

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



Architects

Project 1864

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

Plan

SHEET LIST

Date

Nov 25, 2019

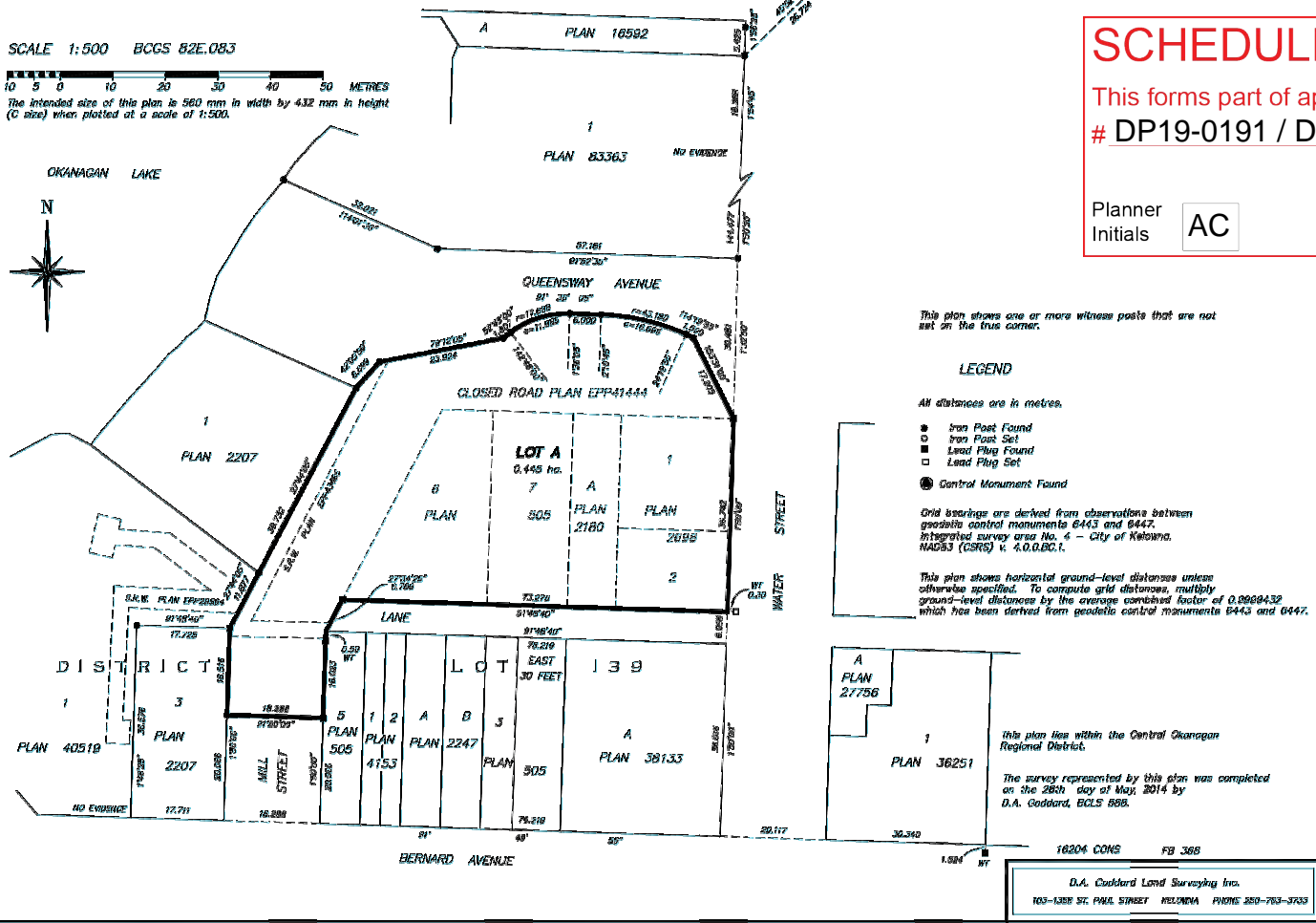
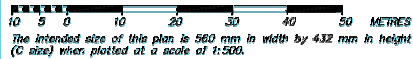
Scale

Nº

DP A-0.00
Previous Number
A-00

EPP43122

SCALE 1:500 BCGS 82E.083



A/B/C

DP19-0191 / DVP19-0192



City of Kelowna
DEVELOPMENT PLANNING

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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 Okanogan Regional District.

The survey represented by this plan was completed on the 26th day of May, 2014 by D.A. Goddard, ECLS 588.

D.A. Coddard Land Surveying Inc.
103-135E ST. PAUL STREET WELDONIA PHONE 250-763-3733



SCHEDULE A/B/C

This forms part of application

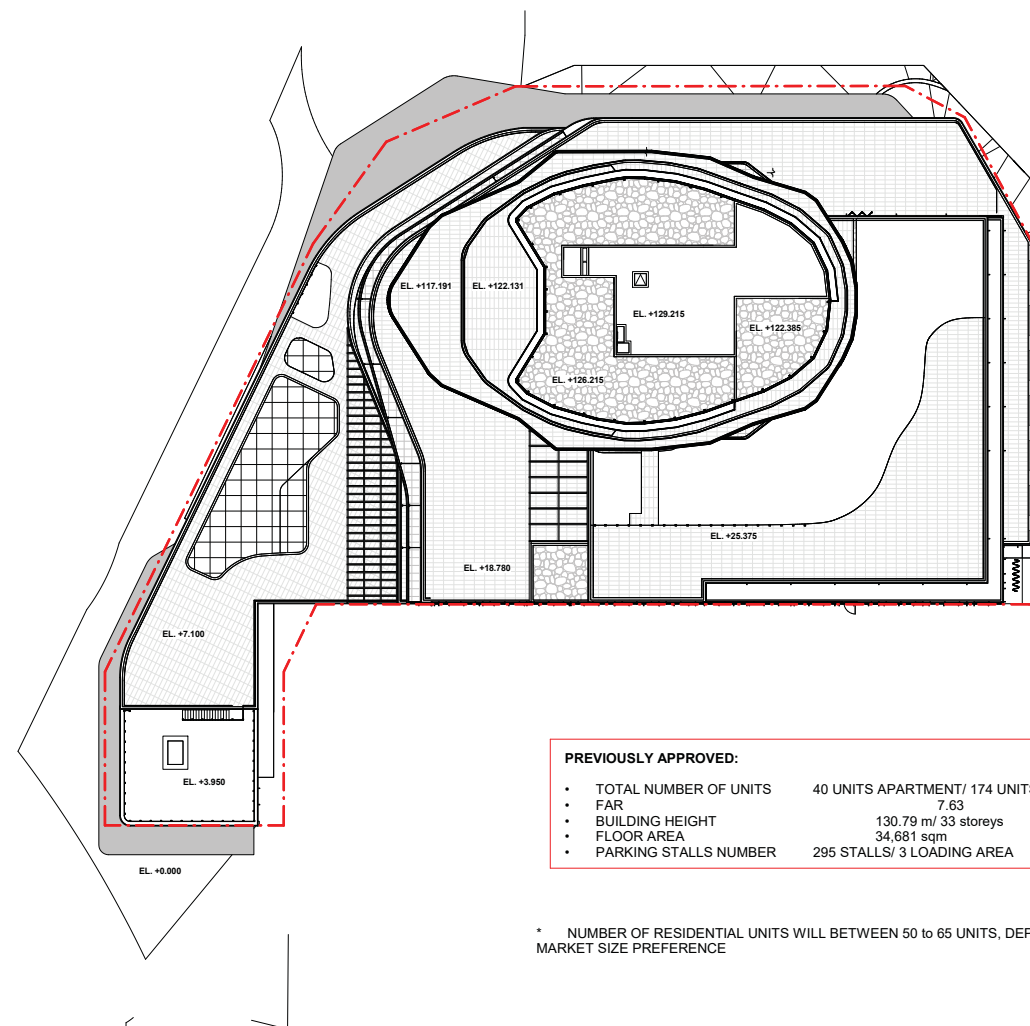
DP19-0191 / DVP19-0192



City of
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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
Building Height (stories/meters)	26 Storey/ 76.5 m	33 Storey/ 126.215
Building(s) Setbacks (m):		
Front	North- Queensway Ave.: 3 m above 16 m	See sheet A-4.16
Side ()	East- Water St. 3 m above 16 m	See sheet A-4.16
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

Kelowna Downtown Hotel Development Statistics

LEVEL	TOTAL GFA	PARKING	FOH HOTEL	HOTEL ROOMS		SPA / FITNESS		RETAIL		APARTMENTS		CONFERENCE		AREA EXCLUSION						TERRACES	
														MECHANICAL/ ELECTRICAL/ SERVICE AREA		ELEVATOR/ EXIT STAIR SHAFTS		ELEVATOR LOBBY & CORRIDORS			
	Total Sq.m (+/-)	Total Sq.R (+/-)	Total Sq.m (+/-)	Total Sq.R (+/-)	PK Stalls	Total Sq.m (+/-)	Total Sq.R (+/-)	Total Sq.m (+/-)	Total Sq.R (+/-)	Units	Total Sq.m (+/-)	Total Sq.R (+/-)	Units	Total Sq.m (+/-)	Total Sq.R (+/-)	Total Sq.m (+/-)	Total Sq.R (+/-)	Total Sq.m (+/-)	Total Sq.R (+/-)		
B3	3691.50	39734.94	3132.45	33717.38	95									16.26	175.02	146.52					
B2	3691.50	39734.94	3067.32	33016.33	95									19.46	209.47	142.76					
B1	3691.50	39734.94	2916.11	31388.72	81									19.76	212.69	165.70					
L1	3473.60	37389.48			4	3042.19	32745.83							22.61	243.37	260.45					
L2	2675.05	28793.97	816.87	8792.71	14			1360.00	14638.90		408.80	4400.28									
L3	2962.60	31889.13	1054.29	11348.27	18									429.56	4623.74	252.99		167.16	1799.29		
L3 Mezz	511.43	5504.98	511.43	5504.98	12									50.02	538.41	246.53	2653.62	583.08	6276.21		
L4	2911.90	31343.40	432.72	4657.75	10			1360.46	14643.86	21				15.08	162.32	232.25	2499.92	234.53	2524		
L5	2907.96	31300.99						1358.04	14617.81	21				15.01	161.57	231.10	2487.54	364.05	3919		
L6	2046.25	22025.63												15.72	169.21	203.76	2193.25	218.38	2351		
L6 Mezz	873.38	9400.97											2030.53	21856.42	290.60	3127.99	192.75	75.06	807.94		
L7	937.28	10088.79				692.75	7456.69	13						14.77	158.98	87.91	946.25	75.06	807.94		
L8	937.28	10088.79				692.75	7456.69	13						14.77	158.98	87.91	946.25	75.06	807.94		
L9	937.28	10088.79				692.75	7456.69	13						14.77	158.98	87.91	946.25	75.06	807.94		
L10	937.28	10088.79				692.75	7456.69	13						14.77	158.98	87.91	946.25	75.06	807.94		
L11	937.28	10088.79				692.75	7456.69	13						14.77	158.98	87.91	946.25	75.06	807.94		
L12	937.28	10088.79				692.75	7456.69	13						14.77	158.98	87.91	946.25	75.06	807.94		
L13	937.28	10088.79				692.75	7456.69	13						14.77	158.98	87.91	946.25	75.06	807.94		
L14	937.28	10088.79				692.75	7456.69	13						14.77	158.98	87.91	946.25	75.06	807.94		
L15	937.28	10088.79				692.75	7456.69	13						14.77	158.98	87.91	946.25	75.06	807.94		
L16	937.28	10088.79				692.75	7456.69	13						14.77	158.98	87.91	946.25	75.06	807.94		
L17	937.28	10088.79				692.75	7456.69	13						14.77	158.98	87.91	946.25	75.06	807.94		
L18	897.20	9657.37	922.51	9929.81										12.96	139.50	59.78	643.47		99.88		
L19	916.10	9860.81									759.01	8169.91	6	5.57	59.95	55.62	598.69	52.18	561.66		
L20	916.10	9860.81									783.14	8429.64	6	5.57	59.95	55.62	598.69		190.30		
L21	916.10	9860.81									783.14	8429.64	6	5.57	59.95	55.62	598.69	44.80	482.22		
L22	916.10	9860.81									783.14	8429.64	6	5.57	59.95	55.62	598.69	44.80	482.22		
L23	916.10	9860.81									783.14	8429.64	6	5.57	59.95	55.62	598.69	44.80	482.22		
L24	916.10	9860.81									783.14	8429.64	6	5.57	59.95	55.62	598.69	44.80	482.22		
L25	916.25	9862.42									789.69	8500.14	4	5.52	59.42	55.77	600.30	37.20	400.42		
L26	916.25	9862.42									789.69	8500.14	4	5.52	59.42	55.77	600.30	37.20	400.42		
L27	916.25	9862.42									789.69	8500.14	4	5.52	59.42	55.77	600.30	37.20	400.42		
L28	915.56	9855.00									789.69	8500.14	4	5.52	59.42	55.77	600.30	37.20	400.42		
L29	915.56	9855.00									789.69	8500.14	4	5.52	59.42	55.77	600.30	37.20	400.42		
L30	915.71	9856.61									788.81	8490.67	4	5.52	59.42	55.77	600.30		195.85		
L31	915.71	9856.61									788.81	8490.67	4	5.52	59.42	55.77	600.30		195.85		
L32 PH	758.71	8166.68									635.25	6837.77	1	5.52	59.42	55.77	600.30		361.18		
L33 Mech- PH	688.26	7408.36									356.71	3839.59		534.19	5749.97	55.46	596.97		125.78		
Service Mezz	225.12	2423.17												114.02	1227.30						
	54223.93	583660.96	11931.19	128426.14	331	3964.70	42675.63	10338.75	111285.27	188	1360.00	14638.90	408.80	4400.28	11192.74	120477.53	48	2030.53	21856.42		
															1795.30	19324.43		3936.64	29674.88		
																		2135.06	22981.57		
																		6786.45	73048.69		

	TOTAL GFA (Excluding Balconies & Terraces)	TOTAL BUILT AREA (Including Balconies & Terraces)	TOTAL AREA (Including Balconies & Terraces)	TOTAL AREA (Including Balconies & Terraces)
	Total Sq.m (+/-)	Total Sq.m (+/-)	Total Sq.m (+/-)	Total Sq.m (+/-)
L1-33	42292.74	455234.82	49079.19	528283.51
B1 / B2 / B3	9115.88	98122.42		
	269			
L1-3.5	2815.31	30303.72		
	62			
L19-31	11192.74	120477.53	14164.70	152467.41
	65			
L1-32			1312.20	14124.39
L1-18	24820.02	267160.21	20068.00	302333.00
	185			
	33			
SITE STATS	Total Sq.m (+/-)	Total Sq.m (+/-)	Hectares	
SITE AREA	4542.45	48894.48	0.454	
SITE COVERAGE OF BUILDING (%)	83			
TOTAL NET AREA	36012.76			
FAR	7.93			
FAR PERMITTED	9			

* Not Including Parking

* Including elevators shafts + residential lobby

* Total GFA: (Res. Net area + parkade levels + Resid. Mech. Elevator shaft & Exit stairs + Resid. Corridor + (Spa/Fitness - Treatment & salon))

Total GFA: (Res. Net area + parkade levels + Resid. Mech. Elevator shaft & Exit stairs + Resid. Corridor + (Spa/Fitness - Treatment & salon))

PARKING STALLS - KELOWNA STANDARDS						
Parking	Full Size	Medium Size	Tandem	Accessible	Total per Floor	Total Required
B3	49	20	20	4	93	
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	
3.5 / P	13	9	0	0	22	
Total	187	78	59	7	331	293
Type Ratio	Minim. 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	GFA 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 unit * 0.15 = 10	10	Located on B3, L2, L3 & L3.5
Previously Approved			
Total Net Area	34681 sq. m		
FAR	7.63		
Total number of Residential unit	40 units		
Total number of Hotel suites	174.00		
Number of parking stalls provided	295 stalls		

SCHEDULE

A/B/C

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

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

DEVELOPMENT STATISTICS

Date

Nov 25, 2019

Scale

Nº

DP A-0.03
Previous Number
A-03 r1Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6



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.

NO REVISION

SCHEDULE
 This forms part of application
 # DP19-0191 / DVP19-0192
 Planner Initials **AC**

A/B/C

City of Kelowna
 DEVELOPMENT PLANNING



Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Context Photos

Date
Nov 25, 2019

Scale A1
-

Nº
DP A-0.04

SCHEDULE

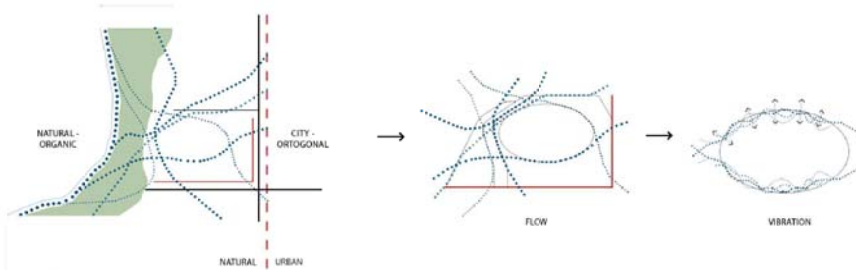
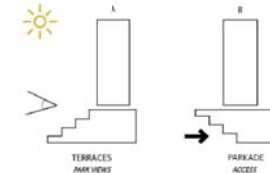
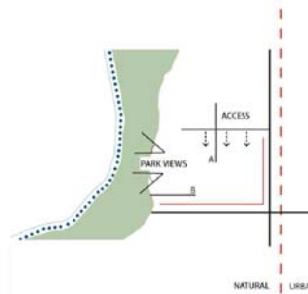
A/B/C

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

R E S U L T S

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



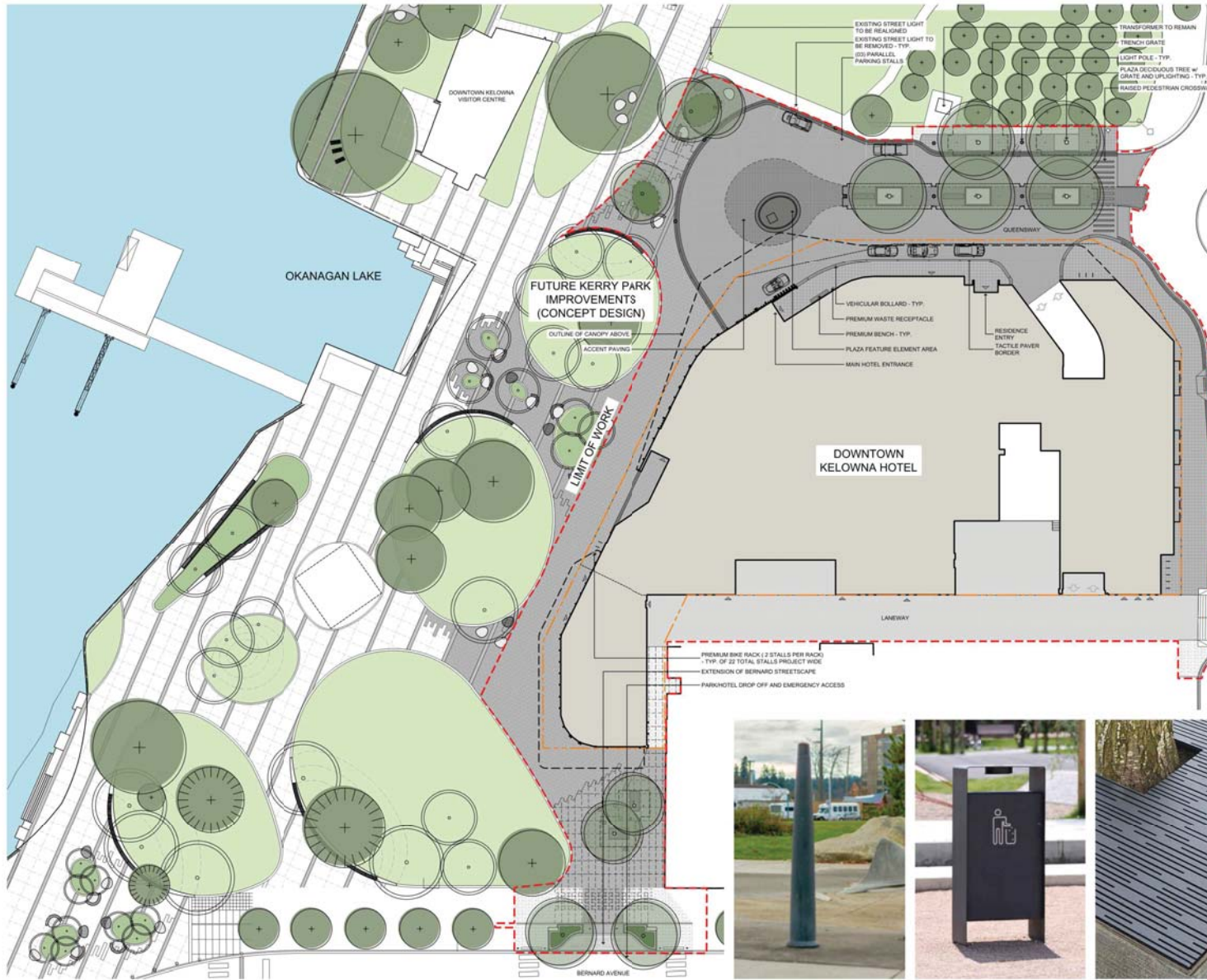
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Concept Design

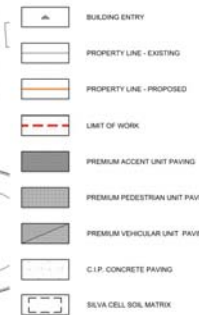
Date
Nov 25, 2019

Scale A1
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Nº
DP A-0.05



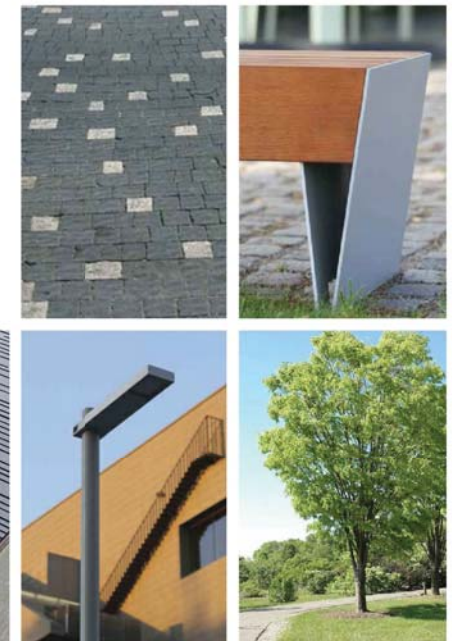
LANDSCAPE PLAN LEGEND:



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

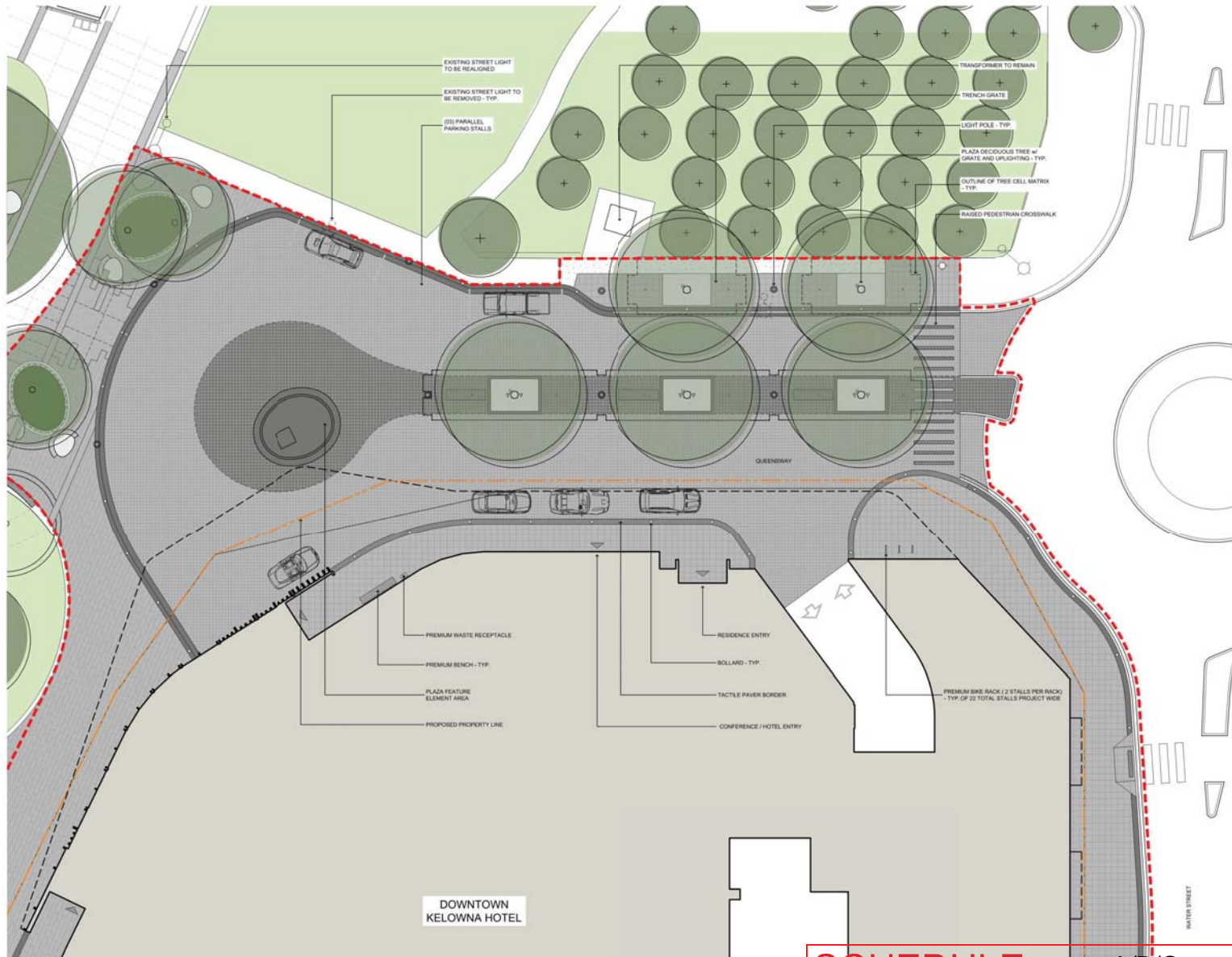
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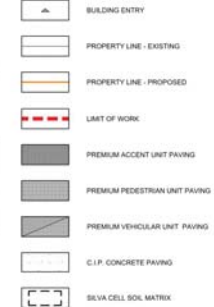
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LDP 1
Previous Number



LANDSCAPE PLAN LEGEND:



LANDSCAPE DEVELOPMENT DATA

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2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
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CHARACTER IMAGES



SCHEDULE

A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials

AC

City of
Kelowna
DEVELOPMENT PLANNING

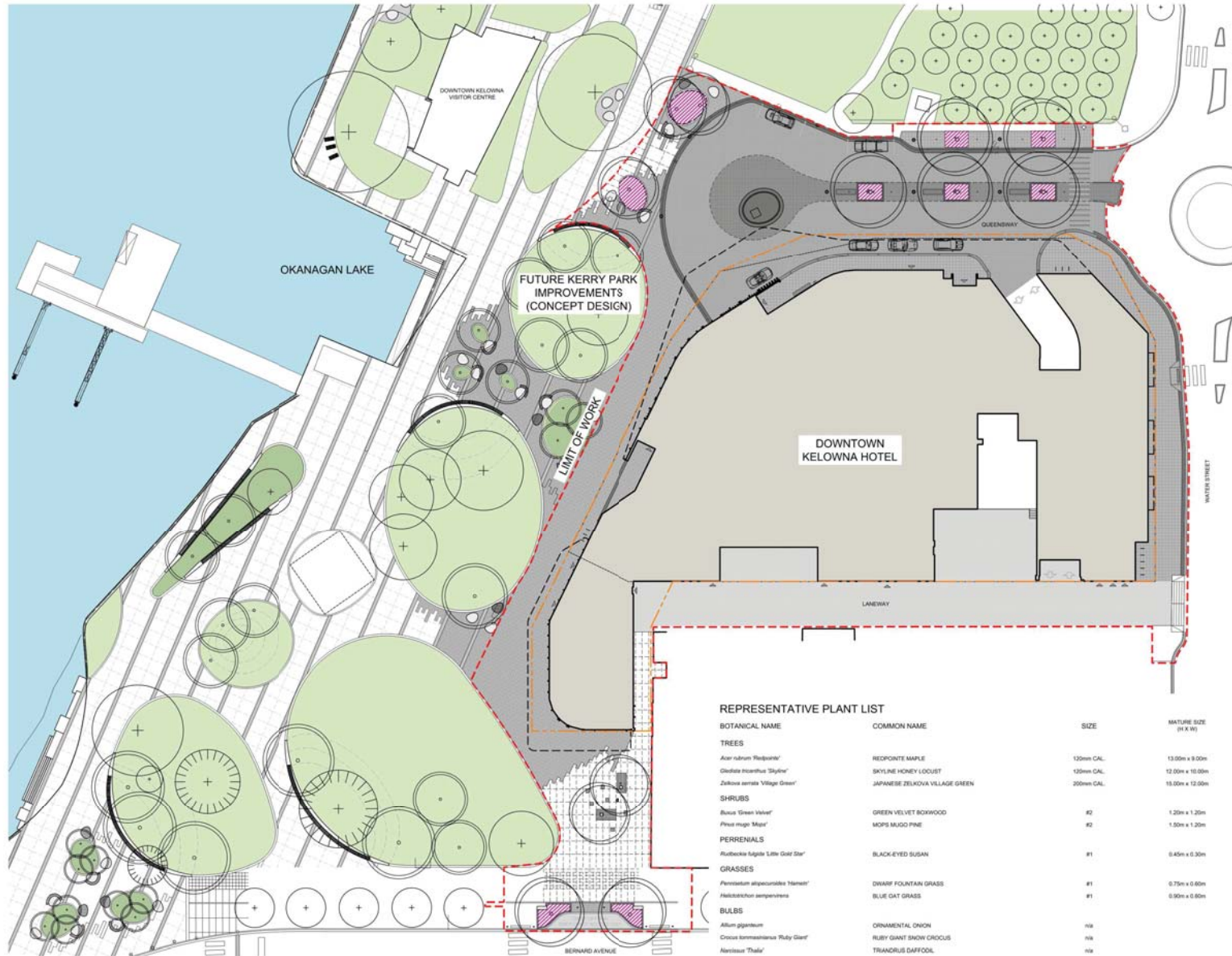
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2019-11-25

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Nº
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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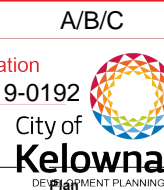
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Architects

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

Planner
Initials **AC**



LEVEL 01 FLOOR PLAN

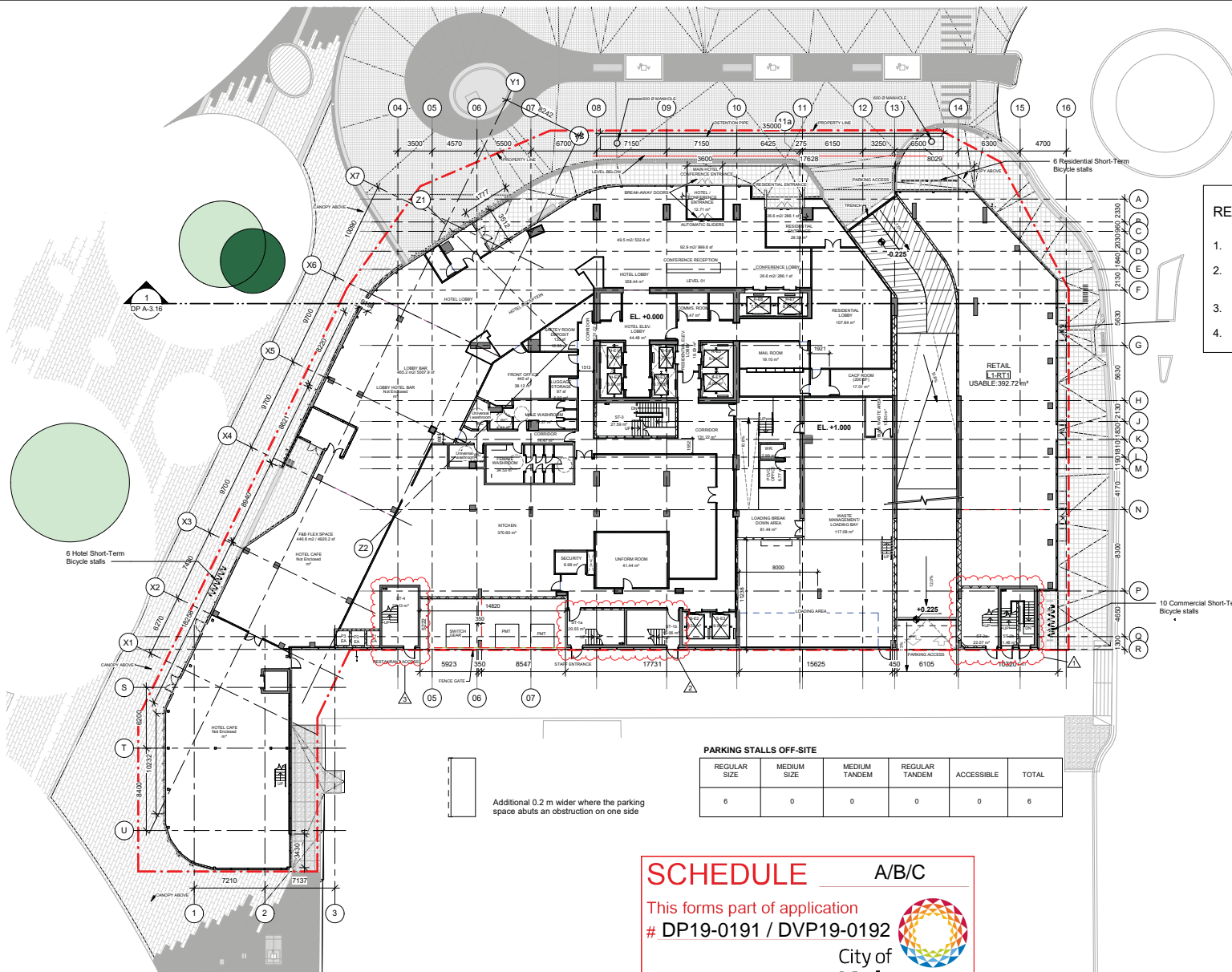
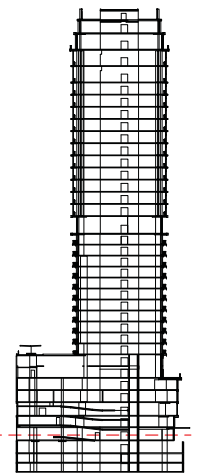
Date
Nov 25, 2019

Scale
1 : 200

Nº
DP A-1.01
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

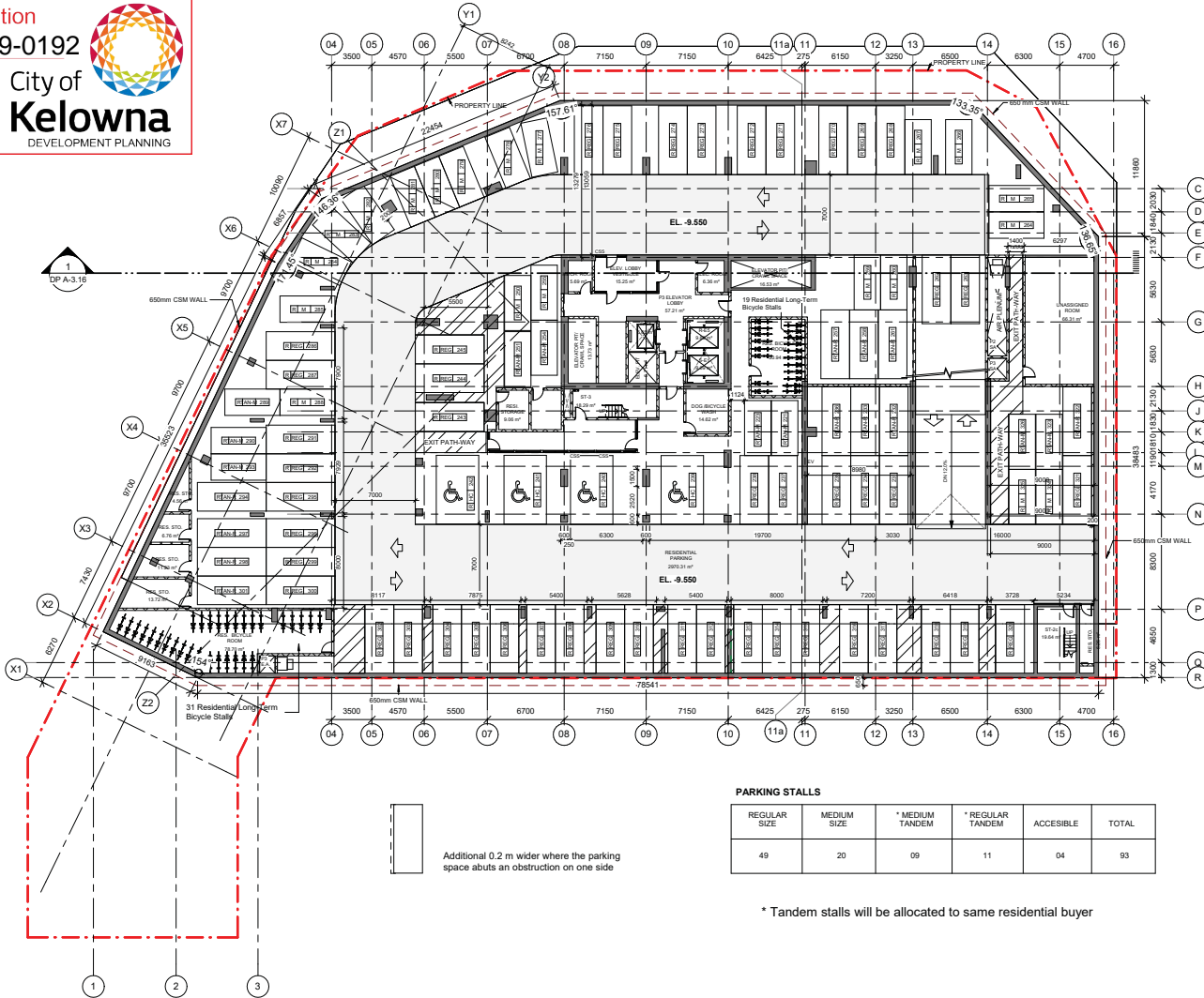
DP19-0191 / DVP19-0192



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

AC



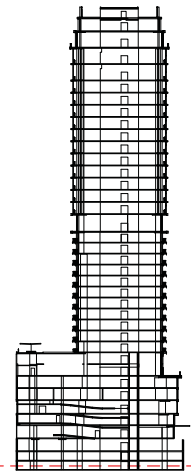
Revision From Previously Approved

- 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

1 : 200

Nº

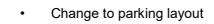
DP A-1.02
Previous Number
NEW SHEET

A/B/C

DP19-0191 / DVP19-0192

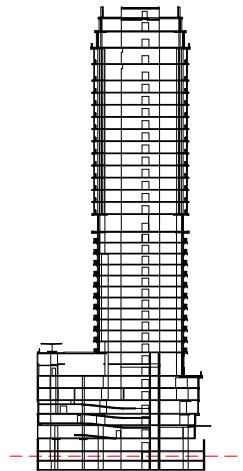


AC



REGULAR SIZE	MEDIUM SIZE	*MEDIUM TANDEM	* REGULAR TANDEM	ACCESIBLE	TOTAL
54	19	09	13	0	95

* Tandem stalls will be used for valet



SCHEDULE

A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials

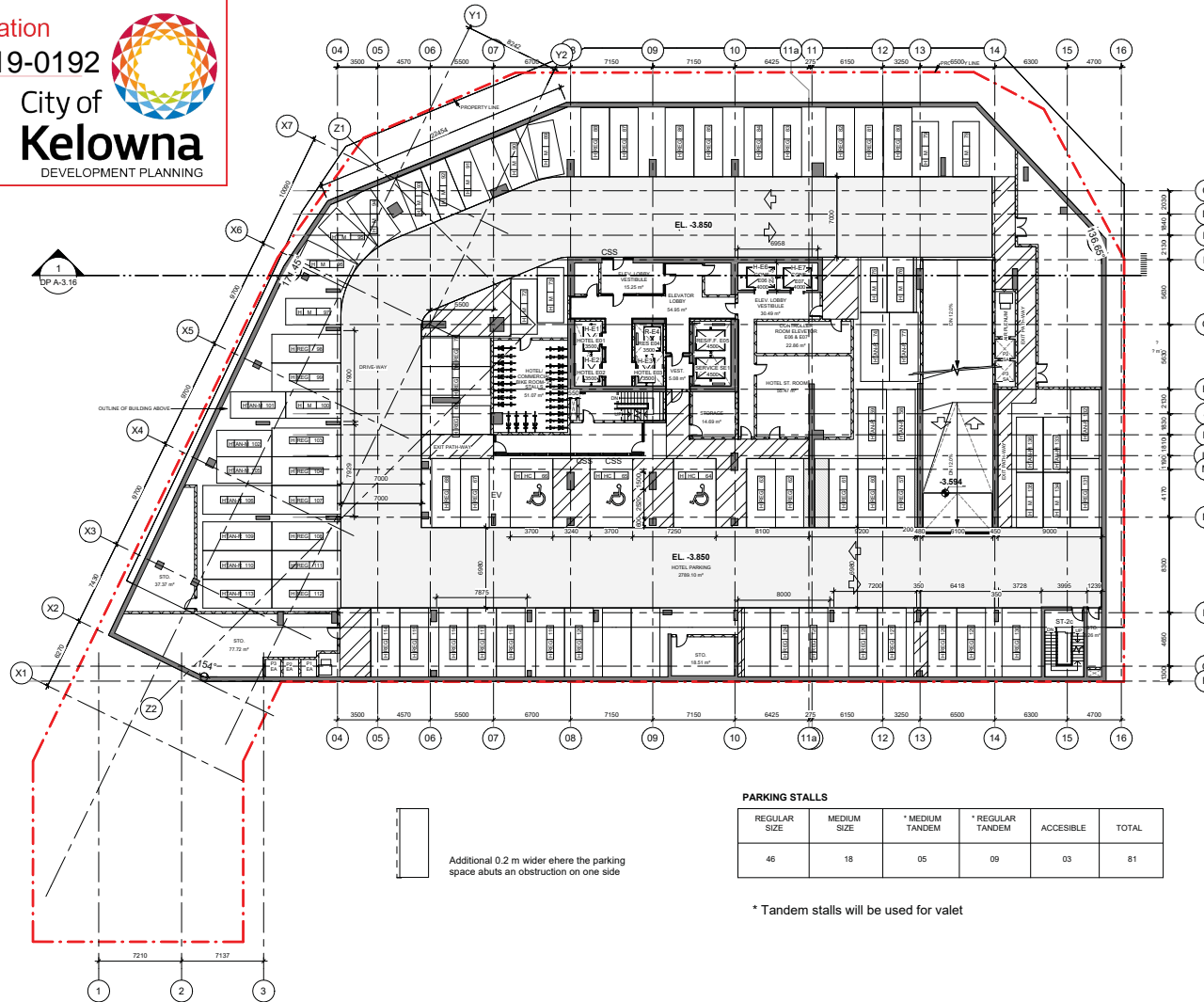
AC

City of
Kelowna
DEVELOPMENT PLANNING



Revision From Previously Approved:

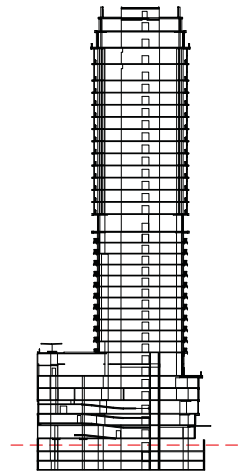
- Change to parking layout



PARKING STALLS

REGULAR SIZE	MEDIUM SIZE	* MEDIUM TANDEM	* REGULAR TANDEM	ACCESSIBLE	TOTAL
46	18	05	09	03	81

* Tandem stalls will be used for valet



Architects

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

Plan

LEVEL B1 FLOOR PLAN

Date

Nov 25, 2019

Scale

1 : 200

Nº

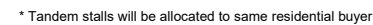
DP A-1.04
Previous Number
A-07

A/B/C

DP19-0191 / DVP19-0192



AC



- New BOH and parking layout proposed

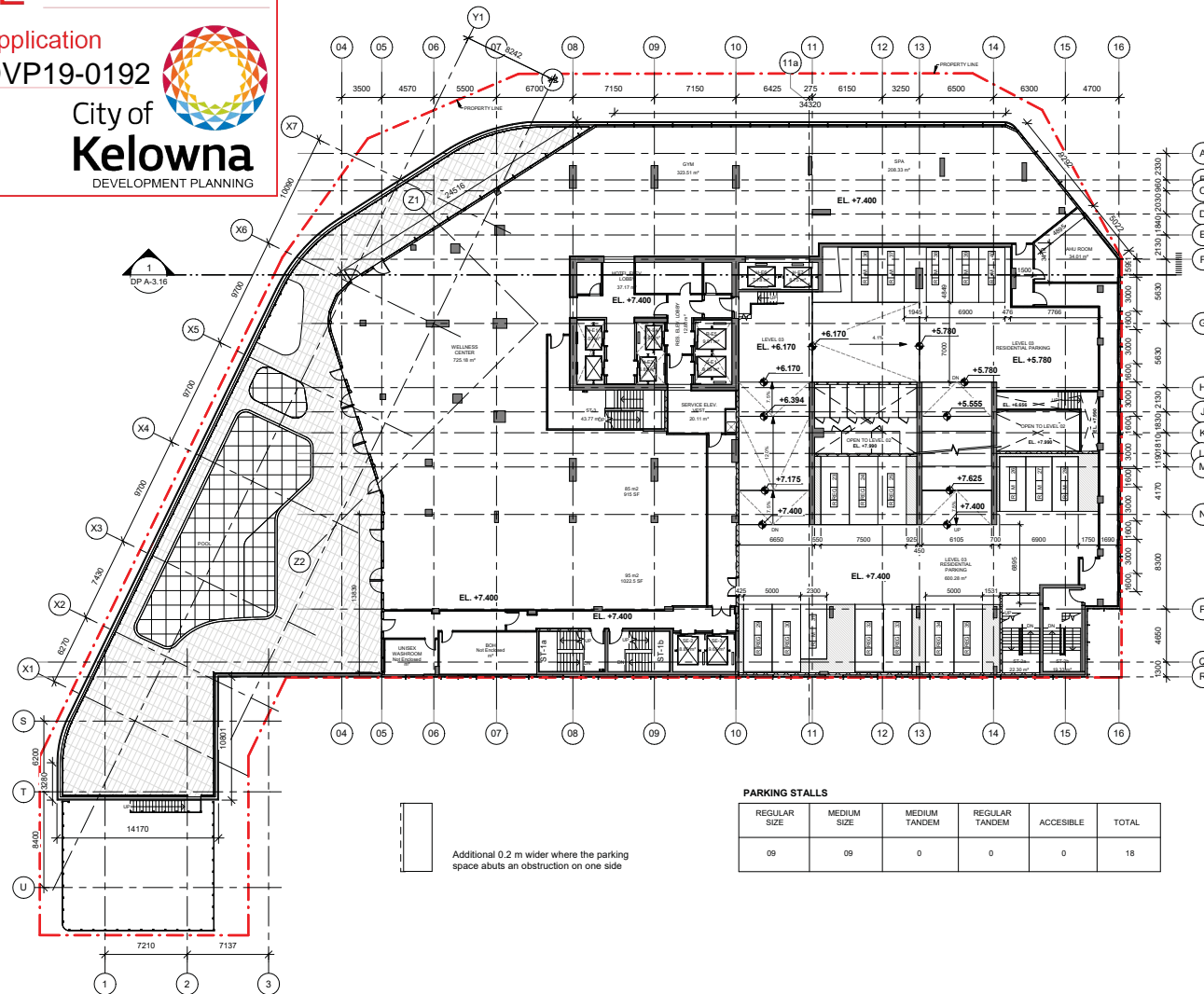
A/B/C

DP19-0191 / DVP19-0192



City of Kelowna
DEVELOPMENT PLANNING

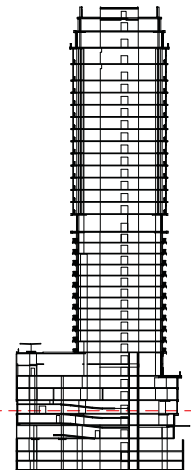
AC



- 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

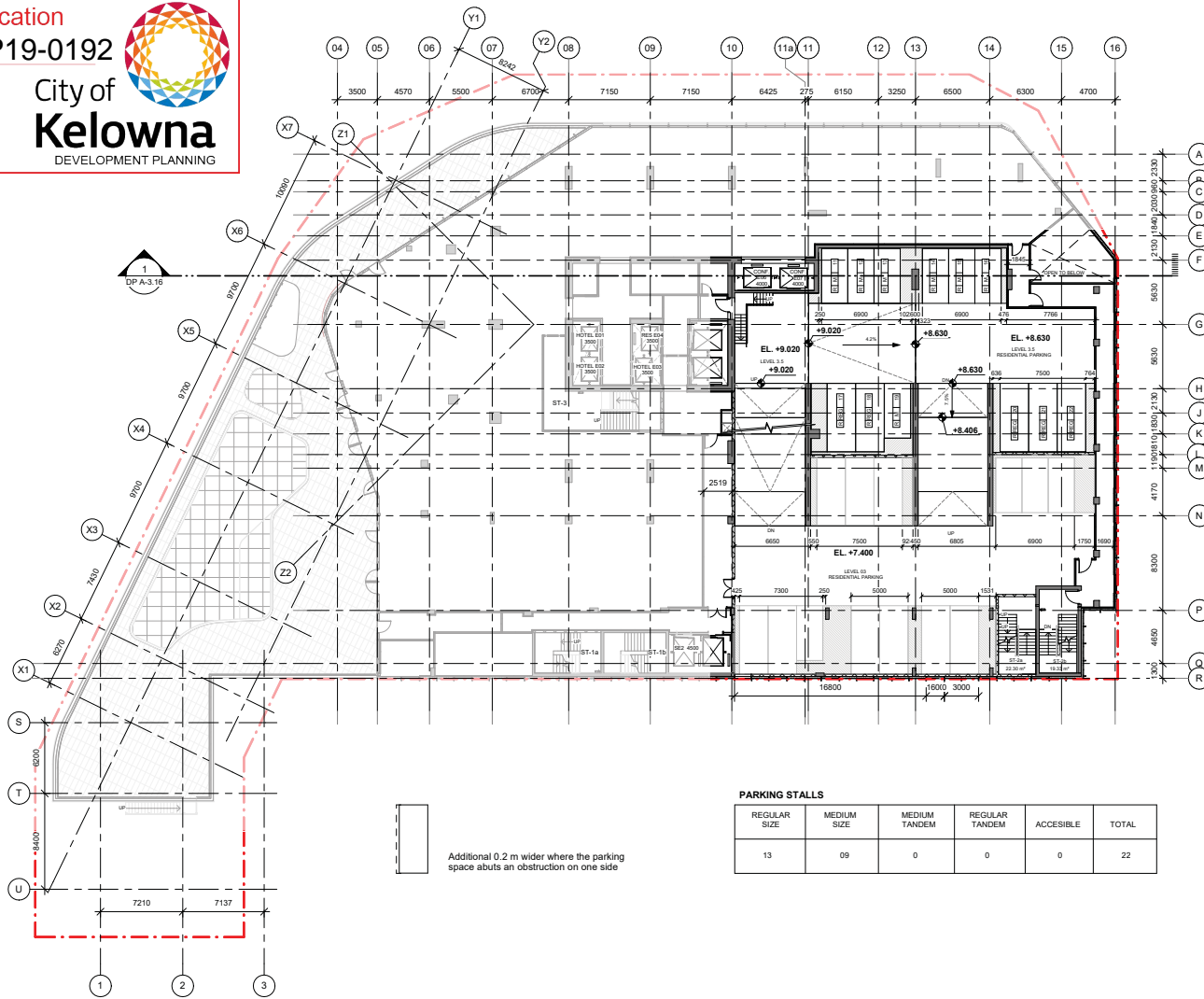
DP19-0191 / DVP19-0192



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

AC



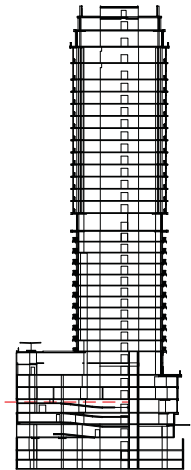
Revision From Previously Approved:

- 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



SCHEDULE

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

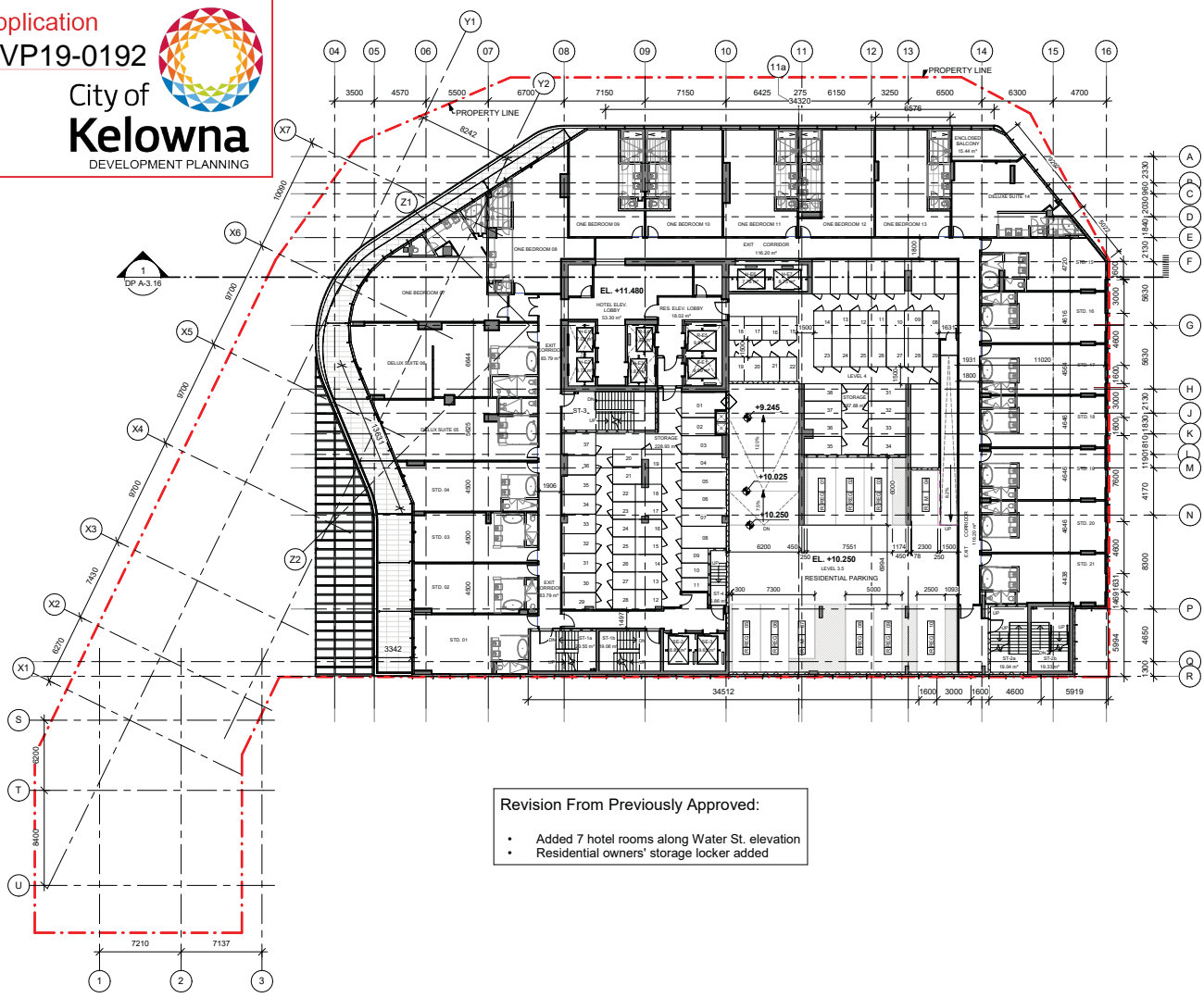
A/B/C



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials

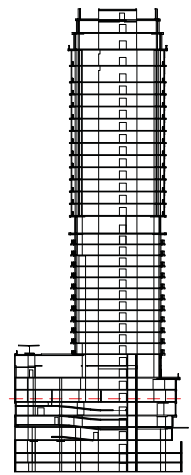
AC



Revision From Previously Approved:

- Added 7 hotel rooms along Water St. elevation
- Residential owners' storage locker added

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	
ONE BEDROOM 13	52.89 m ²	
DECKING SUITE 14	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	50.50 m ²	



SCHEDULE

A/B/C

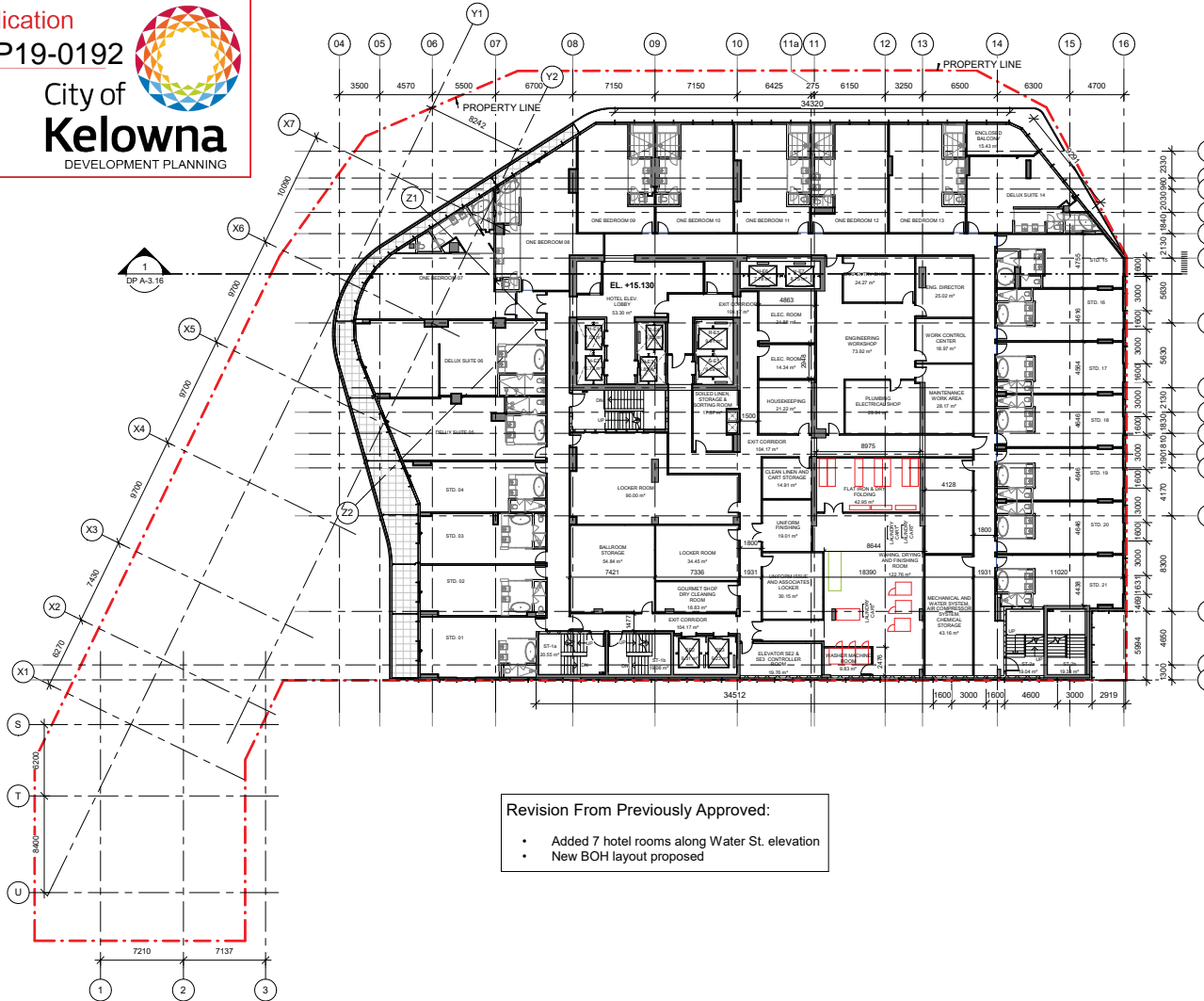
This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials

AC

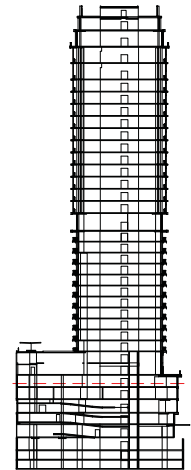
City of
Kelowna
DEVELOPMENT PLANNING



Revision From Previously Approved:

- Added 7 hotel rooms along Water St. elevation
- New BOH layout proposed

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	65.02 m ²	
ONE BEDROOM 11	62.02 m ²	
ONE BEDROOM 12	64.88 m ²	
ONE BEDROOM 13	63.96 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	



SCHEDULE

A/B/C

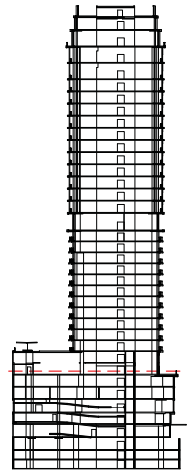
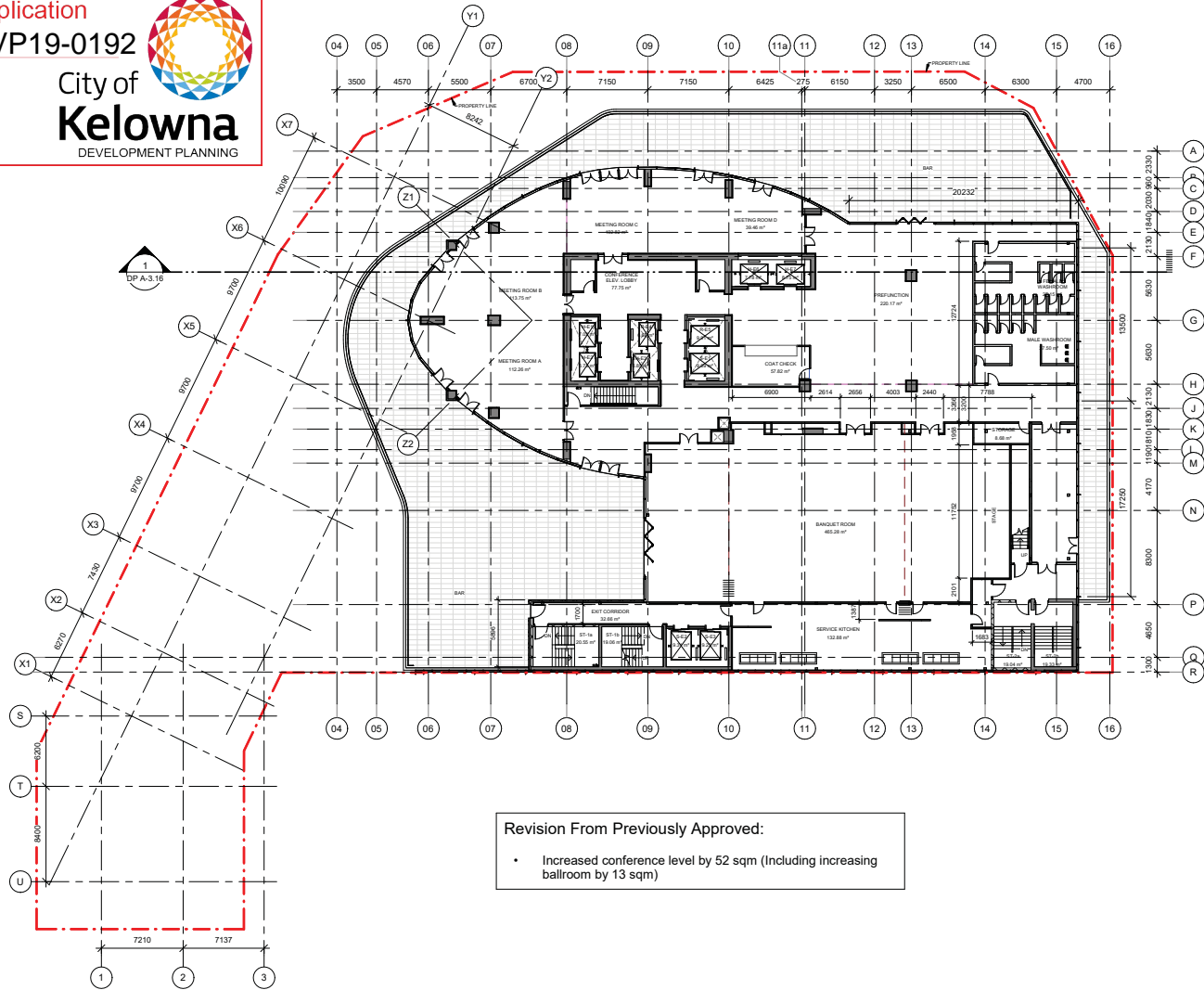
This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials

AC

City of
Kelowna
DEVELOPMENT PLANNING



Architects

Project 1864

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

Plan

LEVEL 06 FLOOR PLAN

Date

Nov 25, 2019

Scale

1 : 200

Nº

DP A-1.10

Previous Number
A-15

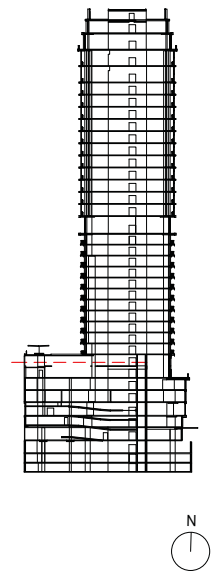
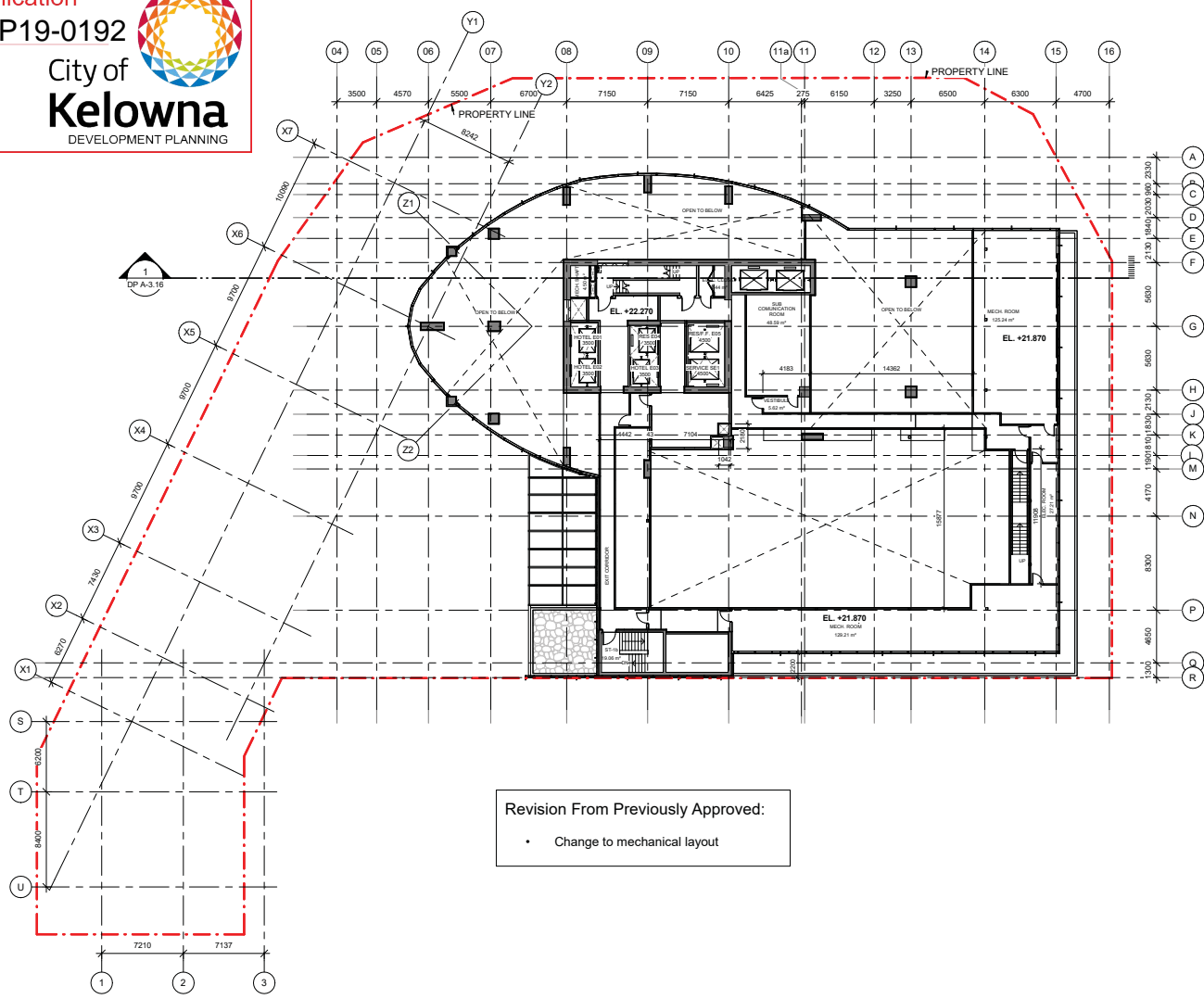
SCHEDULE

A/B/C

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

Planner Initials **AC**

City of
Kelowna
DEVELOPMENT PLANNING



SCHEDULE

A/B/C

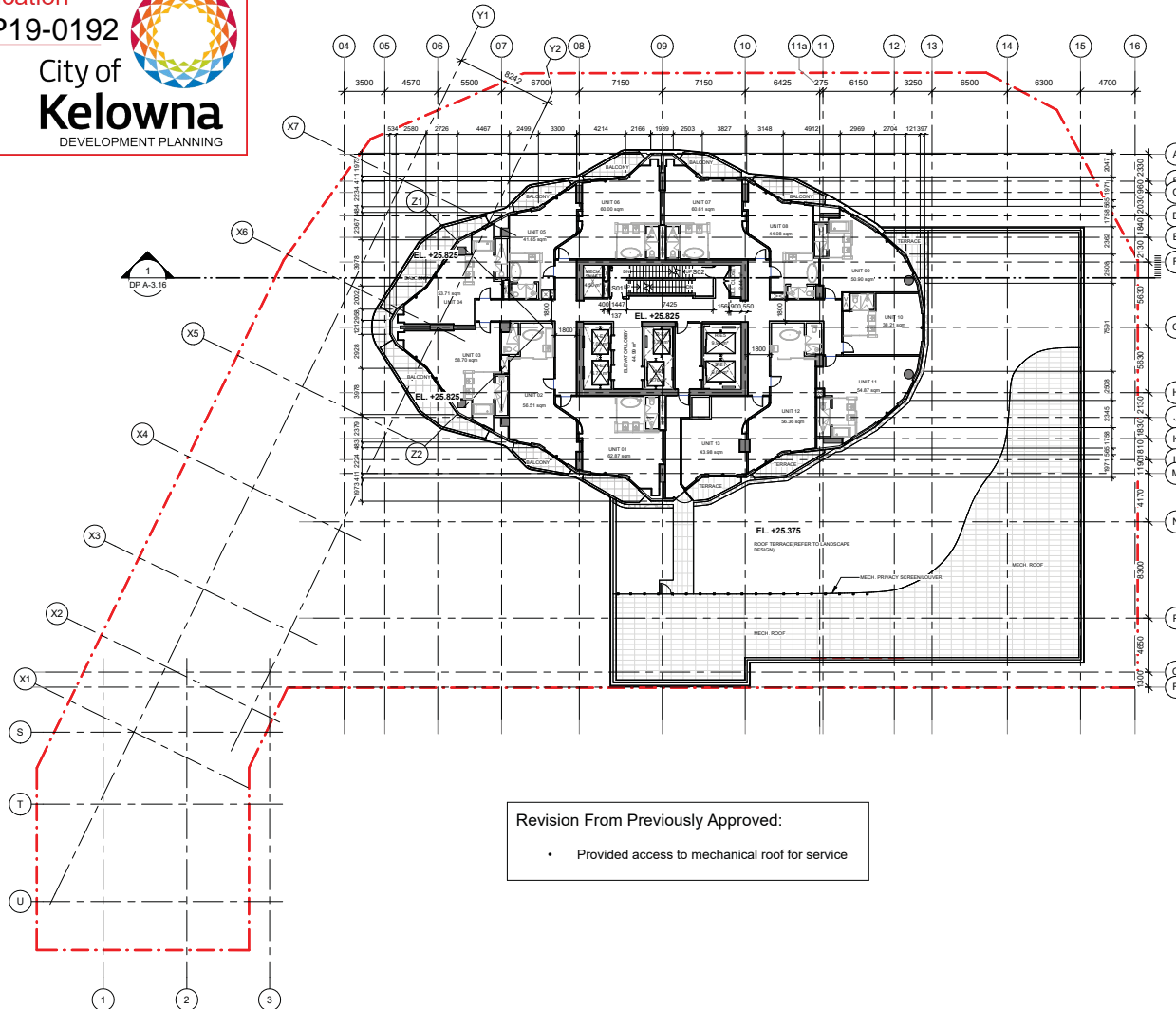
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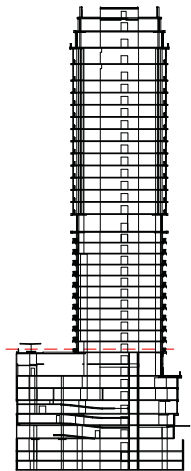
City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

AC



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	58.75 sqm	20.83 sqm
UNIT 04	53.71 sqm	20.83 sqm
UNIT 05	41.65 sqm	7.18 sqm
UNIT 06	50.00 sqm	7.87 sqm
UNIT 07	50.01 sqm	7.45 sqm
UNIT 08	44.98 sqm	9.02 sqm
UNIT 09	50.98 sqm	9.08 sqm
UNIT 10	38.21 sqm	-
UNIT 11	54.87 sqm	-
UNIT 12	58.38 sqm	9.03 sqm
UNIT 13	43.88 sqm	9.78 sqm



Revision From Previously Approved:
• Provided access to mechanical roof for service



Architects

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

Plan
LEVEL 7 FLOOR PLAN

Date
Nov 25, 2019

Scale
1 : 200

Nº
DP A-1.12
Previous Number
NEW SHEET

SCHEDULE

A/B/C

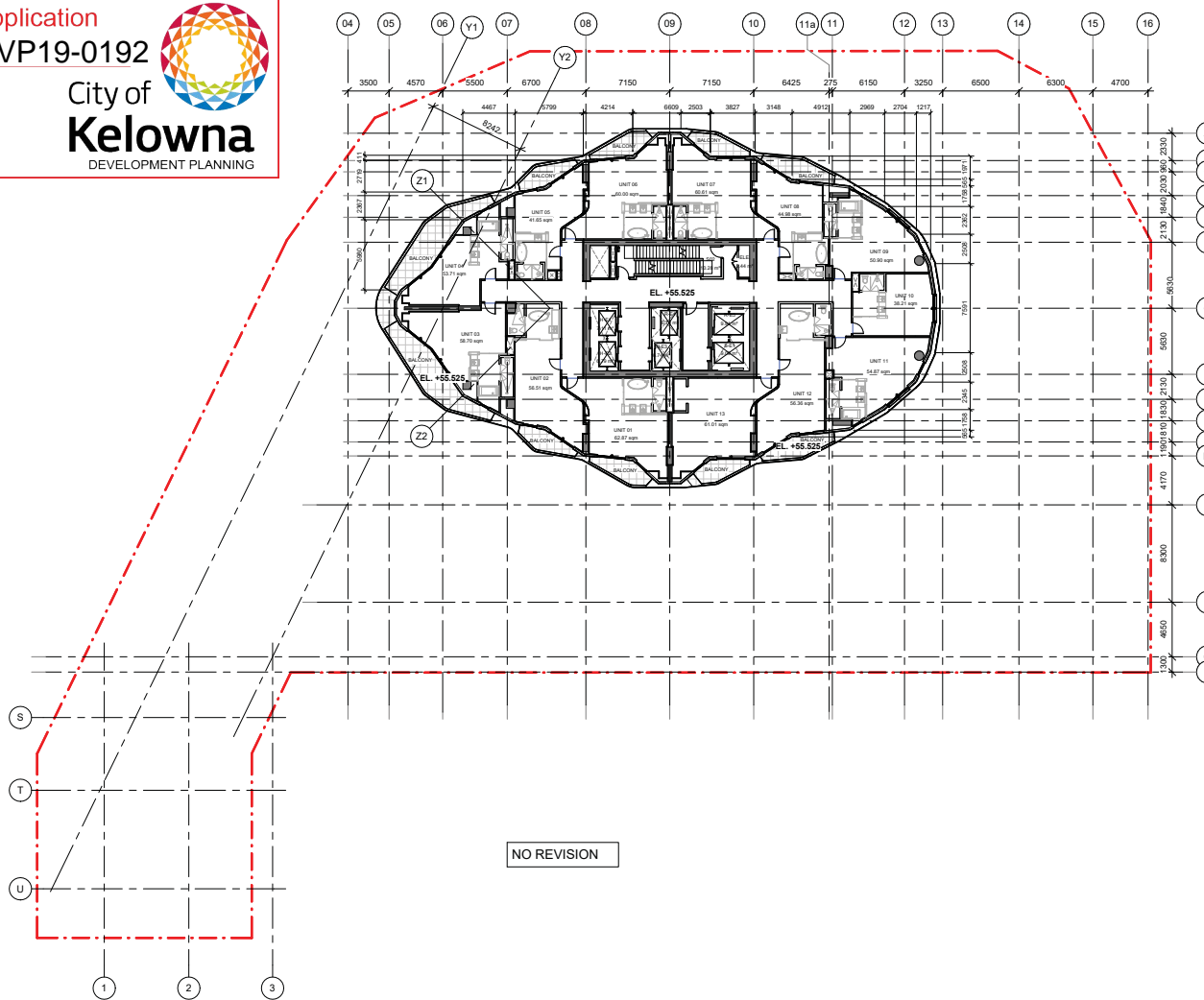
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DP19-0191 / DVP19-0192

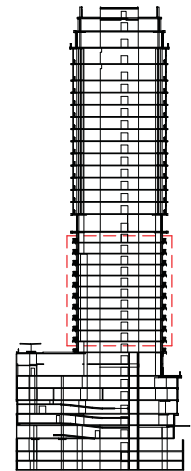
Planner
Initials

AC

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	26.80 sqm
UNIT 04	53.71 sqm	26.80 sqm
UNIT 05	41.83 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

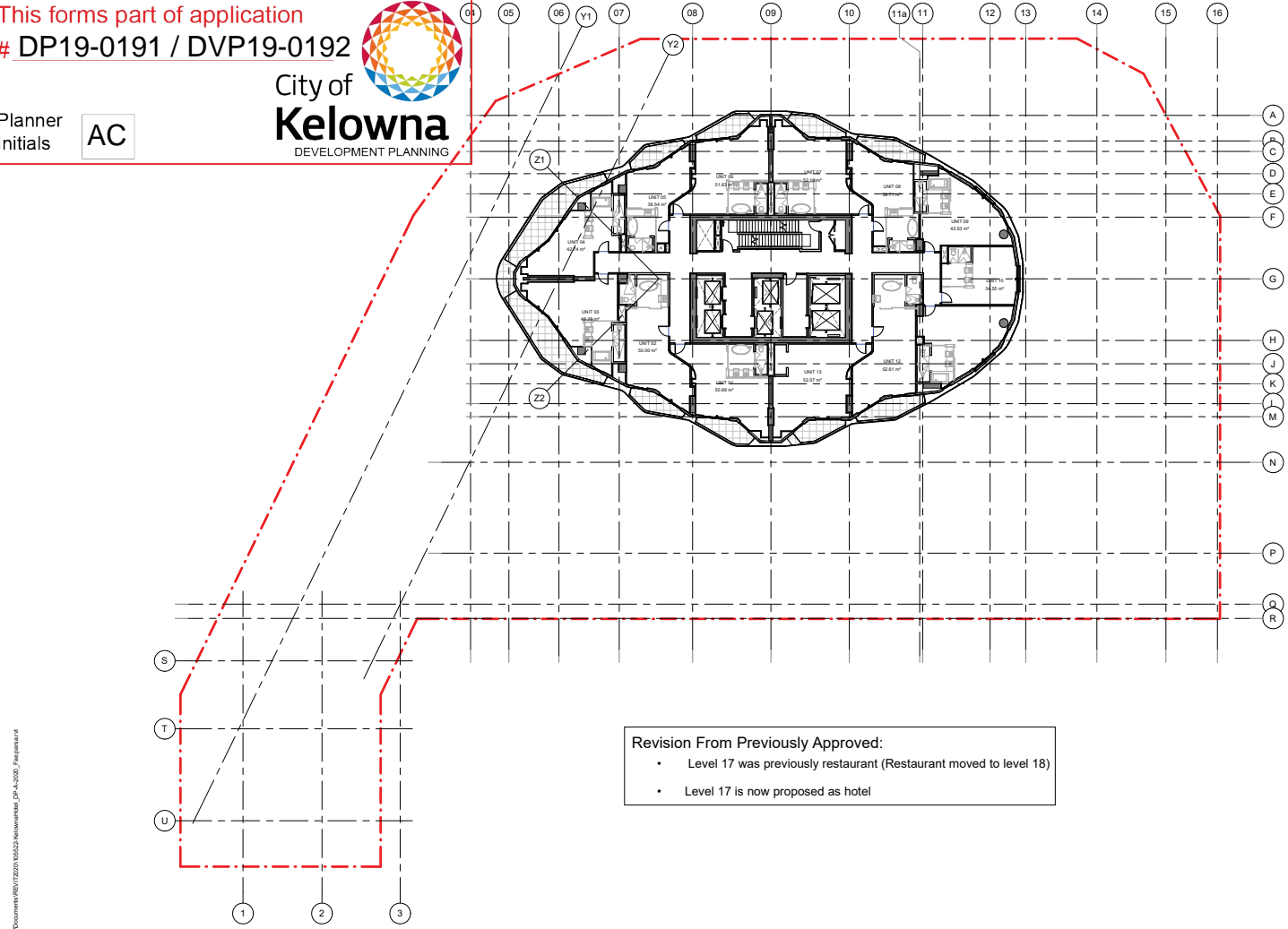


SCHEDULE A/B/C

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

Planner Initials AC

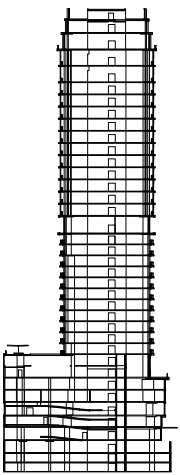
City of Kelowna
DEVELOPMENT PLANNING



Revision From Previously Approved:

- Level 17 was previously restaurant (Restaurant moved to level 18)
- Level 17 is now proposed as hotel

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	58.76 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

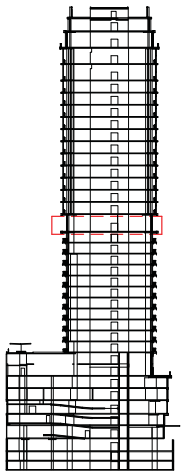
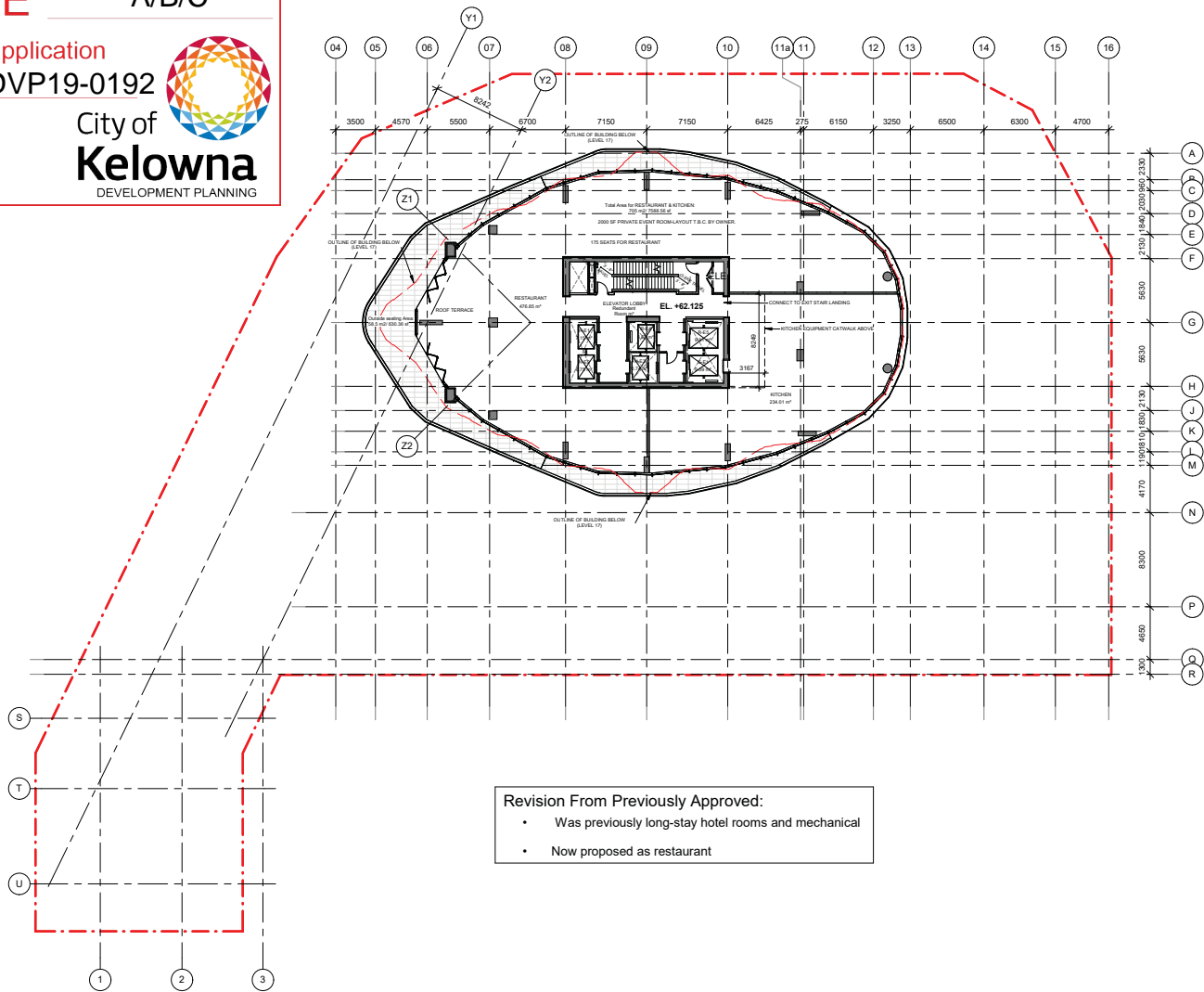
DP19-0191 / DVP19-0192

Planner Initials AC

A/B/C



City of Kelowna
DEVELOPMENT PLANNING



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SCHEDULE

A/B/C

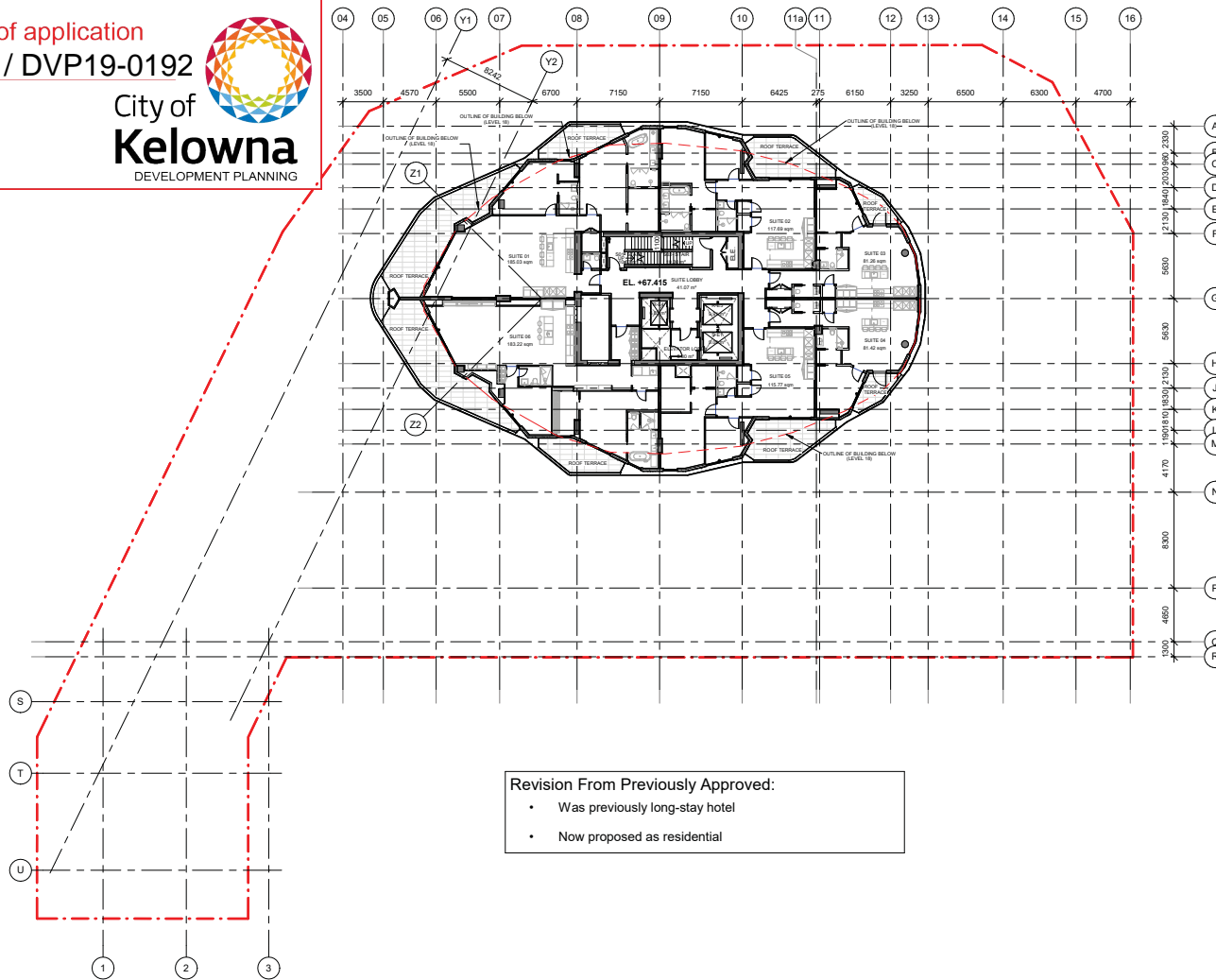
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DP19-0191 / DVP19-0192

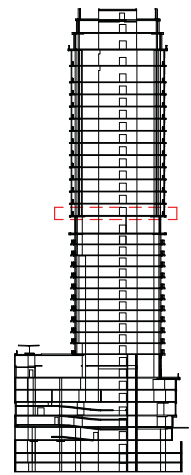
Planner
Initials

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	8.16 sqm
SUITE 04	81.42 sqm	8.16 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

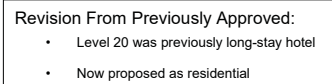
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DP A-1.16
Previous Number
A-20

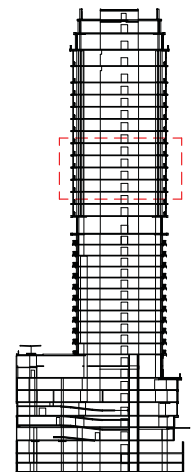
A/B/C

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

A/B/C

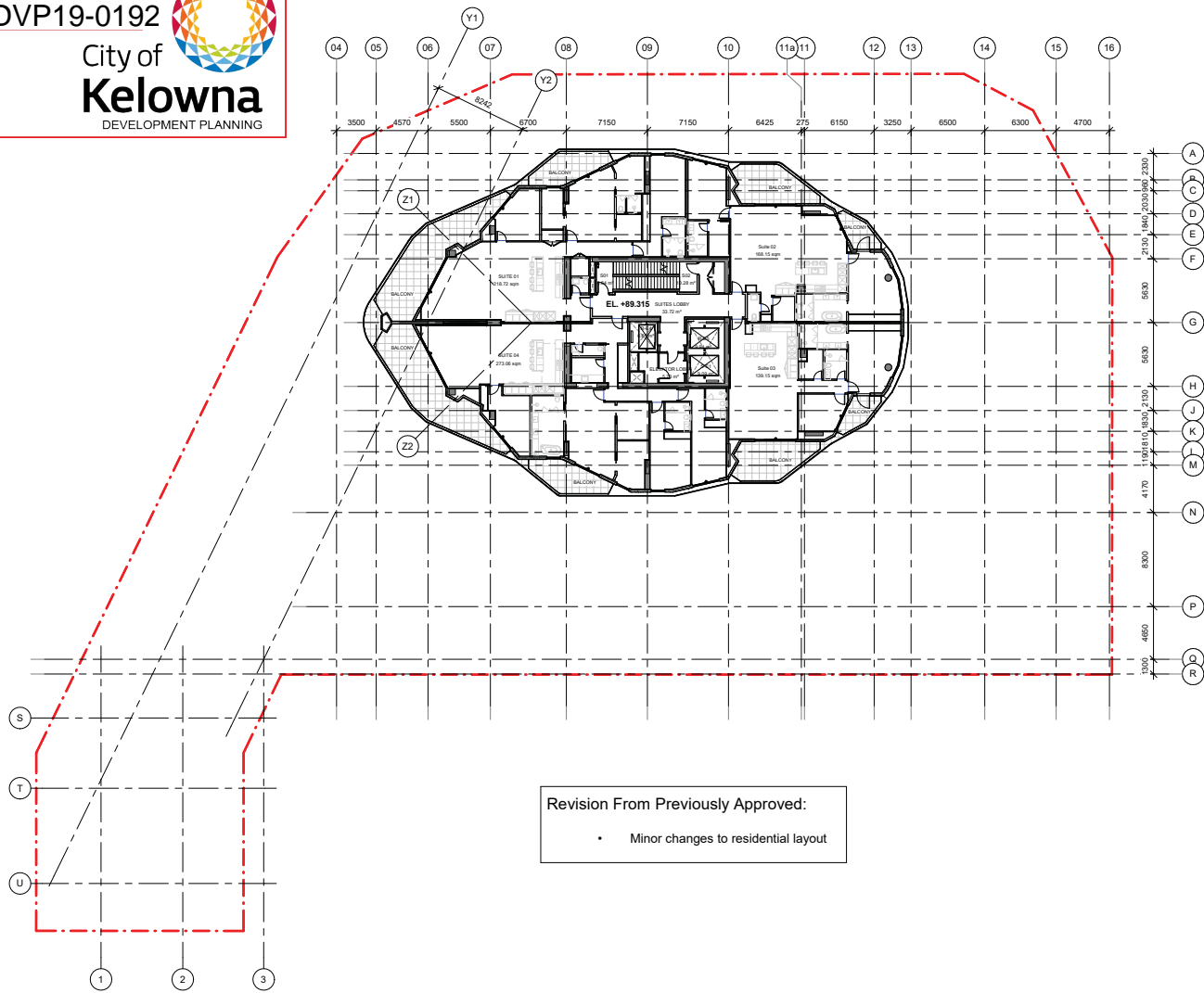
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DP19-0191 / DVP19-0192

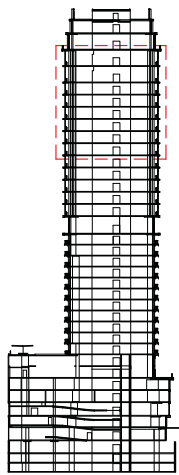
Planner Initials AC



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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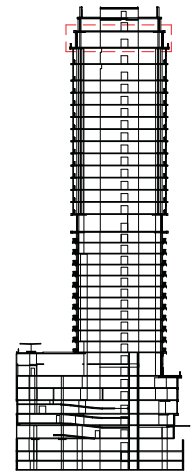
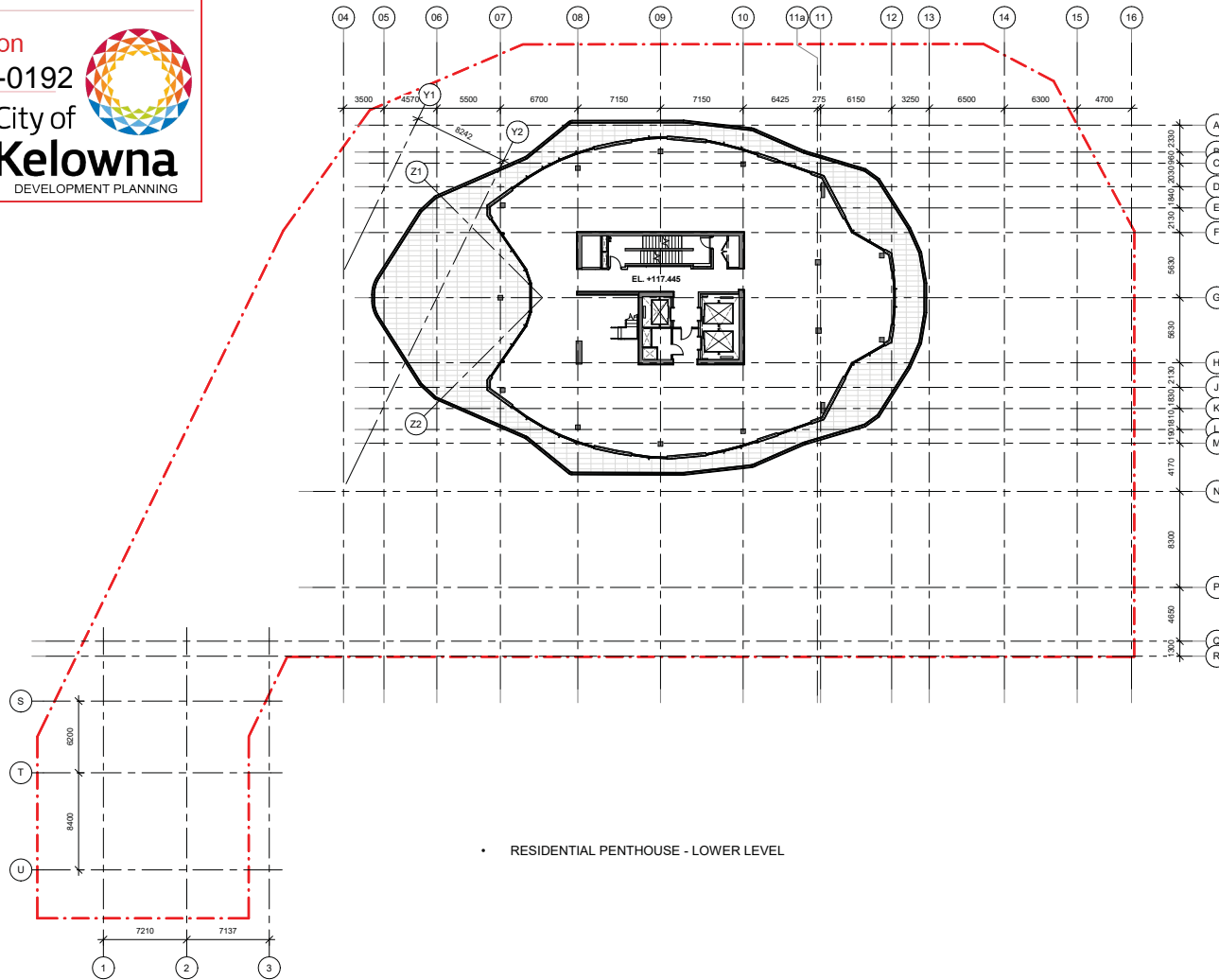
SCHEDULE A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials **AC**

City of
Kelowna
DEVELOPMENT PLANNING



2019-11-26 10:28:11 AM



Architects

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

Plan
LEVEL 32 FLOOR PLAN

Date
Nov 25, 2019

Scale
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Nº
DP A-1.19
Previous Number
A-25

A/B/C

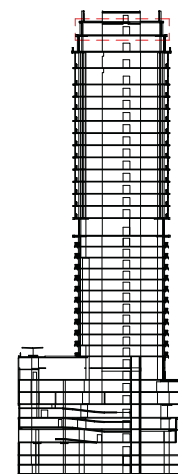
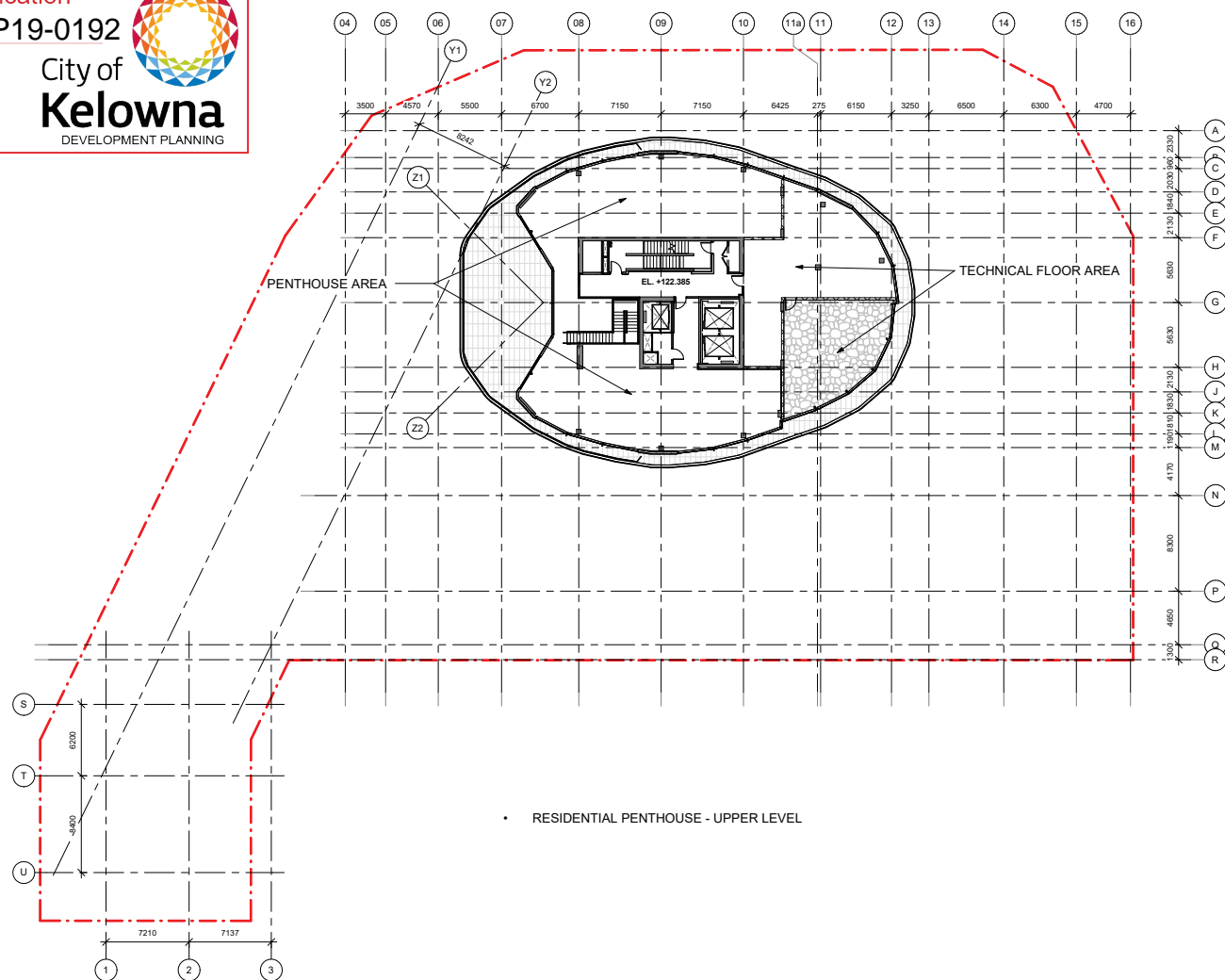
DP19-0191 / DVP19-0192



City of Kelowna
DEVELOPMENT PLANNING

Planner
Initials

AC

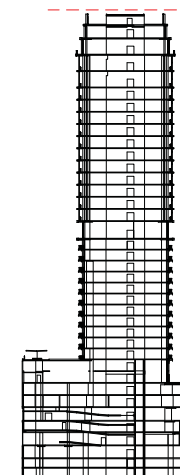
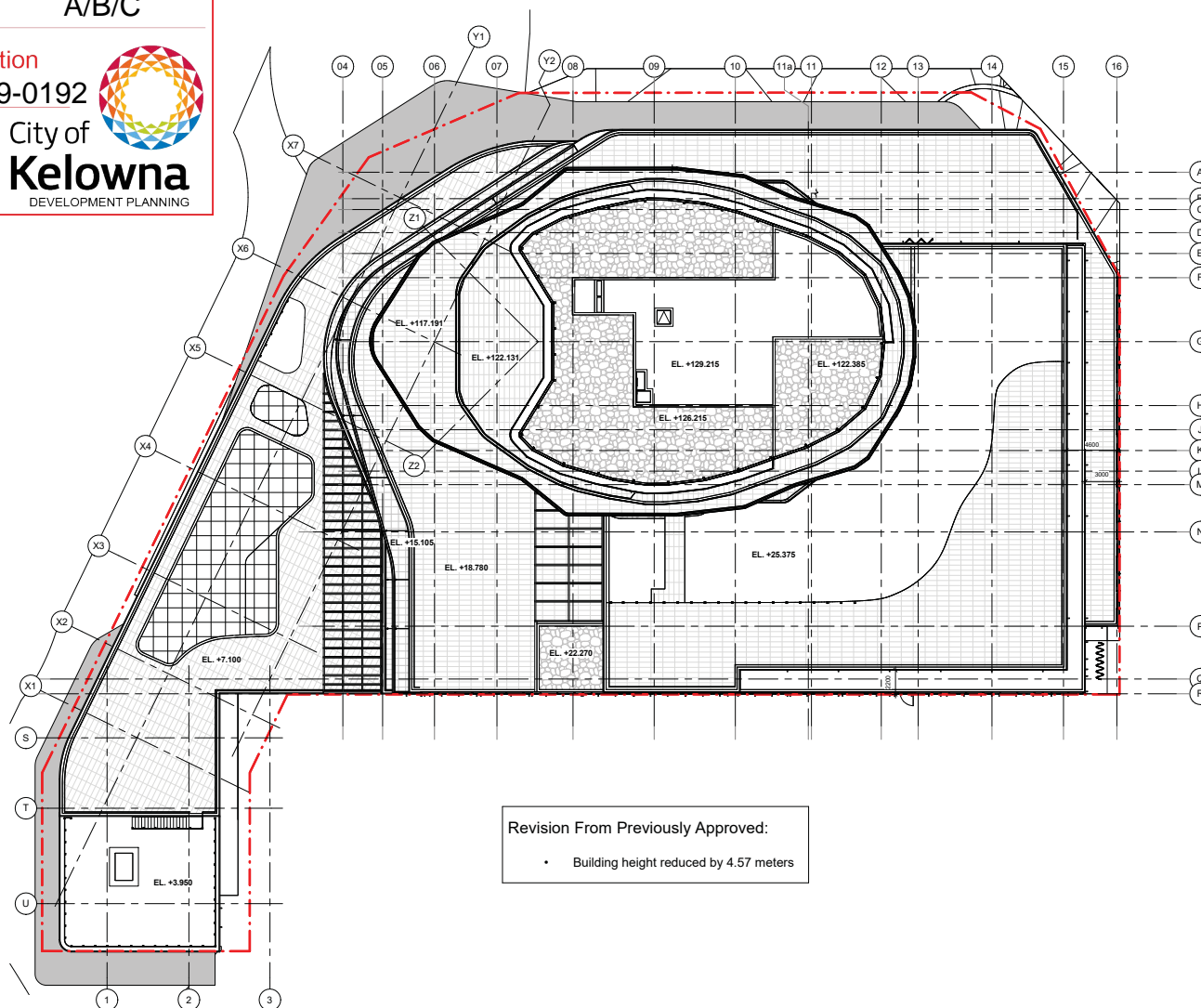


A/B/C

DP19-0191 / DVP19-0192



City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC

A/B/C

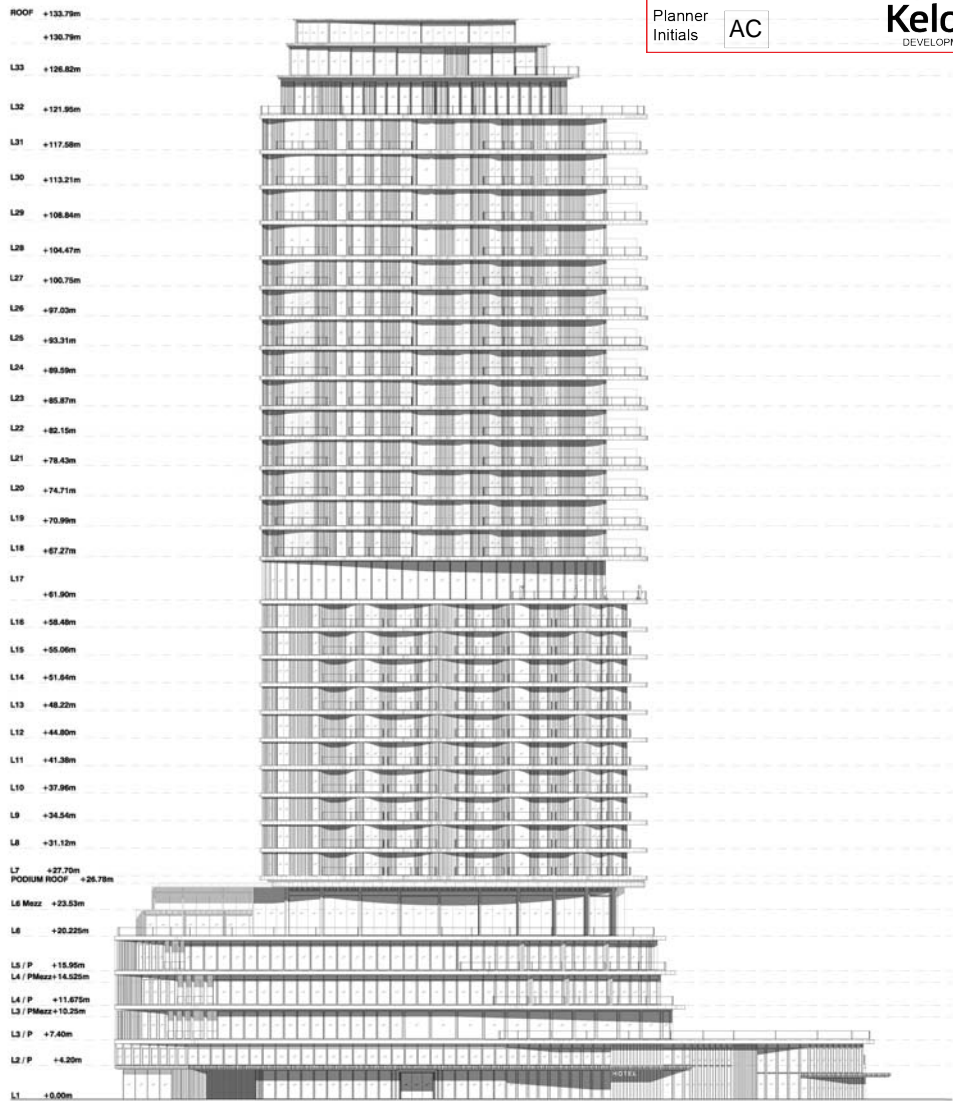
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~~# DP19-0191 / DVP19-0192~~

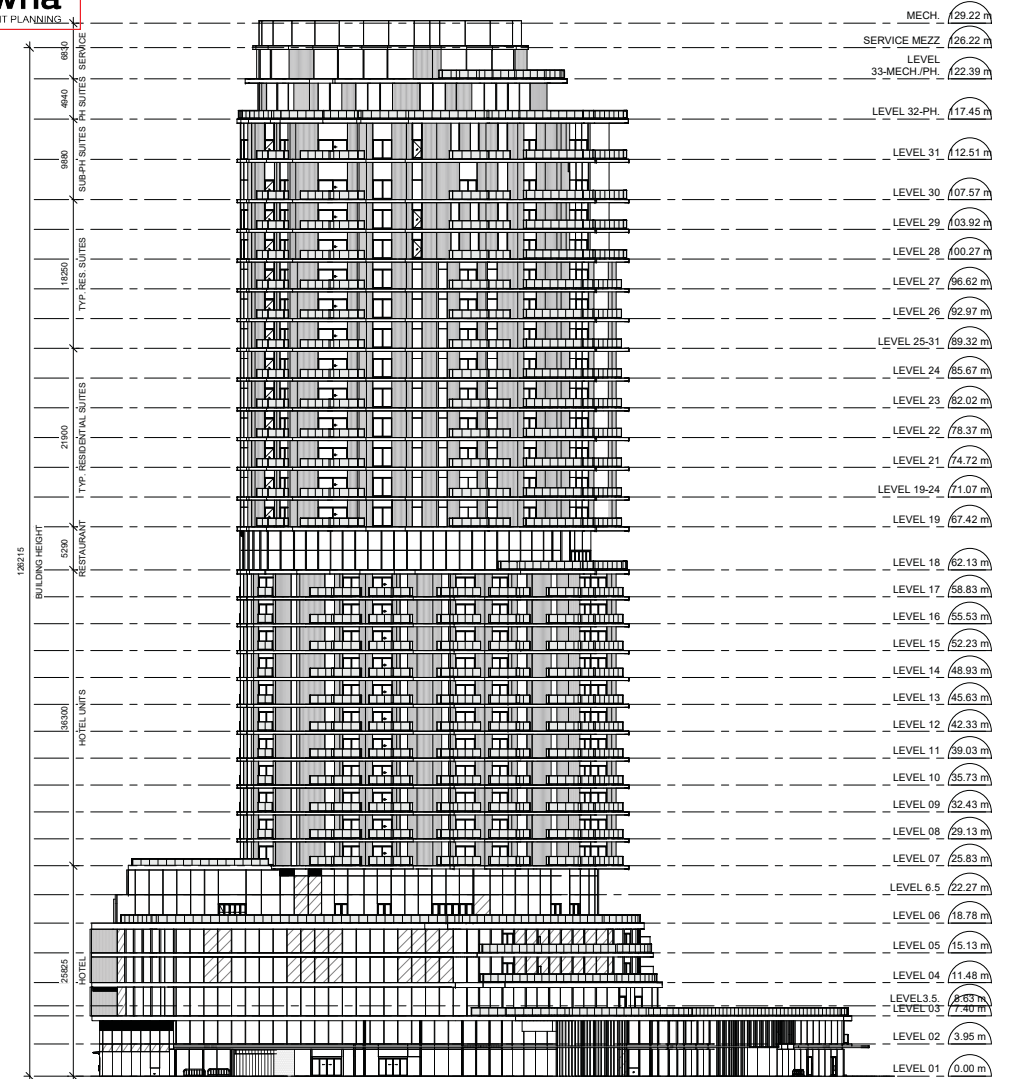


City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC



Previously Approved Elevation



Proposed Elevation

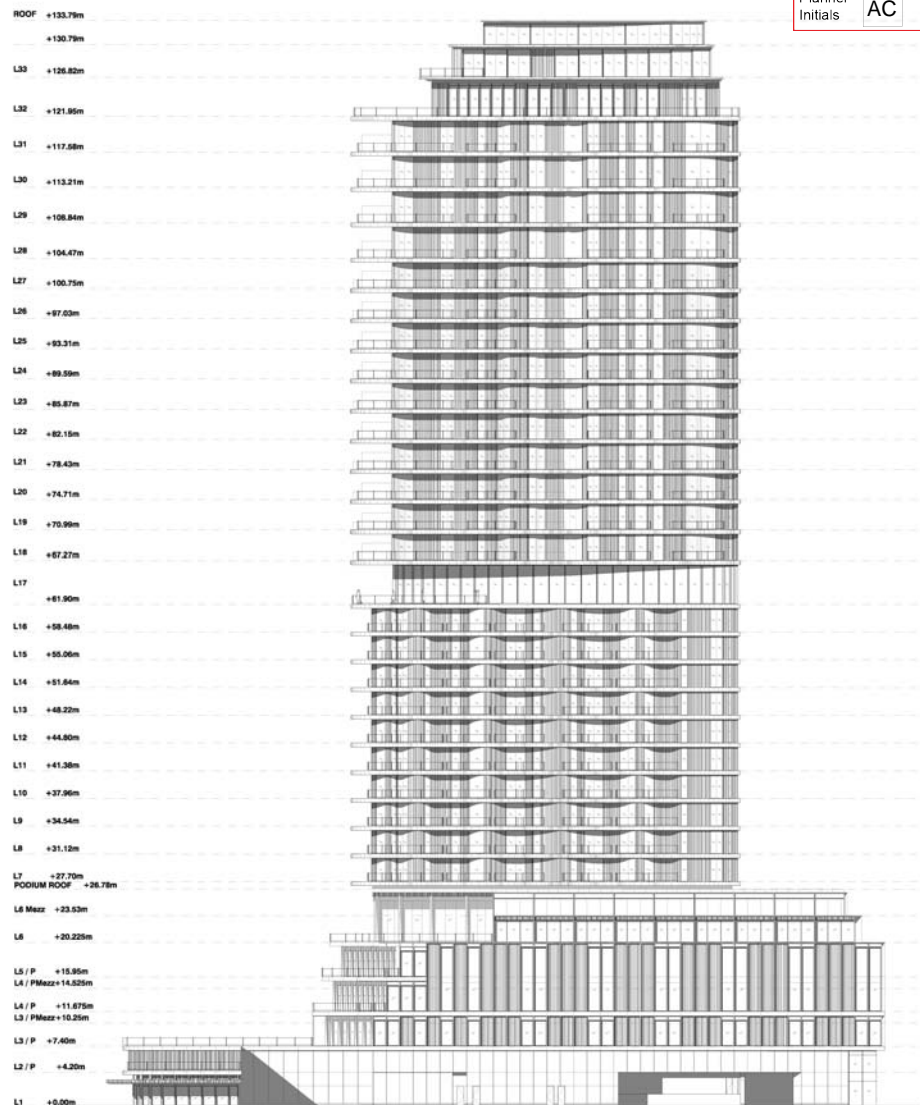
SCHEDULE A/B/C

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

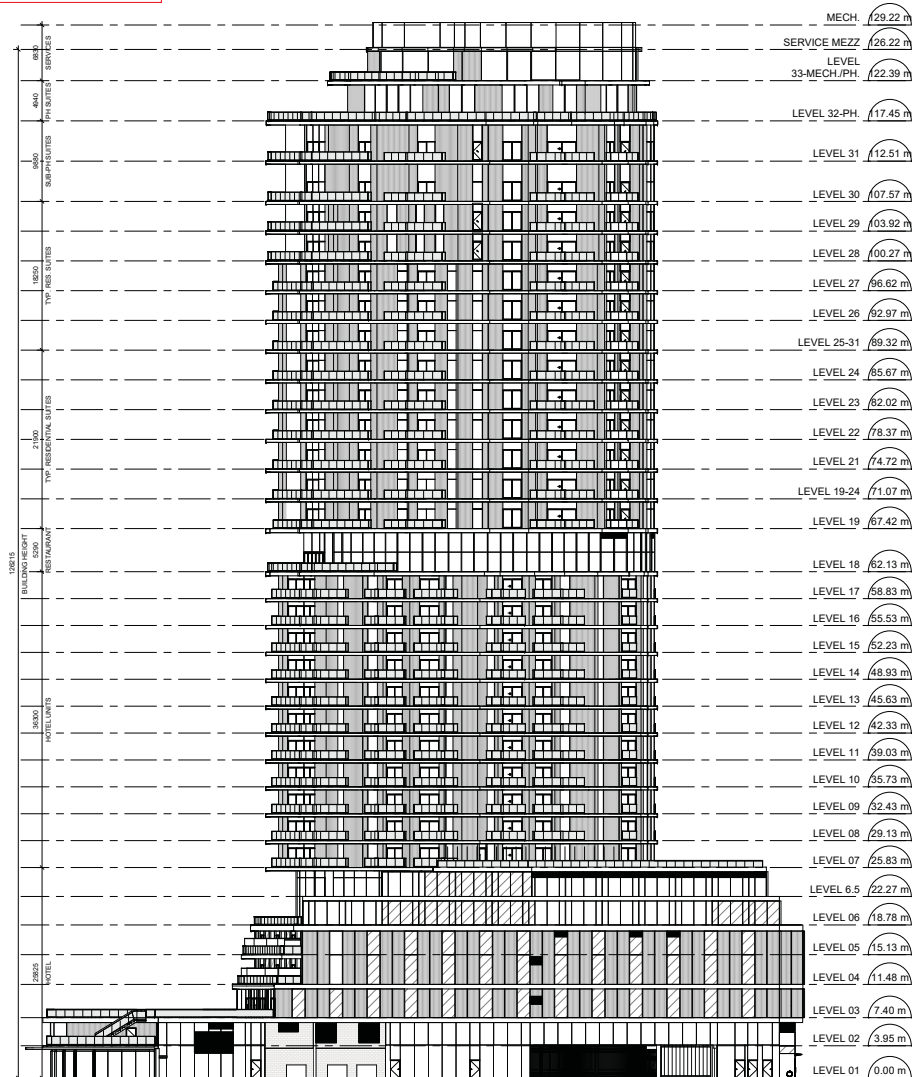


City of
Kelowna
DEVELOPMENT PLANNING

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

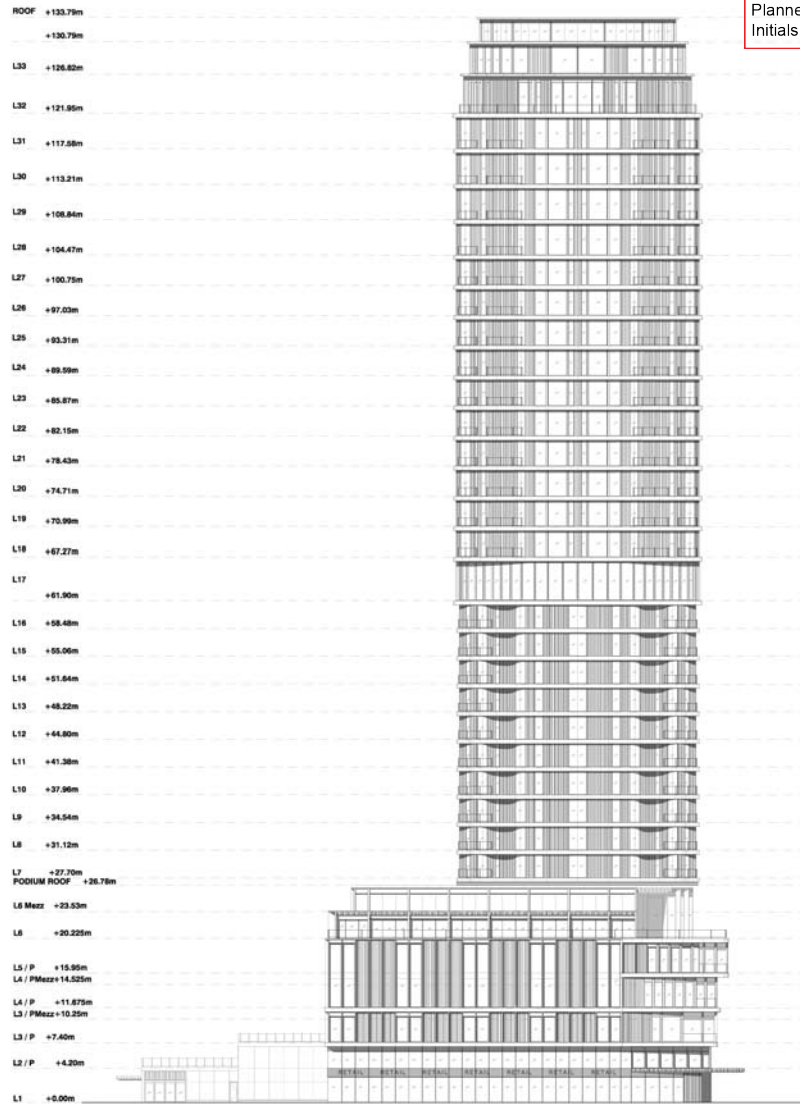
A/B/C

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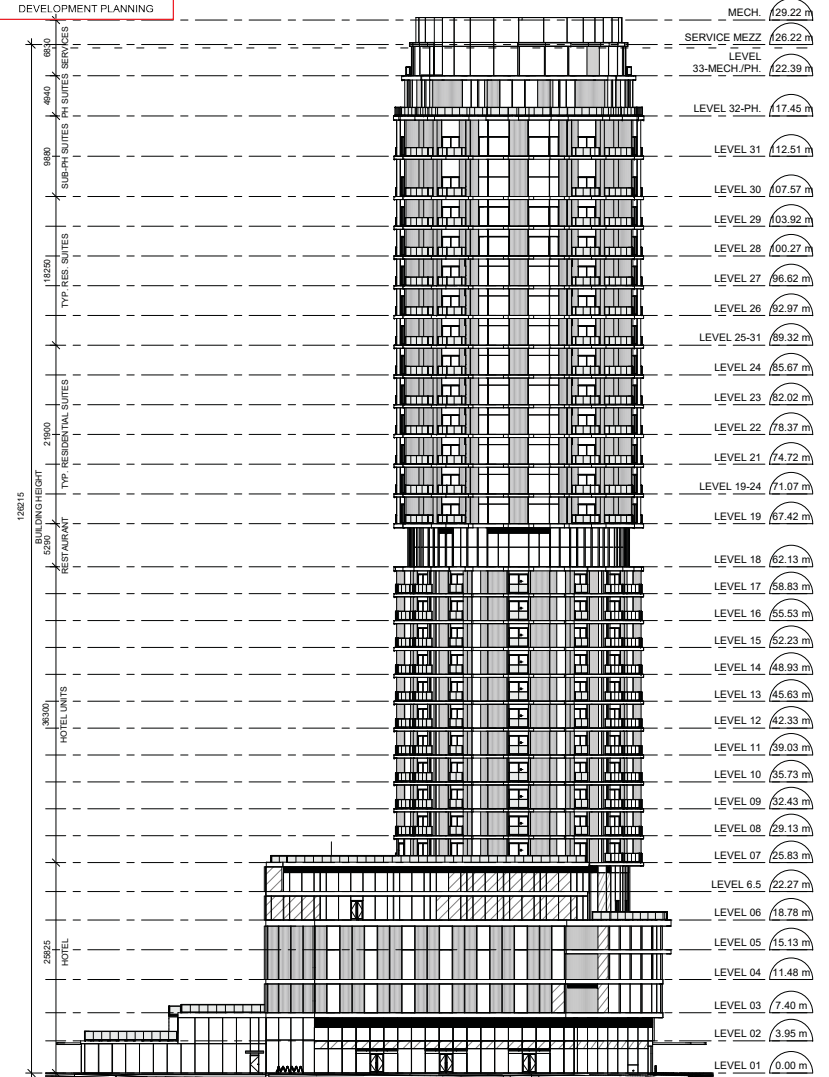
DP19-0191 / DVP19-0192

Planner
Initials AC

City of
Kelowna
DEVELOPMENT PLANNING



Building Elevation East



Proposed Elevation

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

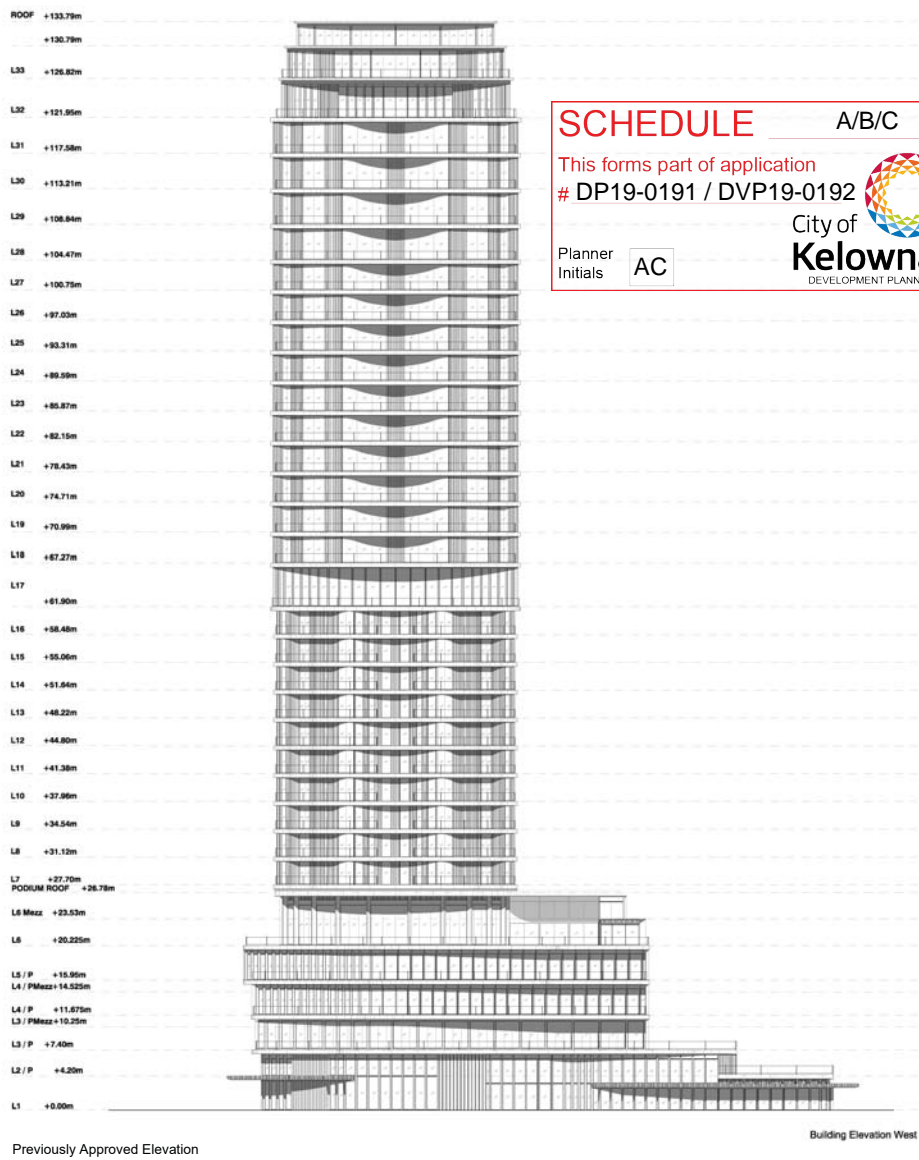
Plan
EAST BUILDING ELEVATION

Date
Nov 25, 2019

Scale
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Nº
DP A-2.03
Previous Number
NEW SHEET

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Previously Approved Elevation

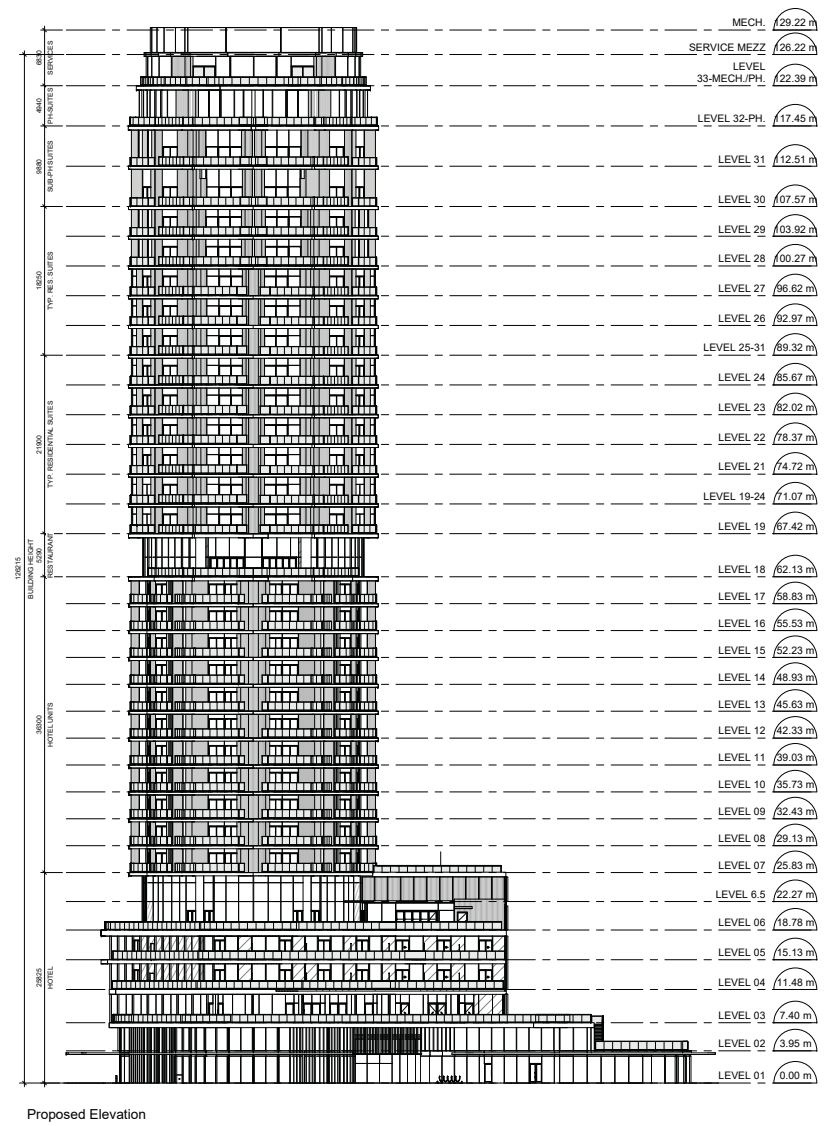
SCHEDULE

A/B/C

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

Planner Initials **AC**

City of
Kelowna
DEVELOPMENT PLANNING



Proposed Elevation



Architects

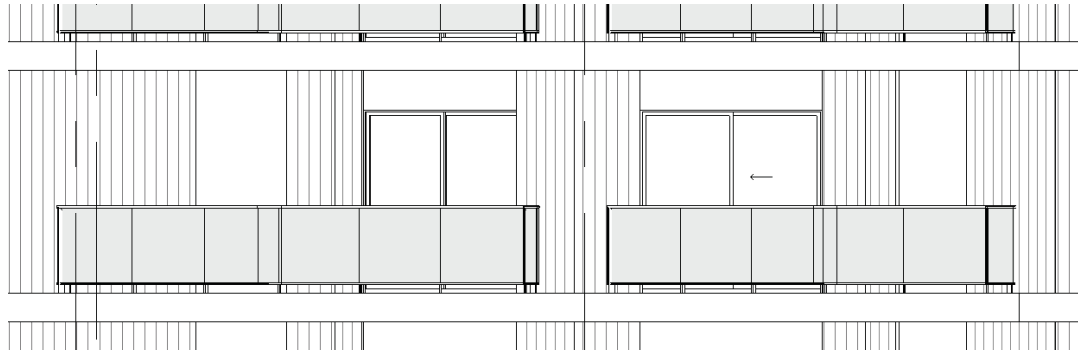
Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
WEST BUILDING ELEVATION

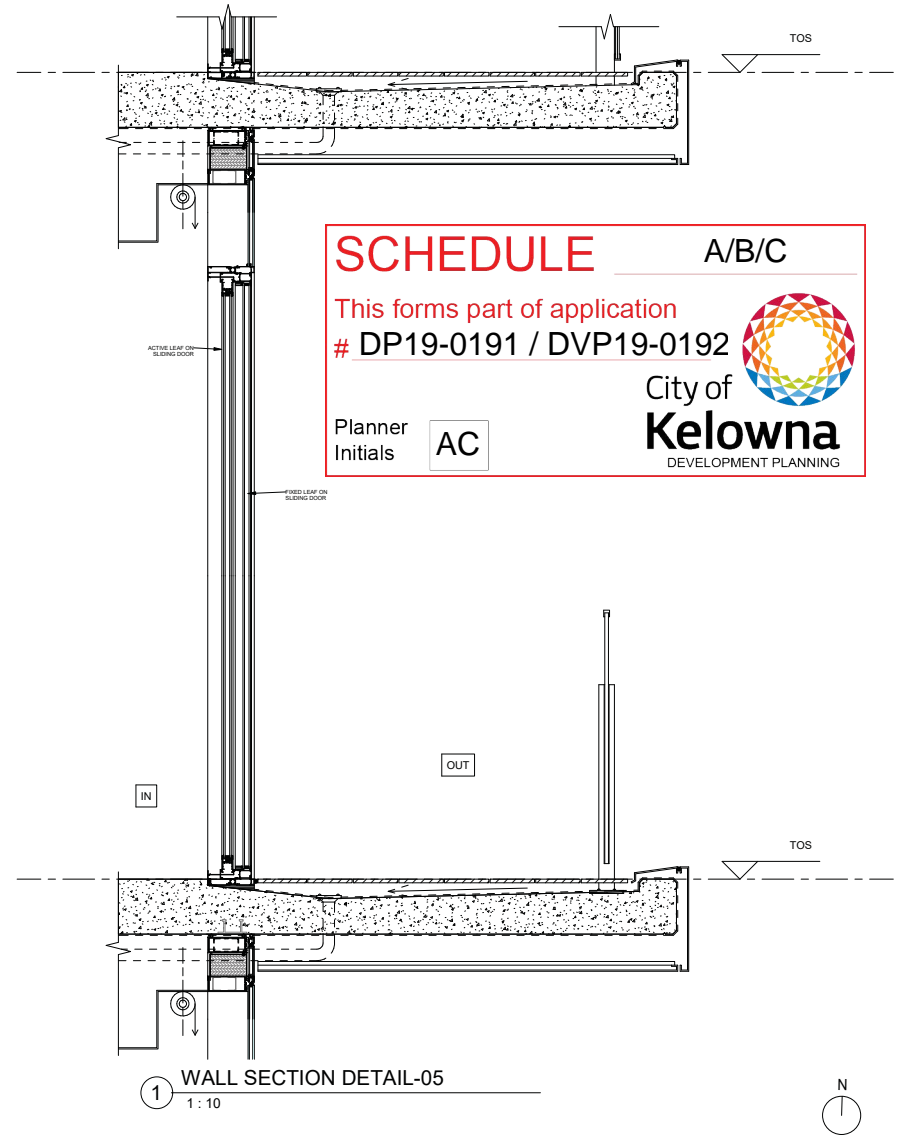
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Nov 25, 2019

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Nº
DP A-2.04
Previous Number
NEW SHEET



TYPICAL HOTEL ROOM ELEVATION



1 WALL SECTION DETAIL-05
1:10

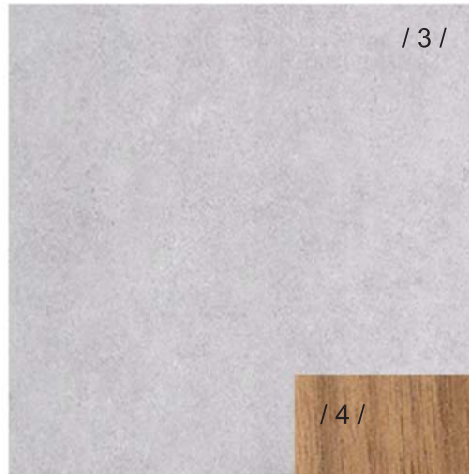


Plan
TOWER FACADE DETAIL

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

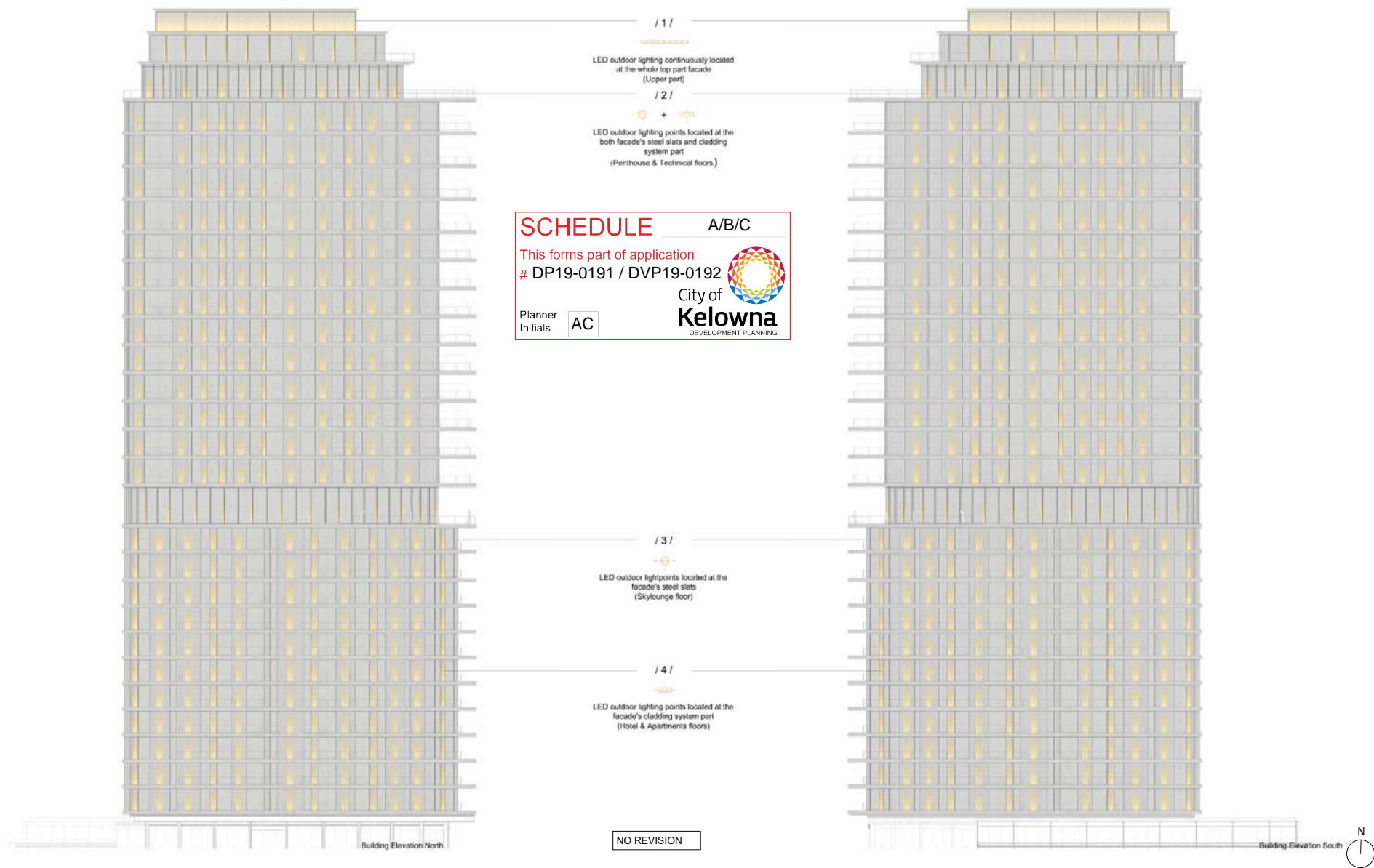
Plan
A/B/C
Material Board



Date
Nov 20, 2019

Scale A1
-

Nº
A-4.02



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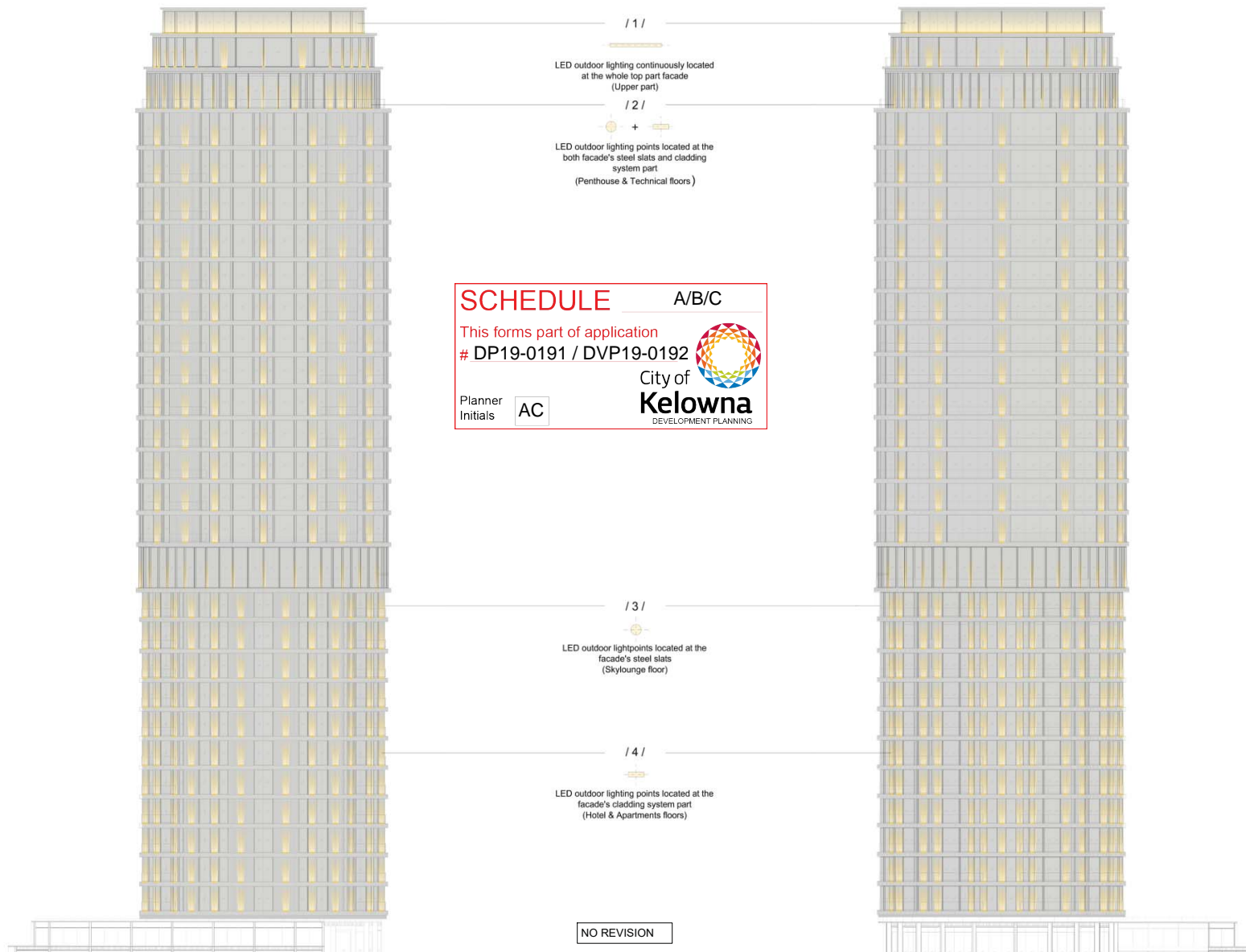
Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

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 10:28:41 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

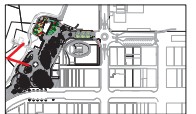
This forms part of application

DP19-0191 / DVP19-0192



City of
Kelowna
DEVELOPMENT PLANNING

Planning
Initials



NO REVISION



Architects

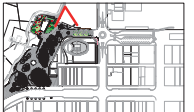
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
View from Kerry Park

Date
Nov 25, 2019

Scale A1
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No
DP A-3.08
Previous Number
A-42 r1



NO REVISION



Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
View toward the Hotel Lobby

Date
Nov 25, 2019

Scale A1
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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



City of Kelowna
DEVELOPMENT PLANNING

Planner
Initials

AC

SCHEDULE

A/B/C

This forms part of application

DP19-0191 / DVP19-0192

Planner
Initials

AC

City of
Kelowna
DEVELOPMENT PLANNING

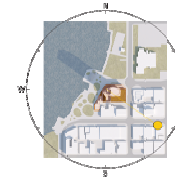
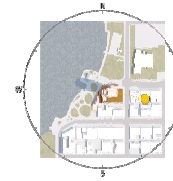
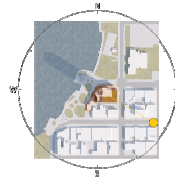


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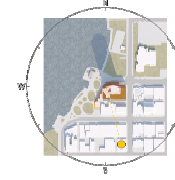
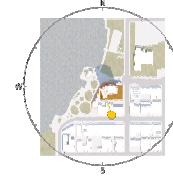
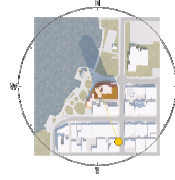
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SEPTEMBER 21

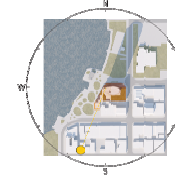
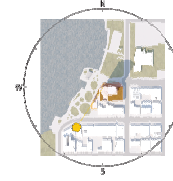
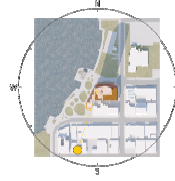
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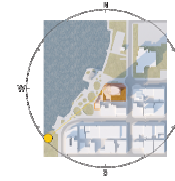
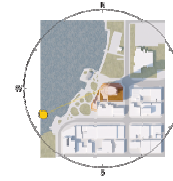
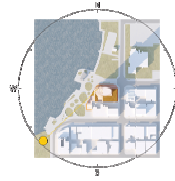
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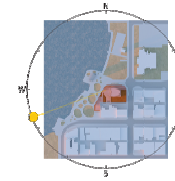
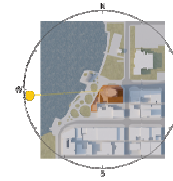
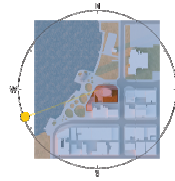
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4:00 PM



6:00 PM



NO REVISION



Architects

Project 1864
Downtown Hotel Kelowna
Kelowna, BC

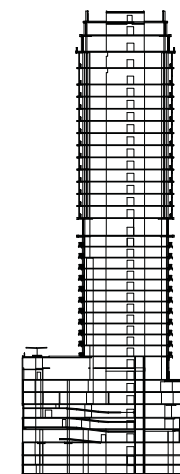
Plan
Shadow Analysis

Date
Nov 20, 2019

Scale A1
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Nº
DP A-3.14





City of Kelowna
DEVELOPMENT PLANNING

* NO REVISION

Nº
DP A-3.15
Previous Number
A-53

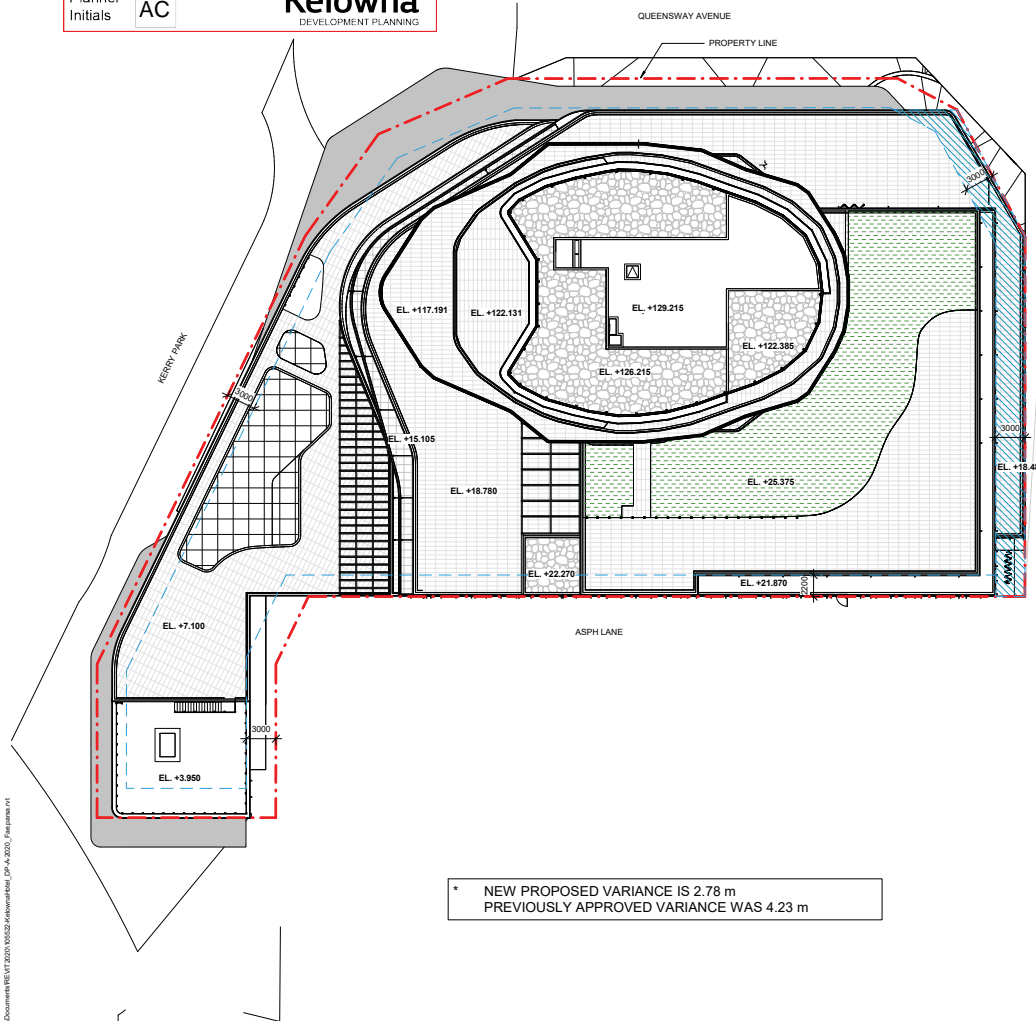
SCHEDULE

A/B/C

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

Planner
Initials AC

City of
Kelowna
DEVELOPMENT PLANNING



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

C7 - PROPOSED SETBACK VARIANCES ABOVE 16 M

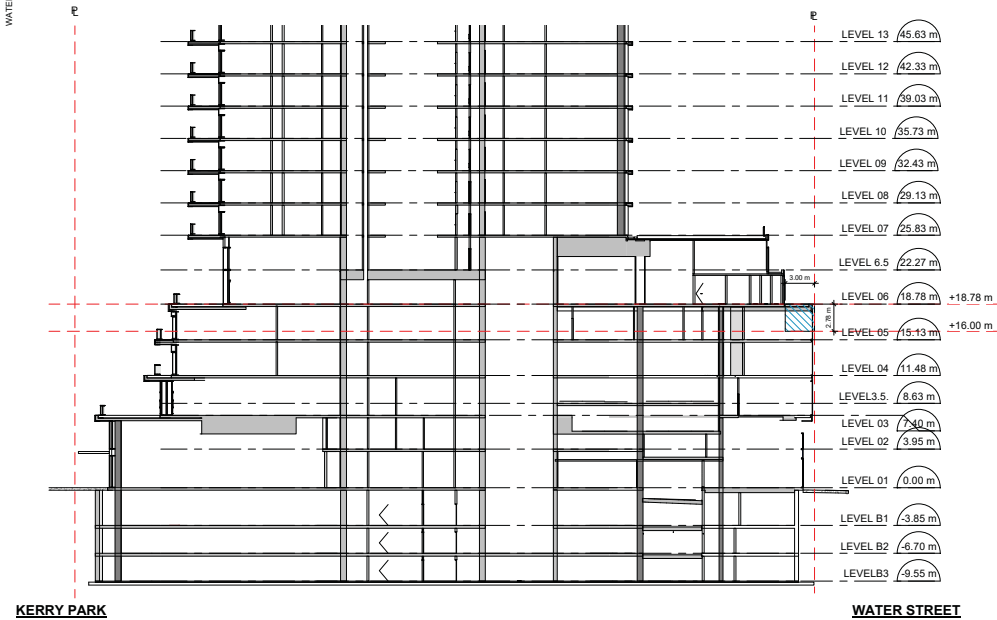
Areas representing encroachment into 3.0 m Setback
(See bylaw reference below)

- 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."



WATER STREET

KERRY PARK



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

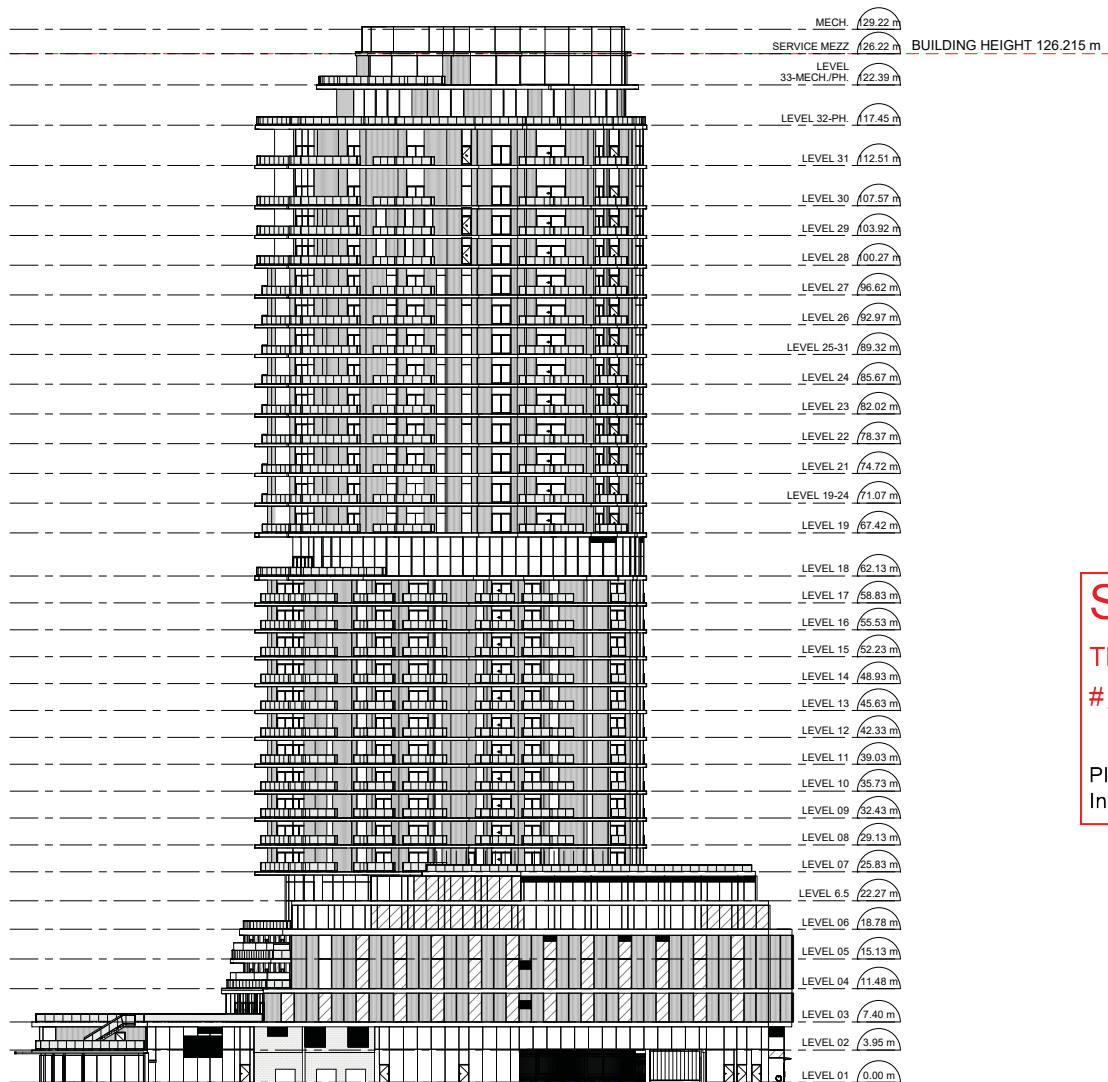
Nov 25, 2019

Scale

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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

City of Kelowna
DEVELOPMENT PLANNING



Architects

Project 1864

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

Plan

C7 - PROPOSED VARIANCES- BUILDING HEIGHT

Date

Nov 25, 2019

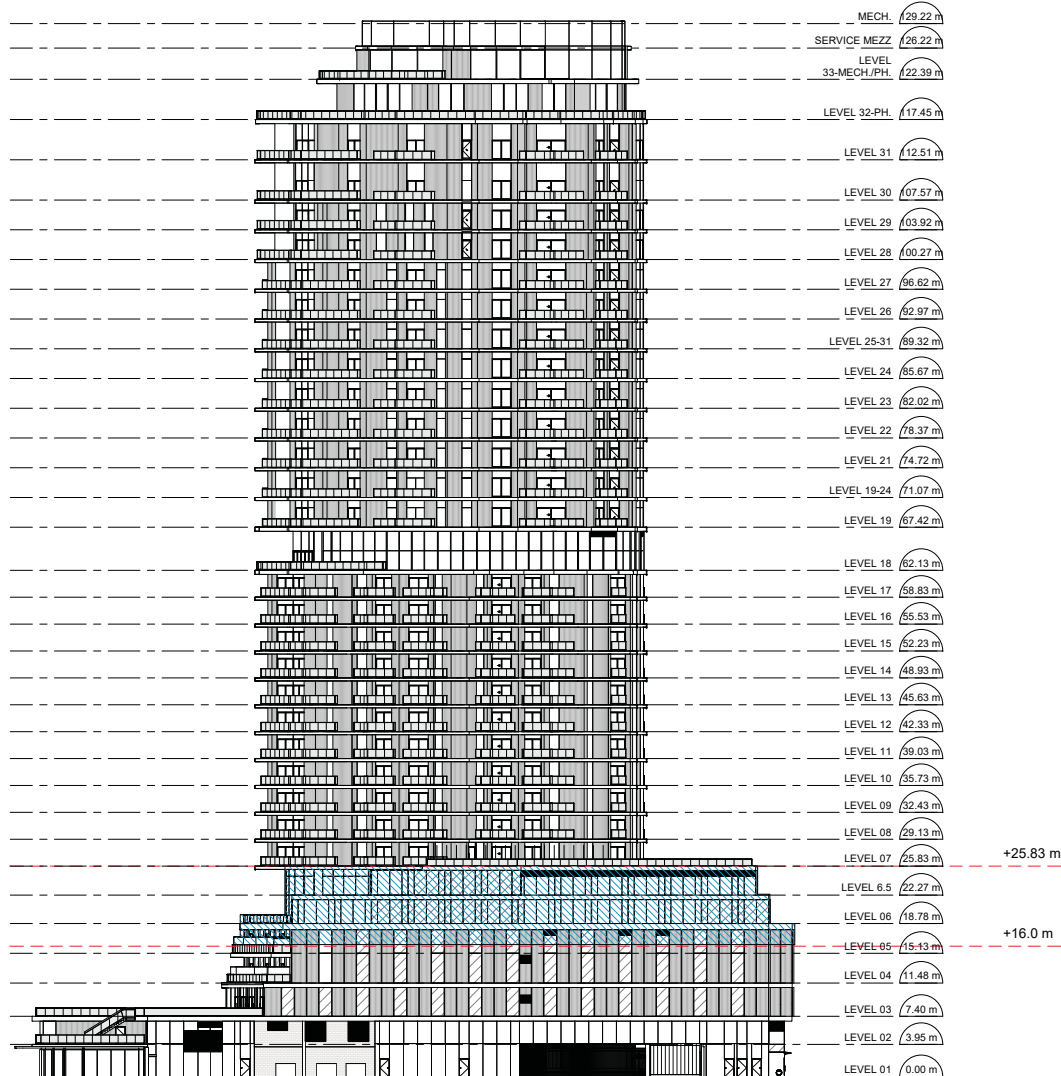
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Nº

DP A-3.17
Previous Number
A-55

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

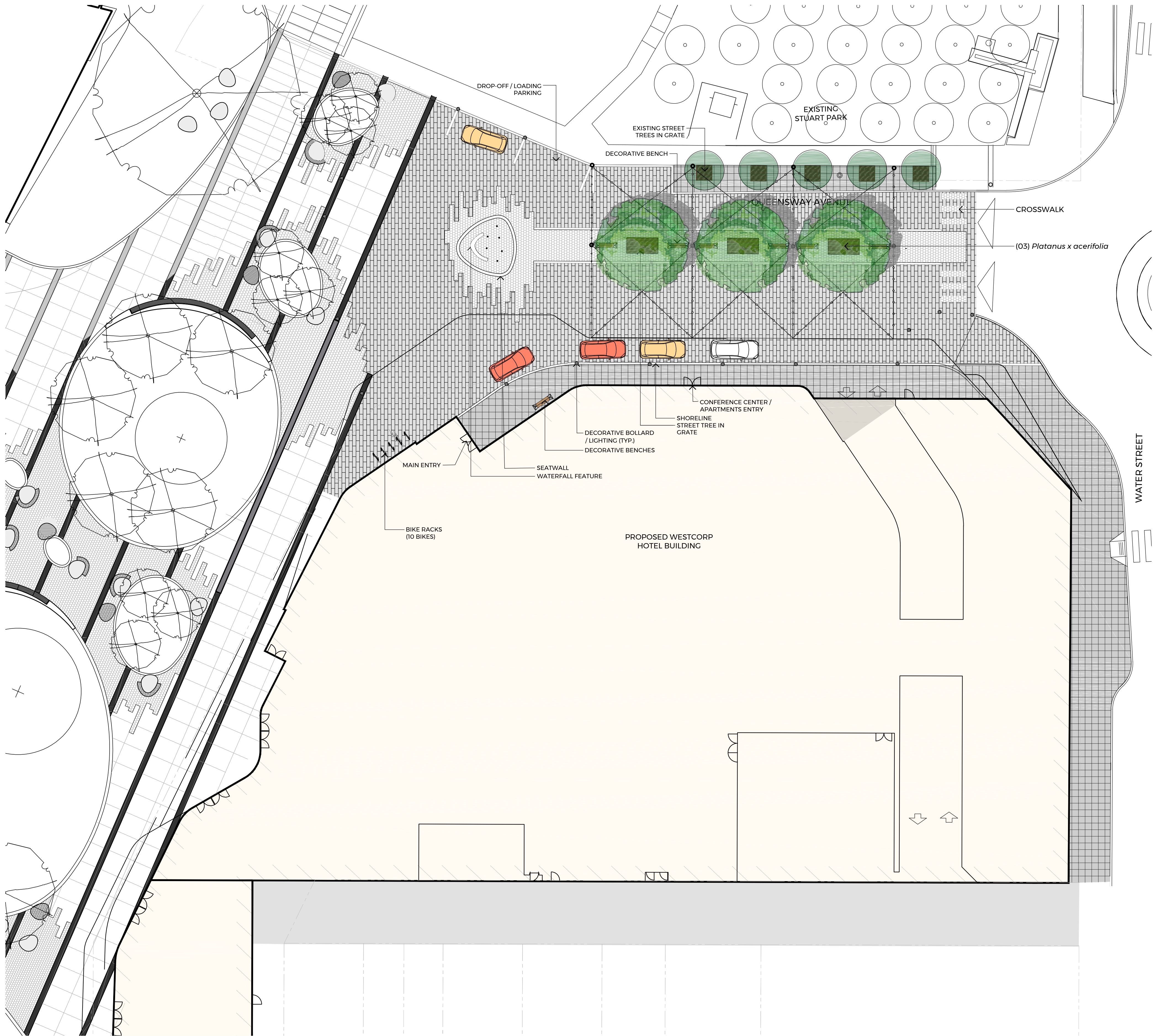
AC



City of Kelowna
DEVELOPMENT PLANNING



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

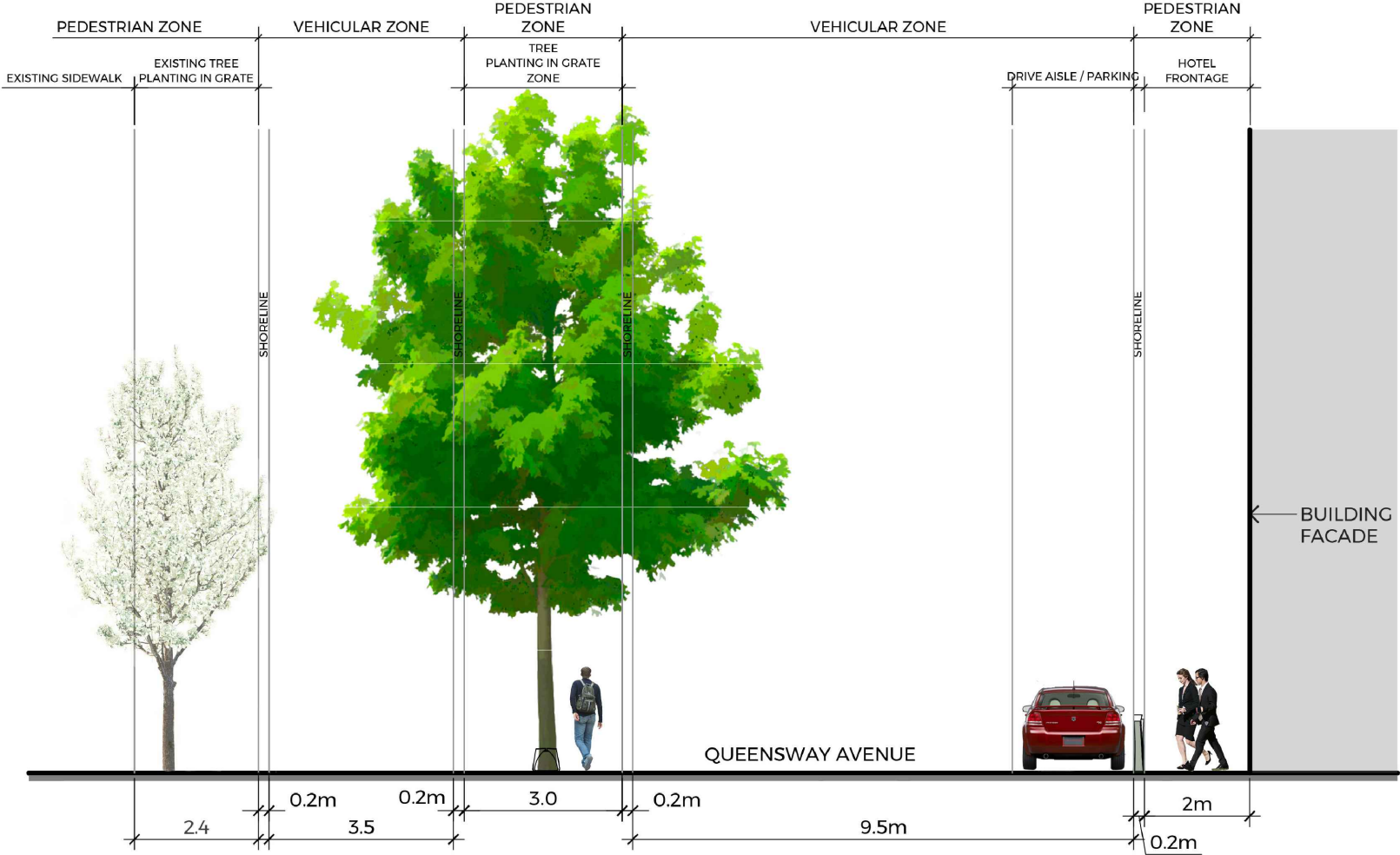


SITE PLAN LEGEND:

- 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

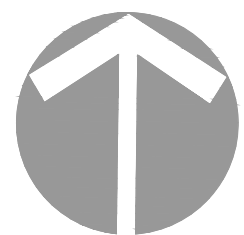


LANDSCAPE FORMS BOLLARDS c/w LIGHTING



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



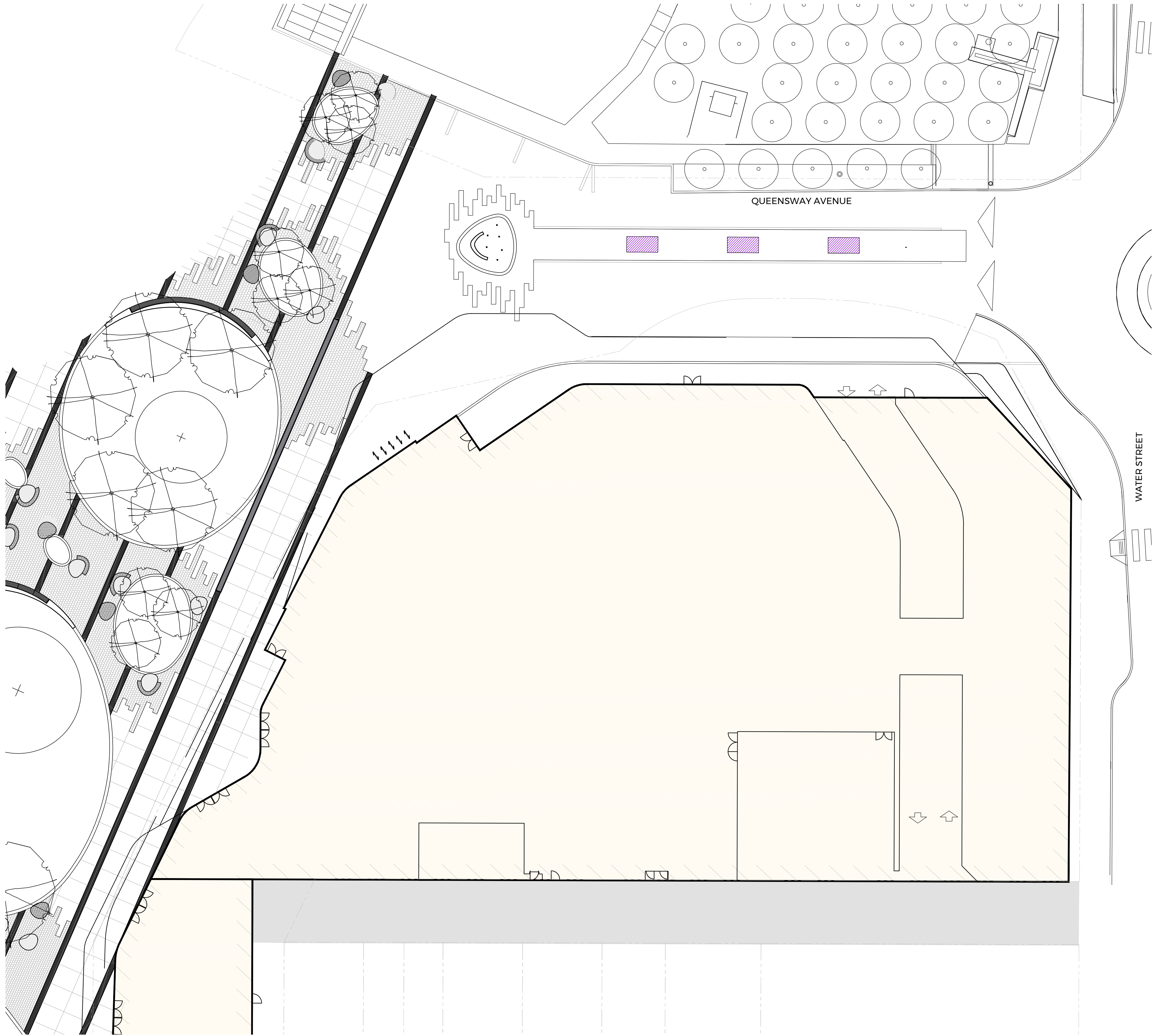
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
540 Leon Ave. Kelowna, BC V1Y 6J6 t: 250.869.1334 f: 250.862.4849 www.wsp.com

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

SHEET TITLE
SITE PLAN
SHEET NO.

LDP-1

F:\S1 - BC INTERIOR\3117\17M-01299-00 WESTCORP HOTEL\01 - PRODUCTION DRAWINGS\01 - DRAWINGS\02 - CURRENT\17M-01299-DP.DWG



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

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



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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

