

SCHEDULE A - PROPOSED TEXT AMENDMENTS TO ZONING BYLAW 8000 - TA17-0012

Zoning Bylaw 8000 - Amending CD15 - Airport Business Park Zone				
No.	Section	Existing Text	Proposed Text	Rationale
1.	1.2.1 - Principal Uses	<p>1.2.1 The principal uses for areas noted as industrial on CD15 Map 1, which is attached to and forms part of this bylaw, are:</p> <ul style="list-style-type: none"> (a) animal clinic, major (b) auctioneering establishments (c) automotive rentals (d) breweries and distilleries, major (e) broadcasting studios (f) business support services (g) child care centre, major (h) commercial storage (i) contractor services, limited (j) custom indoor manufacturing (k) emergency and protective services (l) food primary establishments (m) fleet services (n) general industrial (o) liquor primary establishment, minor (p) mobile home sales (q) non-accessory parking (r) offices (s) participant recreation services, indoor (t) recycling depots (u) temporary parking lot (v) utility services, minor impact (w) vehicle and equipment services, industrial (x) warehouse sales 	<p>1.2.1 The principal uses for areas noted as industrial on CD15 Map 1, which is attached to and forms part of this bylaw, are:</p> <ul style="list-style-type: none"> (a) animal clinic, major (b) auctioneering establishments (c) automotive rentals (d) breweries and distilleries, major (e) broadcasting studios (f) business support services (g) child care centre, major (h) commercial storage (i) contractor services, limited (j) custom indoor manufacturing (k) emergency and protective services (l) food primary establishments (m) fleet services (n) general industrial (o) Hotel (p) liquor primary establishment, minor (q) mobile home sales (r) non-accessory parking (s) offices (t) participant recreation services, indoor (u) recycling depots (v) temporary parking lot (w) utility services, minor impact (x) vehicle and equipment services, industrial (y) warehouse sales 	See Report

Zoning Bylaw 8000 - Amending CD15 - Airport Business Park Zone				
No.	Section	Existing Text	Proposed Text	Rationale
2	Section 1.5.3(b)	The maximum height is the lesser of 18.0m or 4 storeys.	The maximum height is the lesser of 25.0m (from finished floor elevation) or 6 storeys.	See Report
3.	Section 1.8(d)	The total net floor area for any commercial use in this zone shall not exceed 3,000 m ² .	Delete.	See Report
4.	Section 1.8(e)	Building facades facing Hollywood Road, interior roads, Airport Way and Highway 97 are deemed to be principal facades. Principal facades shall be articulated with glazing or other relief amounting to not less than 30% of the total façade.	Building facades facing Hollywood Road, interior roads, Airport Way and Highway 97 are deemed to be principal facades. Principal facades shall be articulated with glazing or other relief amounting to not less than: (i) 30% of the total façade or (ii) if the use is Hotel, similar Hotel developments.	See Report

ATTACHMENT **B**

This forms part of application

TA17-0012

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING



N O R T H L A N D
P R O P E R T I E S

City of Kelowna – Text Amendment Application – Supplementary Letter

Legal Description:

1. Lot 4 (PID:029-923-557), Section 14, Township 23, Osoyoos Division Yale District Plan EPP56391
2. Lot 5 (PID:029-923-565), Section 14, Township 23, Osoyoos Division Yale District Plan EPP56391
3. Lot 6 (PID:029-923-573), Section 14, Township 23, Osoyoos Division Yale District Plan EPP56391

Civic Address:

1. 3520 Kel Mac Ct.
2. 3510 Kel Mac Ct.
3. 1915 Pier Mac Way

Current Zoning:

- CD15 – IN

Proposed Zoning:

- CD15 – IN + Inserts / Amendments

Purpose:

Amend the existing CD15 zoning to allow for a six storey Hotel.

Inserts / Amendments to CD15:

1. Insert under Section 1.2.1 a Hotel as a **principal use**.
2. Amend Section 1.5.3(b) from 'The maximum **height** is the lesser of 18.0m or 4 storeys' to 'The maximum **height** is the lesser of 25.0m (from finished floor elevation) or 6 storeys'.
3. It is our belief that Section 1.8(d) is only applicable to principal uses under Section 1.2.2.1. If Section 1.8(d) is applicable to Section 1.2.1, then we request deletion of Section 1.8(d).
4. Amend Section 1.8(e) from '**Building facades** facing Hollywood Road, interior roads, Airport Way and Highway 97 are deemed to be principal facades. Principal facades shall be articulated with glazing or other relief amounting to not less than 30% of the total façade.' to '**Building facades** facing Hollywood Road, interior roads, Airport Way and Highway 97 are deemed to be principal facades. Principal facades shall be articulated with glazing or other relief amounting to not less than (i) 30% of the total façade or (ii) if the use is Hotel, similar Hotel developments.'



Development Proposal:

Northland Properties intends to develop out a 200+ room six storey four star Sandman Signature hotel at the 3.86 acre subject location. I have attached a preliminary siteplan for the proposed site and elevations of our Sandman Signature hotel development in Dartmouth N.S. to give one a sense of the layout and exterior look of the hotel.

The proposed site is located 550 metres from the Kelowna International Airport terminal and only 1.7 kms to the heart of the University of British Columbia Okanagan Campus. The Kelowna International Airport and UBC Okanagan are considered two of the largest employment drivers in the Okanagan region. Given this, and for reasons highlighted below, we feel strongly that the zoning for this site should be slightly altered to allow for our proposed hotel development. Rationale is as follows;

1. The Area is underserved for hotels.

- a. The Kelowna International Airport is the 11th busiest airport in Canada with 1.7 million in passenger traffic. Only one hotel (Sheraton Four Points – 120 rms) is located within the Airport and UBC Okanagan trading area. The next closest hotel in Kelowna is 7.5 kms away.
- b. The below is a comparison of the Kelowna airport hotel markets with other major airport hotel markets. The statistic is number of airport passengers per airport hotel room.
 - i. Toronto – 4,600 passengers/rm
 - ii. Calgary – 3,300 passengers/rm
 - iii. Kelowna – Currently – 14,400 passengers/rm
 - iv. Kelowna – Future (assuming 300 more rooms in market) – 4,100 passengers /rm

2. Employment

- a. The UBC Okanagan campus boasts over 8,700 students, 1,500 staff and over 700 research projects. The Kelowna International Airport has over 1.7M passangers per year. Both serve a vital role in the future of Kelowna. We think that providing quality accommodation to facilitate the future growth of these drivers should be something the City seriously considers.
- b. It is our understanding the CD15 zoning district is intended to promote employment based uses. The proposed four star Sandman Signature hotel and associated full service restaurant and banquet facilities will create over 100 jobs.

3. Scarcity of Airport Hotel Land Supply

- a. Given the dynamics of the surrounding area and major arterials coupled with substantial land frozen in the Agricultural Land Reserve, there is very little land in close proximity to the airport that meets the metrics to underwrite a four star hotel.

PROPOSED SANDMAN SIGNATURE LOCATION

University of British Columbia
Columbia
Okanagan Campus

Location of six storey Sheraton
Four Points Hotel

Location of proposed
Sandman Signature Hotel

Location of
approved 100 room
six storey Hotel.

Kelowna
International Airport

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© 2017 Google

Google earth

49°56'48.02" N 119°23'23.12" W elev 1396 ft eye alt 6961 ft

2002

**SUBDIVISION PLAN OF PARTS OF LOT 1 D.L. 32
SEC. 14 TP. 23 O.D.Y.D. PLAN EPP55881**

PLAN EPP56391

BCGS 82E.094

50 0 50 100 150 200 250 METRES.

The intended size of this plan is 560 mm in width by 864 mm in height (D size) when plotted at a scale of 1:2000.

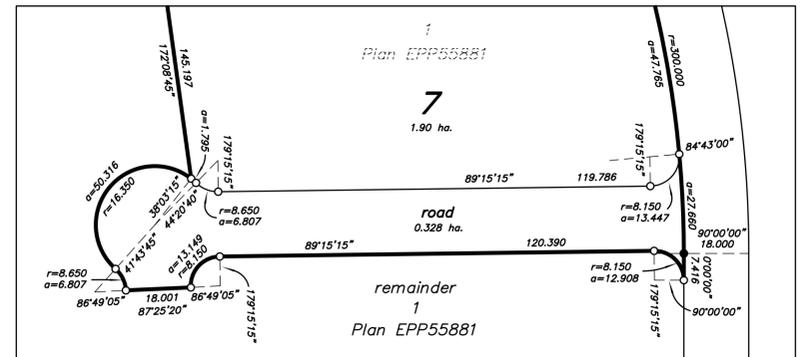
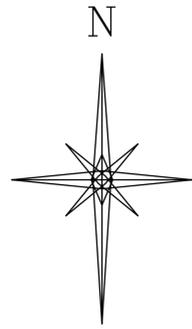
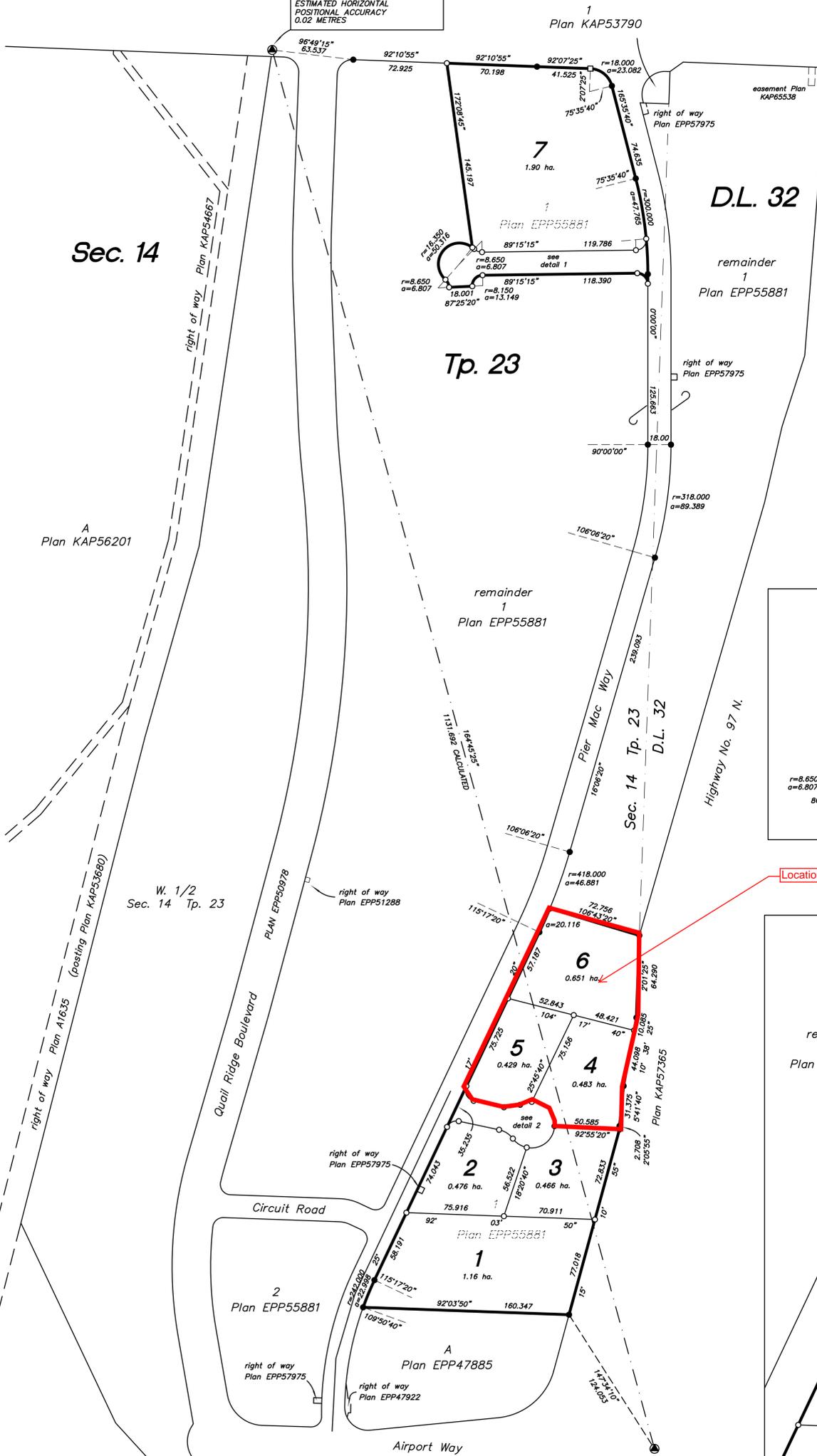
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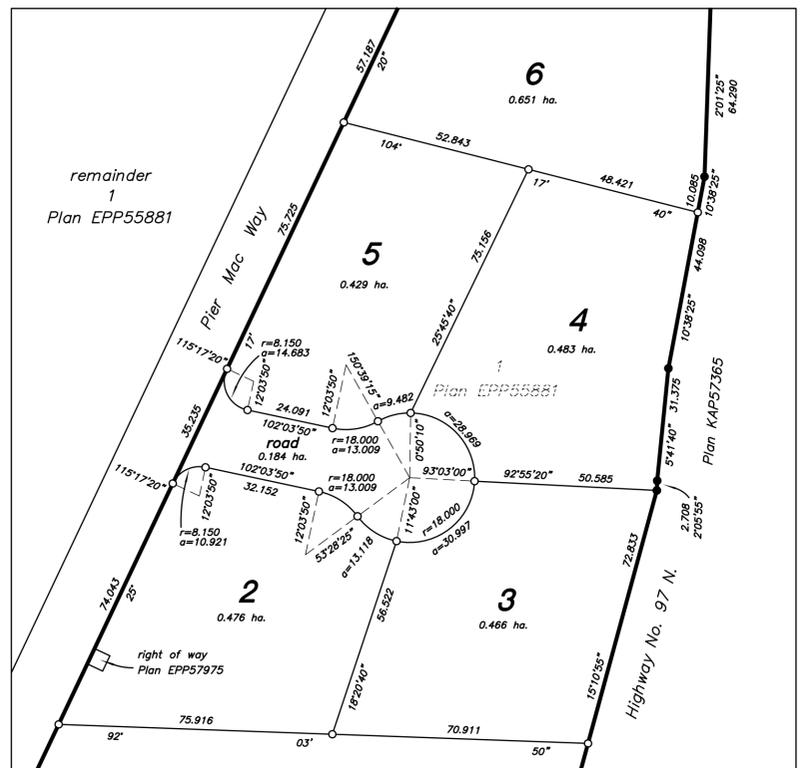
Planner Initials AC



GCM 96H2122
UTM zone 11 north
NAD83(CRS) 4.0.0.BC.1
UTM NORTHING 5537123.801
UTM EASTING 328529.163
POINT COMBINED FACTOR 0.9998892
ESTIMATED HORIZONTAL POSITIONAL ACCURACY 0.02 METRES



DETAIL 1 scale 1:1000



DETAIL 2 scale 1:1000

Location of Site

LEGEND

- All distances are in metres.
- Iron Post Found
- Iron Post Set
- Lead Plug Set
- ⊙ Control Monument Found

Integrated survey area No. 4 – Kelowna
NAD83 (CSRS) V.4.0.0.BC.1

Grid bearings are derived from observations between geodetic control monuments 96H2113 and 96H2122.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9998923 which has been derived from geodetic control monuments 96H2113 and 96H2122.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the Mascot published coordinates and standard deviations for geodetic control monuments 96H2113 and 96H2122.

GCM 96H2113
UTM zone 11 north
NAD83(CRS) 4.0.0.BC.1
UTM NORTHING 5536032.040
UTM EASTING 328826.667
POINT COMBINED FACTOR 0.9998960
ESTIMATED HORIZONTAL POSITIONAL ACCURACY 0.02 METRES

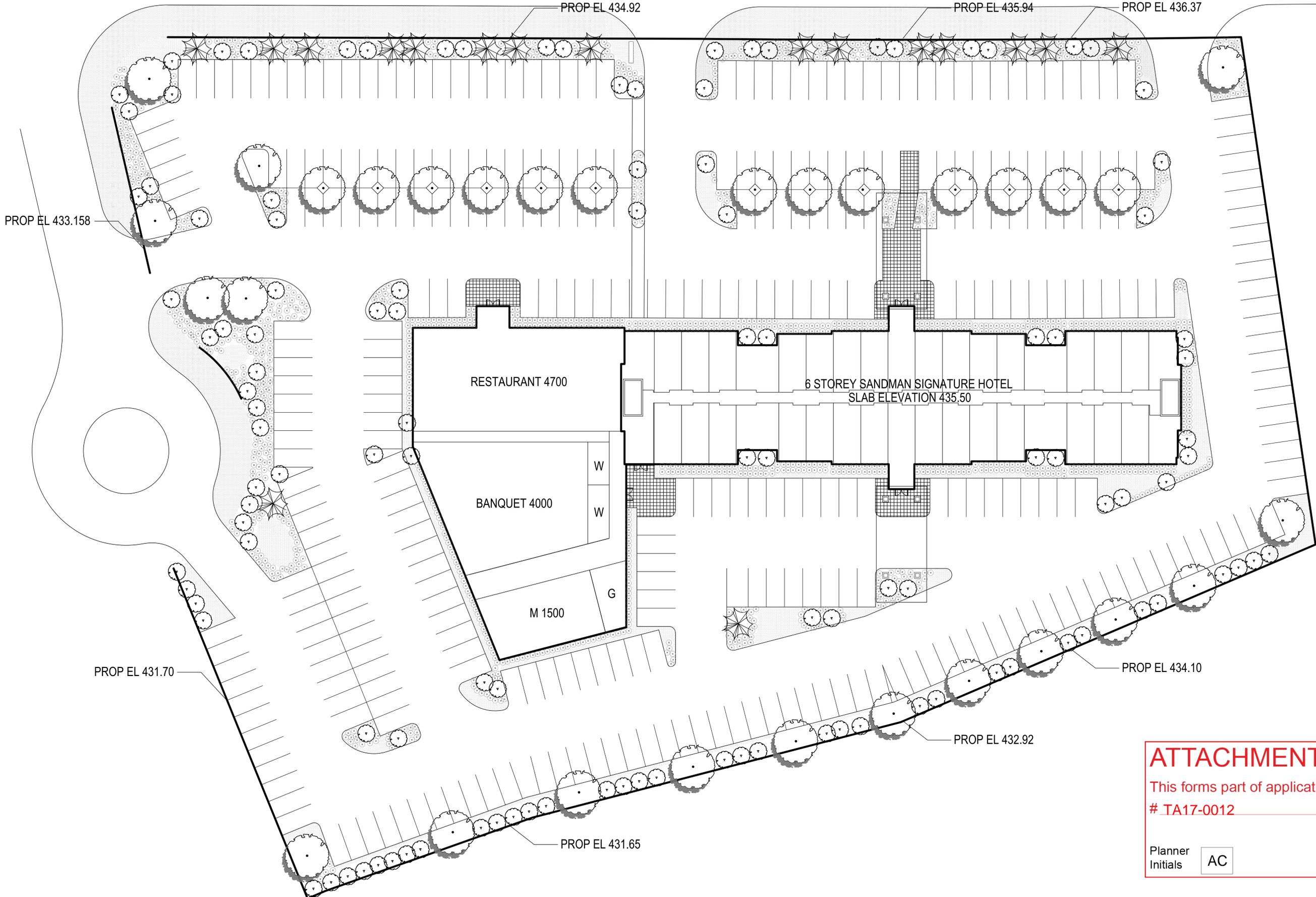
This plan lies within the Central Okanagan Regional District.

This plan lies within the jurisdiction of the approving officer for the City of Kelowna.

The field survey represented by this plan was completed on the 16th day of December, 2015.
Douglas A. Goddard, BCLS 588.

file 16653 fb 376 16653 EPP56391 SUBDIV

D.A. Goddard Land Surveying Inc.
103-1358 ST. PAUL STREET KELOWNA PHONE 250-763-3733



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EAST ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"

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COMMUNITY PLANNING



NORTHLAND PROPERTIES CORPORATION
205-1100 BELL STREET
SUITE 100, KELLOWNA, BC V1Y 9E5
250.866.7892
250.866.7891

HOTEL FINISHES		CHOP STEAKHOUSE FINISHES	
H1	PAINTED HARDPANELS GRN REVEALS PEARL GRAY	C1	PAINTED ACRYLIC STUCCO
H2	PAINTED HARDPANELS GRN REVEALS ACED REITER	C2	SHOULDICE SPKX AND MORTAR
H3	PAINTED HARDPANELS GRN REVEALS RICH ESPRESSO	C3	2X BROWN OAK BRKLY - MORTAR BOARD
H4	PAINTED HARDPANELS GRN REVEALS BENJAMIN MOORE BLACK JACK 2103-30	C4	4" WOOD EYEBROW OVER WINDOW AND SHALLOW CANOPY - GRWN RUNNING HORIZONTALLY & ENGAGED TO FIT - CLEAR GLASS (SEE C7) - RECESSED
H5	PAINTED HARDPANELS GRN REVEALS CLEAR GLASS WINDOW IN BLACK VINYL FRAME	C5	CLOUD GRAY GLASS IN WOODZED ALUM. FRAMES
H6	AC UNIT COVERS PAINTED TO MATCH SURROUNDING WALL	C6	GLASS DOOR ON FRONTING HARDWARE
H7	LIGHT FIXTURE	C7	DOOR TO BE HOLLOW METAL PAINTED TO MATCH BRICK (SEE BARRISH LIGHTING)
H8	ILLUMINATED SIGNAGE	C8	CUSTOM COPPER DIAL NAUTICAL BULKHEAD LIGHT (SEE BARRISH LIGHTING)
H9	GLAZED DOOR IN BLACK ALUM. FRAME	C9	THIN LED RECESSED OUTDOOR DOWN LIGHT IN BLACK (PUSHBACK COOR 500 000 LED TRK)
H10	HOLLOW STEEL DOOR PAINTED CHERRY	C10	TEMPERED CLEAR GLASS PANEL
H11	UNDERGROUND WALL FINISHES COLOR 1468-1176 LIGHT CHERRY	C11	SEALED CONCRETE PATIO WALL
H12	CREAM CLAD COLUMNS	C12	12" X 12" STEEL I BEAM PAINTED BENJAMIN MOORE BLACK JACK 2103-30
H13	NATURAL CONCRETE FINISH	C13	METAL CAP FLASHING PAINTED BENJAMIN MOORE BLACK JACK 2103-30
H14	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL	C14	CUSTOM COPPER UP LIGHT (SEE BARRISH LIGHTING)
H15	UP LIGHTING	C15	NEED SPKX - TBD
H16	STEEL FRAMING	C16	MOUSE TRAP LIGHT WITH STEEL ROE HANGERS
H17	PAINTED BENJAMIN MOORE BLACK JACK 2103-30	C17	ILLUMINATED SIGNAGE
H18	PAINTED BENJAMIN MOORE BLACK JACK 2103-30	C18	VACUET AERBY COPPER PANELS
	TEMPERED CLEAR GLASS PANEL	C19	LIGHT FIXTURE - TBD

1. 0000000000
No. Annotations Date

Pacific Coast Architectura Inc.
30-102 Parker Rd
Kelowna, BC
Canada V1Y 9E5
Tel: 250.866.7892
Fax: 250.866.7891

PROPOSED SANDMAN SIGNATURE HOTEL
300 HARBOR AVENUE
DARTMOUTH, NEW SCOTIA

EAST ELEVATION
Date: 10/11/17
Drawn: 100176 2017
Client: JK
Sheet: 11



NOTE: FOR EXTERIOR COLOURS & FINISHES
SEE LEGEND ON DWG A2.01 / A2.03

NORTHLAND PROPERTIES CORPORATION
 100-1100 BURNHAMTHORPE AVENUE, SUITE 100
 MISSISSAUGA, ONTARIO L4X 1L7
 TEL: 905.876.7222
 FAX: 905.876.7223

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No.	Revisions	Date
1	ISSUE FOR I.P.	11/11/2017

Pacific Coast Architectura Inc.
 10-122 Pender Way
 Kelowna, BC
 Canada V1Y 4A9
 Tel: 250-861-2217
 Fax: 250-861-2218

PROPOSED SANDMAN SIGNATURE HOTEL
 1000 BRIGHT AVENUE
 DARTMOUTH BC V2A 5C2/3/4

NORTH & SOUTH ELEVATIONS	
Scale:	1/8" = 1'-0"
Date:	10/17/17 2017
Drawn:	JK
Checked:	

A-2.02



SANDMAN SIGNATURE

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COMMUNITY PLANNING



NORTHLAND PROPERTIES CORPORATION
1000-1000 BURNHAMTHORPE AVENUE
SUITE 1000
VANCOUVER, BC V6C 1K6
TEL: 604-276-0000

WEST ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"

EXTERIOR FINISHES

HOTEL FINISHES		CHOP STEAKHOUSE FINISHES	
H1	PAINTED HARDPANELS CAV REVEALS 'PEARL GRAY'	C1	PAINTED CERAMIC ETICCO
H2	PAINTED HARDPANELS CAV REVEALS 'ROSE NEWTON'	C2	BENJAMIN MOORE BLACK JACK 2133-28
H3	PAINTED HARDPANELS CAV REVEALS 'RICH ESPRESSO'	C3	EMERALD BRICK AND MORTAR
H4	PAINTED HARDPANELS CAV REVEALS 'BENJAMIN MOORE BLACK JACK 2133-28'	C4	800 GARATOGA BRICK - MORTON BLEND
H5	CLEAR GLASS WINDOW IN BLACK VINYL FRAME	C5	#1000 OVERFLOW OVER WINDOW AND SHALL OW CANOPY - GRAN RUNNING HORIZONTALLY
H6	A/C UNIT COVERS PAINTED TO MATCH SURROUNDING WALL	C6	SLONGORANG SCOTT - DARK ALACAZ 190181-733 - RESIN/GRAN
H7	LIGHT FIXTURE	C7	CUSTOM COPPER CHAIN
H8	ILLUMINATED SIGNAGE	C8	THIN LED RECESSED OUTDOOR DOWN LIGHT IN BLACK
H9	CLEAR GLAZED DOOR IN BLACK ALUM FRAME	C9	TEMPERED CLEAR GLASS PANEL
H10	HOLLOW STEEL DOOR PAINTED CHARCOAL	C10	REASD CONCRETE PATO WALL
H11	LONGBOARD METAL WOOD SIDING	C11	12" X 12" STEEL I-BEAM PAINTED BENJAMIN MOORE BLACK JACK 2133-28
H12	COLOR 'MAGNET' 750 LIGHT CHESTY	C12	METAL CAP FLASHING PAINTED
H13	CEGAR CLAD COLUMNS	C13	BENJAMIN MOORE BLACK JACK 2133-28
H14	NATURAL CONCRETE FINISH	C14	CUSTOM COPPER UPLIGHT (VAN MARSH LIGHTING)
H15	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL	C15	NEW SPAL - 180
C1	UP-LIGHTING	C16	REGULAR PENDANT WITH STEEL ROSE HANGERS
C2	STEEL FRAME	C17	ILLUMINATED SIGNAGE
C3	PAINTED BENJAMIN MOORE BLACK JACK 2133-28	C18	WOMEST ABOVE COVER PANELS
C4	STEEL CANOPY	C19	LIGHT FIXTURE - 180
C5	PAINTED BENJAMIN MOORE BLACK JACK 2133-28		
C6	TEMPERED CLEAR GLASS PANEL		

1	03/01/2017	01	Rev. 001
2	03/01/2017	02	Rev. 002

Rev. Description Date

Pacific Coast Architecture Inc.
31-335 Tweed Rd
Kelowna BC
Canada V1Y 6R8
Tel: 250.862.2707
Fax: 250.862.2828

PROPOSED SANDMAN SIGNATURE HOTEL
3000 WRIGHT AVENUE
DARTMOUTH NOVA SCOTIA

WEST ELEVATION
Scale: 1/8" = 1'-0"
Date: July 17th 2017
Sheet: 04
Drawing: A-2.01