The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. **General.**
   
a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0001.

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Steve Muenz, P.Eng.
Development Engineering Manager

SS
The Development Engineering comments and requirements regarding this DVP application are as follows:

The request to vary the parking requirements from 253 stalls required to the 232 stalls proposed can be supported by Development Engineering based on a “Parking Variance Rational” document to be provided by the applicant.

Steve Muenz, P. Eng.
Development Engineering Manager

SS
DESIGN RATIONALE AND VARIANCES

Project Name: Hyatt Hotel and Mixed Use Development
Project Address: 1915 Enterprise Way, Kelowna, B.C.

Design Rationale:

Building Siting:
The two buildings are strategically located so that the primary building, established by the Hyatt Hotel, is pinned at the prominent southeast corner of Enterprise Way and Spall Road. This corner is physically accentuated by the pool room with its sweeping curved colonnade-like façade with tall windows punched between the colonnade structure and capped with painted steel columns and wood-appeared trellis beams. The Mixed-Use building is located east of the hotel, fronting Enterprise Way and stepping back as the street bends southward.

Building Massing and Features:
The 6-storey hotel façade is dynamically articulated and with three simple colour/material palettes that weave through the articulated façade, namely red brick, grey Hardie panels and white acrylic stucco. The red brick also breaks past the base of the building upwards, to create a vertical rhythm and articulation as well. The front entrance roundabout is a feature that stands out esthetically with its brick pavers and the stamped concrete borders and radially spanning outwards to meet the concrete band along the circumference. The 6-storey Mixed-Use building emulates the hotel massing without duplicating its materials and colours. But rather it utilizes more solids and voids through balconies (voids) and walls (solids) for its articulation, rather than just walls. More colours and materials are used such as Hardie panels and siding with colours of white, grey, burgundy and beige, with darker brown brick as the base. The white and the burgundy provide the contrast with the beige and the brown brick and the grey is the one colour that ties into the hotel – the one colour that weaves through both buildings, a subtle commonality yet distinct. The 6-storey portion drops to 4-storey at the east end of the building to be sympathetic with the adjacent 4-storey development on the east and north. The outdoor plaza area in front of the commercial units provide an amenity that brings connection between indoor and outdoor use.
Variances:

Total Parking: 11 Stalls (Required is 242, Provided is 231)
- Hotel will provide shuttle bus service to airport
- Guests will arrive by taxi
- Some residents will not require cars as this location has easy access to public transit, including a bus stop along Enterprise Way.

Total Loading: 2 Bays (Required Hotel is 3, Provided is 1) and (Required Mixed Use is 1, Provided is 1)
- Hotel will only need one loading bay as most deliveries will primarily be food for breakfast and the pantry

Site Coverage: 3.2% (Maximum permitted is 75%, Provided is 78.2%)
- We will provide more onsite containment of rainwater via stormwater management when we design the site with our civil engineer
- We will explore the possibility of providing water retention via underground piping to store stormwater in the pool at the centre of the hotel roundabout, which will reduce the impact of the impervious surface
DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

APPROVED ISSUANCE OF DEVELOPMENT PERMIT No. DP17-0001 & DEVELOPMENT VARIANCE PERMIT DVP17-0002

Issued To: Kelowna East Investments Ltd. Inc. No. BC1084469
Site Address: 1915 Enterprise Way
Legal Description: Lot A District Lot 140 ODYD Plan KAP58184

Zoning Classification: CD17 – Mixed Use Commercial

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. DP17-0001 and Development Variance Permit No. DVP17-0002 for Lot A District Lot 140 ODYD Plan KAP58184, located at 1915 Enterprise Way, Kelowna, BC to allow the construction of a hotel and a mixed-use building 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;
e) The completion of the outstanding requirements set out in Schedule ‘A’ attached to the Report from the Community Planning Department dated September 18, 2017;

f) The height restricting covenant to a maximum of six (6) storeys and 26.5 metres, be registered on title.

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

Section 18 CD17 – Mixed Use Commercial – High Density Subsection 1.4(b):
Development Regulations
To vary the maximum site coverage including parking areas and driveways from 75% to 78.2% proposed;

Section 8 : Parking and Loading, Table 8.1: Parking Schedule
To vary the required number of parking stalls from 242 required to 231 proposed;

Section 8 : Parking and Loading, Table 8.2: Loading Schedule
To vary the required number of loading spaces from 5 required to 2 proposed;

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 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 own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

a) A Certified Cheque in the amount of $140,142.28

b) An Irrevocable Letter of Credit in the amount of $140,149.28

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. 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.

b) 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.

5. APPROVALS

Issued and approved by Council on the 21st day of November 2017.

___________________________________________   ___________________________
Ryan Smith, Community Planning Department Manager  Date
Community Planning & Real Estate

The PERMIT HOLDER is the CURRENT LAND OWNER. Security shall ONLY be returned to the signatory of the Landscape Agreement or his or her designates.
PROPOSED 6-STOREY HOTEL & 6-STOREY MIXED USE DEVELOPMENT AT 1915 ENTERPRISE WAY, KELOWNA, B.C.
# Landscape Cost Estimate

**Kelowna Hyatt Hotel and Apartments**

Prepared by PD Group Landscape Architecture Ltd.  
10/19/2017

<table>
<thead>
<tr>
<th>Item</th>
<th>Off-site Quantity</th>
<th>On-site Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Off-site Subtotal</th>
<th>On-site Subtotal</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PLANTED AREAS:</strong></td>
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<tr>
<td>Decid. Tree 8cm cal.</td>
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<td>Con. Tree 3.0m ht.</td>
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<td>ea.</td>
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<td>Shrubs</td>
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<td>Perennials</td>
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<td>1.2m Cedar Hedge</td>
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<tr>
<td>Growing Medium (450mm depth)</td>
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<td>cu. m.</td>
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<td>13,980.00</td>
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<td>Bark Mulch</td>
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<td>28.00</td>
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<td><strong>Subtotal:</strong></td>
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<td><strong>LAWN AREAS:</strong></td>
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<td>Sod</td>
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<td>Growing Medium (150mm depth)</td>
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<td></td>
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<td>11,290.00</td>
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<td><strong>Grand Total Soft Landscaping</strong></td>
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<td>17,290.00</td>
<td>53,433.50</td>
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## HARD LANDSCAPE/SITE FURNISHINGS

<table>
<thead>
<tr>
<th>Item</th>
<th>Off-site Quantity</th>
<th>On-site Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Off-site Subtotal</th>
<th>On-site Subtotal</th>
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</thead>
<tbody>
<tr>
<td>Broom-finish Concrete Paving</td>
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<td>Stamped Concrete Paving</td>
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<td>45 x 45cm Hydrapressed Concrete Unit Pavers</td>
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<td>0.00</td>
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<tr>
<td>Holland Concrete Unit Pavers</td>
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<td>30 x 60cm Flame-finish Granite Pavers</td>
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<td>1.8m close-boarded cedar fence</td>
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<td>lin. m.</td>
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<tr>
<td>Bike Racks (15 bikes)</td>
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<td>ea.</td>
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<tr>
<td>Benches (MLB 1050 with back)</td>
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<td>2,250.00</td>
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<tr>
<td><strong>Grand Total Hard Landscaping/Site Furnishings</strong></td>
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<td></td>
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<td>0.00</td>
<td>80,042.00</td>
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</table>

**Total Landscape Costs**

<table>
<thead>
<tr>
<th></th>
<th>Off-site Subtotal</th>
<th>On-site Subtotal</th>
</tr>
</thead>
<tbody>
<tr>
<td>17,290.00</td>
<td>133,475.50</td>
<td></td>
</tr>
</tbody>
</table>

**Plus GST @ 5%**

|                   | 864.50            | 6,673.78         |

**GRAND TOTALS**

|                   | 18,154.50         | 140,149.28       |

**NOTE:** Above costs include for supply and installation

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**SCHEDULE C**

This forms part of application  
# DVP17-0002 DP17-0001

**Planner Initials:**  
**City of Kelowna**

![Stamp](image)