



July 27, 2016

City of Kelowna
Development Services
1435 Water Street,
Kelowna, BC
V1Y 1J4

Attention: Ryan Roycroft, Community Planning Supervisor

Dear Ryan:

RE: **Development Permit and Development Variance Permit Application
Proposed 100 Guestroom Hotel
1665/1697 Innovation Drive, Kelowna, BC**

Please find attached our Development Permit and Development Variance Permit Application for the referenced property. We enclose the following documents:

1. Our cheque covering the application fee, in the amount of \$3,150.00.
2. Development Application Form.
3. Property title search.
4. Registered Easements, Rights of Way and Section 219 Covenants.
5. Owner's letter of authorization of agent.
6. Site Profile Waiver with Certificate of Compliance
7. Zoning Analysis Table.
8. Design Rationale.
9. Photographs of the site and surrounding context. (7 No)
10. Sustainability Checklist.
11. Cost Estimate of Landscaping.
12. Irrigation Application
13. Colour Palette
14. 1 set of full sized drawings.
15. 1 set of 11 x 17 size drawings.
16. 1 set of 8.5 x 11 size drawings.

Drawing Sets include:

- A001 Architectural Site Plan by Cities Edge Canada
- A101 Parking Level & Grade Level Plan Schematics by Cities Edge Canada
- A102 2nd & Typical Upper Level Floor Plan Schematics by Cities Edge Canada
- A201 Exterior Elevations by Cities Edge Canada
- A202 Exterior Elevations by Cities Edge Canada
- L-1 Conceptual Landscape Plan by Outland Design (Landscape)

L-2 Water Conservation / Irrigation Plan by Outland Design (Landscape)
C-01 Site Servicing Plan by CTQ Consultants (Civil)
C-02 Site Grading Plan by CTQ Consultants (Civil)
E002 Electrical Site Plan by Cities Edge Canada

The enclosed provides a complete application. We attach one complete digital copy of these documents on memory stick.

Please note that there is an OCP amendment application #OCP16-0006 and a rezoning application #Z16.0036 in progress with the City. A subdivision for a lot line adjustment is being made under separate cover which will create the new lot for the hotel.

Colour elevations and a colour rendering will be forthcoming enhancement to this application which will be to be submitted within the next couple of weeks.

Should you have any questions please contact me at 250-763-6789.

Yours truly,
Argus Properties Ltd.



Peter Downward
VP Construction

Enclosures

CITY OF KELOWNA
MEMORANDUM

Date: August 8, 2016
File No.: DP16-0188
To: Land Use Management Department (RR)
From: Development Engineering Manager
Subject: 1665-1697 Innovation Dr. Lot 13,14 Plan 82802 6 story Hotel.

Development Engineering has the following requirements associated with this application.

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Requirements addressed in rezoning file Z16-0036 must be satisfied prior to the issuance of this Development Permit.

Development Engineering has no comment regarding the form and character evaluation of the 6 story hotel.

Purvez Irani, MS, P.Eng, PTOE
Development Engineering Manager
RO

DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT NO. DP16-0188 and DVP16-0189

Issued To: Midwest Ventures Ltd
Site Address: 1665 and 1697 Innovation
Legal Description: Lot 13 Section 14 Township 23 ODYD Plan KAP82802 and Lot 15 Section 13 Township 23 ODYD Plan KAP82802 except Plan EPP23036
Zoning Classification: C9 Tourist Commerical
Development Permit Area: Comprehensive DP Area

SCOPE OF APPROVAL

This 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 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 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.

1. TERMS AND CONDITIONS

THAT Development Permit No. DP16-0188 and DVP16-0189 for Lot 13 Section 14 Township 23 ODYD Plan KAP82802 and Lot 15 Section 13 Township 23 ODYD Plan KAP82802 except Plan EPP23036 located at 1665 and 1697 Innovation Dr., Kelowna, BC to allow the construction of a 6 storey hotel be approved 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 form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

Section [14.9.5 (b)]: [C9 Tourist Commercial Development Regulations]

To vary the required maximum height from the lessor of 22.0 m or 6 storeys to the lessor of 23.5 m or 6 storeys.

AND THAT variances to the following section of Signage Bylaw No. 8235 be granted:

Section [6.1]: [C9 Tourist Commercial Signage Regulations]

To vary the maximum number of Awning, Fascia, Canopy, Under canopy/awning signs from 2 per business to 5 per business

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2. 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 Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder 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 the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$ _____ OR
- b) A Certified Cheque in the amount of \$ _____ OR
- c) An Irrevocable Letter of Credit in the amount of \$ _____ .

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.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.

- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

Print Name in Bold Letters

Telephone No.

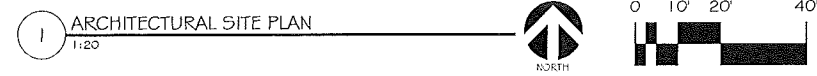
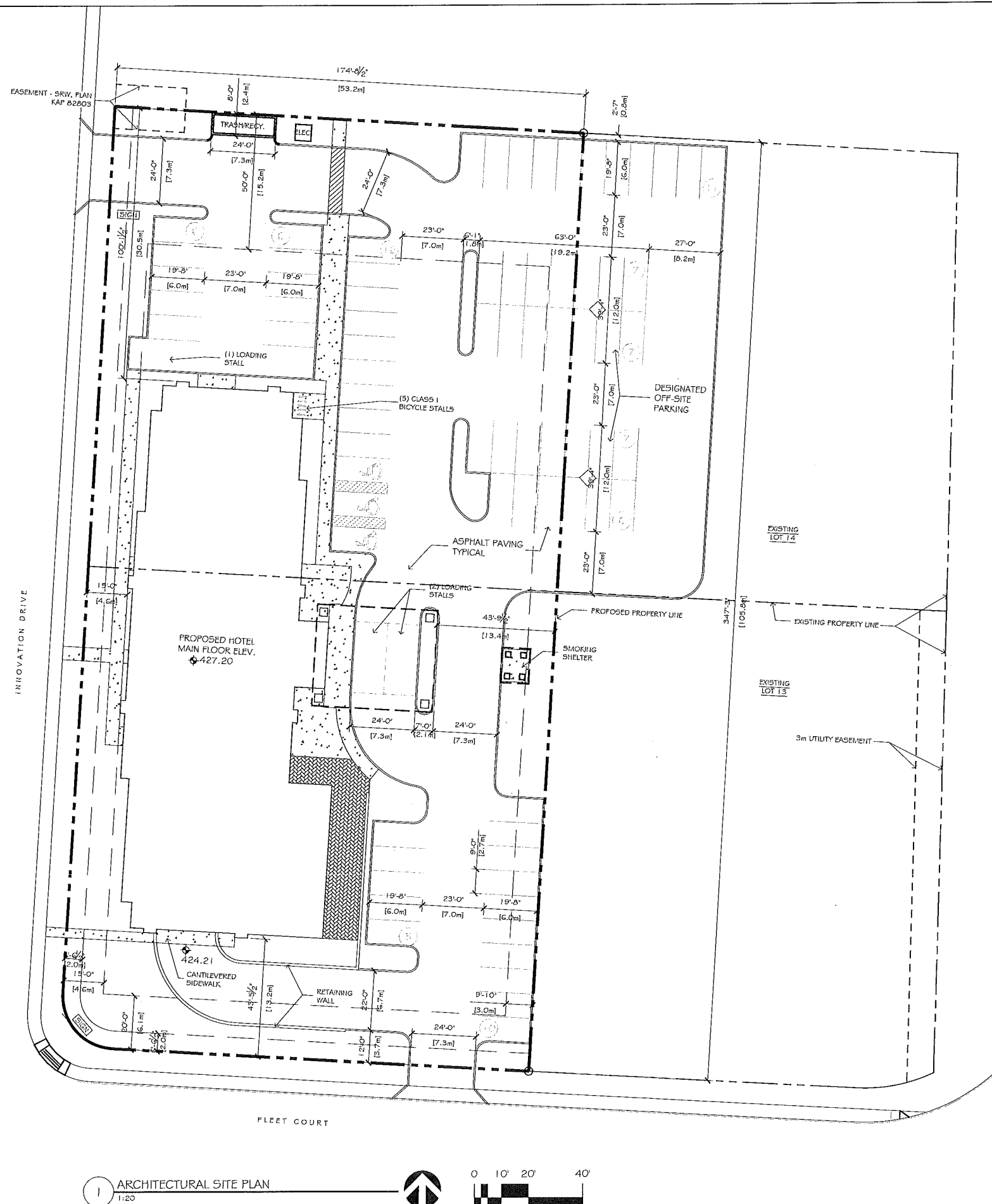
5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2016.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**



ZONING BYLAW NO. 8000

8.1.10 For non-residential use classes:
(a) some or all required off-street parking spaces may be provided on a site located remotely, but no further than 200.0 m (for C4 and C7 zones) or 120.0 m (for all other zones) measured along the shortest public pedestrian route from the nearest point of the parking to the nearest point of the site of the development served by the parking;
(b) where required off-street parking is located on a site separate from the site of the development:
(i) the owner of the remote off-street parking site shall covenant with the City by agreement that the remote lands required for off-street parking shall be so used as long as required by this Bylaw, and the owner shall consent to pay the full cost of the preparation and registration of an agreement under Section 219 of the Land Title Act on the title to the remote lands; and
(ii) remote parking shall be developed to the same standard as on-site parking;

14.9.4 Subdivision Regulations
(a) The minimum lot width is 30.0 m.
(b) The minimum lot depth is 35.0 m.
(c) The minimum lot area is 1800 m².

14.9.5 Development Regulations
(a) The maximum floor area ratio is 1.5 for hotels.
(b) The maximum height is the lesser of 22.0 m or 6 storeys for hotels.
(c) The minimum front yard is 6.0 m.
(d) The minimum side yard is 3.0 m, except it is 4.5 m on a flanking street.
(e) The minimum rear yard is 15.0 m for a hotel.

14.9.6 Other Regulations
(e) Apartment hotels, hotels, and motels are permitted only when connected to urban services.

DEVELOPMENT STATISTICS		
	REQUIRED	PROVIDED
ZONING:		C-9 TOURIST COMMERCIAL
SITE AREA:	1,800.00 m ²	5,630 m ²
FLOOR AREA RATIO (MAX.):	1.5	1.02
MINIMUM CLEAR LOT WIDTH	30.0 m	53.2 m
MAXIMUM BUILDING HEIGHT:	22 m OR 6 STOREYS	22.6 m & 6 STOREYS
REQUIRED SETBACKS:		0
NORTH (REAR):	15.0 m	30.5 m
EAST (SIDE):	4.5 m	13.4 m (to porte cochere)
SOUTH (FRONT):	6.0 m	13.2 m
WEST (SIDE):	4.5 m	4.6 m
MINIMUM CLEAR LOT DEPTH	35.0 m	105.8 m
PARKING:		0
HOTEL (100 UNITS)		100 (77 @ GRADE, 23 @ PARKADE)
KELOWNA BYLAWS:	1 PER GUESTROOM = 100	
LOADING STALLS:	1 per 2,800 GFA = 3	3
BIKE PARKG SPACES: CLASS I	5	5
BIKE PARKG SPACES: CLASS II	5	5

SCHEDULE

A

This forms part of application
DP16-188/DVP16-189

Planner Initials

City of Kelowna

COMMUNITY PLANNING

CITIES EDGE CANADA, LTD.
1120 Dallas Street, Sask City, WI 53583
Phone: 608-643-4100 Fax: 608-643-7999
www.CitiesEdgeArchitects.com

ARGUS
PROPERTIES LTD.
Suite 204-1030 Main Street E. Kelowna, BC V1Y 1G5
Tel: 250-860-1111 Fax: 250-860-1112
info@argusproperties.com

Confirmation & Seal

MARK	DATE	DESCRIPTION
DATE ISSUED:	07-26-2016	
ISSUE PHASE:	DEVELOPMENT PERMIT	
PROJECT TITLE:	PROPOSED HOTEL 6-STORIES 100 ROOMS	
PROJECT OWNER:	ARGUS PROPERTIES, LTD	
PROJECT LOCATION:	KELOWNA, BC	
SHEET TITLE:	ARCHITECTURAL SITE PLAN	
SCALE:	AS NOTED	
PROJECT NUMBER:	33107	
SHEET NUMBER:	A001	

Lots 13 & 14, Section 14, Township 23, Plan KAP82802, ODYD
1665/1697 INNOVATION DRIVE - KELOWNA, B.C.



1 EAST ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"

LEGEND

- BODY COLOR EIFS # 1

BODY COLOR EIFS # 2

TRIM COLOR EIFS # 3

ACCENT COLOR EIFS # 4

SECONDARY CORNICE COLOR EIFS # 5

SPLIT FACE MASONRY UNITS

ARRISCRAFT STONE

SCHEDULE **B**

This forms part of application
DP16-0188/DVP16-0189

Planner
Initials

City of Kelowna
COMMUNITY PLANNING

MARK	DATE	DESCRIPTION
DATE ISSUED:	07-26-2016	
ISSUE PHASE:	DEVELOPMENT PERMIT	
PROJECT TITLE:		
PROPOSED HOTEL 6-STORIES 100 ROOMS		
PROJECT OWNER:		
ARGUS PROPERTIES, LTD		
PROJECT LOCATION:		
KELOWNA, BC		
SHEET TITLE:		
EXTERIOR ELEVATIONS		
SCALE:		
AS NOTED		
PROJECT NUMBER	33107	
SHEET NUMBER	A201	

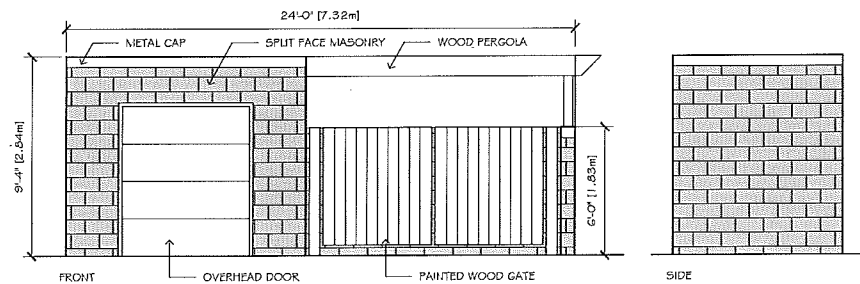
Lots 13 & 14, Section 14, Township 23, Plan KAP82802, ODYD
1665/1697 INNOVATION DRIVE - KELOWNA, B.C.



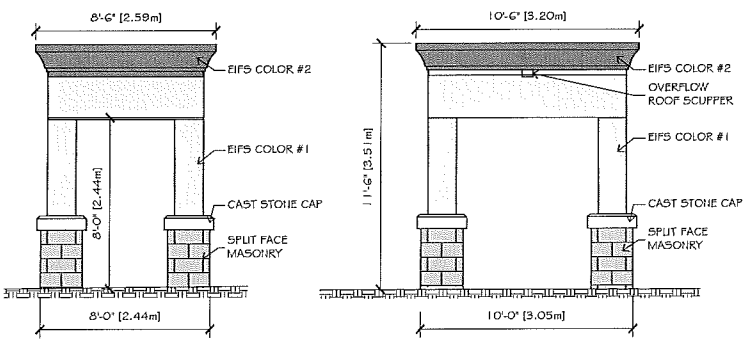
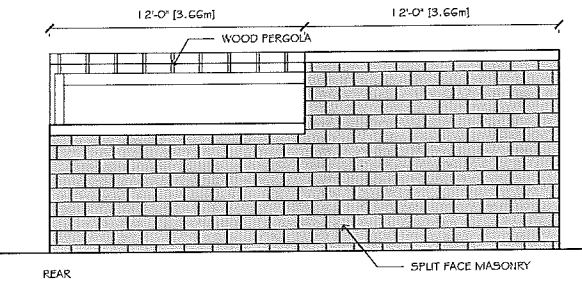
1 NORTH ELEVATION
3/32" = 1'-0"



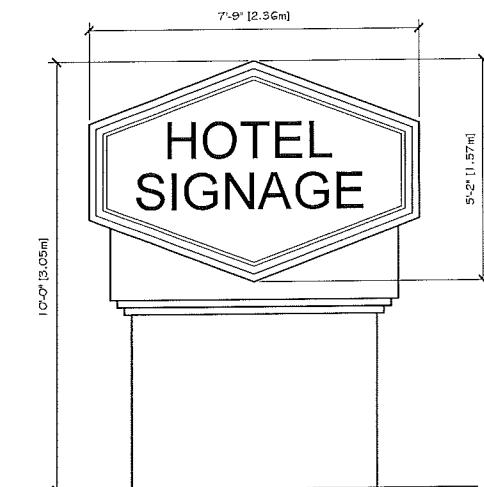
2 SOUTH ELEVATION
3/32" = 1'-0"



3 TRASH ENCLOSURE ELEVATIONS
1/4" = 1'-0"



4 SMOKING SHELTER ELEVATIONS
1/2" = 1'-0"



5 MONUMENT SIGN ELEVATION
1/2" = 1'-0"

SCHEDULE B

This forms part of application
DP16-0188/DVP16-0189

Planner Initials

City of Kelowna
COMMUNITY PLANNING

LEGEND

- BODY COLOR EIFS # 1
- BODY COLOR EIFS # 2
- TRIM COLOR EIFS # 3
- ACCENT COLOR EIFS # 4
- SECONDARY CORNICE COLOR EIFS # 5
- SPLIT FACE MASONRY UNITS
- ARRISCRAFT STONE

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Mark DATE DESCRIPTION
DATE ISSUED: 07-26-2016
ISSUE PHASE: DEVELOPMENT PERMIT
PROJECT TITLE: PROPOSED HOTEL 6-STORIES 100 ROOMS
PROJECT OWNER: ARGUS PROPERTIES, LTD
PROJECT LOCATION: KELOWNA, BC
SHEET TITLE: EXTERIOR ELEVATIONS
SCALE: AS NOTED
PROJECT NUMBER: 33107
SHEET NUMBER: A202

Lots 13 & 14, Section 14, Township 23, Plan KAP82802, ODYD
1665/1697 INNOVATION DRIVE - KELOWNA, B.C.

Proposed Hotel 1665 / 1697 Innovation Drive, Kelowna, BC

Exterior Design



B1 LARGE FORMAT MASONRY



SPLIT FACED CONCRETE BLOCK



ROOFING MATERIAL



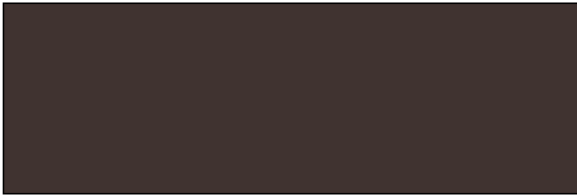
P1 - BODY COLOUR 1



P2 - BODY COLOUR 2



P3 - TRIM COLOUR



P4 - ACCENT COLOUR



P5 - SECONDARY CORNICE COLOUR

SCHEDULE B

UNIT, ROCKED AND SANDBLASTED

This forms part of application

DP16-0188/DVP16-0189

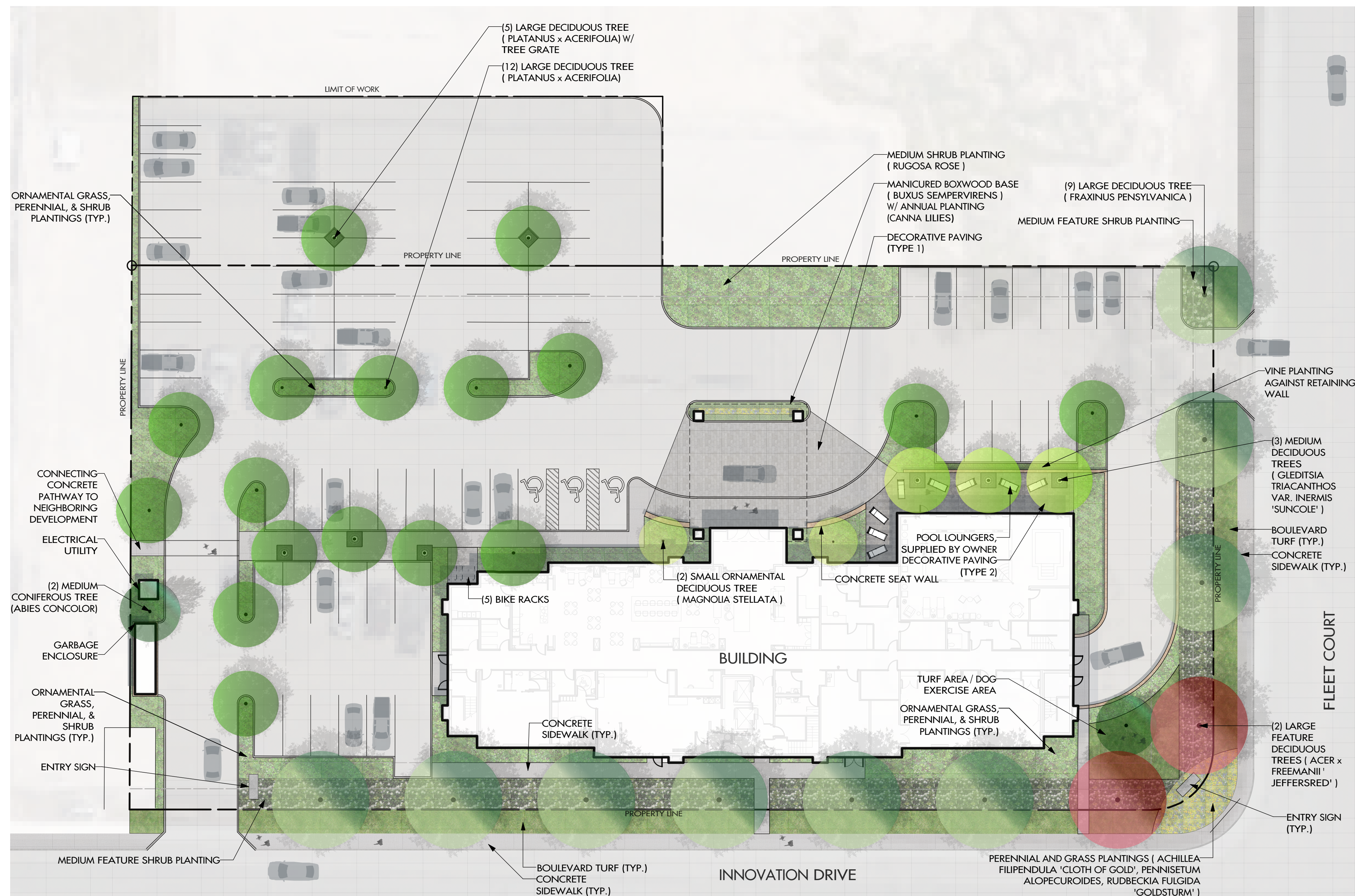
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City of Kelowna

COMMUNITY PLANNING


PROPOSED PALETTE

Issued Date: July 27, 2016
Revision Date:
CEA Project # 30947



BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ABIES CONCOLOR	WHITE FIR	2	1.5m HT.
ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2	6cm CAL.
FRAXINUS PENNSYLVANICA	GREEN ASH	9	6cm CAL.
GLEDITSIA TRIACANTHOS VAR. INERMIS 'SUNCOLE'	SUNBURST HONEY LOCUST	3	6cm CAL.
MAGNOLIA STELLATA	STAR MAGNOLIA	2	4cm CAL.
PLATANUS x ACERIFOLIA	LONDON PLANETREE	17	6cm CAL.
SHRUBS			
BUXUS SEMPERVIRENS	COMMON BOXWOOD	38	#01 CONT. /0.6M O.C. SPACING
CORNUS SERICEA 'KELSEYI'	KELSEY DWARF DOGWOOD	120	#01 CONT. /0.75M O.C. SPACING
HYDRANGEA ARBORESCENS 'ANNABELLE' HYDRANGEA	ANNABELLE HYDRANGEA	45	#01 CONT. /1.5M O.C. SPACING
PANICULATA 'DVPINKY'	PINKY WINKY HYDRANGEA	45	#01 CONT. /1.5M O.C. SPACING
ROSA 'MEIDOMONAC' BONICA	BONICA ROSE	45	#01 CONT. /1.5M O.C. SPACING
RUGOSA ROSE	BEACH ROSE	60	#01 CONT. /1.5M O.C. SPACING
PINUS MUGO	MUGO PINE	17	#01 CONT. /2.0M O.C. SPACING
PINUS STROBUS 'MERRIMACK'	MERRIMACK PINE	82	#01 CONT. /0.9M O.C. SPACING
SYRINGA MEYERI 'PABUN'	DWARF KOREAN LILAC	45	#01 CONT. /1.5M O.C. SPACING
VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY	82	#01 CONT. /0.9M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	248	#01 CONT. /0.6M O.C. SPACING
ASTILBE CHINENSIS 'VISIONS'	CHINESE ASTILBE	211	#01 CONT. /0.6M O.C. SPACING
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	136	#01 CONT. /0.75M O.C. SPACING
HOSTA x 'GUACAMOLE'	GUACAMOLE HOSTA	76	#01 CONT. /1.0M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER	211	#01 CONT. /0.6M O.C. SPACING
PENINSETUM ALOPECUROIDES	FOUNTAIN GRASS	65	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	248	#01 CONT. /0.6M O.C. SPACING
ANNUALS & VINES			
CANNA	CANNA LILY	26	#01 CONT. /0.5M O.C. SPACING
PARTHENOCISSUS QUINQUEFOIA	VIRGINIA CREEPER	3	#01 CONT. /1.5M O.C. SPACING
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	2	#01 CONT. /1.5M O.C. SPACING

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
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 50mm WOOD MULCH. DO NOT PLACE WEEB MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS 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 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

Planner
Initials

PROJECT TITLE

**1665 & 1697
INNOVATION DRIVE**

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	16.07.22	Review
2		
3		
4		
5		

PROJECT NO 16-052

DESIGN BY F

DRAWN BY _____ S _____

CHECKED BY _____

CHECKED BY	TD
DATE	JULY 22, 2015

DATE	JULY
SCALE	1:250

SEAL



DRAWING NUMBER

L1/2

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