

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, February 4, 2020
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. **Call to Order**
2. **Reaffirmation of Oath of Office**
The Oath of Office will be read by Councillor Sieben.
3. **Confirmation of Minutes** 1 - 12
Public Hearing - January 21, 2020
Regular PM - January 21, 2020
4. **Bylaws Considered at Public Hearing**
 - 4.1 **Stockley St 1075, BL11968 (Z19-0057) - Melcor Lakeside Inc.** 13 - 13
To give Bylaw No. 11968 second and third reading in order to rezone the subject property from the RU4 - Low Density Cluster Housing zone to the RU6 - Two Dwelling Housing zone.
 - 4.2 **McCurdy Rd 1085, BL11969 (Z19-0110) - Amandeep & Manpreet Sidhu** 14 - 14
To give Bylaw No. 11969 second and third reading in order to rezone the subject property from the A1 - Agriculture 1 zone to the I2 - General Industrial zone.
 - 4.3 **Nickel Rd 300, BL11972 (Z19-0104) - Okanagan Valley Construction Ltd., Inc. No. BCo665697** 15 - 15
To give Bylaw No. 11972 second and third reading in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RM1 – Four Dwelling Housing zone.
 - 4.4 **Vaughan Ave 760, BL11973 (TA19-0019) - 760 Vaughan Inc., Inc.No. BC1148021** 16 - 16
To give Bylaw No. 11973 second and third reading and adopt to allow for select commercial uses in the I4 - Central Industrial zone at 760 Vaughan Avenue.

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|--|---|---------|
| 4.5 | Speer St 2257-2263, BL11974 (Z19-0102) - Jesse David East and John Thomas Hodges

To give Bylaw No. 11974 second and third reading in order to rezone the subject properties from the RU6 – Two Dwelling Housing zone to the HD2 – Hospital and Health Support Services zone. | 17 - 17 |
| 4.6 | Mugford Rd 550, BL11975 (Z19-0122) - Dr. A Ravindran Inc., Inc. No. B.C. 0814175

To give Bylaw No. 11975 second and third reading in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone. | 18 - 18 |
| 5. Liquor License Application Reports

Mayor to invite anyone in the public gallery who deems themselves affected by the liquor license application to come forward. | | |
| 5.1 | Wallace Hill Rd 4380 - 4400, LL19-0010 - Blair Wilson

To consider a Liquor License application for a Lounge and Patio as part of the current distillery operation and existing Manufacturers License. | 19 - 25 |
| 5.2 | Richter St 1080-1090 - LL19-0033 - Bromaxx Property Group Ltd., Inc No. BC1021305

To consider a structural change to an existing manufacturer lounge and special event area liquor license at the subject property. | 26 - 30 |
| 6. Development Permit and Development Variance Permit Reports

Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward for each item. | | |
| 6.1 | Queensway 289, DP19-0237 DVP19-0238 - 1324632 Alberta Inc., Inc No. A72431

To consider a Form & Character Development Permit of a 33 storey hotel & luxury condo tower project with three levels of underground parking and a mixed use 6 storey podium.

To consider a Development Variance Permit for four variances related to the maximum building height, podium height & size regulations as well as to consider a reduction in the number of loading stalls. | 31 - 97 |
| 7. Reminders | | |
| 8. Termination | | |



City of Kelowna Public Hearing Minutes

Date: Tuesday, January 21, 2020
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present: Mayor Colin Basran, Councillors Ryan Donn, Gail Given, Mohini Singh, Luke Stack and Loyal Wooldridge

Members Absent: Councillors Maxine DeHart, Charlie Hodge and Brad Sieben

Staff Present: City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Planner, Aaron Thibeault; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:02 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

2. Individual Bylaw Submissions

2.1 Ellis St. 1095, Z19-0071 (BL11962) - BMK 140 Holdings Inc., Inc. No. BCo748760

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jesse Alexander, New Town Architecture & Engineering Inc.

- Available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments

2.2 Hunter Road 2280-2290, LUC19-0003 (BL11964) - Z19-0111 (BL11965) - Hillahan Holdings Inc. & Go West Investments Inc.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options Planning & Permits

- Available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments

3. Termination

The Hearing was declared terminated at 6:13 p.m.

Mayor Basran

/acm

City Clerk



City of Kelowna Regular Meeting Minutes

Date: Tuesday, January 21, 2020
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Ryan Donn, Gail Given, Mohini Singh, Brad Sieben*, Luke Stack and Loyal Wooldridge

Members Absent Councillors Maxine DeHart and Charlie Hodge

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Planner Specialist, Jocelyn Black*; Planner Specialist, Adam Cseke*; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 6:13 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Wooldridge.

3. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Donn

R0040/20/01/21 THAT the Minutes of the Public Hearing and Regular Meeting of December 3, 2019 be confirmed as circulated.

Carried

Mayor Basran advised that Item 5.9 would be withdrawn and heard at a later date.

4. Bylaws Considered at Public Hearing

4.1 Ellis St. 1095, BL11962 (Z19-0071) - BMK 140 Holdings Inc., Inc. No. BCo748760

Moved By Councillor Singh/Seconded By Councillor Wooldridge

R0041/20/01/21 THAT Bylaw No. 11962 be read a second and third time.

Carried

- 4.2 Hunter Rd 2280-2290, BL11964 (LUC19-0003) - Hillahan Holdings Inc. & Go West Investments Inc.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R0042/20/01/21 THAT Bylaw No. 11964 be read a second and third time.

Carried

- 4.3 Hunter Rd 2280-2290, BL11965 (Z19-0111) - Hillahan Holdings Inc. & Go West Investments Inc.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R0043/20/01/21 THAT Bylaw No. 11965 be read a second and third time.

Carried

5. Development Permits and Development Variance Permit Reports

- 5.1 Groves Ave 450, BL11801 (OCP18-0019) - Abbott Park Holdings Inc., Inc No. BC1096096

Moved By Councillor Donn/Seconded By Councillor Stack

R0044/20/01/21 THAT Bylaw No. 11801 be amended at third reading to revise the legal description.

Carried

Councillor Singh - Opposed

Moved By Councillor Donn/Seconded By Councillor Stack

R0045/20/01/21 THAT Bylaw No. 11801 as amended be adopted.

Carried

Councillor Singh - Opposed

- 5.2 Groves Ave 450, BL11802 (Z17-0032) - Abbott Park Holdings Inc., Inc No. BC1096096

Moved By Councillor Donn/Seconded By Councillor Stack

R0046/20/01/21 THAT Bylaw No. 11802 be amended at third reading to revise the legal description.

Carried

Councillor Singh - Opposed

Moved By Councillor Donn/Seconded By Councillor Stack

R0047/20/01/21 THAT Bylaw No. 11802 as amended be adopted.

Carried

Councillor Singh - Opposed

Councillor Sieben joined the meeting at 6:21 p.m.

5.3 Groves Ave 450, DP17-0075 and DVP17-0076 - Abbott Park Holdings Inc, Inc. No. BC1096096

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.
- Spoke to the amendment to the Restrictive Covenant and responded to questions from Council.

City Clerk:

- Confirmed that Council should consider the amendment to the Restrictive Covenant prior to any consideration of the development permit and development variance permit.

Moved By Councillor Sieben/Seconded By Councillor Wooldridge

Ro048/20/01/21 THAT Council approves the Restrictive Covenant being amended from six to six and one half storeys.

Carried

Councillors Stack and Singh - Opposed

Jean Guy Beliveau, Applicant

- Displayed a PowerPoint Presentation.
- Spoke to the form and character of the building.
- Confirmed there is no retail component to this development.
- There will be significant upgrades to Groves Avenue that includes a new sidewalk and new street lighting; through the development permit process the owner has funded the closure of the lane and will remove all asphalt and will use this area as a landscaped park.
- Spoke to the Landscape Plan; will maximize the landscaping on site and will integrate into the park. Tiered planters along Groves Avenue will help mitigate the parkade as well as provide additional privacy.
- Spoke to the proposed variances; noted the difficulties in creating a low grade parkade due to the high water table and that the extent of the variance required for site coverage is related to the above grade parking structure.
- Displayed images showing how this development fits into the overall neighbourhood.
- Spoke to the community benefits this development will provide including increased security with cameras in the lane and subject property along with the many upgrades to Groves Avenue.
- Responded to questions from Council.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

Gallery:

Cathy Richards, Groves Avenue

- Was previously opposed to this application; the Applicant has made some improvements.
- Now in support of this development as it will increase the value of my property.
- Made three requests of Council regarding this and future developments in this neighbourhood; to ensure density is 22 units; this height variance does not set a precedence; to consider the value for the neighbourhood not just the developer.

Paul Clark, Abbott Street

- Read a letter on behalf of Marie and Peter Baigent, West Avenue.
- Letter was in opposition to the variances due to the negative impacts on the neighbouring park and impact to unit views.

Paul Clark, KLO Neighbourhood Association

- Opposed to the variances.
- Believes the density is too much for the site.
- Raised questions regarding the height and if the applicant will return asking for another height variance.
- Raised questions for Council and staff regarding some developers not following guidelines and requesting extreme variances.

Jean Guy Beliveau, Applicant

- The design process is long, includes pre-application meetings with planning to determine what appears to be an appropriate solution to designer problems; setbacks around the parkade is unfortunate but is due to water table issues. Do not think variances will be detrimental to the overall development.

There were no further comments

Moved By Councillor Wooldridge/Seconded By Councillor Sieben

R0049/20/01/21 THAT Council authorizes the issuance of Development Permit No. DP17-0075 for Lot 1, District Lot 14, Osoyoos Division Yale District Plan EPP89203 located at 450 Groves Ave, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land in accordance with Schedule "C";
4. 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 Council authorize the issuance of Development Variance Permit DVP17-0076 for Lot 1, District Lot 14, Osoyoos Division Yale District Plan EPP89203 at 450 Groves Ave, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 13.12.6 RM6 High Rise Apartment Housing Development Regulations

(b) to vary the maximum site coverage for principal buildings, accessory structures, and parking areas and driveways from 50% permitted to 83% proposed.

(d) to vary the minimum site front yard from 6.0m permitted to 0.97m proposed.

(e) to vary the minimum site side yards (east and west) from 4.5m permitted to 1.53m proposed.

(f) to vary the minimum site rear yard from 9.0m permitted to 0.0m proposed.

Section 6.1.2 (c)- Daylighting Standards

To vary the points along the side lot line of the lot from an angle of 65 degrees to the horizontal permitted to 72.5 degrees proposed for the west building section.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

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.

Carried

5.4 Hein Rd 365-367, BL11737 (Z18-0066) - 1918951 Alberta Ltd

Moved By Councillor Donn/Seconded By Councillor Stack

R0050/20/01/21 THAT Bylaw No. 11737 be adopted.

Carried

5.5 Hein Rd 365-367, DP18-0120 DVP18-0121 - 1918951 Alberta Ltd., Inc. No. 2019189519

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jesse Alexander, Applicant

- Spoke to the variances required are due to the water table.
- Every unit will have a parking stall and there is at least one bike stall per unit along with four visitor parking stalls.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments

Moved By Councillor Singh/Seconded By Councillor Sieben

R0051/20/01/21 THAT Council authorizes the issuance of Development Permit No. DP18-0120 for Strata Lots 1 & 2 Section 27 TWP 26 ODYD Strata Plan KAS2718 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located at 365-367 Hein Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" or certified cheque in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT Council authorizes the issuance of a Development Variance Permit No. DVP18-0121 for Strata Lots 1 & 2 Section 27 TWP 26 ODYD Strata Plan KAS2718 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located at 365-367 Hein Road, Kelowna, BC;

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

Section 13.11.6(b): RM5 – Medium Density Multiple Housing Development Regulations

To vary the maximum site coverage from 40% permitted to 47.3% proposed.

Table 8.3.1 Required Off-Street Parking Requirements - Residential Parking

To vary the number of parking spaces from 30 required to 28 proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Applications in order for the permits to be issued;

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

Carried

5.6 Bernard Ave 541-545, DP19-0019 DVP19-0020 - 1016006 BC Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Shane Worman, Applicant

- Available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

Gallery:

George Barnes, Lawrence Avenue

- Immediate neighbouring property owner.
- Opposed to the variance
- Raised concerns with side yard setbacks; creates a hardship to adjacent properties
- Would like similar considerations and assurances applied to his property as both properties are the same.
- Displayed a map and front building sketch of the building on the ELMO and spoke to the setbacks.
- Responded to questions from Council.

Staff:

- Responded to questions from Council regarding the side and front setback variances.

There were no further comments

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0052/20/01/21 THAT Council authorizes the issuance of Development Permit No. DP19-0019 and Development Variance Permit DVP19-0020 for Lot 1 District Lot 139 ODYD Plan 2599, located at 541-545 Bernard Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. 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 sections of Zoning Bylaw No. 8000 be granted:

Section 14.7.5 (h)i: C7 – Central Business Commercial Development Regulations

To vary the setback on the portion of the building above 16.0m in height from 3.0m to 0.9m abutting a street;

Section 14.7.5 (h)ii: C7 – Central Business Commercial Development Regulations

To vary the setback on the portions of the building above 16.0m in height from 4.0m to 0.1m abutting the east and west adjacent properties;

AND THAT a commercial lane between Bernard Avenue and Lawrence Avenue be dedicated to the City of Kelowna as shown on Schedule A;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Application in order for the permits to be issued;

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.

Carried

5.7 Balser Ct 9380 - DVP19-0141 - Taz Holdings LTD., INC. No. A0083372

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Applicant was present and available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments

Moved By Councillor Singh/Seconded By Councillor Donn

R0053/20/01/21 THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0141 for Lot 7 Section 2 Township 20 Osoyoos Division Yale District Plan EPP66963, located at 9380 Balser Court, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted as described in the proposed Site Plan in Schedule "A":

Section 15.2.5(c): I2 – General Industrial Development Regulations

To vary building height from 14.0 m required to 15.85 m proposed

Table 8.3.4 – Required Off-Street Parking Requirements - Industrial

To vary the total number of parking stalls from 44 required to 26 proposed.

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

Carried

5.8 Grenfell Rd 934, DVP19-0158 - Allan Roderick and Annette Lee Lipkovits

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Applicant was not present.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments

Moved By Councillor Given/Seconded By Councillor Stack

R0054/20/01/21 THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0158 for Lot 2 District Lot 136 Osoyoos Division Yale District Plan 39171, located at 934 Grenfell Road, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 13.6.6(h): RU6 – Two Dwelling Housing Development Regulations

To vary the required minimum rear yard setback from 7.5 m required to 6.0 m proposed.

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

Carried

5.9 Water St 1659, DP19-0161 DVP19-0162 - MJL Contracting Inc

Item 5.9 was withdrawn.

5.10 Yates Rd 532-538, DP19-0191 DVP19-0192 - Carolco Developments Ltd., Inc. No. BC0291464

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

The Applicant was present and available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Sieben

R0055/20/01/21 THAT Council authorizes the issuance of Development Permit No. DP19-0191 for Lot 1 Section 32 Township 26 ODYD Plan KAP77456, located at 532-528 Yates Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. 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 Council authorizes the issuance of Development Variance Permit No. DVP19-0192 for Lot 1 Section 32 Township 26 ODYD Plan KAP77456, located at 532-538 Yates Road, Kelowna, BC;

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

Section 14.2.6(g): C2 – Neighbourhood Commercial Other Regulations

To permit drive-in food services as a form of development.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

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.

Carried
Councillor Wooldridge – Opposed

5.11 Francis Ave 345, DVP19-0194 - Heather Martin

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Heather Martin, Applicant

- Available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Singh

R0056/20/01/21 THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0194 for Lot 1, District Lot 14 Osoyoos Division Yale District Plan KAP70822, located at 345 Francis Avenue, Kelowna, BC;

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

Section 13.1.6(e): RU1- Large Lot Housing- Development Regulations

To vary the required minimum rear yard setback from 4.5 m permitted to 2.0 m proposed;
AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

5.12 Lakeshore Rd 3596, DVP19-0207 - Bob Pollock

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Bob Pollock, Applicant

- Available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

Gallery:

Adriano Aprile, Lakeshore Road

- Made comment on correspondence submitted to Council with concerns and opposition.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Donn

R0057/20/01/21 THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0207 for Lot A, District Lot 134, Osoyoos Division Yale District, Plan 15007, located at 3596 Lakeshore Road, Kelowna, BC;

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

Section 6.11.1: Okanagan Lake Sight Lines

To vary the Okanagan Lake Sight Line regulation from 60 degrees permitted to 38 degrees proposed along the north side;

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

Carried

6. Reminders

Councillor Stack:

- Raised a question on whether the Zoning Bylaw should be amended in light of the many similar variances that come forward due to the impact of the water table on parkades.

Staff:

- Provided comment on the use of variances.

7. Termination

The meeting was declared terminated at 8:15 p.m.

Mayor Basran

/acm

A. McCalla
City Clerk

CITY OF KELOWNA
BYLAW NO. 11968
Z19-0057 – 1075 Stockley Street

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 5, Section 19, Township 27, ODYD, Plan KAP81890, located on Stockley Street, Kelowna, BC from the RU4 – Low Density Cluster Housing zone to the RU6 – Two Dwelling Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 13th day of January, 2020.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11969
Z19-0110 – 1085 McCurdy Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1 District Lot 143 ODYD Plan 10792, located on McCurdy Road, Kelowna, BC from the A1 – Agriculture 1 zone to the I2 – General Industrial zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 13th day of January, 2020.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11972
Z19-0104 – 300 Nickel Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 6 Section 27 Township 26 ODYD Plan 8839, located on Nickel Road, Kelowna, BC, from the RU1 – Large Lot Housing zone to the RM1 – Four Dwelling Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 20th day of January, 2020.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11973
TA19-0019 – 760 Vaughan Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT **Section 15.4, I4 – Central Industrial** be amended, by adding in its appropriate location the following:

"15.4.7 Site Specific Uses and Regulations

Uses and regulations apply to the I4 – Central Industrial zone on a site-specific basis as follows:

	<i>Legal Description</i>	<i>Civic Address</i>	<i>Regulation</i>
1.	Lot 2 Section 30 Township 26 ODYD Plan 23753	760 Vaughan Ave, Kelowna, BC	To allow business support services, high technology research and product design, liquor primary establishment, major, offices, construction and development industry, offices, retail stores, convenience, retail stores, service commercial, and spectator entertainment establishments as permitted Principal Uses in addition to those permitted in section 15.4.2. Office uses are not permitted in ground-floor units.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 20th day of January, 2020.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11974
Z19-0102 – 2257 & 2263 Speer Street

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 34 District Lot 14 ODYD Plan 413, located on Speer Street, Kelowna, BC and Lot 35 District Lot 14 ODYD Plan 413, located on Speer Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the HD2 – Hospital and Health Support Services zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 20th day of January, 2020.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11975
Z19-0122 – 550 Mugford Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot E Sec 26 TWN 26 ODYD Plan 35641 located on Mugford Road, Kelowna BC from the RU1 – Large Lot Housing to the RU2 – Medium Lot Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 20th day of January, 2020.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: February 4, 2020

To: Council

From: City Manager

Department: Development Planning Department (WM)

Application: LL19-0010

Owner: Blair Wilson

Address: 4380-4400 Wallace Hill Road

Applicant: Forbidden Spirits Distilling Co.

Subject: Liquor License Application

Existing OCP Designation: REP – Resource Protection Area

Existing Zone: A1 - Agriculture 1

Agricultural Land Reserve: Yes

1.0 Recommendation

THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor & Cannabis Regulation Branch (LCRB):

In accordance with Section 71 of the Liquor Control and Licensing Regulation and Council Policy #359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Forbidden Spirits Distilling Co. for a Lounge and Patio for Lot 2 District Lot 360 ODYD Plan 39632 located at 4380-4400 Wallace Hill Road, Kelowna, BC, for the following reasons:
 - a) The requested change of hours introduces maximum person capacity for patio and lounge addition.
2. Council's comments on the LCRB'S prescribed considerations are as follows:
 - a. **The location of the lounge and patio:** The patio and lounge are within 60m of a neighbouring residence.
 - b. **The proximity of the establishment to other social or recreational facilities and public buildings:** The subject property is within 1km of Soma Craft Cidery, Nagging Doubt Winery and Myra-Bellevue Provincial Park.
 - c. **The person capacity of the distillery related uses on the subject property:** The purposed person capacity for the patio and lounge: Patio – 68 persons; and Lounge – 34 persons. The total person capacity of the distillery related uses is 102 persons.

- d. **Traffic, noise, parking and zoning:** The subject parcel has parking on the southwest portion and with the application to extend the hours, parking is not anticipated to be an issue for the surrounding neighbourhood.
 - e. **The impact on the community if the application is approved:** The application to add a lounge and patio, which may lead to an increase in community noise concerns if the requested change in hours is approved.
3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. A sign was posted on the property notifying neighbours 10 days in advance of the Council meeting. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

2.0 Purpose

To consider a Liquor License application for a Lounge and Patio as part of the current distillery operation and existing Manufacturers License.

3.0 Development Planning

The application proposes to add a Lounge Endorsement to an existing Manufacturer Licence to accommodate the expansion of the distillery operation. The extended hours generally align with large scale winery's in the area.

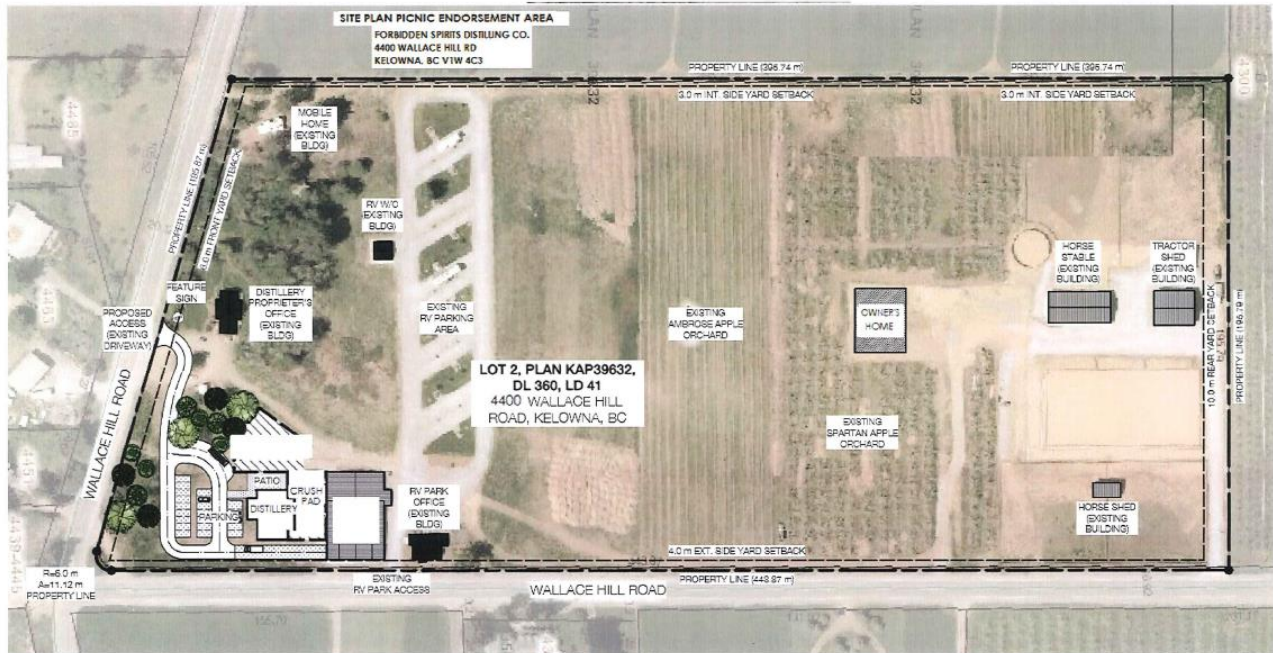
The proposed Liquor License changes would allow the distillery to have 102 people on the property at a given time. The hours are set in place to limit the impact on the existing neighbourhood including the single family houses in close proximity to the distillery.

The proposed expansion is intended to complement the primary agricultural use and current distillery operation. However, the change in the hours and addition of the lounge endorsement does not directly increase the amount of land used for events or other ancillary uses.

4.0 Proposal

4.1 Background

The property is known as Forbidden Spirits Distilling Company, and currently has a small tasting room open from 12-5 Thursday-Sunday. Monday-Wednesday the property is open but is by appointment only. The property includes liquor offsales from 12-5pm Monday-Sunday. These limited hours do not see a high volume of patrons in the area. The current site and proposed changes to the subject property are shown on the site plan below.



4.2 Project Description

The Liquor License application is for a 34 person lounge and 68 person patio, which are to be part of the current distillery operation. The original application intended to have the hours 11am to midnight seven days a week, but the staff has worked with the applicant to limit closure to 10pm in consideration of surrounding community impacts. The existing hours for the tasting room and product sales are shown below, followed by the proposed change of hours. The distillery would have a maximum of 102 people.

Existing Liquor License Hours (As Posted)

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Manufacturer/Distillery Tasting Room				Max Persons Indoor: 34			
Open	Appointment Only	Appointment Only	Appointment Only	12pm	12pm	12pm	12pm
Close				5pm	5pm	5pm	5pm
Daily Product Sales							
Open	12pm	12pm	12pm	12pm	12pm	12pm	12pm
Close	5pm	5pm	5pm	5pm	5pm	5pm	5pm

Proposed Liquor License Hours

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
	Lounge			Max Persons Indoor: 34			
Open	11am	11am	11am	11am	11am	11am	11am
Close	10pm	10pm	10pm	10pm	10pm	10pm	10pm

Patio				Max Persons Outdoor: 68			
Open	11am	11am	11am	11am	11am	11am	11am
Close	10pm	10pm	10pm	10pm	10pm	10pm	10pm

4.3 Site Context

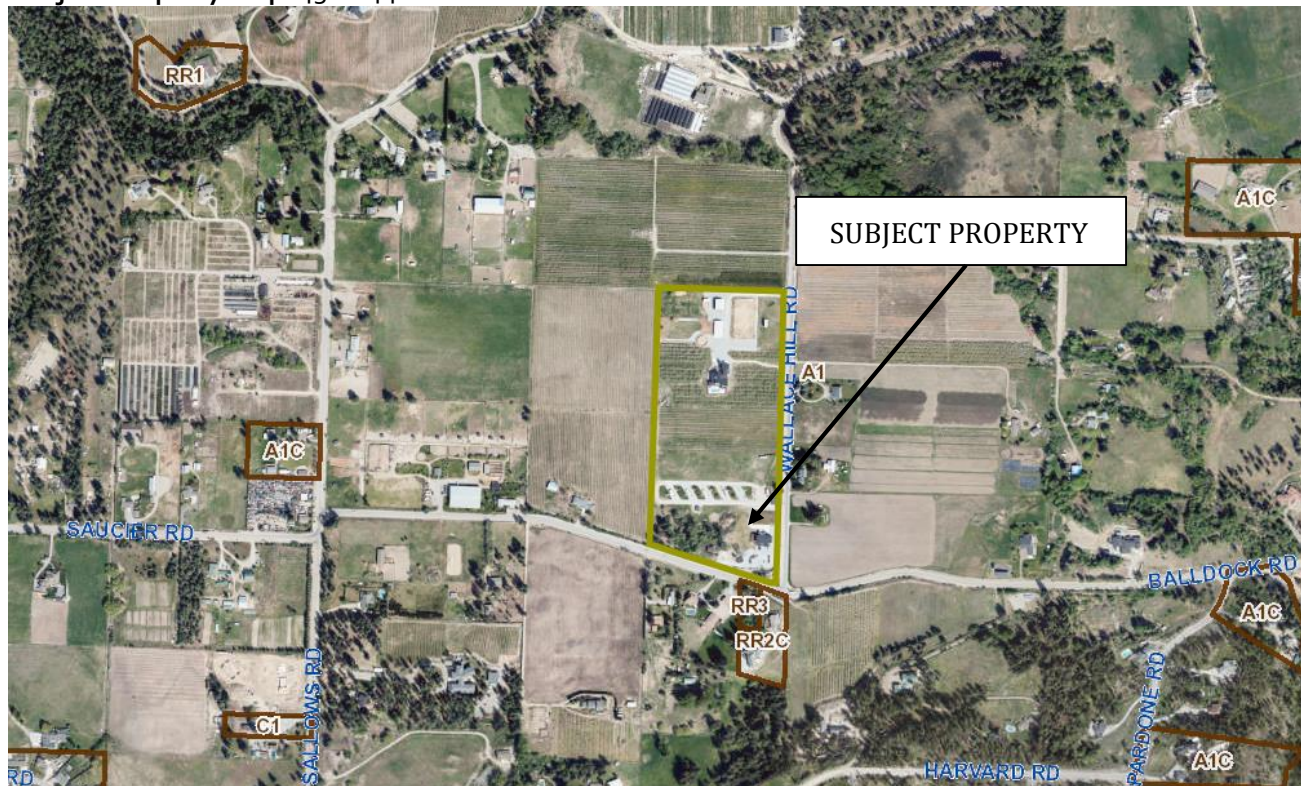
This parcel is 8.3 ha (20.5 acres) in area, has a future land use designation of REP – Resource Protection Area, is zoned A1- Agriculture and is within the Agriculture Land Reserve. The surrounding properties are primarily agricultural, with a mix of single family dwellings.

There are currently a variety of uses on the subject property. These include the following existing buildings: owner's home, horse stable and shed, tractor shed, tasting room, distillery proprietor's office, mobile home, and the Apple Orchard RV Park.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1	Fruit Production
East	A1	Fruit Production, Single Family Dwelling and Grain Production
South	A1, RR3 & RR2C	Single Family Dwellings
West	A1	Fruit Production

Subject Property Map: 4380-4400 Wallace Hill Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process – Agricultural Land Use Policies

Objective 5.33 Protect and Enhance Local Agriculture

Policy. 1 *Protect Agricultural Land*. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Policy. 3 *Urban Uses*. Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Policy. 5 *Agri-Tourism, Wineries, Cideries, Retail Sales*. Support agri-tourism uses that can be proven to be in aid of and directly associated with established farm operations. Permit wineries, cideries and farm retail sales (inside and outside the ALR) only where consistent with existing ALC policies and regulations.

5.2 City of Kelowna Agriculture Plan (2017)

Theme 1: Strengthening local policies and actions to protect agriculture.

Action 1.2d On agricultural lands, locate farm retail sales, wineries, cideries, breweries, distilleries, and any other structures and services related to the public that are defined as farm uses under the ALC Act near the road or entrance (or where geographically appropriate), in order to reduce the footprint and extent of services through the property with the intent of maximizing agricultural potential.

5.3 Agricultural Land Commission Act

Policy L-04 Activities Designated as Farm Use: Agri-tourism Activities in the ALR (excerpts):

- The highest priority is the agricultural activity that takes place on the farm.

Policy L-22 Activities Designated as a Permitted Non-Farm Use: Gathering for an Event in the Agricultural Land Reserve ("ALR")

- Parking areas must not be permanent (asphalt, concrete, gravel, etc) and parking must not interfere with the farm's agricultural productivity. All vehicles visiting the farm for agri-tourism activity must be parked on site. To minimize impacting farm land, parking should be along field edges, adjacent to internal farm driveways and roads and in farm yard areas or immediately adjacent to farm buildings and structures.

6.0 Application Chronology

Date of Application Received: February 21st, 2019
Date of Application Revised: December 18th, 2019

Report prepared by: Tyler Caswell, Planner I

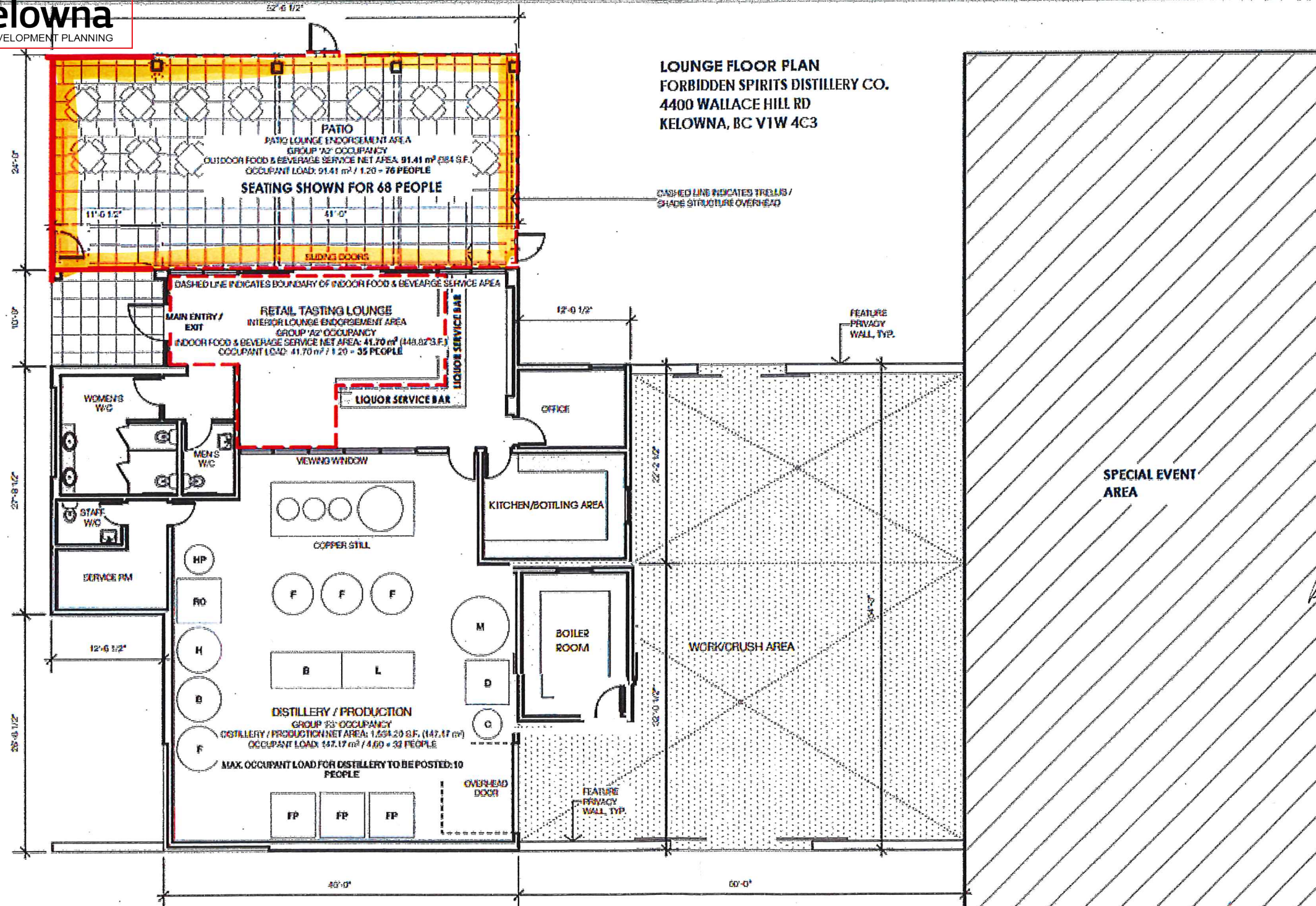
Review by: Wesley Miles, Acting Community Planning and Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Floorplan – Occupant Load

COPY



MARCH 18/19

PATIO ONLY

1260^{ft}

117.0^{m²}

97.54 persons

The PATIO has a net floor area of 117.0^{m²}. The maximum occupant load shall be 68 persons, based on PATIO SEATING LAYOUT.

The RETAIL TASTING LOUNGE has a net floor area of 41.70^{m²}. The maximum occupant load shall be 34 persons, based on 1.2^{m²/person}

FORBIDDEN DISTILLERY (ISSUED FOR LICENSING)
4410 WALLACE HILL ROAD, KELOWNA, BC

03 FLOOR PLAN - 4410 WALLACE HILL ROAD
SCALE: AS NOTED
APRIL 8, 2014

GROSS FLOOR AREA: 230.24 m² (2,455.91 S.F.)
TOTAL ACCESSIBLE PUBLIC SEATING: 12 FEMALE



ROBERT MACKENZIE
ARCHITECT INC.
12-1100 Highway 10 West, Kelowna, BC V1Y 1A1
Phone: 250-860-1111 Fax: 250-860-1112 Email: info@rmackenzie.ca
www.rmackenzie.ca

REPORT TO COUNCIL



Date: February 4, 2020

To: Council

From: City Manager

Department: Development Planning

Application: LL19-0033

Owner: Bromaxx Property Group Ltd.,
Inc. No. BC1021305

Address: 1080-1090 Richter Street

Applicant: Red Bird Brewing – Adam
Semeniuk

Subject: Liquor License Application

**Existing
Zone:** I₄ – Central Industrial

1.0 Recommendation

THAT Council directs Staff to forward the following recommendation to the Provincial Liquor & Cannabis Regulation Branch (LCRB):

In accordance with Section 53 of the *Liquor Control and Licensing Regulation* and Council Policy #359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Red Bird Brewing for Lot 1, District Lot 139, ODYD, Plan 7858, located at 1080-1090 Richter St, Kelowna, BC, for a manufacturer lounge and special event area endorsement license with a capacity of 79 persons for License Number 307477.

2. That Council's comments on the prescribed considerations are as follows:

- a. The location of the lounge/special event area:

The property is located adjacent to Recreation Avenue Park but is not in close proximity to any residential uses other than 740 Clement Ave (zoned for mixed-use residential/commercial) which is located approximately 160.0 m to the south. There are a number of other existing breweries and distilleries within the area. The location of the subject property is suitable for a lounge/special event area and the impacts from this use are considered to be minimal.

- b. The proximity of the lounge/special event area to other social or recreational facilities and public buildings:

The subject property is located adjacent to Recreation Avenue Park which includes recreational facilities and public buildings. The potential for negative impacts on the adjacent park is considered to be minimal.

c. The person capacity of the lounge/special event area:

The maximum person capacity of the existing licensed areas are as follows: lounge area (indoor) – 30 persons and lounge area (outdoor patio) – 10 persons for a total of 40 persons. The applicant is proposing to increase the lounge area (indoor) from 30 to 60 persons and the lounge area (outdoor patio) from 10 to 19 persons for a total of 79 persons.

d. Traffic, noise, parking and zoning

The existing Red Bird business has been in operation since 2017 and has not generated any traffic, noise or zoning complaints. One issue was reported to Bylaw with respect to parking but has since been resolved. The impacts to traffic, noise, parking and zoning are considered to be minimal, even with a larger lounge/special event capacity.

e. The impact on the community if the application is approved:

The potential for negative impacts is considered to be minimal.

3. Council's comments on the view of the residents are contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures".

2.0 Purpose

To seek Council's support for a structural change to an existing manufacturer lounge and special event area liquor license at the subject property.

3.0 Development Planning

The application proposes to change an existing manufacturer lounge and special event area liquor license to allow for a capacity increase from 40 persons existing to 79 persons proposed. The existing establishment has been in operation since 2017. The applicant is proposing to add an accessible washroom to the inside of the building to allow for a greater occupancy capacity. Other than the additional washroom, no other physical changes to the inside or outside of the building, including the patio area, are being proposed.

The existing license allows for a maximum of 30 persons inside the lounge and 10 persons in the patio area for a total occupancy load of 40 persons. The proposed maximum would be 60 persons in the lounge and 19 persons in the patio area for a total occupant load of 79 persons.

The proposed licensed hours of operation will remain the same as the previous license hours of operation as the applicant agrees to maintain the existing security procedures in place.

Outdoor Patio

The existing outdoor patio area will maintain the existing operating hours which are consistent with the Bernard Avenue Sidewalk Program and other outdoor patio areas downtown:

- Patio hours of operation: 9:00 am – 11:00 pm
- Last Call for drinks: 10:30 pm
- Alcohol to be cleared from the patio area by 11:00 pm

- Patrons must exit the patio by 12:00 am
- A patio may not permit, make or cause any noise within the Permit Area that is liable to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public. The City of Kelowna Good Neighbor Bylaw No. 11500, Part 7 will apply at all time.

Staff support the proposed structural change to the existing manufacturer lounge and special event area liquor license. Overall, Staff anticipate this liquor license application will have a minimal impact on the surrounding area.

4.0 Proposal

4.1 Background

An application for a structural change to a manufacturing facility establishment has been forwarded by the licensee to the Provincial Liquor & Cannabis Regulation Branch (LCRB) for their approval. Procedurally, this type of application needs Local Government comments prior to the LCRB making a final decision.

4.2 Project Description

Existing Hours of Sale (Manufacturer License # 307477):

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	Closed	2:00 PM	2:00 PM	2:00 PM	12:00 PM	12:00 PM	12:00 PM
Close	Closed	9:00 PM	10:00 PM	12:00 AM	12:00 AM	12:00 AM	9:00 PM

4.3 Site Context

The subject property is located in the north end industrial area on Richter Street between Baillie Avenue to the north and Gaston Avenue to the south. The surrounding neighbourhood is comprised of mainly industrial zoned properties with some recreational/park uses.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I ₄ – Central Industrial	Industrial
East	I ₄ – Central Industrial	Industrial
South	I ₄ – Central Industrial	Industrial
West	P ₁ LP – Major Institutional (Liquor Primary)	Park

Subject Property Map: 1080-1090 Richter Street



5.0 Current Development Policies

5.1 Council Policy #359 – Liquor Licensing Policy and Procedures

The following sections of Policy #359 are applicable to this application:

Where appropriate, support alternative entertainment options, and/or establishments which are less focused on alcohol consumption (including event-driven establishments, and Food Primary establishments with the Patron Participation Entertainment Endorsement) to add a mix of entertainment options in Urban Centres. Consider limiting potential community impacts via license terms and conditions (hours, capacity, etc).

- 5.2 Small establishments (with person capacity less than 100 persons) should not be located beside another liquor primary establishment.

6.0 Application Chronology

Date of Application Received: September 23, 2019

Report prepared by: Andrew Ferguson, Planner II
 Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager
 Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments: Attachment A: Stamped Occupant Load Floor Plan

- NOTES:
- 1 WATER METER
 - 2 ELECTRICAL PANEL
 - 3 GAS METER
 - 4 NEW CONSTRUCTION
 - 5 VR - VASH ROOM
 - 6 BF - BARRIER FREE
 - 7 DW - DISH WASHER

LEGEND

REV	DATE	DESCRIPTION	BY	CHK
1	17/02/20	ISSUED FOR REVIEW	LL	PM
2		REVISED		
3				
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BROMAXX
ARCHITECTS INC.

CLIENT NO.	DRAWN	DATE
PROJECT NO.	DSGN.	DATE
DRAWING SIZE	CHKD.	DATE
SCALE	APVD.	DATE
BROU/CT		

RED BIRD

TITLE	DATE
1086 RICHTER STREET MAIN FLOOR LAYOUT	
DWG NO.	REV
	0

Interior sq ft = 927
(86.12sq m)
Patio sq ft = 250
(23.33sq m)

Interior capacity = 60
Patio capacity = 19
Total capacity = 79

GRU207
1086 RICHTER ST.

The ~~Interior Red Bird Area~~
has a net floor area of
72 m². The maximum
occupant load shall be
60 persons, based on
1.2 m²/person

The ~~Patio Area~~
has a net floor area of
22.8 m². The maximum
occupant load shall be
19 persons, based on
1.2 m²/person

Red Bird has not
applied for a building
permit. This review is
for occupant load
ONLY.

ATTACHMENT A

This forms part of application

LL19-0033

City of

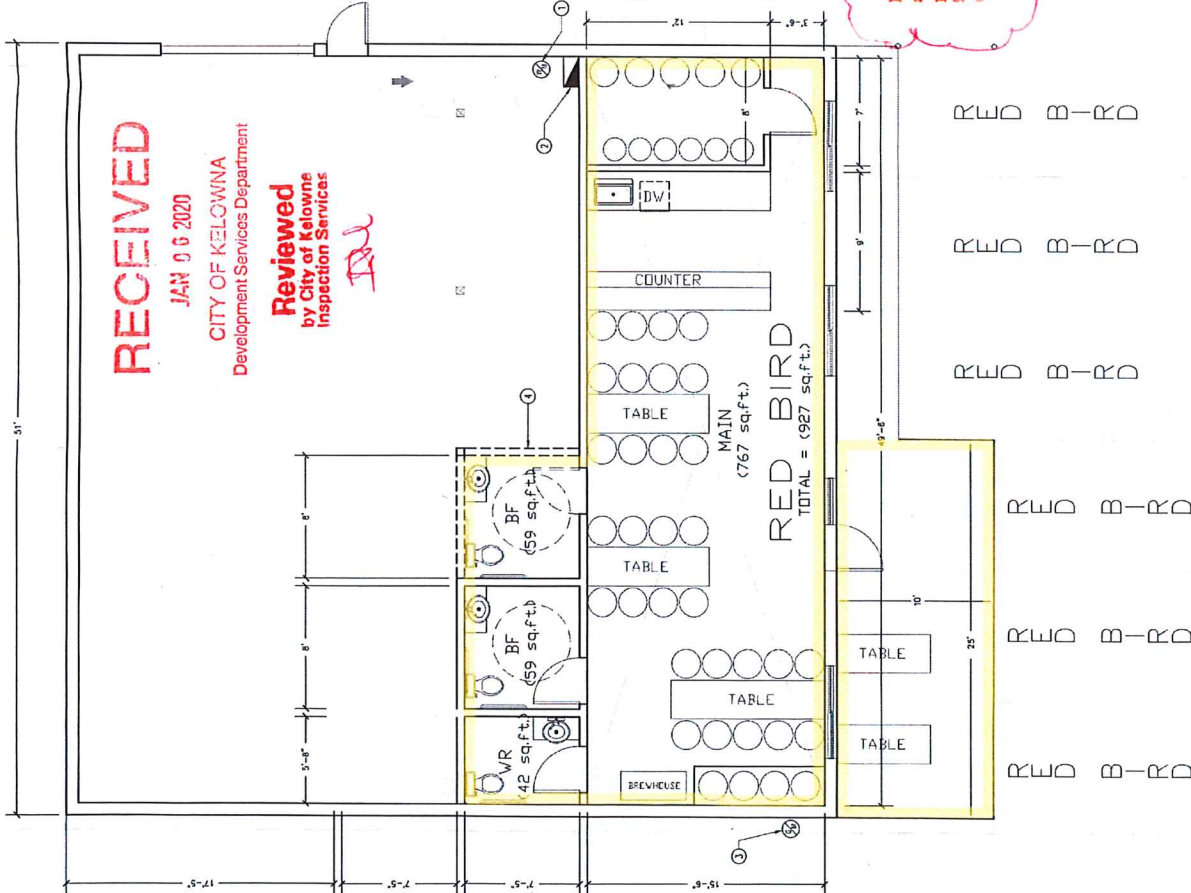
Kelowna

DEVELOPMENT PLANNING

Planner

Initials

AF



REPORT TO COUNCIL



Date: February 4, 2020

To: Council

From: City Manager

Department: Community Planning Department (AC)

Application: DP19-0237 & DVP19-0238

Owner: 1324632 Alberta Inc. Inc. No.
A72431

Address: 289 Queensway

Applicant: Westcorp Projects Inc (Gail Temple)

Subject: Development Permit & Development Variance Permit Application

Existing OCP Designation: MXR – Mixed Use (Residential/Commercial)

Existing Zone: C7 – Central Business Commercial

1.0 Recommendation

That Council authorizes the issuance of Development Permit No. DP19-0237 for Lot 1, District Lot 139, ODYD, Plan EPP77920, located at 289 Queensway, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. 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;
5. That the outstanding conditions set out in Attachment "A" attached to the Report from the Community Planning Department dated February 20th 2017;
6. A maintenance agreement with associated bonding be signed and submitted with the City of Kelowna to ensure the upgraded off-sites improvements along Queensway Ave and Water St are provided for and maintained for in perpetuity.

AND THAT Council authorize the issuance of Development Variance Permit DVP19-0238 for Lot 1, District Lot 139, ODYD, Plan EPP77920, located at 289 Queensway, Kelowna, BC, subject to the following:

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

Section 14.7.5 (h)I C7 – Central Business Commercial Development Regulations.

To vary the maximum height of a building before a 3 metre setback is required from 16 metres to 18.8 metres as per A-3.16 drawing attached to Schedule 'A'.

Section 14.7.5 (h)iii C7 – Central Business Commercial Development Regulations.

To vary the maximum floorplate for any building above 16.0m from 1,221m² to 3,130m² as per A-3.18 drawing attached to Schedule 'A'.

Section 14.7.5 (b) C7 – Central Business Commercial Development Regulations.

To vary the maximum height of a building from 76.5 metres permitted to 127 metres proposed.

Section 8 Parking and Loading – Table 8.4 Minimum Loading Required

To vary the number of loading spaces from 8 spaces to 3 spaces.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit applications in order for the permits to be issued;

AND THAT the applicant be required to complete the following conditions prior to a building permit being issued:

1. That a subdivision be registered with the land titles office completing the land exchange and lane dedication;
 - a. As part of the new registered plans, the vehicular right-of-way and turn around within the lane be amended to reflect the updated plans; and
 - b. A statutory right-of-way be registered on the property guaranteeing public access between the proposed building and Queensway / Kerry Park.
2. That a license of occupation be signed by the City of Kelowna to permit the canopy encroachments across the property lines.
3. That a license of occupation be registered for the Hotel permitting the portions of Queensway to be used for Hotel purposes such as valet services.

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.

2.0 Purpose

The purpose of the Development Permit is to review the Form & Character Development Permit of a 33 storey hotel & luxury condo tower project with three levels of underground parking and a mixed use 6 storey podium. The purpose of the Development Variance Permit is to consider four variances related to the maximum building height, podium height & size regulations as well as to consider a reduction in the number of loading stalls.

3.0 Development Planning

3.1 Development Permit and Associated Variances

Staff are recommending support for the new proposed Development Permit and Development Variance Permit due to the minor changes resulting in improvements to the original design and that this application is essentially an extension request by the applicant from a previously Council endorsed project.

The applicant, WestCorp, has invested significantly into a sales centre, multiple consultants, and various City payments (see applicant's rationale letter for list of contributions). Due to the original Permits (DP17-0191 & DVP17-0192) expiring on Feb 20th 2020, the Real Estate Development Marketing Act (REDMA) requires new permits approved prior to the expiration of the old permits in order to conduct pre-sale contracts. The applicant is also proposing minor changes to the project as a result of detailed interior design work and value engineering. These changes include the following:

- 1) All the variances are the same or have been modestly reduced / improved;
- 2) The interface of the podium with Water Street has been improved with replacement of parking stalls with hotel rooms;

- 3) The view corridor from Water Street and Bernard Avenue has been improved with the replacement of parking stalls with hotel rooms;
- 4) The view corridor from Water Street and Bernard Avenue has been improved with glazing added to the top of the podium.
- 5) The corner of the podium at the laneway has a step-back to 'lighten' the building and improve sightlines for traffic exiting the laneway.

3.2 Background

Staff did not recommend support for the previous proposed Development Permit and associated variances. The scale and mass of the project, in particularly, the oversized podium with its lack of relation to the neighbourhood context was the main reasons for Staff's original negative recommendation (see original report dated Feb 20th 2018 for further details). The original report stated:

"The overall size, height, and massing of the project is overwhelming for the context of this important downtown property. It has never been the City's intention to achieve the region's tallest building on this property due to the property's close proximity and relationship to important civic spaces including Kerry Park & Stuart Park, Okanagan Lake, Bernard Avenue and City Hall."

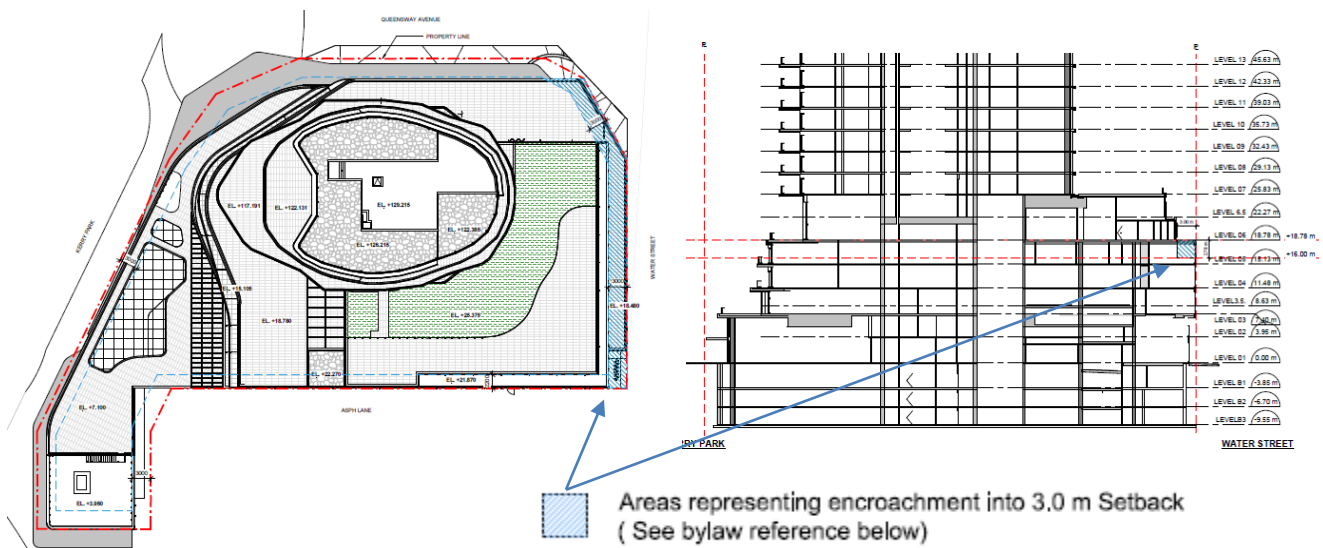
However, the project was supported by Council and Staff are recommending that decision be honoured by approving the new Development Permit and Development Variance Permit. The new approvals would be valid for another two years.

If the project does not meet their pre-sales target and does not proceed within the next two years. Staff would recommend closing the file and treating any new application similar to any other downtown development site by restricting the podium height to a maximum of 16.0 metres in height.

3.3 Development Variance Permit

There are four variances associated with the applicant's proposal but only two have changed:

1. To increase the podium height without a setback from 16.0 metres to 18.8 metres (20.25 metres old proposal).



2. To increase the overall height of the building from 76.5 metres (approx. 26 stories) to 127 metres (131 metres old proposal). Building remains at (33 stories)

Staff are recommending support for the proposed variances as they are the same or better than the previous approved variances.

3.4 Project Description – Summary of DP/DVP Changes for Westcorp Hotel

- Third level of underground parking has been added
 - Stall count in previous DP was 295. Proposed stall count is 331.
 - Two rows of above-ground-parkade stalls on Water St. have been replaced with hotel rooms
- Gross Floor Area in approved DP was 34,680m². FAR was 7.63
- Proposed Gross Floor Area is 36,013m². Proposed FAR is 7.93 Increase in GFA is 1,333m²
 - Increase in Gross Floor Area is due to reclassification of existing space:
 - Parking area in the above-ground parkade (levels 4 and 5) has been replaced with hotel rooms, storage units for the residences, and improved back-of-house for the hotel.
 - 400 m² of mechanical space in the tower is no longer required for mechanical purposes and has been converted to hotel use.

Current DP	Proposed	
Level 17	Restaurant	Hotel
Level 18	Long-stay hotel / Mechanical	Restaurant
Level 19	Long-stay hotel	Residential
Level 20	Long-stay hotel	Residential

- Previously Approved DP: 174 hotel rooms and 40 residential units. (the number of units could have been up to ~50, dependent upon market demand for unit size.)
- Proposed DP: 185 hotel rooms and 50 – 65 residential units (dependent upon market demand for unit size)
- Overall building height has been reduced from 130.79m to 126.22m. Reduction in height is 4.57m.
- DP Variance for the height of the podium step-back has been reduced from 4.23m to 2.78m.
- Overall podium height has been reduced from 26.78m to 25.83m.
- Modifications have been made to the podium façade to better integrate with the surrounding buildings, to improve the view from Bernard Ave. and Water. St., and to improve sightlines from the laneway.

Subject Property Map: 289 Queensway



3.5 Zoning Analysis Table

Site Details:	Zone Requirement	Proposal
Site Area (m2)	4,542.45	
Site Width (m)	94.51	
Site Depth (m)	78.38	
Site Coverage of Building(s) (%)		83%
Site Coverage of buildings, driveways, and parking (%)		90%

Development Regulations:	Zone Requirement	Proposal
Total Number & Types of units	-	Residential 65 units / Hotel 185 Suites
Floor Area (gross/net)	-	36,013 m ²
Floor Area Ratio (FAR)	9	7.93
Building Height (stories/meters)	26 storeys / 76.5m	33 storey / 126.215
Building(s) Setbacks (m):		
Front	North- Queensway: 3m above 16 m	See Sheet A-4.16
Side	East: Water St 3 m	See Sheet A-4.16
Side	West: Kerry Park: 3 m above 16 m	Ok
Rear	South - Aspn Lane: 0 m	Ok
Number of Parking Stalls/Loading Spaces	295 stalls / 8 loading space	331 Stalls / 3 Loading Areas
Drive Aisle Width (m)	Porte Coch: 3.6 m Parking: 7 m	Porte Coch: 3.6 m Parking: 7 m
Number of Bicycle Parking Spaces	74 Long-term / 22 short term	75 Long-term / 22 short term
Private Open Space Area	785 sq m	6786.45 sq m (private open space)
Previously Approved		
Total Net Area	34681 m ²	
FAR	7.63	
Total number of Residential units	40 units	
Total number of Hotel suites	174	
Building Height	131 metres / 33 storeys	
Number of Parking stalls provided	295 stalls / 3 loading stalls	

Parking Stalls						
Parking	Full Size	Medium Size	Tandem	Accessible	Total per floor	Total Required
B3	49	20	20	4	93	293
B2	54	19	22	0	95	
B1	46	18	14	3	81	
L1 / P (out)	6	-	-	-	6	
L2 / P	10	3	3	0	16	
L3 / P	9	9	0	0	18	
L3.5 / P	13	9	0	0	22	
Total	187	78	59	7	331	
Type Ratio	Min 50%	Max 40%	Max 10%			
	56.5 %	23.6 %	17.8 %	2.1 %	100%	

Bicycle Parking Stalls				
	Provided		Required	
	Long-Term	Short-Term	Long-Term	Short-Term
Residential	50	6	49	6
Hotel	9	6	9	6
Commercial	16	10	16	10
Total	75	22	74	22

Parking Stalls			
	Required	Provided	Comments
Hotel	0.8 per sleeping unit = 148	148	Located on B1 & B2
Commercial	GPA of (FOH+Spa+Retail+Conference) / 100 * 0.9 = 70	70	Located on B2, B3 & L1
Residential	1.0 per sleeping unit = 65	103	Located on B3, L2, L3 & L3.5
Visitors	Number of units *0.14 = 9 stalls	10	Located on B3, L2, L3 & L3.5

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Development Process

Objective 5.5: Ensure appropriate and context sensitive built form.

Building Height.¹ In determining appropriate building height, the City will take into account such factors as:

- Contextual fit into the surrounding neighbourhood;
- Shadowing of the public realm;
- View impacts;
- Overlook and privacy impact on neighbouring buildings;
- Impacts on the overall skyline;
- Impacts on adjacent or nearby heritage structures;

Chapter 4: Land Use Designation Massing and Height.³

- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
- Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
- Visually-interesting rooflines (e.g. variations in cornice lines and roof slopes);
- Step back upper floors to reduce visual impact;
- Detailing that creates a rhythm and visual interest along the line of the building;
- Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades;
- Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.

5.0 Application Chronology

Date of Previous Application Received:	September 1 st 2017
Date of Previous Council Approval:	February 20 th 2017
Date of new application submitted	December 13 th 2019

Report prepared by:	Adam Cseke, Planner Specialist
Reviewed by:	Terry Barton, Development Planning Manager
Approved for Inclusion:	Ryan Smith, Divisional Director of Planning and Development Services

Attachments:

Applicant Rationale
DP19-01237 & DVP19-0238
Shadow Study

¹ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

Summary of DP/DVP Changes for Westcorp Hotel

- Third level of underground parking has been added
 - Stall count in previous DP was 295. Proposed stall count is 331.
 - Two rows of above-ground-parkade stalls on Water St. have been replaced with hotel rooms
- Gross Floor Area in approved DP was 34,680m². FAR was 7.63
- Proposed Gross Floor Area is 36,013m². Proposed FAR is 7.93 Increase in GFA is 1,333m²
 - Increase in Gross Floor Area is due to reclassification of existing space:
 - i. Parking area in the above-ground parkade (levels 4 and 5) has been replaced with hotel rooms, storage units for the residences, and improved back-of-house for the hotel.
 - ii. 400m² of mechanical space in the tower is no longer required for mechanical purposes and has been converted to hotel use.

	Current DP	Proposed
Level 17	Restaurant	Hotel
Level 18	Long-stay hotel / Mechanical	Restaurant
Level 19	Long-stay hotel	Residential
Level 20	Long-stay hotel	Residential

- Previously Approved DP: 174 hotel rooms and 40 residential units. (the number of units could have been up to ~50, dependent upon market demand for unit size.)
- Proposed DP: 185 hotel rooms and 50 – 65 residential units (dependent upon market demand for unit size)
- Overall building height has been reduced from 130.79m to 126.22m. Reduction in height is 4.57m.
- DP Variance for the height of the podium step-back has been reduced from 4.23m to 2.78m.
- Overall podium height has been reduced from 26.78m to 25.83m.
- Modifications have been made to the podium façade to better integrate with the surrounding buildings, to improve the view from Bernard Ave. and Water. St., and to improve sightlines from the laneway.

Development Permit & Development Variance Permit DP19-0237 / DVP19-0238



This permit relates to land in the City of Kelowna municipally known as

289 Queensway Ave

and legally known as

Lot 1 District Lot 139, ODYD, Plan KAP77920

and permits the land to be used for the development with variances to the following sections of the Zoning Bylaw 8000"

Section 14.7.5 (h)I C7 – Central Business Commercial Development Regulations.

To vary the maximum height of a building before a 3 metre setback is required from 16 metres to 18.8 metres as per A-3.16 drawing attached to Schedule 'A'.

Section 14.7.5 (h)iii C7 – Central Business Commercial Development Regulations.

To vary the maximum floorplate for any building above 16.0m from 1,221m² to 3,130m² as per A-3.18 drawing attached to Schedule 'A'.

Section 14.7.5 (b) C7 – Central Business Commercial Development Regulations.

To vary the maximum height of a building from 76.5 metres permitted to 127 metres proposed.

Section 8 Parking and Loading – Table 8.4 Minimum Loading Required

To vary the number of loading spaces from 8 spaces to 3 spaces.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision February 4th 2020

Decision By: COUNCIL OR COMMUNITY PLANNING DEPARTMENT MANAGER

Development Permit Area: Comprehensive

Existing Zone: C7 – Central Business Commercial

Future Land Use Designation: MXR – Mixed Use (Residential / Commercial)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: 1324632 Alberta Inc. No A72431

Applicant: WestCorp – Gail Temple

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Development 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 Development 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 Development 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.

2. CONDITIONS OF APPROVAL

Prior to Development Permit issuance:

- 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"; and
- 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) That the outstanding conditions set out in Attachment "A" attached to the Report from the Community Planning Department dated February 20th 2017;
- f) A maintenance agreement with associated bonding be signed and submitted with the City of Kelowna to ensure the upgraded off-sites improvements along Queensway Ave and Water St are provided for and maintained for in perpetuity.

Prior to Building Permit issuance:

1. That a subdivision be registered with the land titles office completing the land exchange and lane dedication;
 - a. As part of the new registered plans, the vehicular right-of-way and turn around within the lane be amended to reflect the updated plans; and
 - b. A statutory right-of-way be registered on the property guaranteeing public access between the proposed building and Queensway Rd / Kerry Park.
2. That a license of occupation be signed by the City of Kelowna to permit the canopy encroachments across the property lines.
3. That a license of occupation be registered for the Hotel permitting the portions of Queensway Ave to be used for Hotel purposes such as valet services.

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

3. 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)** An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$ n/a**

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.

5. 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.

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.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

SCHEDULE

A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials AC

City of
Kelowna
DEVELOPMENT PLANNING



DOWNTOWN KELOWNA HOTEL



DESIGN DEVELOPMENT SHEET LIST			
Sheet Name	Sheet Number	Previous Sheet Number	Scale
SHEET LIST	DP A-0.00	A-00	N.T.S.
LEGAL SURVEY	DP A-0.01	A-01	1:250
CONTEXT PLAN & ZONING ANALYSIS TABLE	DP A-0.02	A-02 r1	1:500
DEVELOPMENT STATISTICS	DP A-0.03	A-03 r1	1:200
CONTEXT PHOTO	DP A-0.04	A-04	N.T.S.
CONCEPT DESIGN	DP A-0.05	A-05	N.T.S.
LANDSCAPE PLAN	DP A-0.06	NEW SHEET	1:300
PLAZA PLAN	DP A-0.07	LDP-1	1:150
HYDROZONE PLAN	DP A-0.08	LDP-2	1:300
LEVEL 01 FLOOR PLAN	DP A-1.01	A-06 r1	1:200
LEVEL B3 FLOOR PLAN	DP A-1.02	NEW SHEET	1:200
LEVEL B2 FLOOR PLAN	DP A-1.03	A-08	1:200
LEVEL B1 FLOOR PLAN	DP A-1.04	A-07	1:200
LEVEL 02 FLOOR PLAN	DP A-1.05	A-09	1:200
LEVEL 03 FLOOR PLAN	DP A-1.06	A-10	1:200
LEVEL 3.5 FLOOR PLAN	DP A-1.07	NEW SHEET	1:200
LEVEL 4 FLOOR PLAN	DP A-1.08	A-11	1:200
LEVEL 05 FLOOR PLAN	DP A-1.09	A-13	1:200
LEVEL 06 FLOOR PLAN	DP A-1.10	A-15	1:200
LEVEL 6.5 FLOOR PLAN	DP A-1.11	A-16	1:200
LEVEL 7 FLOOR PLAN	DP A-1.12	NEW SHEET	1:200
LEVEL 8-16 FLOOR PLAN	DP A-1.13	A-17	1:200
LEVEL 17 FLOOR PLAN	DP A-1.14	NEW SHEET	1:200
LEVEL 18 FLOOR PLAN	DP A-1.15	NEW SHEET	1:200
LEVEL 19 FLOOR PLAN	DP A-1.16	A-20	1:200
LEVEL 20-24 FLOOR PLAN	DP A-1.17	A-20, A-21r1, A-22	1:200
LEVEL 25-31 FLOOR PLAN	DP A-1.18	A-22	1:200
LEVEL 32 FLOOR PLAN	DP A-1.19	A-25	1:200
LEVEL 33 FLOOR PLAN	DP A-1.20	A-26	1:200
ROOF PLAN	DP A-1.21	A-27	1:200
NORTH BUILDING ELEVATIONS	DP A-2.01	A-30	1:300
SOUTH BUILDING ELEVATION	DP A-2.02	A-31	1:300
EAST BUILDING ELEVATION	DP A-2.03	NEW SHEET	1:300
WEST BUILDING ELEVATION	DP A-2.04	NEW SHEET	1:300
TOWER FACADE DETAIL	DP A-3.01	A-34	1:10
MATERIAL BOARD	DP A-3.02	A-35	N.T.S.
NIGHT LIGHT NORTH & SOUTH BUILDING	DP A-3.03	A-36	1:250
NIGHT LIGHT EAST & WEST BUILDING	DP A-3.04	A-37	1:250
VIEW OF CITYSCAPE FROM OKANAGAN LAKE	DP A-3.05	A-38	N.T.S.
AERIAL FROM OKANAGAN LAKE	DP A-3.06	A-39	N.T.S.
VIEW FROM OKANAGAN BRIDGE	DP A-3.07	A-40	N.T.S.
VIEW FROM KERRY PARK	DP A-3.08	A-42 r1	N.T.S.
VIEW TOWARD THE HOTEL LOBBY	DP A-3.09	A-44	N.T.S.
VIEW FROM STUART PARK	DP A-3.10	A-45r1	N.T.S.
VIEW FROM QUEENSWAY & WATER STREET	DP A-3.11	A-46	N.T.S.
VIEW FROM WATER STREET	DP A-3.12	A-47	N.T.S.
NIGHT TIME VIEW FROM THE MARINA	DP A-3.13	A-49	N.T.S.
SHADOW ANALYSIS	DP A-3.14	A-52	N.T.S.
PUBLIC PROPERTY ENCROACHMENT PLAN	DP A-3.15	A-53	1:200
C7. PROPOSED SETBACK VARIANCE ABOVE 10m	DP A-3.16	A-54	1:250
C7. PROPOSED VARIANCES - BUILDING HEIGHT	DP A-3.17	A-55	1:400
C7. PROPOSED VARIANCES - FLOOR PLATE	DP A-3.18	A-56	1:400



GCA Architects

Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
SHEET LIST

Date
Nov 25, 2019

Scale

Nº
DP A-0.00
Previous Number
A-00

**REFERENCE PLAN OF CONSOLIDATION OF LOTS 6 AND 7 PLAN 505,
LOTS 1 AND 2 PLAN 2698, LOT A PLAN 2180 D.L. 139 ODYD AND THAT PART
OF D.L. 139 ODYD SHOWN AS CLOSED ROAD ON PLAN EPP41444**

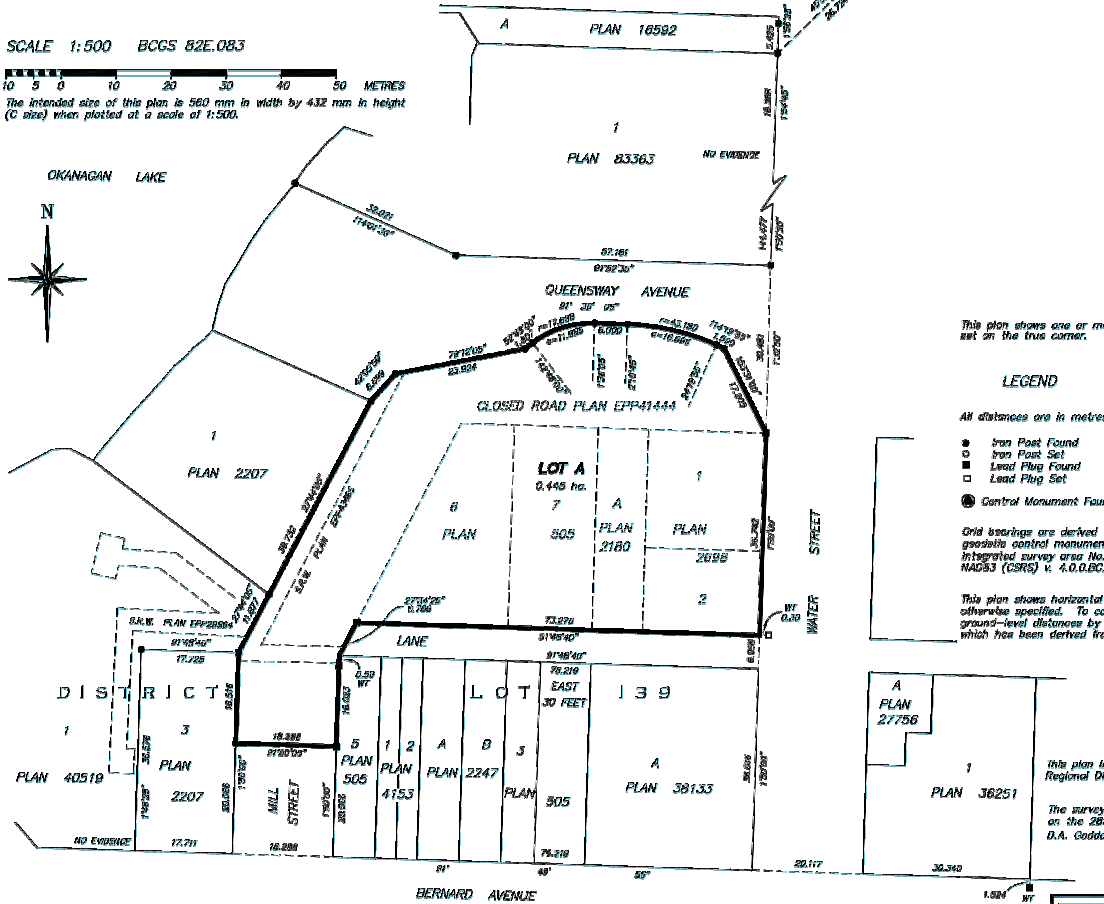
EPP43122

PURSUANT TO SECTION 100 (1)(b) OF THE LAND TITLE ACT

SCALE 1:500 BCGS 82E.083

10 5 0 10 20 30 40 50 METRES
The intended size of this plan is 560 mm in width by 432 mm in height
(C size) when plotted at a scale of 1:500.

OKANAGAN LAKE



This plan shows one or more witness posts that are not set on the true corner.

LEGEND

All distances are in metres.

- Iron Post Found
- Iron Post Set
- Lead Plug Found
- Lead Plug Set
- Control Monument Found

Old bearings are derived from observations between geodetic control monuments 6443 and 6447, integrated survey area No. 4 - City of Kelowna, NAD83 (CSRS) v. 4.0.0.BC.1.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999432 which has been derived from geodetic control monuments 6443 and 6447.

This plan lies within the Central Okanagan Regional District.

The survey represented by this plan was completed on the 28th day of May, 2014 by D.A. Coddard, BCLS 886.

D.A. Coddard Land Surveying Inc.
100-1200 ST. PAUL STREET, KELOWNA, PHO 250-763-7333

SCHEDULE

A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials

AC



SCHEDULE A/B/C

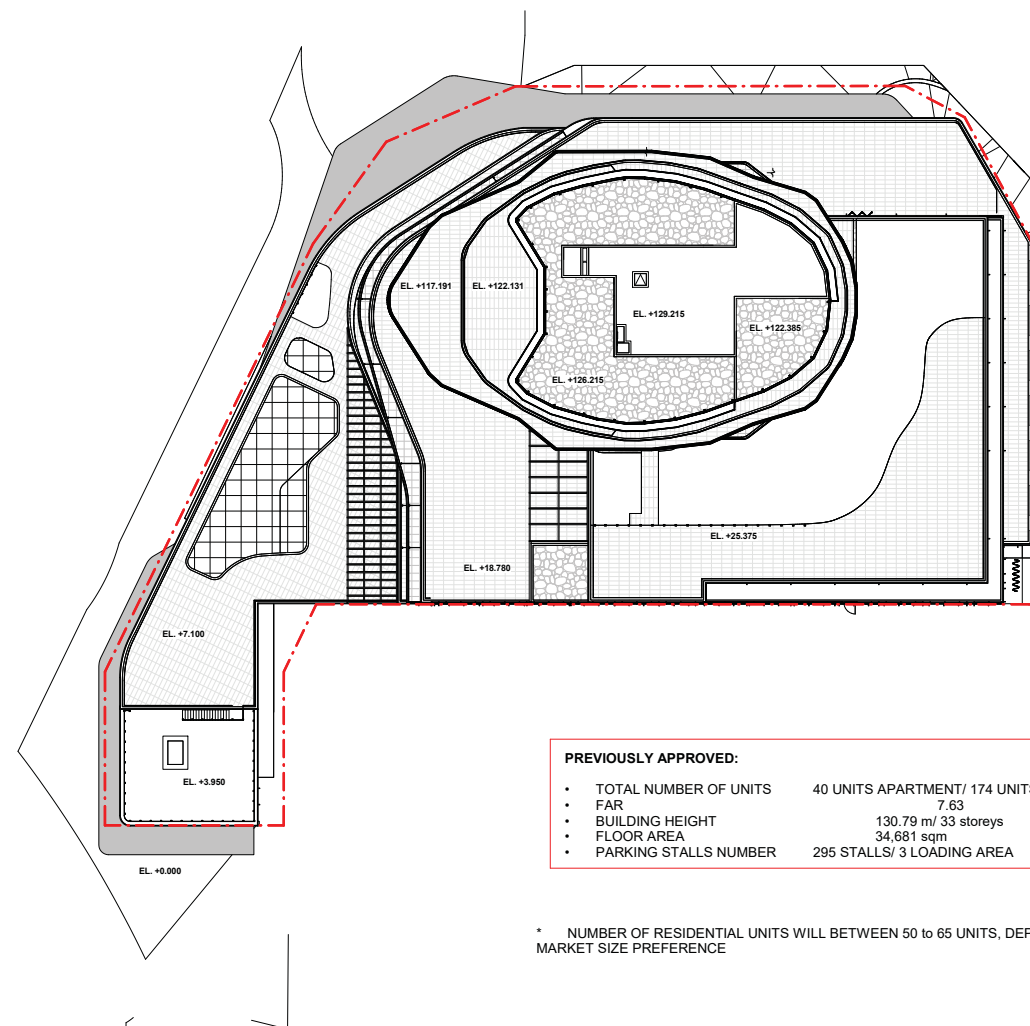
This forms part of application

DP19-0191 / DVP19-0192



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **AC**



PREVIOUSLY APPROVED:

- TOTAL NUMBER OF UNITS 40 UNITS APARTMENT/ 174 UNITS HOTEL
- FAR 7.63
- BUILDING HEIGHT 130.79 m/ 33 storeys
- FLOOR AREA 34,681 sqm
- PARKING STALLS NUMBER 295 STALLS/ 3 LOADING AREA

* NUMBER OF RESIDENTIAL UNITS WILL BETWEEN 50 to 65 UNITS, DEPENDING ON MARKET SIZE PREFERENCE

LEGAL ADDRESS:
EPP43122

CIVIC ADDRESS:

DEVELOPMENT PERMIT.
APPLICATION COVERING THE FOLLOWING PROPERTY:

289 QUEENSWAY AVE., KELOWNA, BC



Community Planning
1435 Water Street
Kelowna, BC V1Y 1J4
250-469-8626
kelowna.ca

Zoning Analysis Table

FILE NUMBER: _____

The Zoning Analysis Table applies to all Rezoning and Development Permit applications for:

- ▶ Heritage Alteration Permit
- ▶ Development Variance Permit
- ▶ Infill Neighbourhood Development Permit (RU7)
- ▶ Hillside Residential Development Permit
- ▶ Multi-unit Residential Permit (3+ units)
- ▶ Commercial Permit
- ▶ Industrial Permit
- ▶ Institutional Permit

This analysis table provides the applicant an opportunity to demonstrate how the proposal meets the regulations of the Zoning Bylaw 8000. Please refer to the Zoning Bylaw 8000 online at kelowna.ca/bylaws.

ALL MEASUREMENTS TO BE PROVIDED IN METRIC.

Site Details:	Zone Requirement	Proposal
Site Area (m ²)	4,542,45	
Site Width (m)	94,51	
Site Depth (m)	78,38	
Site Coverage of Building(s) (%)		83 %
Site Coverage of buildings, driveways, and parking (%)		90 %

Development Regulations:	Zone Requirement	Proposal
Total Number & Types of units *		Residential 65 units/ Hotel 185 suites
Floor Area (gross/net) *		36,013 sqm
Floor Area Ratio (FAR)	9	7.93
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Side ()	West- Kerry park : 3 m above 16 m	Ok
Rear	South- Asph lane : 0 m	Ok
Number of Parking Stalls/Loading Spaces	295 Stalls/ 8 Loading areas	331 Stalls / 3 Loading Areas
Setbacks to Parking (m):		
Front		N/A
Side ()		N/A
Side ()		N/A
Rear		N/A
Drive Aisle Width (m)	Porte Coch : 3.6 m/ Parking : 7 m	Porte Coch : 3.6 m/ Parking : 7 m
Number of Bicycle Parking Spaces	74 Long-term/ 22 Short-term	75 Long-term/ 22 Short-term
Private Open Space Area	785 Sqm	6786.45 sqm (private open space)



Architects

Project 1864

289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan

CONTEXT PLAN & ZONING ANALYSIS TABLE

Date

Nov 25, 2019

Scale

1 : 250

Nº

DP A-0.02

Previous Number
A-02 r1



01. Aerial view of Site from the Marina.



02. View looking toward site from Mill St and Bernard Ave.



03. View looking toward site from Queensway and Mill St.



04. View looking toward site from Marina.



05. View looking toward site from Stuart Park.



06. View looking toward site from Queensway and Water St.



07. View looking toward site looking down from Queensway.




08. View 06 close-up.

SCHEDULE A/B/C

This forms part of application
DP19-0191 / DVP19-0192

Planner
Initials

AC



**City of
Kelowna**
DEVELOPMENT PLANNING

NO REVISION



Project 1864
 Downtown Hotel Kelowna
 Kelowna, BC

Plan
 Context Photos

Date
 Nov 25, 2019

Scale A1
 -

Nº
 DP A-0.04

SCHEDULE

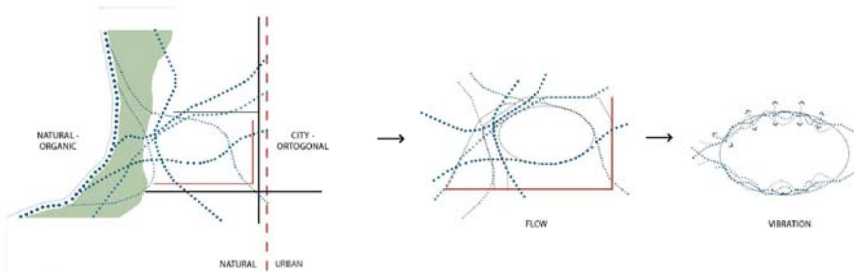
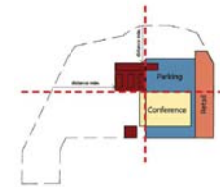
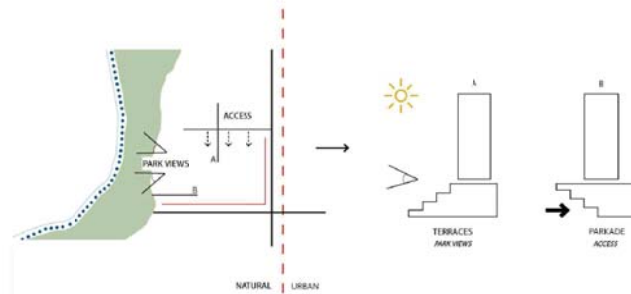
A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials AC

City of
Kelowna
DEVELOPMENT PLANNING



TARGETS & STRATEGIES

New Kelowna Landmark

unique shape
continuity and integration

outdoor feeling

maximize views
maximize sun exposure

RESULTS

maximized outdoor areas
harmonic relationship to city - tower - nature
Expansive terraced common areas

>In order to create opportunities for more outdoor experiences with strong connections to the lake on the lower levels of the hotel, the structure slopes back from the lake with a series of stepped terraces. These terraces become a soft transition in the massing along the lake front and create intensified public activities on these various terraces.

>The introduction of sky lounge /restaurant level will give the public a unique dining experience with panoramic views of the lake. This experience is enhanced with extra ceiling height and grand expanses of glass.

>The large useable individual outdoor terraces are a key feature in affording everyone a quality outdoor experience on every level with unobstructed views. Each floor slab is wrapped with extra insulation to meet the National Energy Code. Otherwise the terraces would be much smaller and the outdoor living experience greatly diminished.

>Each level has gracious height to create more open and grand interior spaces with a greater connection to the outdoors and the lake.



NO REVISION



Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Concept Design

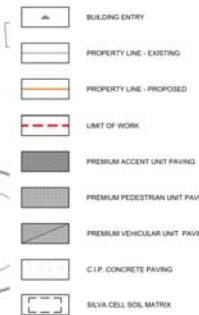
Date
Nov 25, 2019

Scale A1
-

Nº
DP A-0.05



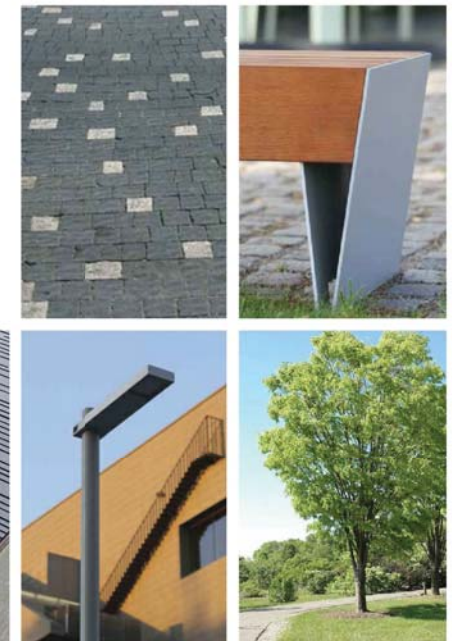
LANDSCAPE PLAN LEGEND:



LANDSCAPE DEVELOPMENT DATA

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING ON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING SHOWS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

CHARACTER IMAGES



DOWNTOWN KELOWNA HOTEL

289 QUEENSWAY AVENUE
KELOWNA, B.C.
V1Y 8E6

Plan

LANDSCAPE PLAN

SCHEDULE

A/B/C

This forms part of application
DP19-0191 / DVP19-0192

Planner
Initials AC

City of
Kelowna
DEVELOPMENT PLANNING

Date

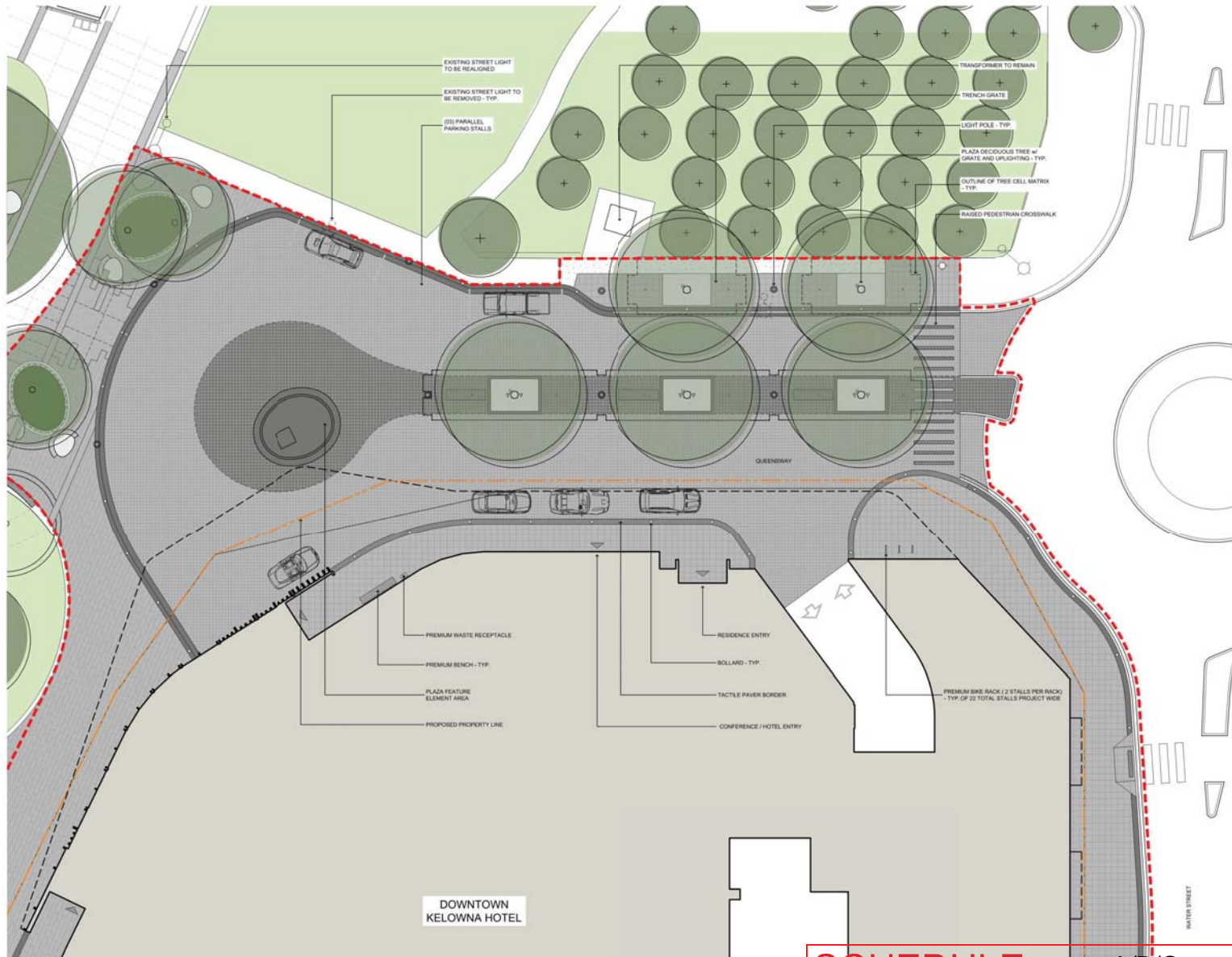
2019-11-25

Scale

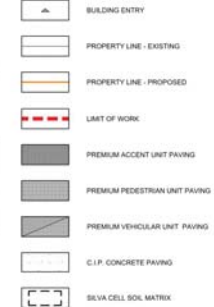
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Nº

LDP 1
Previous Number



LANDSCAPE PLAN LEGEND:



LANDSCAPE DEVELOPMENT DATA

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

CHARACTER IMAGES



SCHEDULE

A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials

AC

City of
Kelowna
DEVELOPMENT PLANNING

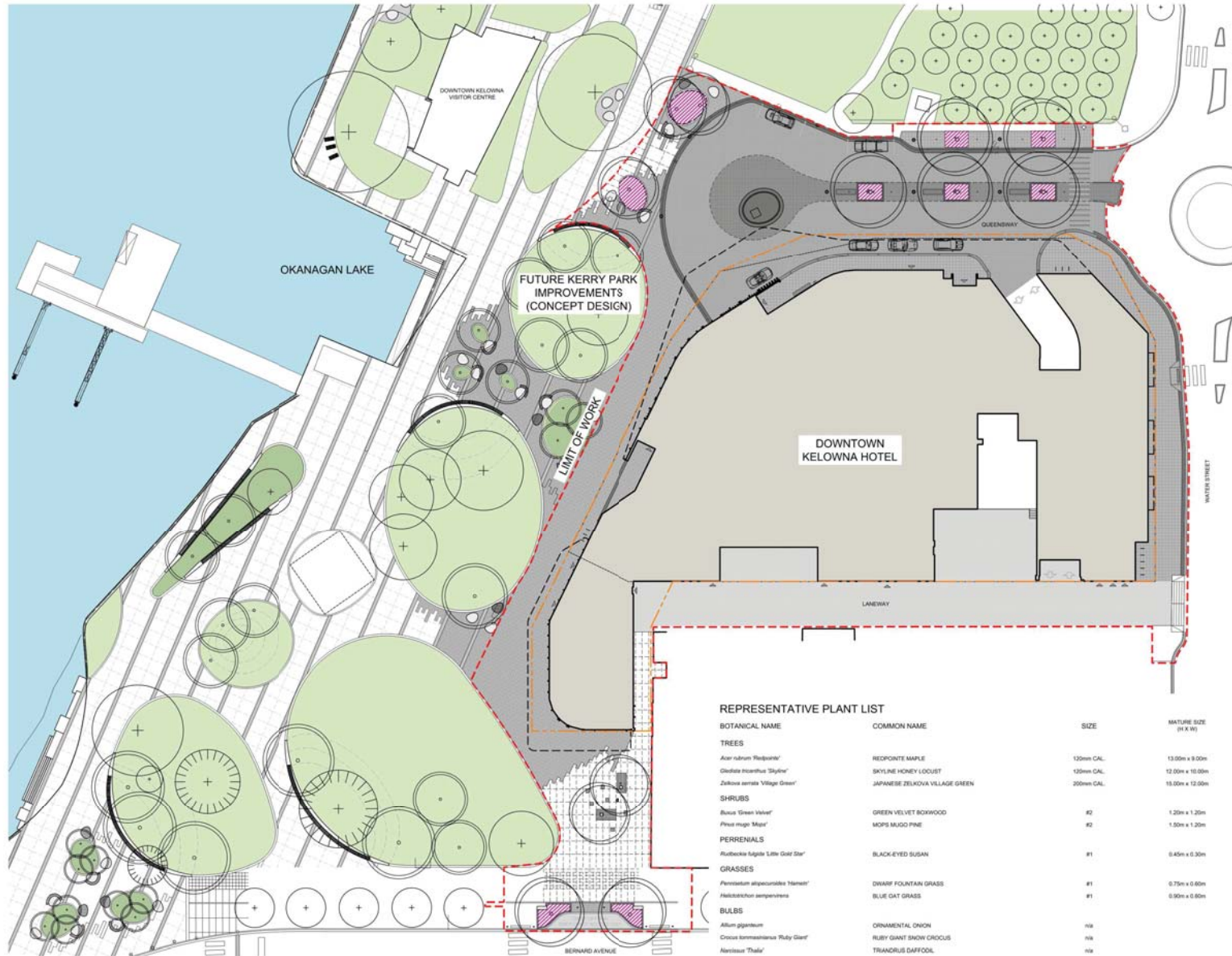
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2019-11-25

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LDP 2
Previous Number
LDP 1

DOWNTOWN KELOWNA HOTEL
289 QUEENSWAY AVENUE
KELOWNA, B.C.
V1Y 8E6





HYDROZONE PLAN LEGEND:

MEDIUM WATER REQUIREMENTS

CHARACTER IMAGES



DOWNTOWN KELOWNA HOTEL
 289 QUEENSWAY AVENUE
 KELOWNA, B.C.
 V1Y 8E6

Plan
 HYDROZONE PLAN

Date
 2019-11-25

Scale
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Nº
 LDP 3
 Previous Number
 LDP 2

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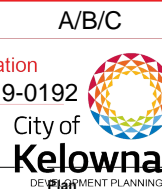
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Architects

Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Planner
Initials **AC**



LEVEL 01 FLOOR PLAN

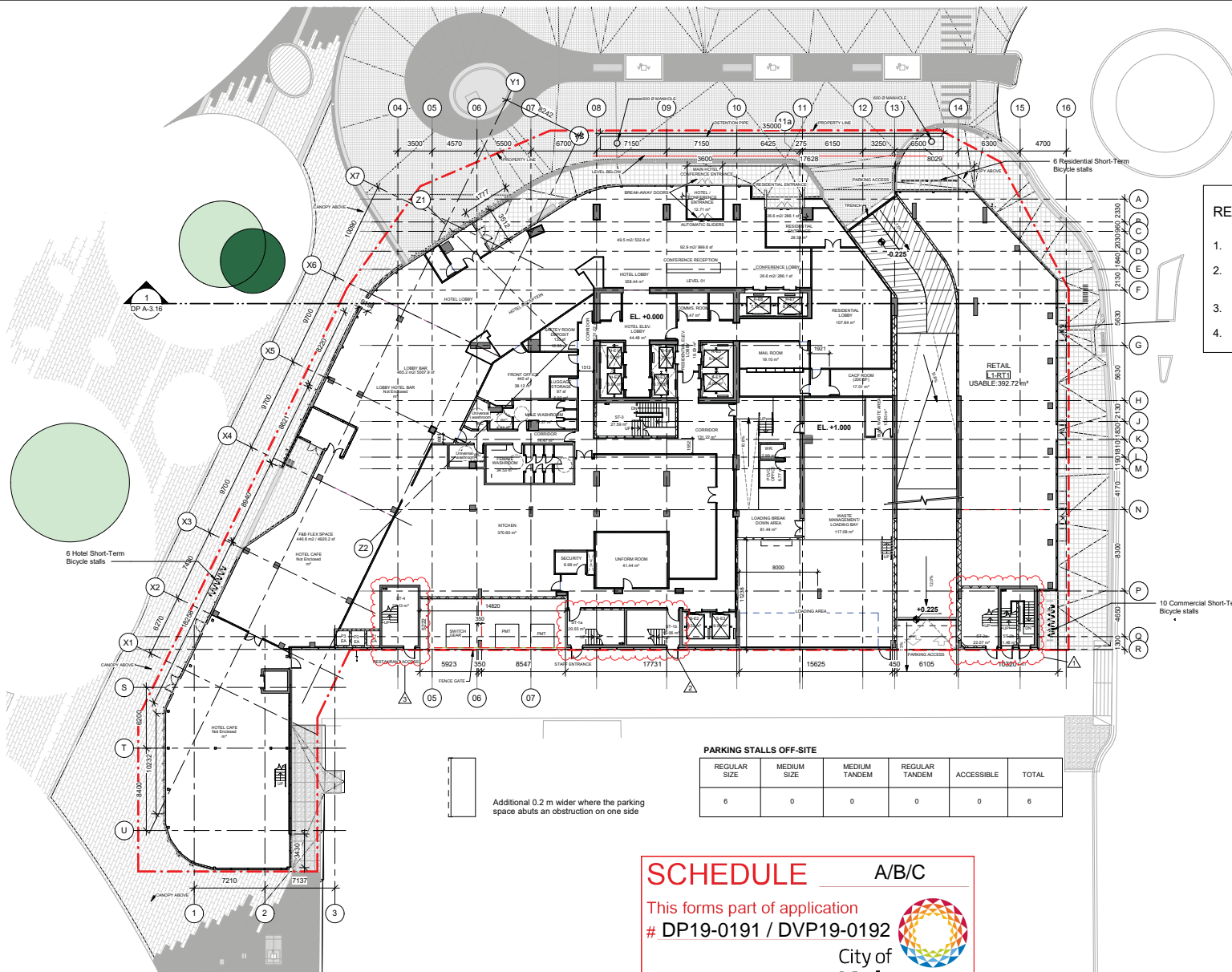
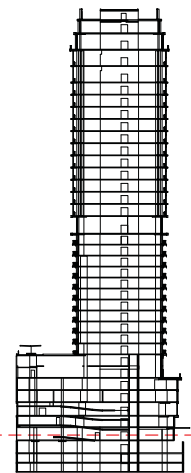
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Previous Number
A-06 r1

REVISIONS FROM PREVIOUSLY APPROVED:

1. NEW GROUND FLOOR LAYOUT
2. STAIRS RELOCATED TO SOUTH-EAST CORNER TO ALLOW FOR MORE CONTIGUOUS RETAIL
3. DOUBLE STAIRS ADDED
4. NEW STAIR ADDED FROM LEVEL 01 TO 02



SCHEDULE

A/B/C

This forms part of application

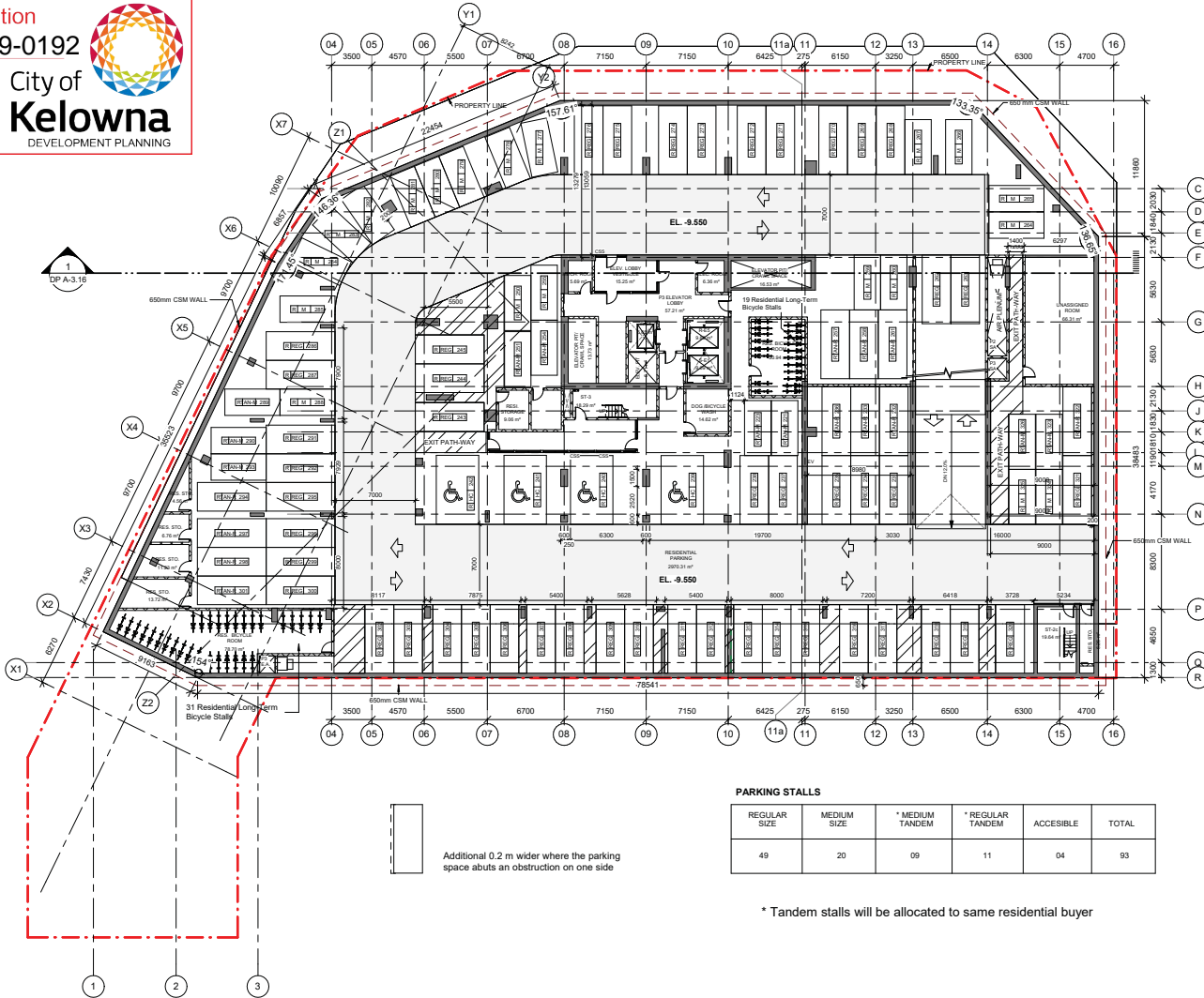
DP19-0191 / DVP19-0192



City of
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AC



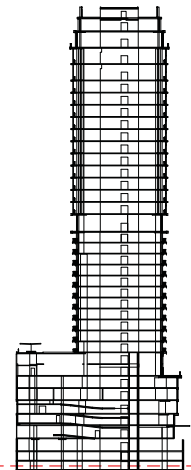
Revision From Previously Approved

- Added new P3 parking

PARKING STALLS

REGULAR SIZE	MEDIUM SIZE	* MEDIUM TANDIEM	* REGULAR TANDIEM	ACCESSIBLE	TOTAL
49	20	09	11	04	93

* Tandem stalls will be allocated to same residential buyer



Architects

Project 1864

289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan

LEVEL B3 FLOOR PLAN

Date

Nov 25, 2019

Scale

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Nº

DP A-1.02
Previous Number
NEW SHEET

A/B/C

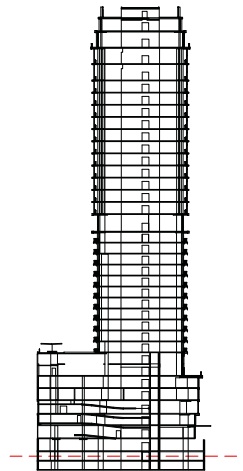
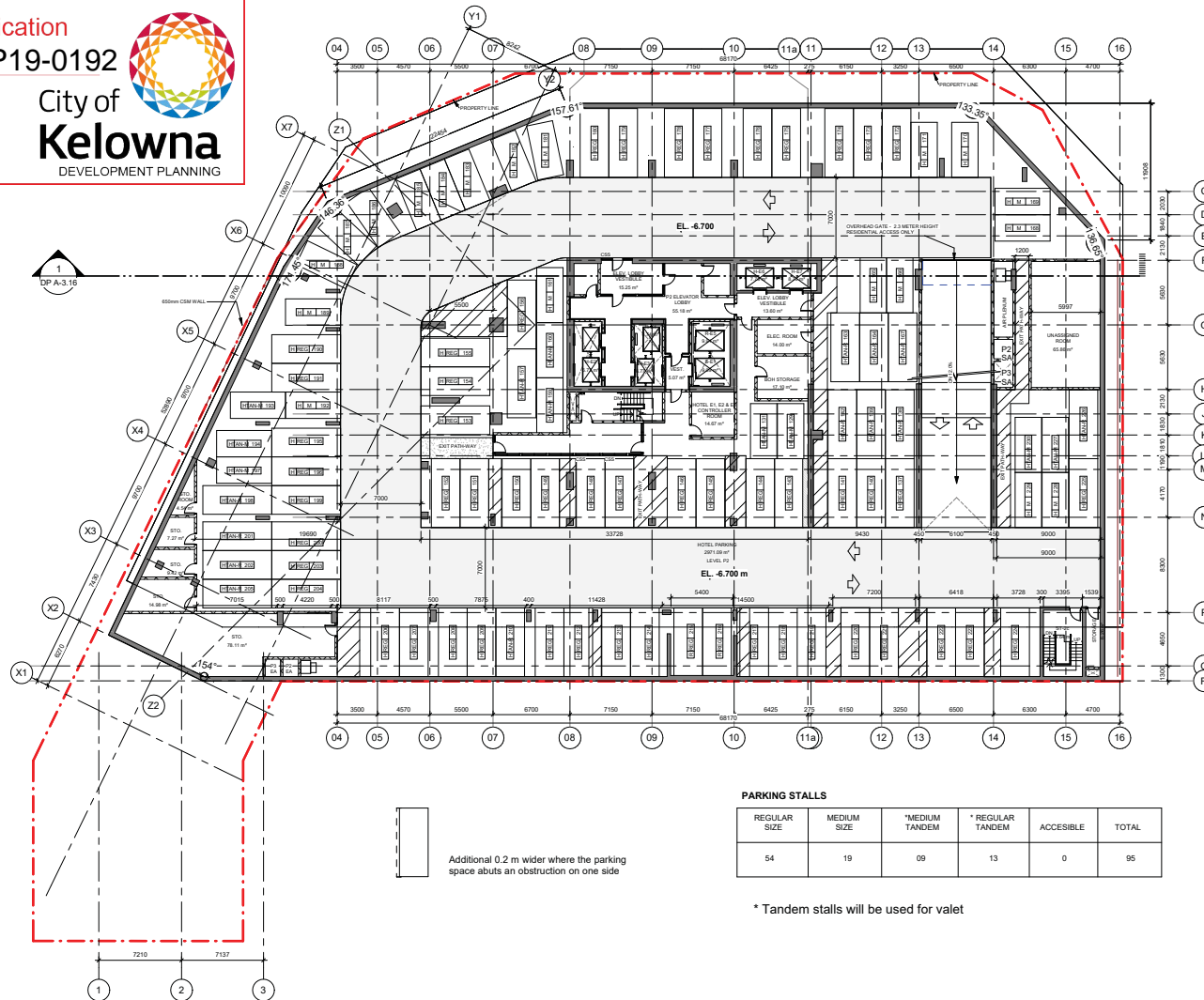
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City of Kelowna
DEVELOPMENT PLANNING

AC

- Change to parking layout



GCA

289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

DP A-1.03
Previous Number
A-08

SCHEDULE

A/B/C

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DP19-0191 / DVP19-0192

Planner
Initials

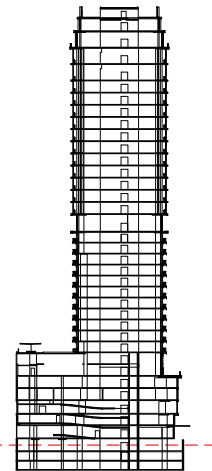
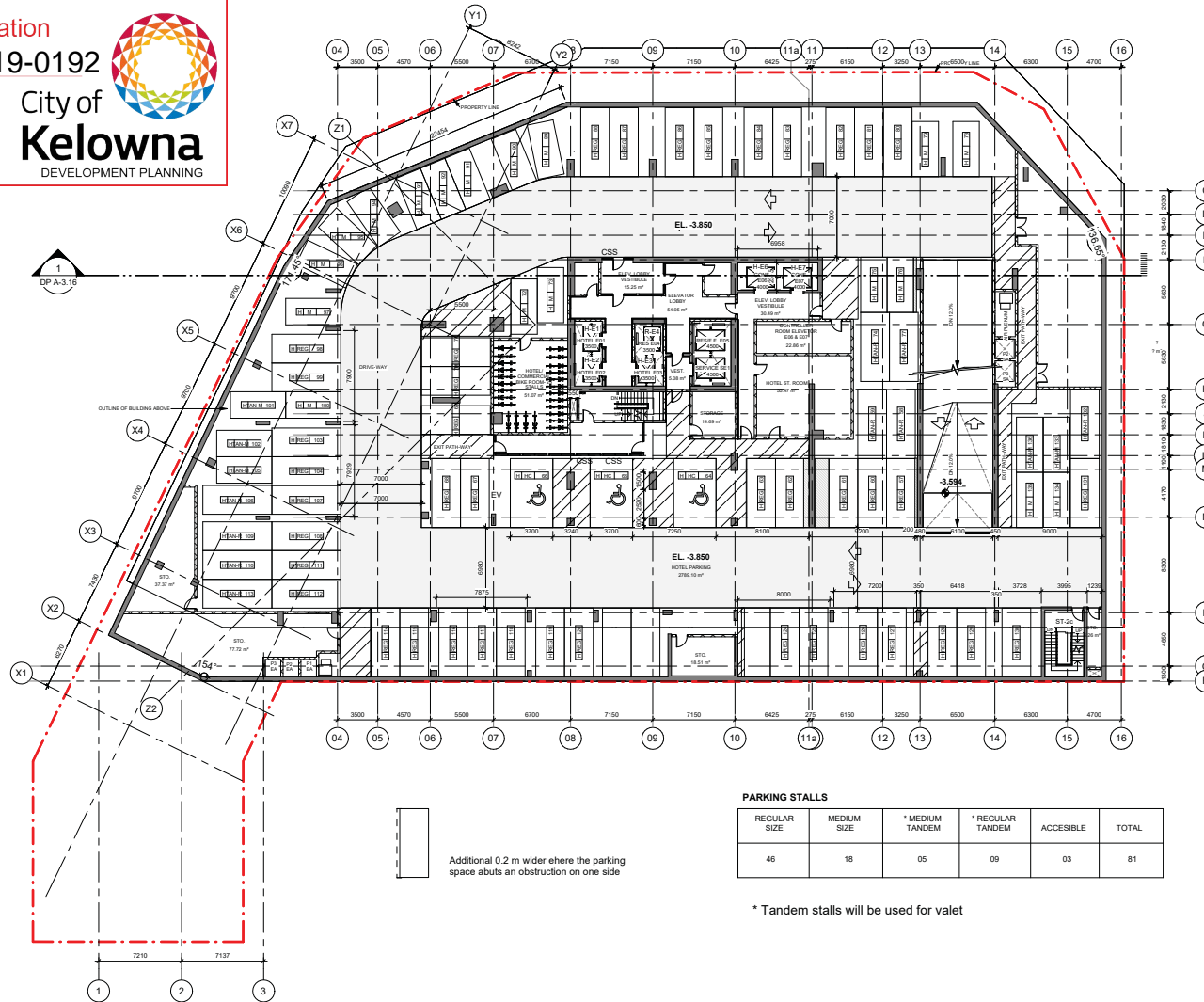
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City of
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Revision From Previously Approved:

- Change to parking layout



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Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan

LEVEL B1 FLOOR PLAN

Date

Nov 25, 2019

Scale

1 : 200

Nº

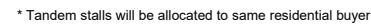
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A/B/C

DP19-0191 / DVP19-0192



AC



- New BOH and parking layout proposed



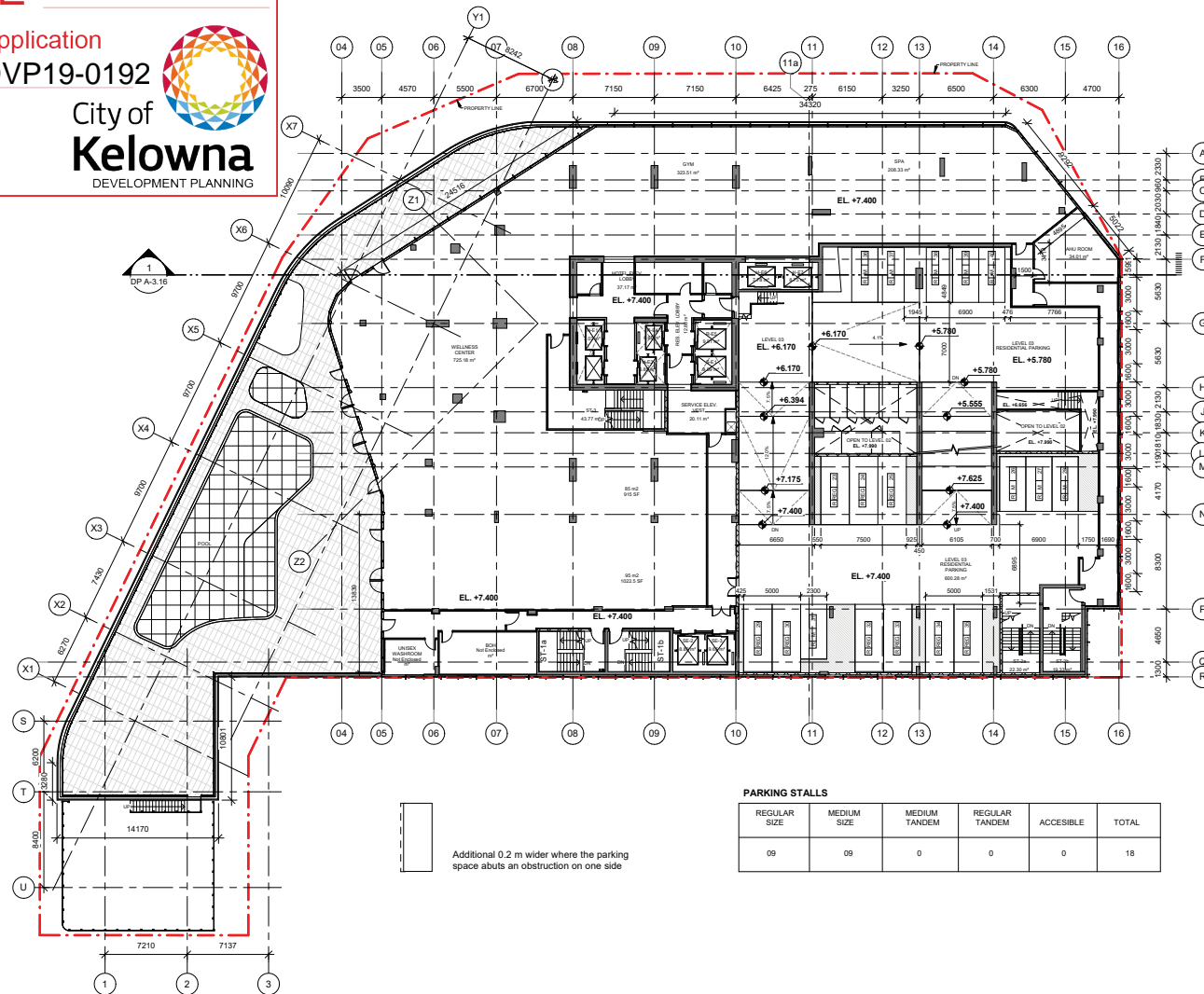
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DP19-0191 / DVP19-0192



City of Kelowna
DEVELOPMENT PLANNING

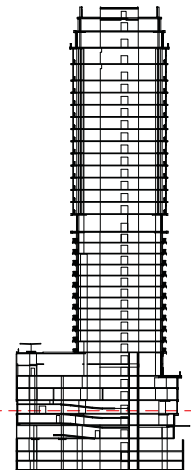
AC



- New BOH and parking layout proposed

REGULAR SIZE	MEDIUM SIZE	MEDIUM TANDEM	REGULAR TANDEM	ACCESSIBLE	TOTAL
09	09	0	0	0	18

Additional 0.2 m wider where the parking space abuts an obstruction on one side



SCHEDULE

A/B/C

This forms part of application

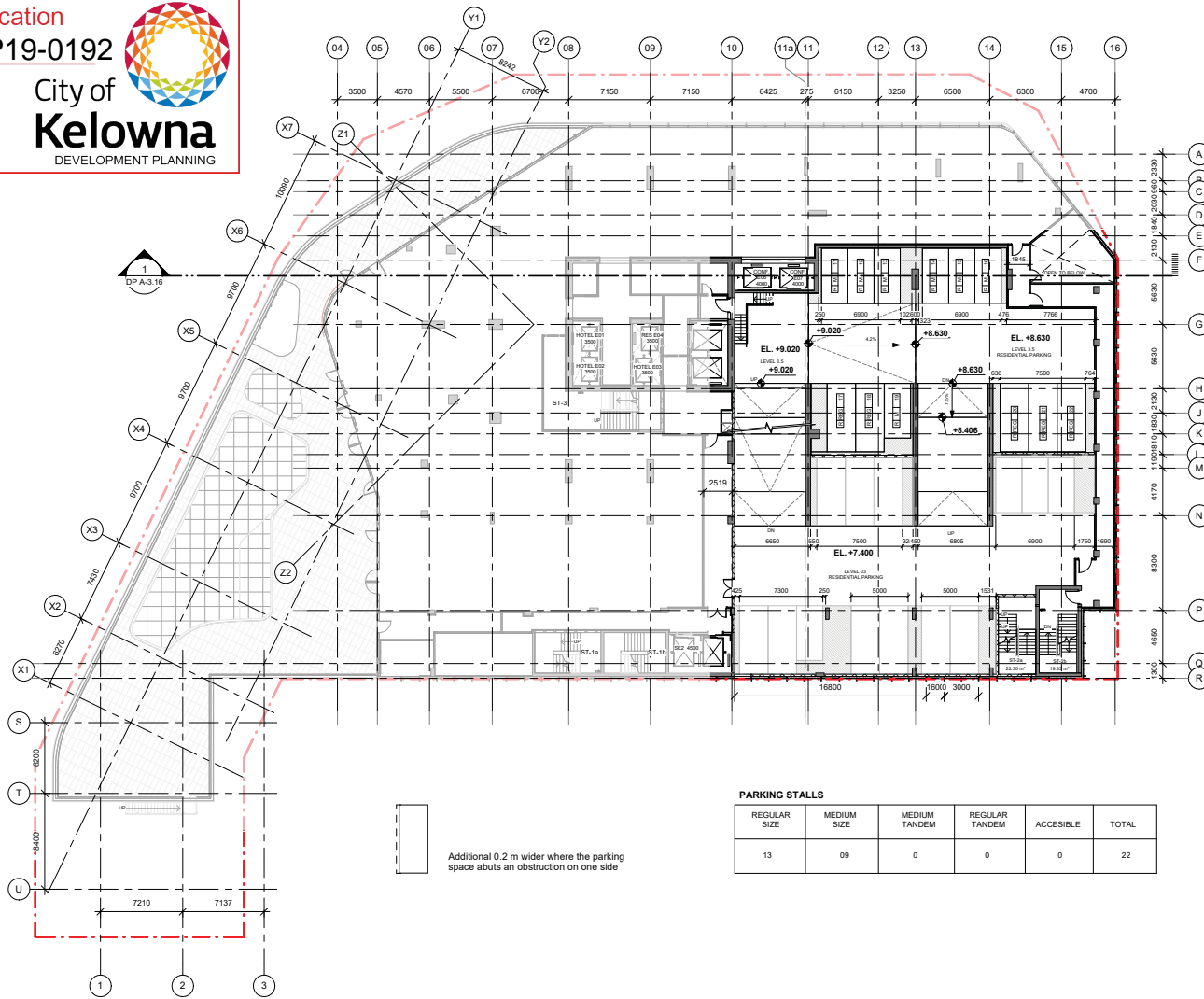
DP19-0191 / DVP19-0192



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

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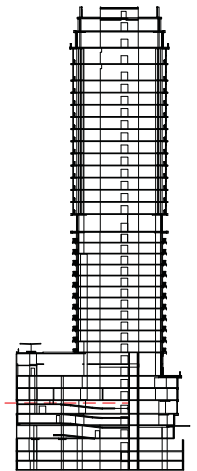
Revision From Previously Approved:

- New parking layout proposed

PARKING STALLS

REGULAR SIZE	MEDIUM SIZE	MEDIUM TANDEM	REGULAR TANDEM	ACCESSIBLE	TOTAL
13	09	0	0	0	22

Additional 0.2 m wider where the parking space abuts an obstruction on one side



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Project 1864

289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan

LEVEL 3.5 FLOOR PLAN

Date

Nov 25, 2019

Scale

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Nº

DP A-1.07

Previous Number
NEW SHEET

SCHEDULE

This forms part of application
DP19-0191 / DVP19-0192

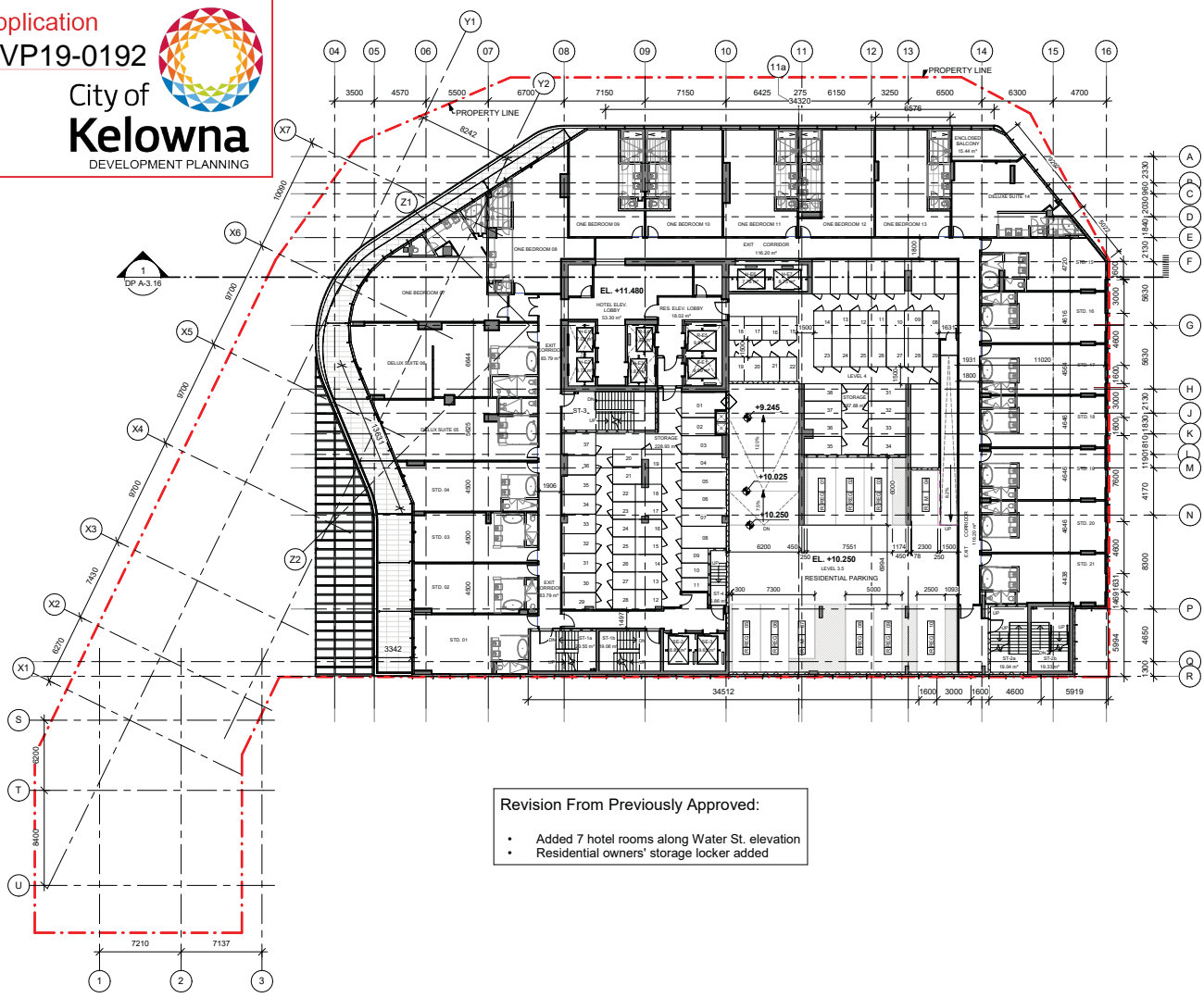
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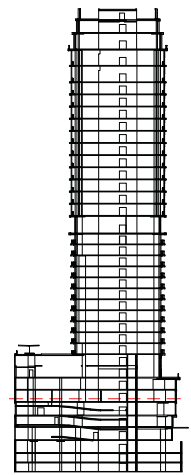
City of
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DEVELOPMENT PLANNING

Planner Initials

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HOTEL - LEVEL 4		
	GROSS AREA	TERRACE AREA
STO. 01	57.57 m ²	16.17 m ²
STO. 02	48.80 m ²	14.35 m ²
STO. 03	48.87 m ²	14.35 m ²
STO. 04	58.79 m ²	18.95 m ²
DECKING SUITE 05	78.88 m ²	
ONE BEDROOM 06	107.28 m ²	21.15 m ²
ONE BEDROOM 07	59.09 m ²	27.45 m ²
ONE BEDROOM 08	54.97 m ²	
ONE BEDROOM 09	58.02 m ²	
ONE BEDROOM 10	52.22 m ²	
ONE BEDROOM 11	54.89 m ²	
ONE BEDROOM 12	52.89 m ²	
DECKING SUITE 13	54.23 m ²	15.74 m ²
STO. 15	51.43 m ²	
STO. 16	51.48 m ²	
STO. 17	52.98 m ²	
STO. 18	51.98 m ²	
STO. 19	51.98 m ²	
STO. 20	51.98 m ²	
STO. 21	50.59 m ²	



SCHEDULE

A/B/C

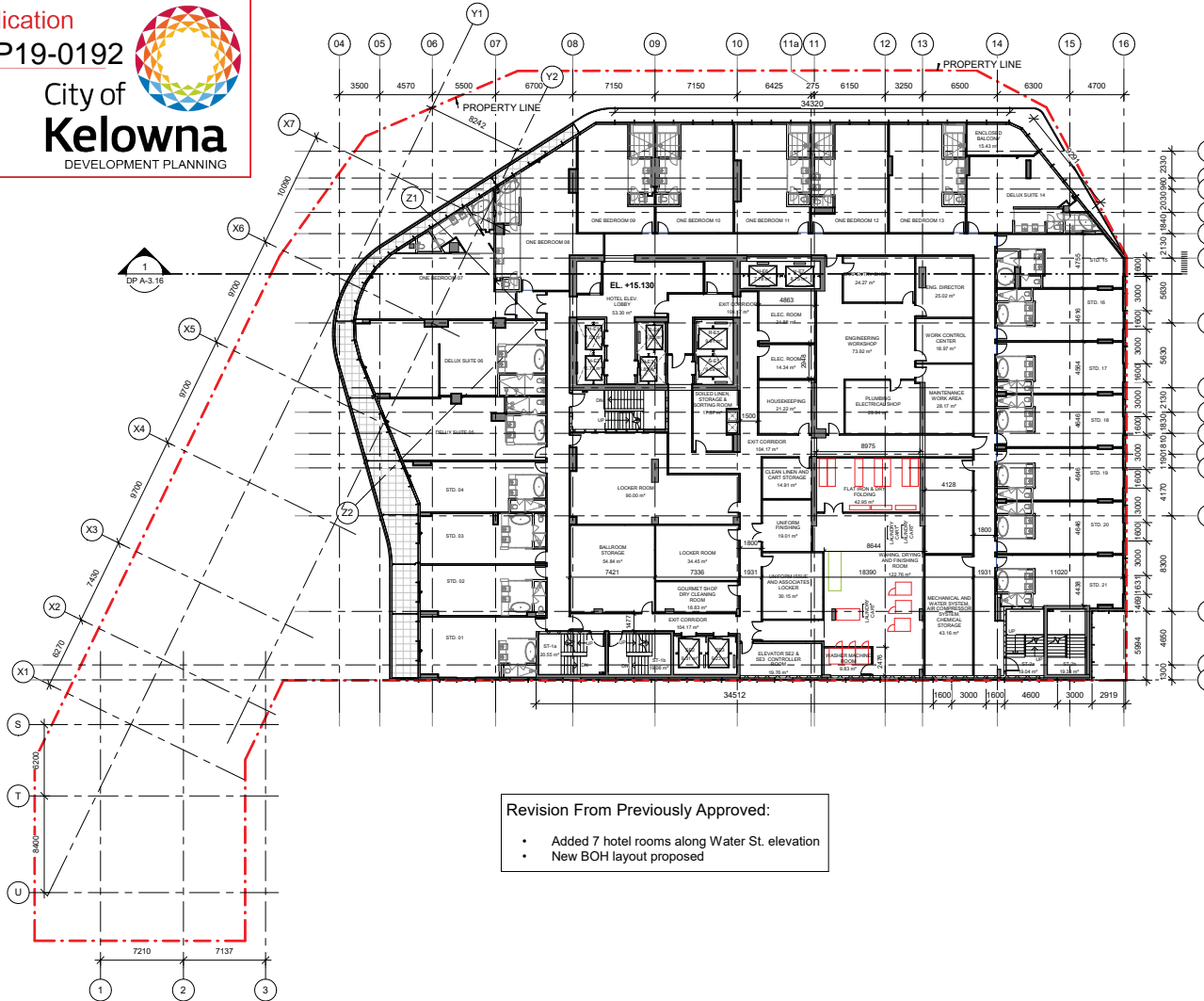
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DP19-0191 / DVP19-0192

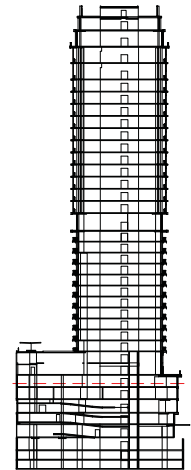
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City of
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DEVELOPMENT PLANNING



HOTEL - LEVEL 5	GROSS AREA	TERRACE AREA
STD. 01	57.07 m ²	13.81 m ²
STD. 02	49.82 m ²	10.33 m ²
STD. 03	49.87 m ²	11.75 m ²
STD. 04	52.79 m ²	10.58 m ²
DELUX SUITE 05	76.88 m ²	13.31 m ²
DELUX SUITE 06	107.22 m ²	20.62 m ²
ONE BEDROOM 07	102.42 m ²	9.38 m ²
ONE BEDROOM 08	83.89 m ²	
ONE BEDROOM 09	64.87 m ²	
ONE BEDROOM 10	82.02 m ²	
ONE BEDROOM 11	82.02 m ²	
ONE BEDROOM 12	64.88 m ²	
ONE BEDROOM 13	64.88 m ²	
DELUX SUITE 14	64.23 m ²	15.74 m ²
STD. 15	51.43 m ²	
STD. 16	51.48 m ²	
STD. 17	50.88 m ²	
STD. 18	51.98 m ²	
STD. 19	51.98 m ²	
STD. 20	51.98 m ²	
STD. 21	50.52 m ²	



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Project 1864

289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan

LEVEL 05 FLOOR PLAN

Date

Nov 25, 2019

Scale

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DP A-1.09
Previous Number
A-13

SCHEDULE

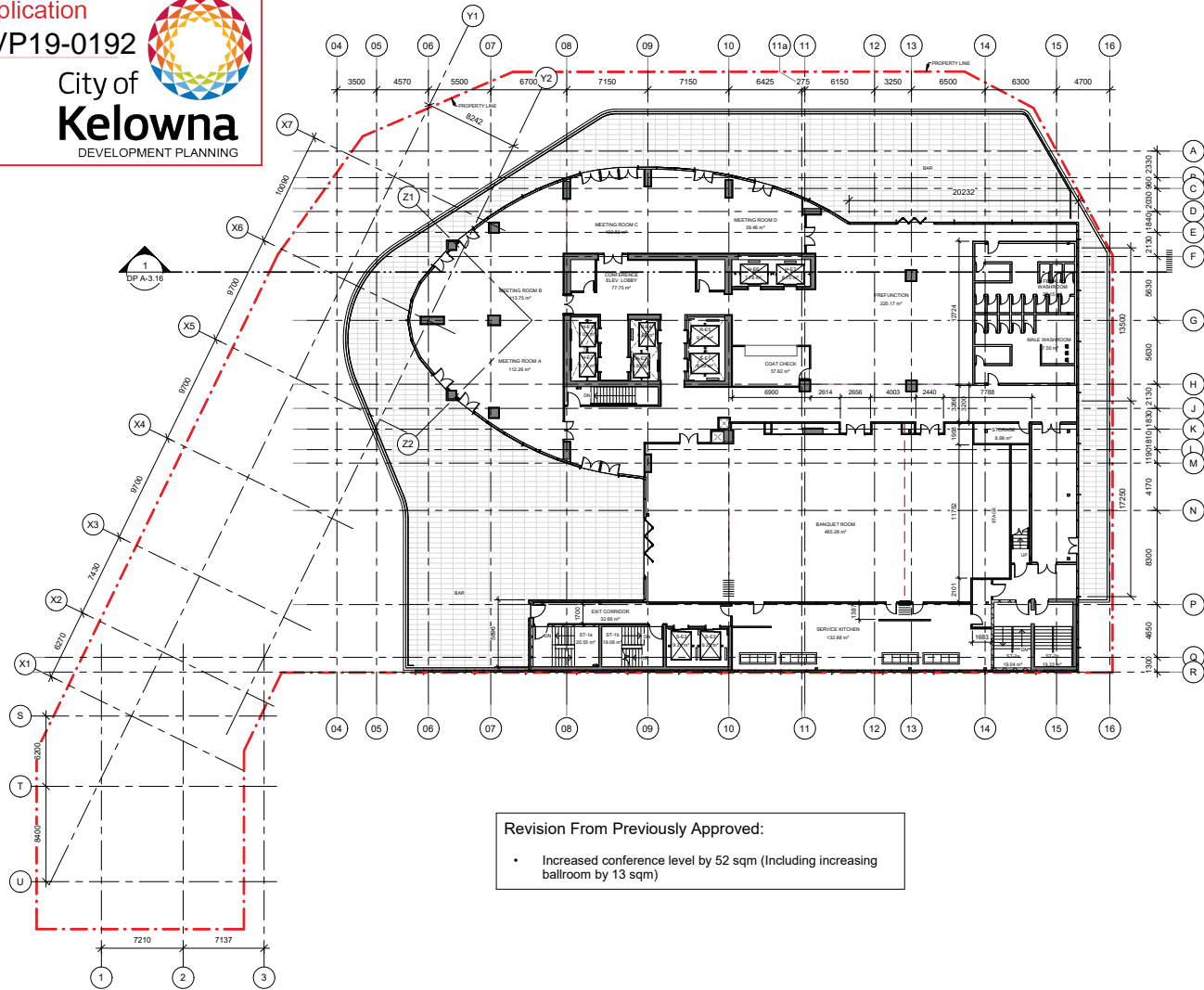
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DP19-0191 / DVP19-0192

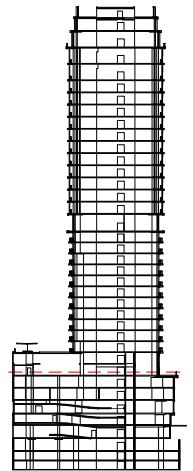
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Revision From Previously Approved:

- Increased conference level by 52 sqm (Including increasing ballroom by 13 sqm)



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Project 1864

289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan

LEVEL 06 FLOOR PLAN

Date

Nov 25, 2019

Scale

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DP A-1.10
Previous Number
A-15

SCHEDULE

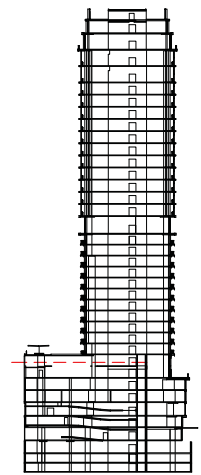
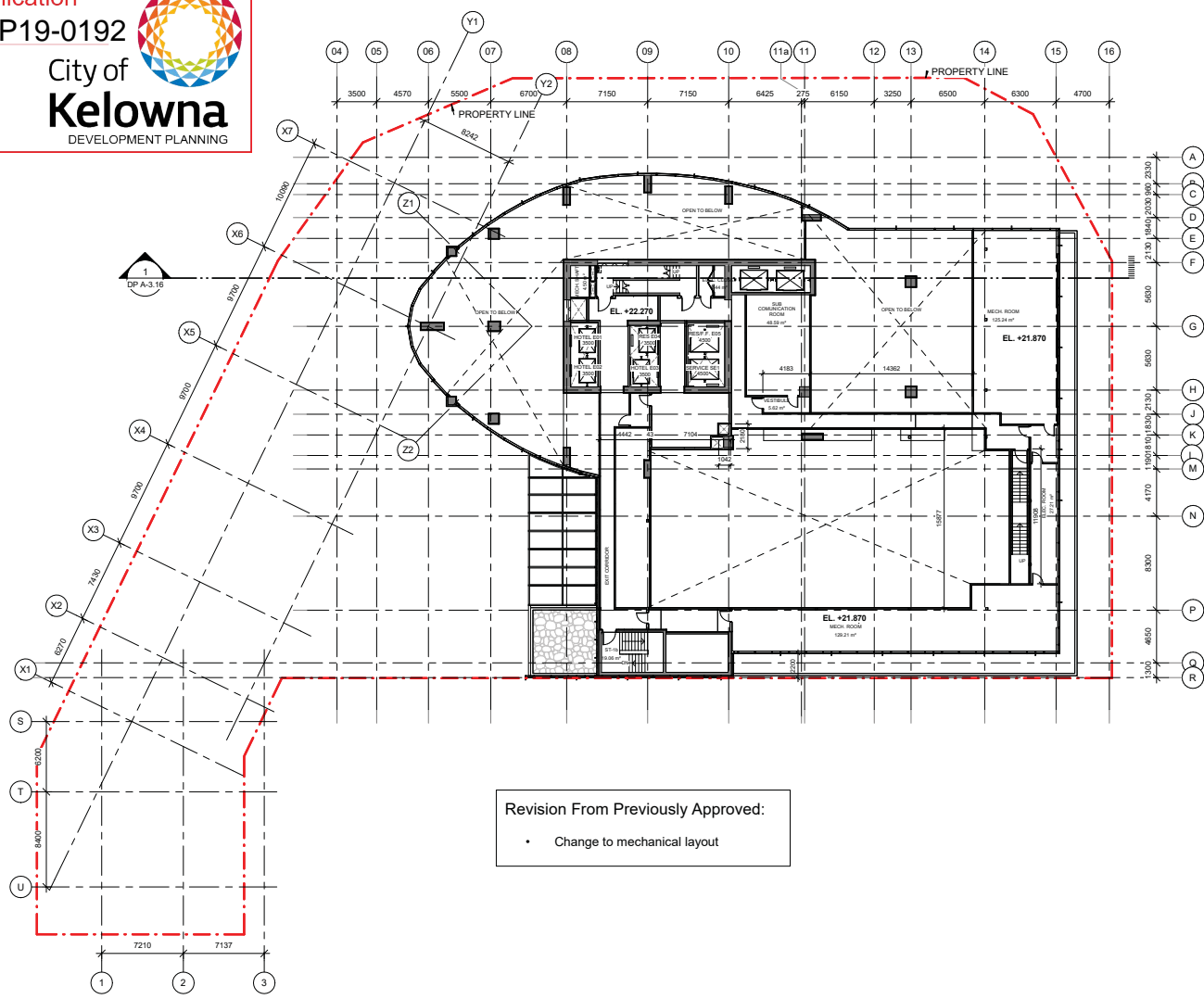
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Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING



SCHEDULE

A/B/C

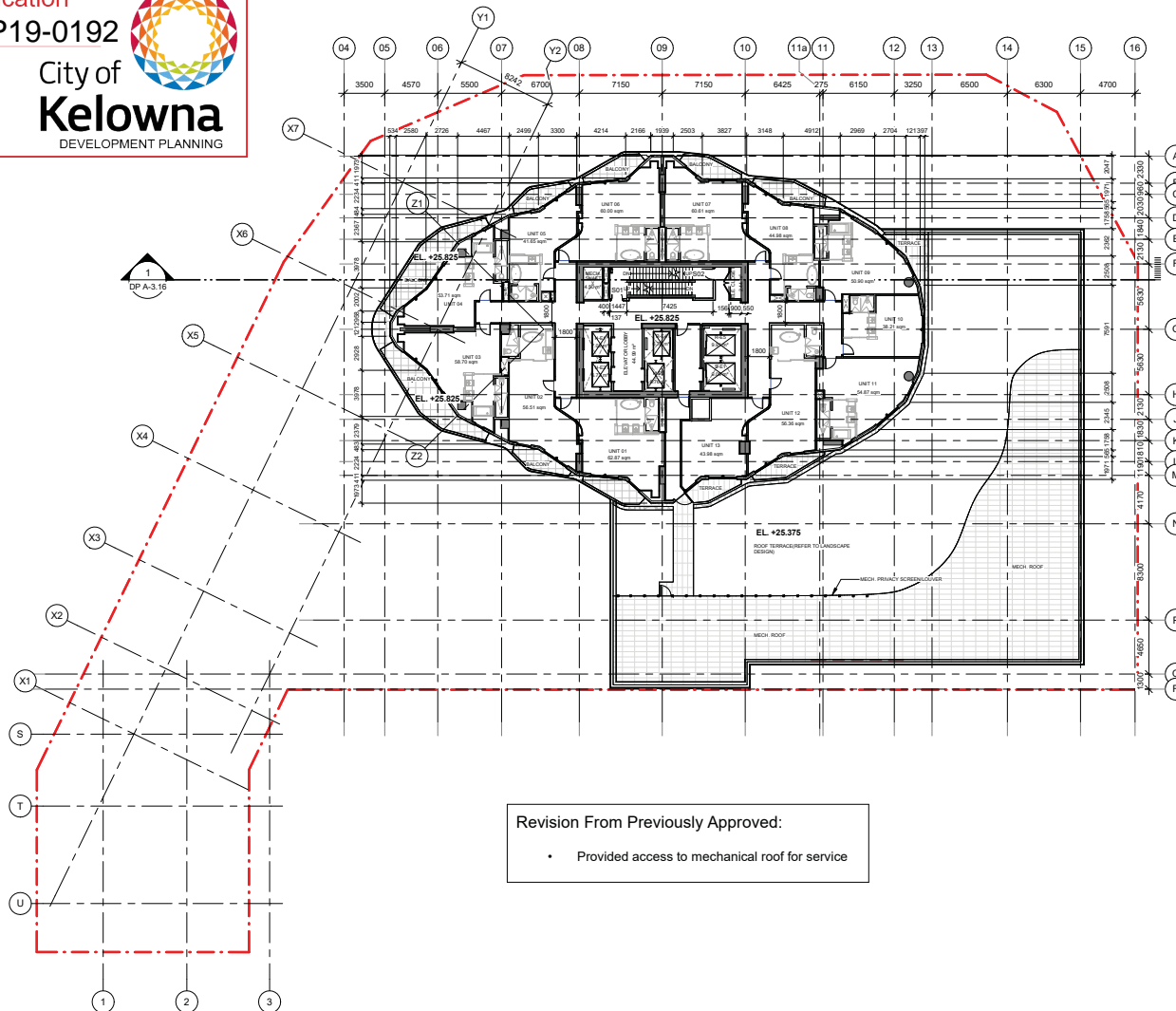
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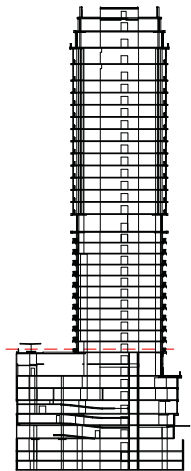
City of
Kelowna
DEVELOPMENT PLANNING

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Initials

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HOTEL - LEVEL 7	USABLE AREA	TERRACE AREA
UNIT 01	62.87 sqm	7.87 sqm
UNIT 02	58.51 sqm	7.18 sqm
UNIT 03	58.79 sqm	20.83 sqm
UNIT 04	53.71 sqm	20.83 sqm
UNIT 05	41.65 sqm	7.18 sqm
UNIT 06	60.00 sqm	7.87 sqm
UNIT 07	60.61 sqm	7.45 sqm
UNIT 08	44.88 sqm	9.02 sqm
UNIT 09	50.88 sqm	9.08 sqm
UNIT 10	38.21 sqm	-
UNIT 11	54.87 sqm	-
UNIT 12	58.38 sqm	9.08 sqm
UNIT 13	43.88 sqm	9.78 sqm



Architects

Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
LEVEL 7 FLOOR PLAN

Date
Nov 25, 2019

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SCHEDULE

A/B/C

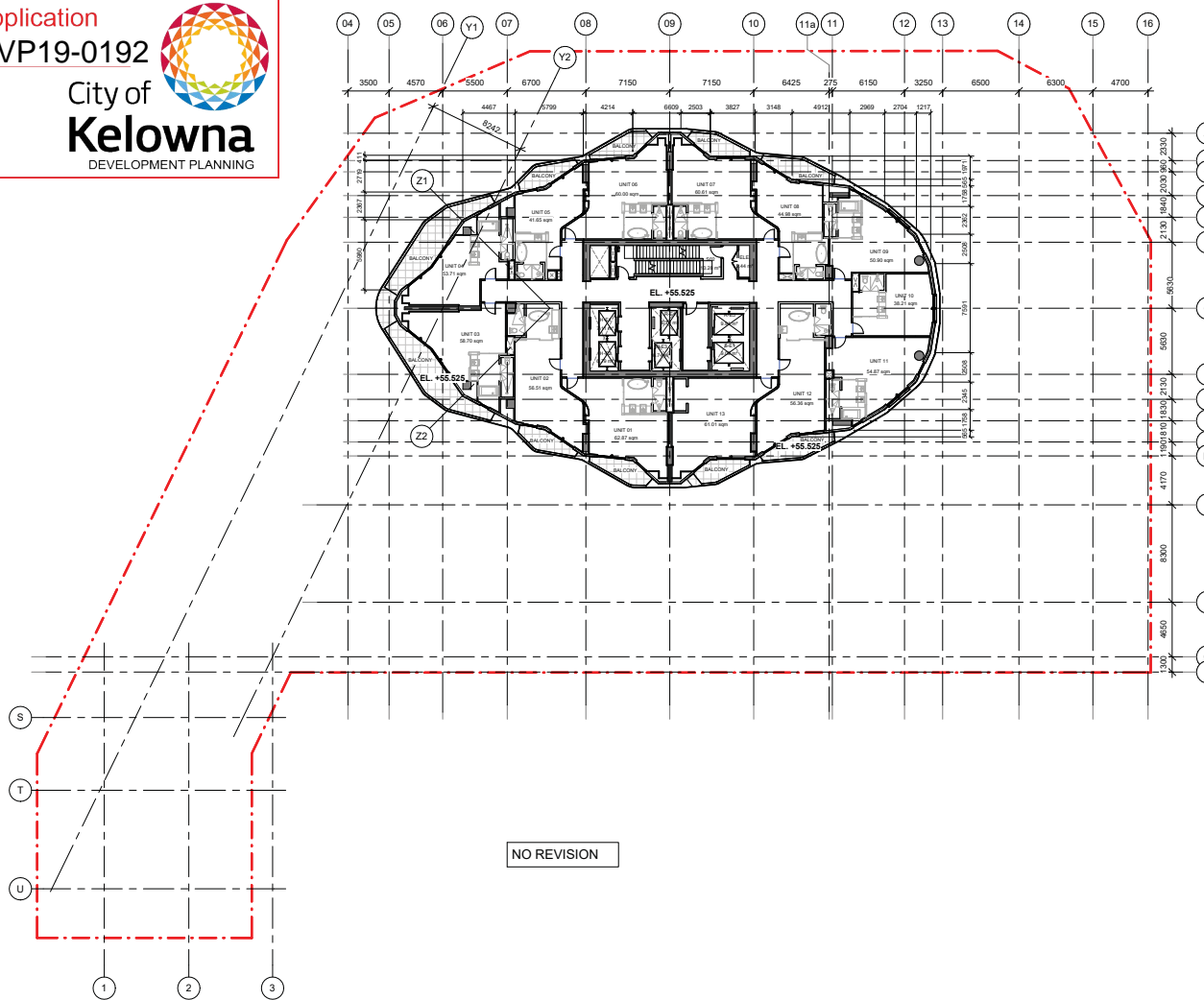
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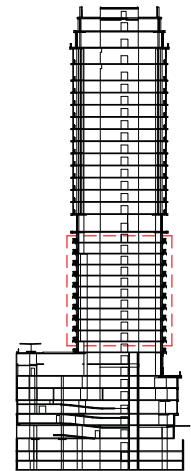
Planner
Initials

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City of
Kelowna
DEVELOPMENT PLANNING



HOTEL - LEVEL 8-16	GROSS AREA	TERRACE AREA
UNIT 01	62.87 sqm	7.67 sqm
UNIT 02	55.51 sqm	7.18 sqm
UNIT 03	58.70 sqm	25.85 sqm
UNIT 04	53.71 sqm	25.85 sqm
UNIT 05	41.85 sqm	7.18 sqm
UNIT 06	60.02 sqm	7.67 sqm
UNIT 07	60.81 sqm	7.45 sqm
UNIT 08	44.98 sqm	9.03 sqm
UNIT 09	50.98 sqm	-
UNIT 10	38.21 sqm	-
UNIT 11	54.87 sqm	-
UNIT 12	55.38 sqm	9.03 sqm
UNIT 13	61.01 sqm	7.45 sqm

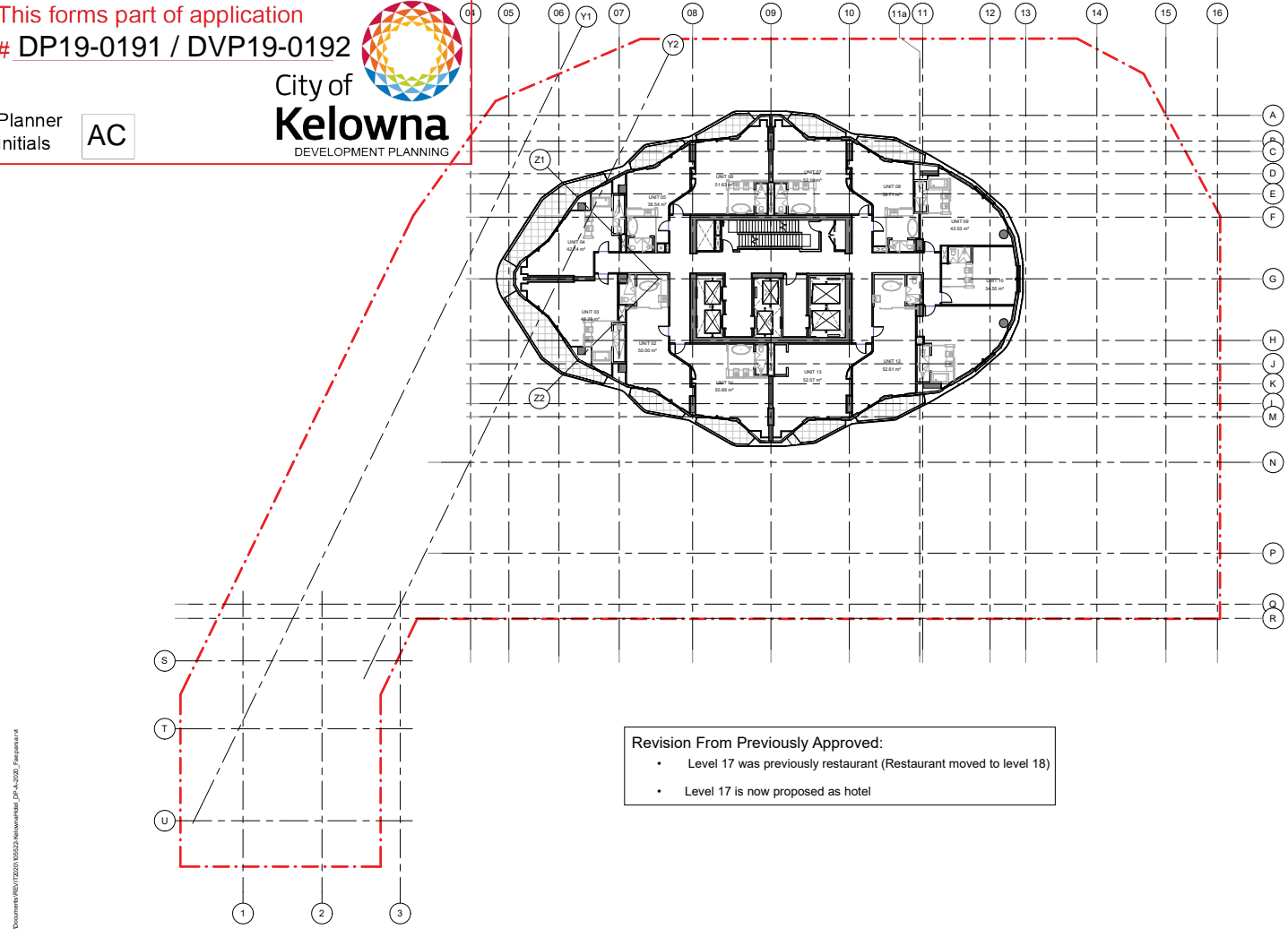


SCHEDULE A/B/C

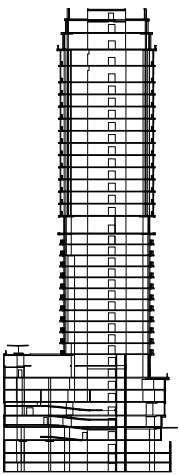
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City of Kelowna
DEVELOPMENT PLANNING



HOTEL - LEVEL 17	GROSS AREA	TERRACE AREA
UNIT 01	52.87 sqm	7.87 sqm
UNIT 02	58.51 sqm	7.18 sqm
UNIT 03	58.79 sqm	55.88 sqm
UNIT 04	52.71 sqm	55.88 sqm
UNIT 05	47.85 sqm	7.18 sqm
UNIT 06	60.00 sqm	7.87 sqm
UNIT 07	60.81 sqm	7.45 sqm
UNIT 08	44.88 sqm	9.03 sqm
UNIT 09	55.88 sqm	-
UNIT 10	58.21 sqm	-
UNIT 11	54.87 sqm	-
UNIT 12	58.36 sqm	9.03 sqm
UNIT 13	61.01 sqm	7.45 sqm



SCHEDULE

This forms part of application

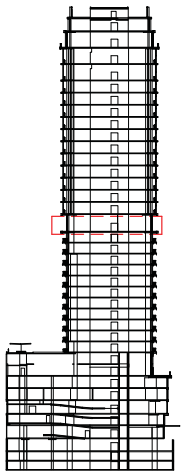
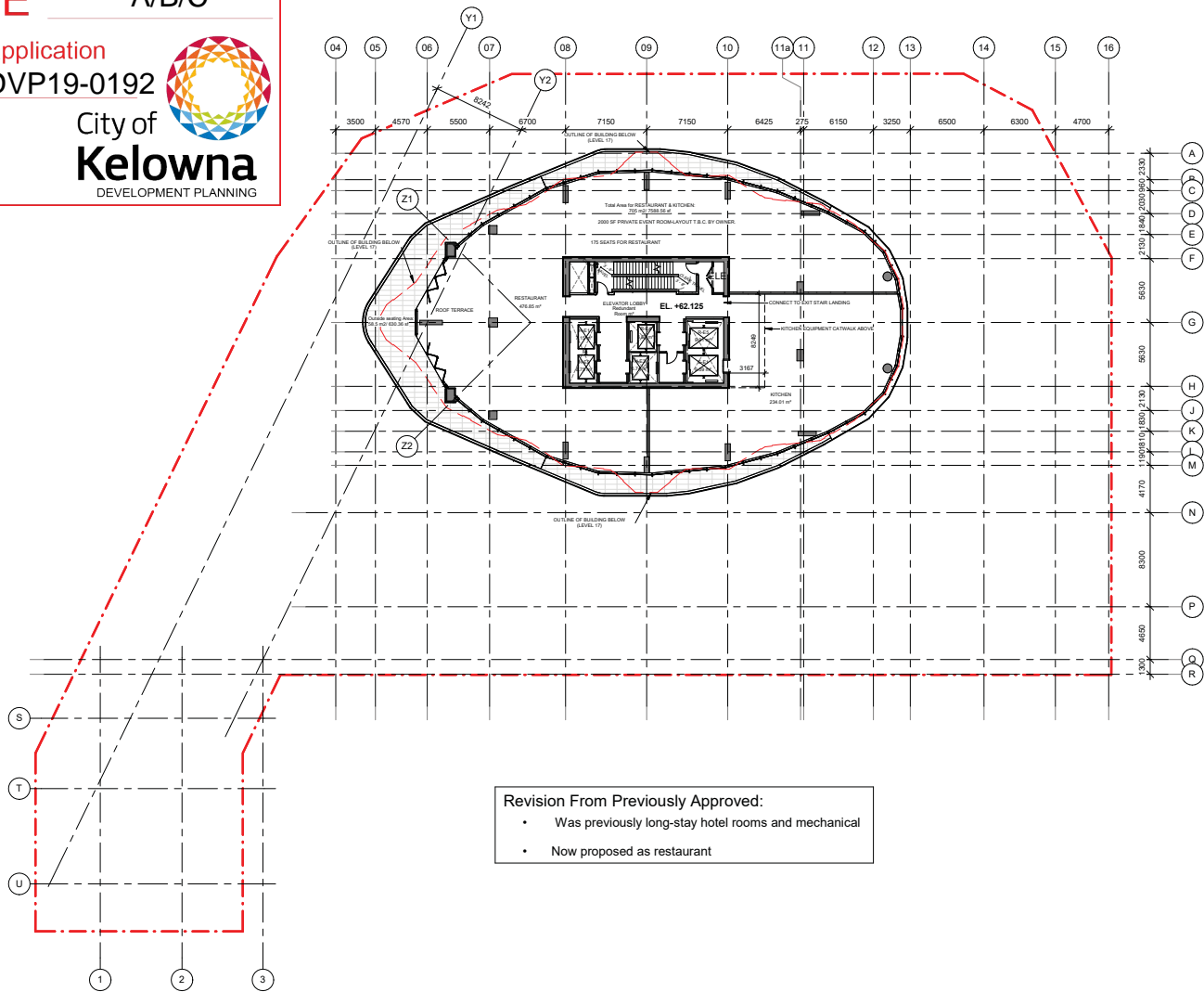
DP19-0191 / DVP19-0192

Planner Initials AC

A/B/C



City of Kelowna
DEVELOPMENT PLANNING



SCHEDULE

A/B/C

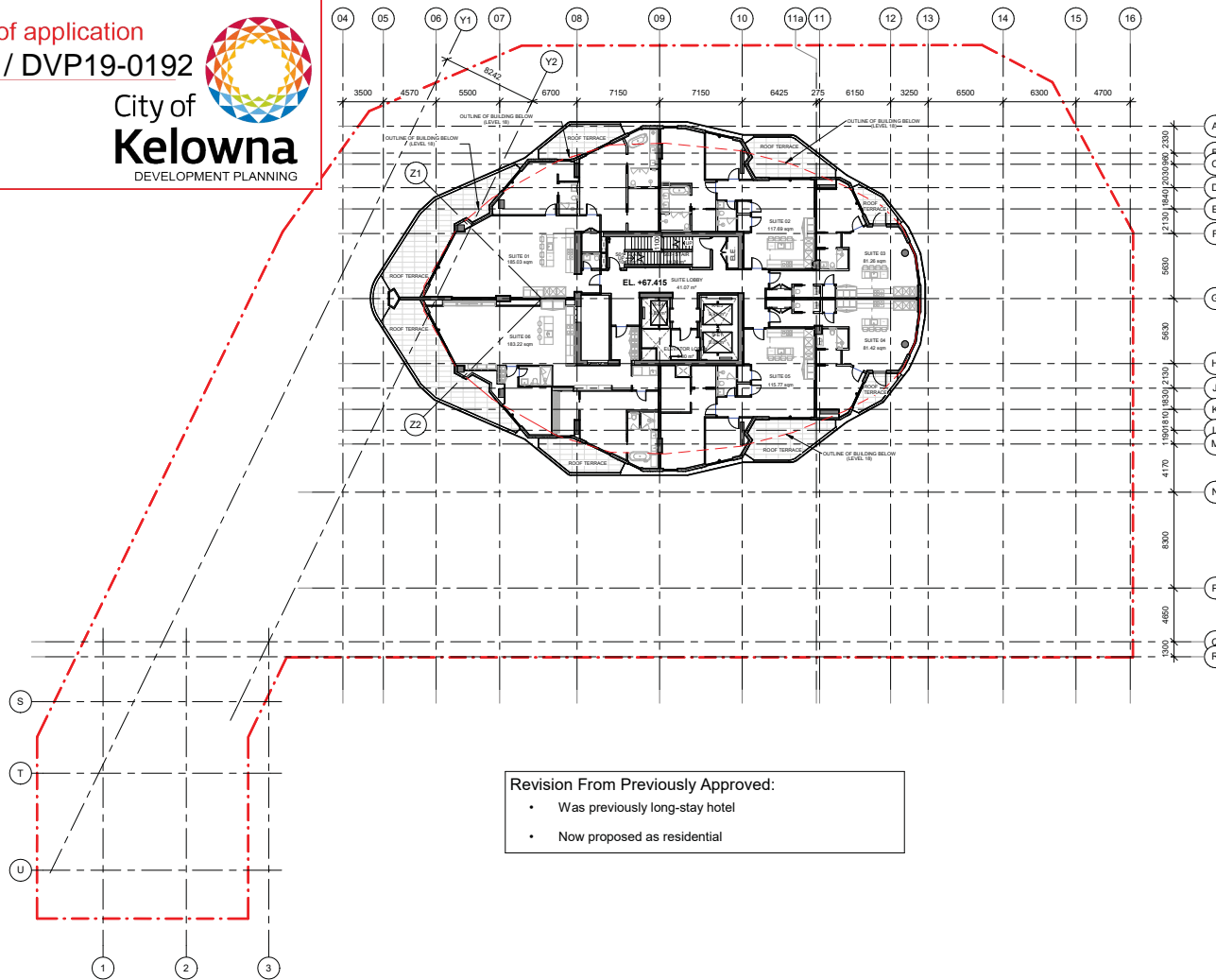
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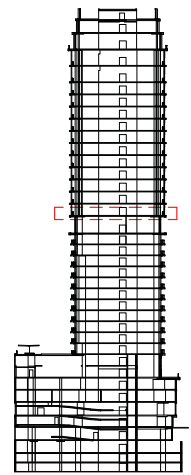
Planner
Initials

AC

City of
Kelowna
DEVELOPMENT PLANNING



RESIDENTIAL - LEVEL 19	GROSS AREA	TERRACE AREA
SUITE 01	165.03 sqm	54.88 sqm
SUITE 02	117.68 sqm	23.03 sqm
SUITE 03	81.42 sqm	8.14 sqm
SUITE 04	81.42 sqm	8.14 sqm
SUITE 05	115.77 sqm	23.03 sqm
SUITE 06	165.03 sqm	54.88 sqm



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Architects

Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
LEVEL 19 FLOOR PLAN

Date
Nov 25, 2019

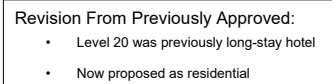
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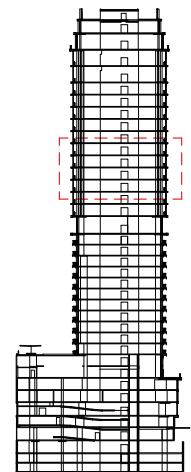
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DP19-0191 / DVP19-0192

AC



RESIDENTIAL - LEVEL 20-24	GROSS AREA	TERRACE AREA
SLUETTE 01	184.83 sqm	64.98 sqm
SLUETTE 02	116.56 sqm	22.03 sqm
SLUETTE 03	81.26 sqm	8.14 sqm
SLUETTE 04	81.42 sqm	8.14 sqm
SLUETTE 05	116.75 sqm	22.03 sqm
SLUETTE 06	206.67 sqm	64.98 sqm



SCHEDULE

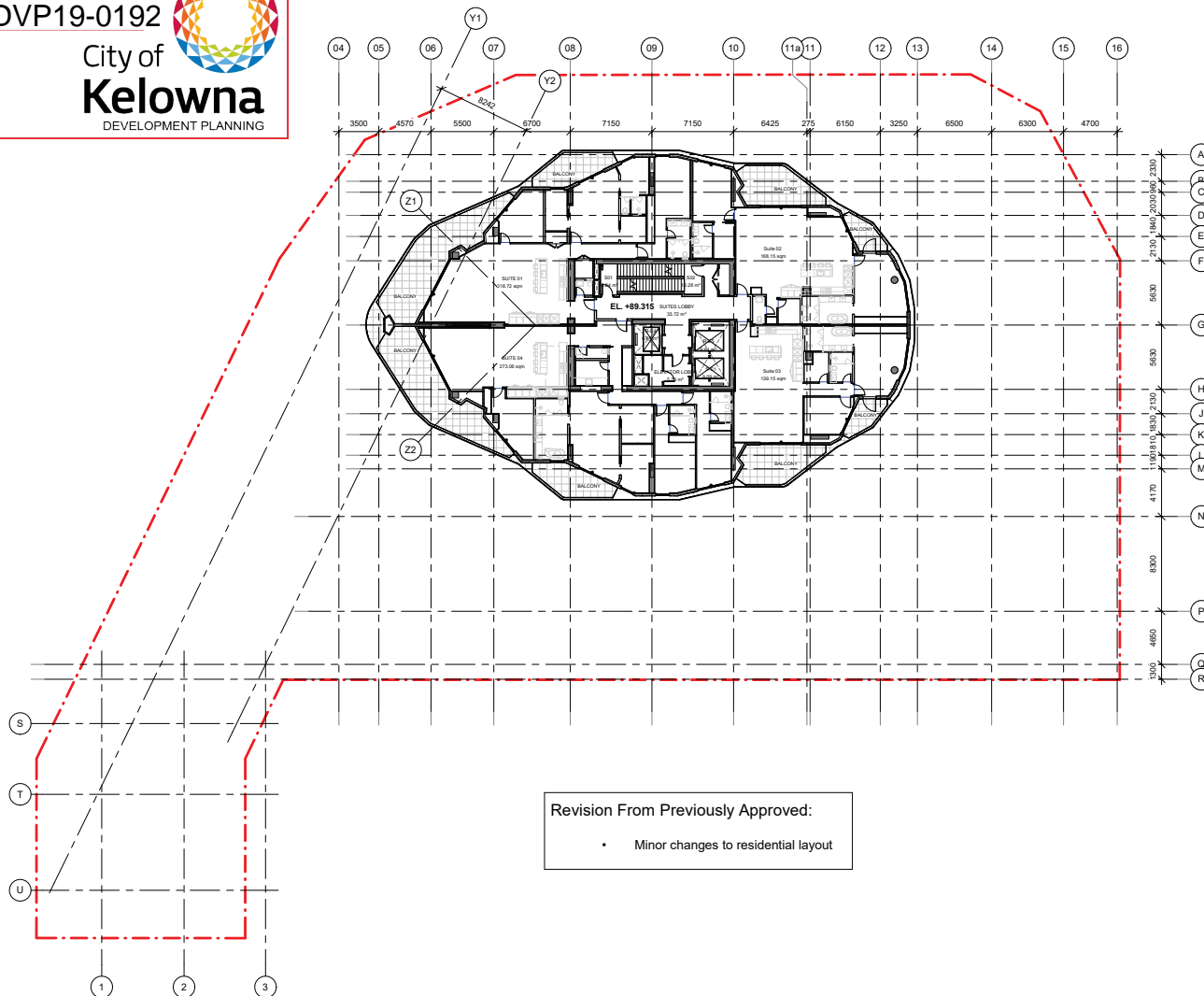
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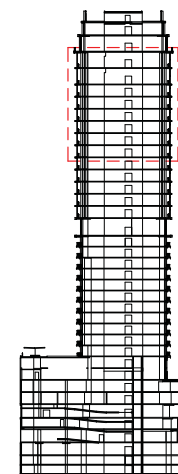
DP19-0191 / DVP19-0192

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City of Kelowna
DEVELOPMENT PLANNING



RESIDENTIAL - LEVEL 25-31	GROSS AREA	TERRACE AREA
SUITE 01	219.72 sqm	64.07 sqm
SUITE 02	188.15 sqm	30.17 sqm
SUITE 03	138.15 sqm	30.17 sqm
SUITE 04	273.08 sqm	64.07 sqm



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Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
LEVEL 25-31 FLOOR PLAN

Date
Nov 25, 2019

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DP A-1.18
Previous Number
A-22

SCHEDULE

A/B/C

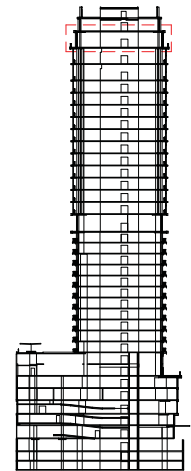
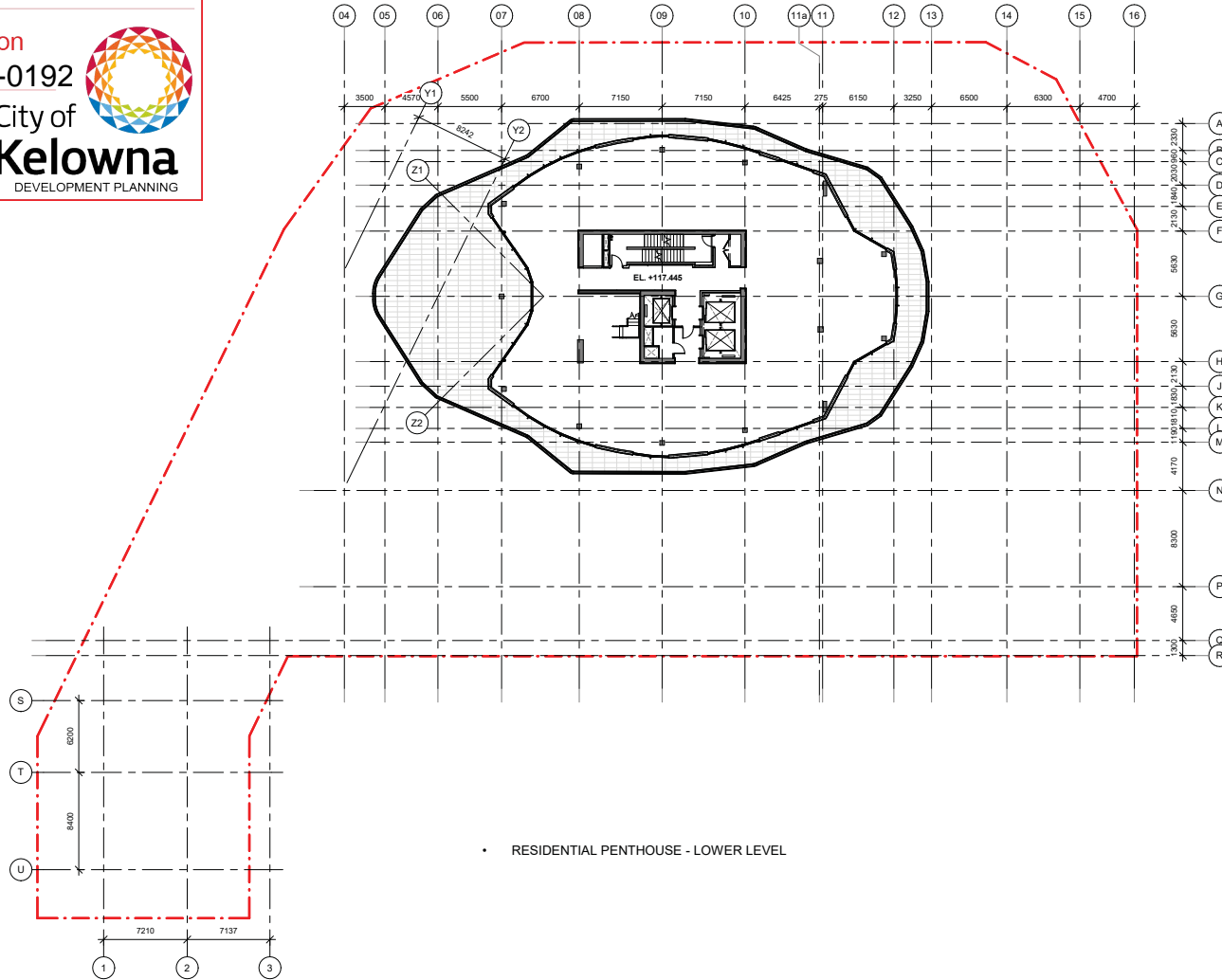
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Initials

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Project 1864
289 Queensway Ave
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Plan
LEVEL 32 FLOOR PLAN

Date
Nov 25, 2019

Scale
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DP A-1.19
Previous Number
A-25

SCHEDULE

A/B/C

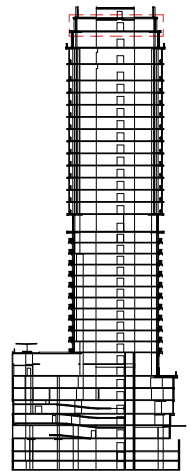
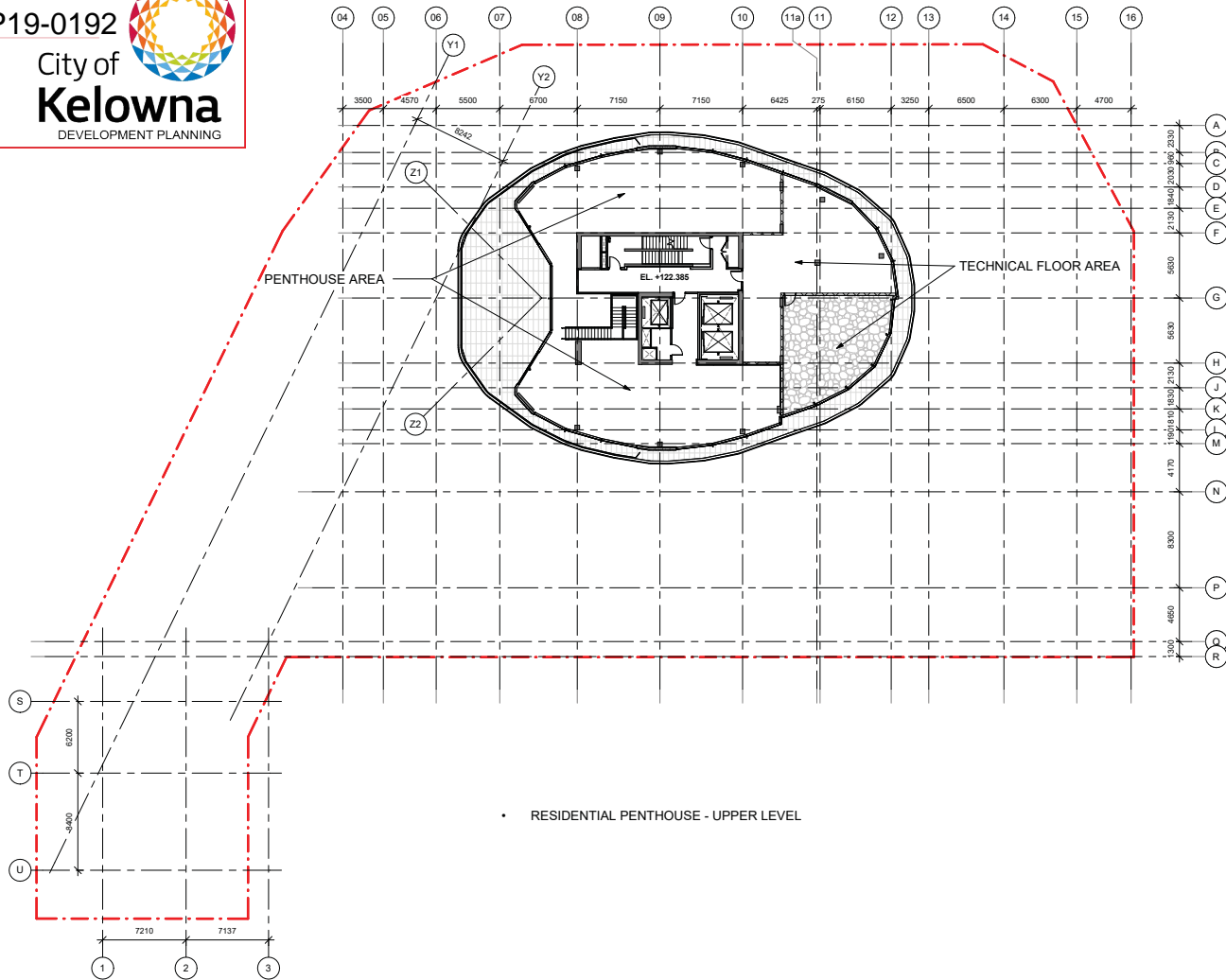
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City of
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• RESIDENTIAL PENTHOUSE - UPPER LEVEL



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Kelowna, B.C.
V1Y 8E6

Plan
LEVEL 33 FLOOR PLAN

Date
Nov 25, 2019

Scale
1 : 200

Nº
DP A-1.20
Previous Number
A-26

SCHEDULE

A/B/C

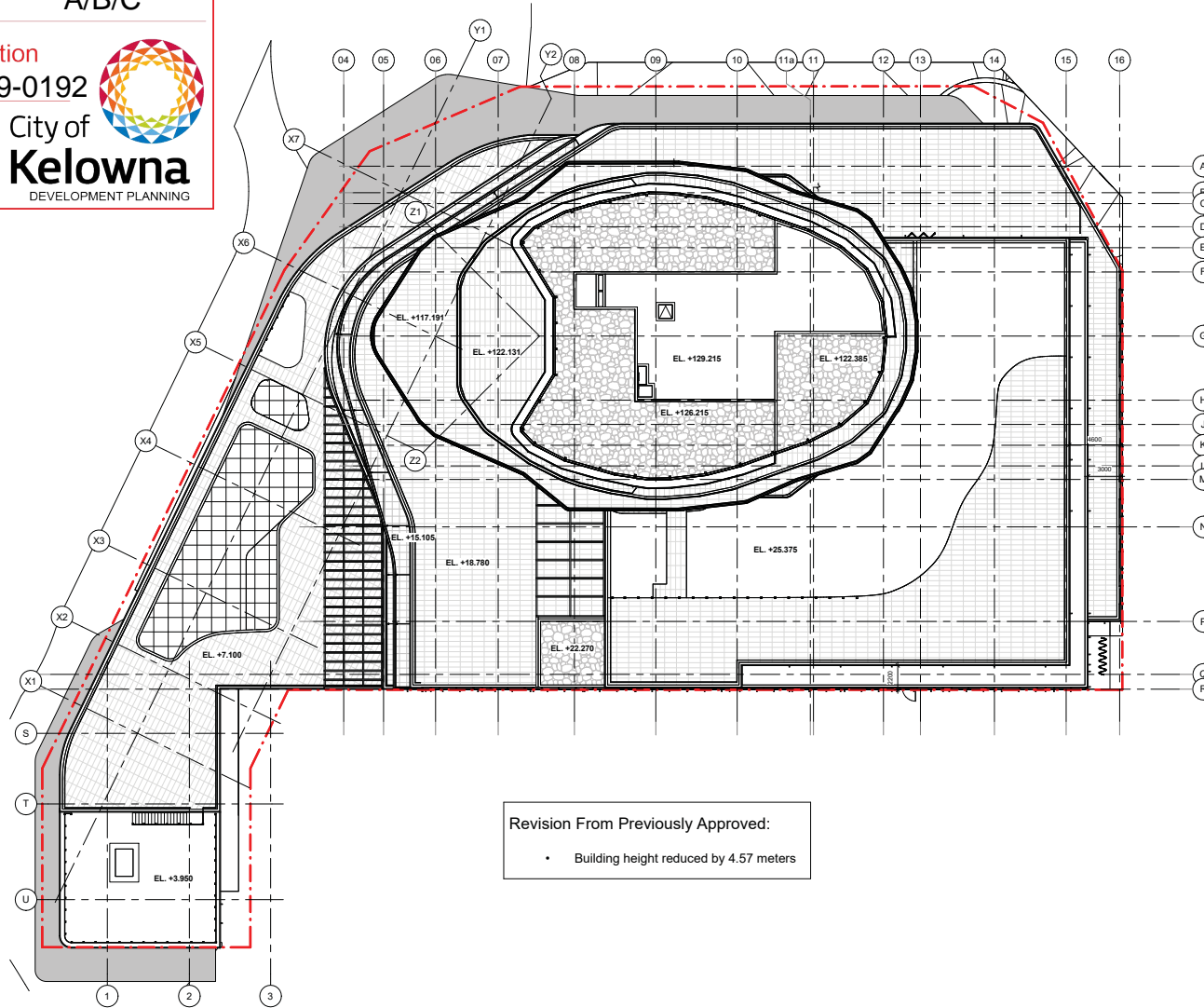
This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials

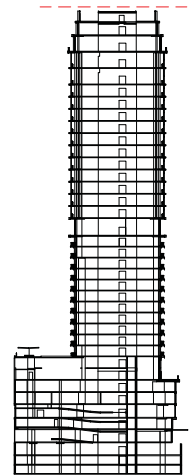
AC

City of
Kelowna
DEVELOPMENT PLANNING



Revision From Previously Approved:

- Building height reduced by 4.57 meters



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Architects

Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
ROOF PLAN

Date
Nov 25, 2019

Scale
1 : 200

Nº
DP A-1.21
Previous Number
A-27

SCHEDULE

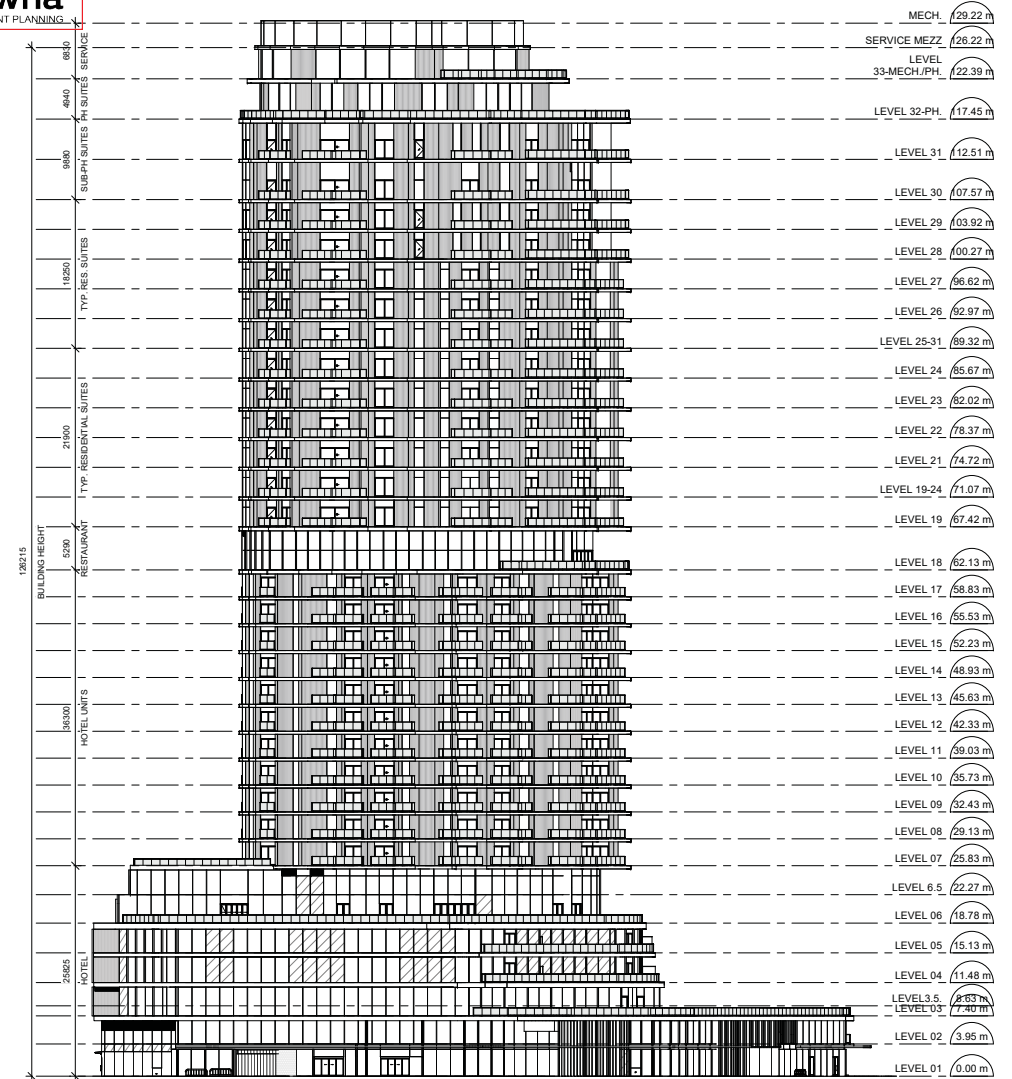
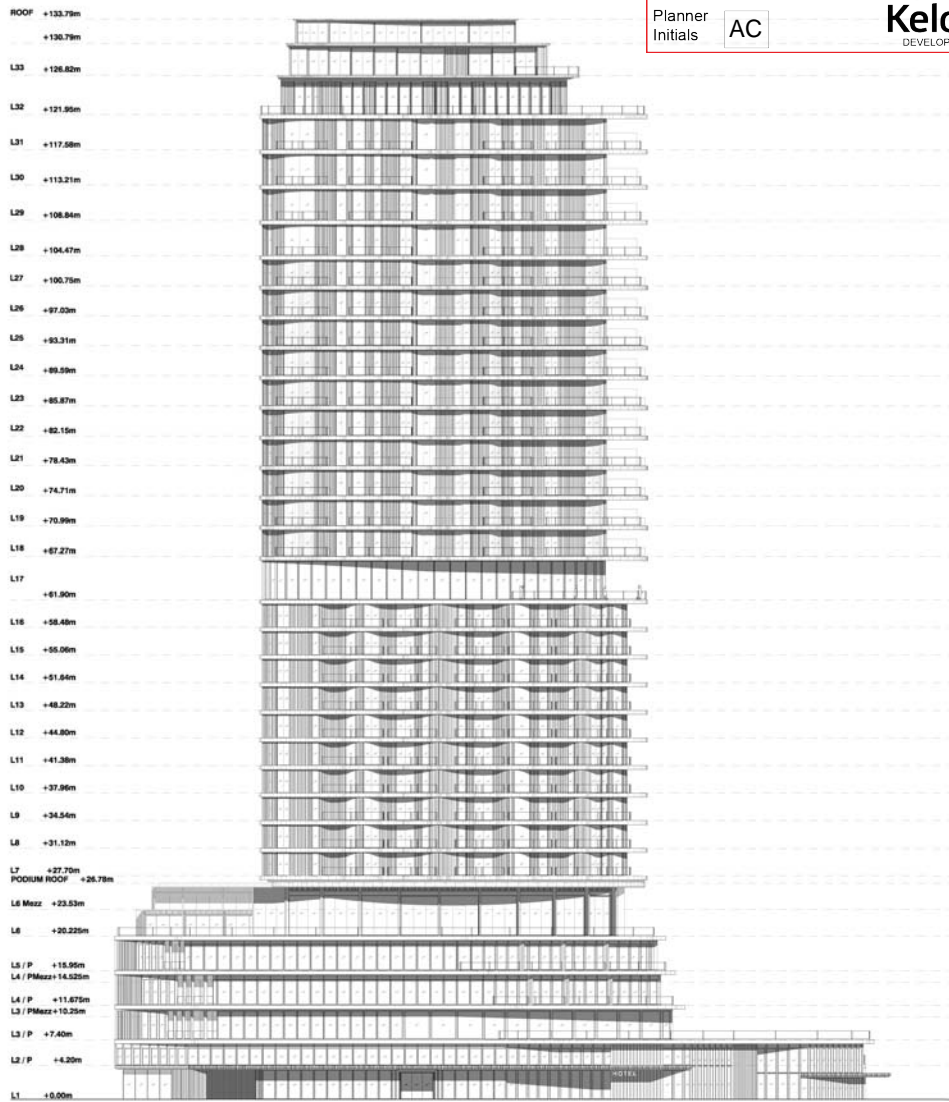
A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials AC

City of
Kelowna
DEVELOPMENT PLANNING



Previously Approved Elevation

Building Elevation North

Proposed Elevation



Architects

Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
NORTH BUILDING ELEVATIONS

Date
Nov 25, 2019

Scale
1 : 300

Nº
DP A-2.01
Previous Number
A-30

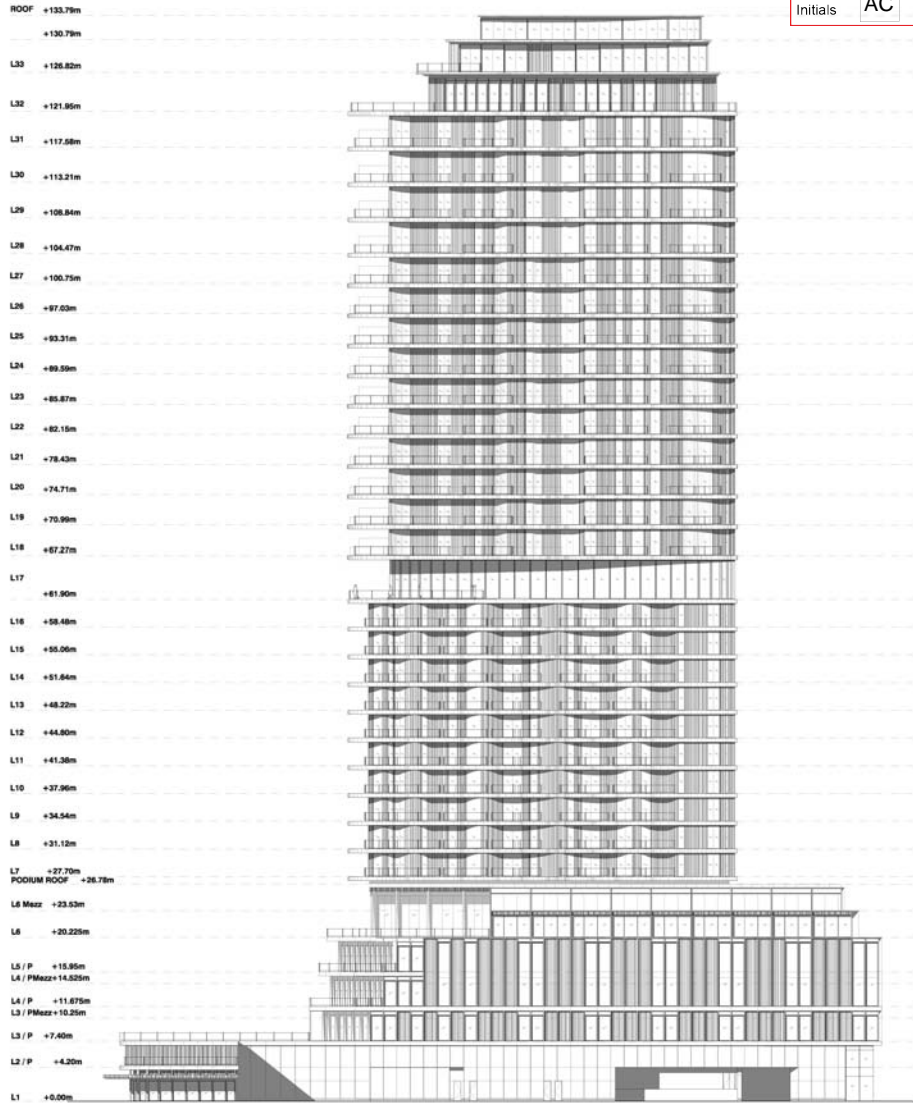
SCHEDULE A/B/C

This forms part of application
DP19-0191 / DVP19-0192

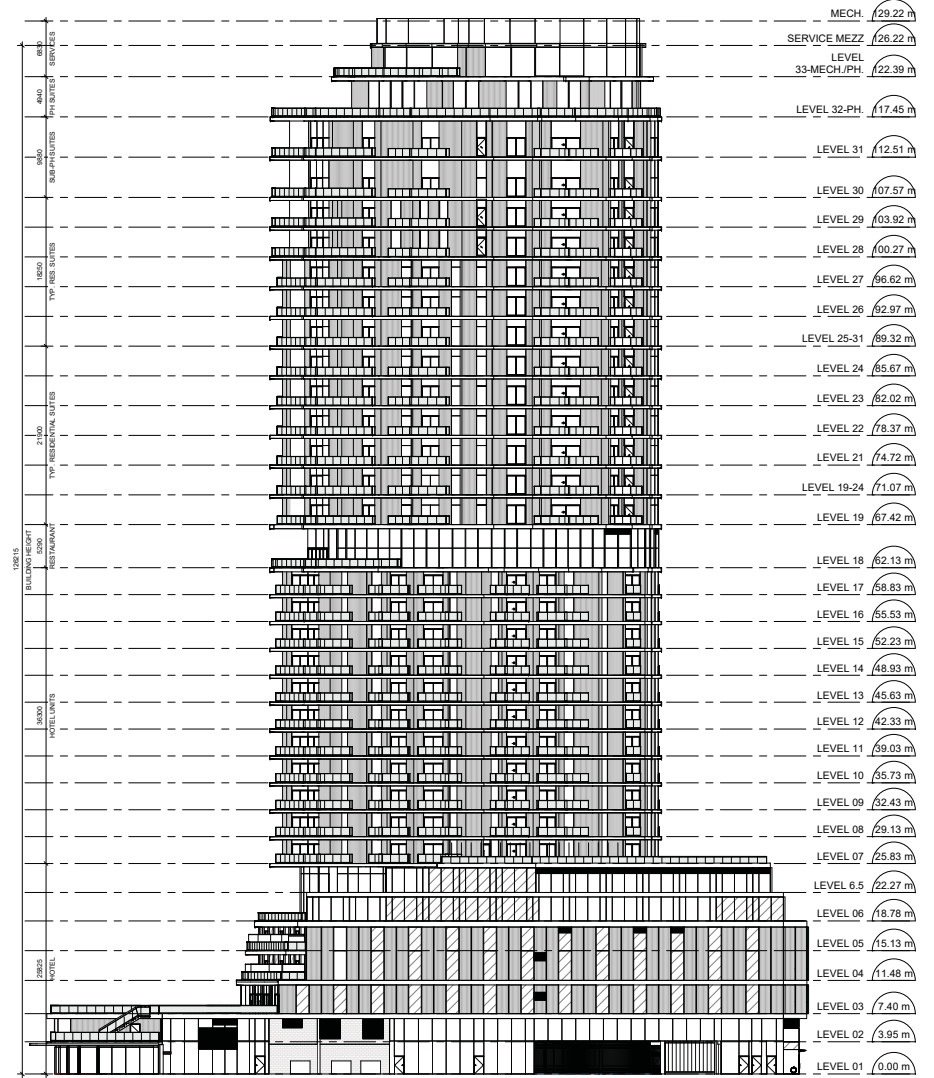


City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials AC



Previously Approved Elevation



Proposed Elevation



Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
SOUTH BUILDING ELEVATION

Date
Nov 25, 2019

Scale
1 : 300

Nº
DP A-2.02
Previous Number
A-31

SCHEDULE

A/B/C

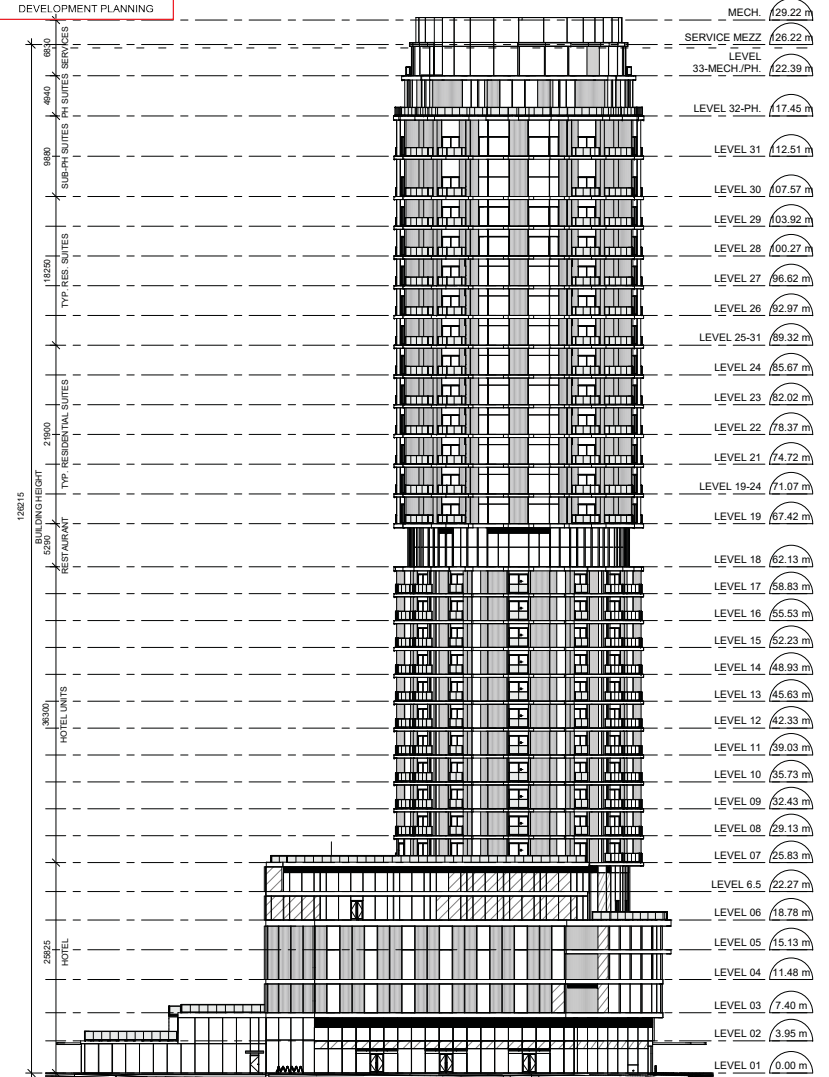
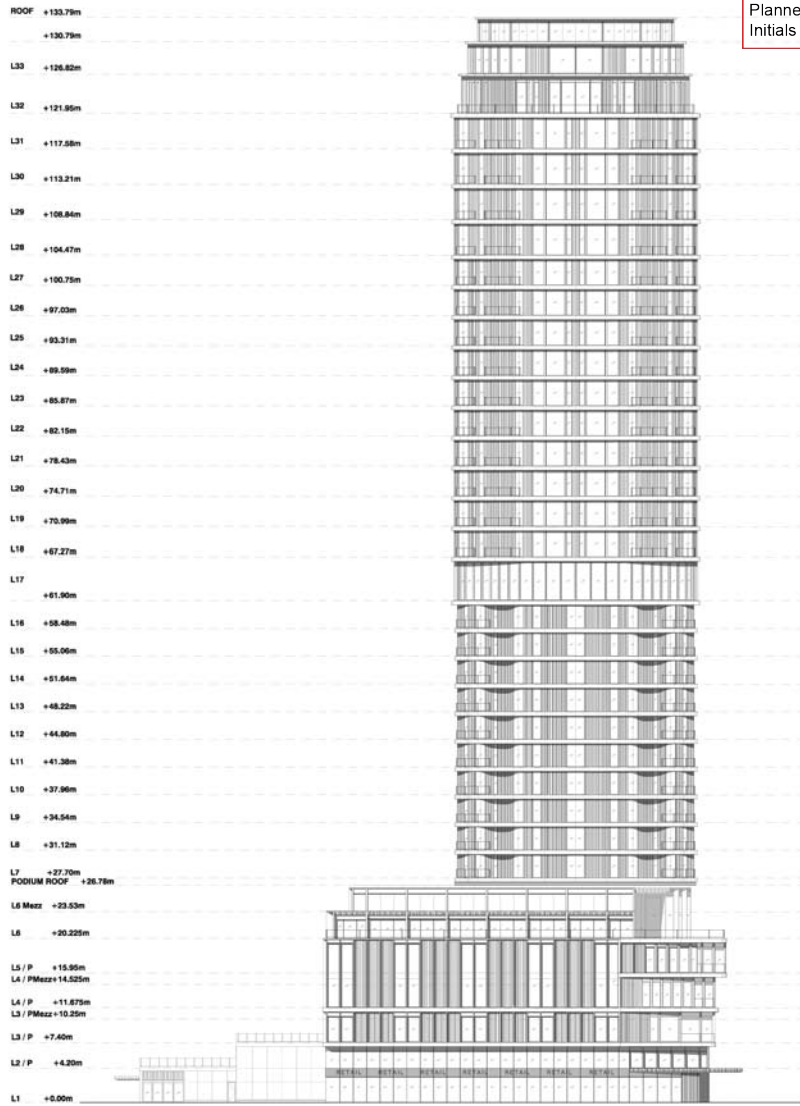
This forms part of application

DP19-0191 / DVP19-0192



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **AC**



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Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

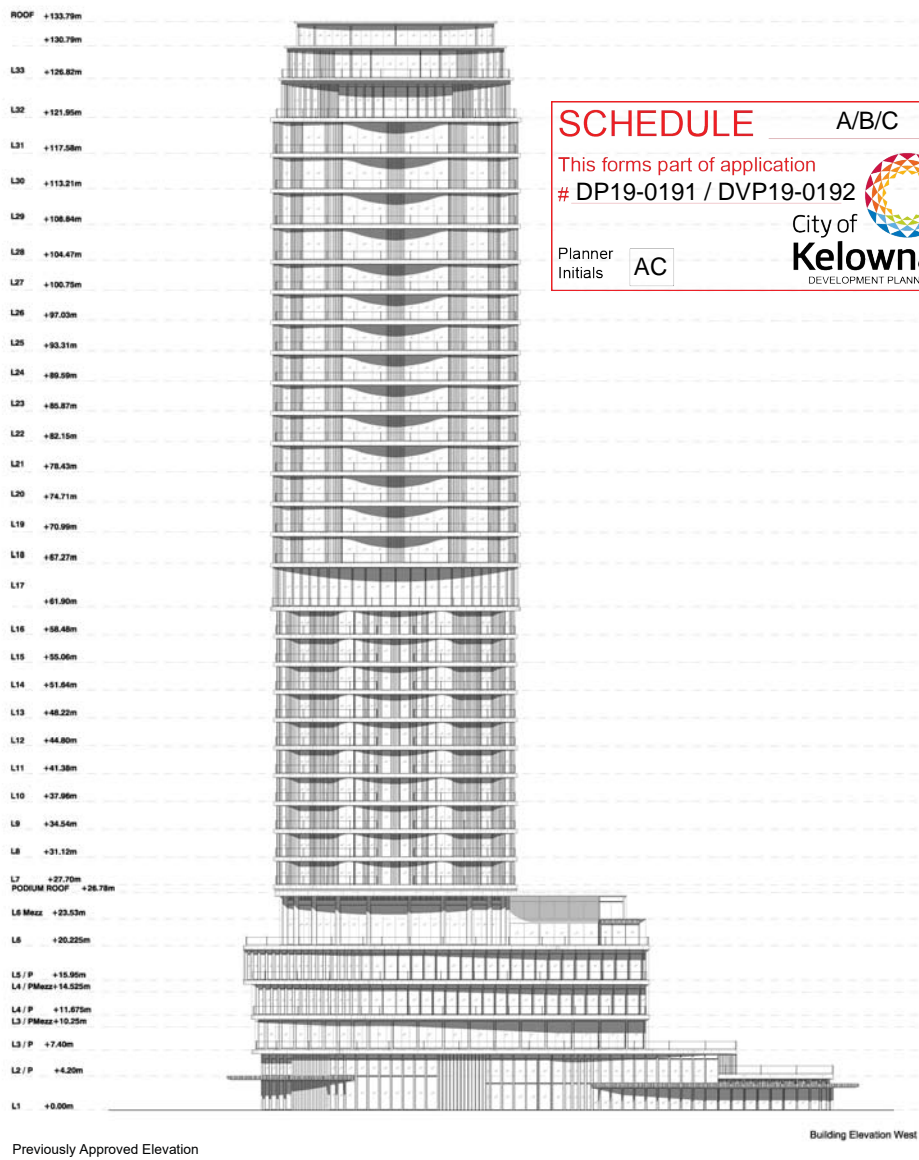
Plan
EAST BUILDING ELEVATION

Date
Nov 25, 2019

Scale
1 : 300

Nº
DP A-2.03
Previous Number
NEW SHEET

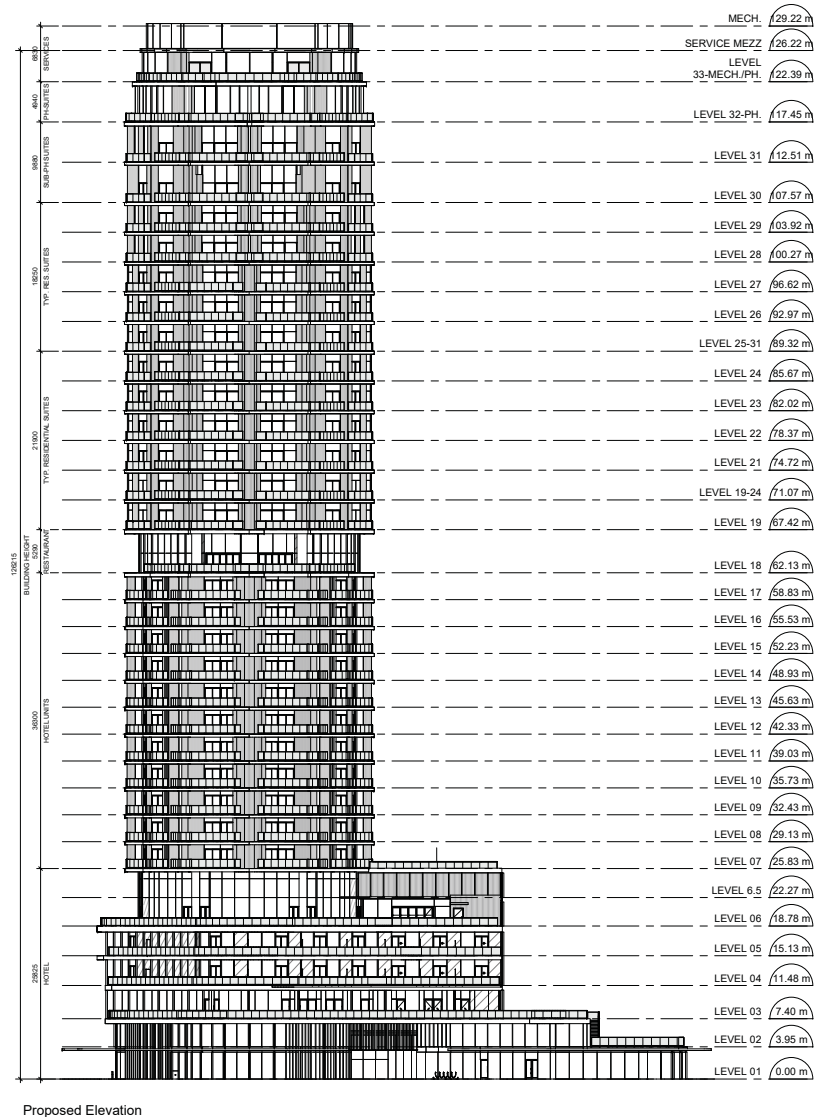
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SCHEDULE A/B/C

This forms part of application
DP19-0191 / DVP19-0192

Planner
Initials AC



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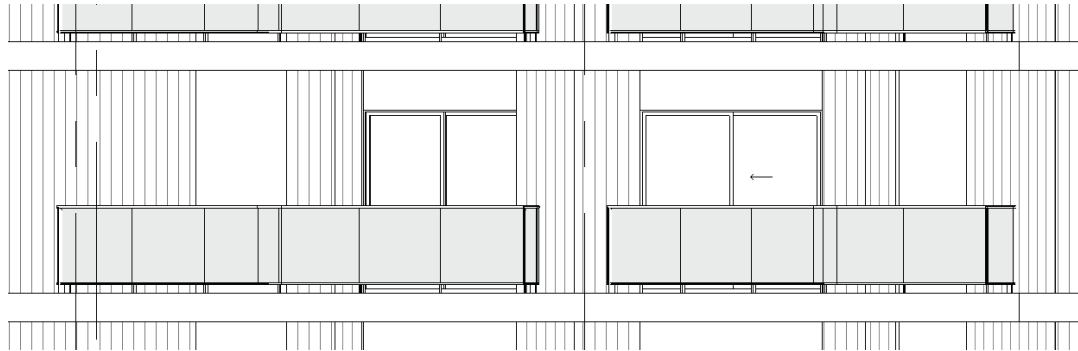
Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
WEST BUILDING ELEVATION

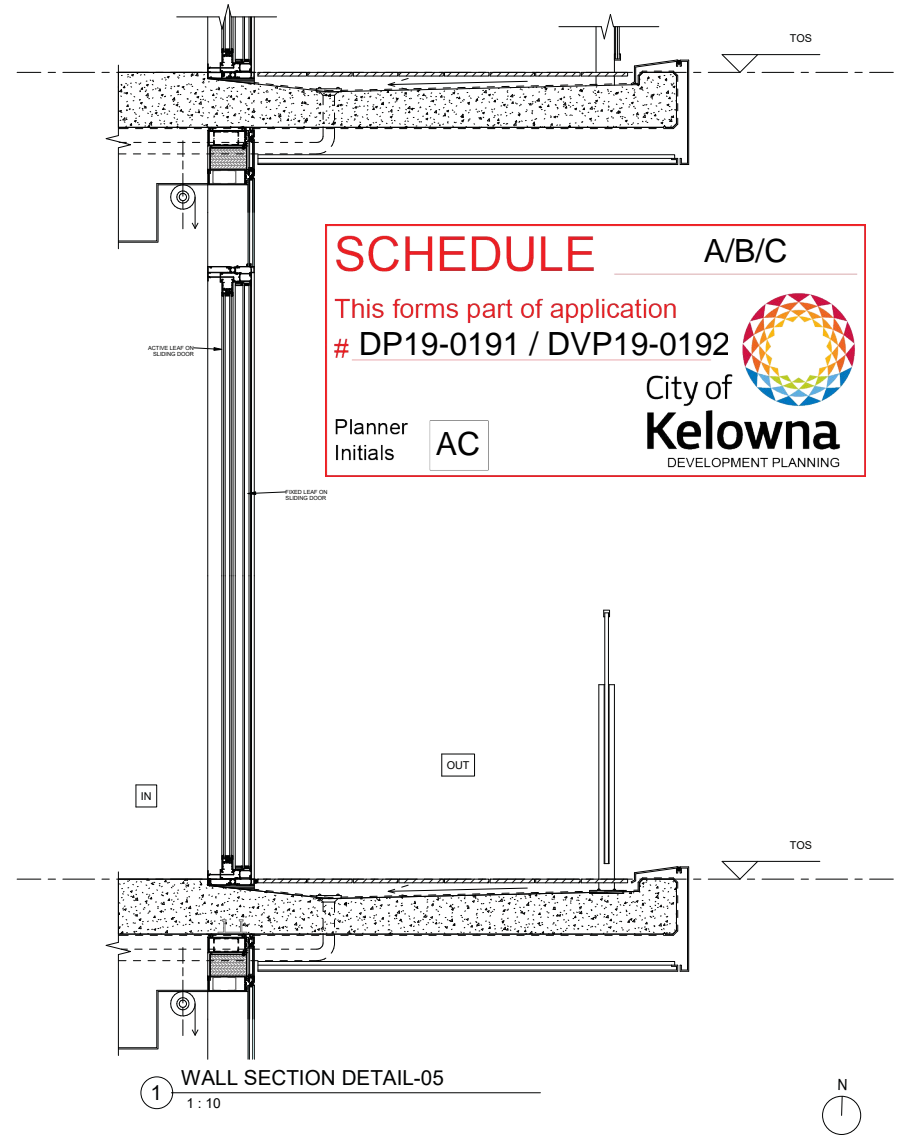
Date
Nov 25, 2019

Scale
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Nº
DP A-2.04
Previous Number
NEW SHEET



TYPICAL HOTEL ROOM ELEVATION

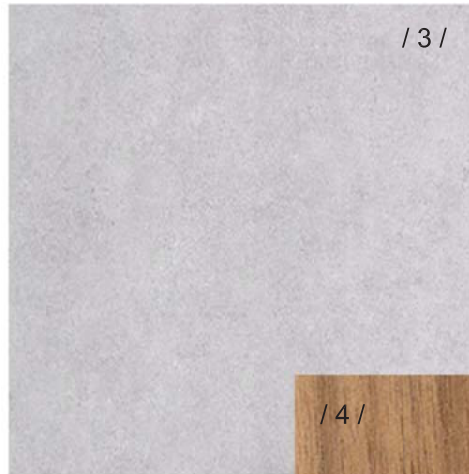


Plan
TOWER FACADE DETAIL

Date
Nov 25, 2019

Scale
As indicated

Nº
DP A-3.01
Previous Number
A-34



- 1. Cladding system
- 2. Reference image
- 3. Manufactured cladding

- 4. Wood veneer ceiling panels
- 5. Dark gray aluminum profiles for outdoor sliding doors and windows
- 6. Double Low-E clear glazing

- Transparent glass panels handrail



Project 1864
Downtown Hotel Kelowna
Kelowna, BC

SCHEDULE

This forms part of application
DP19-0191 / DVP19-0192

Planner
Initials AC

Plan
A/B/C
Material Board



Date
Nov 20, 2019

Scale A1
-

Nº
A-4.02

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2019-11-26 10:28:14 AM



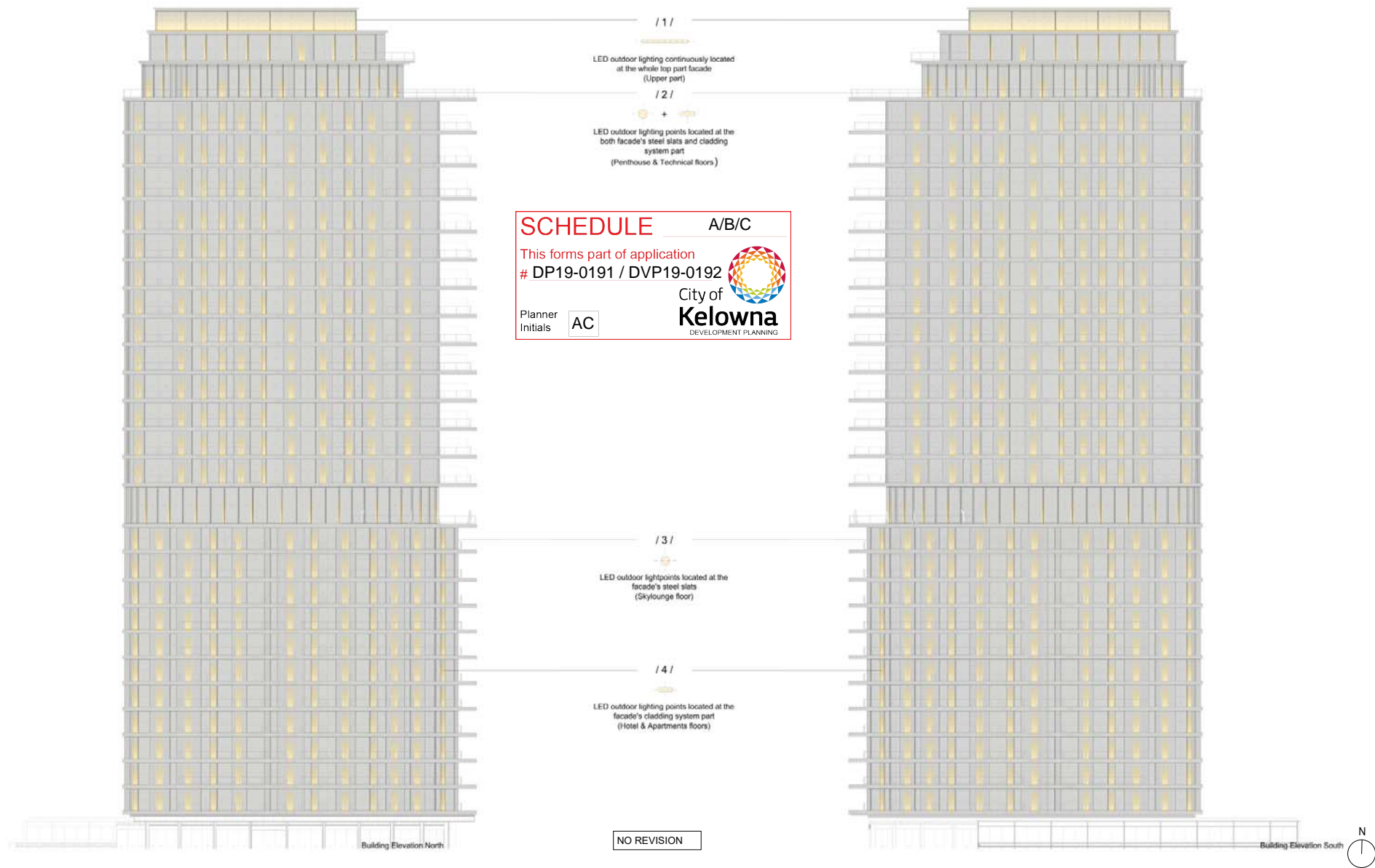
Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
NIGHT LIGHT NORTH & SOUTH BUILDING

Date
Nov 25, 2019

Scale

Nº
DP A-3.03
Previous Number
A-36



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2019-11-26 10:28:44 AM



Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

SCHEDULE

A/B/C

This forms part of application

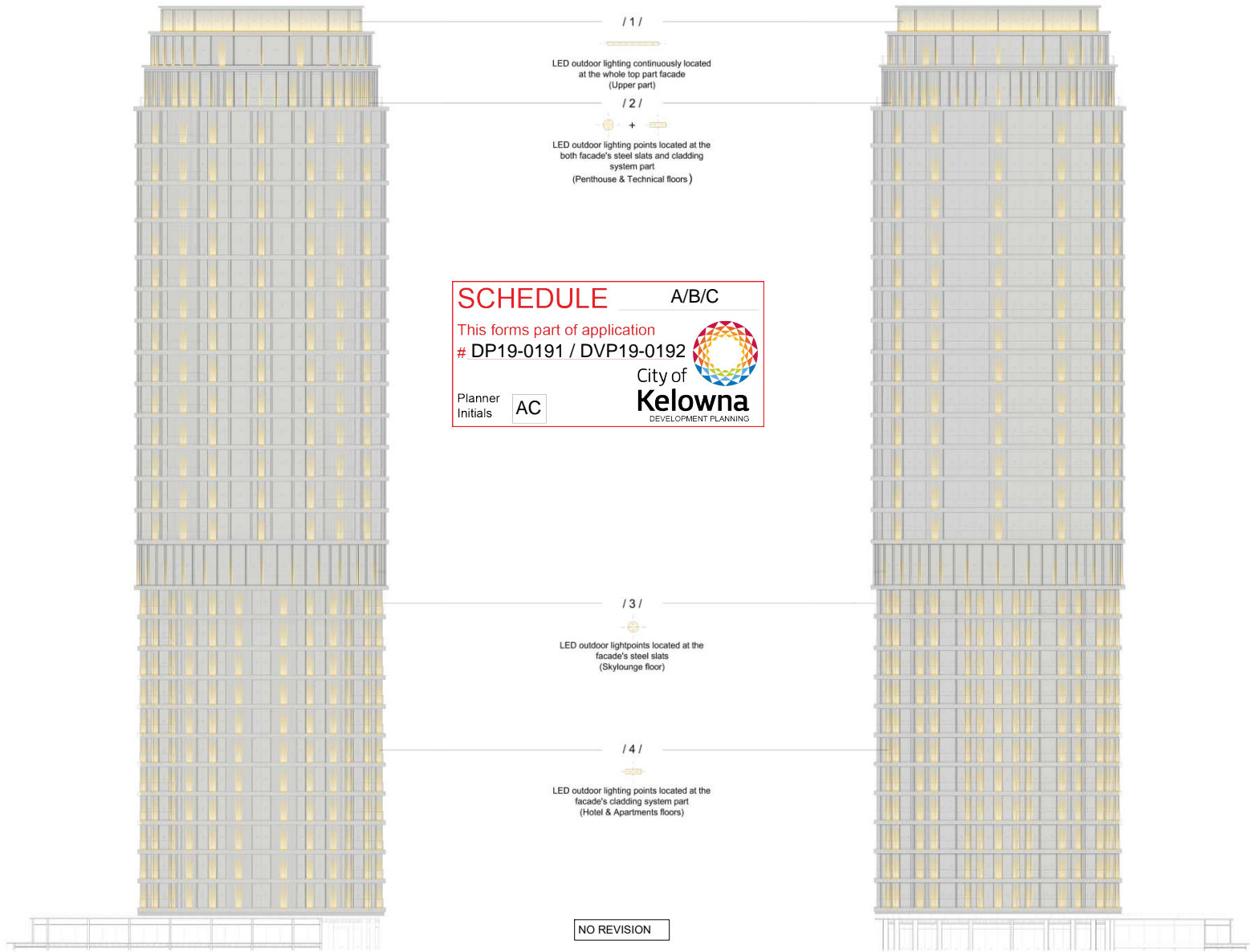
DP19-0191 / DVP19-0192

Planner Initials

AC



City of
Kelowna
DEVELOPMENT PLANNING



Plan
NIGHT LIGHT EAST & WEST BUILDING

Date
Nov 25, 2019

Scale

Nº
DP A-3.04
Previous Number
A-37



* Building updated in model

SCHEDULE


A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials

AC



**City of
Kelowna**
DEVELOPMENT PLANNING

A <



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2019-11-26 10:28:45 AM



Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
VIEW OF CITYSCAPE FROM OKANAGAN LAKE


Date
Nov 25, 2019

Scale

Nº
DP A-3.05
Previous Number
A-38



* Building updated in model

SCHEDULE		A/B/C
This forms part of application		
# DP19-0191 / DVP19-0192		
Planner Initials	AC	 City of Kelowna DEVELOPMENT PLANNING



2019-11-26 10:28:41 AM



Architects

Project 1864
 289 Queensway Ave
 Kelowna, B.C.
 V1Y 8E6

Plan
 AERIAL FROM OKANAGAN LAKE

Date
 Nov 25, 2019

Scale

Nº
 DP A-3.06
Previous Number
 A-39



NO REVISION

SCHEDULE

A/B/C

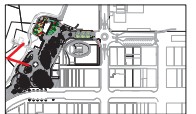
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DP19-0191 / DVP19-0192



City of
Kelowna
DEVELOPMENT PLANNING

Planning
Initials



NO REVISION



Architects

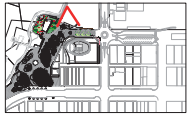
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
View from Kerry Park

Date
Nov 25, 2019

Scale A1
-

No
DP A-3.08
Previous Number
A-42 r1



NO REVISION



Architects

Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
View toward the Hotel Lobby

Date
Nov 25, 2019

Scale A1
-

Nº
DP A-3.09
Previous Number
A-44



PREVIOUSLY APPROVED



PROPOSED

SCHEDULE


A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner Initials

AC



City of
Kelowna

DEVELOPMENT PLANNING

2019-11-26 10:28:41 AM



Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
VIEW FROM STUART PARK

Date
Nov 25, 2019

Scale

Nº
DP A-3.10
Previous Number
A-45R1



PREVIOUSLY APPROVED



PROPOSED

SCHEDULE


A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials

AC



**City of
Kelowna**
DEVELOPMENT PLANNING

2019-11-26 10:28:48 AM



Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
VIEW FROM QUEENSWAY & WATER STREET

Date
Nov 25, 2019

Scale

Nº
DP A-3.11
Previous Number
A-46



PREVIOUSLY APPROVED



PROPOSED


SCHEDULE
A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner Initials

AC



City of Kelowna
DEVELOPMENT PLANNING

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2019-11-26 10:28:55 AM



Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
VIEW FROM WATER STREET

Date
Nov 25, 2019

Scale

Nº
DP A-3.12
Previous Number
A-47



PREVIOUSLY APPROVED



PROPOSED


SCHEDULE
A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials

AC



**City of
Kelowna**
DEVELOPMENT PLANNING

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2019-11-26 10:28:52 AM



Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
NIGHT TIME VIEW FROM THE MARINA

Date
Nov 25, 2019

Scale

Nº
DP A-3.13
Previous Number
A-49

SCHEDULE

A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials

AC

City of

Kelowna
DEVELOPMENT PLANNING



NO REVISION



Architects

Project 1864

Downtown Hotel Kelowna
Kelowna, BC

Plan

Shadow Analysis

Date

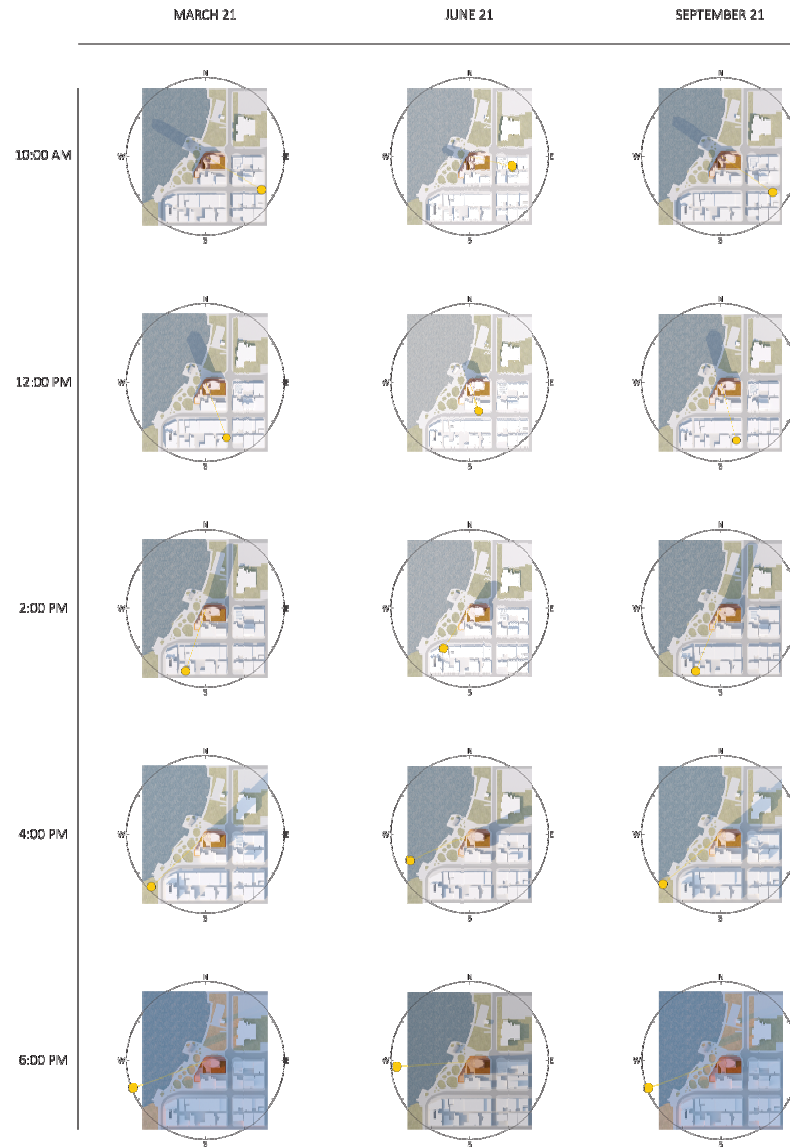
Nov 20, 2019

Scale A1

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Nº

DP A-3.14



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Architects

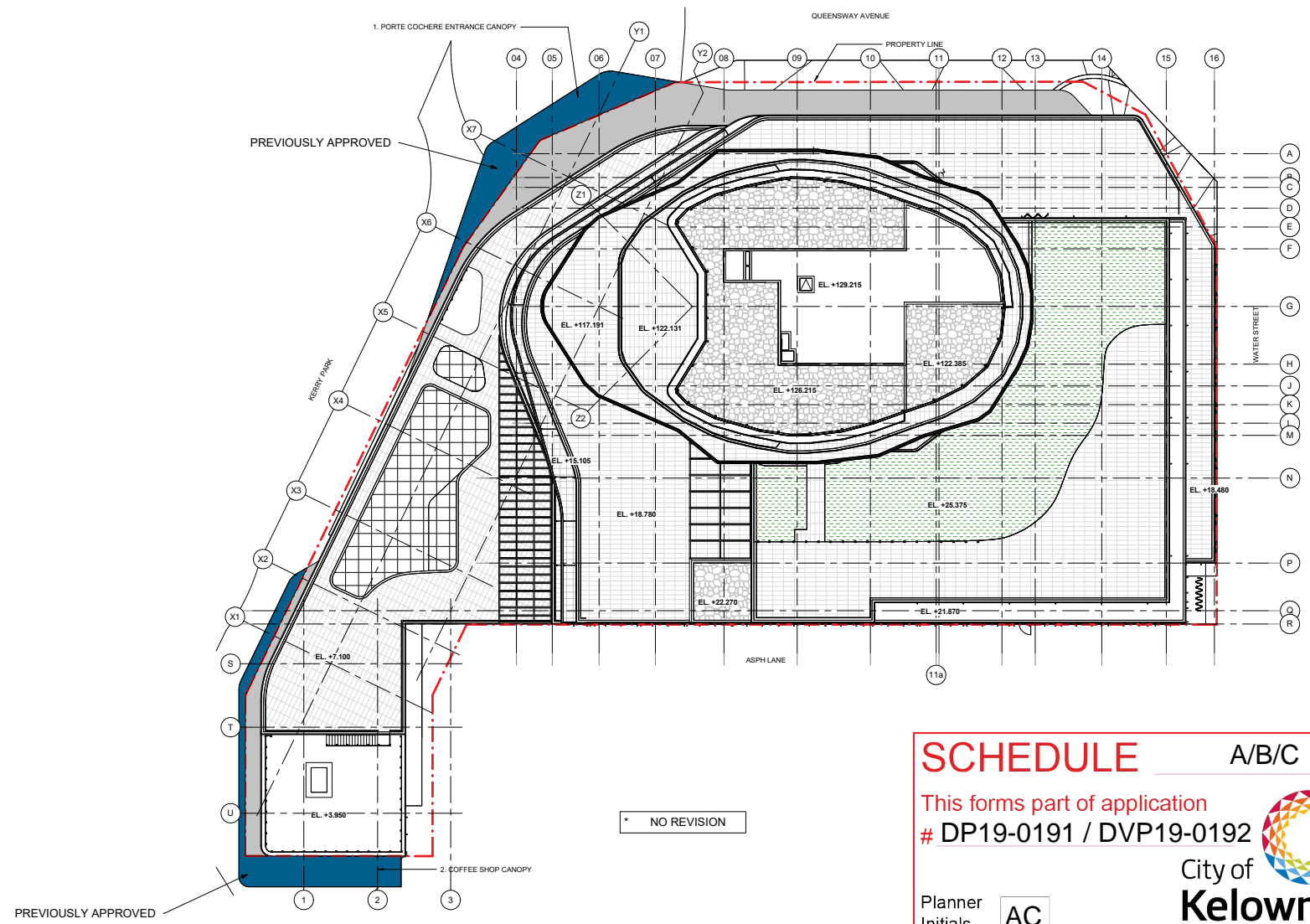
Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
PUBLIC PROPERTY ENCROACHMENT PLAN

Date
Nov 25, 2019

Scale
1 : 200

Nº
DP A-3.15
Previous Number
A-53



SCHEDULE

A/B/C

This forms part of application

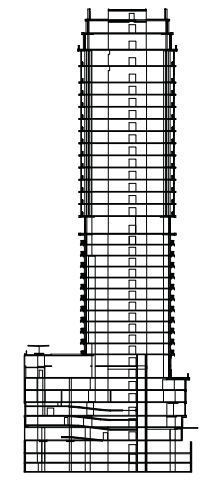
DP19-0191 / DVP19-0192

Planner Initials

AC

City of Kelowna

DEVELOPMENT PLANNING



SCHEDULE

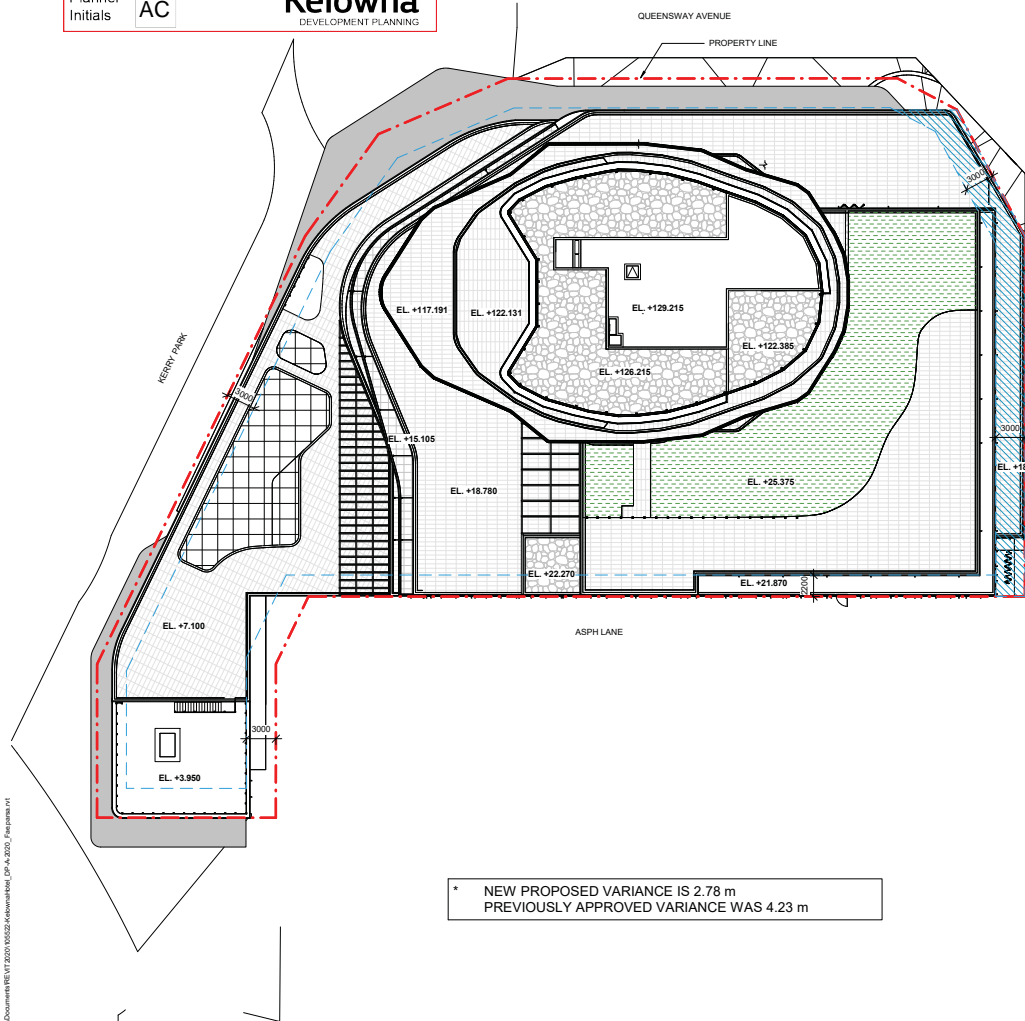
A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials AC

City of
Kelowna
DEVELOPMENT PLANNING



* NEW PROPOSED VARIANCE IS 2.78 m
PREVIOUSLY APPROVED VARIANCE WAS 4.23 m

C7 - PROPOSED SETBACK VARIANCES ABOVE 16 M

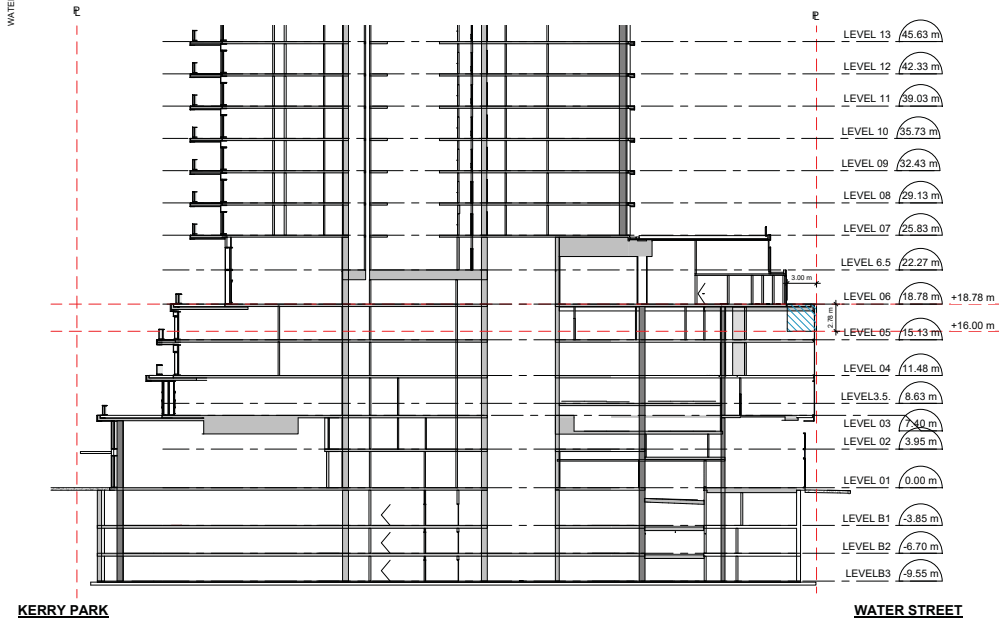
Areas representing encroachment into 3.0 m Setback
(See bylaw reference below)

- Bylaw Reference:

Consolidated Zoning Bylaw No.8000, C7-Central Business Commercial, 14.7.5 Development regulations, Section (h):

"i) Any Portion of a building above 16 meters in height must be a minimum of 3.0m from any property line abutting a street, as shown on C7- Diagram B attached to this bylaw.

The above setbacks will be measured from the nearest exterior building face, exclusive of unenclosed balconies."



2019-11-26 10:29:08 AM



Architects

Project 1864

289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan

C7_ PROPOSED SETBACK VARIANCE ABOVE 16m

Date

Nov 25, 2019

Scale

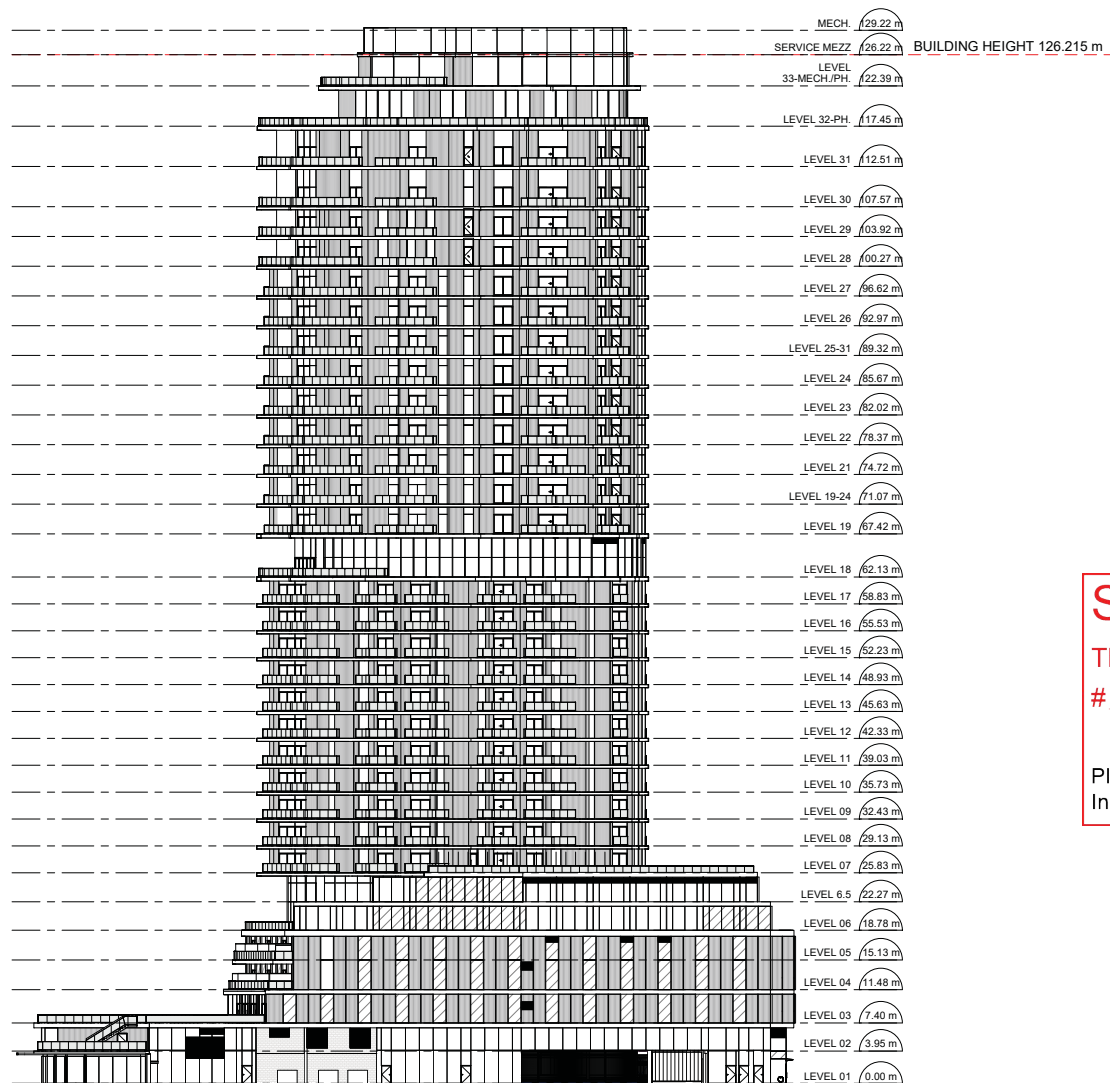
1 : 250

Nº

DP A-3.16

Previous Number

A-54



C7 - PROPOSED VARIANCES: BUILDING HEIGHT

-BYLAW REFERENCE:

ZONING BYLAW NO. 8000, C7 - CENTRAL BUSINESS COMMERCIAL, 14.7.5 DEVELOPMENT REGULATIONS, SECTION (a): THE MAXIMUM ALLOWABLE HEIGHT SHALL BE IN ACCORDANCE WITH THE C7 - MAP A DOWNTOWN HEIGHT PLAN - 76.5 m, OR APPROXIMATELY 26 STOREYS

-PROPOSED BUILDING HEIGHT VARIANCE:

TO VARY THE MAXIMUM BUILDING HEIGHT FROM 76.5 m TO 126.215 m.

* PREVIOUSLY APPROVED BUILDING HEIGHT WAS 130.79 M

SCHEDULE

A/B/C

This forms part of application

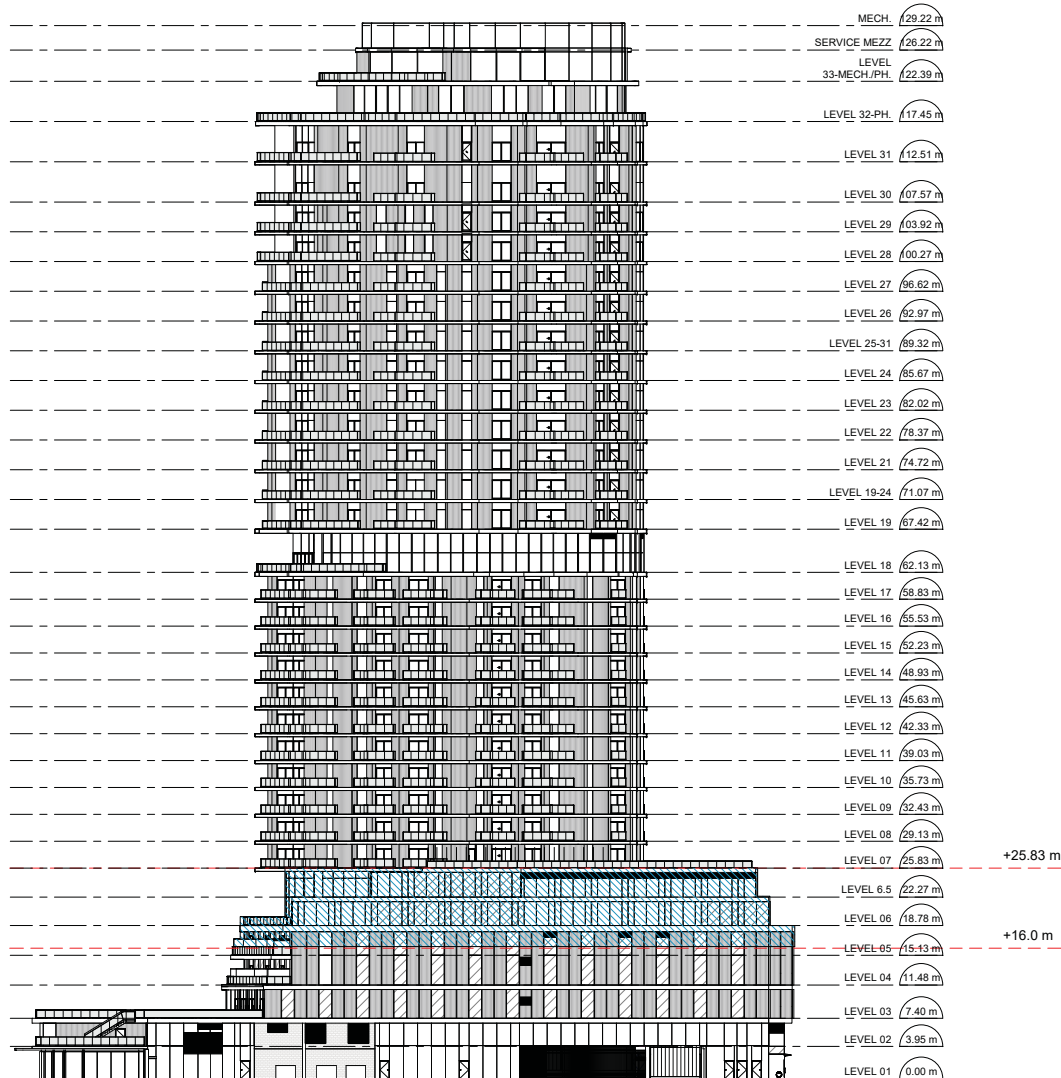
DP19-0191 / DVP19-0192

Planner
Initials

AC



C7 - PROPOSED VARIANCES: FLOORPLATE



Areas representing encroachment into 1,221 m2 Floorplate Restriction.

Bylaw Reference:

Zoning Bylaw No. 8000, C7 - Central Business Commercial, 14,7.5 Development Regulations, Section (h) :
 "For any building above 16.0 m In height:
 iii. A building floor plate cannot exceed 1,221 m2."

* PREVIOUSLY APPROVED VARIANCE WAS TO 26.78 m

SCHEDULE

A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner Initials

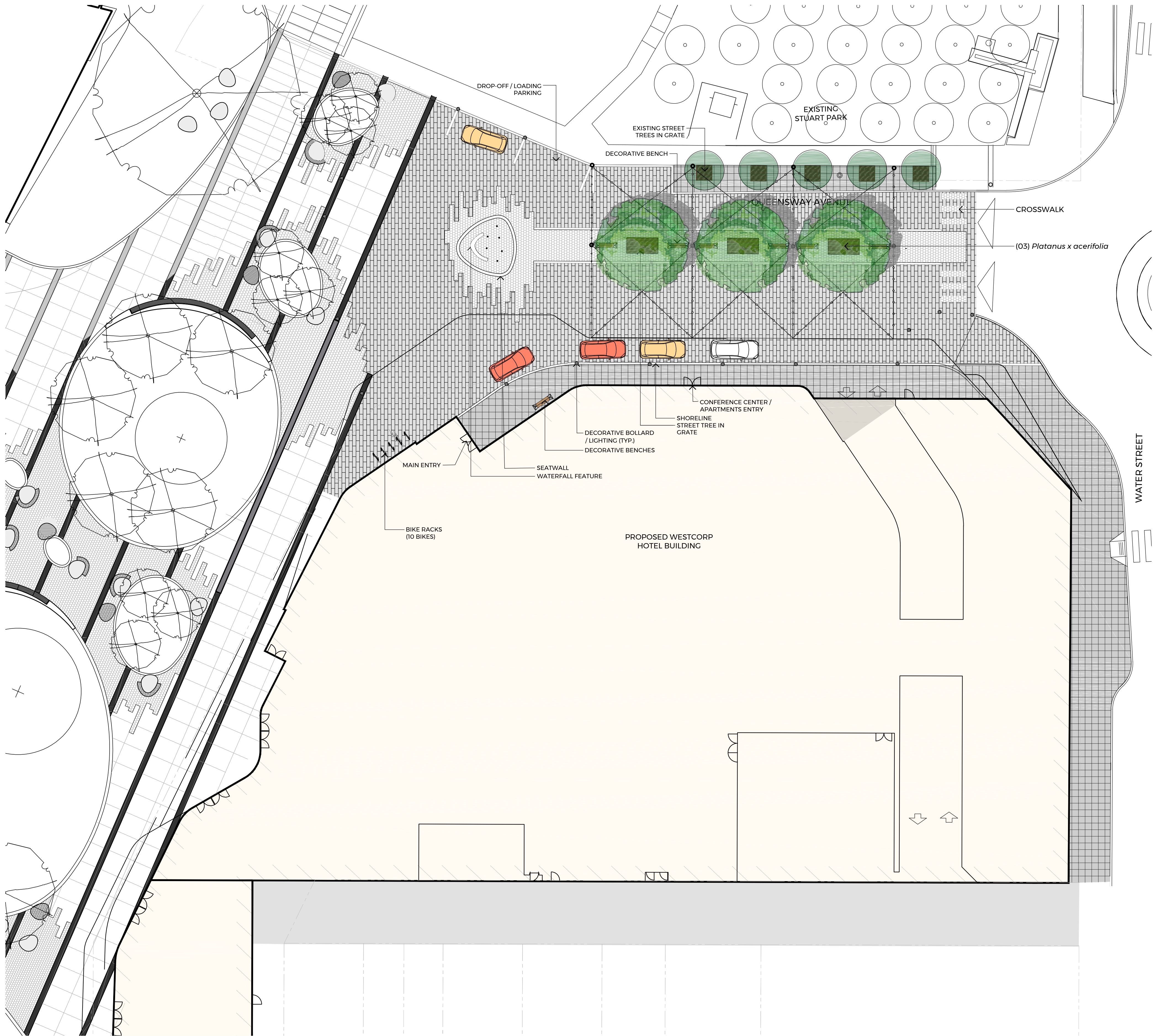
AC



City of Kelowna
DEVELOPMENT PLANNING



PA31 - BC INTERIOR311717M-01299-00 WESTCORP HOTEL 01 - PRODUCTION DRAWINGS 01 - CURRENT 17M-01299-00.DWG

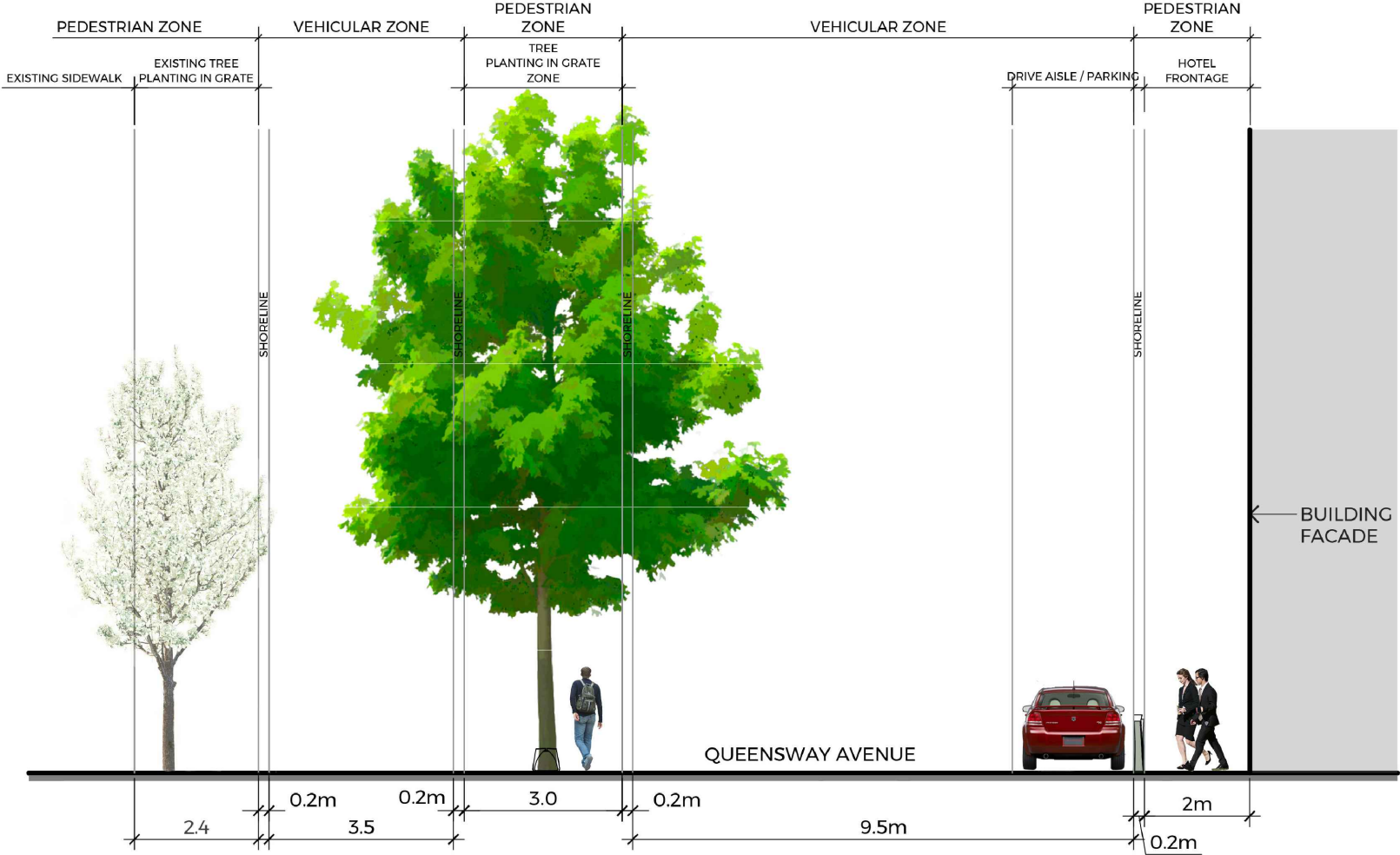


SITE PLAN LEGEND:

- PROPERTY LINE
- DECIDUOUS TREE
- PEDESTRIAN PAVING
- VEHICULAR PAVING
- COBBLE PAVING
- 200mm SHORELINE
- DECORATIVE BENCH
- BIKE RACK
- DECORATIVE BOLLARD
- OVERHEAD STRING LIGHTING

LANDSCAPE DEVELOPMENT DATA:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARDS (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
5. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.



2 SECTION A-A
LDP1 SCALE: N.T.S.

PRECEDENT IMAGES



DECORATIVE PAVING



LANDSCAPE FORMS BIKE RACK

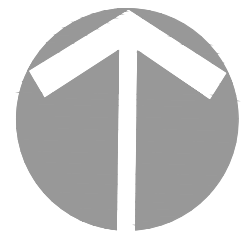


LANDSCAPE FORMS BOLLARDS c/w LIGHTING



LANDSCAPE FORMS BENCH

1 LANDSCAPE PLAN
LDP1 SCALE: 1:200



REVISIONS / ISSUED		
2	OCT 27/17	REISSUED FOR DP
1	JULY 31/17	ISSUED FOR DP
NO.	DATE	DESCRIPTION

PROJECT
WESTCORP HOTEL
CLIENT
WESTCORP



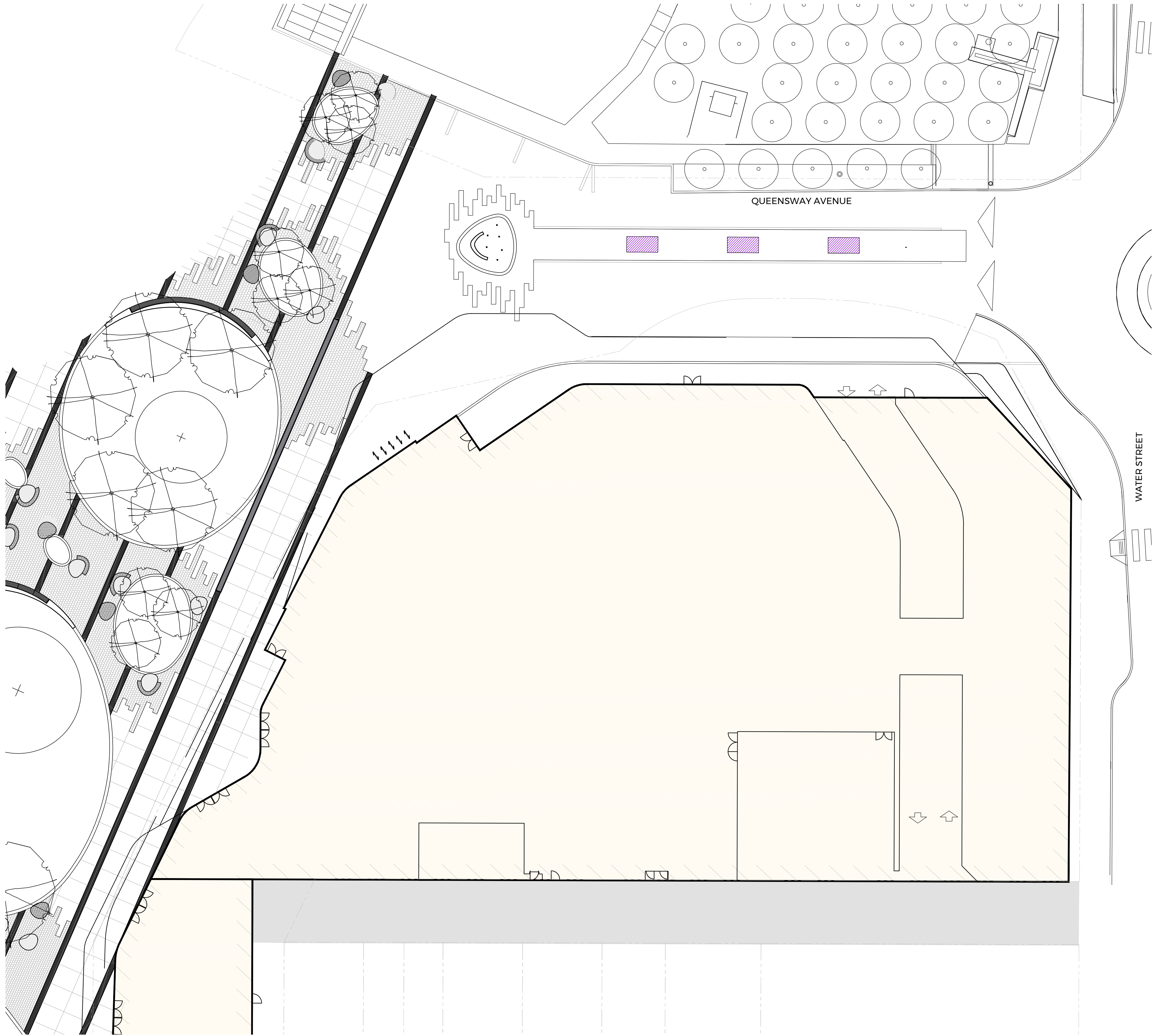
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
540 Leon Ave. Kelowna, BC V1Y 6J6 t: 250.862.1334 f: 250.862.4849 www.wsp.com

DESIGN BY	BD
DRAWN BY	YY
CHECKED BY	RTE
PROJECT NO.	17M-01299
SCALE	AS NOTED




SHEET TITLE
SITE PLAN
SHEET NO.

LDP-1

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HYDROZONE LEGEND:

	LOW WATER REQUIREMENTS:	N/A
	MEDIUM WATER REQUIREMENTS:	13.5sq.m.
	HIGH WATER REQUIREMENTS:	N/A

SCHEDULE

A/B/C

This forms part of application
DP19-0191 / DVP19-0192

City of Kelowna

Planner Initials AC

DEVELOPMENT PLANNING

1 HYDROZONE PLAN
LDP2 SCALE: 1:200



REVISIONS / ISSUED		
2	OCT 27/17	REISSUED FOR DP
1	JULY 31/17	ISSUED FOR DP
NO.	DATE	DESCRIPTION

PROJECT
WESTCORP HOTEL
CLIENT
WESTCORP



LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
540 Leon Ave. Kelowna, BC V1Y 6J6 t: 250.869.1334 f: 250.862.4849 www.wsp.com

DESIGN BY	BD
DRAWN BY	YY
CHECKED BY	RTE
PROJECT NO.	17M-01299
SCALE	AS NOTED

SHEET TITLE	HYDROZONE PLAN
SHEET NO.	LDP-2



WESTCORP HOTEL – DEVELOPMENT PERMIT

Date: October 27, 2017

Our File: 17M-01299

Address: 1435 Water Street
Kelowna, B.C.
V1Y 1J4

Attention: Development Services

Dear Sir / Madam:

Re: Westcorp Hotel, Queensway Avenue, Kelowna – Development Permit

As per our client's request, WSP Canada Group Limited estimates a landscape development cost of **\$ 6,975.00**, excluding applicable taxes for the above noted property. This price includes landscape materials and installation (trees, topsoil, and irrigation).

Should you require any explanation of this letter, please contact the undersigned.

Regards

WSP Canada Group Limited

Byron Douglas, MBCSLA
Project Manager, Planning, Landscape Architecture, and Urban Design

Cc: Gail Temple

540 Leon Avenue
Kelowna, BC, Canada V1Y 6J6

Tel.: +1 250 869-1334
Fax: +1 250 862-4849
wsp.com

SCHEDULE	AB/C
	 City of Kelowna DEVELOPMENT PLANNING
This forms part of application # DP19-0191 / DVP19-0192	
Planner Initials	AC