



July 6<sup>th</sup>, 2018

City of Kelowna  
1435 Water St.  
Kelowna, BC  
V1Y 1J4

Attention: Adam Cseke, Planner, City of Kelowna

Re: ***DP 17-0191 and DVP 17-0192***  
***289 Queensway Ave., Kelowna***

Dear Adam,

Please find enclosed a revised submission for the above noted DP and DVP Amendment:

- One 11x17 set
- One digital set
- Explanatory summary explaining revisions

After the approval of Feb. 20<sup>th</sup>, 2018, Westcorp submitted a DP Amendment to reflect the podium changes requested and approved by City Council. Westcorp did not proceed directly to Council with the DP Amendment submission because the associated legal documents (Easements, SRW and the Licence and Maintenance Agreement) were to be considered by Council concurrent with the Amendment. These documents have now been finalized and we can move forward with this final step of the DP approval for the hotel project.

Since February's Hearing, Westcorp has continued with detailed design work. Work on the residential unit interiors has precipitated small changes that have affected the façade, so we have updated the DP Amendment drawings to include these changes. All changes in the updated drawing set are summarized in the

attached document and are highlighted on the drawings, and none affect the approved FAR or height.

We are pleased to present this updated package for Council's consideration and look forward to finalizing the DP. If there are any questions, please contact me directly at 250-215-1200. Thank you.

Yours truly,  
Westcorp Development Inc.

A handwritten signature in black ink, appearing to read 'Gail Temple', written over the company name.

Gail Temple  
VP Operations

## Summary of June 2018 revisions to the Feb 2018 DP Amendment for the Westcorp Downtown Hotel:

### Page A-02: Zoning Analysis Table

Private Open Space has been increased from 2741 sqm to 3103 sqm. (Required private open space is 785 sqm)

Public Open Space has been reduced from 4246 sqm to 3636 sqm.

These stats were incorrectly noted on the Feb 2018 set, and have been corrected.

### A-03 June Revision: Development Statistics

Two columns on the right-hand side of the stats table summarized the changes to the hotel and residential floor areas.

- 1) A private residential access and lobby (lobby is expected to be a minimum of 100sqm) will be included on the ground floor. On the stats, 100sqm is removed from the Floor Area of the ground floor because it will be allocated as amenity space for the residential use.
- 2) Small changes have been made to the enclosed spaces and the terraces of the tower.
  - a. In order to optimize lake views from the east-facing suites, the orientation of bedrooms and livings rooms have been changed. This precipitated a need to change the location of the large and small terraces associated with the each of these suites, which also required small adjustments to façade walls. Enclosed space on each residential floor has risen by 2.88 sqm per floor, and exterior space (terrace) has decreased by 17.68 sqm in order to maintain the desired lines of the building. The changes have reduced the floor slab of each residential floor by 17.68 sqm (190.31 sf).
  - b. A structural element has been added to the west side of the building. This structural element will reduce the need for post tension in construction, and it will provide privacy between the two west-facing residential units and the west-facing hotel units. On tower levels below the 17<sup>th</sup> floor, the structural element has been enclosed within the envelope which has add 2.43sqm to the enclosed space of each floor. The overall slab area, however, has been reduced because of the addition of a cut-away on the west 'nose' of the tower. This cut

away provides visual interest and ensures privacy for the west-facing hotel suites.

Renderings have been provided in the drawing package to show the visual impact of these changes.

A-06 June Revision: Level 1 Floor plan

The bubble area noted in red shows where a private residential lobby and entrance will be created.

A-15 and A-16 June Revision: Level 6 and Level 6 Mezzanine

Drawings reflect the podium design changes shown to City Council on Feb. 20<sup>th</sup> with step backs to the lane and Water Street at 20m and 23m.

A-17 June Revision: Levels 7 – 16 hotel floors

The structural element and small change to the west ‘nose’ of the building is highlighted. This change was included for both structural and privacy reasons.

A-19 thru A-24 June Revision: all floors above the 17<sup>th</sup> floor restaurant

Reconfigured terraces are highlighted.

A-29 June Revision: Building Elevation East & West

Revised elevations reflect the Feb podium changes and the recent façade and terrace changes.

A-30 June Revision: Building Elevation North & South

Revised elevations reflect the Feb podium changes and the recent façade and terrace changes.

A-42 June Revision: The Kerry Park view compares the Feb rendering with the June revised rendering. The only change is the structural element on the west-facing terraces.

A-45: The Stuart Park view compares the Feb rendering with the June revision.

The new terrace orientation is shown in the June revision.

A-48: The Queensway Ave. view compares the Feb rendering with the June revised rendering and shows the new terrace orientation.



A-50: The Northwest view of the building shows the comparative changes to the terrace orientation.

A-54: The previous variance has been changed to reflect the podium changes requested by council on Feb. 20<sup>th</sup>, 2018.

# Development Permit Amendment

## DP17-0191-01



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

**289 Queensway**

and legally known as

Lot 1 District Lot 139, ODYD, Plan KAP77920

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

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

Date of Decision: \_\_\_\_\_

Decision By: CITY COUNCIL

Issued Date: \_\_\_\_\_

Development Permit Area: Comprehensive Development Permit Area

File Manager: AC

**This permit will not be valid if development has not commenced within 2 years of the council approved Date of Decision.**

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  
Address: 8215-112 Street  
City: Edmonton, Ab  
Phone: n/a

\_\_\_\_\_  
Ryan Smith, Community Planning Department Manager  
Community Planning & Strategic Investments

\_\_\_\_\_  
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

Development Permit DP17-0191 is amended as per the following conditions:

- 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

This Development Permit is valid for two (2) years from the Council Date of Decision if applicable, or Community Planning Department Manager 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) A Certified Cheque in the amount of n/a
- OR
- b) An Irrevocable Letter of Credit 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.

## 4. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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  
This forms part of development  
Permit # DP17-0191-01

LEGAL ADDRESS:

EPP43122

CIVIC ADDRESS:

Development Permit.  
Application covering the following Property:

289 QUEENSWAY AVE.  
KELOWNA, BC

#### DRAWING LIST:

Ref.	Project	Phase	
1864	Kelowna Downtown Hotel, Kelowna BC	Development Permit	
Code	Content	Scale	Format
General plans			
A01	Legal Survey	1/250	ANSI D
A02	Context Plan & Zoning Analysis Table	1/500	ANSI D
A03	Development Statistics	-	ANSI D
A04	Context Photos	-	ANSI D
A05	Concept Design	-	ANSI D
A06	Level 1/F Floorplan	1/200	ANSI D
A07	Basement B1 Floorplan	1/200	ANSI D
A08	Basement B2 Floorplan	1/200	ANSI D
A09	Level 2/F Floorplan	1/200	ANSI D
A10	Level 3/F Floorplan	1/200	ANSI D
A11	Level 4/F Floorplan	1/200	ANSI D
A12	Level 4/F Mezzanine Floorplan	1/200	ANSI D
A13	Level 5/F Floorplan	1/200	ANSI D
A14	Level 5/F Mezzanine Floorplan	1/200	ANSI D
A15	Level 6 Floorplan	1/200	ANSI D
A16	Level 6 Mezzanine Floorplan	1/200	ANSI D
A17	Level 7-16 Floorplan- Hotel	1/200	ANSI D
A18	Level 17 Floorplan- Sky lounge	1/200	ANSI D
A19	Level 18 Floorplan- Apartments TA & Technical Floor	1/200	ANSI D
A20	Level 19-20 Floorplan- Apartments Type B	1/200	ANSI D
A21	Level 21 Floorplan- Apartments Type C	1/200	ANSI D
A22	Level 22-28 Floorplan- Apartments Type C	1/200	ANSI D
A23	Level 29 Floorplan- Apartments Type D	1/200	ANSI D
A24	Level 30-31 Floorplan- Apartments Type E	1/200	ANSI D
A25	Level 32 Floorplan- Penthouse	1/200	ANSI D
A26	Level 33 Floorplan- Technical Floor	1/200	ANSI D
A27	Roof Plan	1/200	ANSI D
A28	Building Elevation Image- North & South	1/300	ANSI D
A29	Building Elevation Image- East & West	1/300	ANSI D
A30	Building Elevation- North & South	1/300	ANSI D
A31	Building Elevation- East & West	1/300	ANSI D
A32	Building Section A & B- West-East	1/300	ANSI D
A33	Building Section C-D-E- North-South	1/300	ANSI D
A34	Tower Facade Detail	1/15	ANSI D
A35	Material Board	-	ANSI D
A36	Nighttime View- North & South	1/250	ANSI D
A37	Nighttime View- East & West	1/250	ANSI D
A38	View of Cityscape from Okanagan Lake	-	ANSI D
A39	Aerial from Okanagan Lake	-	ANSI D
A40	View from Okanagan Bridge	-	ANSI D
A41	View from Bernard Avenue	-	ANSI D
A42	View from Kerry Park	-	ANSI D
A43	View from the water	-	ANSI D
A44	View toward the Hotel Lobby	-	ANSI D
A45	View from Stuart Park	-	ANSI D
A46	View from Queensway & Water Street	-	ANSI D
A47	View from Water Street	-	ANSI D
A48	View from Queensway	-	ANSI D
A49	Nighttime view from the Marina	-	ANSI D
A50	View North-West Building	-	ANSI D
A51	View East Building	-	ANSI D
A52	Shadow Analysis	-	ANSI D
A53	Public Realm Encasement Plan	1/200	ANSI D
A54	C7-Proposed Setback Variances- Above 10m	1/300	ANSI D
A55	C7-Proposed Variances- Building Height	1/300	ANSI D
A56	C7-Proposed Variances- Floor plate	1/300	ANSI D



Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

Plan

Date

February 2018

Scale A1

-

Nº

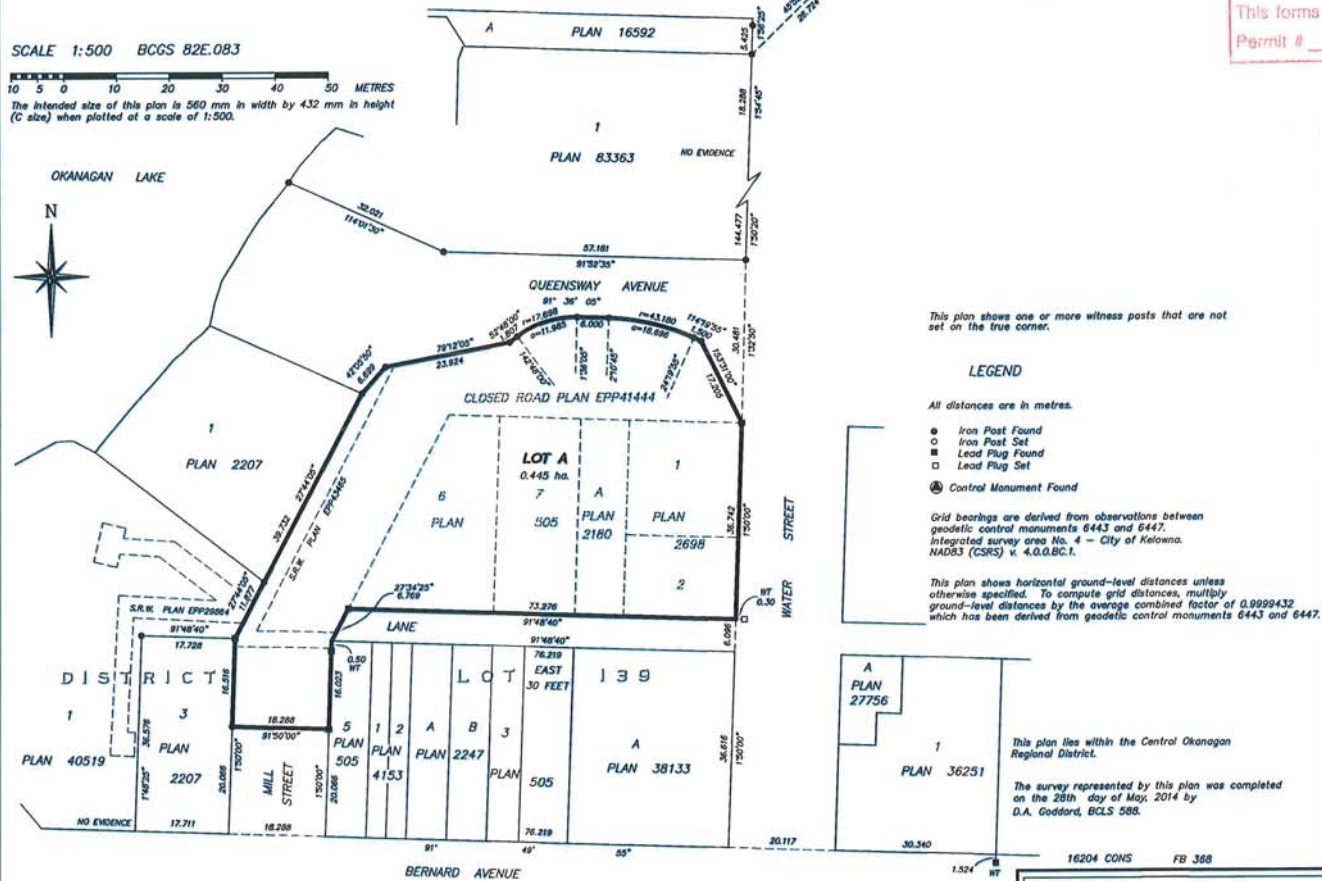
A-00



**EPP43122**

SCHEDULE A  
This forms part of development.  
Permit # DP17-0191-01

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.



**LEGEND**

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

Grid 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. Goddard, BCLS 588.

16204 CONS FB 368

D.A. Goddard Land Surveying Inc.  
103-1308 ST. PAUL STREET KILORNA PHONE 250-763-3733







LEGAL ADDRESS:


EPP43122

CIVIC ADDRESS:

Development Permit.  
Application covering the following  
Property:

289 QUEENSWAY AVE.,  
KELOWNA, BC

ZONING ANALYSIS TABLE:



**City of Kelowna**

Community Planning  
1000 Lakeshore Blvd. W. 10th Fl.  
Kelowna, BC V1Y 1A8  
Tel: 250.860.8200

# Zoning Analysis Table

PLS 10/00/00

**The Zoning Analysis Table applies to all Resource and Development Permit applications (DPR).**

- Character Neighbourhood Permit
- Heritage Alteration Permit
- Carriage House/Triples Housing Permit
- Development Variance 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](http://kelowna.ca/bylaws).

**ALL REQUIREMENTS TO BE PROVIDED IN AITRA.**

Site Details	Zone Requirement	Proposal
Site Area (m <sup>2</sup> )	4,542.45	
Site Width (m)	94.51	
Site Depth (m)	78.35	
Site Coverage of Buildings (%)		83 %
Site Coverage of Buildings, driveway, and parking (%)		10 %
Development Regulations:	Zone Requirement	Proposal
Total Number & Type of units	Apartment 140 Units / Hotel 174	
Floor Area (sqm/m <sup>2</sup> )	Hotel: 35,096 Gross / Residential: 9,534 Net	
Floor Area Ratio (FAR)	8	7.83
Building Height (storeys/meters)	35 storeys/ 78.5 m	33 storeys/ 130.79 m
Building Setbacks (m)		
Front	Queensway Ave: 3m above 18 m	See Plan A34
Side (include direction)	East: Water Street 3m above 18 m	See Plan A34
Side (include direction)	West: Kerry Park: 3m above 18 m	OK
Rear	Asph Lane: 0m	OK
Number of Parking Spaces/Loading Spaces	275 Spaces / 8 Loading Areas	275 Spaces / 8 Loading Areas
Setbacks for Parking (m)		
Front		N/A
Side (include direction)		N/A
Side (include direction)		N/A
Rear		N/A
Drive Area Width (m)	Private Coach: 3.5m / Park: 7m	Private Coach: 3.5m / Park: 7m
Number of Bicycle Parking Spaces	36 Class 1 / 33 Class 2	36 Class 1 / 33 Class 2
Private Open Space Area	783 sqm	3153.30 sqm (Private Open Space) 2636.07 sqm (Public Open Space)

Page 1 of 1

Revised: January 2018

**SCHEDULE A**  
This forms part of development  
Permit # **DP17-0191-01**



# Kelowna Downtown Hotel Development Statistics

LEVEL	TOTAL GFA		PARKING			FOH HOTEL		HOTEL ROOMS			SPA / FITNESS		RETAIL		APARTMENTS		CONFERENCE		MISCELLANEOUS		TERRACES		
	Total Sq m (+/-)	Total Sq ft (+/-)	Total Sq m (+/-)	Total Sq ft (+/-)	PK Stalls	Total Sq m (+/-)	Total Sq ft (+/-)	Total Sq m (+/-)	Total Sq ft (+/-)	Units	Total Sq m (+/-)	Total Sq ft (+/-)	Total Sq m (+/-)	Total Sq ft (+/-)	Total Sq m (+/-)	Total Sq ft (+/-)	Units	Total Sq m (+/-)	Total Sq ft (+/-)	Total Sq m (+/-)	Total Sq ft (+/-)	Total Sq m (+/-)	Total Sq ft (+/-)
B2	3929,97	42302	3929,97	42302	79																		
B1	3929,97	42302	3929,97	42302	77															1397,22	15040		
L1	3422,76	36842	303,84	3271	6	835,86	8997				691,32	7441	118,82	9535					1061,70	11428			
L2	2828,65	30447	956,81	10299	15														896,23	9647	1058,88	11398	
L3	2967,91	31946	1242,25	13371	29	829,43	8928												604,99	6512	294,04	3165	
L4	2934,01	31581	1243,30	13383	29			1085,72	11687	14													
L4 Mezz	585,37	6301	585,37	6301	12																		
L5	2919,98	31430	1243,62	13386	29			1103,83	11882	14													
L5 Mezz	654,71	7047	654,71	7047	19													1294,37	13932	572,53	6163	209,30	2253
L6	1994,36	21467																					
L6 Mezz	356,41	3836																					
L7	932,97	10042						704,29	7581	13													
L8	932,97	10042						704,29	7581	13													
L9	932,97	10042						704,29	7581	13													
L10	932,97	10042						704,29	7581	13													
L11	932,97	10042						704,29	7581	13													
L12	932,97	10042						704,29	7581	13													
L13	932,97	10042						704,29	7581	13													
L14	932,97	10042						704,29	7581	13													
L15	932,97	10042						704,29	7581	13													
L16	932,97	10042						704,29	7581	13													
L17	901,27	9701				737,93	7943																
L18	901,27	9701						353,86	3809	4													
L19	901,27	9701						754,03	8116	6													
L20	901,27	9701						754,03	8116	6													
L21	870,85	9374																					
L22	883,07	9505																					
L23	883,07	9505																					
L24	883,07	9505																					
L25	883,07	9505																					
L26	883,07	9505																					
L27	883,07	9505																					
L28	883,07	9505																					
L29	883,07	9505																					
L30	883,07	9505																					
L31	883,07	9505																					
L32	743,69	8005																					
L33	685,39	7377																					
	60589,51	644540	14009,84	151662	295	2403,22	25868	11094,37	119419	174	691,32	7441	1004,66	10814	9584,44	103166	49	1294,37	13932	10427,29	87623	6987,17	75209

	TOTAL GFA (Excluding Balconies & Terraces)		TOTAL BUILT AREA (Including Balconies & Terraces)		
	Total Sq m (+/-)	Total Sq ft (+/-)	Total Sq m (+/-)	Total Sq ft (+/-)	
L1-32	36590	392879	43487	468088	Not Including Parking
B1 / B2	7860	84604			
	156				
L1-4	6230	67058			Not including residential miscellaneous. Not including Parking
	139				
	9584	103166	12325	132609	
L21-33	40				Including elevators shafts + residential lobby
			272,84	2937	
			29342	315830	
L1-20	25096	270133			Including hotel BOH (including service shafts). Not including Parking, Terraces, Bicycle rooms.
L1-20	174				
	33				
TOTAL NUMBER OF FLOORS					
SITE STATS	Total Sq m (+/-)	Total Sq ft (+/-)	Hectares		
SITE AREA	4542	48894	0,454		
SITE COVERAGE OF BUILDING (%)	83				
TOTAL NET AREA	34681				
FAR	7,63				
FAR PERMITTED	9				

**SCHEDULE A**  
This forms part of development  
Permit # DP17-0191-01

PARKING STALLS - KELOWNA STANDARDS						
Parking Stalls	Full Size (6x2.5m)	Medium Size	Compact Size	Accessible (6x3.7m)	Total per Floor	Total Required
B2	45	28	5	1	79	
B1	49	24	3	1	77	
L1 / P (out)	6	-	-	-	6	
L2 / P	12	3	-	-	15	
L3 / P	15	11	3	-	29	
L4 / P	5	5	2	-	12	
L4 / P Mezz	15	11	3	-	29	
L5 / P	6	10	-	-	19	
L5 / P Mezz	15	11	3	-	29	
Total	168	103	19	2	295	275
Type Ratio	Minim. 50%	Max. 40%	Max. 10%			
	56,9	34,9	6,4	0,7	100%	
BICYCLE PARKING STALLS						
	PROVIDED		REQUIRED			
	Class I	Class II	Class I	Class II		
Residential	25	9	25	9		
Hotel	9	5	9	5		
Retail	2	2	2	6		
Total	36	20	36	20		



Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

Plan  
Development Statistics

Date  
February 2018

Scale A1

N°  
A-03

# Kelowna Downtown Hotel Development Statistics

LEVEL	TOTAL GFA		PARKING			FOH/HOTEL		HOTEL ROOMS			SPA / FITNESS		RETAIL		APARTMENTS		CONFERENCE		MISCELLANEOUS			TERRACES		Floor areas reallocation June revision		terraces June revision			
	Total Sq.m (+/-)	Total Sq.ft (+/-)	Total Sq.m (+/-)	Total Sq.ft (+/-)	PK Stalls	Total Sq.m (+/-)	Total Sq.ft (+/-)	Total Sq.m (+/-)	Total Sq.ft (+/-)	Units	Total Sq.m (+/-)	Total Sq.ft (+/-)	Total Sq.m (+/-)	Total Sq.ft (+/-)	Total Sq.m (+/-)	Total Sq.ft (+/-)	Units	Total Sq.m (+/-)	Total Sq.ft (+/-)	Total Sq.m (+/-)	Total Sq.ft (+/-)	Total Sq.m (+/-)	Total Sq.ft (+/-)	Sqm	Sqft	Sqm	Sqft		
B2	3929.97	42302	3929.97	42302	79	835.86	8997	1085.72	11687	14	691.32	7441	885.84	9535	118.82	1279	1294.37	13932	Addition of private residential lobby Currently under design review process			1058.88	11398	-100.00 approx.	-1076				
B1	3929.97	42302	3929.97	42302	77														1397.22	15040	6					1397.22	15040		
L1	3422.76	36842	303.84	3271	6														1061.70	11428	6					1061.70	11428		
L2	2828.65	30447	956.81	10299	15														896.23	9647	6					896.23	9647		
L3	2967.91	31946	1242.25	13371	29	829.43	8928	1103.83	11882	14	572.53	6163	206.30	2253	604.99	6512	294.04	3165											
L4	2934.01	31581	1243.30	13383	29																								
L4 Mezz	585.37	6301	585.37	6301	12																								
L5	2919.98	31430	1243.62	13386	29																								
L5 Mezz	654.71	7047	654.71	7047	19																								
L6	1994.36	21467																											
L6 Mezz	356.41	3836																											
L7	932.97	10042						704.29	7581	13														2.43	26				
L8	932.97	10042						704.29	7581	13														2.43	26				
L9	932.97	10042						704.29	7581	13														2.43	26				
L10	932.97	10042						704.29	7581	13														2.43	26				
L11	932.97	10042						704.29	7581	13														2.43	26				
L12	932.97	10042						704.29	7581	13														2.43	26				
L13	932.97	10042						704.29	7581	13														2.43	26				
L14	932.97	10042						704.29	7581	13														2.43	26				
L15	932.97	10042						704.29	7581	13														2.43	26				
L16	932.97	10042						704.29	7581	13														2.43	26				
L17	901.27	9701				737.83	7943																						
L18	901.27	9701						353.86	3809	4														2.88	31	-17.68	-190.31		
L19	901.27	9701						754.03	8116	6														2.88	31	-17.68	-190.31		
L20	901.27	9701						754.03	8116	6														2.88	31	-17.68	-190.31		
L21	870.85	9374																						2.88	31	-17.68	-190.31		
L22	883.07	9505																						2.88	31	-17.68	-190.31		
L23	883.07	9505																						2.88	31	-17.68	-190.31		
L24	883.07	9505																						2.88	31	-17.68	-190.31		
L25	883.07	9505																						2.88	31	-17.68	-190.31		
L26	883.07	9505																						2.88	31	-17.68	-190.31		
L27	883.07	9505																						2.88	31	-17.68	-190.31		
L28	883.07	9505																						2.88	31	-17.68	-190.31		
L29	883.07	9505																						2.88	31	-17.68	-190.31		
L30	883.07	9505																						2.88	31	-17.68	-190.31		
L31	883.07	9505																						2.88	31	-17.68	-190.31		
L32	743.69	8005																						2.88	31	-17.68	-190.31		
L33	685.39	7377																											
	50589.51	544540	14089.84	151662	295	2403.22	25868	11094.37	119419	174	691.32	7441	1004.66	10814	9584.44	103166	40	1294.37	13932	10427.29	87623	6987.17	75209						

	TOTAL GFA (Excluding Balconies & Terraces)		TOTAL BUILT AREA (Including Balconies & Terraces)		
	Total Sq.m (+/-)	Total Sq.ft (+/-)	Total Sq.m (+/-)	Total Sq.ft (+/-)	
L1-32	36500	392879	43487	468088	*Not Including Parking
B1 / B2	7860	84604			
	156				
L1-4	6230	67058			
	139				
L21-33	9584	103166	12325	132669	*Not including residential miscellaneous. Not including Parking
	40				
L1-20			272.84	2937	* Including elevators shafts + residential lobby
L1-20	25096	270133	29342	315839	* Including hotel BOH (including service shafts); Not including Parking, Terraces, Bicycle rooms.
	174				
TOTAL NUMBER OF FLOORS	33				
SITE STATS					
SITE AREA	4542	48894		0.454	
SITE COVERAGE OF BUILDING (%)	83				
TOTAL NET AREA	34681				
FAR	7.63				
FAR PERMITTED	9				

SCHEDULE A  
This forms part of development  
Permit # DP17-0191-01

PARKING STALLS - KELOWNA STANDARDS						
Parking Stalls	Full Size (6x2.5m)	Medium Size	Compact Size	Accessible (6x3.7m)	Total per Floor	Total Required
B2	45	28	5	1	79	
B1	49	24	3	1	77	
L1 / P (out)	6	-	-	-	6	
L2 / P	12	3	-	-	15	
L3 / P	15	11	3	-	29	
L4 / P	5	5	2	-	12	
L4 / P Mezz	15	11	3	-	29	
L5 / P	6	10	-	-	19	
L5 / P Mezz	15	11	3	-	29	
Total	168	103	19	2	295	275
Type Ratio	Minim. 50%	Max. 40%	Max. 10%			
	56.9	34.9	6.4	0.7	100%	
BICYCLE PARKING STALLS						
PROVIDED			REQUIRED			
Class I	Class II		Class I	Class II		
Residential	25	9	25	9		
Hotel	9	5	9	5		
Retail	2	2	2	6		
Total	36	20	36	20		



Architects

Project 1864

Downtown Hotel Kelowna  
Kelowna, BC

Plan

Development Statistics

Date

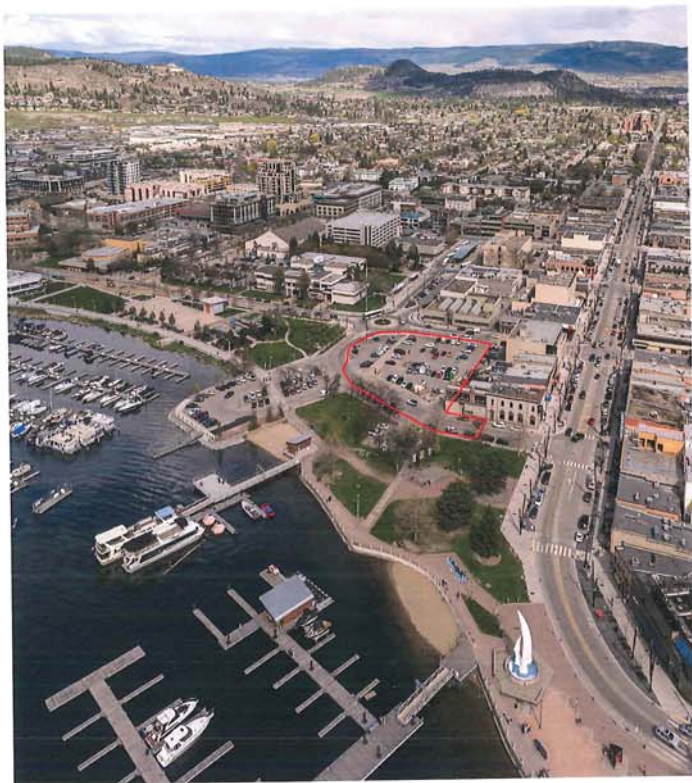
June review 2018

Scale A1

Nº

A-03 r1





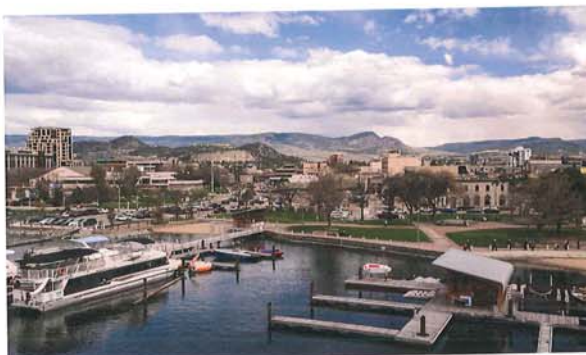
01. Aerial view of Site from the Marina.



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.



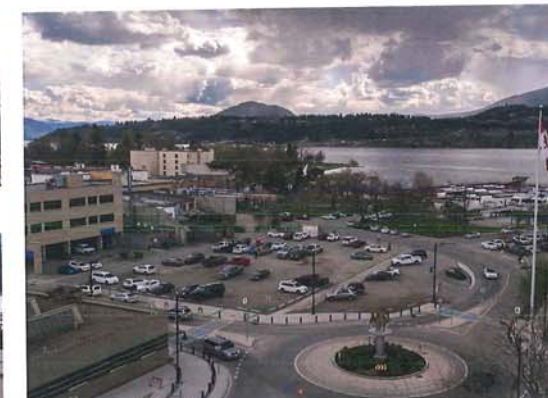
05. View looking toward site from Stuart Park.



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

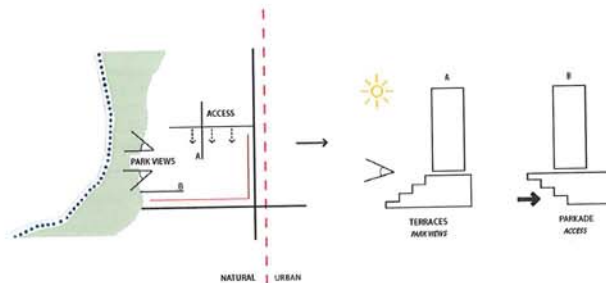


07. View looking toward site looking down from Queensway.



08. View 06 close-up.

SCHEDULE A/B  
This forms part of development  
Permit # DP17-0191-01



#### TARGETS & STRATEGIES

New Kelowna Landmark

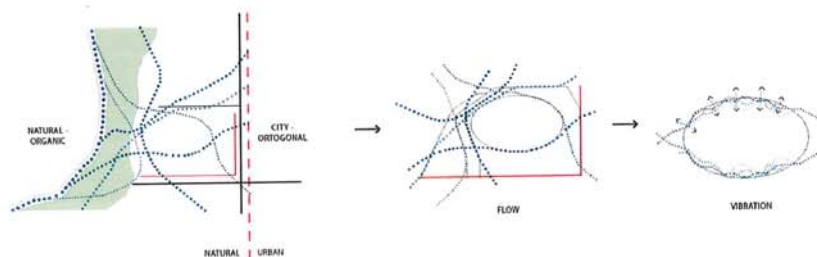
unique shape  
continuity and integration

outdoor feeling

maximize views  
maximize sun exposure

#### R E S U L T S

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



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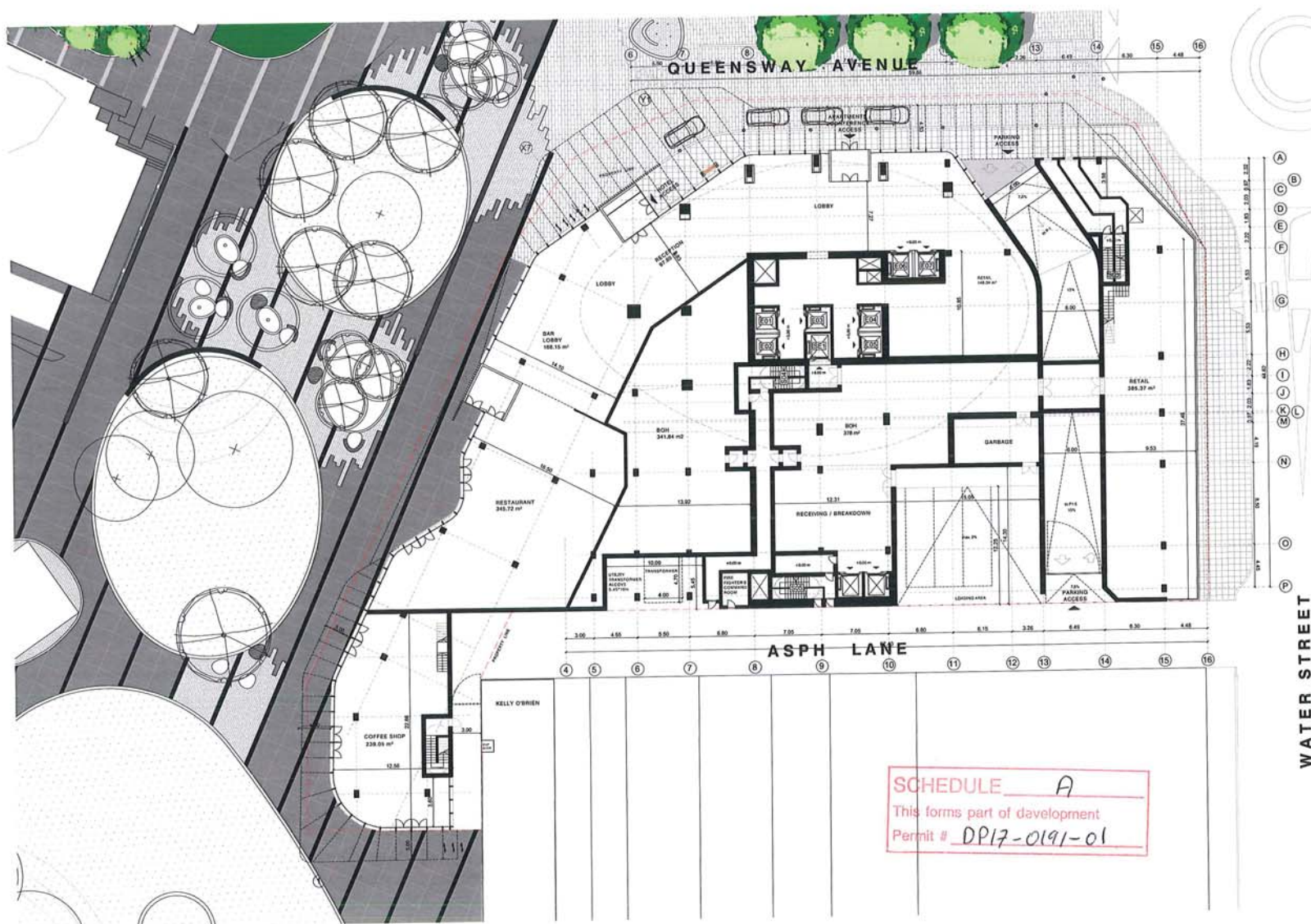
>In order to create opportunities for more outdoor experiences with strong connections to the lake on the lower levels of the hotel, the structure slopes back from the lake with a series of stepped terraces. These terraces become a soft transition in the massing along the lake front and create intensified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

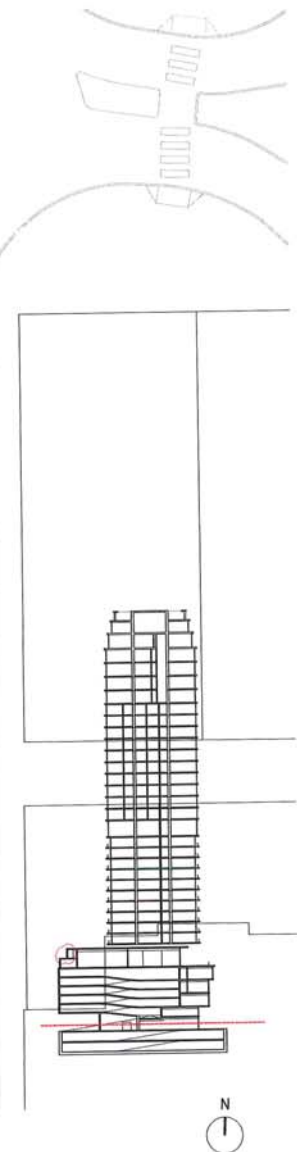
>The large useable individual outdoor terraces are a key feature in affording everyone a quality outdoor experience on every level with unobstructed views. Each floor slab is wrapped with extra insulation to meet the National Energy Code. Otherwise the terraces would be much smaller and the outdoor living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



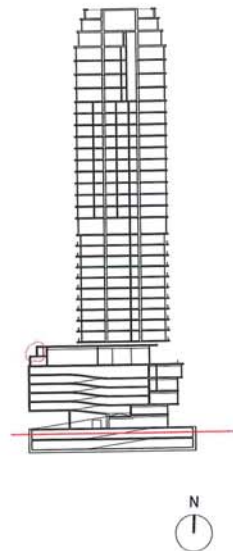
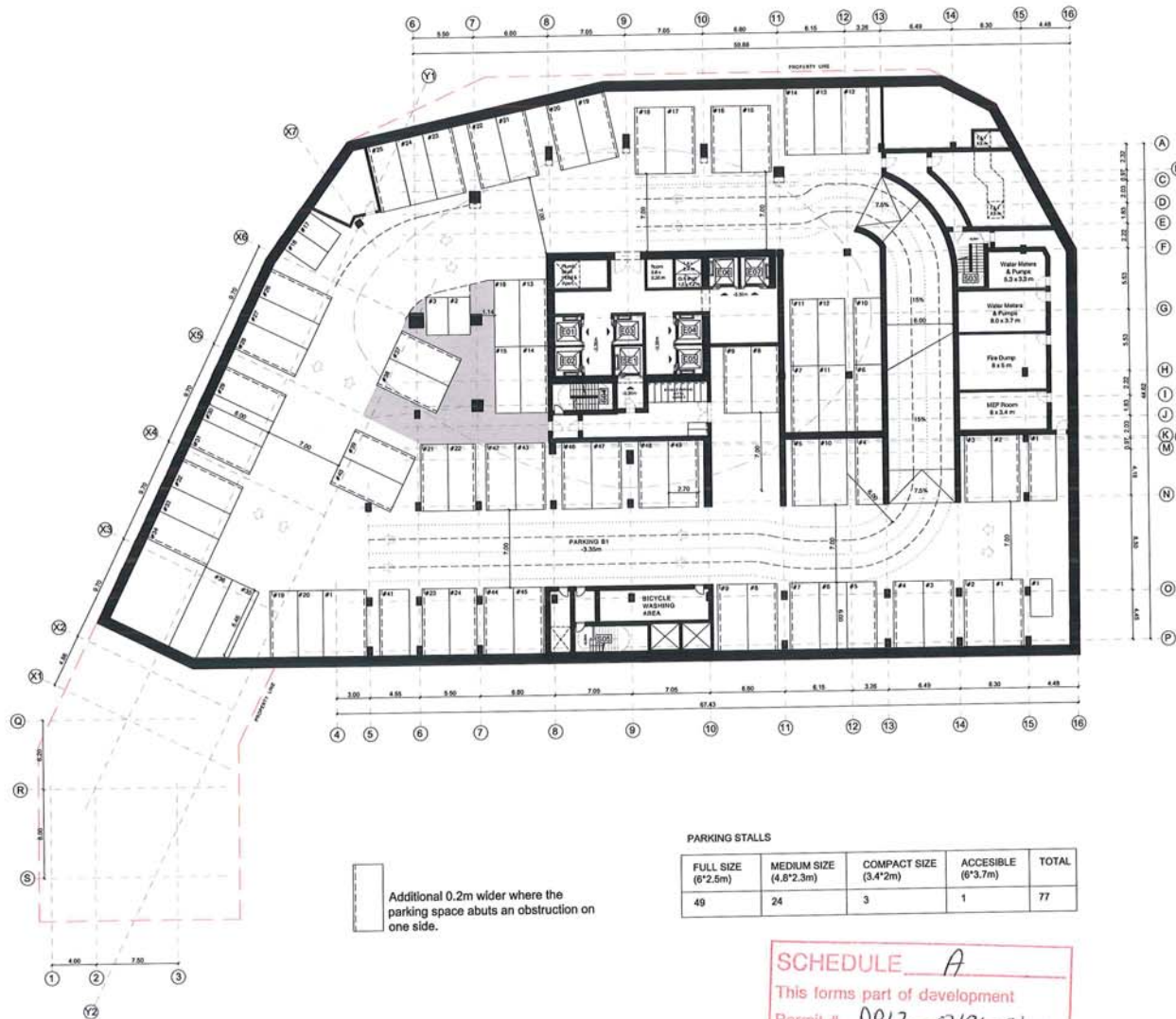


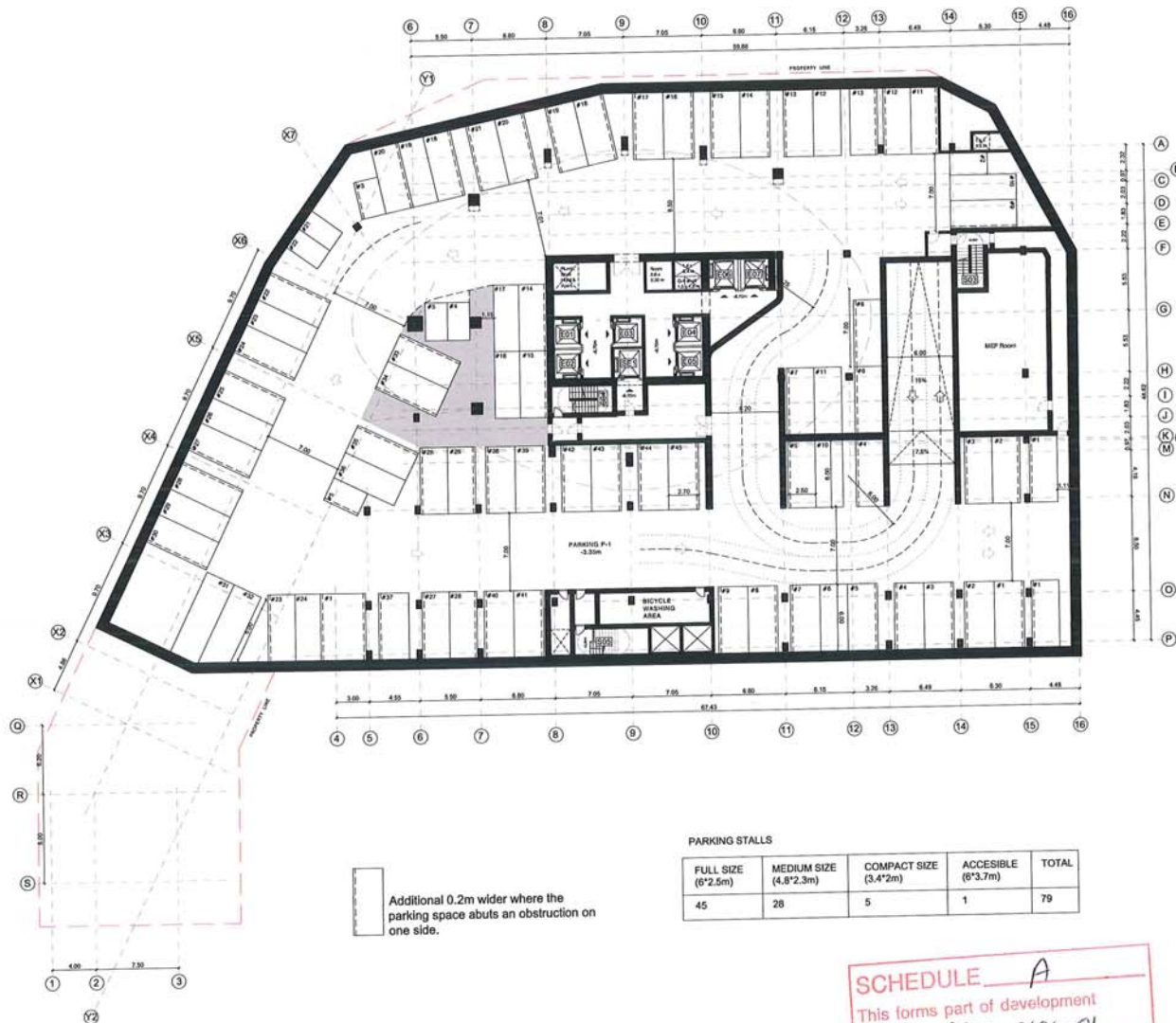
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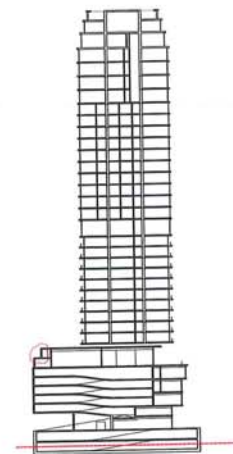




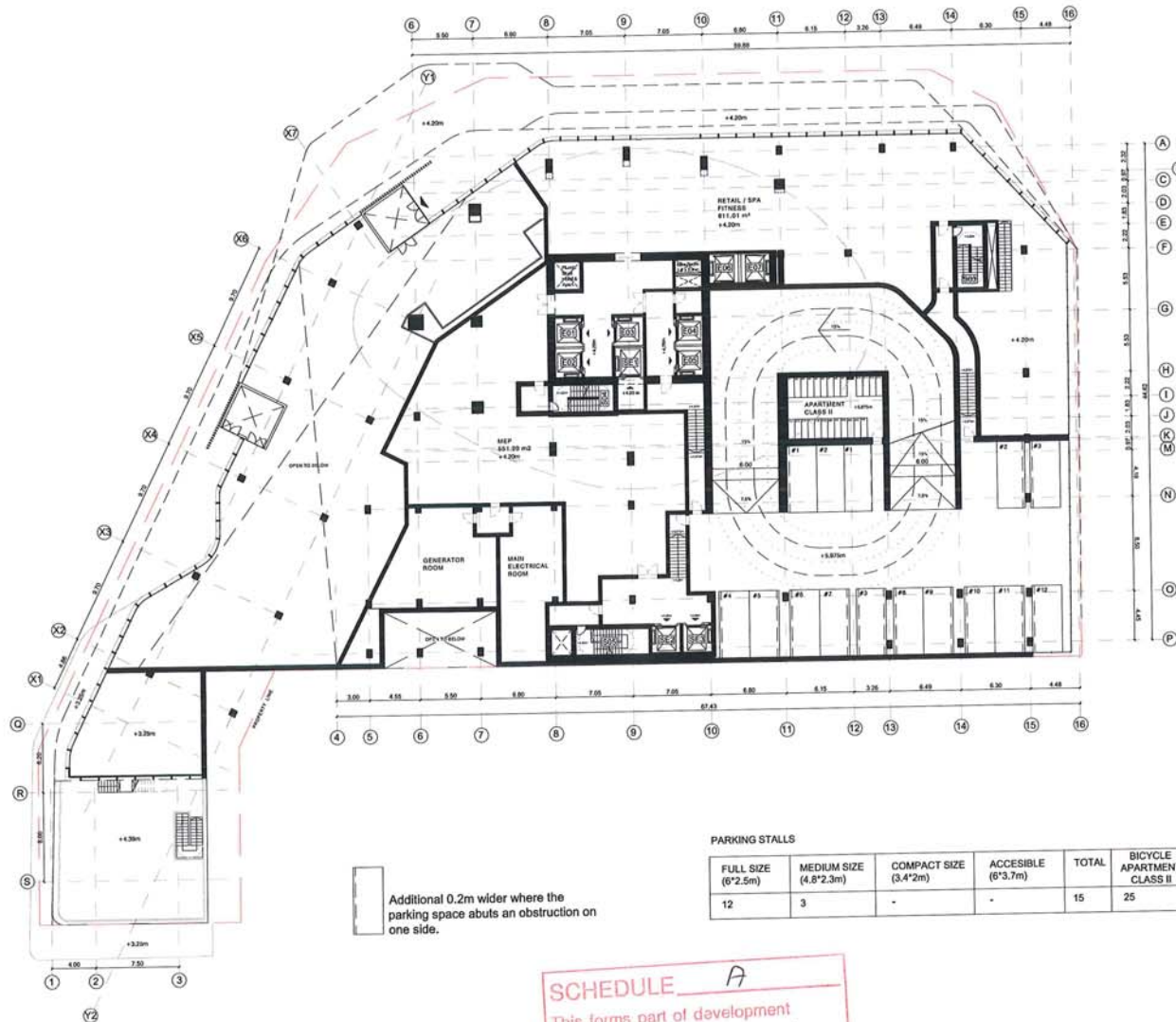




**SCHEDULE A**  
 This forms part of development  
 Permit # DPL7-0191-01



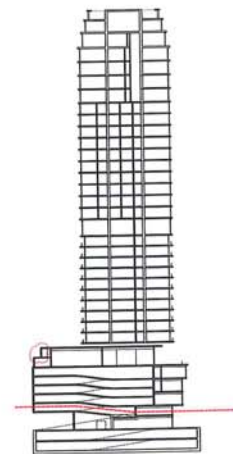


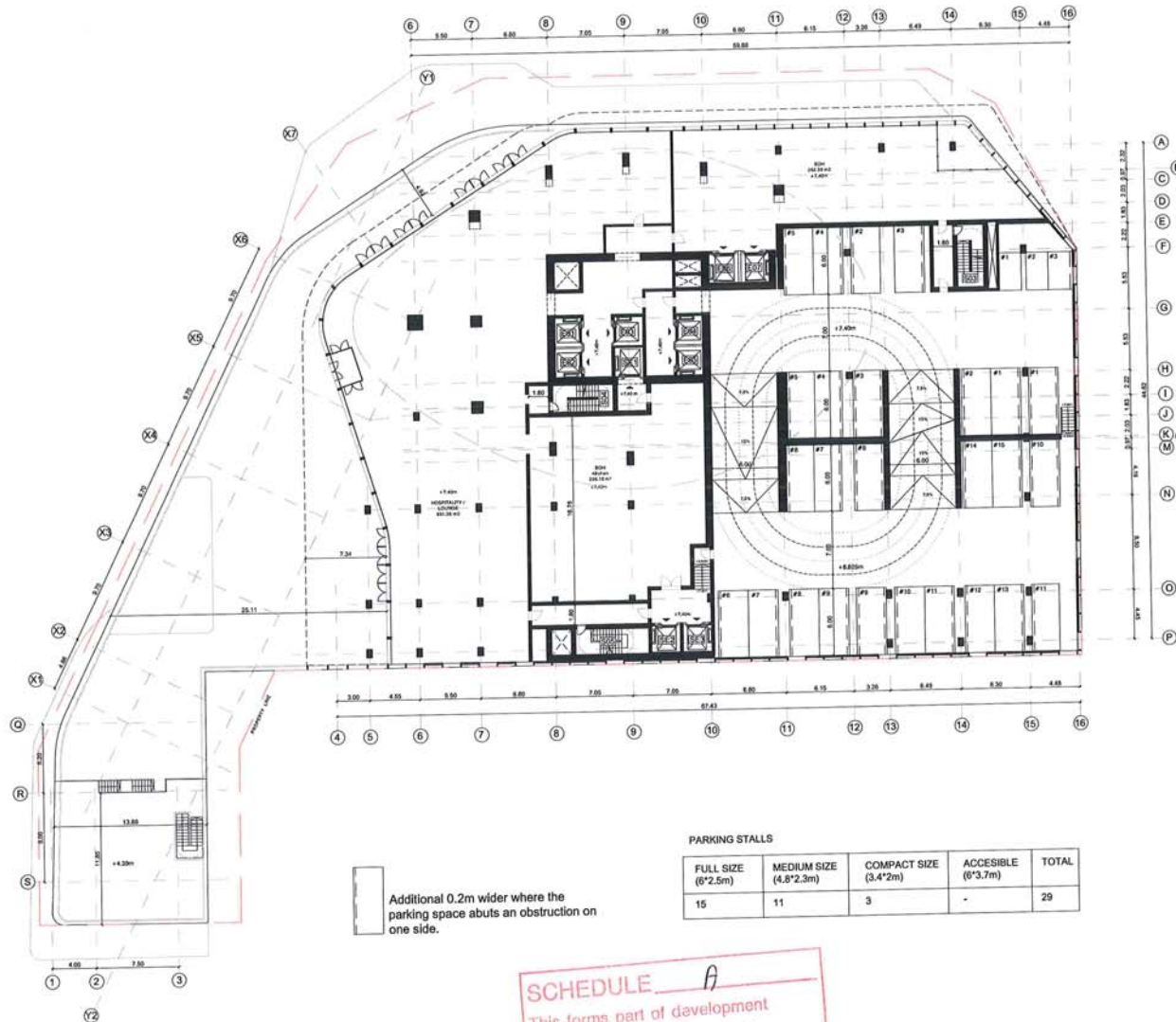


#### PARKING STALLS

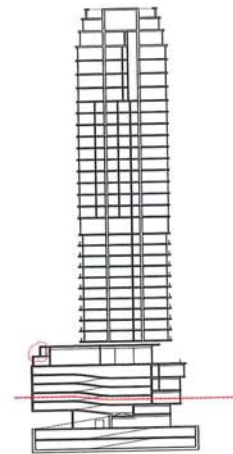
FULL SIZE (6*2.5m)	MEDIUM SIZE (4.8*2.3m)	COMPACT SIZE (3.4*2m)	ACCESSIBLE (6*3.7m)	TOTAL	BICYCLE APARTMENT CLASS II
12	3	-	-	15	25

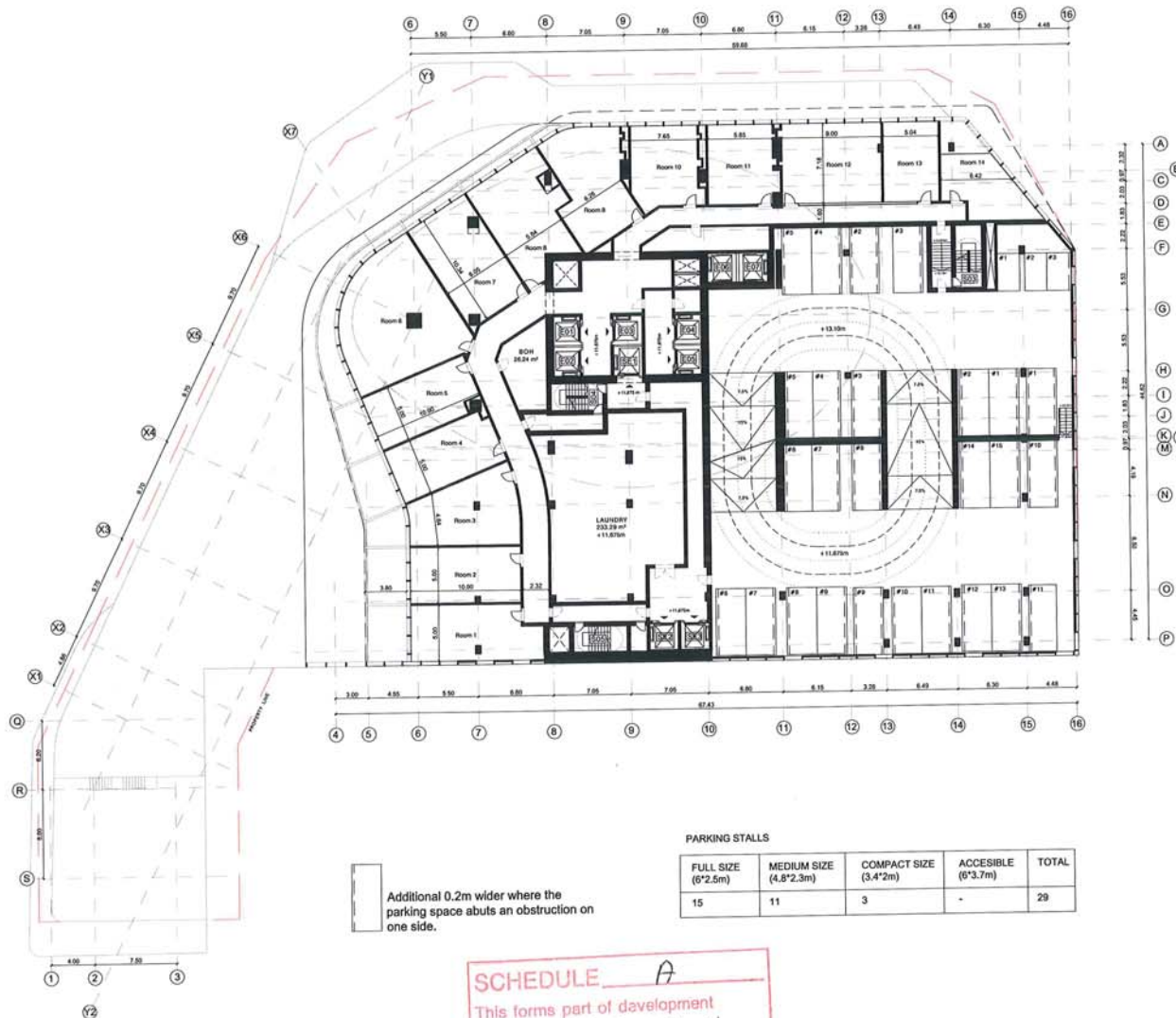
**SCHEDULE A**  
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Permit # DP17-0191-01





**SCHEDULE A**  
This forms part of development  
Permit # DP17-0191-01





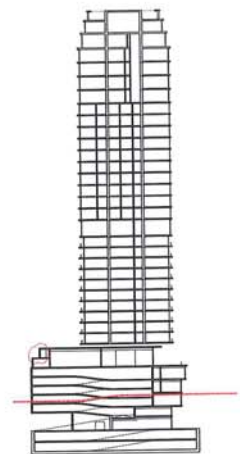
#### PARKING STALLS

FULL SIZE (6*2.5m)	MEDIUM SIZE (4.8*2.3m)	COMPACT SIZE (3.4*2m)	ACCESSIBLE (6*3.7m)	TOTAL
15	11	3	+	29

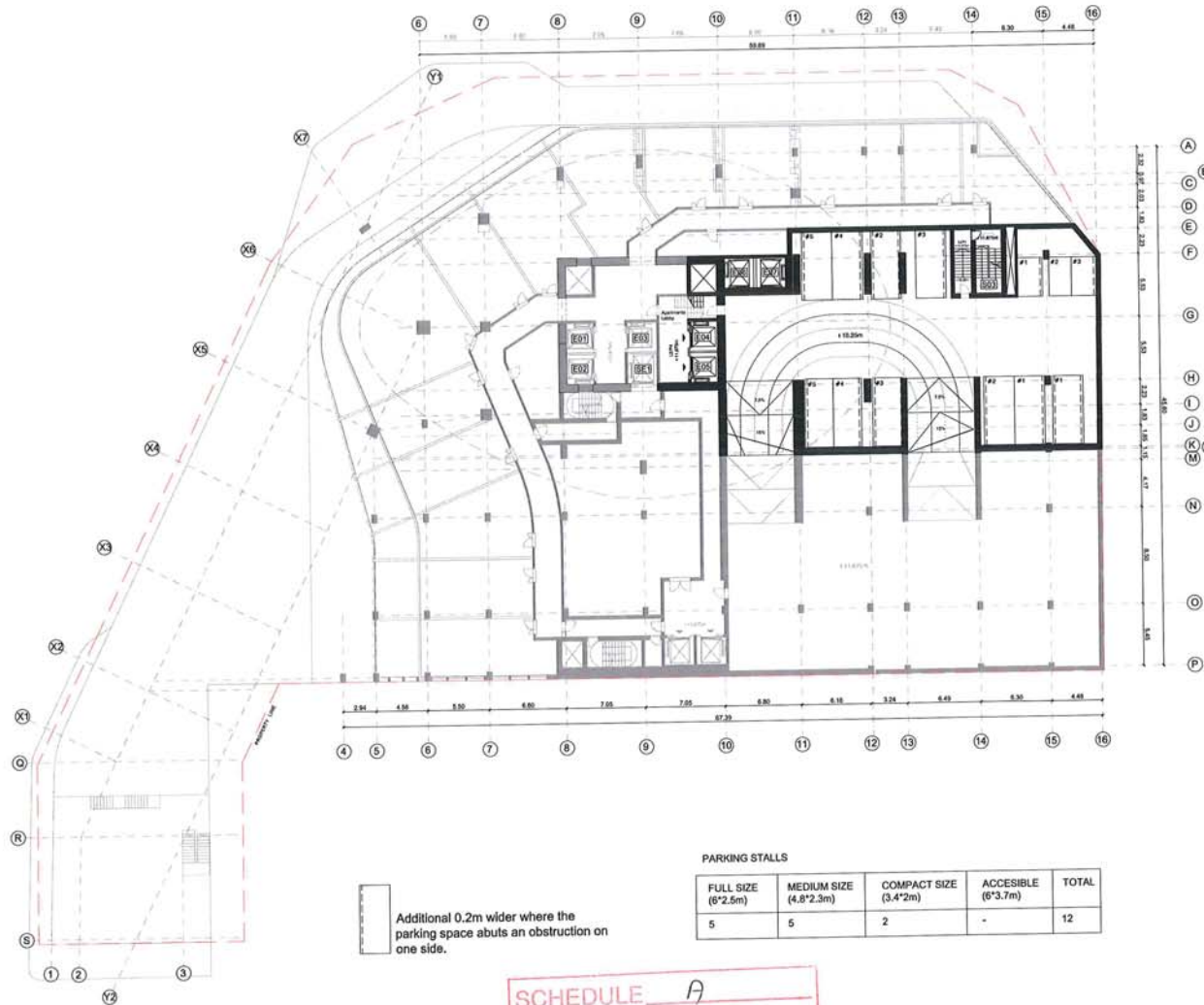
**SCHEDULE A**  
This forms part of development  
Permit # DP17-0191-01

#### HOTEL LEVEL 4

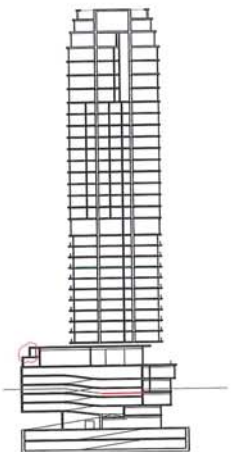
	GROSS AREA m <sup>2</sup>	ST	TERRACE AREA m <sup>2</sup>	ST
ROOM 4-1:	56.0	603	19.2	206
ROOM 4-2:	50.0	538	19.0	205
ROOM 4-3:	56.4	608	10.7	115
ROOM 4-4:	49.2	529	17.8	192
ROOM 4-5:	48.1	517	14.7	158
ROOM 4-6:	109.2	1176	27.6	297
ROOM 4-7:	60.2	648	4.9	53
ROOM 4-8:	63.1	679	6.0	64
ROOM 4-9:	62.7	675	7.2	74
ROOM 4-10:	44.3	477	0.0	0
ROOM 4-11:	42.0	452	0.0	0
ROOM 4-12:	64.6	695	0.0	0
ROOM 4-13:	36.2	389	0.0	0
ROOM 4-14:	37.2	403	0.0	0

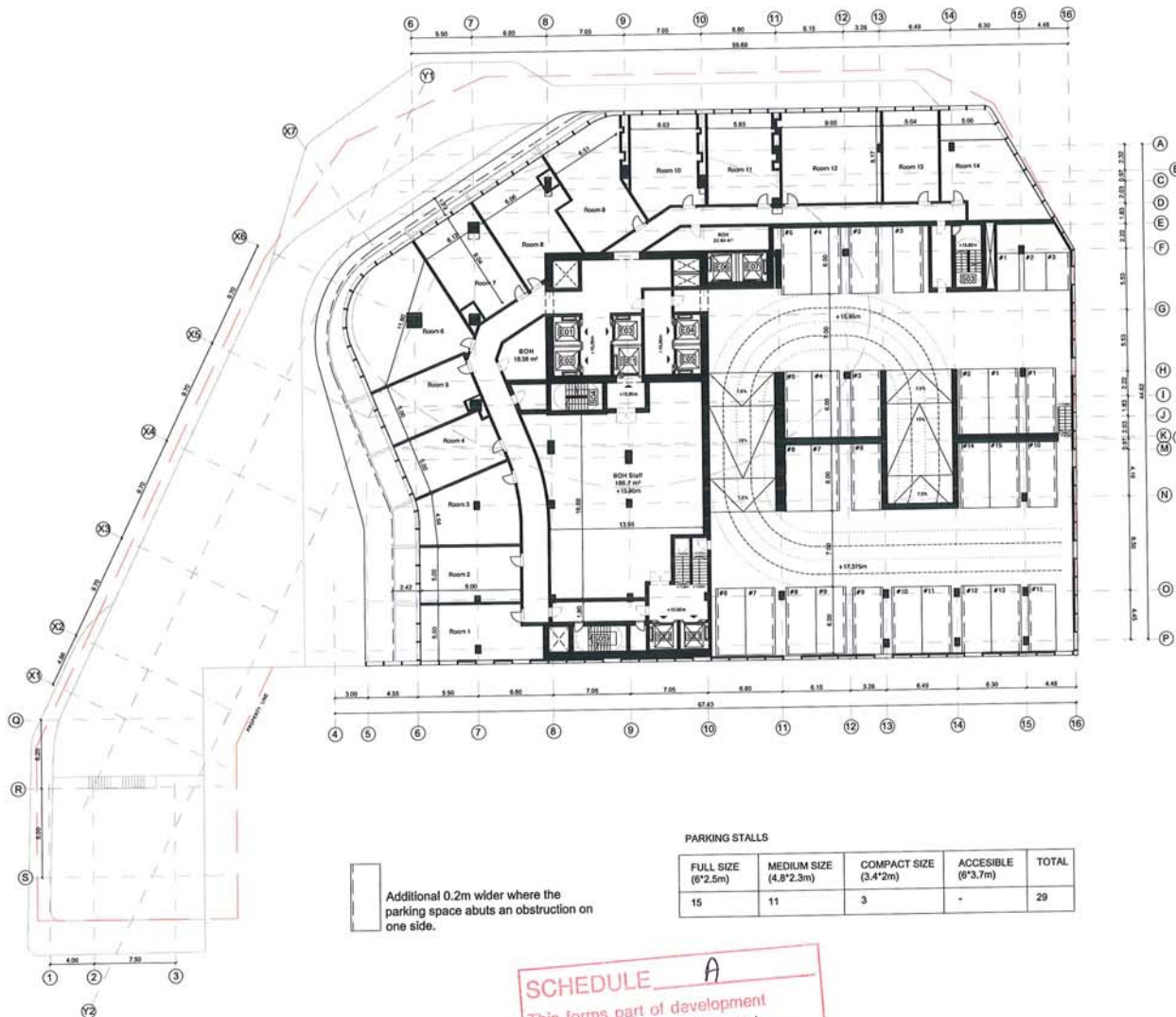






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 This forms part of development  
 Permit # DP17-0191-01





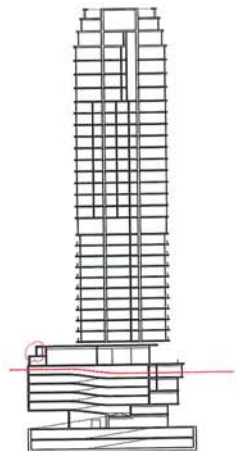
PARKING STALLS

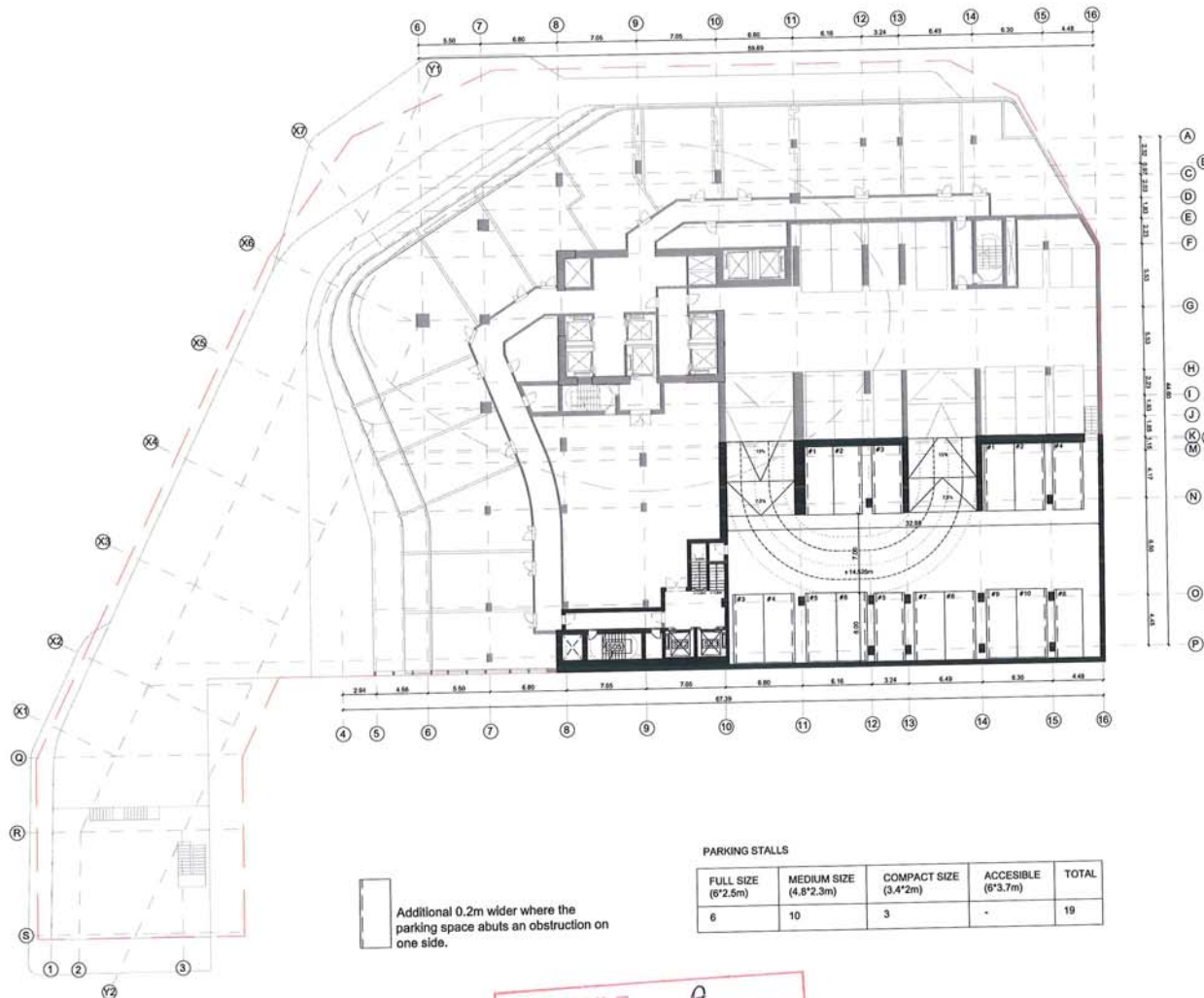
FULL SIZE (6'2.5m)	MEDIUM SIZE (4.8'2.3m)	COMPACT SIZE (3.4'2m)	ACCESSIBLE (6'3.7m)	TOTAL
15	11	3	-	29

**SCHEDULE A**  
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Permit # DP17-0191-01

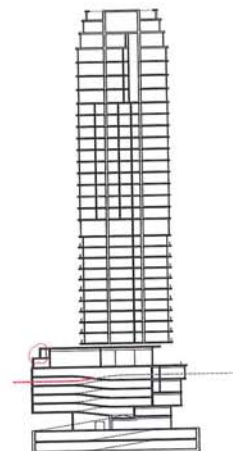
HOTEL LEVEL 5

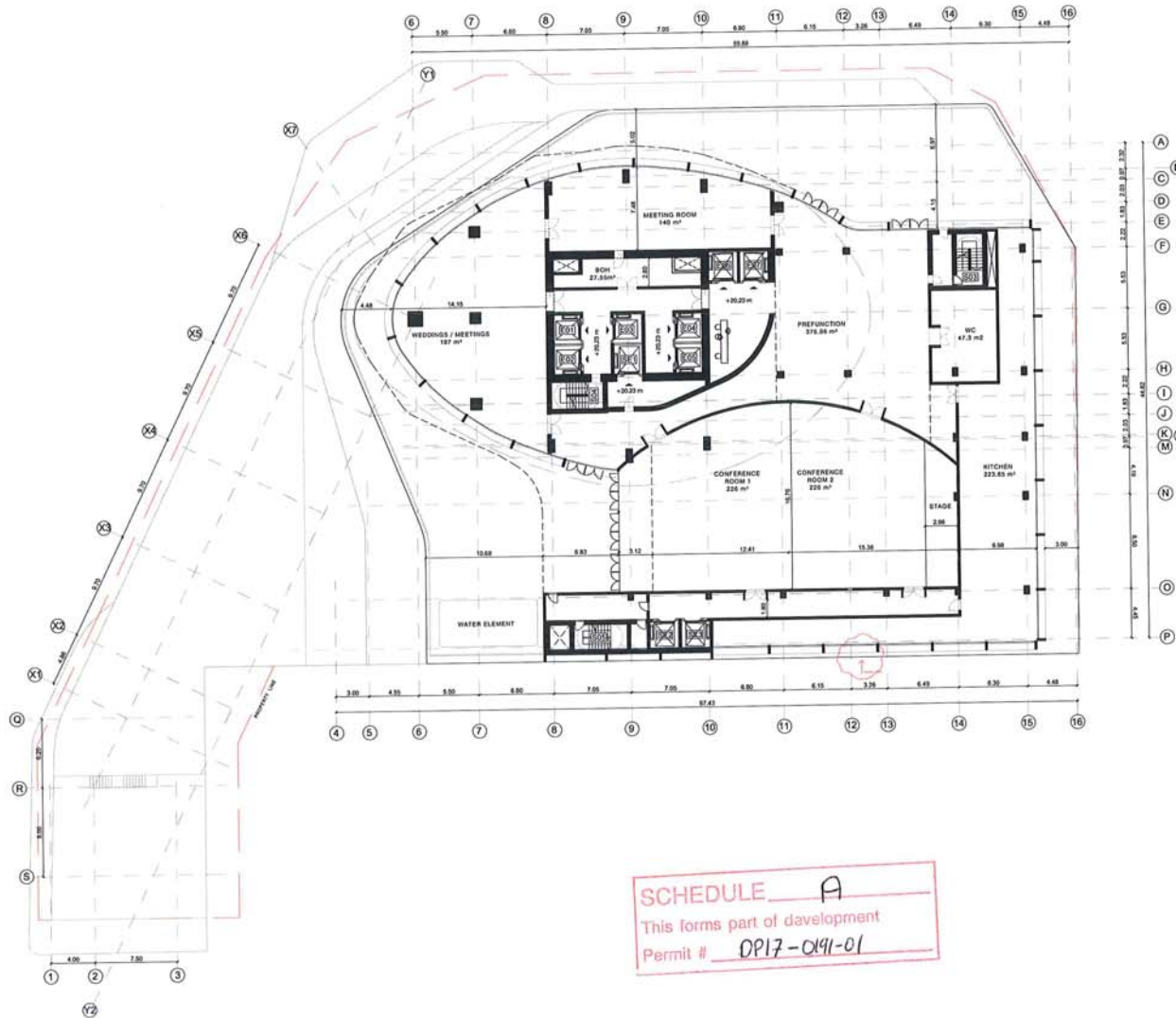
	GROSS AREA		TERRACE AREA	
	m <sup>2</sup>	SF	m <sup>2</sup>	SF
ROOMS 1:	51.5	555	10.6	114
ROOMS 2:	45.5	490	10.6	114
ROOMS 3:	52.9	570	7.5	80
ROOMS 4:	44.3	477	10.4	112
ROOMS 5:	41.1	434	10.7	115
ROOMS 6:	93.4	2005	24.9	268
ROOMS 7:	54.1	583	6.1	66
ROOMS 8:	55.6	598	5.9	63
ROOMS 9:	62.0	656	7.6	82
ROOMS 10:	95.5	543	0.0	0
ROOMS 11:	47.8	515	0.0	0
ROOMS 12:	73.6	792	0.0	0
ROOMS 13:	41.2	443	0.0	0
ROOMS 14:	51.2	572	0.0	0



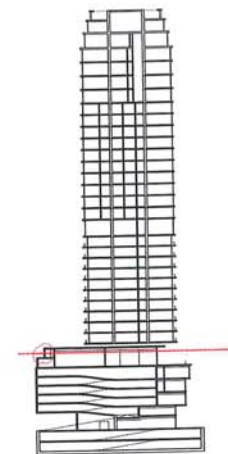
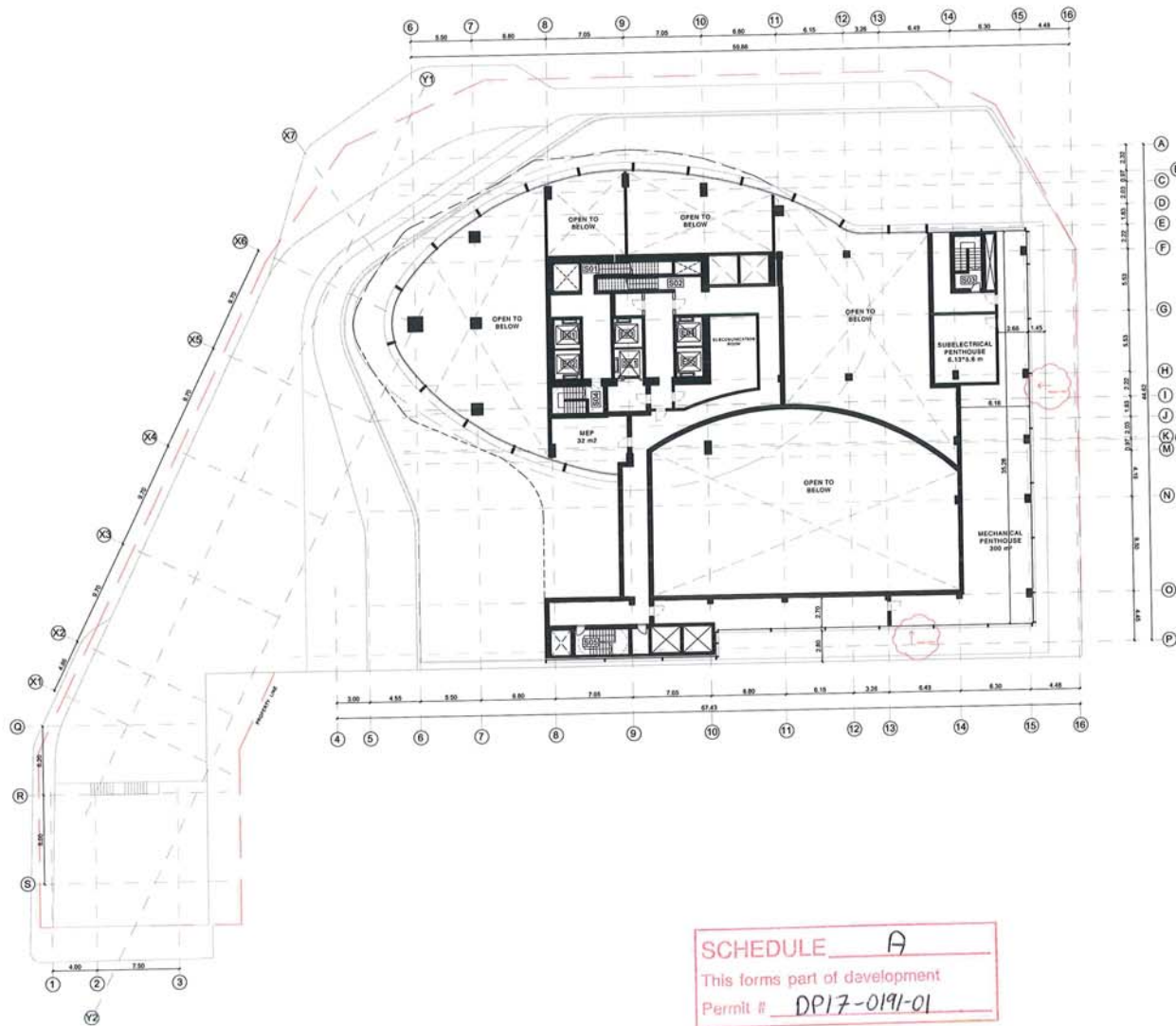


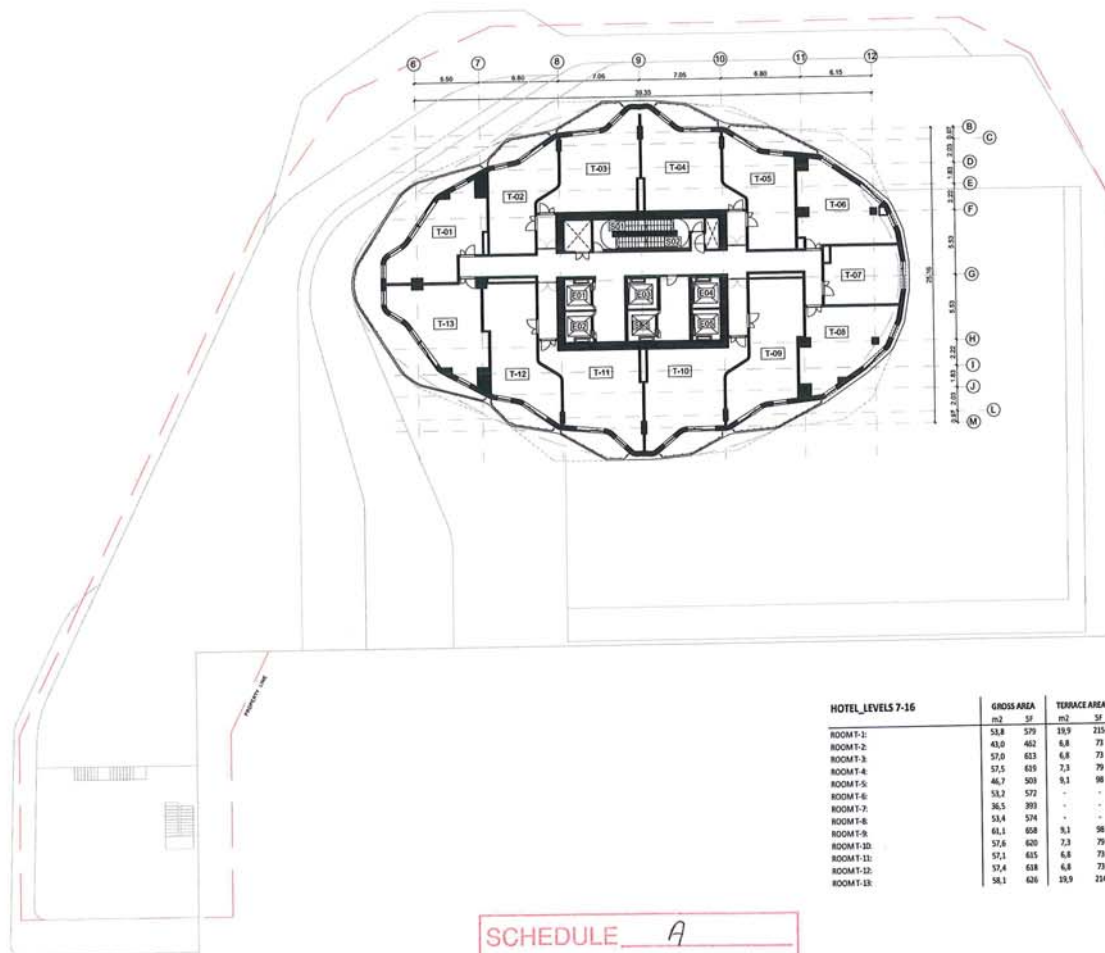
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 Permit # DP17-0191-01





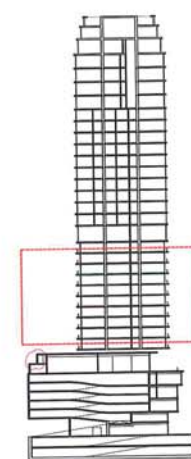




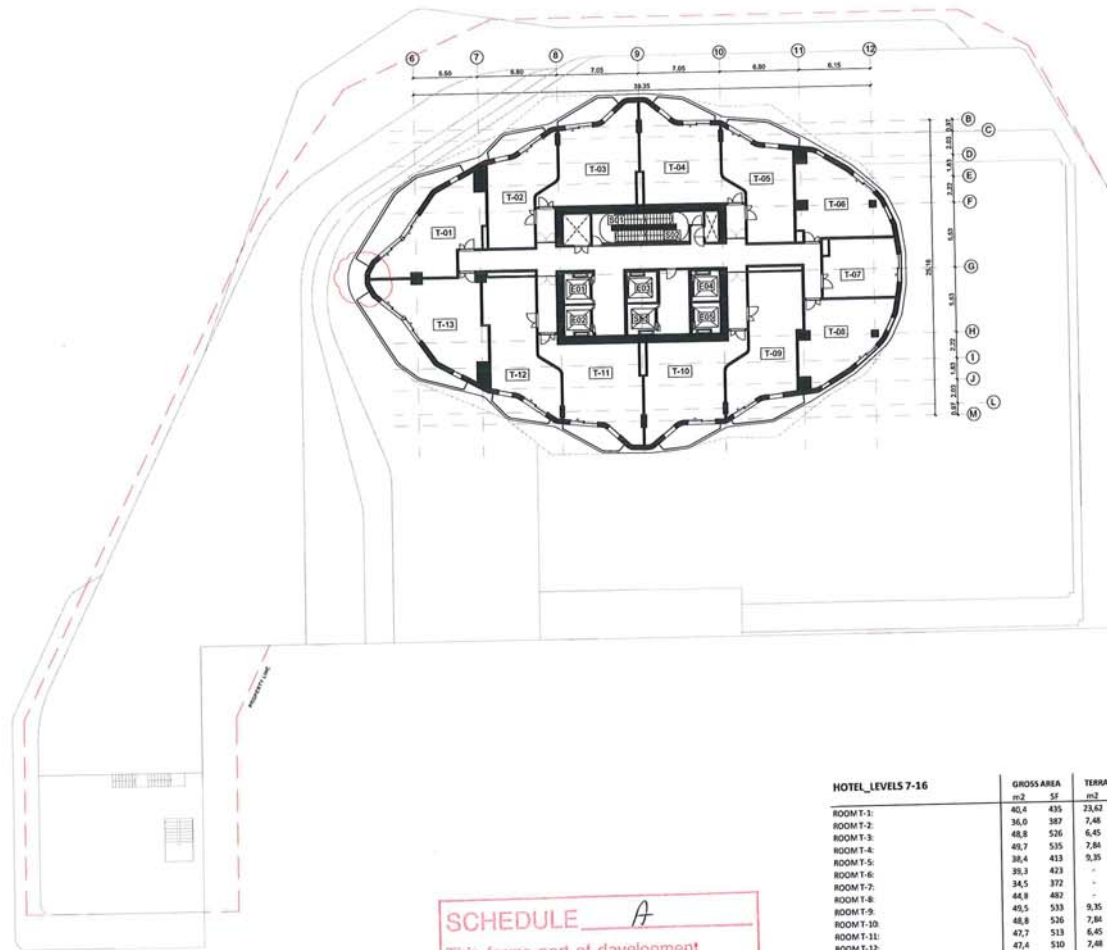


HOTEL LEVELS 7-16	GROSS AREA		TERRACE AREA	
	m <sup>2</sup>	SF	m <sup>2</sup>	SF
ROOM T-1:	51.8	576	15.9	173
ROOM T-2:	43.0	462	6.8	73
ROOM T-3:	57.0	613	6.8	73
ROOM T-4:	57.5	619	7.1	79
ROOM T-5:	46.7	503	9.1	98
ROOM T-6:	53.7	577	-	-
ROOM T-7:	36.5	393	-	-
ROOM T-8:	53.4	574	-	-
ROOM T-9:	61.1	658	9.1	98
ROOM T-10:	57.6	620	7.3	79
ROOM T-11:	57.1	615	6.8	73
ROOM T-12:	57.4	618	6.8	73
ROOM T-13:	58.1	626	15.9	173

SCHEDULE A  
 This forms part of development  
 Permit # DPI7-0191-01

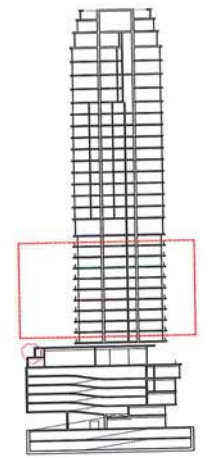






**SCHEDULE** A  
 This forms part of development  
 Permit # DP17-0191-01

HOTEL_LEVELS 7-16	GROSS AREA		TERRACE AREA	
	m <sup>2</sup>	SF	m <sup>2</sup>	SF
ROOM T-1:	40,4	435	23,62	254
ROOM T-2:	36,0	387	2,46	81
ROOM T-3:	48,8	526	6,45	69
ROOM T-4:	49,7	535	7,84	84
ROOM T-5:	38,4	413	9,35	101
ROOM T-6:	38,3	413	-	-
ROOM T-7:	34,5	372	-	-
ROOM T-8:	44,8	482	-	-
ROOM T-9:	49,5	533	9,35	101
ROOM T-10:	46,8	506	7,84	84
ROOM T-11:	47,7	513	6,45	69
ROOM T-12:	47,4	510	7,48	81
ROOM T-13:	44,7	481	23,62	254



Architects

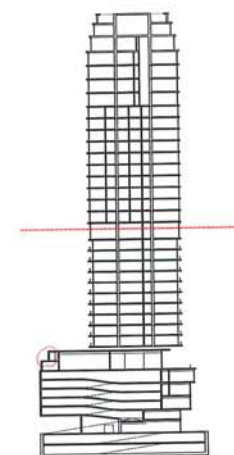
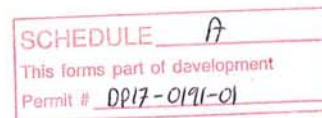
Project 1864  
 Downtown Hotel Kelowna  
 Kelowna, BC

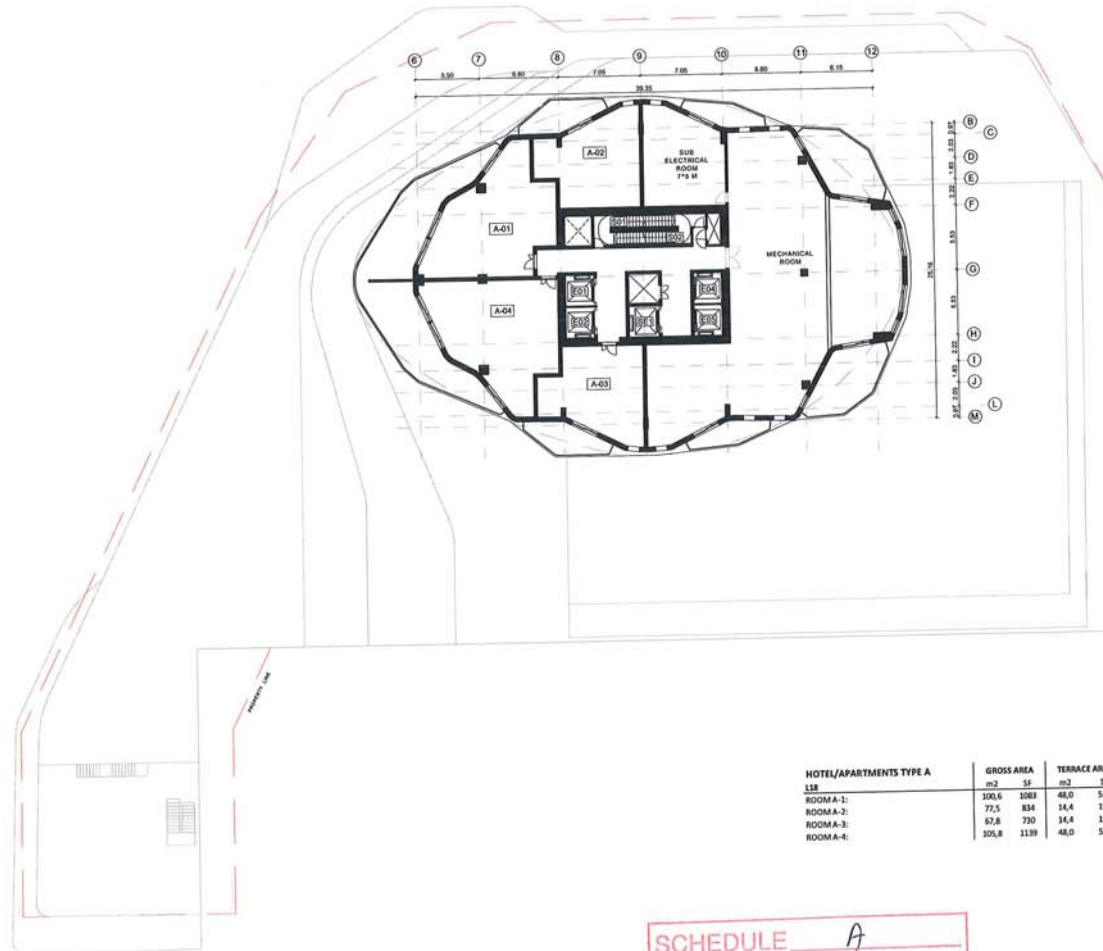
Plan  
 Level 7-16 Floor plan - Hotel

Date  
 June review 2018

Scale A1  
 1:200

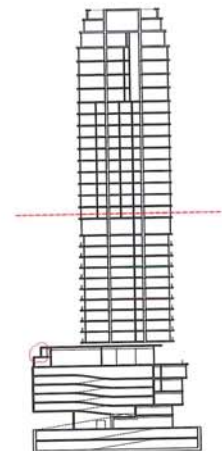
N°  
 A-17 r1

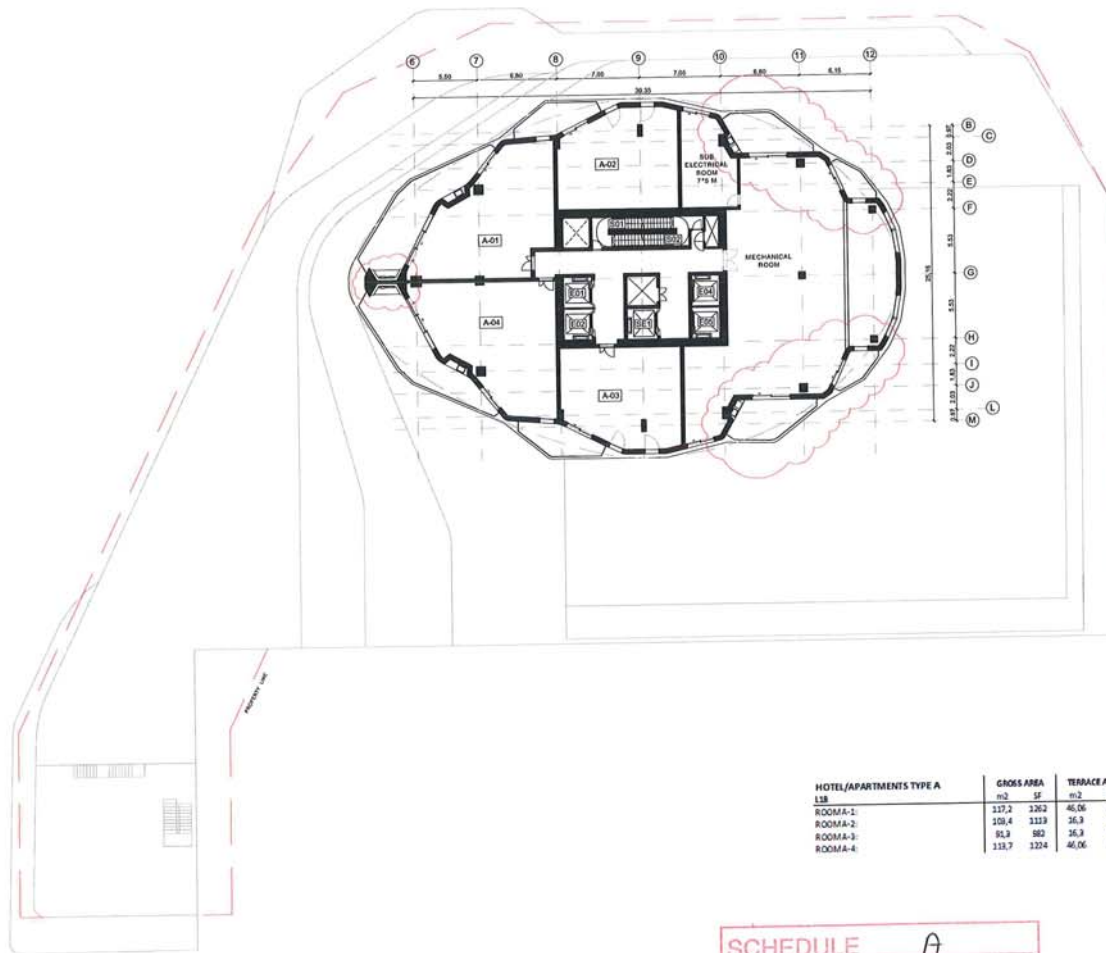




HOTEL/APARTMENTS TYPE A	GROSS AREA		TERRACE AREA	
	m <sup>2</sup>	SF	m <sup>2</sup>	SF
118				
ROOM A-1:	100.6	1089	48.0	517
ROOM A-2:	77.5	834	14.4	154
ROOM A-3:	67.8	730	14.4	154
ROOM A-4:	105.8	1139	48.0	517

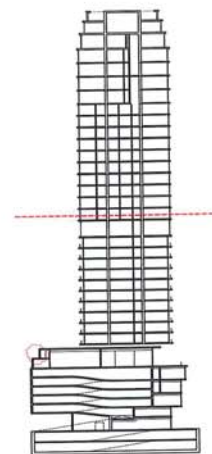
SCHEDULE A  
 This forms part of development  
 Permit # DP17-0191-01





HOTEL/APARTMENTS TYPE A	GROSS AREA		TERRACE AREA	
	m <sup>2</sup>	SF	m <sup>2</sup>	SF
118				
ROOM A-1	117.2	1262	46.06	496
ROOM A-2	108.4	1163	36.3	375
ROOM A-3	91.3	980	36.3	375
ROOM A-4	113.7	1224	46.06	496

SCHEDULE A  
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 Permit # DP17-0191-01



Architects

Project 1864  
 Downtown Hotel Kelowna  
 Kelowna, BC

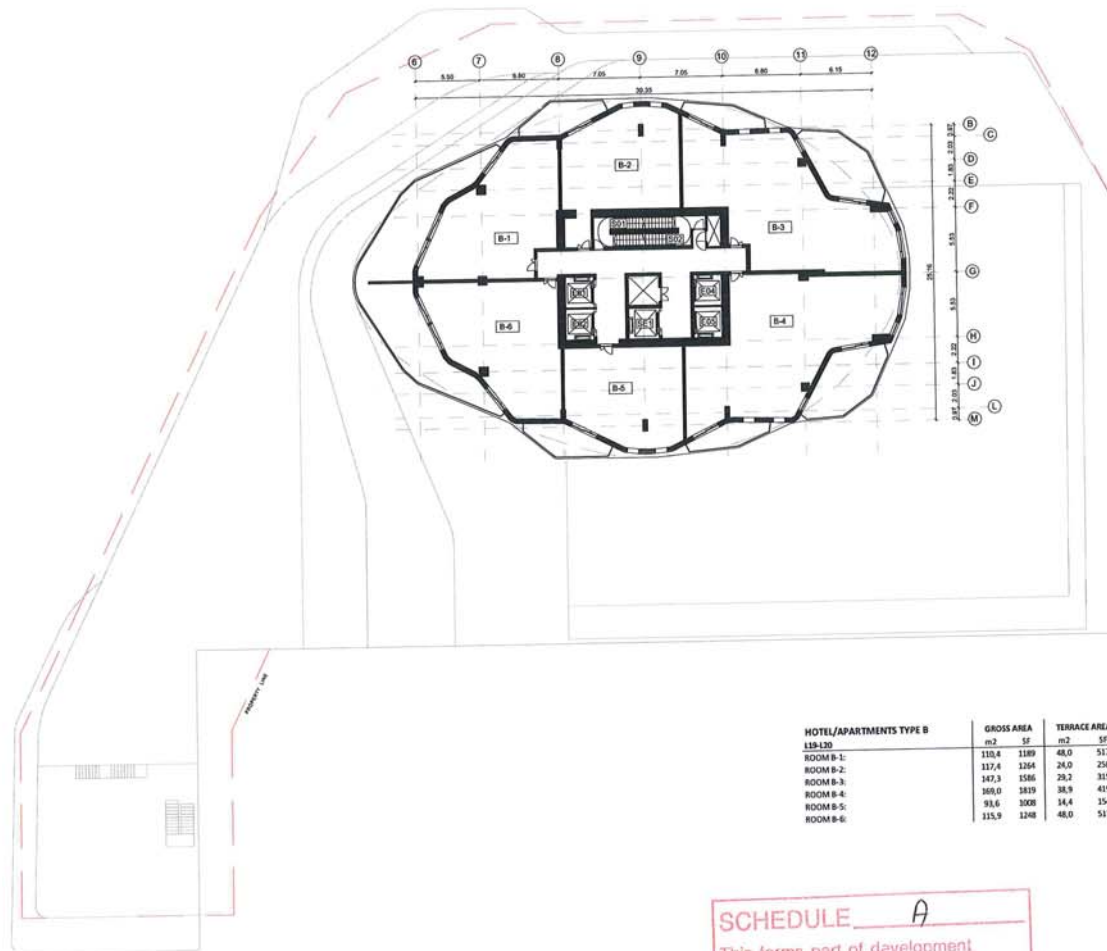
Plan  
 Level 18 Floor plan - Hotel Apartments Type A &  
 Technical Floor

Date  
 June review 2018

Scale A1  
 1:200

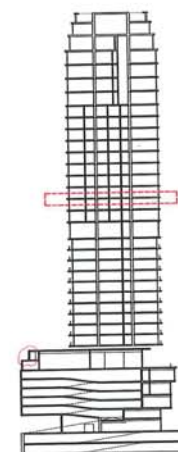
N°  
 A-19 r1

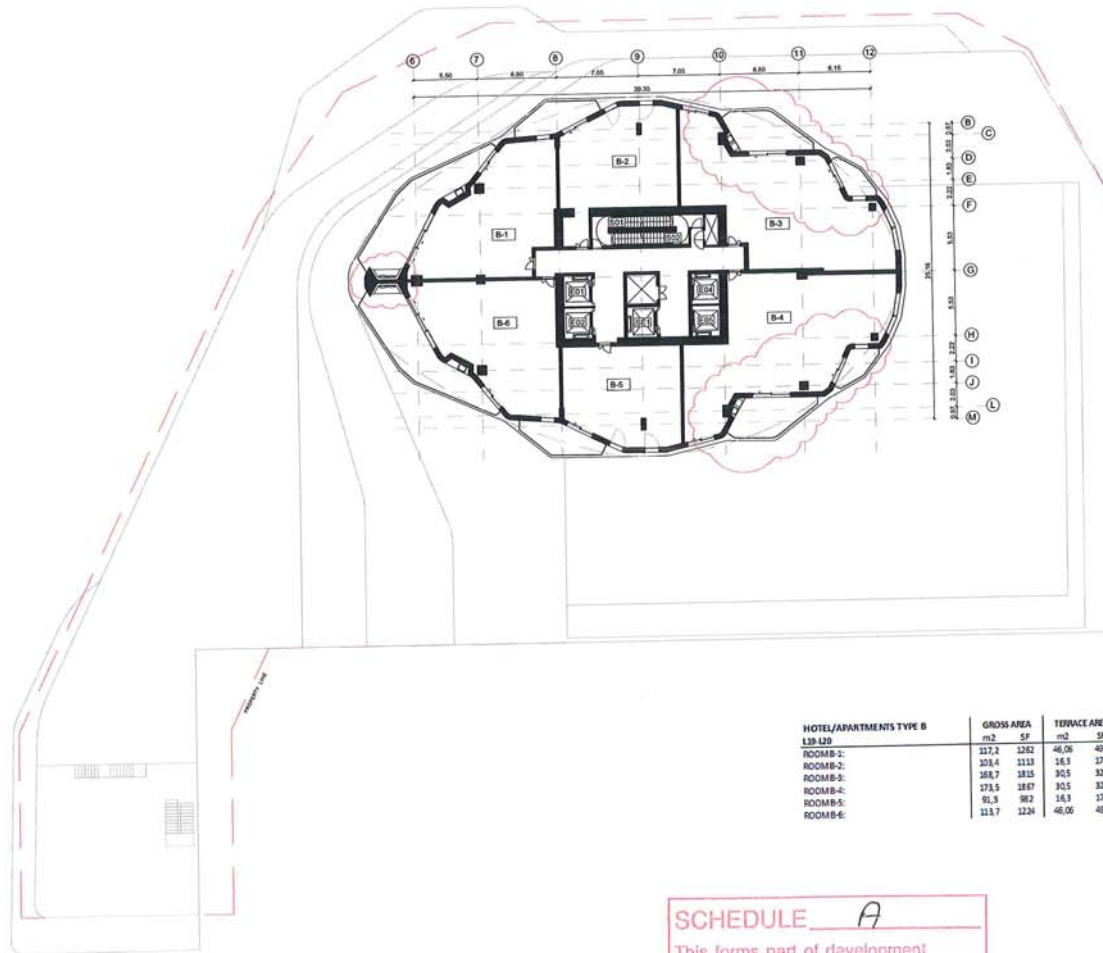




HOTEL/APARTMENTS TYPE B L19-L20	GROSS AREA		TERRACE AREA	
	m <sup>2</sup>	SF	m <sup>2</sup>	SF
ROOM B-1:	110.4	1189	48.0	517
ROOM B-2:	117.4	1264	24.0	258
ROOM B-3:	147.3	1586	29.2	315
ROOM B-4:	160.0	1719	38.9	419
ROOM B-5:	93.6	1008	14.4	154
ROOM B-6:	115.9	1248	48.0	517

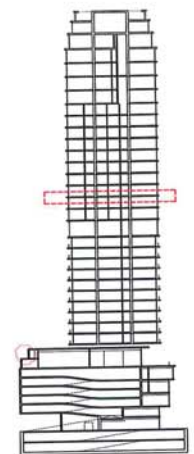
SCHEDULE A  
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Permit # DP17-041-01

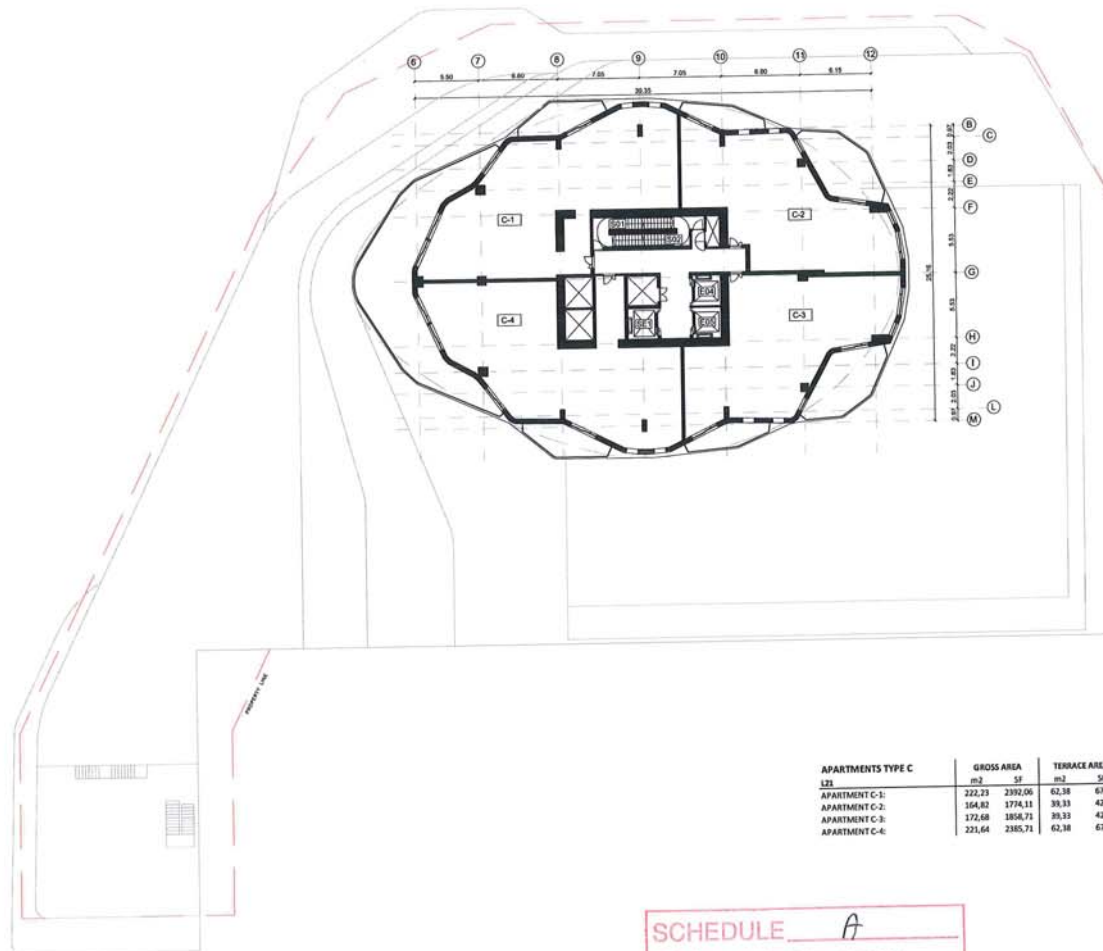




HOTEL/APARTMENTS TYPE B	GROSS AREA		TERRACE AREA	
	m <sup>2</sup>	SF	m <sup>2</sup>	SF
139-120	117.2	1262	46.06	496
ROOM B-2:	103.4	1113	16.3	176
ROOM B-3:	168.7	1815	30.5	328
ROOM B-4:	173.5	1867	30.5	328
ROOM B-5:	91.5	982	16.3	175
ROOM B-6:	111.7	1204	46.06	496

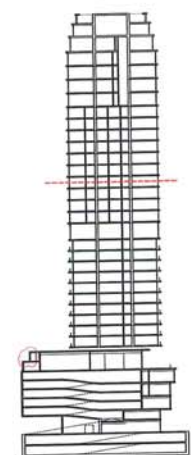
SCHEDULE A  
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 Permit # DP17-0191-01



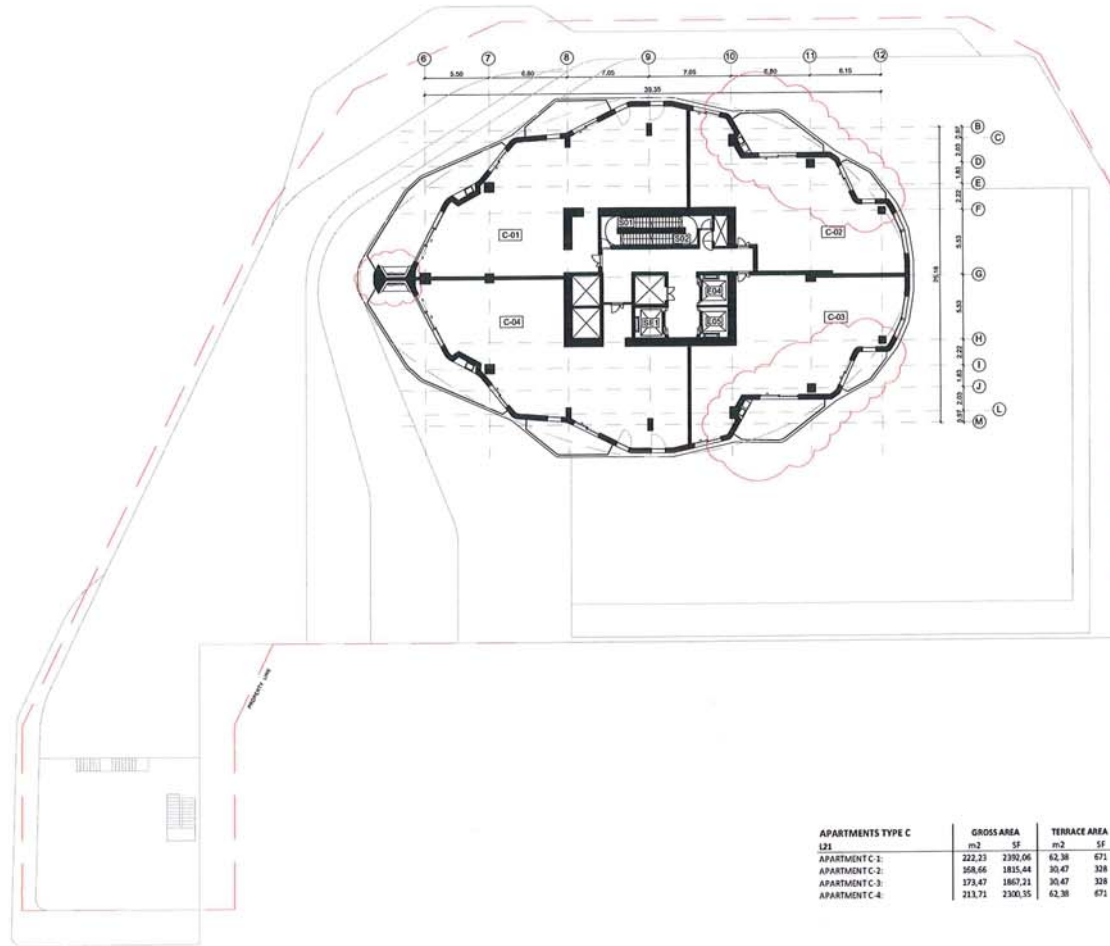


APARTMENTS TYPE C	GROSS AREA		TERRACE AREA	
	m <sup>2</sup>	SF	m <sup>2</sup>	SF
APARTMENT C-1:	222.23	2392.06	62.38	673
APARTMENT C-2:	164.83	1774.11	30.33	423
APARTMENT C-3:	172.68	1856.71	30.33	423
APARTMENT C-4:	221.64	2385.71	62.38	673

SCHEDULE A  
 This forms part of development  
 Permit # DP17-0191-01

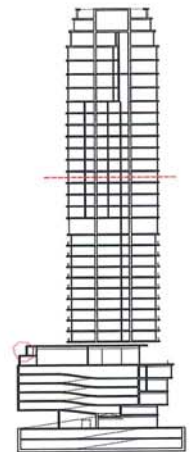


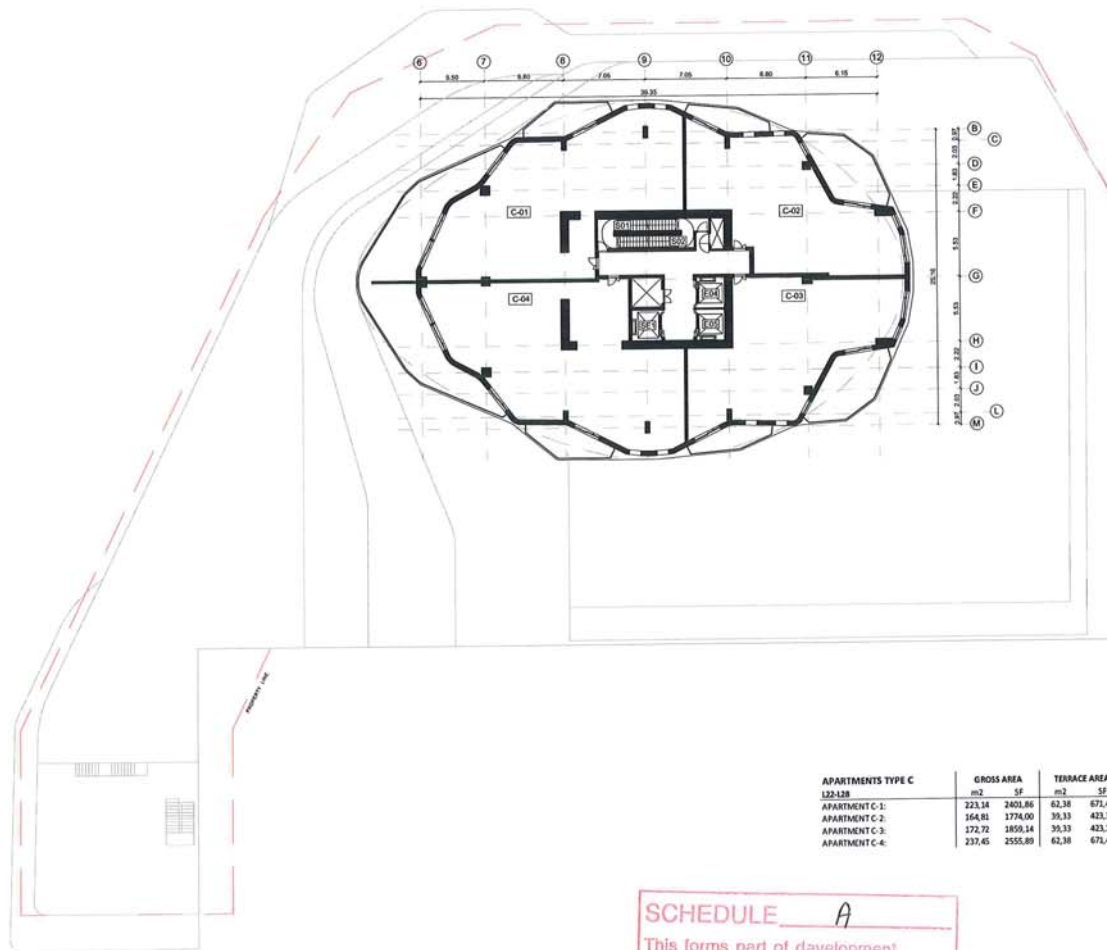




APARTMENTS TYPE C	GROSS AREA		TERRACE AREA	
	m <sup>2</sup>	SF	m <sup>2</sup>	SF
APARTMENT C-1	222.23	2392.06	62.38	671
APARTMENT C-2	168.66	1815.44	30.47	328
APARTMENT C-3	173.47	1867.23	30.47	328
APARTMENT C-4	213.71	2300.35	62.38	671

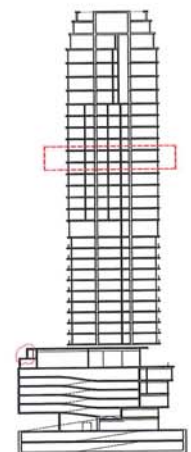
SCHEDULE A  
 This forms part of development  
 Permit # DPI7-0191-01

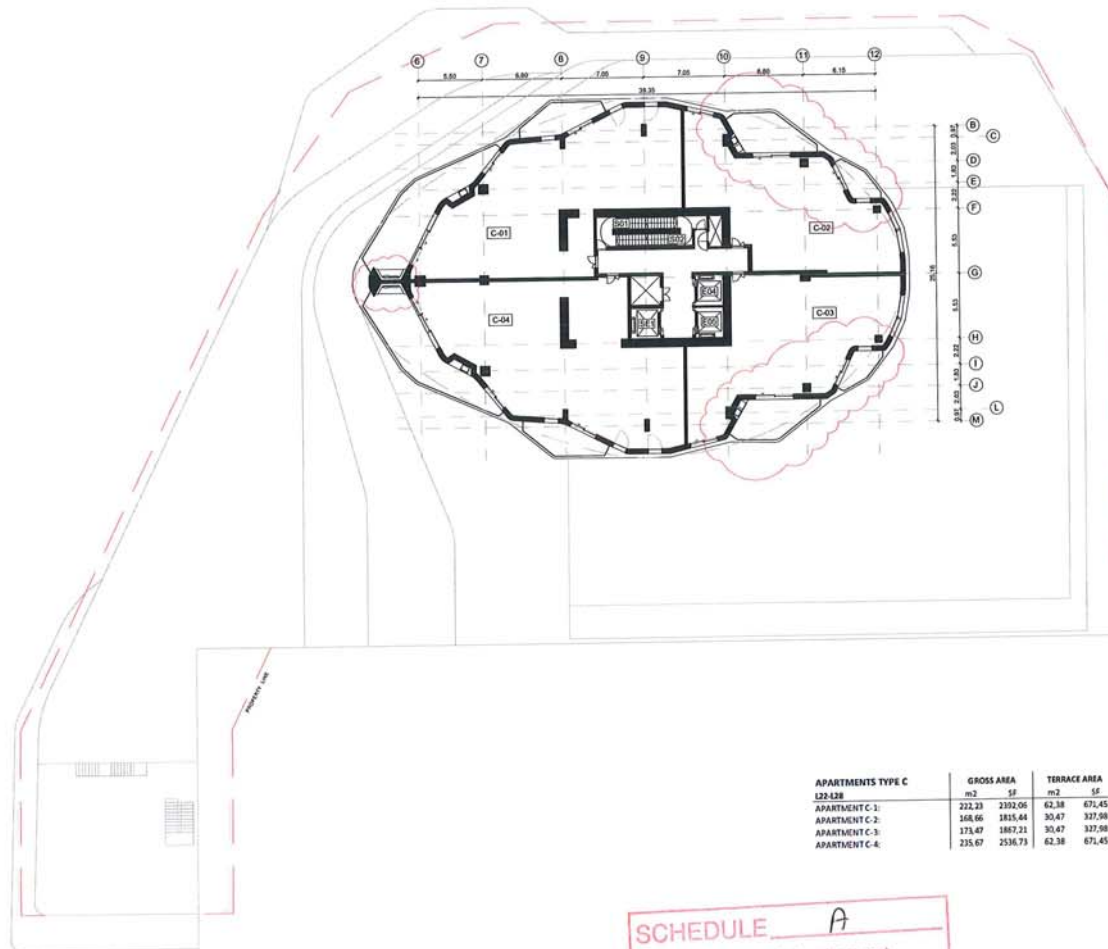




APARTMENTS TYPE C 122-128	GROSS AREA		TERRACE AREA	
	m <sup>2</sup>	SF	m <sup>2</sup>	SF
APARTMENT C-1:	223.14	2401.86	62.38	671.45
APARTMENT C-2:	164.81	1774.00	35.33	423.34
APARTMENT C-3:	172.72	1859.14	35.33	423.34
APARTMENT C-4:	237.45	2555.89	62.38	671.45

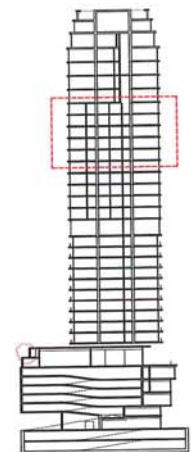
SCHEDULE A  
 This forms part of development  
 Permit # DP12-0191-01



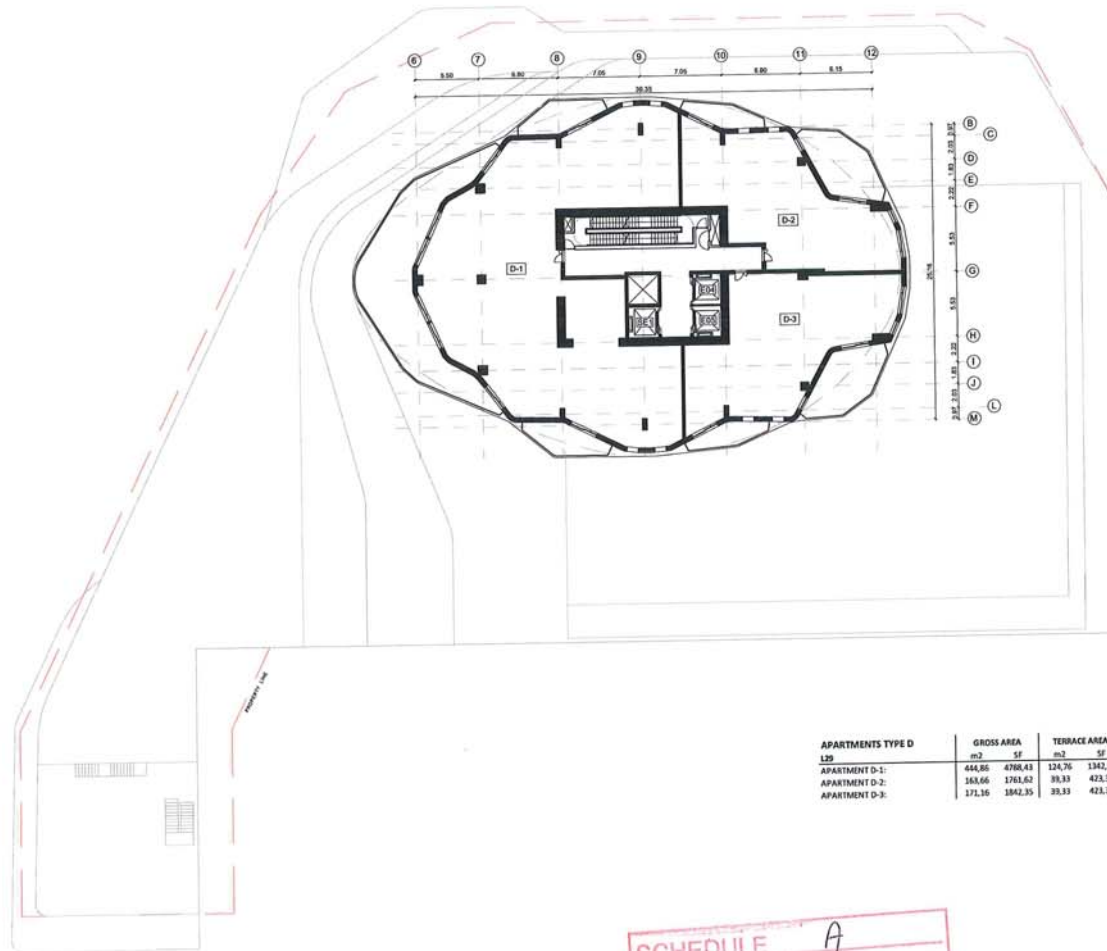


APARTMENTS TYPE C	GROSS AREA		TERRACE AREA	
	m <sup>2</sup>	sf	m <sup>2</sup>	sf
122-128				
APARTMENT C-1:	222.23	2392.06	62.38	671.45
APARTMENT C-2:	168.66	1815.44	30.47	327.58
APARTMENT C-3:	173.47	1867.21	30.47	327.58
APARTMENT C-4:	235.67	2536.73	62.38	671.45

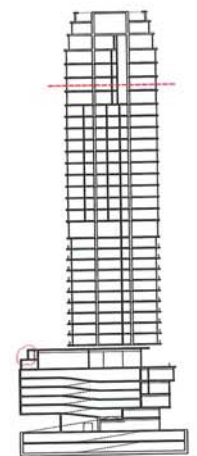
**SCHEDULE A**  
 This forms part of development  
 Permit # DP17-0191-01

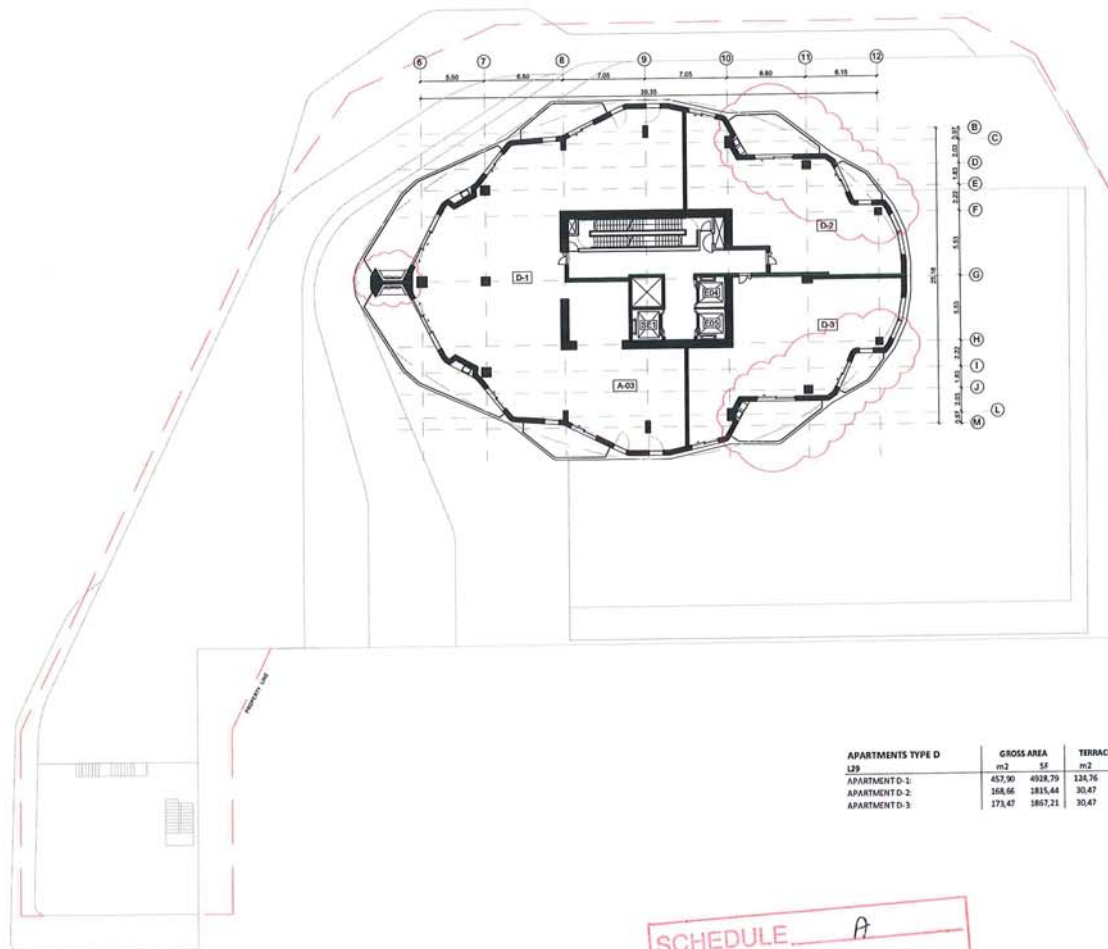






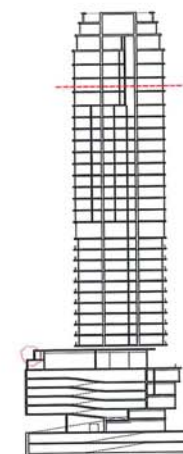
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 This forms part of development  
 Permit # DP17-0191-01

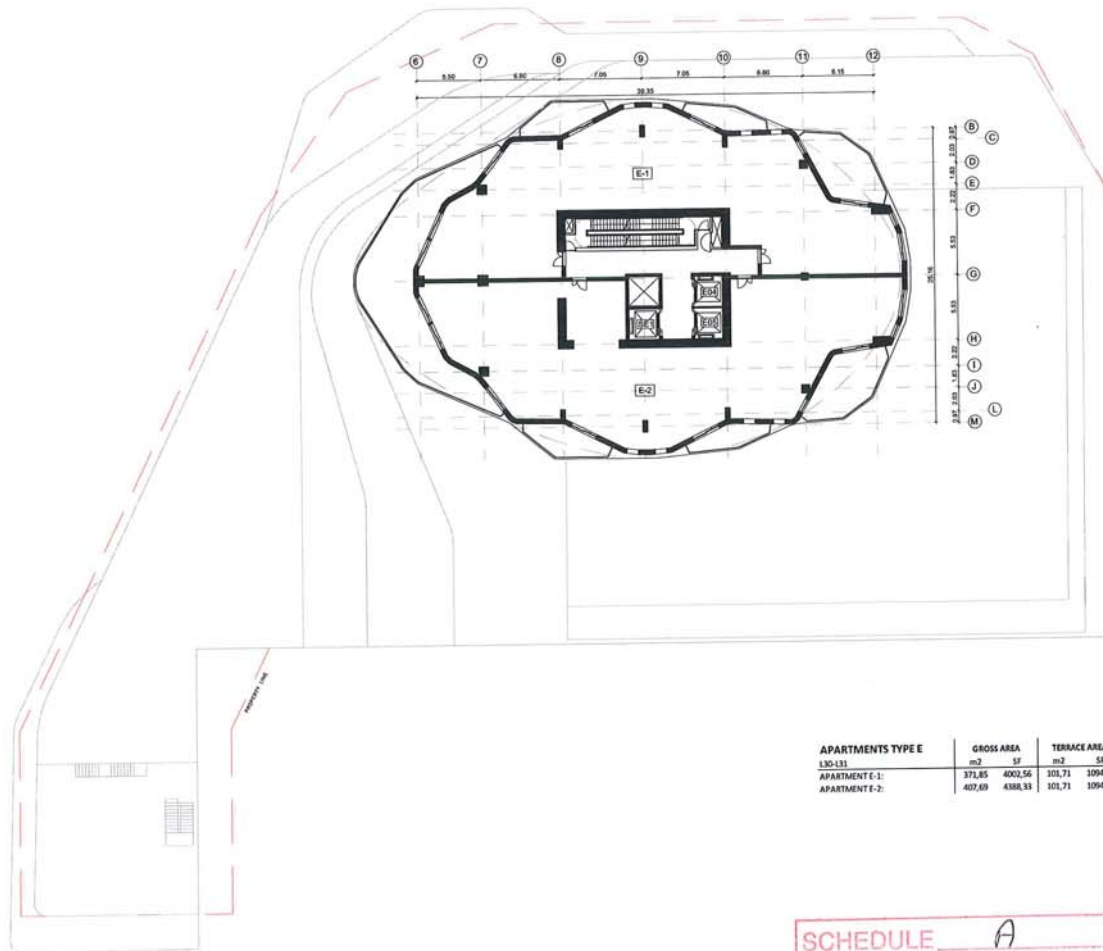




APARTMENTS TYPE D	GROSS AREA		TERRACE AREA	
	m <sup>2</sup>	SF	m <sup>2</sup>	SF
L29				
APARTMENT D-1:	457,90	4928,79	138,76	1342,90
APARTMENT D-2:	168,66	1815,64	30,47	327,58
APARTMENT D-3:	173,47	1867,21	30,47	327,58

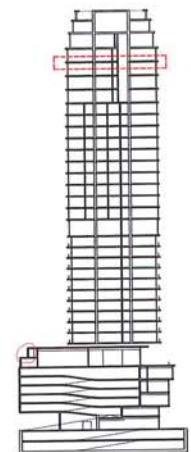
**SCHEDULE A**  
 This forms part of development  
 Permit # DP17-011-01



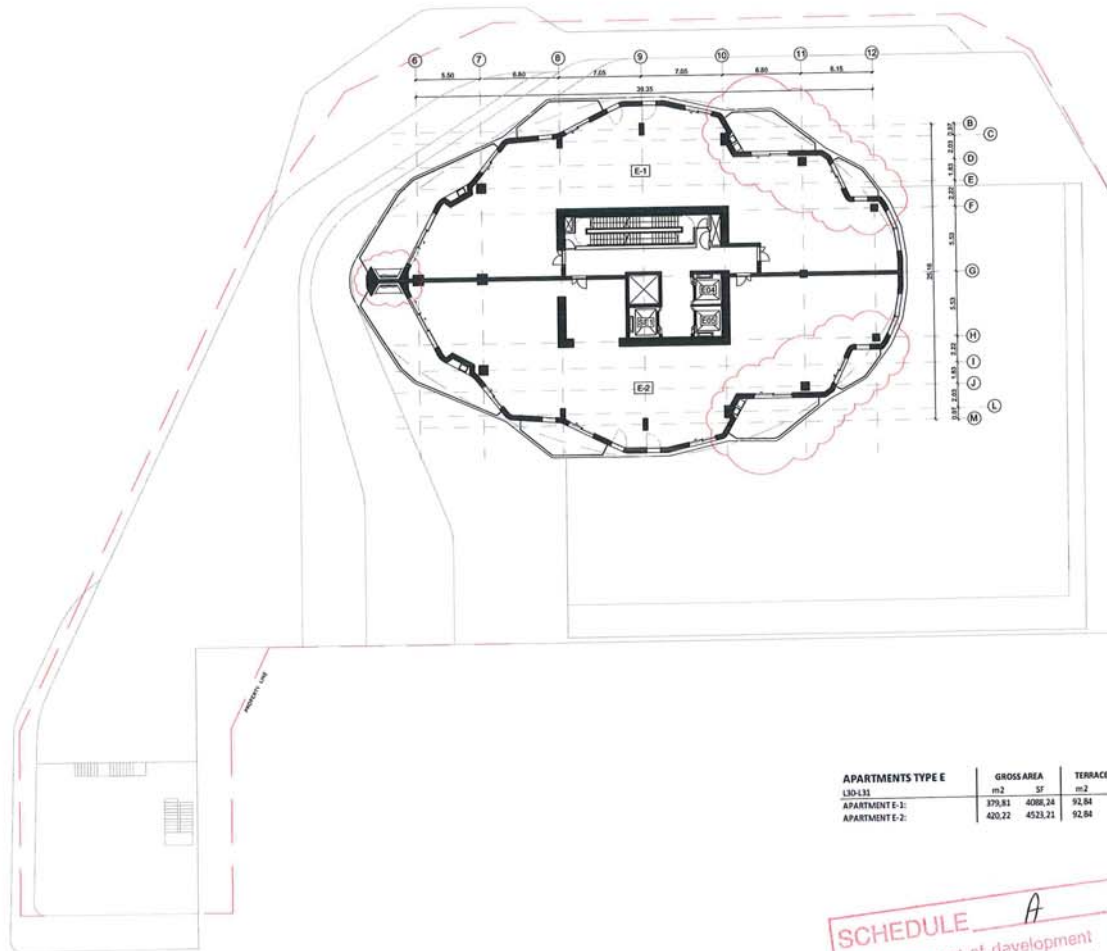


APARTMENTS TYPE E	GROSS AREA		TERRACE AREA	
	m <sup>2</sup>	SF	m <sup>2</sup>	SF
APARTMENT E-1:	371.85	4002.56	101.71	1094.80
APARTMENT E-2:	407.69	4388.93	101.71	1094.80

SCHEDULE A  
 This forms part of development  
 Permit # DP17-0191-01

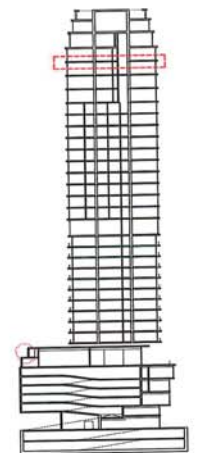


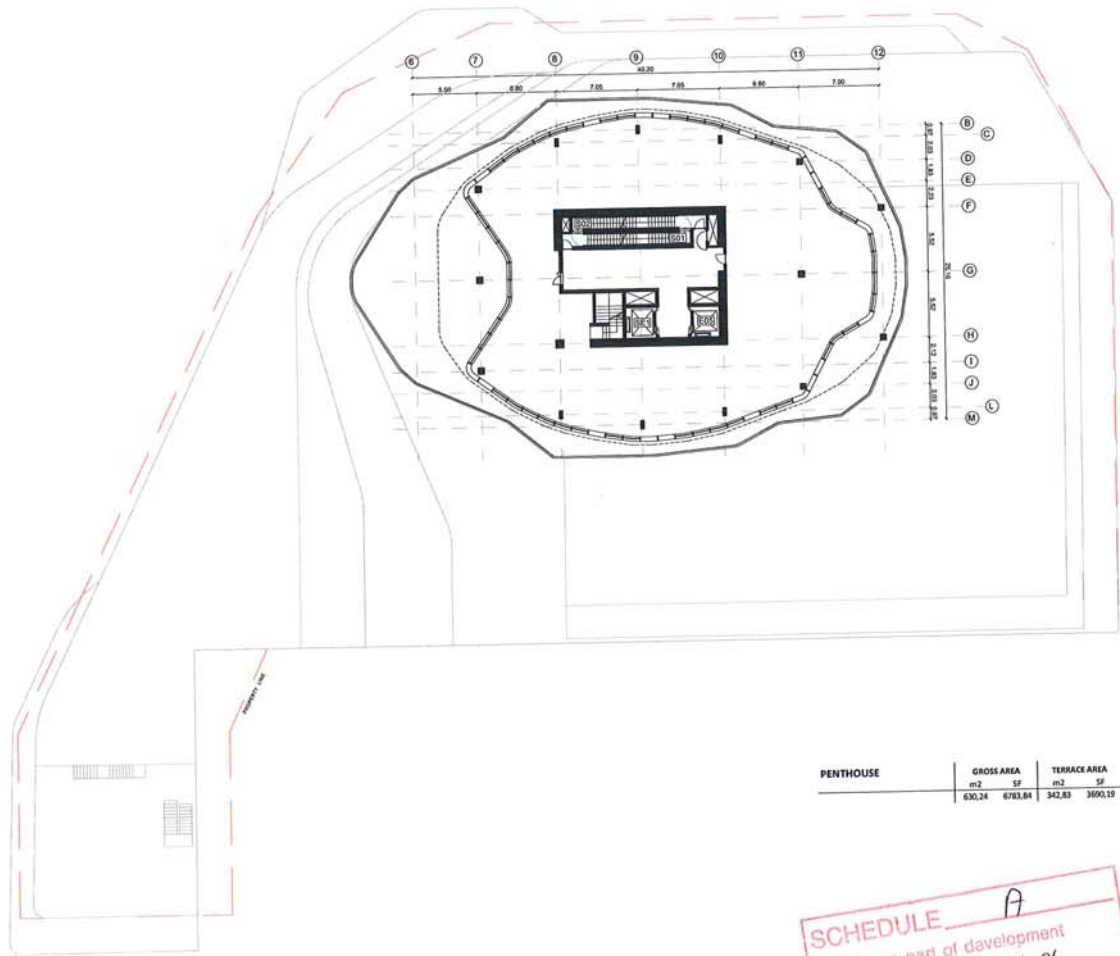




APARTMENTS TYPE E	GROSS AREA		TERRACE AREA	
	m <sup>2</sup>	SF	m <sup>2</sup>	SF
APARTMENT E-1:	379.81	4086.34	92.84	999.32
APARTMENT E-2:	420.22	4523.21	92.84	999.32

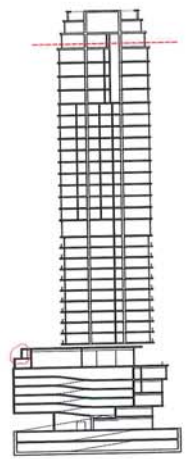
**SCHEDULE A**  
This forms part of development  
Permit # DPL7-0191-01





PENTHOUSE	GROSS AREA		TERRACE AREA	
	m <sup>2</sup>	SF	m <sup>2</sup>	SF
	630.24	6783.84	342.83	3690.19

**SCHEDULE A**  
 This forms part of development  
 Permit # DP17-0191-01



GCA Architects

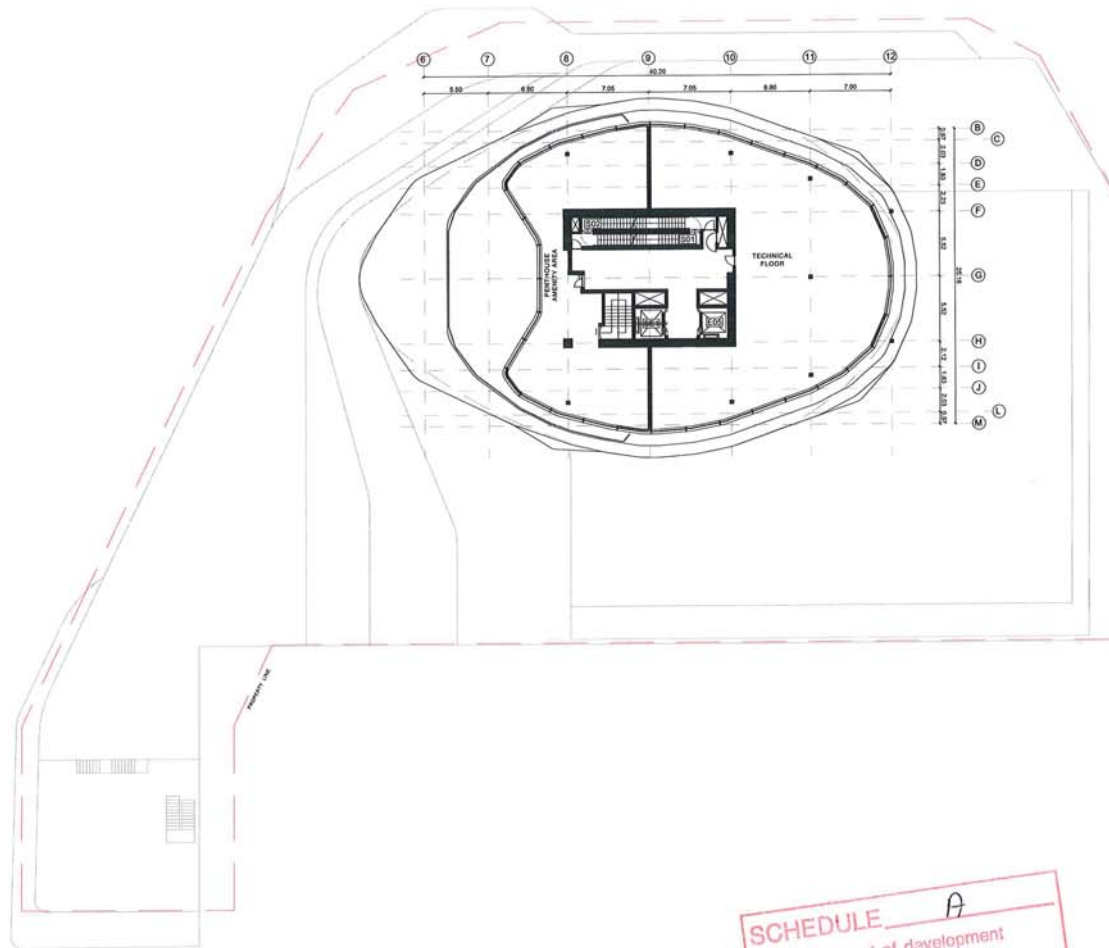
Project 1864  
 Downtown Hotel Kelowna  
 Kelowna, BC

Plan  
 Level 32 Floor plan - Penthouse

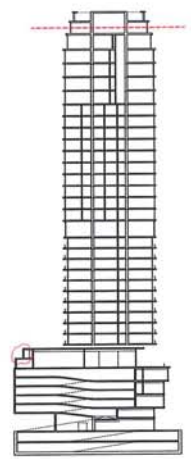
Date  
 February 2018

Scale A1  
 1:200

Nº  
 A-25



**SCHEDULE A**  
 This forms part of development  
 Permit # D817-0191-01



Architects

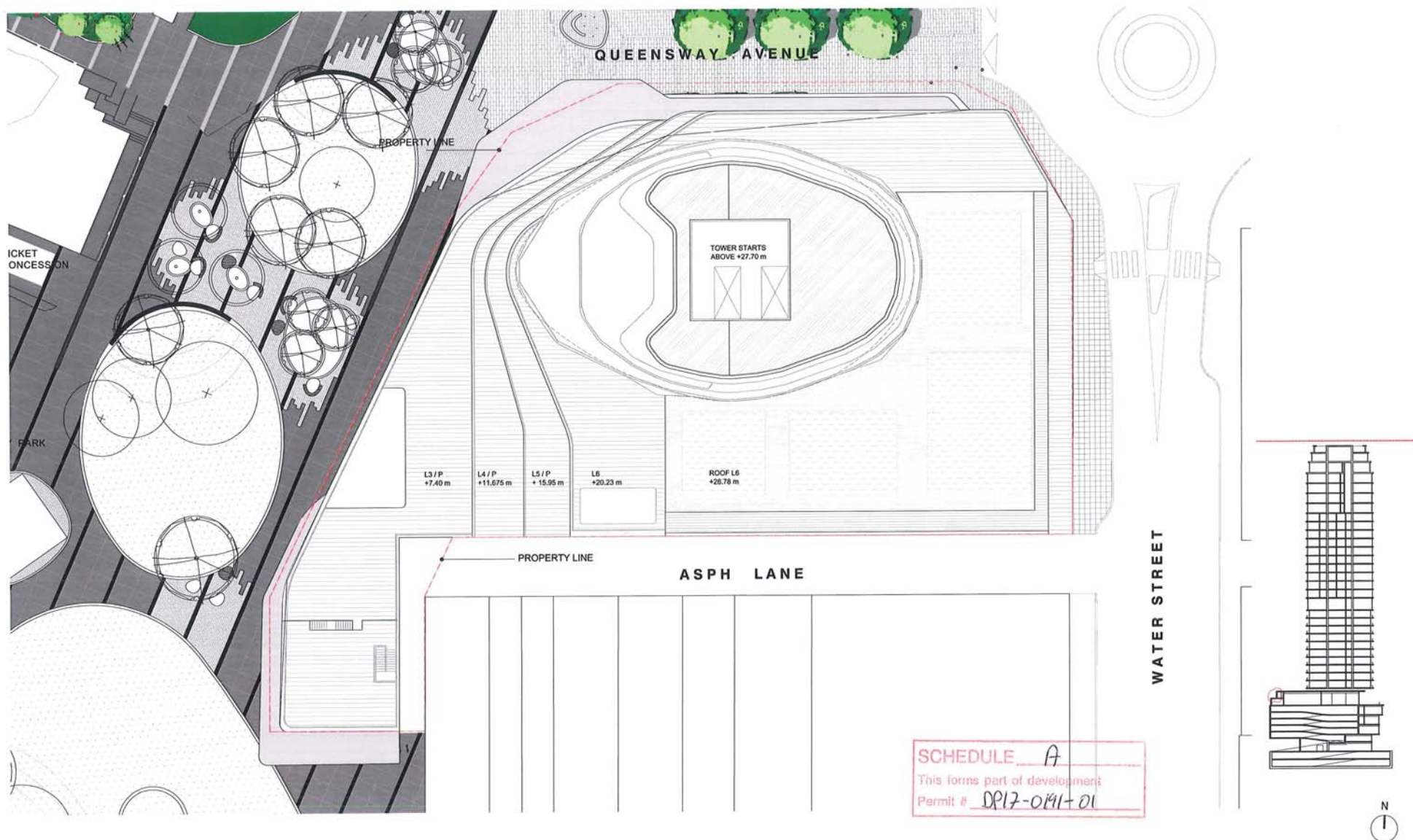
**Project 1864**  
 Downtown Hotel Kelowna  
 Kelowna, BC

**Plan**  
 Level 33 Floor plan - Technical Floor

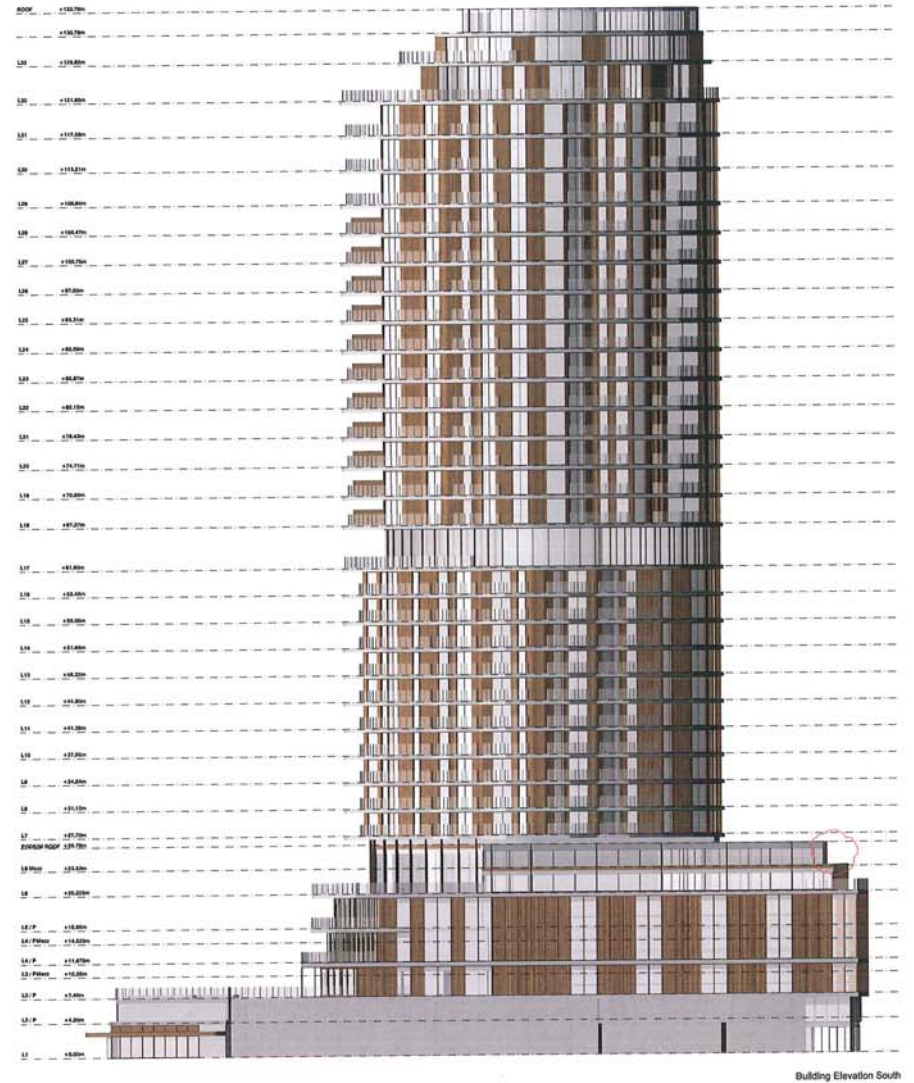
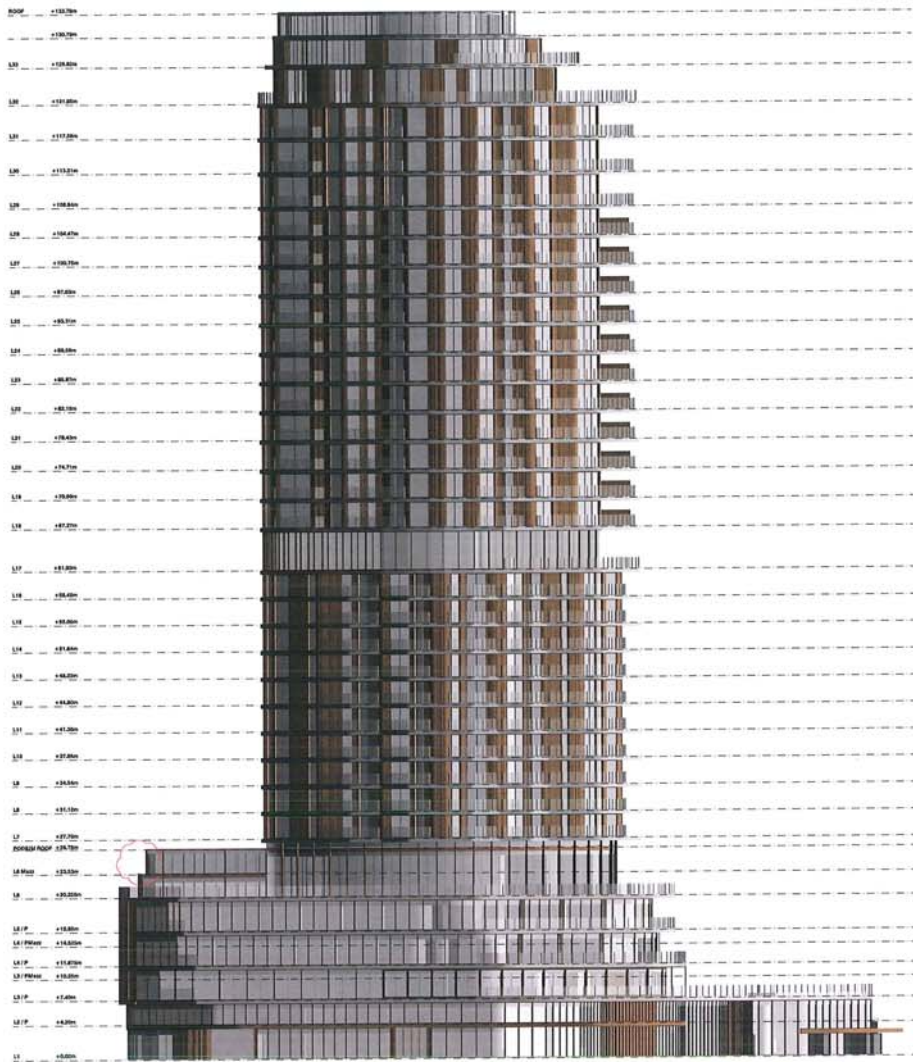
**Date**  
 February 2018

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**Nº**  
 A-26







Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

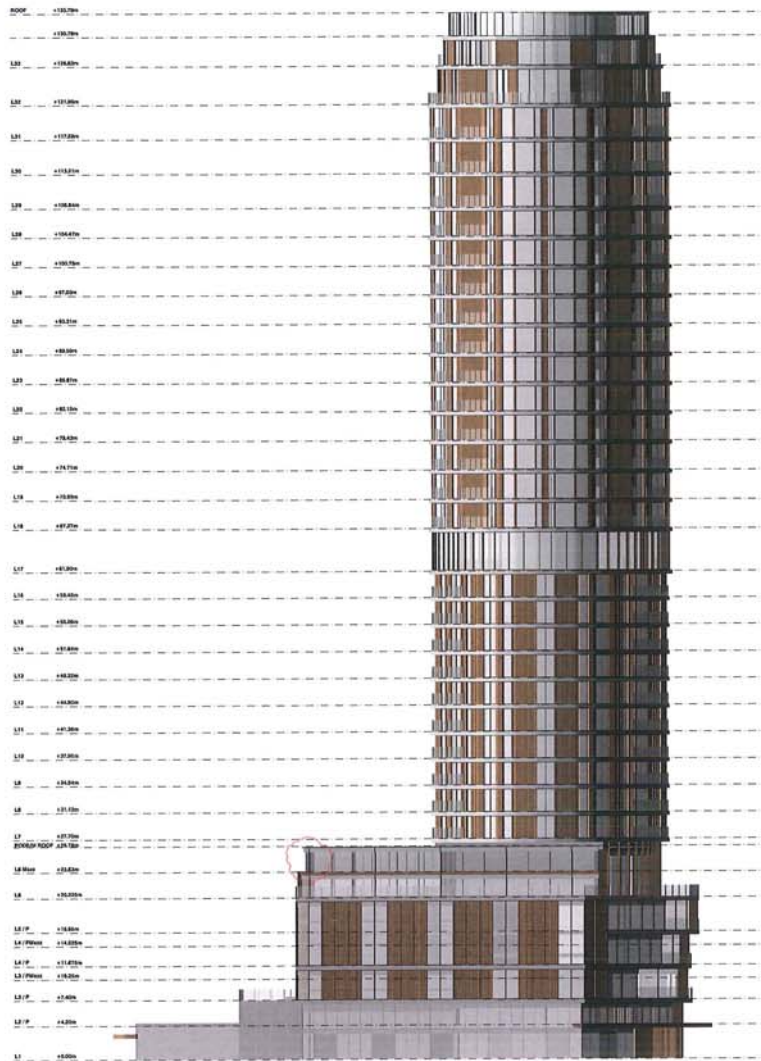
SCHEDULE B  
This forms part of development  
Permit # DP17-0191-01

Plan  
Building Elevation Image North & South

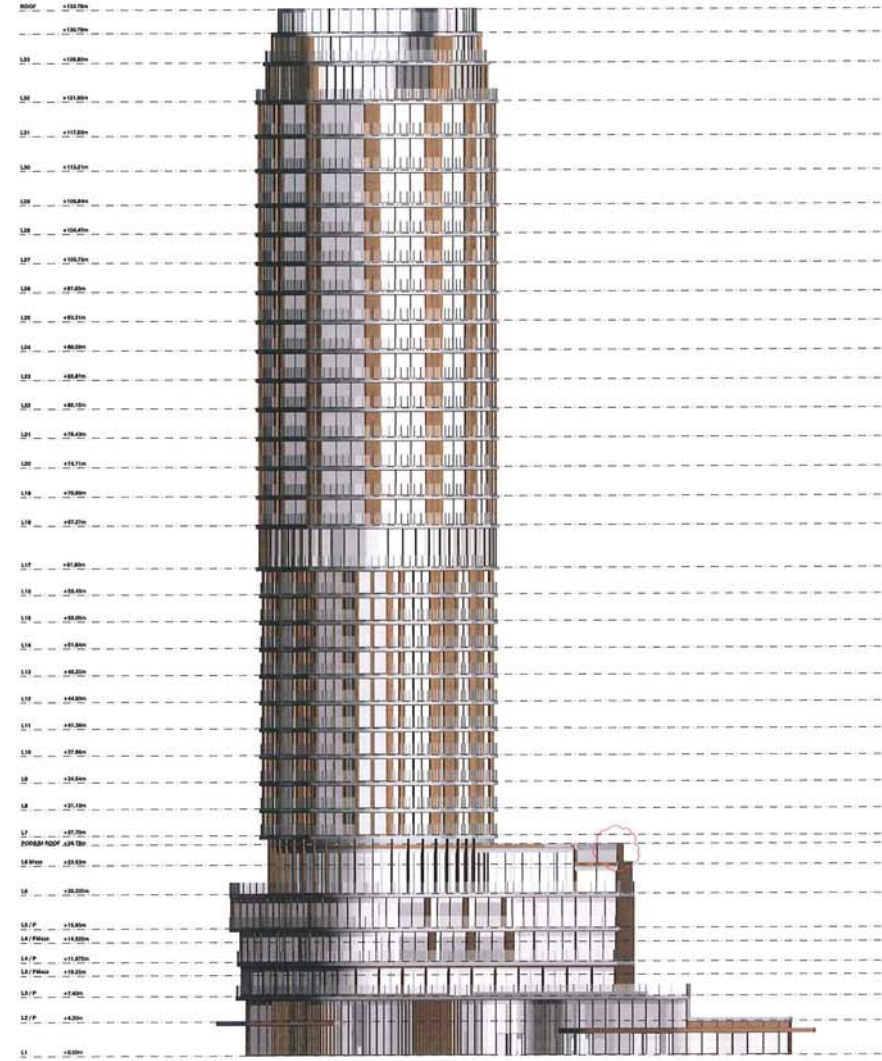
Date  
February 2018

Scale A1  
1/300

N°  
A-28



Building Elevation East



Building Elevation West



Architects

Project 1864

Downtown Hotel Kelowna  
Kelowna, BC

SCHEDULE B  
This forms part of development  
Permit # DP17-0191-01

Plan

Building Elevation Image East & West

Date

February 2018

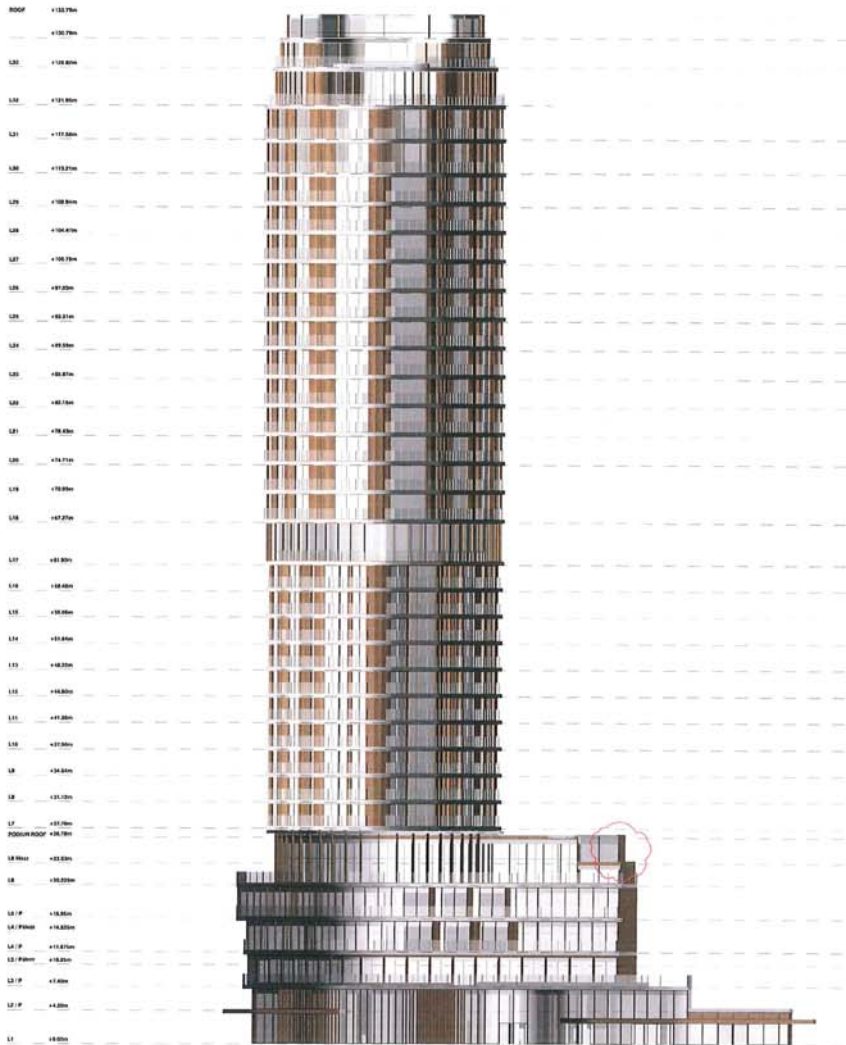
Scale A1

1/300

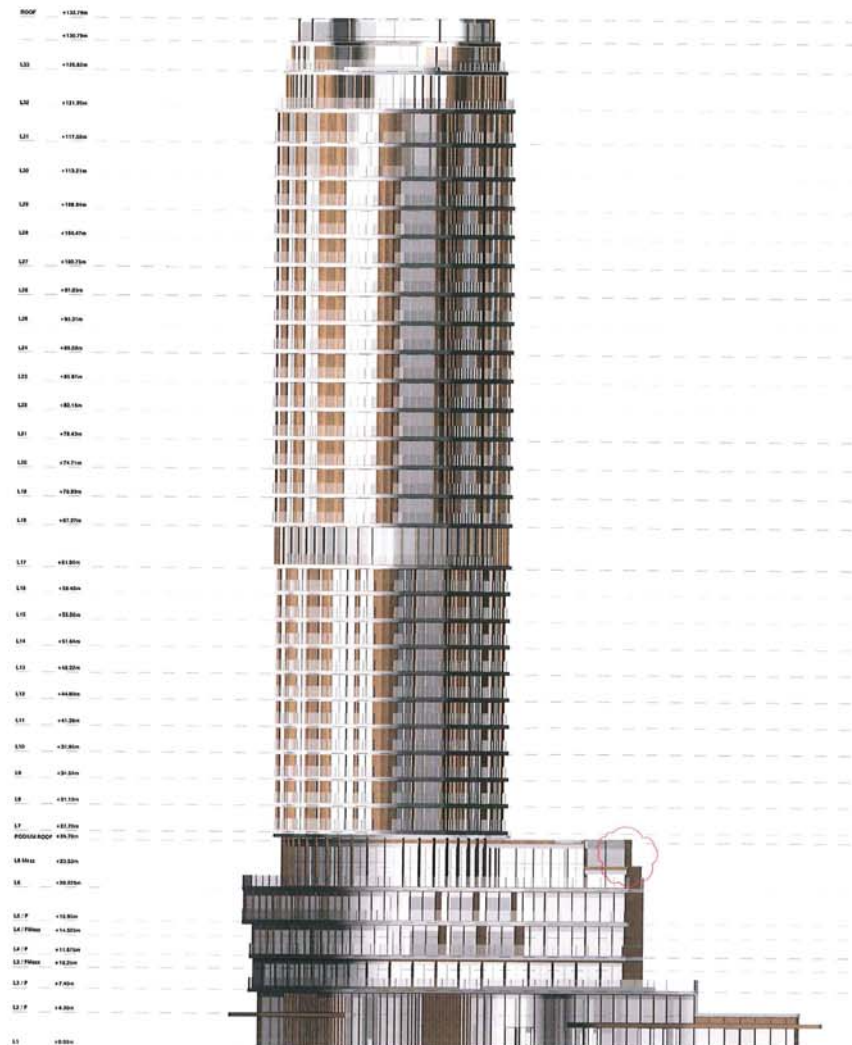
Nº

A-29

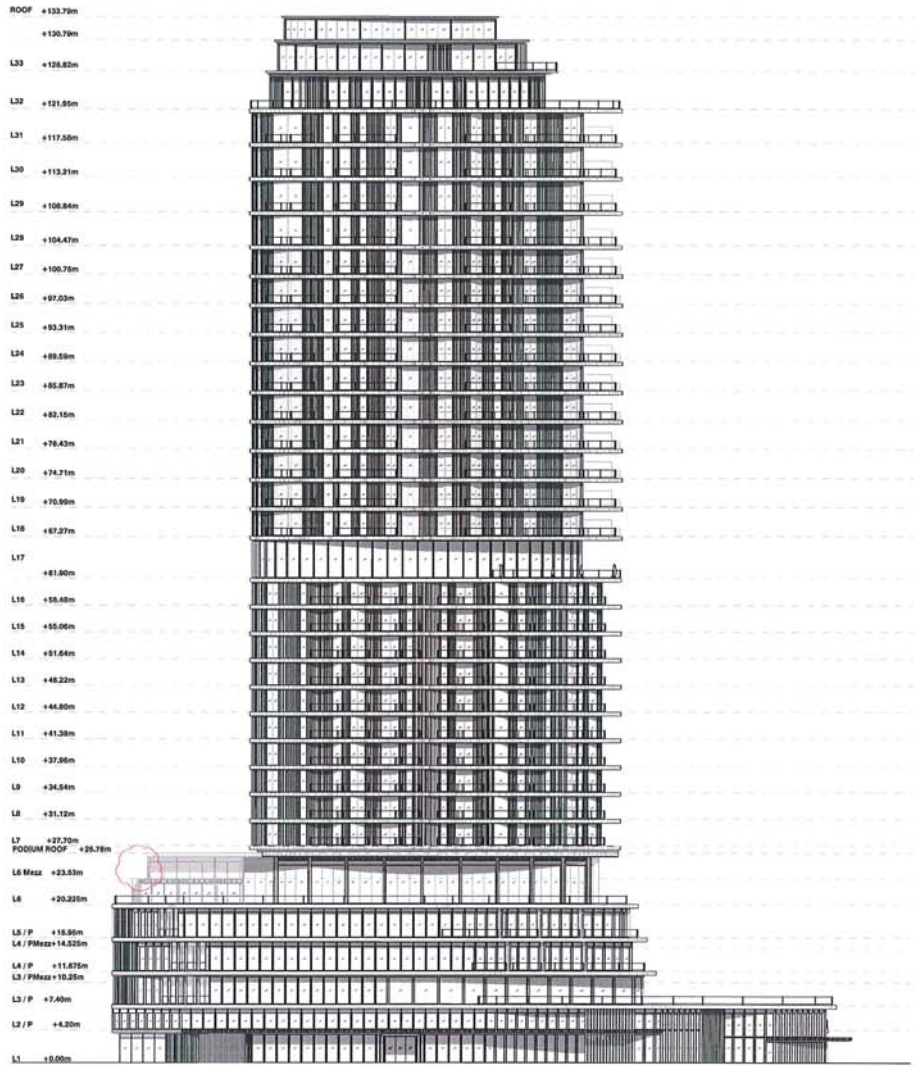




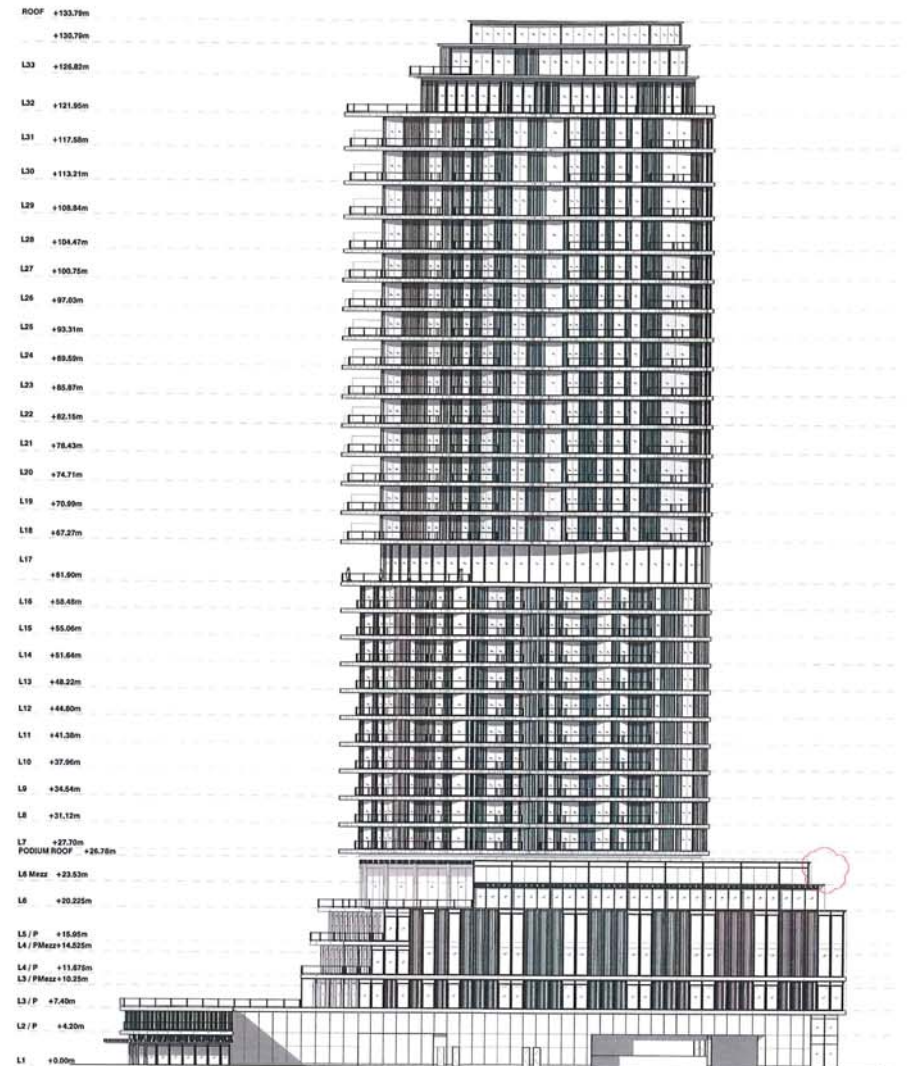
Building Elevation East



Building Elevation West



Building Elevation North



Building Elevation South



Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

SCHEDULE B  
This forms part of development  
Permit # DP17-0191-01

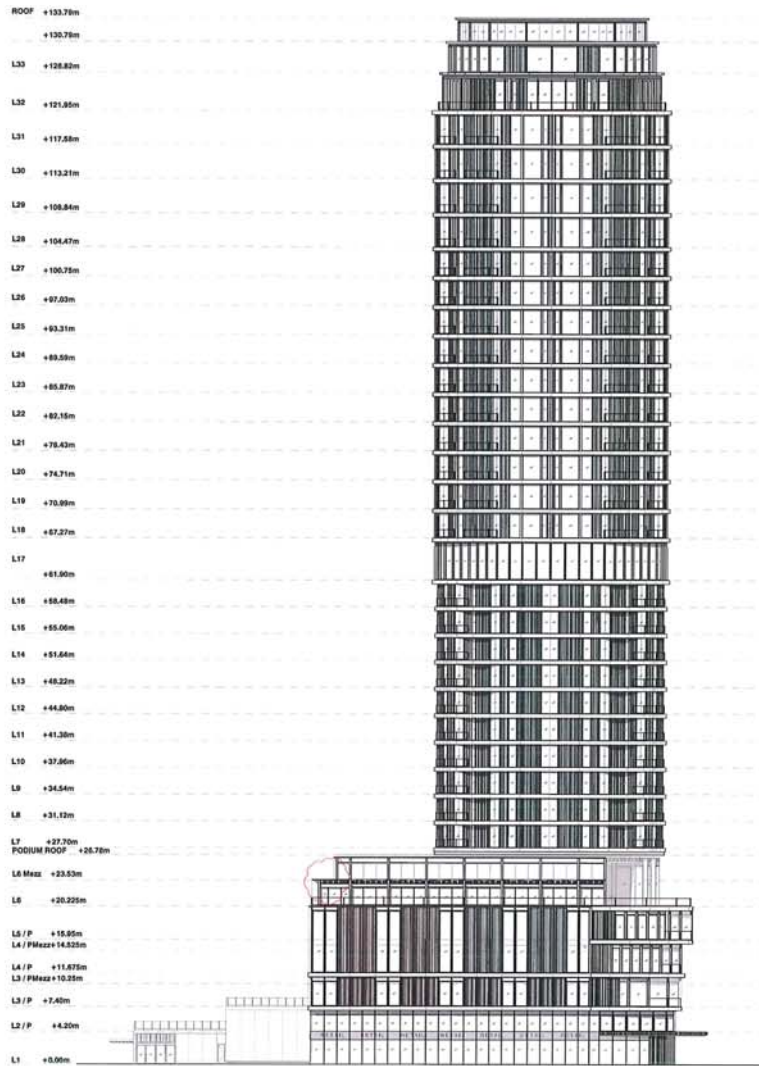
Plan  
Building Elevation North & South

Date  
February 2018

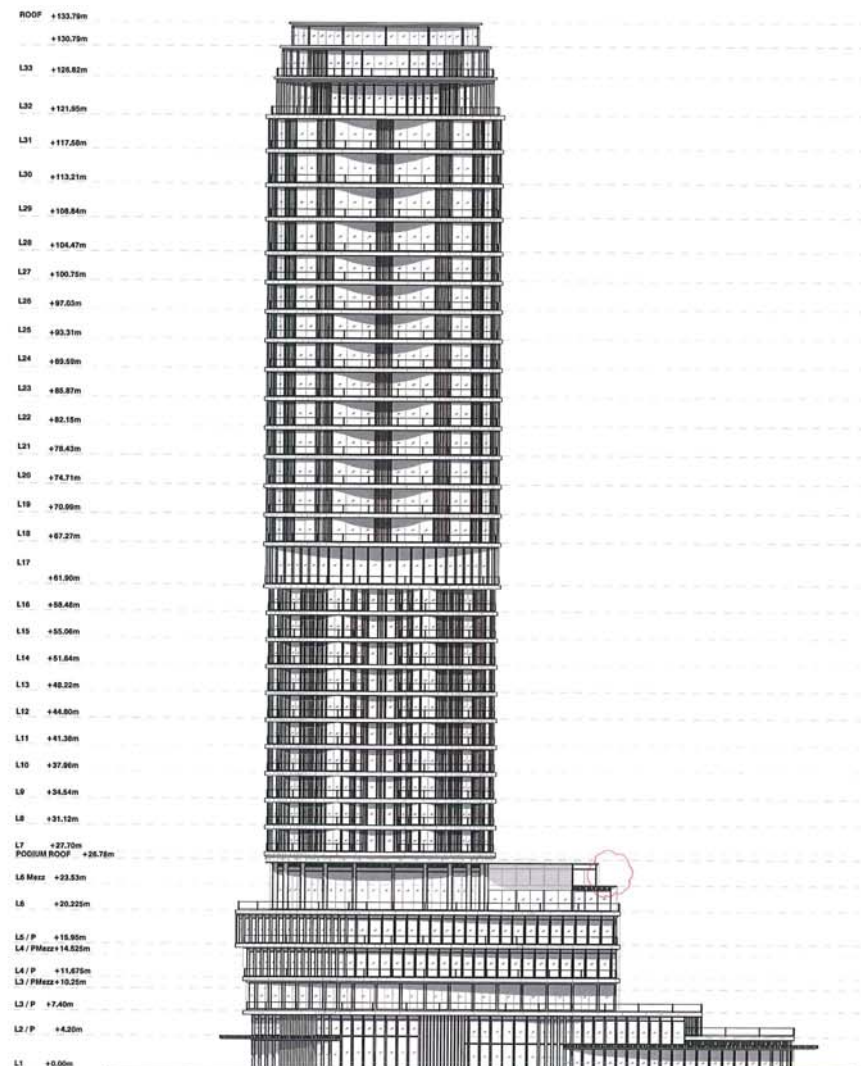
Scale A1  
1:300

Nº  
A-30

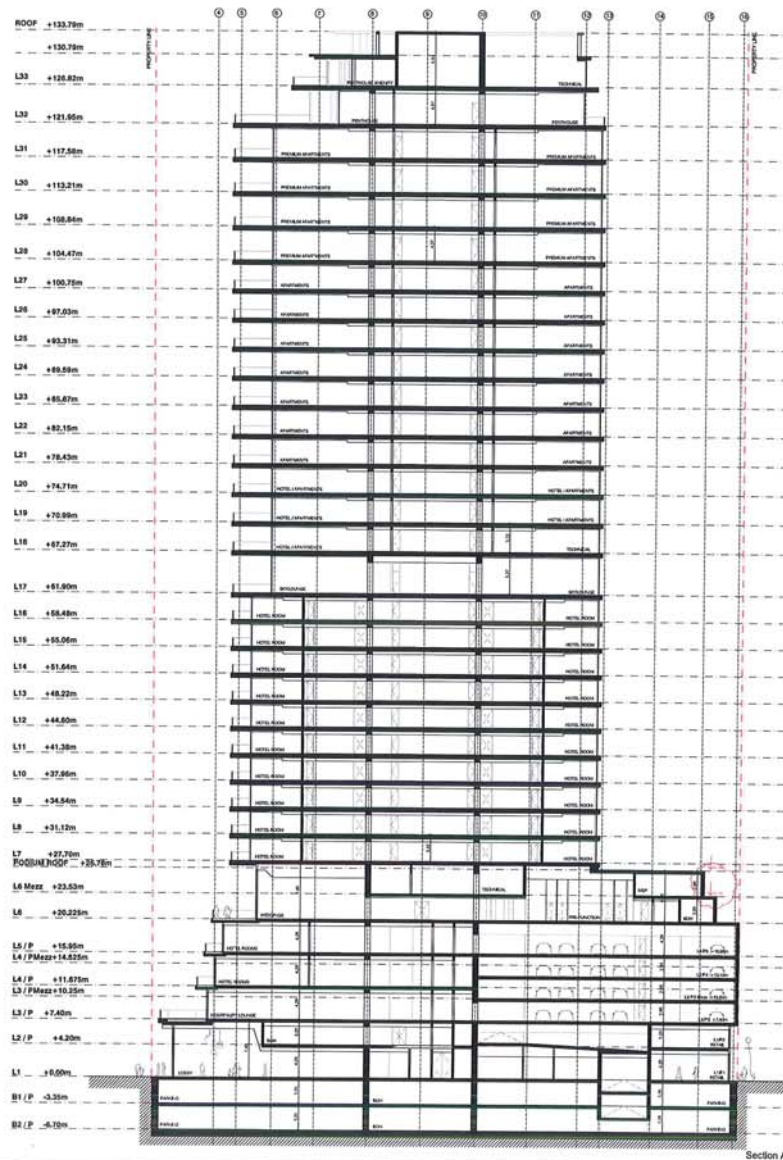




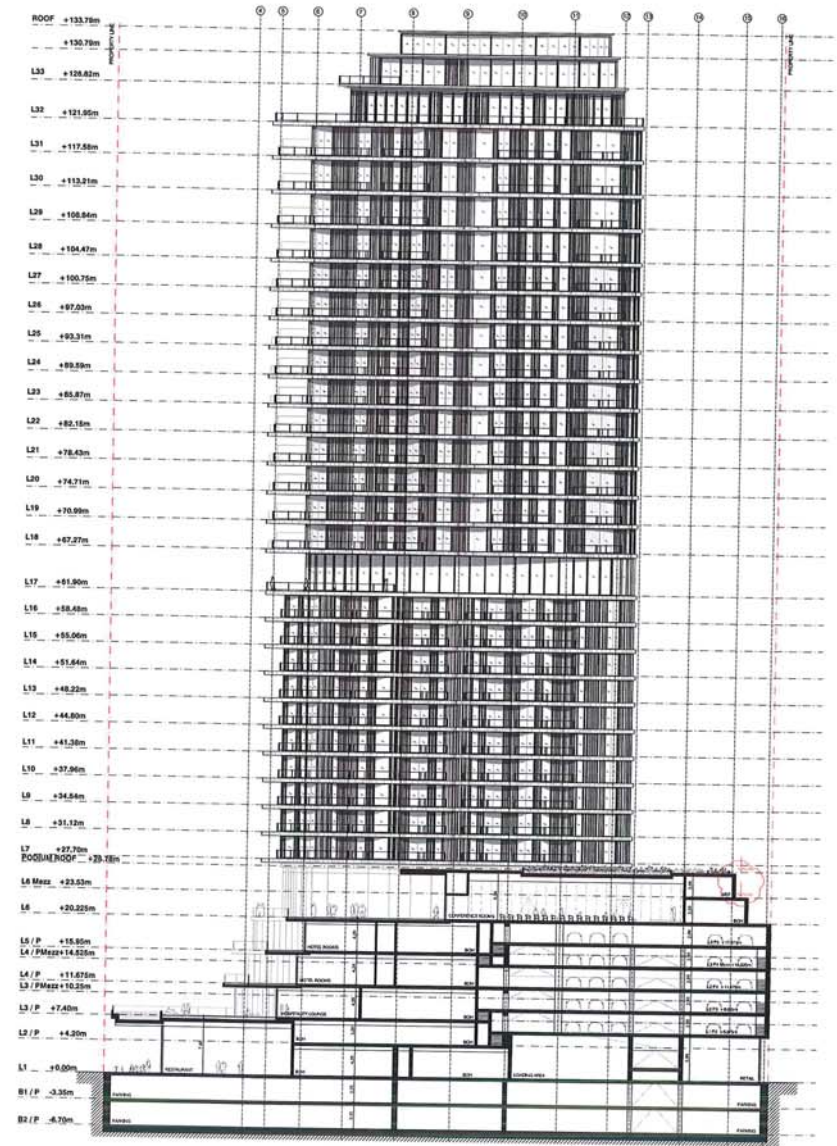
Building Elevation East



Building Elevation West



Section A



Section B



Architects

Project 1664  
Downtown Hotel Kelowna  
Kelowna, BC

SCHEDULE B  
This forms part of development  
Permit # DP17-0191-01

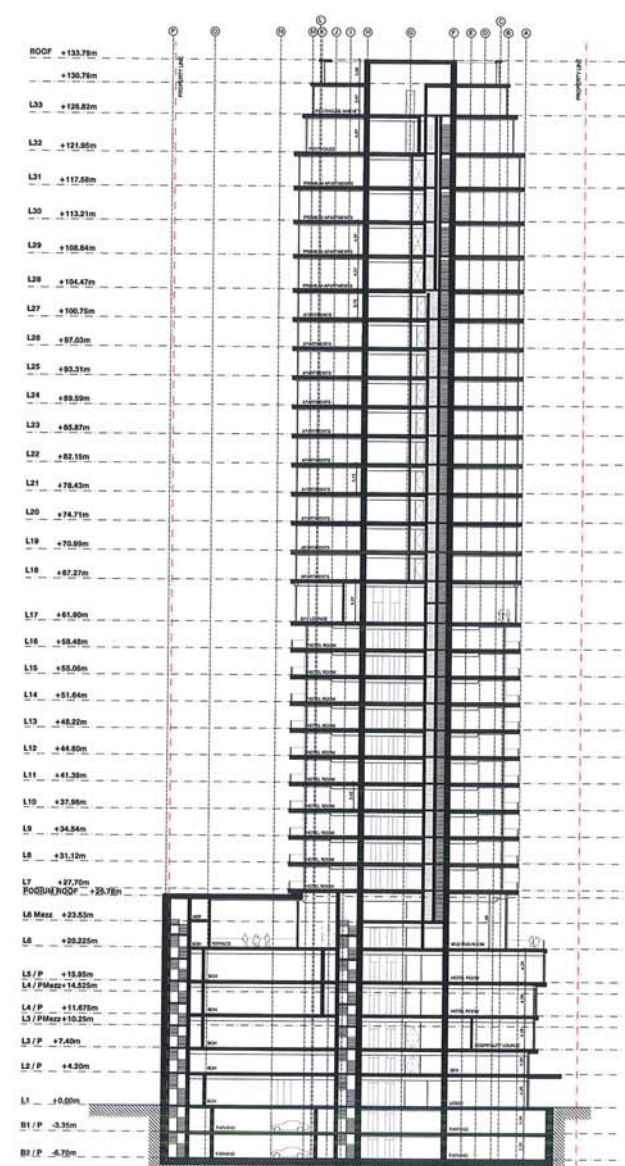
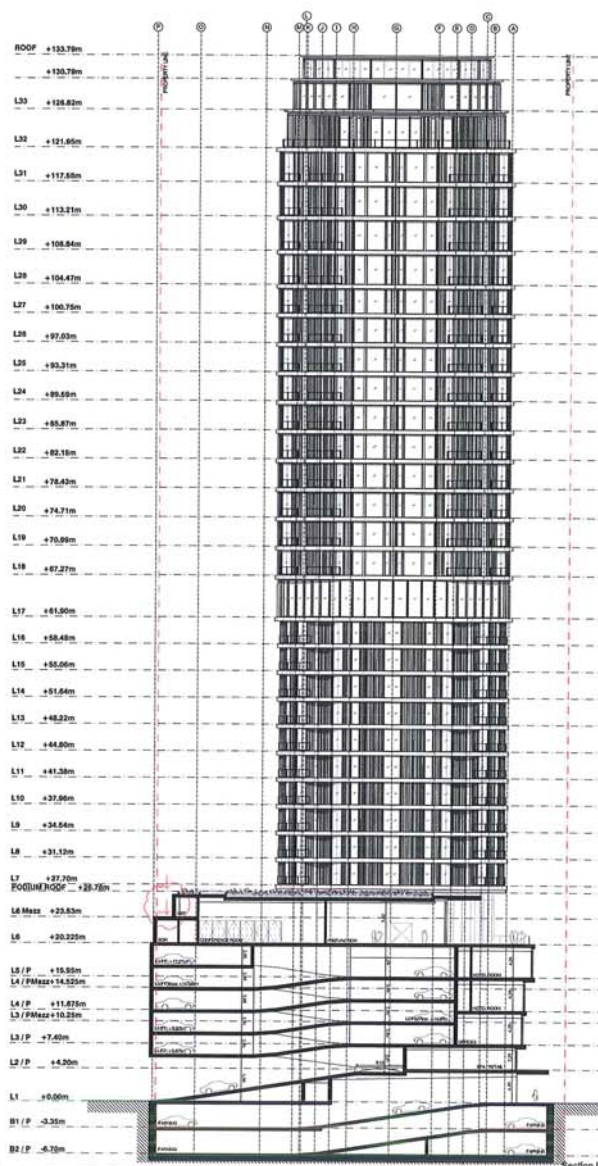
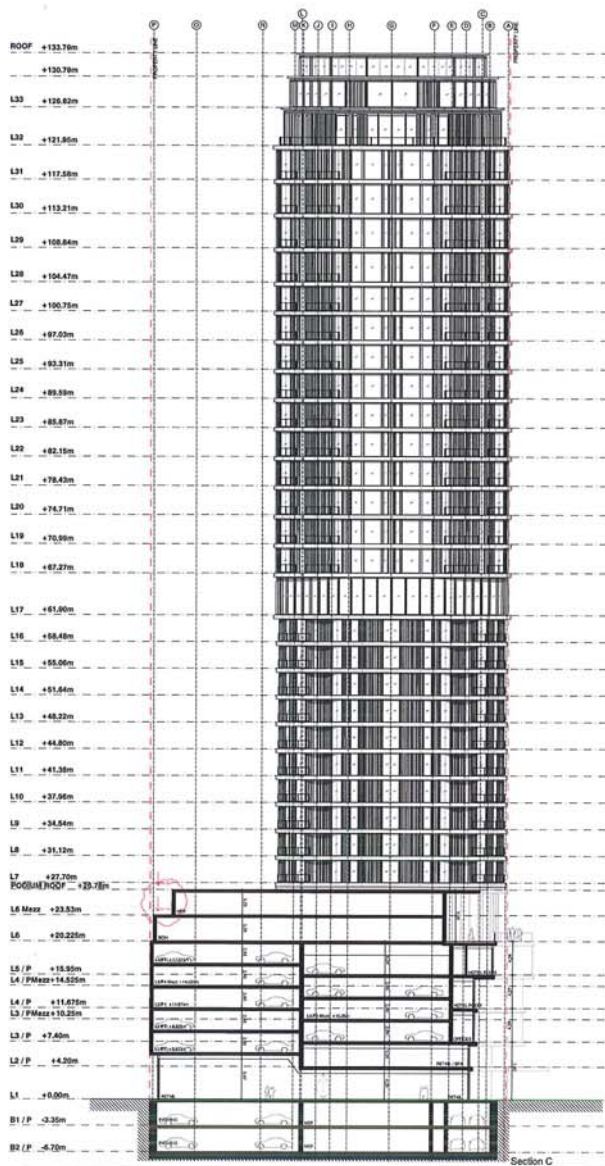
Plan  
Building Section A & B, West-East

Date  
February 2018

Scale A1  
1:300

N°  
A-32





Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

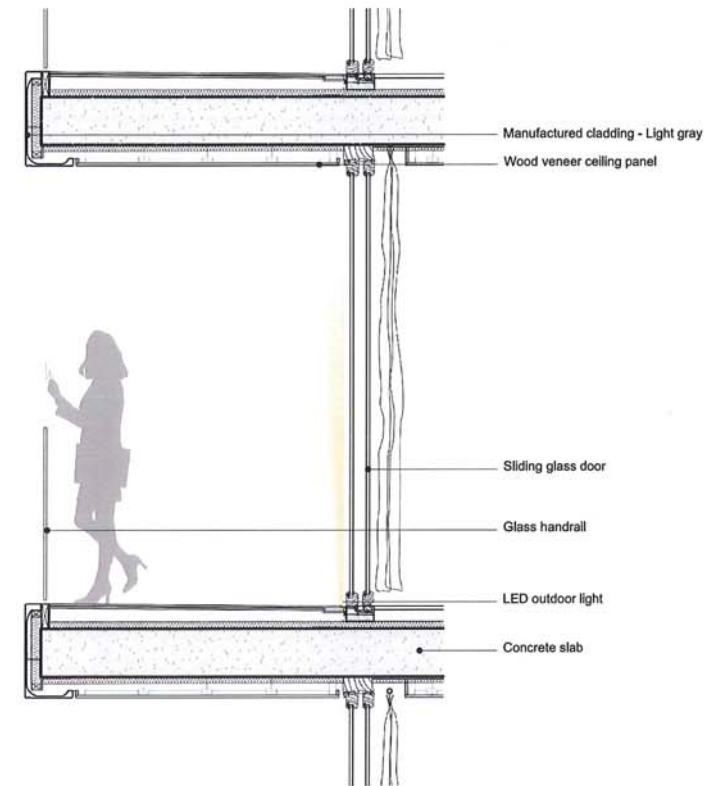
SCHEDULE B  
This forms part of development  
Permit # DP17-0191-01

Plan  
Building Section C,D & E. North-South

Date February 2018  
Scale A1 1:300  
N° A-33



Typical Hotel Room Elevation



Typical Hotel Room Section

SCHEDULE B  
 This forms part of development  
 Permit # DP17-019-01



Architects

Project 1864  
 Downtown Hotel Kelowna  
 Kelowna, BC

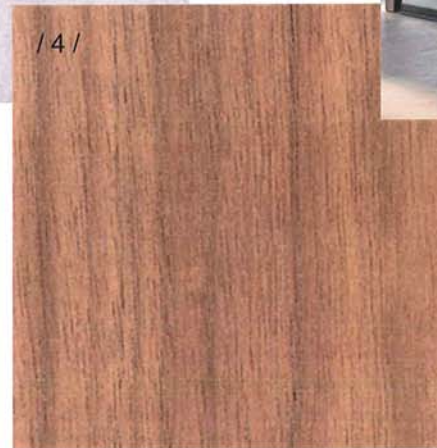
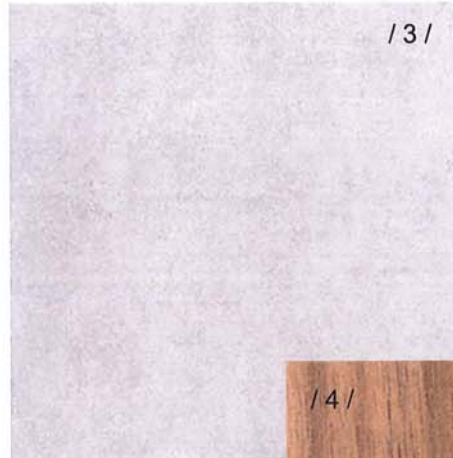
Plan  
 Tower Facade Detail

Date  
 February 2018

Scale A1  
 1:15

Nº  
 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



Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

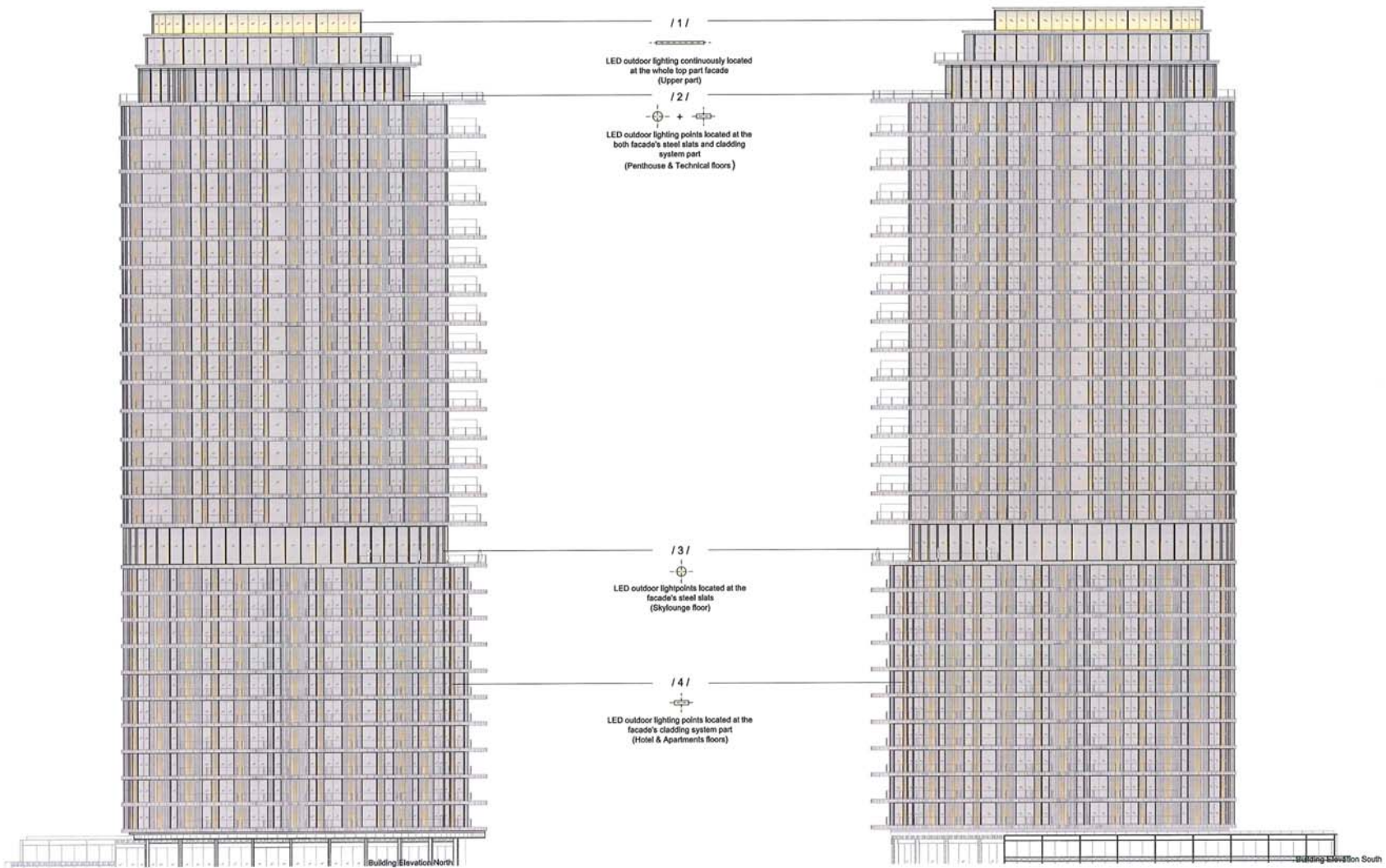
Plan  
Material Board

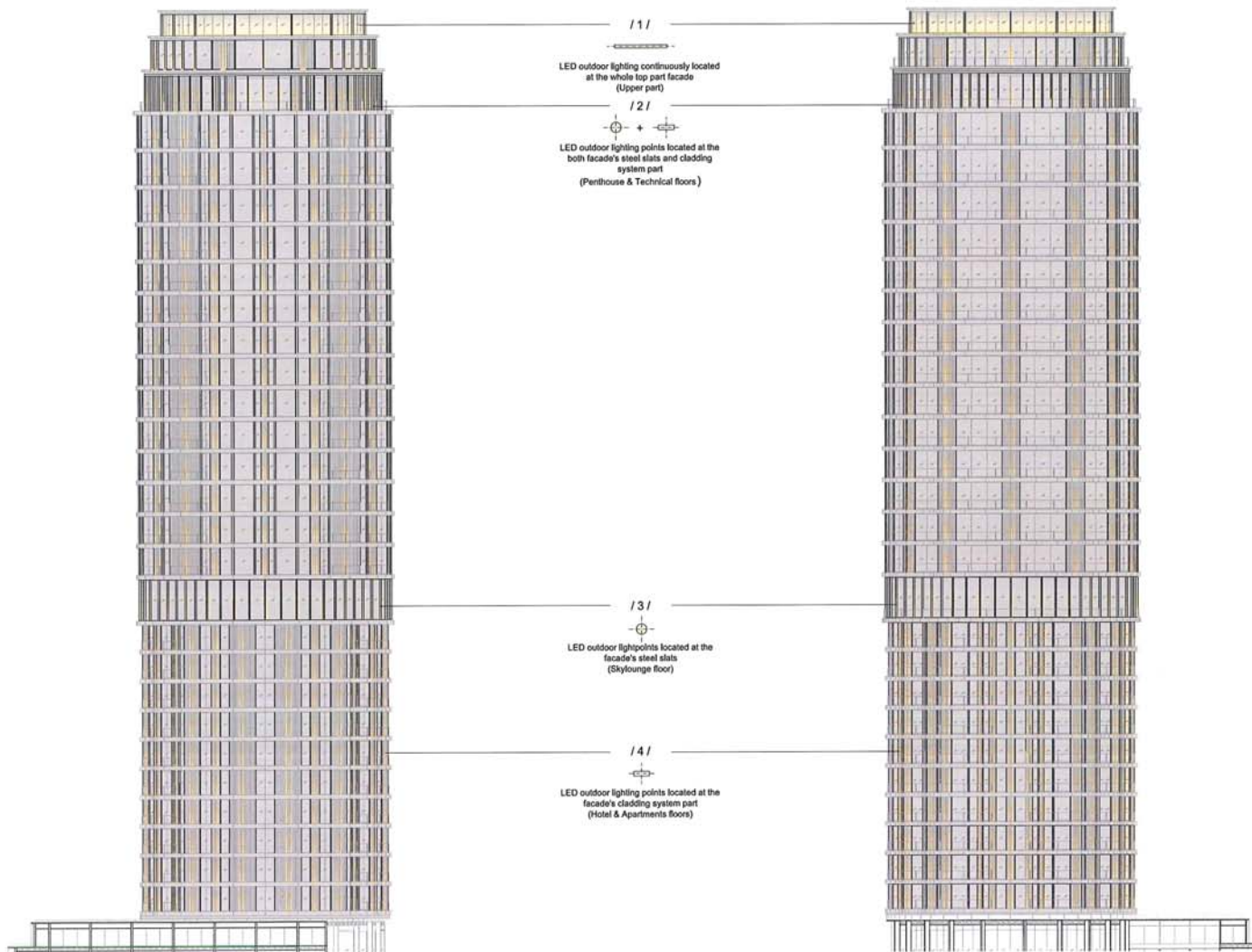
Date  
February 2018

Scale A1  
-

Nº  
A-35

SCHEDULE B  
This forms part of development  
Permit # DP17-0191-01









A <

SCHEDULE B  
This forms part of development  
Permit # PP17-0191-01



Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

Plan  
View of Cityscape from Okanagan Lake

Date  
February 2018

Scale A1  
-

N°  
A-38





SCHEDULE B  
 This forms part of development  
 Permit # DP17-0191-01



Architects

Project 1864  
 Downtown Hotel Kelowna  
 Kelowna, BC

Plan  
 Aerial from Okanagan Lake

Date  
 February 2018

Scale A1  
 -

N°  
 A-39



Westcorp

IBI

GCA

Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

SCHEDULE B  
This forms part of development  
Permit # DP17-0191-01

Plan  
View from Okanagan Bridge

Date  
February 2018

Scale A1  
-

N°  
A-40





Westcorp

IBI

GCA

Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

SCHEDULE B  
This forms part of development  
Permit # DP17-0191-01

Plan  
View from Bernard Avenue

Date  
February 2018

Scale A1  
-

Nº  
A-41







Westcorp

IBI

GCA

Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

SCHEDULE B  
This forms part of development  
Permit # DR17-0191-01

Plan  
View from Kerry Park

Date  
February 2018

Scale A1  
-

Nº  
A-42

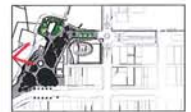




Previous



Proposal



Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC



Plan  
View from Kerry Park

Date  
June review 2018

Scale A1  
-

Nº  
A-42 r1



Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

SCHEDULE B  
This forms part of development  
Permit # DP17-0491-01

Plan  
View from the water

Date  
February 2018

Scale A1  
-

N°  
A-43







Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

**SCHEDULE B**  
This forms part of development  
Permit # DR17-0191-01

Plan  
View toward the Hotel Lobby

Date  
February 2018

Scale A1  
-

Nº  
A-44





Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

SCHEDULE B  
This forms part of development  
Permit # DPL7-0191-01

Plan  
View from Stuart Park

Date  
February 2018

Scale A1  
-



N°  
A-45



Previous



Proposal

SCHEDULE B  
This forms part of development  
Permit # DP17-0191-01



Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

Plan  
View from Stuart Park

Date  
June review 2018 -

Scale A1

N°  
A-45 r1







Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

**SCHEDULE B**  
This forms part of development  
Permit # DP17-0191-01

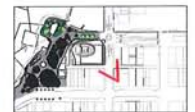
Plan  
View from Queensway & Water Street

Date  
February 2018

Scale A1  
-

N°  
A-46





Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

**SCHEDULE B**  
This forms part of development  
Permit # **DPL7-0191-01**

Plan  
View from Water Street

Date  
February 2018

Scale A1  
-

Nº  
A-47



Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

SCHEDULE B  
This forms part of development  
Permit # 0017-0191-01

Plan  
View from Queensway Avenue

Date  
February 2018

Scale A1  
-

Nº  
A-48







Previous



Proposal



Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC

SCHEDULE B  
This forms part of development  
Permit # DP17-011-01

Plan  
View from Queensway Avenue

Date  
June review 2018 -

Scale A1

N°  
A-48 r1







SCHEDULE B  
 This forms part of development:  
 Permit # DP17-0191-01



Westcorp

IBI

GCA

Architects

Project 1864  
 Downtown Hotel Kelowna  
 Kelowna, BC

Plan  
 Nighttime view from the Marina

Date  
 February 2018

Scale A1  
 -

N°  
 A-49



SCHEDULE B  
 This forms part of development  
 Permit # DPI7-0191-01



Architects

Project 1864  
 Downtown Hotel Kelowna  
 Kelowna, BC

Plan  
 View North-West Building

Date  
 February 2018

Scale A1  
 -

Nº  
 A-50





Previous



Proposal



Architects

Project 1864  
Downtown Hotel Kelowna  
Kelowna, BC



Plan  
View North-West Building

Date  
June review 2018

Scale A1

N°  
A-50 r1







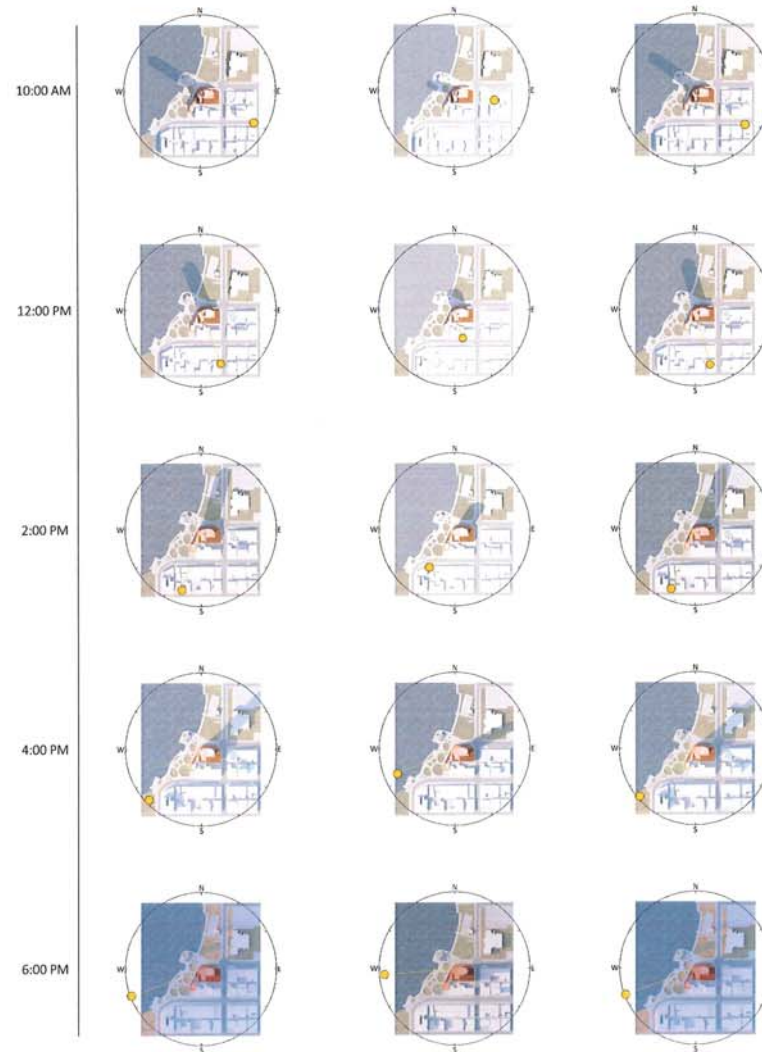
SCHEDULE B  
 This forms part of development  
 Permit # DP17-0191-01



MARCH 21

JUNE 21

SEPTEMBER 21



SCHEDULE A/B/C  
This forms part of development  
Permit # DP17-0191-01





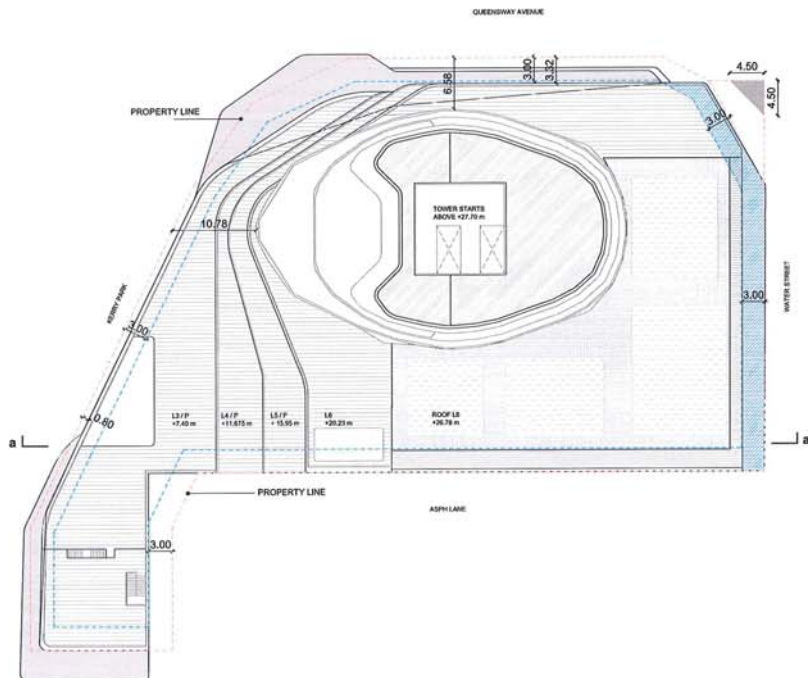


# C7 - PROPOSED SETBACK VARIANCES ABOVE 16 M

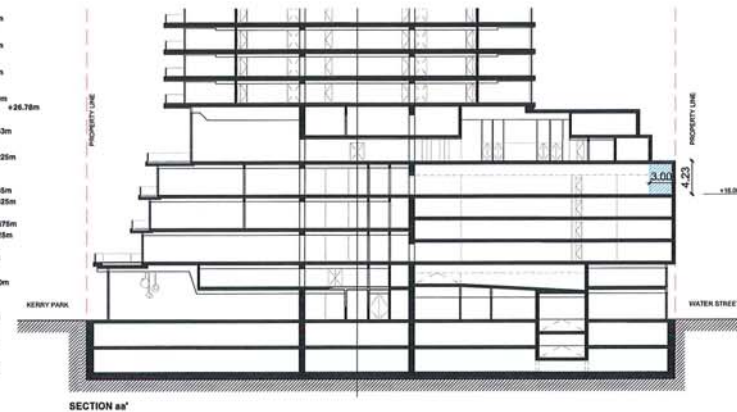
Areas representing encroachment into 3.0 m Setback  
( See bylaw reference below)

- 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."

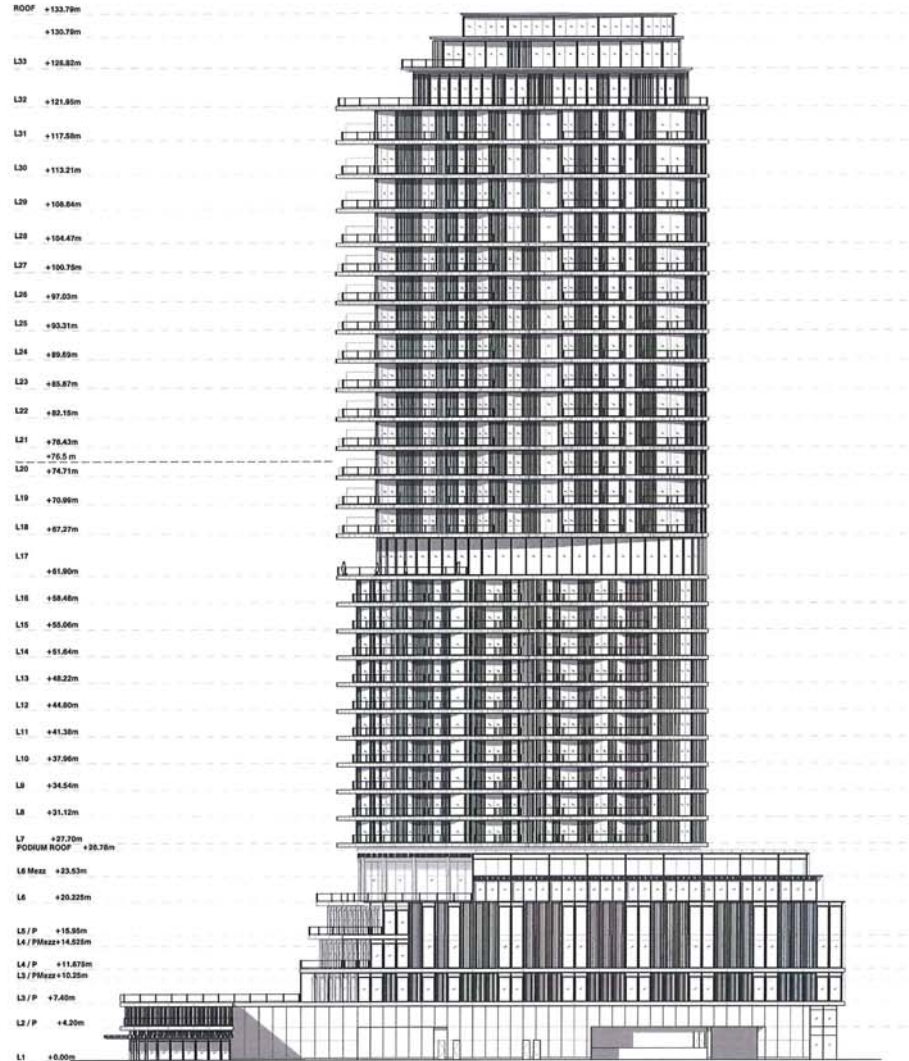


L10	+27.96m
L9	+24.54m
L8	+21.12m
L7	+27.30m
PODIUM ROOF	+26.78m
L6 Mezz	+23.53m
L6	+20.225m
L5 / P	+15.85m
L4 / PMeas	+14.325m
L4 / P	+11.675m
L3 / PMeas	+10.25m
L3 / P	+7.40m
L2 / P	+4.20m
L1	+0.00m
B1 / P	-3.35m
B2 / P	-6.70m



SCHEDULE A/B  
This forms part of development  
Permit # DP17-0191-01





Elevation Diagram

#### C7 - PROPOSED VARIANCES: BUILDING HEIGHT

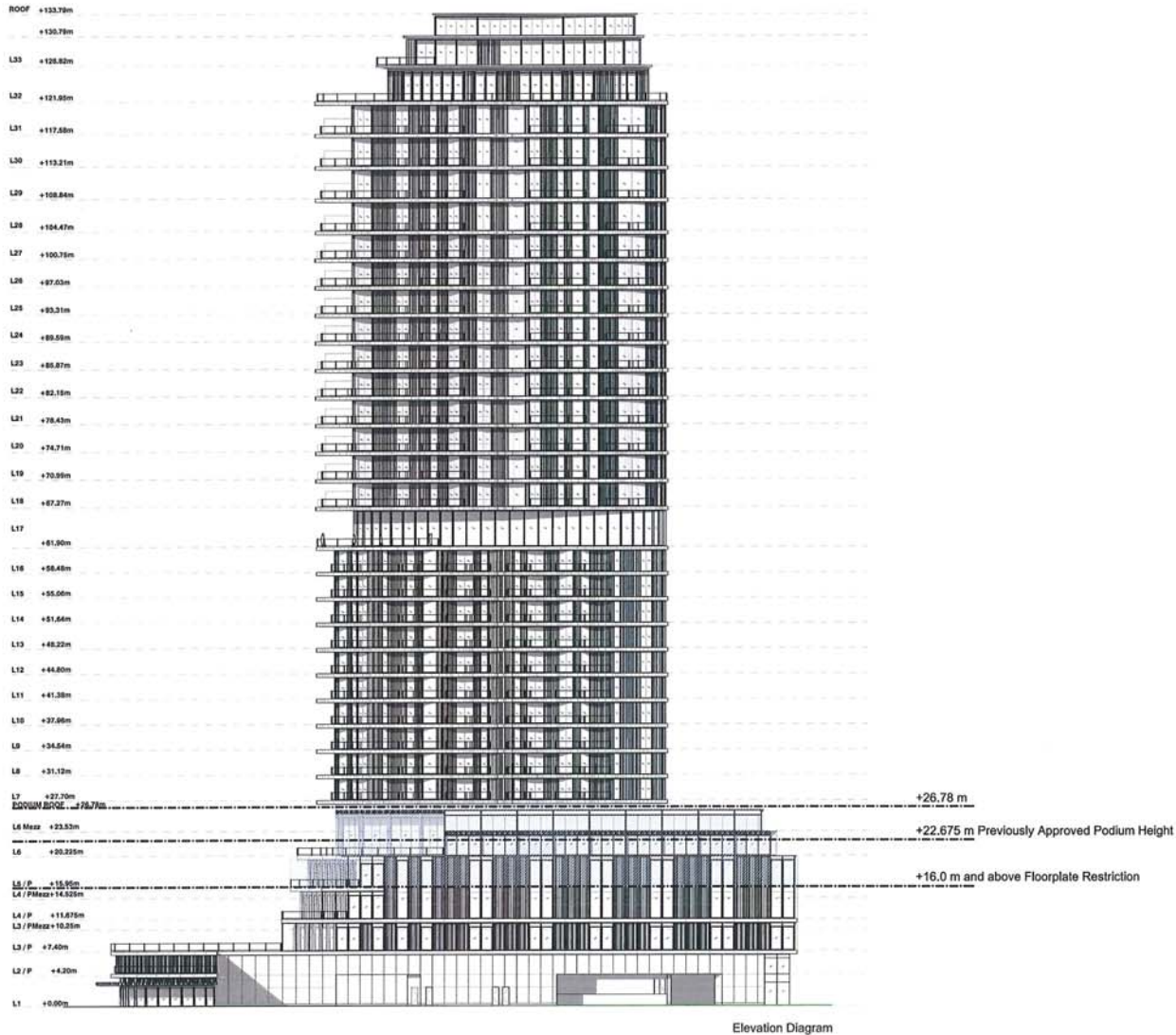
##### - Bylaw Reference:

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 - 76.5m, or approximately 26 storeys

##### - Proposed Building Height Variance:

To vary the maximum building height from 76.5 m to 130.79 m.





#### C7 - PROPOSED VARIANCES: FLOORPLATE

☐ Areas representing encroachment into 1.221 m<sup>2</sup> 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 m<sup>2</sup>."

#### - Proposed Floorplate restriction variance:

To vary the floorplate restriction for any building above 26.97 m  
From 1221m<sup>2</sup> - 3129.3m<sup>2</sup>.

SCHEDULE B  
This forms part of development  
Permit # DPI7-0191-01