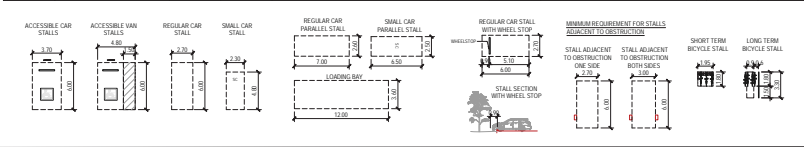
DATE: [REDACTED]

SCALE: 1:500

- NOTES**
- 1. ALL CONCRETE SHALL BE FINISHED TO FINISH ELEVATION.
  - 2. ALL CONCRETE SHALL BE FINISHED TO FINISH ELEVATION.
  - 3. ALL CONCRETE SHALL BE FINISHED TO FINISH ELEVATION.
  - 4. ALL CONCRETE SHALL BE FINISHED TO FINISH ELEVATION.
  - 5. ALL CONCRETE SHALL BE FINISHED TO FINISH ELEVATION.
  - 6. ALL CONCRETE SHALL BE FINISHED TO FINISH ELEVATION.
  - 7. ALL CONCRETE SHALL BE FINISHED TO FINISH ELEVATION.
  - 8. ALL CONCRETE SHALL BE FINISHED TO FINISH ELEVATION.
  - 9. ALL CONCRETE SHALL BE FINISHED TO FINISH ELEVATION.
  - 10. ALL CONCRETE SHALL BE FINISHED TO FINISH ELEVATION.

**PROJECT DATA (PHASE 2)**

LOT	LOT AREA (SQ. METERS)	LOT AREA (SQ. FEET)	PERMITTED GROSS FLOOR AREA (SQ. METERS)	PERMITTED GROSS FLOOR AREA (SQ. FEET)
LOT 1	2,484.15	26,743.50	2,484.15	26,743.50
LOT 2	2,484.15	26,743.50	2,484.15	26,743.50
LOT 3	2,484.15	26,743.50	2,484.15	26,743.50
LOT 4	2,484.15	26,743.50	2,484.15	26,743.50
LOT 5	2,484.15	26,743.50	2,484.15	26,743.50
LOT 6	2,484.15	26,743.50	2,484.15	26,743.50
LOT 7	2,484.15	26,743.50	2,484.15	26,743.50
LOT 8	2,484.15	26,743.50	2,484.15	26,743.50
LOT 9	2,484.15	26,743.50	2,484.15	26,743.50
LOT 10	2,484.15	26,743.50	2,484.15	26,743.50

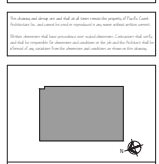
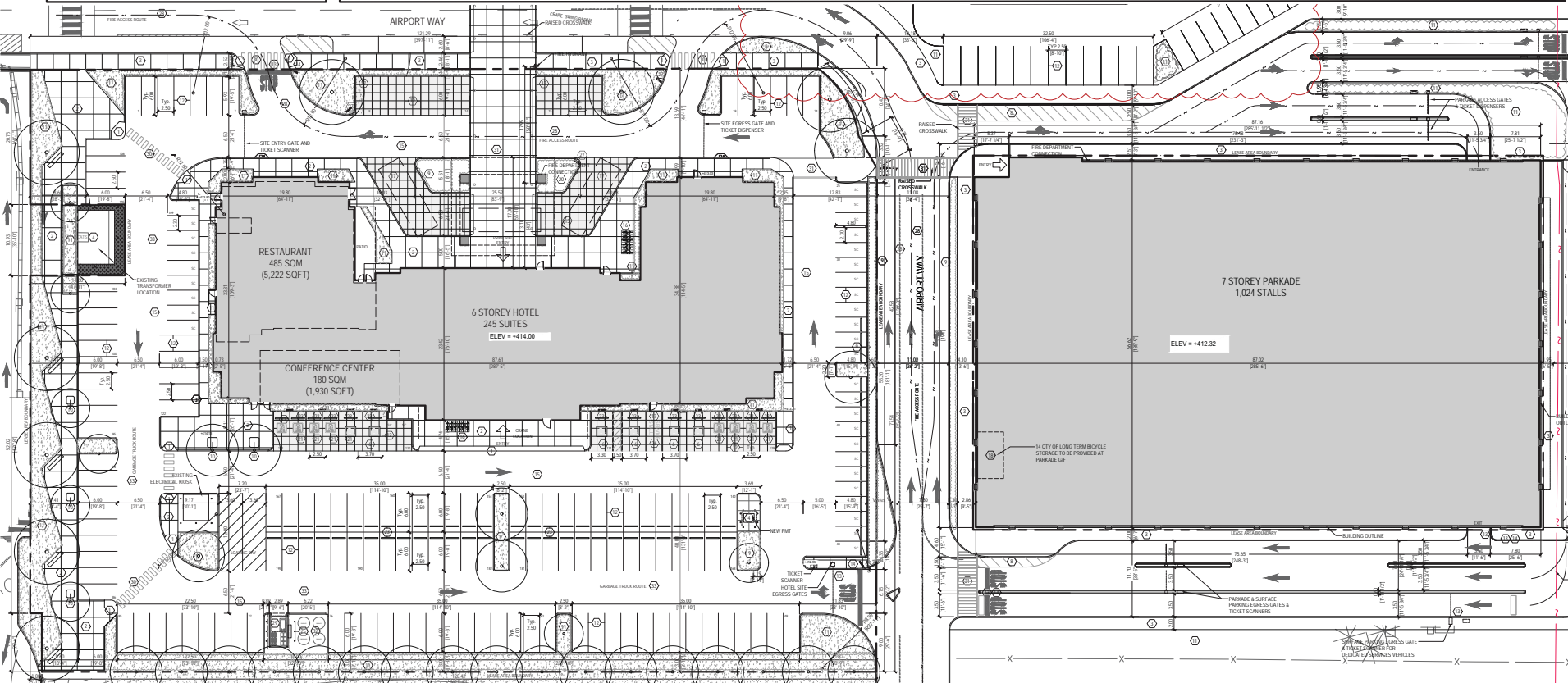


**BICYCLE PARKING CALCULATION: HOTEL**  
(AS PER THE CITY OF KELOWNA ZONING BY-LAW, SECTION 8, TABLE 8.8.5)

USE	REQUIRED	PROVIDED
HOTEL	14 STALLS	14 STALLS
CONFERENCE CENTER	14 STALLS	14 STALLS
RESTAURANT	14 STALLS	14 STALLS
<b>TOTAL</b>	<b>42 STALLS</b>	<b>42 STALLS</b>

**PARKING CALCULATION: HOTEL**  
(AS PER THE CITY OF KELOWNA ZONING BY-LAW, SECTION 8, TABLE 8.8.2)

USE	REQUIRED	PROVIDED
HOTEL	10 STALLS	10 STALLS
CONFERENCE CENTER	10 STALLS	10 STALLS
RESTAURANT	10 STALLS	10 STALLS
<b>TOTAL</b>	<b>30 STALLS</b>	<b>30 STALLS</b>



**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL BY R/W	04/24/2024
2	ISSUED FOR REVIEW BY R/W	5/23/2024
3	ISSUED FOR PRE-DEVELOPMENT PERMIT	12/19/2023
4	ISSUED FOR PRE-DEVELOPMENT PERMIT	10/01/2023
5	ISSUED FOR PRE-DEVELOPMENT PERMIT	08/02/2023



**PROJECT INFORMATION**

PROJECT NAME: PROPOSED PARKADE AT KELOWNA AIRPORT (Y1W)

LOCATION: KELOWNA | BRITISH COLUMBIA

DATE: 12/19/2023

SCALE: A-1.00C

DESIGNER: [REDACTED]

**SCHEDULE A**

This forms part of application # DP24-0098 / DVP24-0099

City of Kelowna DEVELOPMENT PLANNING

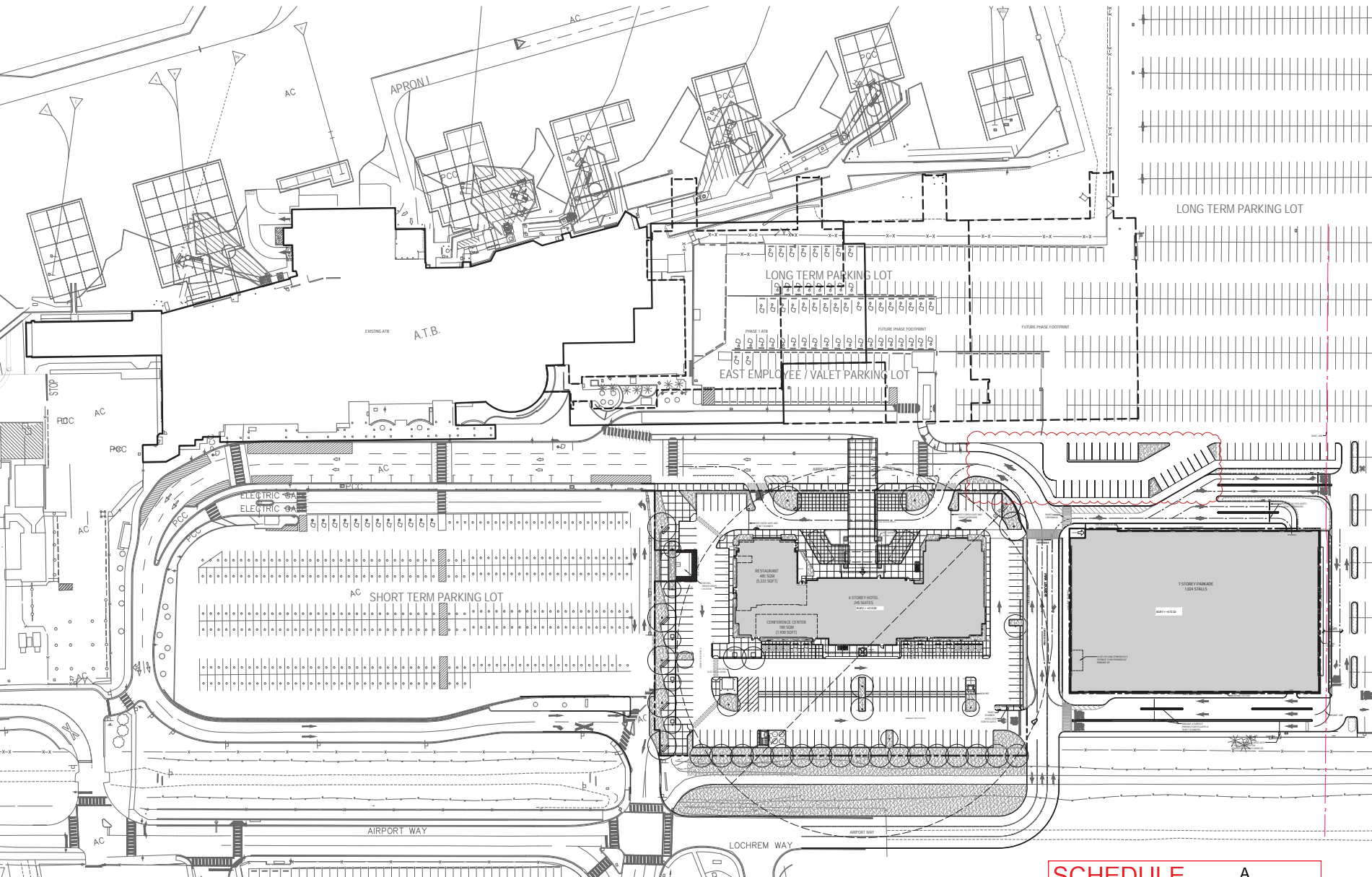
Planner Initials: TC

Scale: 1:500

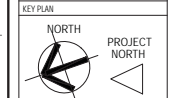
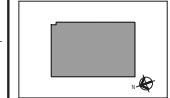
Date: Dec 19th, 2023

Drawn: NMBN

Checked: SH



1. This architectural plan is prepared by the architect and is not a contract. It is subject to the terms and conditions of the contract. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this plan.



NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL BY R.C.B.	0.04.2024
2	ISSUED FOR REVIEW BY R.C.B.	0.23.2024
3	ISSUED FOR PRE-DEVELOPMENT POINT	12.19.2023
4	ISSUED FOR PRE-DEVELOPMENT POINT	09.02.2023



**Pacific Coast Architecture Inc.**  
 301 - 280 Pender Street  
 Nanaimo, B.C.  
 Canada V9A 6H6  
 office: 604.394.6151

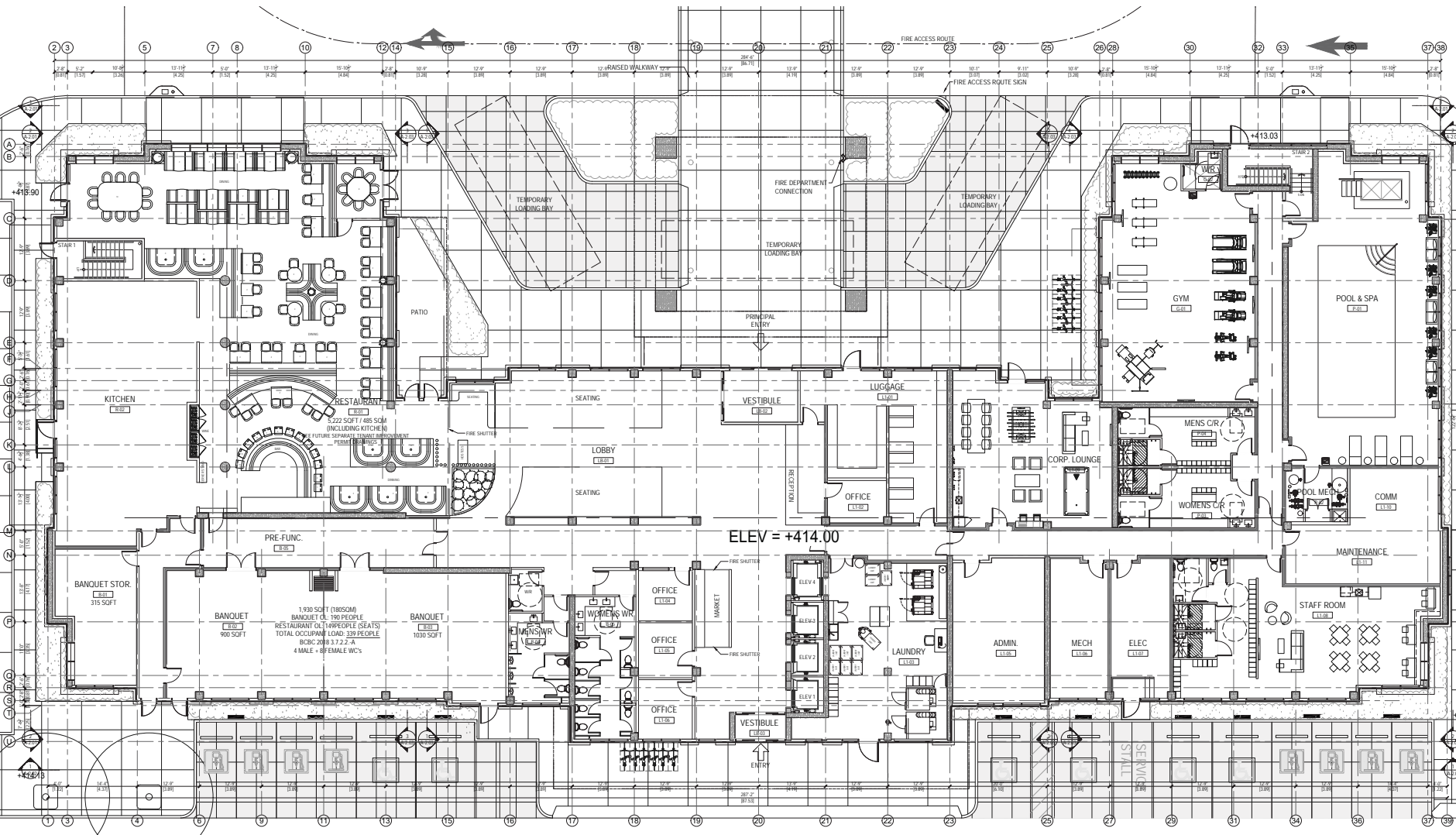
PROJECT NO.	P000395
PROPOSED PARKADE	AT KELOWNA AIRPORT (Y/LW)
KELOWNA   BRITISH COLUMBIA	
OVERALL SITE PLAN - PHASE 2	
Scale	1:500
Date	Dec 19th, 2023
Drawn	MARSA
Checked	SA

**A-1.00d**

**SCHEDULE A**

This forms part of application  
 # DP24-0098 / DVP24-0099

Planner Initials **TC**



**HOTEL GROUND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 AREA: 23,447.43 SQFT (2,364.14 SQM)



**NORTHLAND PROPERTIES**  
*We Proudly Build*

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**KEY PLAN**

NORTH PROJECT NORTH

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1	ISSUED FOR DEVELOPMENT PERMIT	04.13.2024
2	ISSUED FOR OP REVIEW BY PDR	05.22.2024
3	ISSUED FOR PRE DEVELOPMENT PERMIT	12.19.2023

By: *[Signature]*

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**Pacific Coast Architecture Inc.**  
 1st - 2nd Professional Bldg  
 Kamlay B.C.  
 Courtenay, BC V9A 1W4  
 ph: 250.468.2271  
 fax: 250.468.2428

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P000152  
 PROPOSED SUTTON PLACE HOTEL  
 AIRPORT  
 KELOWNA BRITISH COLUMBIA

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HOTEL GROUND FLOOR PLAN  
 Scale: 1/8" = 1'-0"  
 Date: 16 May 2024, 2024  
 Drawn: DC  
 Checked: SA

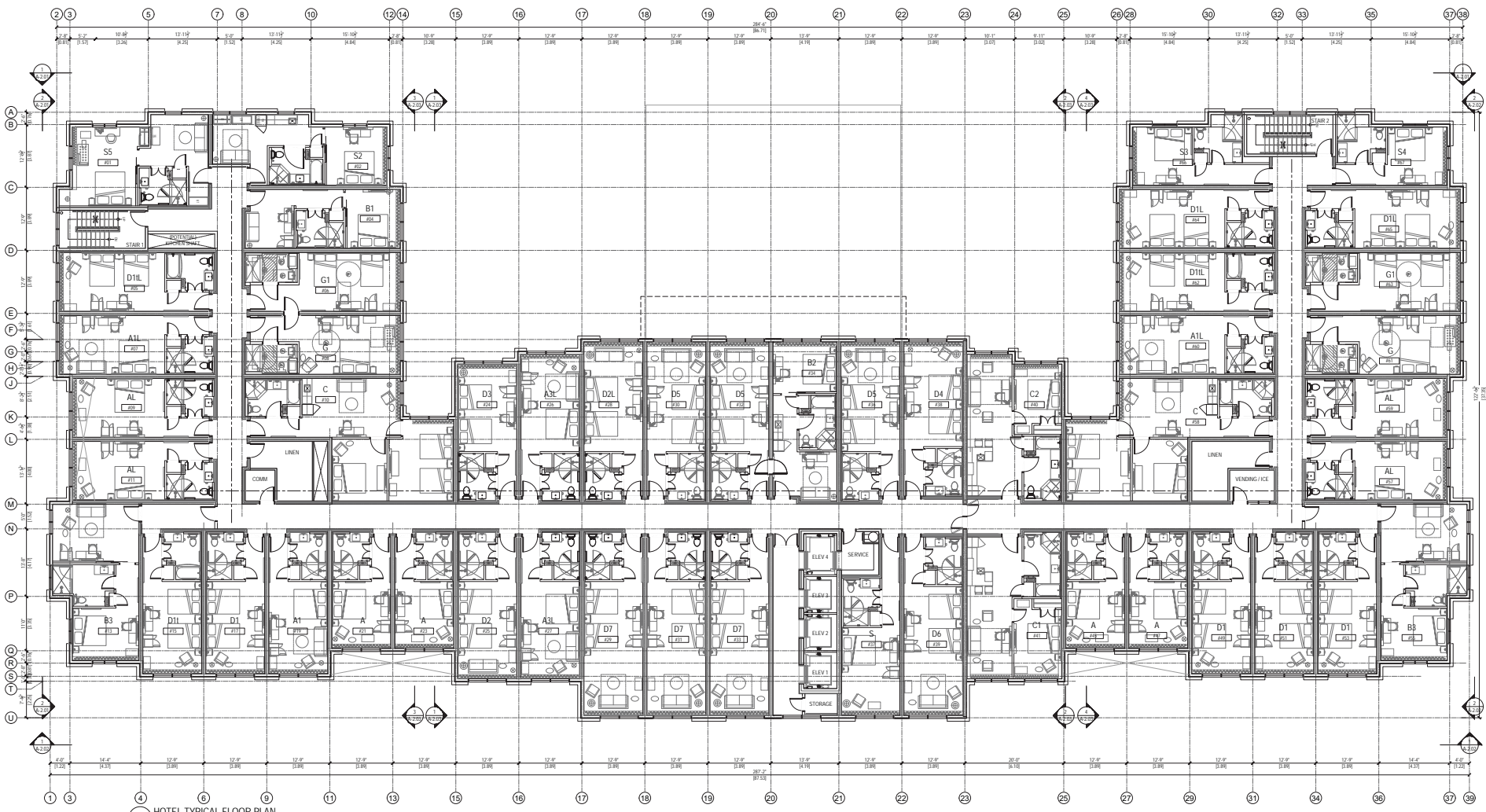
**A-1.01**

**SCHEDULE A**

This forms part of application  
 # DP24-0098 / DVP24-0099

City of Kelowna  
 DEVELOPMENT PLANNING

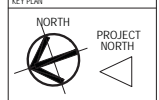
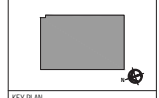
Planner Initials **TC**



**HOTEL TYPICAL FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 AREA: 21,712.46 SQFT (2,295.86 SQM)



For a complete list of services and a full list of all services under the authority of the City of Kelowna, please refer to the City of Kelowna's website at [www.kelowna.ca](http://www.kelowna.ca). This document is the property of Northland Properties and is not to be distributed, copied, or used for any other purpose without the written consent of Northland Properties. All rights reserved. The information contained herein is confidential and proprietary to Northland Properties and is not to be disclosed to any third party without the written consent of Northland Properties.



No.	Description	Date
1	ISSUED FOR DEVELOPMENT PERMIT	09-13-2024
2	ISSUED FOR DEVELOPMENT PERMIT	05-22-2024
3	ISSUED FOR PRE-DEVELOPMENT PERMIT	12-19-2023



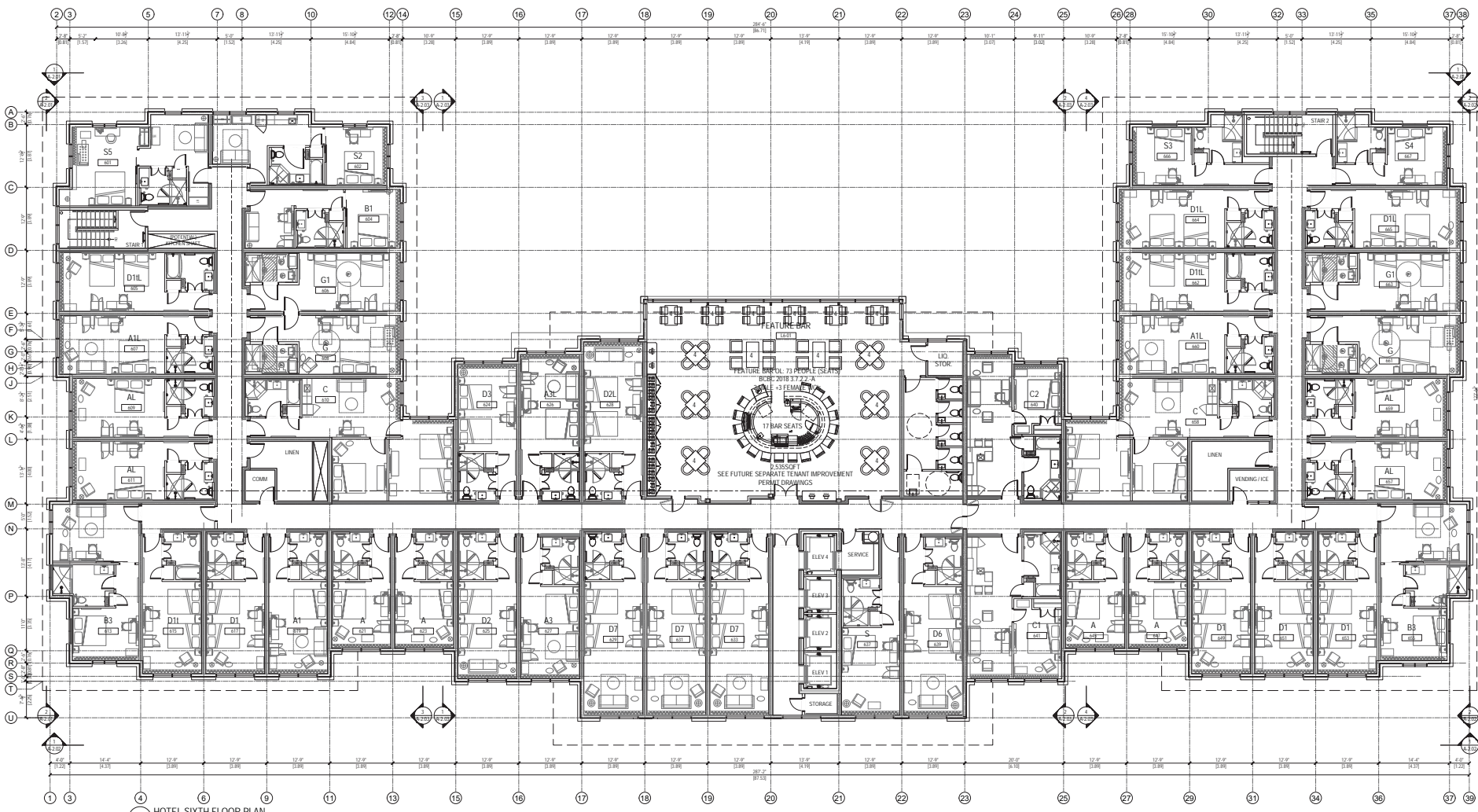
**Pacific Coast Architectural Inc.**  
 100-250 Frederick Street  
 Kelowna, B.C.  
 Canada V1A 6K1  
 office: 604-488-2727  
 fax: 604-524-6438

P000152
PROPOSED SUTTON PLACE HOTEL AIRPORT
KELOWNA BRITISH COLUMBIA
HOTEL TYPICAL FLOOR PLAN (2-5/7)
Scale: 1/8" = 1'-0"
Date: May 22nd, 2024
Drawn: SC
Checked: SA
<b>A-1.04</b>

**SCHEDULE A**

This forms part of application  
 # DP24-0098 / DVP24-0099

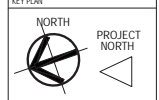
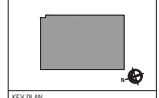
Planner Initials **TC**



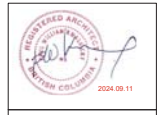
**HOTEL SIXTH FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 AREA: 25,064.98 SQFT (2,329.04 SQM)



See drawings and details on each sheet of a set under the authority of a Licensed Professional Engineer or Architect. This drawing is not to be used for any other purpose without the written consent of the author. The author shall not be responsible for any errors or omissions on this drawing. The author shall not be responsible for any damage or injury resulting from the use of this drawing.



No.	Description	Date
1	ISSUED FOR DEVELOPMENT PERMIT	09.13.2024
2	ISSUED FOR DEVELOPMENT PERMIT	05.22.2024
3	ISSUED FOR PRE-DEVELOPMENT PERMIT	12.19.2023



**Pacific Coast Architecture Inc.**  
 300-290 Henderson Hwy  
 Nanaimo, B.C.  
 Canada, V9A 0K1  
 office: 604-488-2727  
 fax: 604-520-6428

P000152  
 PROPOSED SUTTON PLACE HOTEL  
 AIRPORT  
 KELOWNA BRITISH COLUMBIA

HOTEL SIXTH FLOOR PLAN  
 Scale: 1/8" = 1'-0"  
 Date: May 22nd, 2024  
 Drawn: SC  
 Checked: SA  
**A-1.06**

**SCHEDULE A**

This forms part of application  
 # DP24-0098 / DVP24-0099

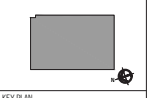
City of Kelowna  
 DEVELOPMENT PLANNING

Planner Initials **TC**





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KEY PLAN

1	ISSUED FOR DEVELOPMENT PERMIT	09.13.2024
2	ISSUED FOR PREVIEW BY NUR	05.22.2024
3	ISSUED FOR PRE-DEVELOPMENT PERMIT	12.19.2023
NA	Drawn/Issue	09.13.2024

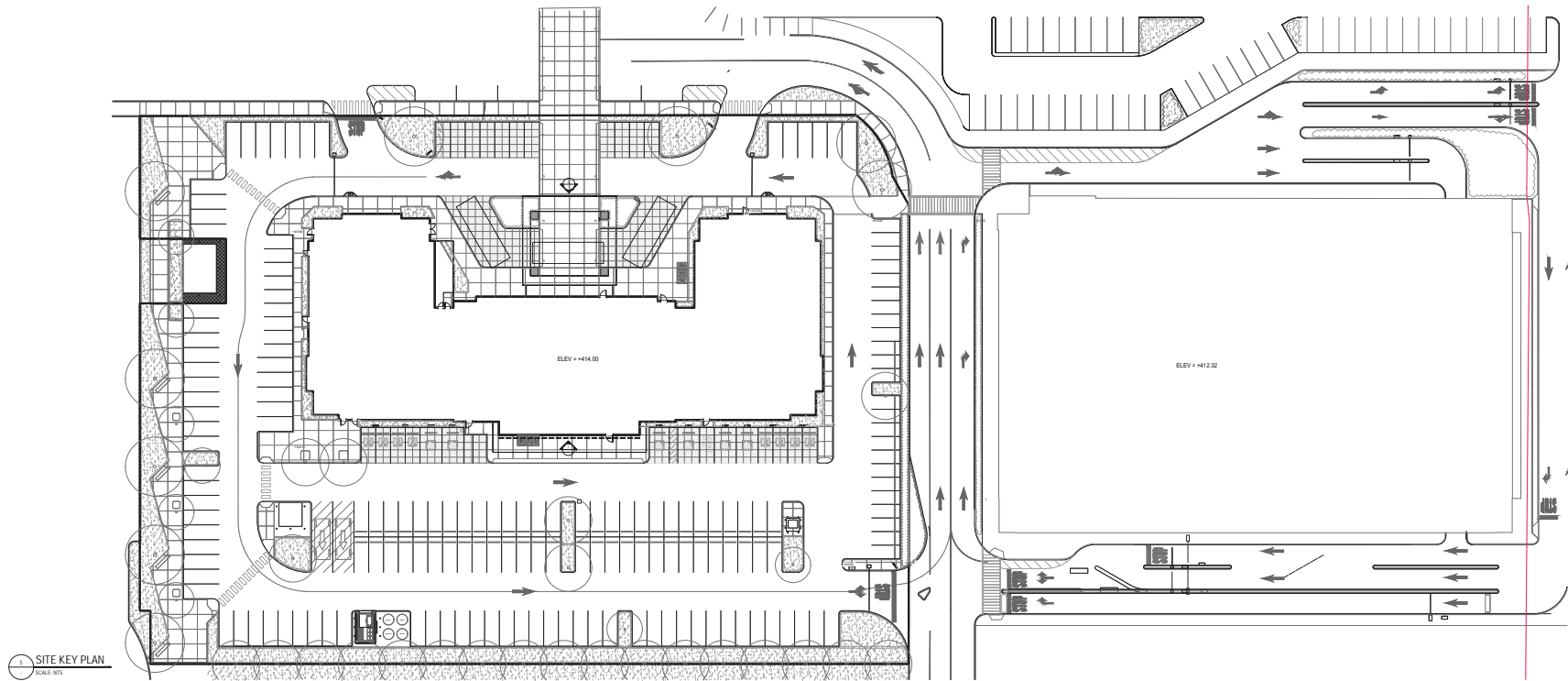
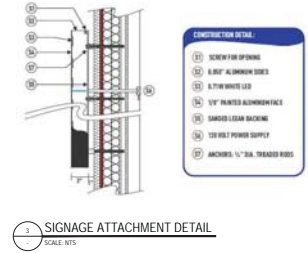
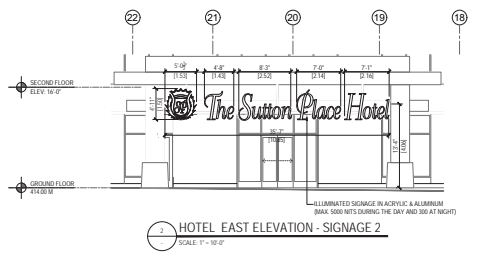
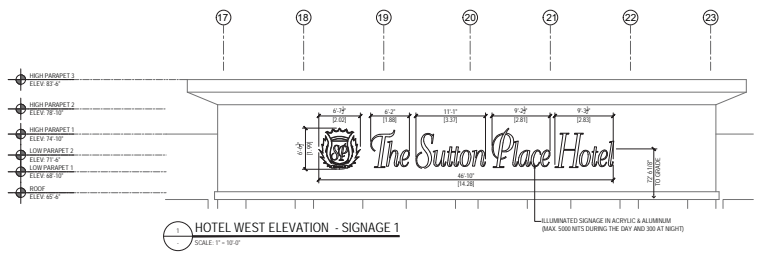


**Pacific Coast Architecture Inc.**  
307-290 Frederick Way  
Kelowna, B.C.  
Canada V1A 6H1  
office: 604-88-7277  
604-524-6428

P000152  
PROPOSED SUTTON PLACE HOTEL  
AIRPORT  
KELOWNA BRITISH COLUMBIA

SIGNAGE PLAN	
Scale:	AS NOTED
Date:	May 22nd, 2024
Drawn:	SC
Checked:	SA

**A-2.05**



**SCHEDULE A**

This forms part of application  
# DP24-0098 / DVP24-0099

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING

# KELOWNA SUTTON HOTEL @ YLW AIRPORT

## MATERIALS PALLET

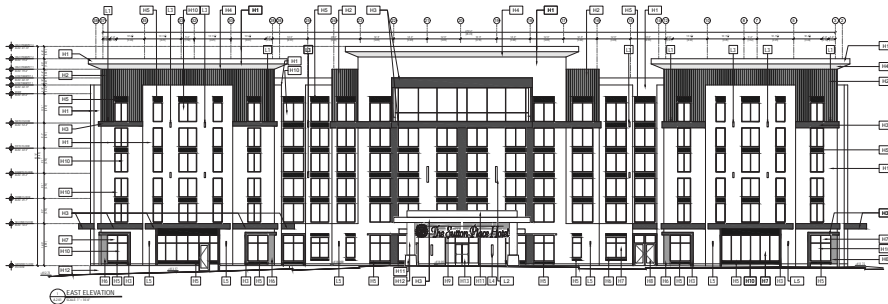
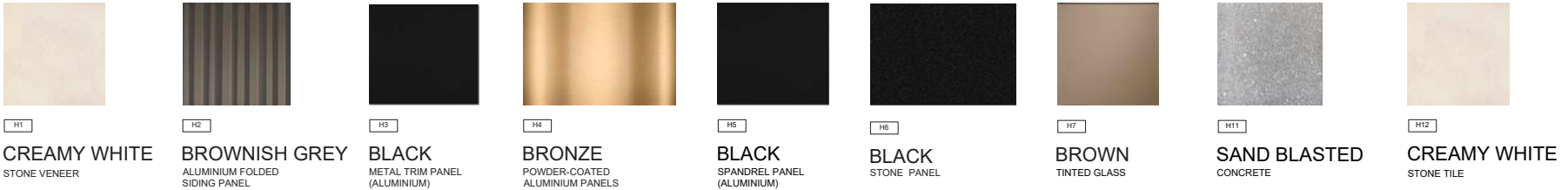
KELOWNA SUTTON EXTERIOR FINISHES	
H1	STONE VENEER PANEL COLOR: CREAMY WHITE
H2	ALUMINIUM FOLDED SIDING PANEL COLOR: BROWNISH GREY
H3	METAL TRIM PANEL COLOR: BLACK
H4	POWDER-COATED ALUMINIUM PANEL COLOR: BRONZE
H5	ALUMINIUM SPANDREL PANEL COLOR: BLACK (TO MATCH W/ WINDOW FRAME)
H6	STONE PANEL COLOR: BLACK
H7	BROWN TINTED GLASS
H8	GLAZED DOOR IN BLACK ALUMINIUM FRAME
H9	ILLUMINATED SIGNAGE
H10	GLAZED WINDOW IN BLACK ALUMINIUM FRAME
H11	SAND BLASTED CONCRETE
H12	STONE TILE COLOR: CREAMY WHITE
H13	GLAZED SLIDING DOOR IN BLACK ALUMINIUM FRAME



EAST PERSPECTIVE



WEST PERSPECTIVE



**SCHEDULE B**

This forms part of application  
# DP24-0098 / DVP24-0099

Planner Initials **TC**

City of  
**Kelowna**  
DEVELOPMENT PLANNING

**NORTHLAND**  
PROPERTIES  
*We Proudly Build*

KEY PLAN

NORTH

PROJECT NORTH

1	ISSUED FOR DEVELOPMENT PERMIT	08-13-2024
2	ISSUED FOR PRE-REVIEW BY IUR	08-22-2024
3	ISSUED FOR PRE-DEVELOPMENT PERMIT	12-19-2023
NA	Revised/Issue	000 000-000000

2024.09.11

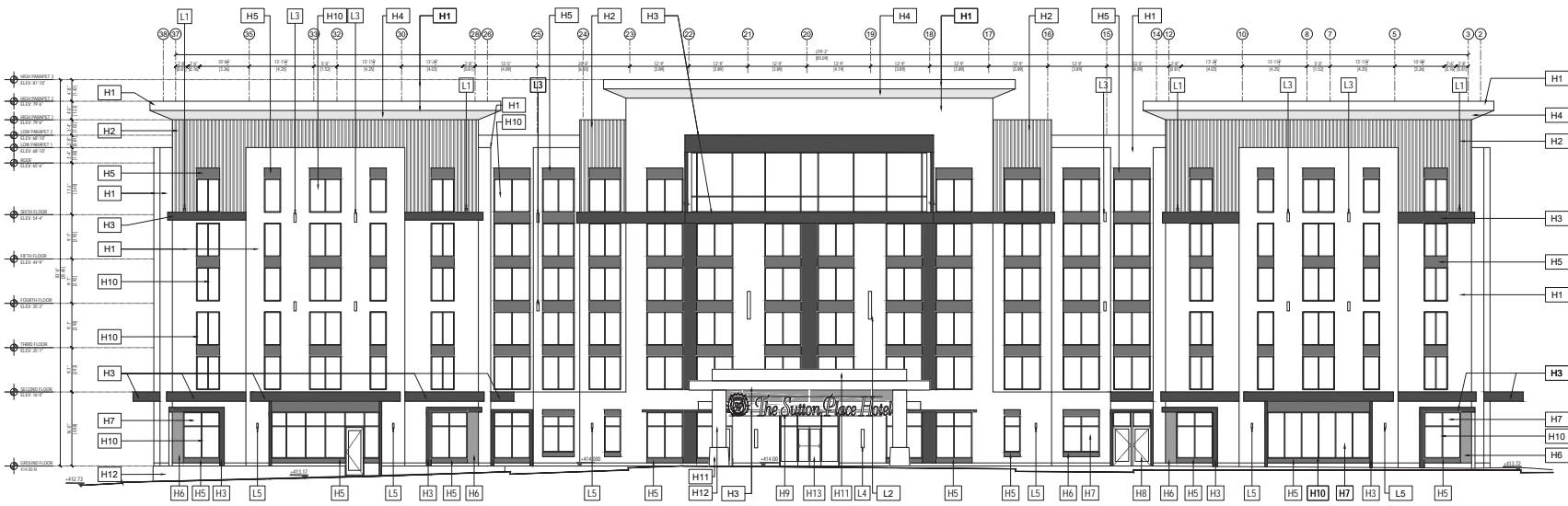
Pacific Coast  
Architecture Inc.  
301-290 Pender Street  
Kelowna, B.C.  
Canada V1A 6H6  
t: 604-887-7277  
f: 604-887-8248

P000152

PROPOSED SUTTON PLACE HOTEL  
AIRPORT  
KELOWNA BRITISH COLUMBIA

MATERIALS BOARD

Scale: NTS	A-0.02
Date: May 22nd, 2024	
Drawn: DC	
Checked: SH	



EAST ELEVATION  
SCALE 1" = 10'-0"



NORTH ELEVATION  
SCALE 1" = 10'-0"

**KELOWNA SUTTON EXTERIOR FINISHES**

H1	STONE VENEER PANEL COLOR: CREAMY WHITE
H2	ALUMINUM FOLDED SIDING PANEL COLOR: BROWNISH GREY
H3	METAL TRIM PANEL COLOR: BLACK
H4	POWDER-COATED ALUMINUM PANEL COLOR: BRONZE
H5	ALUMINUM SPANDREL PANEL COLOR: BLACK (TO MATCH W/ WINDOW FRAME)
H6	STONE PANEL COLOR: BLACK
H7	BROWN TINTED GLASS
H8	GLAZED DOOR IN BLACK ALUMINUM FRAME
H9	ILLUMINATED SIGNAGE
H10	GLAZED WINDOW IN BLACK ALUMINUM FRAME
H11	SAND BLASTED CONCRETE
H12	STONE TILE COLOR: CREAMY WHITE
H13	GLAZED SLIDING DOOR IN BLACK ALUMINUM FRAME

**KELOWNA SUTTON LIGHTING FIXTURES**

L1	DOWNLIGHT - LUMENVERS AERA 4 SEAL WALL
L2	1" CYLINDER GOLD PAINTED
L3	DOWNLIGHT - 6" X 24" CYLINDER
L4	LGN HURRICANE EXTERIOR SCOURCE
L5	EXTERIOR SCOURCE VE MODEL 24"

**SCHEDULE B**

This forms part of application  
# DP24-0098 / DVP24-0099

City of Kelowna  
DEVELOPMENT PLANNING

Planner Initials **TC**

**NORThLAND PROPERTIES**  
We Proudly Build

KEY PLAN

NORTH PROJECT NORTH

1	ISSUED FOR DEVELOPMENT PERMIT	09.13.2024
2	ISSUED FOR REVIEW BY NRM	05.22.2024
3	ISSUED FOR PRE DEVELOPMENT PERMIT	12.19.2023
NA	Revised/Issue	098.000.000

**REGISTERED ARCHITECT**  
PACIFIC COAST ARCHITECTURE INC.

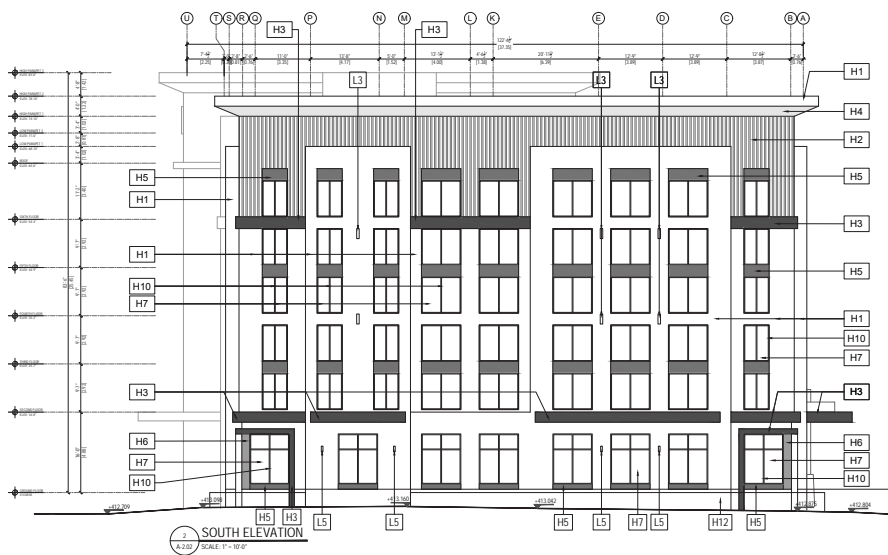
Pacific Coast Architecture Inc.  
307-280 Frederick Street  
Kelowna, B.C.  
Canada V5A 0R6  
office: 604 488 2277  
604 524 6428

P000152  
PROPOSED SUTTON PLACE HOTEL  
AIRPORT  
KELOWNA BRITISH COLUMBIA

EAST & NORTH ELEVATIONS

Scale: 1" = 10'-0"  
Date: May 22nd, 2024  
Drawn: DC  
Checked: SA

**A-2.01**



**KELOWNA SUTTON EXTERIOR FINISHES**

H1	STONE VENEER PANEL COLOR: CREAMY WHITE
H2	ALUMINUM FOLDED SIDING PANEL COLOR: BROWNISH GREY
H3	METAL TRIM PANEL COLOR: BLACK
H4	POWDER-COATED ALUMINUM PANEL COLOR: BRONZE
H5	ALUMINUM SPANDREL PANEL COLOR: BLACK (TO MATCH W/ WINDOW FRAME)
H6	STONE PANEL COLOR: BLACK
H7	BROWN TINTED GLASS
H8	GLAZED DOOR IN BLACK ALUMINUM FRAME
H9	ILLUMINATED SIGNAGE
H10	GLAZED WINDOW IN BLACK ALUMINUM FRAME
H11	SAND BLASTED CONCRETE
H12	STONE TILE COLOR: CREAMY WHITE
H13	GLAZED SLIDING DOOR IN BLACK ALUMINUM FRAME

**KELOWNA SUTTON LIGHTING FIXTURES**

L1	DOWNLIGHT - LUMENVERS AERA 4 SEAL WALL
L2	3" CYLINDER GOLD PAINTED
L3	DOWNLIGHT - 6" X 24" CYLINDER
L4	LGN HURRICANE EXTERIOR SCIENCE
L5	EXTERIOR SCIENCE VE MODEL 24"

**SCHEDULE B**

This forms part of application  
# DP24-0098 / DVP24-0099

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING

**NORThLAND PROPERTIES**  
*We Proudly Build*

KEY PLAN

1 ISSUED FOR DEVELOPMENT PERMIT 09.13.2024  
2 ISSUED FOR DEVELOPMENT PERMIT 05.22.2024  
3 ISSUED FOR PRE-DEVELOPMENT PERMIT 12.19.2023

**REGISTERED ARCHITECT**  
2024.09.11

Pacific Coast Architecture Inc.  
307-290 Frederick Way  
Kelowna, B.C.  
Canada V1A 4K1  
office: 604-882-2717  
604-882-6428

P000152  
PROPOSED SUTTON PLACE HOTEL  
AIRPORT  
KELOWNA BRITISH COLUMBIA

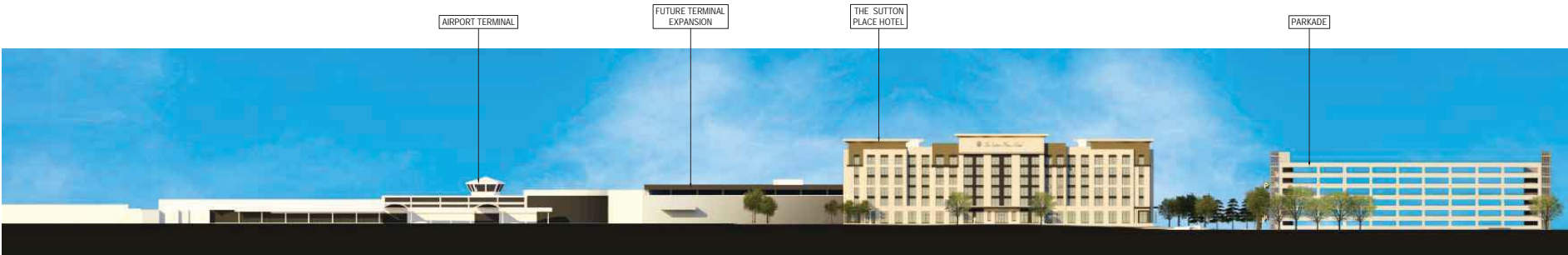
WEST & SOUTH ELEVATIONS

Scale: 1" = 10'-0"  
Date: May 29th, 2024  
Drawn: DC  
Checked: SA

**A-2.02**



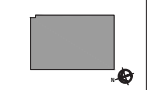
1 WEST SITE ELEVATION  
SCALE: 1/200



2 WEST SITE RENDERED ELEVATION  
SCALE: NTS



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KEY PLAN

1	ISSUED FOR DEVELOPMENT PERMIT	09.13.2024
2	ISSUED FOR DEVELOPMENT PERMIT	05.22.2024
3	ISSUED FOR PRE-DEVELOPMENT PERMIT	12.19.2023
Rev	Revised/Issue	Date
		09.09.2023



Pacific Coast  
Architecture Inc.  
307-280 Henderson Hwy  
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604-520-8426

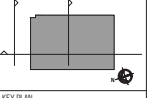
**SCHEDULE B**

This forms part of application  
# DP24-0098 / DVP24-0099

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING

P000152	
PROPOSED SUTTON PLACE HOTEL	
AIRPORT	
KELOWNA BRITISH COLUMBIA	
SITE ELEVATION	
Scale:	1" = 10' 0"
Date:	May 22nd, 2024
Drawn:	SC
Checked:	SA
<b>A-2.04</b>	



KEY PLAN

1	ISSUED FOR DEVELOPMENT PERMIT	09.13.2024
2	ISSUED FOR REVIEW BY NUR	05.22.2024
3	ISSUED FOR PRE-DEVELOPMENT PERMIT	12.19.2023
NA	Revised/Issue	09.09.2023



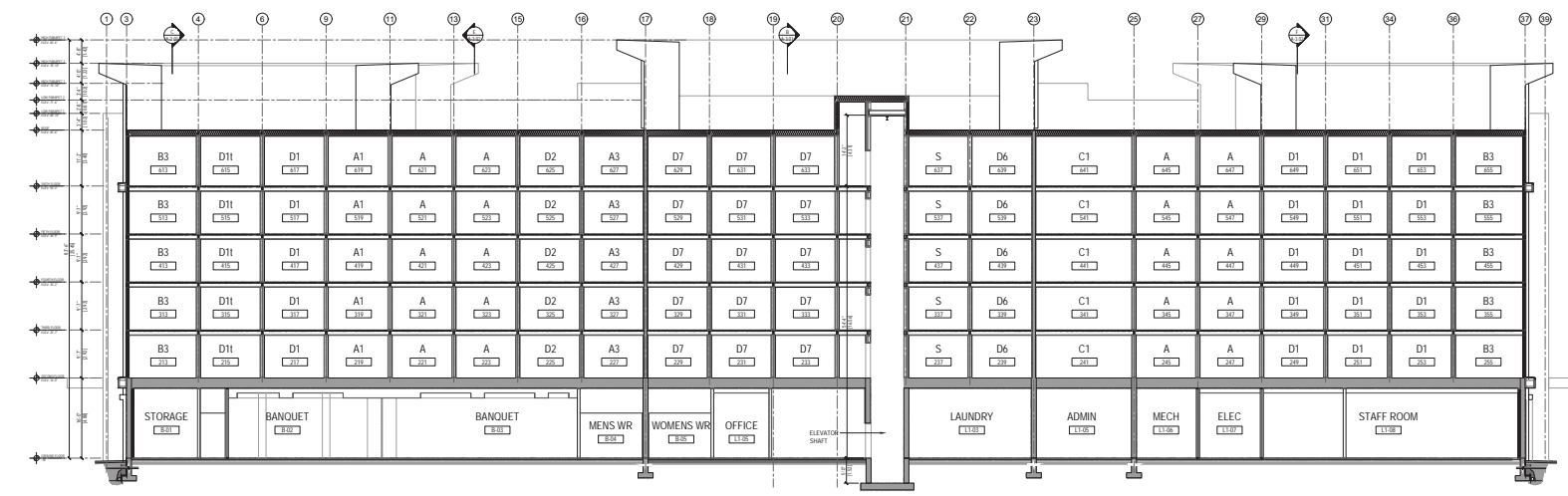
**Pacific Coast Architecture Inc.**  
3911 St. Francis Drive  
Kelowna, B.C.  
Canada, V8W 4W4  
Phone: 250-868-7207  
Fax: 250-868-7208

P000152  
PROPOSED SUTTON PLACE HOTEL  
AIRPORT  
KELOWNA BRITISH COLUMBIA

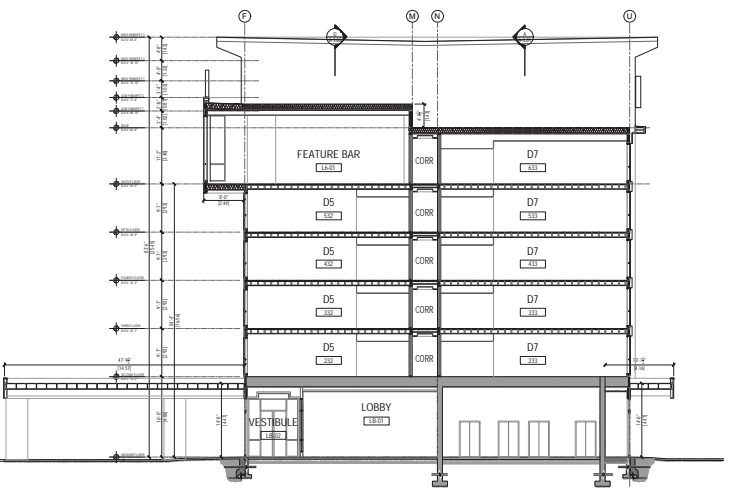
SECTIONS A, B & C

Scale: 1" = 10'-0"  
Date: May 29th, 2024  
Drawn: SC  
Checked: SA

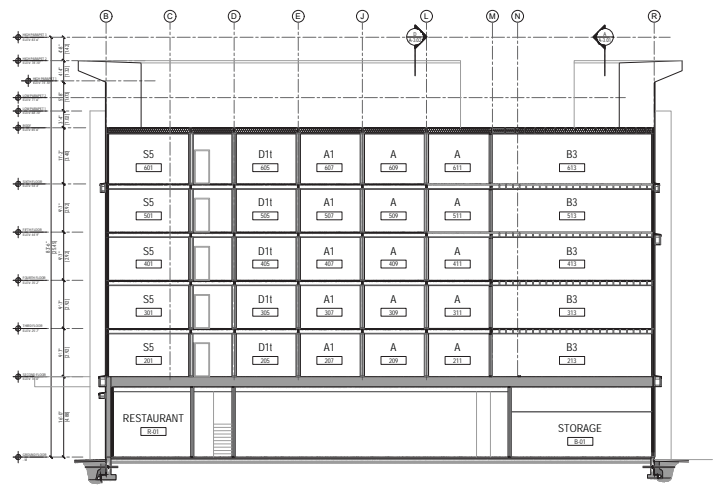
**A-3.01**



SECTION A  
SCALE: 1" = 10'-0"



SECTION B  
SCALE: 1" = 10'-0"



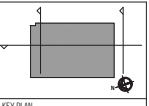
SECTION C  
SCALE: 1" = 10'-0"

**SCHEDULE B**

This forms part of application  
# DP24-0098 / DVP24-0099

City of Kelowna  
DEVELOPMENT PLANNING

Planner Initials **TC**



KEY PLAN

1	ISSUED FOR DEVELOPMENT PERMIT	09.13.2024
2	ISSUED FOR PREVIEW BY NUR	05.22.2024
3	ISSUED FOR PRE-DEVELOPMENT PERMIT	12.19.2023
NA	Revised/Issue	09.03.2022

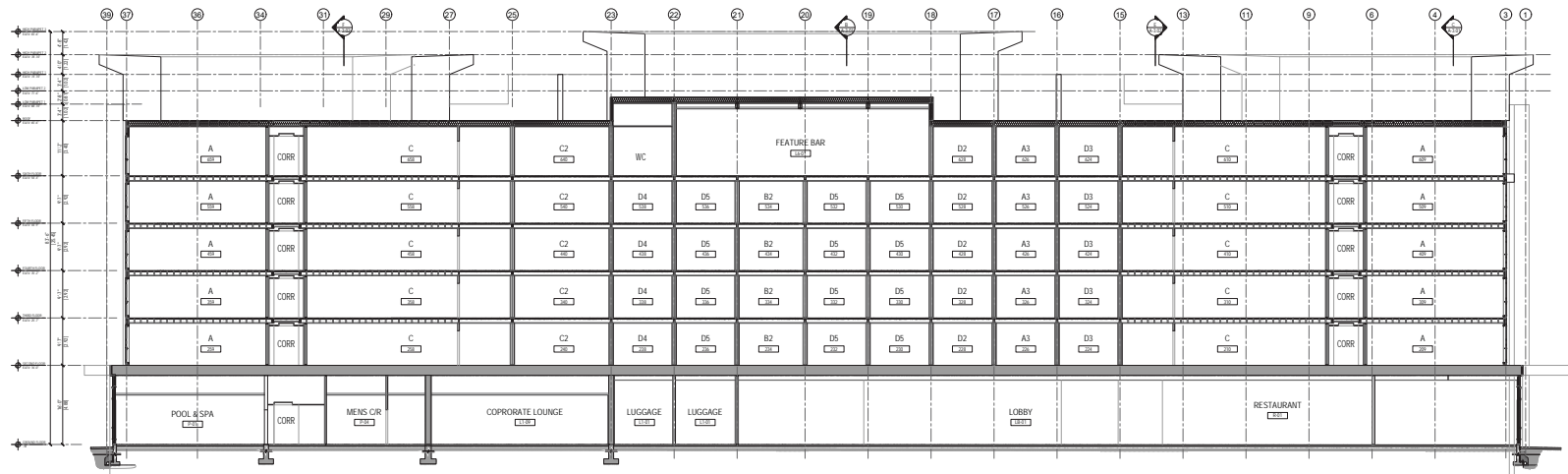


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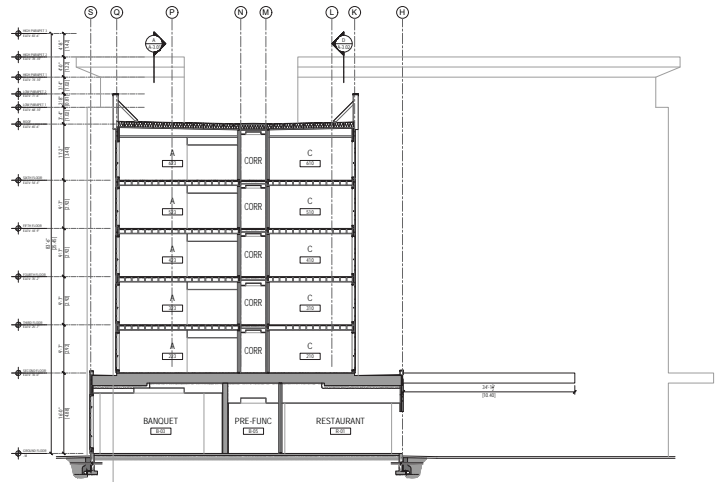
P000152  
PROPOSED SUTTON PLACE HOTEL  
AIRPORT  
KELOWNA BRITISH COLUMBIA

SECTION D, E & F  
Scale: 1" = 10'-0"  
Date: May 29th, 2024  
Drawn: DC  
Checked: SA

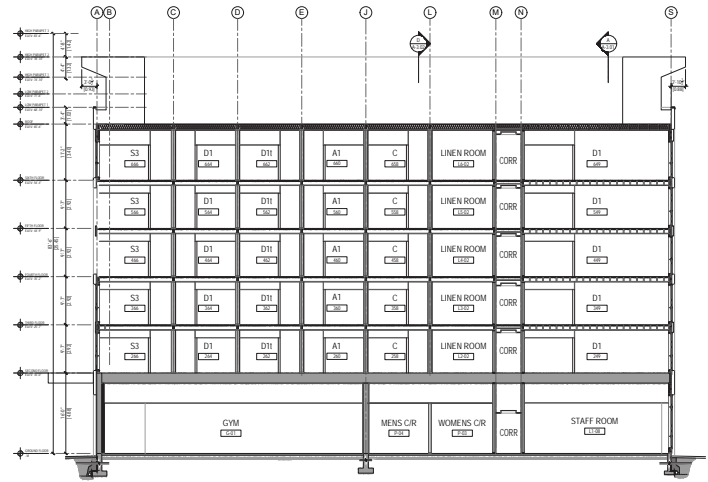
A-3.02



SECTION D  
SCALE: 1" = 10'-0"



SECTION E  
SCALE: 1" = 10'-0"



SECTION F  
SCALE: 1" = 10'-0"

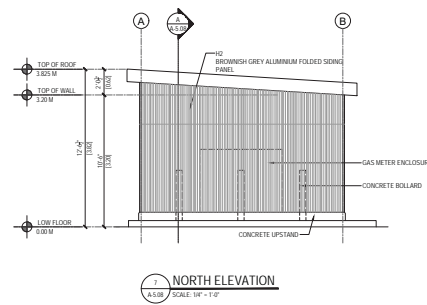
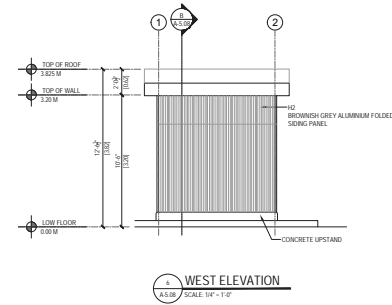
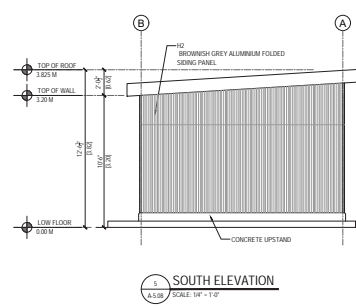
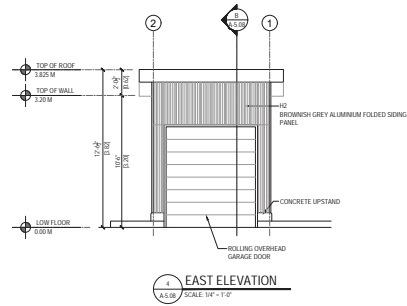
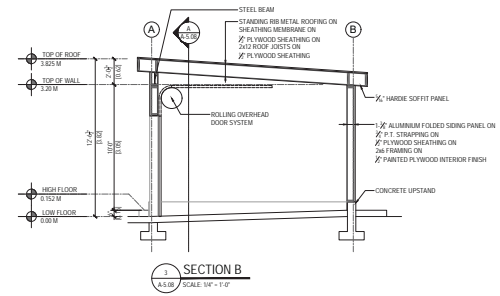
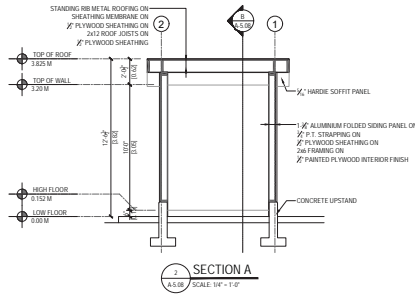
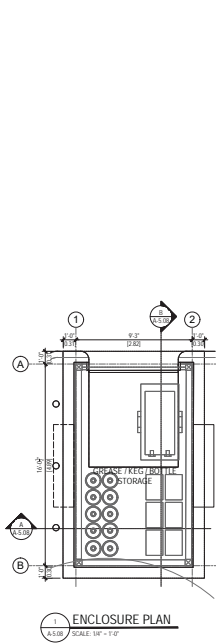
**SCHEDULE B**

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# DP24-0098 / DVP24-0099

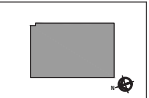
City of Kelowna  
DEVELOPMENT PLANNING

Planner Initials: **TC**





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NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	09.13.2024
2	ISSUED FOR REVIEW BY NRM	05.22.2024
3	ISSUED FOR PRE-DEVELOPMENT PERMIT	12.19.2023

DR.	David Hogue	DATE	09.13.2024
-----	-------------	------	------------



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301-780-7800  
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Canada V1A 6K1  
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P000152  
PROPOSED SUTTON PLACE HOTEL AIRPORT  
KELOWNA BRITISH COLUMBIA

ELEVATIONS OF WASTE & RECYCLING ENCLOSURE  
Scale: 1/4" = 1'-0"  
Date: May 22nd, 2024  
Drawn: DC  
Checked: SA

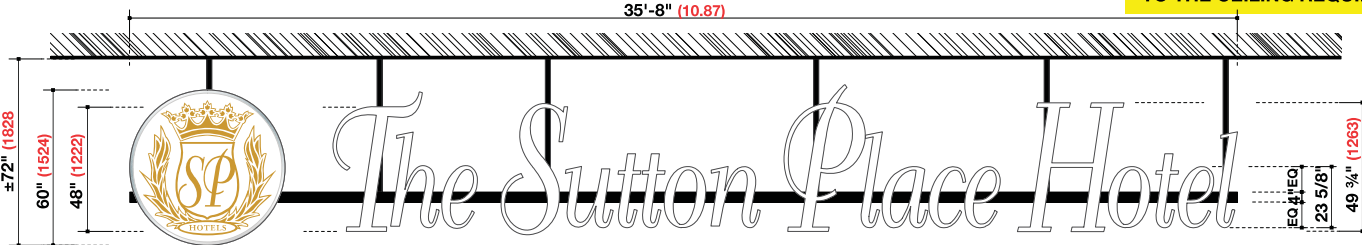
**A-5.08**

**SCHEDULE B**

This forms part of application  
# DP24-0098 / DVP24-0099

City of Kelowna  
DEVELOPMENT PLANNING

Planner Initials **TC**

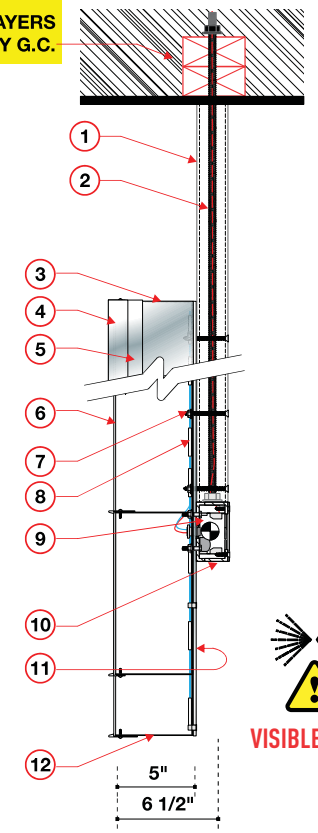


**Sign Elevation**  
Scale: 1/4" = 1'-0"

**ITEM 1 DROP-DOWN SIGN EXTERIOR SIGN 1X ENLARGE SIGNATURE**

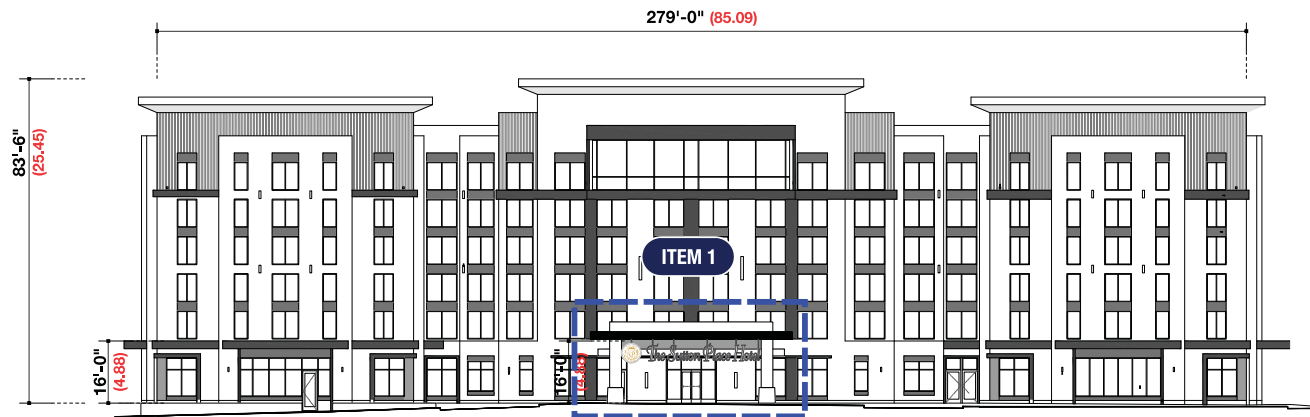
- 1 1/8" X 2" X 2" ALUMINIUM TUBING SCREWED BEHIND LOGO AND LETTERS PAINTED BLACK
- 2 1/2" Ø THREADED RODS INSIDE TUBES WITH BOLTS AND NUTS, PAINTED BLACK
- 3 STAINLESS STEEL LETTERS - CHROME MIRROR FINISH SIDE & VISIBLE BACK SAME FINISH
- 4 1" TRIM & 2" TRIM FOR LETTERS - CHROME MIRROR FINISH
- 5 LOGO WITH 1 1/4" X 1 1/4" RETAINER - CHROME MIRROR FINISH
- 6 3/16" WHITE ACRYLIC FACE - LOGO WITH VINYL
- 7 COUNTERSCREW BOLTS, PAINTED BLACK
- 8 WHITE LED

- 9 120VOLTS POWER SUPPLIES INSIDE RACEWAY
- 10 3/16" X 2" X 4" "U" CHANNEL RACEWAY WITH WIRE AND POWER SUPPLIES
- 11 3/16" THK. ALUMINUM CUT LETTER SHAPE AS ONE (1) UNIT (The Sutton Place Hotel) PAINTED BLACK
- 12 WATER HOLE REQUIRED



**Cross Section**  
Scale: 1 1/2" = 1'-0"

**PRIMARY POWER BY OTHERS**  
**ACCESS REQUIRED**



**EAST Elevation**  
Scale: 1/32" = 1'-0"

<b>FOLDER #:</b>	<b>69204</b>
<b>CLIENT:</b>	THE SUTTON PLACE HOTEL
<b>ADDRESS:</b>	Sutton Place Hotel Airport 1111 Unknown Kelowna BC V1P 1A6
<b>DATE:</b>	05/05/2024
<b>REVISION:</b>	
<b>SALES MANAGER:</b>	GENE MORDAUNT
<b>GRAPHIC DESIGNER:</b>	NICOLE TREMBLAY
<b>NOTES:</b>	<p>1. DOMINION SIGNS GROUP retains sole title to all royalties of the attached work and reserves exclusive rights to produce or copy the said work, wholly or in part, in any material format.</p> <p>2. Colors illustrated in this drawing may differ from those produced in our workshop. Please refer to the corresponding charts for exact shades.</p> <p>3. ALL SIGNS ARE APPROVED</p>
 9225 du Parcours, Montreal, (Quebec) H1J 3A8 514 354 5366 / 1 800 663 2869 dominionsigns.ca	
<b>DRAWING #:</b>	<b>DS69204-3</b>
<b>PAGE:</b>	<b>2/5</b>

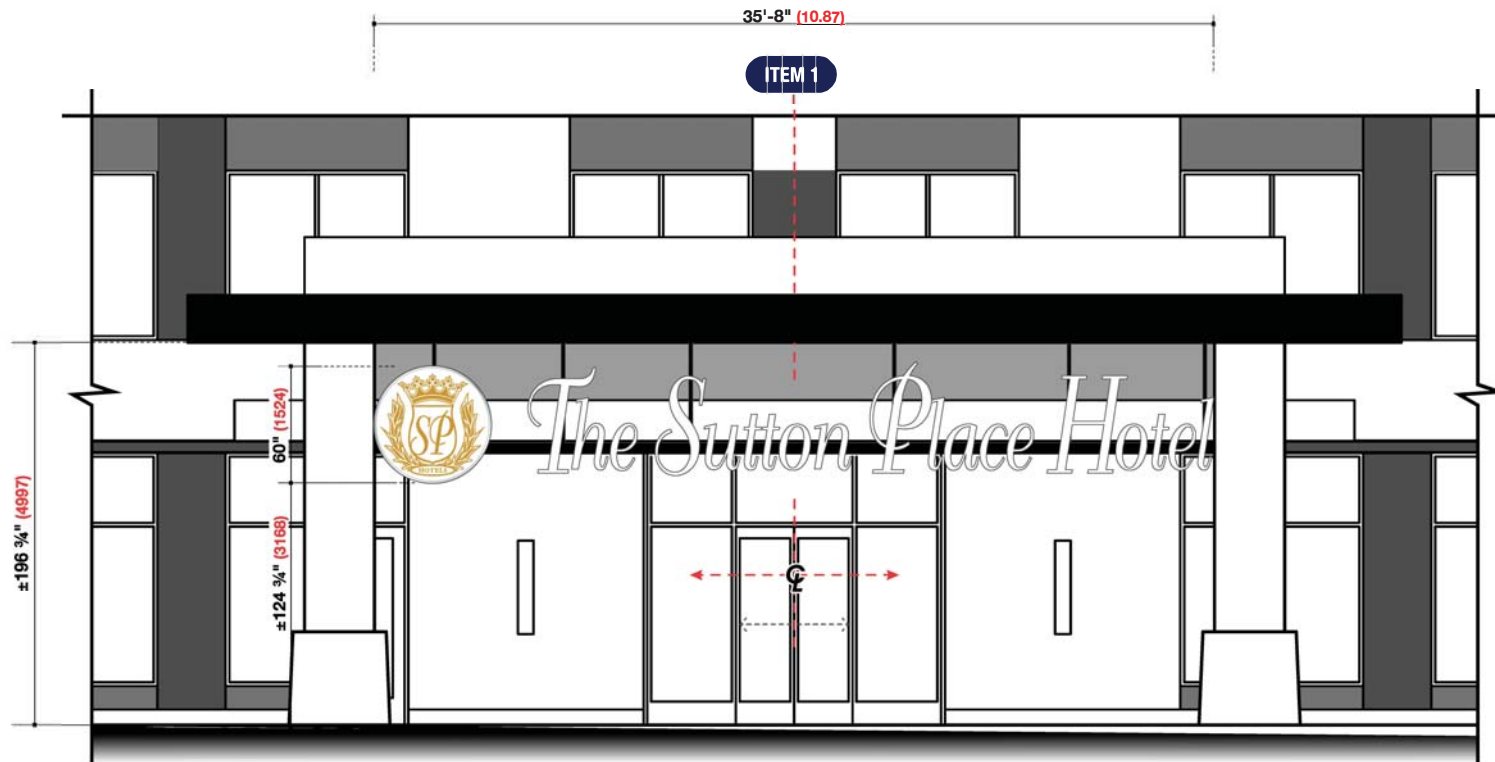
**SCHEDULE B**

This forms part of application  
# DP24-0098 / DVP24-0099

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING

**SITE SURVEY REQUIRED**



**EAST Elevation / ENTRANCE**  
Scale: 3/16" = 1'-0"

SIGN AREA	
S.F.	S.M.
178.33	16,56

<b>FOLDER #:</b>	
<b>69204</b>	
<b>CLIENT :</b>	
THE SUTTON PLACE HOTEL	
<b>ADDRESS :</b>	
Sutton Place Hotel Airport 1111 Unknown Kelowna BC V1P 1A6	
<b>DATE :</b>	
05/05/2024	
<b>REVISION :</b>	
<b>SALES MANAGER :</b> GENE MORDAUNT	
<b>GRAPHIC DESIGNER :</b> NICOLE TREMBLAY	
<b>NOTES :</b>	
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 <small>9225 du Parcours, Montreal, (Quebec) H1J 3A8 514 514 6366 / 1 800 663 2963 dominionsigns.ca</small>	
<b>DRAWING #:</b> DS69204-3	
<b>PAGE:</b> 3/5	

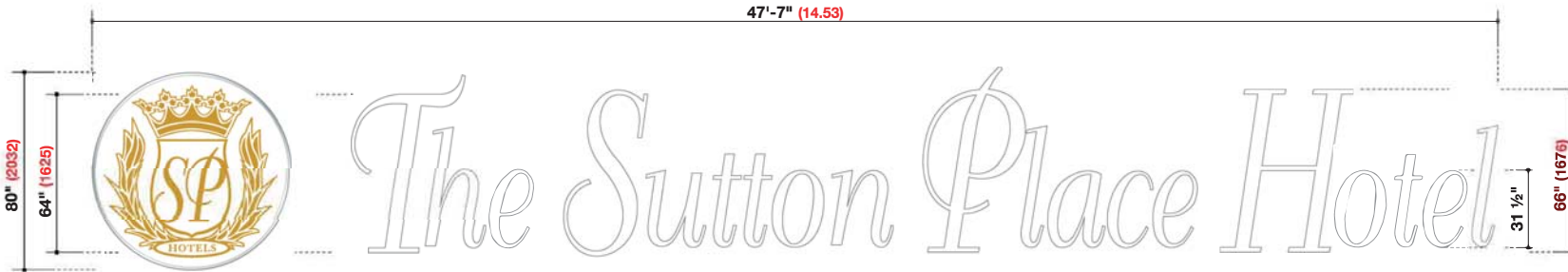
**SCHEDULE B**

This forms part of application  
# DP24-0098 / DVP24-0099

Planner Initials **TC**

City of **Kelowna**  
DEVELOPMENT PLANNING

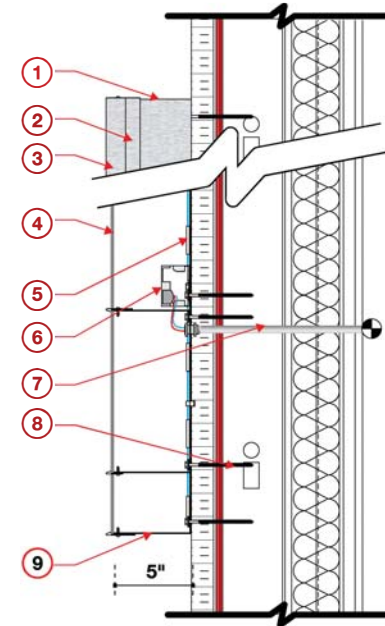
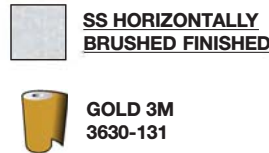
**SITE SURVEY REQUIRED**



**Sign Elevation**  
Scale: 1/4" = 1'-0"

**ITEM 2 ILLUMINATED CHANNEL LOGO + LETTERS ON WALL EXTERIOR SIGN 1X ORIGINAL SIGNATURE**

- 1 STAINLESS STEEL LETTERS AND LOGO - HORIZONTALLY BRUSHED FINISHED
- 2 1" TRIM & 2" TRIM FOR LETTERS - HORIZONTALLY BRUSHED FINISHED
- 3 LOGO WITH 1 1/4" X 1 1/4" 1" RETAINER - HORIZONTALLY BRUSHED FINISHED
- 4 3/16" WHITE ACRYLIC FACE - LOGO WITH VINYL
- 5 WHITE LED
- 6 120VOLTS POWER SUPPLIES INTO CHANNELS
- 7 SELTHIGHT BX CONDUIT
- 8 1/4" WOOD SCREWS OR AS PER SITE CONDITION  
**PLYWOOD REQUIRED BEHIND SIGN AREA**
- 9 WATER HOLE REQUIRED



**Cross Section**  
Scale: 1 1/2" = 1'-0"

**PRIMARY POWER BY OTHERS**

**ACCESS REQUIRED**

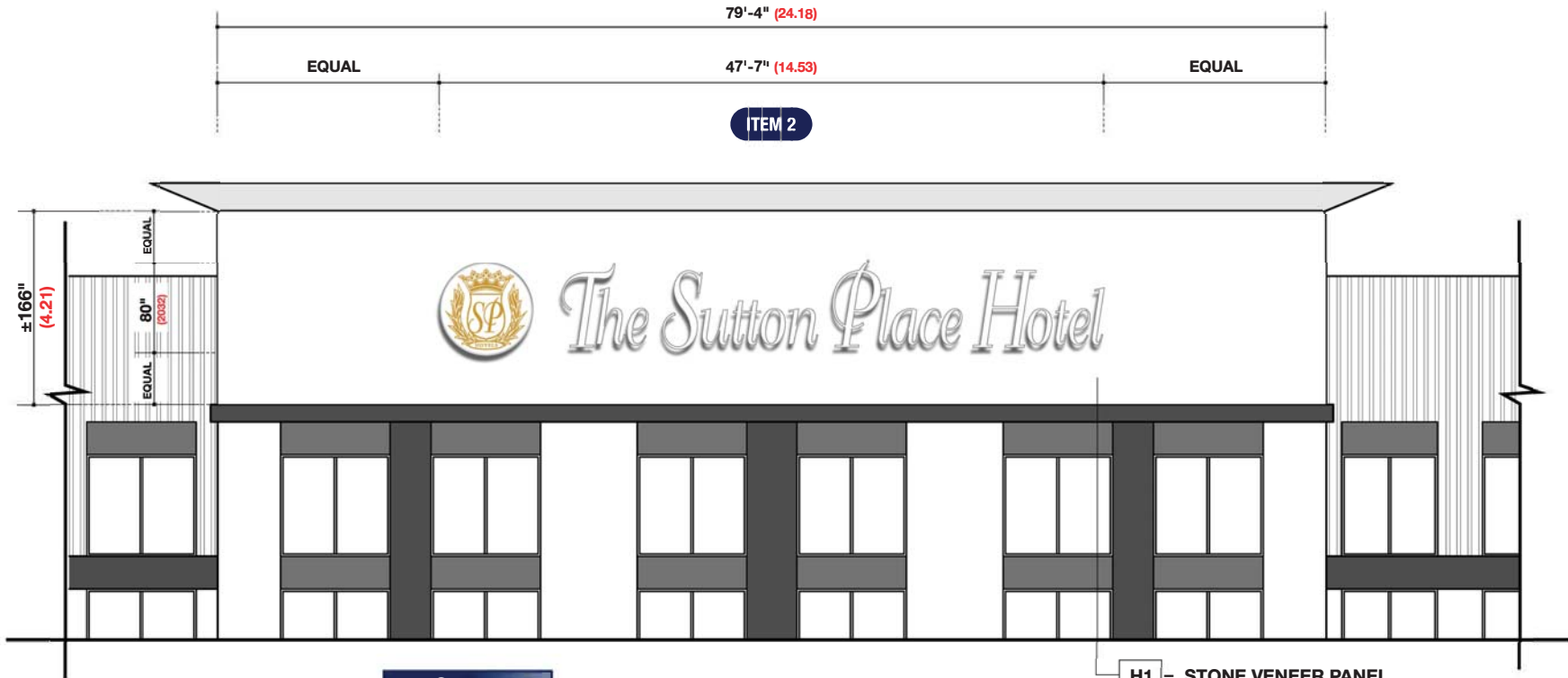


**WEST Elevation**  
Scale: 1/32" = 1'-0"

<b>FOLDER #:</b>	<b>69204</b>
<b>CLIENT:</b>	<b>THE SUTTON PLACE HOTEL</b>
<b>ADDRESS:</b>	<b>Sutton Place Hotel Airport 1111 Unknown Kelowna BC V1P 1A6</b>
<b>DATE:</b>	<b>05/05/2024</b>
<b>REVISION:</b>	
<b>SALES MANAGER:</b>	<b>GENE MORDAUNT</b>
<b>GRAPHIC DESIGNER:</b>	<b>NICOLE TREMBLAY</b>
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<b>DRAWING #:</b>	<b>DS69204-3</b>
<b>PAGE:</b>	<b>4/5</b>

**SCHEDULE B**  
This forms part of application  
# DP24-0098 / DVP24-0099  
City of Kelowna  
DEVELOPMENT PLANNING  
Planner Initials TC

**SITE SURVEY REQUIRED**



ITEM 2

WEST Elevation / ENTRANCE  
Scale: 1/8" = 1'-0"

SIGN AREA	
S.F.	S.M.
317.22	29.47

H1 = STONE VENEER PANEL  
COLOR: CREAMY WHITE  
REF TO ARCHITECTURAL PLAN  
KELOWNA SUTTON EXTERIOR FINISHES

**! CUSTOMER TO REVIEW CONTRAST BETWEEN THE WHITE FACE OF THE LETTERS AND THE BUILDING BACKGROUND TO ENSURE ADEQUATE CONTRAST FOR DAYTIME VIEWING**

<b>FOLDER #:</b>	
69204	
<b>CLIENT :</b>	
THE SUTTON PLACE HOTEL	
<b>ADDRESS :</b>	
Sutton Place Hotel Airport 1111 Unknown Kelowna BC V1P 1A6	
<b>DATE :</b>	
05/05/2024	
<b>REVISION :</b>	
<b>SALES MANAGER :</b>	
GENE MORDAUNT	
<b>GRAPHIC DESIGNER :</b>	
NICOLE TREMBLAY	
<b>NOTES :</b>	
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OR	RBO 8215-1833-13
9225 du Parcours, Montreal, (Quebec) H1J 3A8 514 514 6368 / 1 800 863 2963 dominionsigns.ca	
<b>DRAWING #:</b> DS69204-3	
<b>PAGE:</b> 5/5	

SCHEDULE B

This forms part of application  
# DP24-0098 / DVP24-0099

Planner Initials TC

City of  
Kelowna

DEVELOPMENT PLANNING











**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 &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>6.1 General Guidelines</b>						
<b>6.1.1 Relationship to the Street</b>	N/A	1	2	3	4	5
a. Orient the long side of each building to be parallel to the public street.						✓
b. Locate entries to be visible and directly accessible from the public street.						✓
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.	✓					
d. Avoid blank walls adjacent to the highway, streets, walkways, parks, or other amenity spaces.						✓
<b>6.1.2 Site Planning and Landscaping</b>	N/A	1	2	3	4	5
a. Locate buildings to ensure good sight lines for vehicular and pedestrian traffic.						✓
b. Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances.					✓	
c. Use large canopy trees to define the public realm (e.g. at the sidewalk and property edge facing the street)					✓	
d. Distribute trees and landscaping throughout the site in order to: <ul style="list-style-type: none"> <li>• Soften property edges facing the street;</li> <li>• Define internal roads, pedestrian routes, and open spaces;</li> <li>• Create pleasant pedestrian conditions;</li> <li>• Screen parking, loading, service, and utility areas;</li> <li>• Manage stormwater on-site; and</li> <li>• Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls;</li> </ul>						✓
e. Pedestrian pathways should provide clear sight lines and connect the following: <ul style="list-style-type: none"> <li>• Parking areas to building entrances;</li> <li>• Main building entrances to public sidewalks (where applicable);</li> <li>• Main building entrances to transit stopes (where applicable);</li> <li>• Between buildings on adjacent lots.</li> </ul>					✓	
f. 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.				✓		

g. 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.						✓
<b>6.1.3 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Design site accesses to provide the potential for future shared access with neighbours and to minimize curb cuts.	✓					
b. Where practical, link access drives and parking lots of adjacent properties in order to allow for circulation of vehicles between sites.						✓
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.				✓		
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.					✓	
e. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.					✓	
f. Locate loading, utilities, mechanical equipment and garbage collection areas away from public view by: <ul style="list-style-type: none"> <li>Integrating these facilities into the footprint of the building; or</li> <li>Screening using fencing, walls, and/or landscaping</li> </ul>				✓		
<b>6.1.4 Building Articulation, Features, and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Avoid facing unarticulated facades to the street and use projections, recesses, arcades, awnings, color, and texture to improve the pedestrian experience						✓
b. Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.						✓
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).						✓
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.						✓
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.						✓
f. Locate, size and design ground-mounted signs to be oriented to pedestrians as opposed to vehicles.	✓					
g. Provide shielded, down lighting to provide security and ambient lighting while minimizing light pollution and spill over lighting into adjacent properties.						✓
h. Provide weather protection at building entrances close to transit stops, and in areas with pedestrian amenities.						✓
i. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.				✓		

j. Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.						✓
<b>6.4 Industrial and Service Commercial</b>						
<b>6.4.1 Relationship to the Street</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Design primary entries to be clearly visible and accessible from the street.						✓
b. Site the building's primary façade parallel to the street and close to the minimum setback to establish a defined street edge.						✓
c. Include glazing, as a major component of street facing facades.						✓
d. Maintain and enhance street edge definition by preserving or incorporating street trees.					✓	
e. Locate the office, reception, or sales component of the building closer to the street than the plant or warehouse component.	✓					
f. Do not locate service doors (e.g., an overhead loading door) facing the street.	✓					
<b>6.4.2 Site Planning and Landscaping</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Pedestrian pathways should provide clear sight lines and connect the building to outdoor amenity spaces.					✓	
b. Consider providing landscaped green roofs to manage runoff, add visual appeal, improve energy efficiency, reduce heat island effect, and provide amenity value.		✓				
<b>6.4.3 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. The preferred location for main parking areas is at the rear and/or side of the building.				✓		
b. Avoid locating large parking areas between the building and street. A single loaded row of visitor parking and passenger drop-off areas may be located between the building and the street.					✓	
c. Where parking areas are visible from the street, screen it using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.					✓	
d. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.						✓
e. Locate outdoor storage areas within rear yards and/or interior side yards and screened from street view.	✓					
<b>6.4.4 Building Articulation, Features and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Avoid facing unarticulated facades to the street and use projections, recesses, plantings, awnings, color and texture to reduce the visual size of any unglazed walls.						✓
b. Use different exterior materials to distinguish between the plant/warehouse component of a building from the office/sales component.	✓					

**ATTACHMENT B**  
 This forms part of application  
 # DP24-0098 / DVP24-0099  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials TC





**NORTHLAND  
PROPERTIES**

# Neighbour Notification

## The Sutton Place Hotel and Parkade at YLW

In accordance with COUNCIL POLICY NO. 367 of the City of Kelowna, this document includes a Summary of Neighbour Notification.

### SUMMARY OF NEIGHBOUR NOTIFICATION

#### A. Date the mail outs or face-to-face notification was completed

The packages were mailed out on June 28, 2024, and delivered on July 1, 2024.

#### B. Methods of notification (mail out, face-to-face, website, etc.)

The notification was dispatched via courier.

#### C. List of all addresses notified

Street Number	Street Name	Full Address
5550	Aerospace Dr	5550 Aerospace Dr, Kelowna, BC V1V 1S1
5600	Aerospace Dr	5600 Aerospace Dr Kelowna, BC, V1V 1S1
5650	Aerospace Dr	5655 Airport Way Kelowna BC, V1V 1S1
5530-5540	Airport Way	Airport Way, Kelowna, BC V1V 1S1
5305	Hwy 97 N	5305 Hwy 97 N, Kelowna, BC
6741	Hwy 97 N	6741 BC-97, Kelowna, BC V1V 2K6
5800	Lapointe Dr	5800 Lapointe Dr, Kelowna, BC V1X 7V5
6220	Lapointe Dr	6220 Lapointe Dr #100, Kelowna, BC V1V 2S2
6280	Lapointe Dr	6280 Lapointe Dr, Kelowna, BC
4200-4210	Old Vernon Rd	4210 Old Vernon Rd #4200Kelowna, BC V1X 7V9
6344	Old Vernon Rd	6344 Old Vernon Rd Kelowna, BC V1X 7V2

**ATTACHMENT** C

This forms part of application  
# DP24-0098 / DVP24-0099

Planner Initials **TC**



City of  
**Kelowna**  
DEVELOPMENT PLANNING



**NORTHLAND  
PROPERTIES**

**D. Details of the types of information provided**


The developer furnished a comprehensive description of the proposal, encompassing the project components, Site Plan, renderings, development variances, and the associated timeline.

**E. Any feedback or key issues received from the neighbours**

No feedback was received for either staff or applicant contacts.

**F. Outline any changes to the project resulting from neighbour notification**

As per item above, no consequent changes were applied from the notification process.

<b>ATTACHMENT</b>		<b>C</b>
This forms part of application		
# DP24-0098 / DVP24-0099		
Planner Initials	<b>TC</b>	 City of <b>Kelowna</b> DEVELOPMENT PLANNING