



City of
Kelowna

DP24-0098 / DVP24-0099
CD12 – Airport

Development Permit & Development Variance Permit

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.

Development Process



Jun 6, 2024

Development Application Submitted



Staff Review & Circulation



Aug 30, 2024

Public Notification Received



Nov 5, 2024

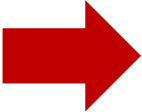
DP & DVP



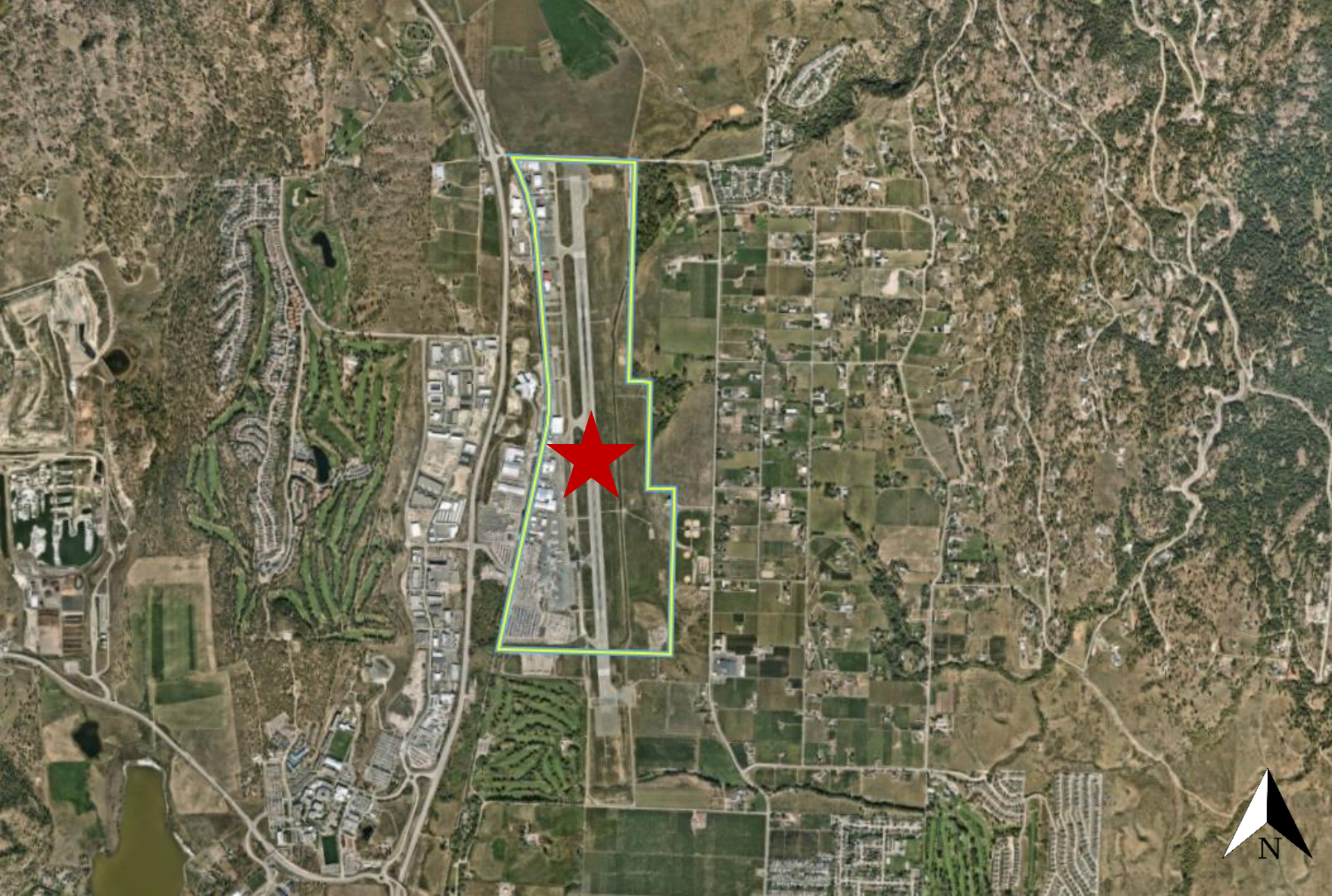
Building Permit



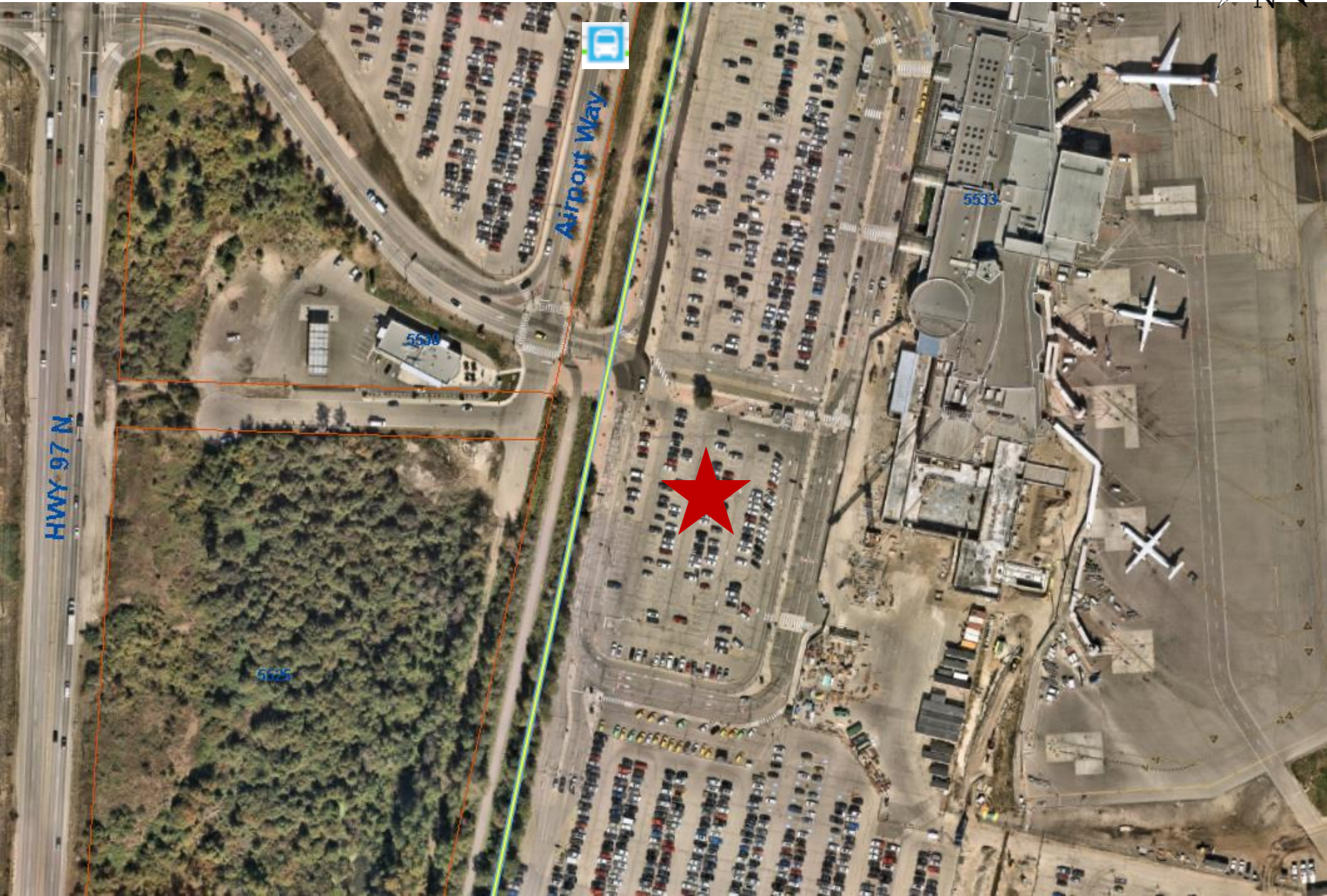
Council Approvals



Context Map



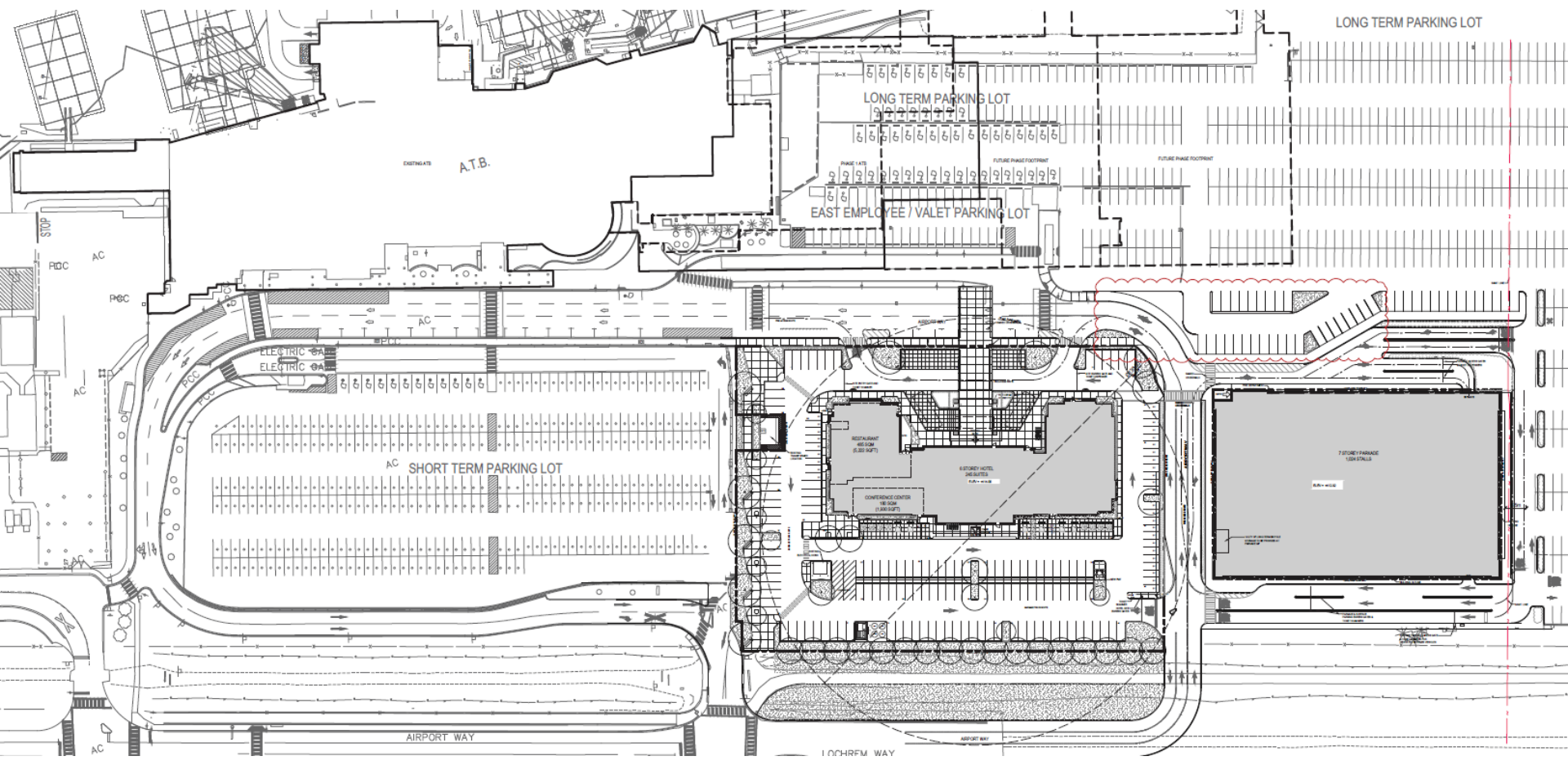
Subject Property Map



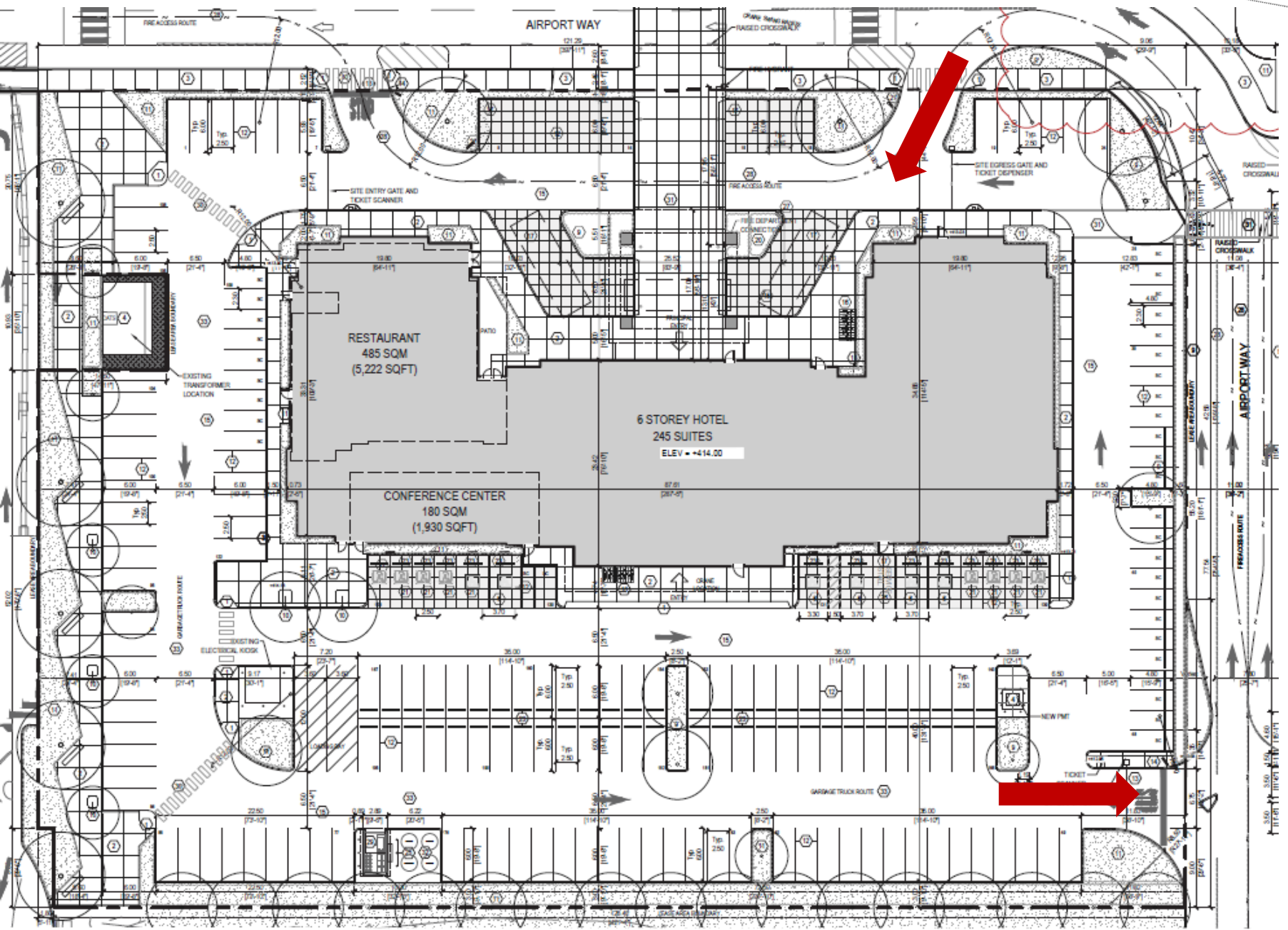
Technical Details

- ▶ Development Permit for new hotel
- ▶ CD12 – Airport
 - ▶ 6-storeys in height
 - ▶ 245 suites
 - ▶ Lobby, restaurant and banquet facilities
 - ▶ 195 stalls on-site
 - ▶ 41 trees
 - ▶ 11 large trees

Site Plan



Site Plan



Elevation – East & North



Elevation – West & South



Materials Board



EAST PERSPECTIVE



WEST PERSPECTIVE



H1
CREAMY WHITE
STONE VENEER



H2
BROWNISH GREY
ALUMINIUM FOLDED
SIDING PANEL



H3
BLACK
METAL TRIM PANEL
(ALUMINIUM)



H4
BRONZE
POWDER-COATED
ALUMINIUM PANELS



H5
BLACK
SPANDREL PANEL
(ALUMINIUM)



H6
BLACK
STONE PANEL



H7
BROWN
TINTED GLASS



H11
SAND BLASTED
CONCRETE



H12
CREAMY WHITE
STONE TILE

Rendering - West



Rendering - East



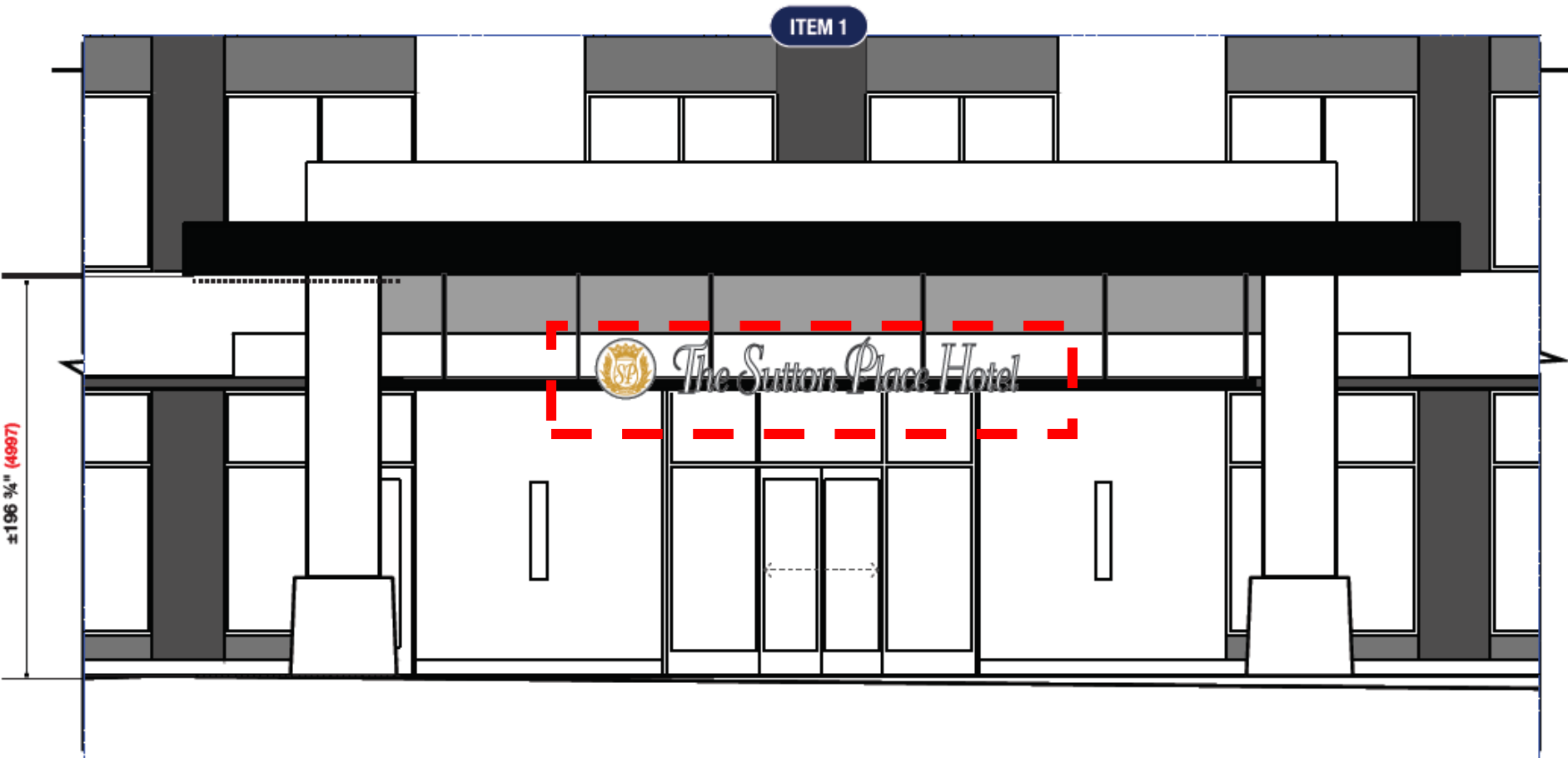
Variations

- ▶ The proposal has three variations in total:
 - ▶ The building height from 3 storeys permitted to 6 storeys proposed;
 - ▶ The maximum permitted size of a canopy sign from 3.86 m² to 16.56 m²;
 - ▶ The maximum permitted size of a fascia sign from 4.0 m² to 29.47 m²

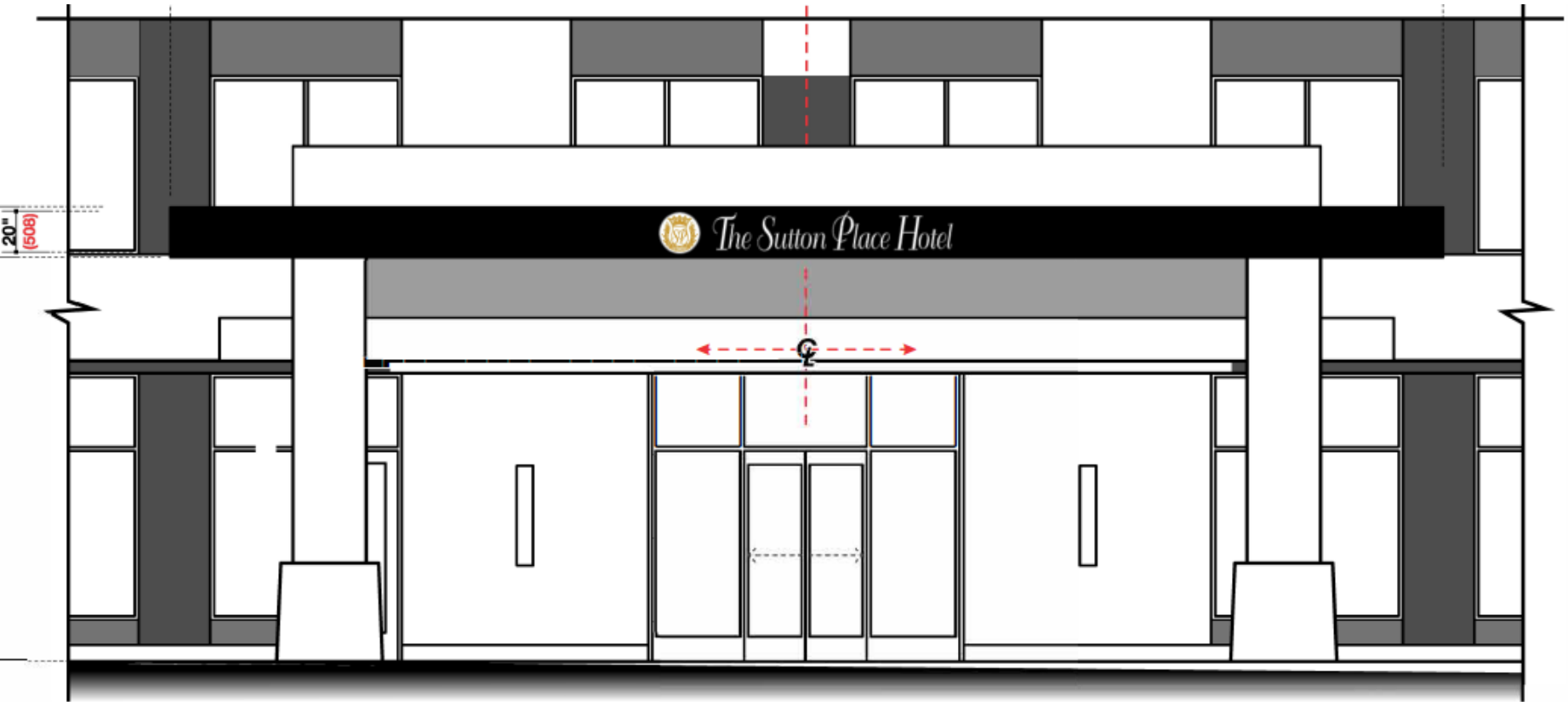
Variance - Height



Variance – Canopy Sign



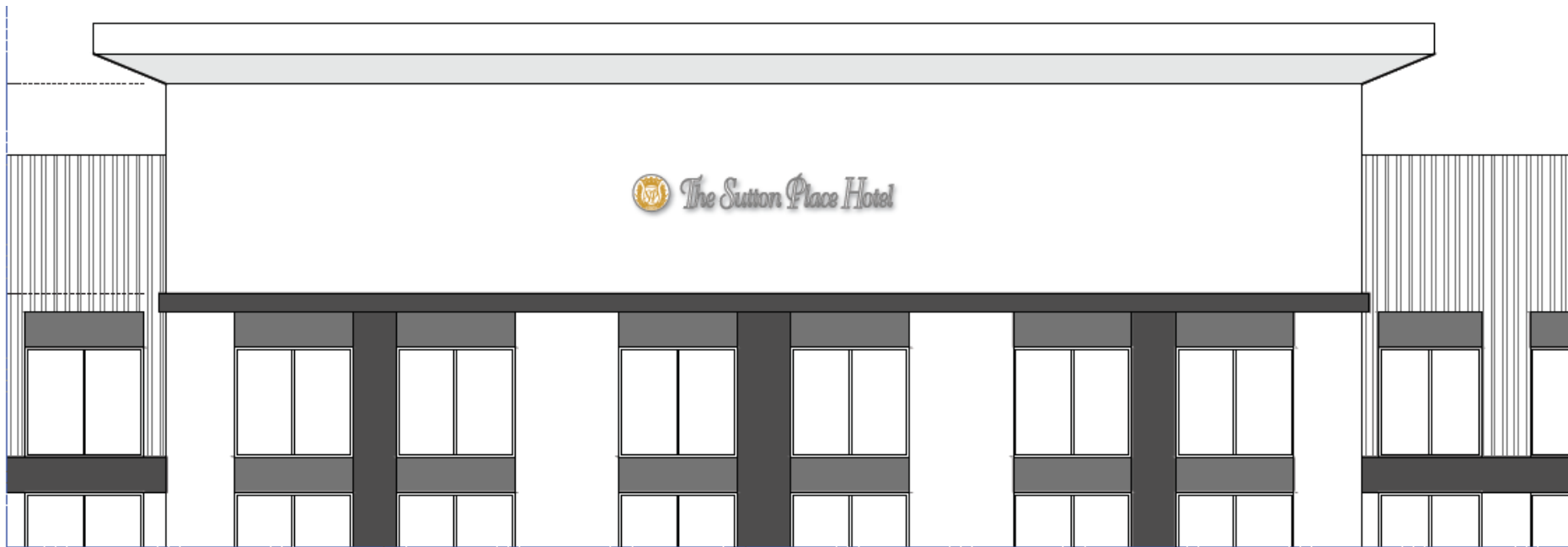
Canopy Sign Meeting Bylaw



Variance – Fascia Sign



Fascia Sign Meeting Bylaw



OCP Design Guidelines

- ▶ Inclusion of glazing as a major component of the façade
- ▶ Enhancement of street edge by incorporating street trees
- ▶ Avoidance of unarticulated façades visible from the street or open spaces

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit and Development Variance Permit as it:
 - ▶ Aligns with OCP Design Guidelines
 - ▶ Variances are consistent with standard hotels:
 - ▶ Height is required for hotel functionality;
 - ▶ Comprehensive Zones are in more restricted local commercial section;
 - ▶ Strong form and character