
CITY OF KELOWNA
MEMORANDUM

Date: January 11, 2016
File No.: DP16-0286
To: Community Planning (RR)
From: Development Engineering Manager (SM)
Subject: 1580 Hwy 33 West Two new hotels

Development Engineering has the following comments and requirements associated with this application for the form and character of two new hotels that are proposed.

The Development Engineering Technologist for this project is Jason Ough

1. General

- a) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.
- b) This proposed Development Permit Application may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0 (250-763-3558 ext. 2008) to obtain further information and to determine suitable location(s) within the development.
- c) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

2. Domestic Water and Fire Protection

- a) The property is located within the Rutland Waterworks District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements and the decommissioning of existing services.
- b) Boulevard landscape irrigation system, must be integrated with the on-site irrigation system.

3. Sanitary Sewer

- a) Our records indicate the proposed development lot is connected with 150mm diameter sewer service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development property and must tie into a manhole. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service.

4. Storm Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- b) On site storm drainage systems and overflow service for the site will be reviewed and approved by Engineering when a site servicing design is submitted.

5. Road Improvements

- a) Access configuration to this development property will be determined by the results of a Traffic Impact Assessment. Terms of Reference for this assessment were agreed upon in 2016 by the applicant's consulting engineer, MOTI, and City of Kelowna.
- b) Required improvements to public fronting roadways will be determined through consultation with the MOTI and based on the results of the Traffic Impact Assessment.
- c) There will be no access permitted to 1520 Highway 33 from the existing shared access to 1580 from Highway 33.
- d) Any gaps in the existing boulevard irrigation system must be address as part of this application.

6. Subdivision Requirements

- a) If any road dedication or closer affects lands encumbered by a Utility right-of-way (such as Gas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication or closer must be incorporated in the construction drawings submitted to the City's Development Manager.
- b) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

7. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground.
- b) Streetlights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing utilities, where necessary.

8. Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9. Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

10. Geotechnical Report

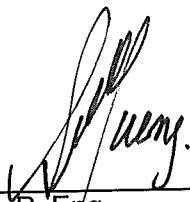
As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- a) Area ground water characteristics, including water sources on the site.
- b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- e) Additional geotechnical survey may be necessary for building foundations, etc.

11. Development Permit and Site Related Issues

Access and Manoeuvrability:

- (i) Access configuration to this development property will be determined by the results of a Traffic Impact Assessment that is currently underway by the applicant's consulting engineer.
- (ii) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
- (iii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.



Steve Muenz, P. Eng.
Development Engineering Manager
jo

DEVELOPMENT PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP16 -0286

Issued To: Coastal Hollypark Properties Ltd
Site Address: 1580 Highway 33 West, Kelowna, BC
Legal Description: Lot 1, DL 125, ODYD Plan 8791 Except Plans 39705 and KAP 79377
Zoning Classification: C9 – Tourist Commercial
Development Permit Area: Comprehensive Form and Character

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

2. THAT Development Permit No. DP16-0069 for Lot 1, DL 125, ODYD Plan 8791 Except Plans 39705 and KAP 79377, located at 1580 Highway 33 West Kelowna, BC to allow the construction of two hotel buildings be approved subject to the following:
3. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
4. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
5. Landscaping to be provided on the land be in accordance with Schedule "C";
6. 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;

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

8. 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.

9. 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.

10. 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.

11. APPROVALS

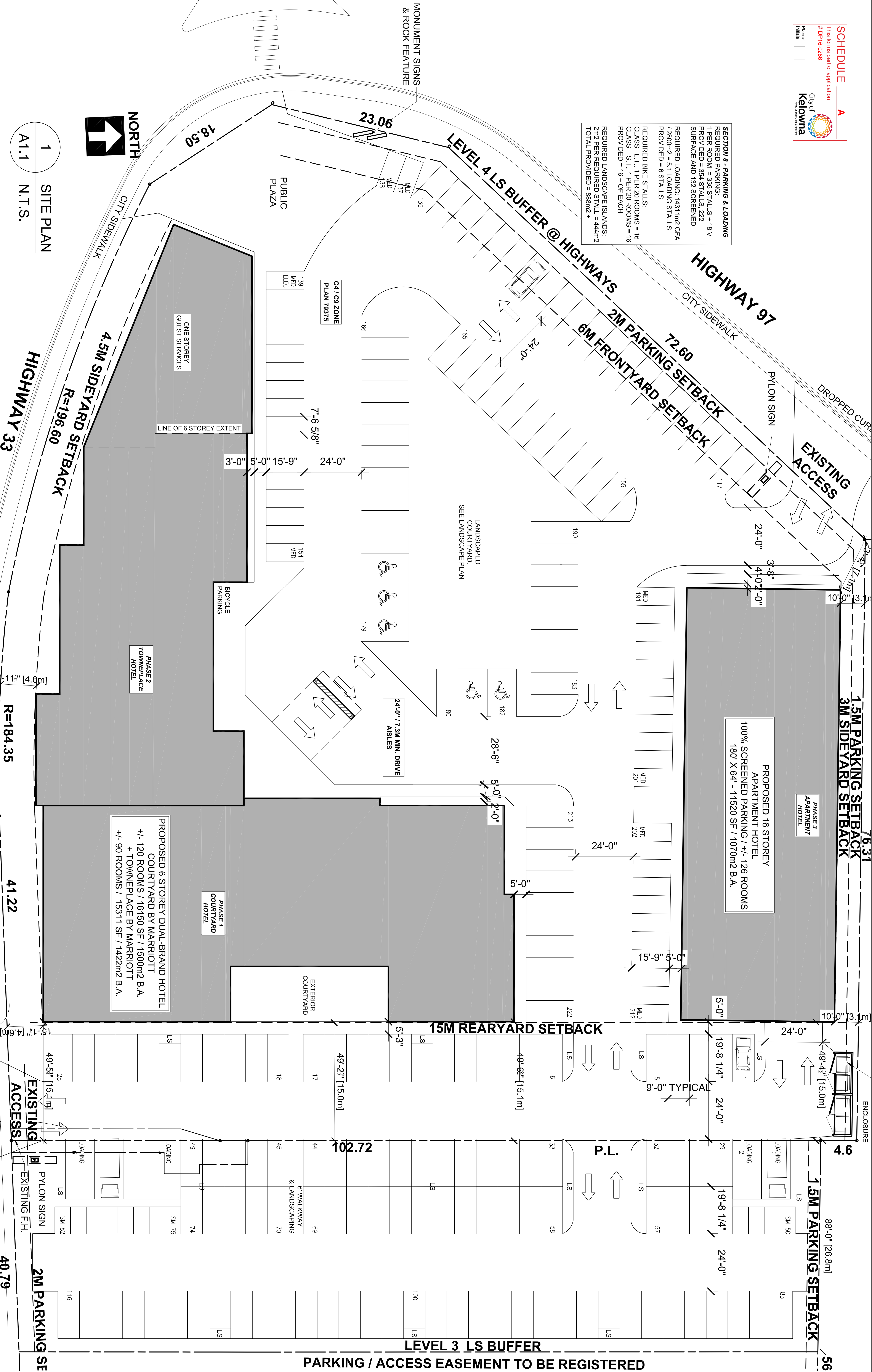
Issued and approved by Council on the _____ day of _____, 2017.

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.**

SECTION 8 - PARKING & LOADING
REQUIRED PARKING:
1 PER ROOM = 336 STALLS + 18 V
PROVIDED = 354 STALLS, 222
SURFACE AND 132 SCREENED
REQUIRED LOADING: 1431 tm2 GFA
/ 2800m2 = 5.1 LOADING STALLS
PROVIDED = 6 STALLS
REQUIRED BIKE STALLS:
CLASS I L.T., 1 PER 20 ROOMS = 16
CLASS II S.T., 1 PER 20 ROOMS = 16
PROVIDED = 16 + OF EACH
REQUIRED LANDSCAPE ISLANDS:
2m2 PER REQUIRED STALL = 444m2
TOTAL PROVIDED = 888m2 +



1 SITE PLAN
A1.1 N.T.S.

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3. ADD 1/8" REQUIRED FOR DEVELOPMENT PERMIT
4. OCT 1986 CLIENT REVIEW / PRELIM DESIGN
5. SEPT 1986 CLIENT REVIEW / PRELIM DESIGN
2. ADD 1/8" CLIENT REVIEW / PRELIM DESIGN
1. ADD 1/8" CLIENT REVIEW / PRELIM DESIGN

Linde Architect Ltd.
3904 - 31 Street
Vernon, BC V1T 5G6
250-503-5000
wlf@linde.ca

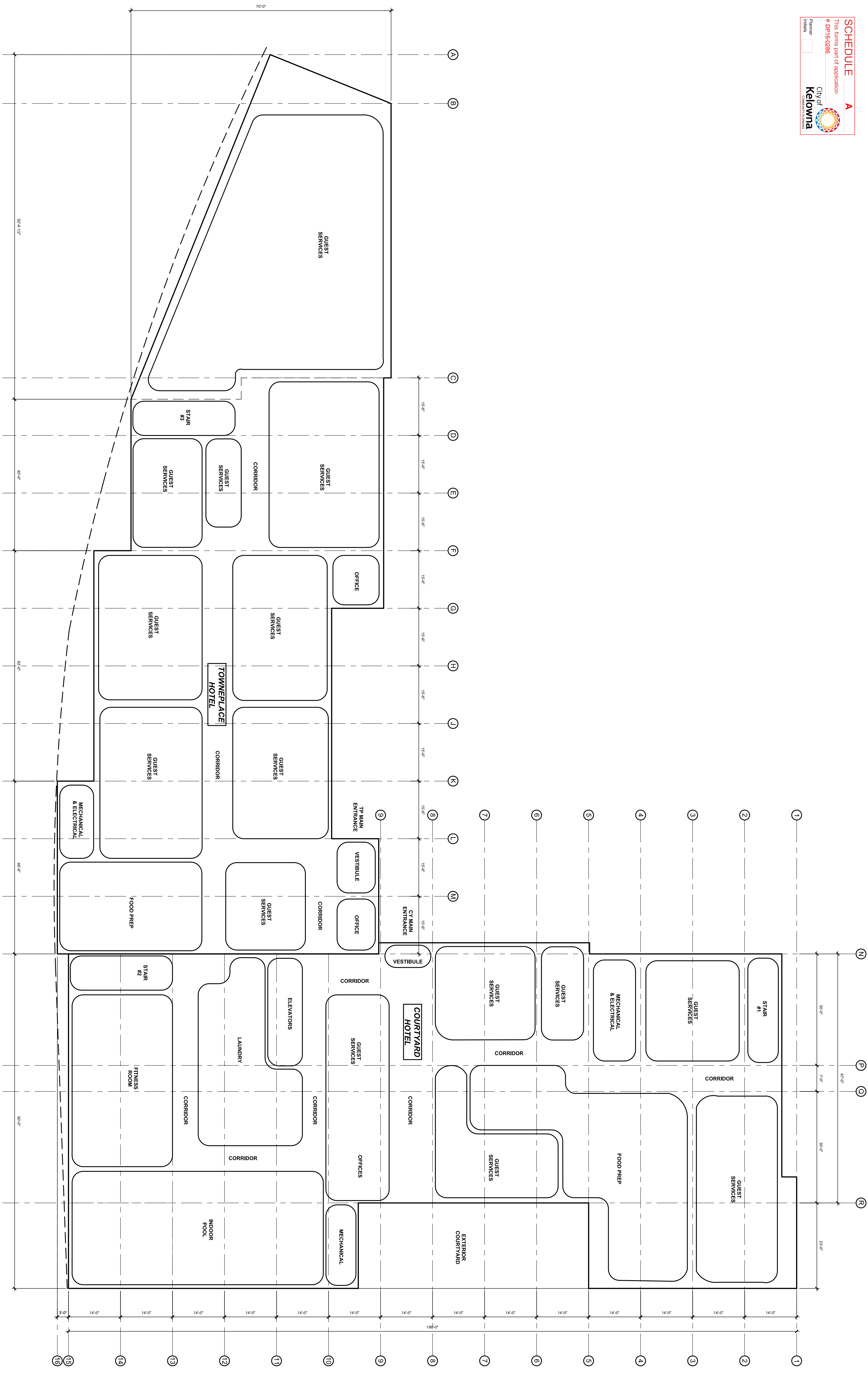
THE HOLLY PARK ORGANIZATION, PROPOSED NEW
COURTYARD & TOWNEPLACE
BY MARRIOTT + APARTMENT
1880 HWY 33 W, KELLOWNA, BC



SITE PLAN

Start Date:
July 15, 2016

A1.1



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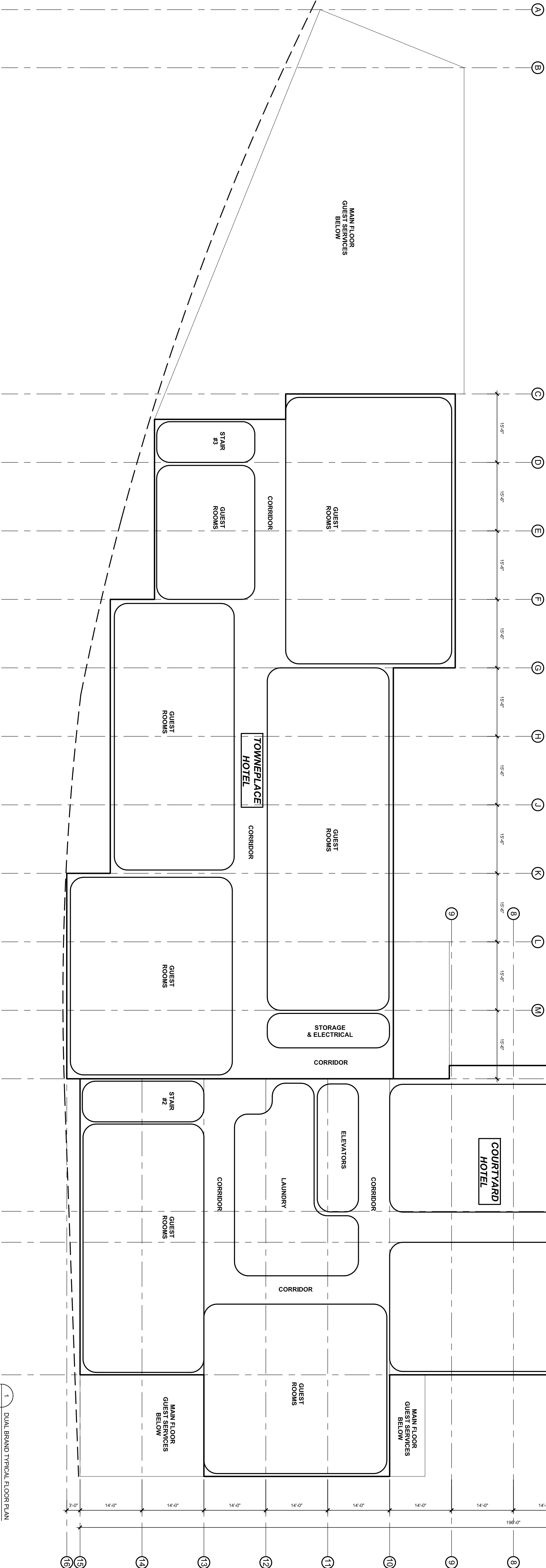
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DUAL BRAND
MAIN FLOOR
PLAN

Start Date:
July 15, 2016

A2.0



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| 3. NOV 14/16 | ISSUED FOR DEVELOPMENT PERMIT |
| 4. OCT 17/16 | CLIENT REVIEW / PRELIM DESIGN |
| 5. SEP 17/16 | CLIENT REVIEW / PRELIM DESIGN |
| 2. JUL 17/16 | CLIENT REVIEW / PRELIM DESIGN |
| 1. JUL 17/16 | CLIENT REVIEW / PRELIM DESIGN |

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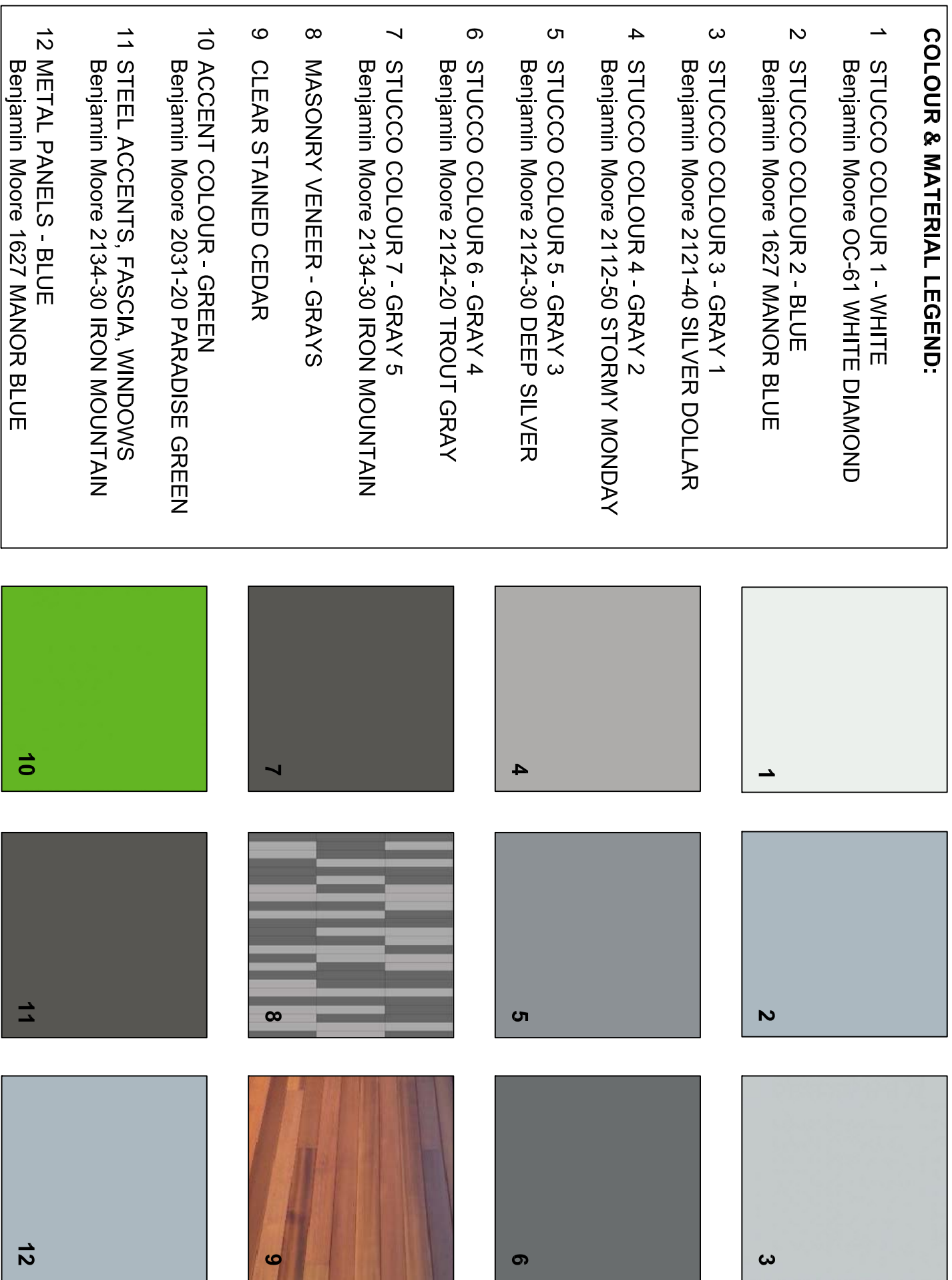


DUAL BRAND
TYPICAL
FLOOR PLAN

Start Date:
July 15, 2016

A2.1

1 DUAL BRAND TYPICAL FLOOR PLAN
A2.1 / N.T.S.



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| 6. 1604 1/16 | CLIENT REVIEW / PRELIM DESIGN |
| 7. 1604 1/16 | CLIENT REVIEW / PRELIM DESIGN |
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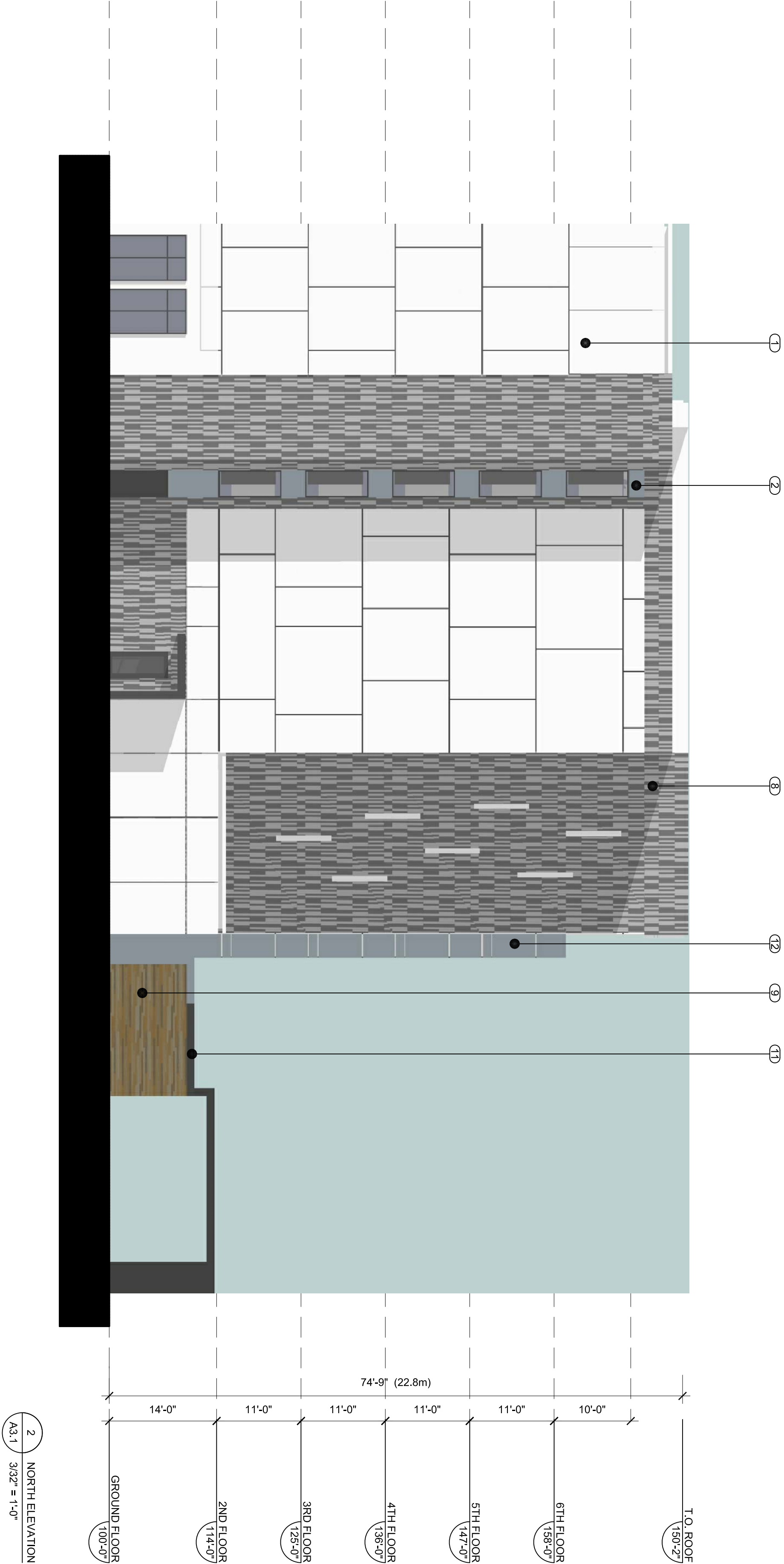
THE HOLLY PARK ORGANIZATION, PROPOSED NEW
COURTYARD & TOWNEPLACE
BY MARRIOTT + APARTMENT
1880 HWY 33 W, KELOWNA, BC



COURTYARD
ELEVATIONS

Start Date:
July 15, 2016

A3.0



| COLOUR & MATERIAL LEGEND: | | |
|---|--|----|
| 1 STUCCO COLOUR 1 - WHITE Benjamin Moore OC-61 WHITE DIAMOND | | 1 |
| 2 STUCCO COLOUR 2 - BLUE Benjamin Moore 1627 MANOR BLUE | | 2 |
| 3 STUCCO COLOUR 3 - GRAY 1 Benjamin Moore 2121-40 SILVER DOLLAR | | 3 |
| 4 STUCCO COLOUR 4 - GRAY 2 Benjamin Moore 2112-50 STORMY MONDAY | | 4 |
| 5 STUCCO COLOUR 5 - GRAY 3 Benjamin Moore 2124-30 DEEP SILVER | | 5 |
| 6 STUCCO COLOUR 6 - GRAY 4 Benjamin Moore 2124-20 TROUT GRAY | | 6 |
| 7 STUCCO COLOUR 7 - GRAY 5 Benjamin Moore 2134-30 IRON MOUNTAIN | | 7 |
| 8 MASONRY VENEER - GRAYS | | 8 |
| 9 CLEAR STAINED CEDAR | | 9 |
| 10 ACCENT COLOUR - GREEN Benjamin Moore 2031-20 PARADISE GREEN | | 10 |
| 11 STEEL ACCENTS, FASCIA, WINDOWS Benjamin Moore 2134-30 IRON MOUNTAIN | | 11 |
| 12 METAL PANELS - BLUE Benjamin Moore 1627 MANOR BLUE | | 12 |

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| 3. 100% 1/16" | ISSUED FOR DEVELOPMENT PERMIT |
| 4. 100% 1/16" | CLIENT REVIEW / PRELIM DESIGN |
| 5. 100% 1/16" | CLIENT REVIEW / PRELIM DESIGN |
| 6. 100% 1/16" | CLIENT REVIEW / PRELIM DESIGN |
| 7. 100% 1/16" | CLIENT REVIEW / PRELIM DESIGN |

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THE HOLLY PARK ORGANIZATION, PROPOSED NEW
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1880 HWY 33 W, KELOWNA, BC



COURTYARD
ELEVATIONS

Start Date:
July 15, 2016

A3.1

| PLANT LIST: | | | |
|--------------------------------------|------------------------------|-----|-------------------------------|
| BOTANICAL NAME | COMMON NAME | QTY | SIZE / SPACING & REMARKS |
| TREES | | | |
| PLATANUS X ACERIFOLIA | LONDON PLANE | 26 | 6cm CAL. |
| ACER RUBRUM | ARMSTRONG RED MAPLE | 72 | 6cm CAL. |
| SHRUBS | | | |
| BERBERIS THUNBERGI 'MONOMI' | CHERRY BOMB JAPANESE BARBERY | 98 | #01 CONT / 1.0M O.C. SPACING |
| CORNUS SERICEA 'KEISEI' | KEISEI DWARF DOGWOOD | 120 | #01 CONT / 0.75M O.C. SPACING |
| EUNONYMUS ALATUS 'SELECT' | FIRE BALL BURNING BUSH | 68 | #01 CONT / 1.2M O.C. SPACING |
| PHYSCARPUS OPUFULOUS 'MINDA' | COPPERINA WINEBARK | 62 | #01 CONT / 1.2M O.C. SPACING |
| RHUS AOMATIICA 'ORO-LOW' | GRO-LOW FRAGRANT SUMAC | 62 | #01 CONT / 1.2M O.C. SPACING |
| STRONGA MEYERI 'PALBIN' | DWARF KOREAN ULAC | 42 | #01 CONT / 1.5M O.C. SPACING |
| VIBURNUM OPULOS 'NANUM' | DWARF EUROPEAN CRANBERRY | 120 | #01 CONT / 0.75M O.C. SPACING |
| PERENNIALS & GRASSES | | | |
| ACHILLEA FILIPENDULA 'CLOTH OF GOLD' | CLOTH OF GOLD YARROW | 220 | #01 CONT / 0.6M O.C. SPACING |
| DESCHAMPSA CESTROSA | TUFTED HAIR GRASS | 140 | #01 CONT / 0.75M O.C. SPACING |
| HELIOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 140 | #01 CONT / 0.75M O.C. SPACING |
| NEPETA X FASSENI 'WALKERS LOW' | WALKER'S LOW CATMINT | 140 | #01 CONT / 0.75M O.C. SPACING |
| PENNETIUM ALAECUROIDES | FOUNTAIN GRASS | 132 | #01 CONT / 1.0M O.C. SPACING |
| PEROVSKIA ATRIPLILOIDA | RUSSIAN SAGE | 90 | #01 CONT / 1.2M O.C. SPACING |
| RUDEBECKIA FULGIDA 'GOLDSTURM' | GOLDSTURM CONEFLOWER | 220 | #01 CONT / 0.6M O.C. SPACING |

- NOTES:
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 WEED MAT UNDERWOOD, TREE, AND SHRUB BEDS.
 4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
 5. TREE AREAS FROM SOO SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT-GROWING MEDIA. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.



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THE HOLLYPARK ORGANIZATION, PROPOSED NEW
COURTYARD & TOWNEPLACE
BY MARRIOTT + APARTMENT

LANDSCAPE
PLAN

Start Date:
July 15, 2016

§1