Development Permit & Development Variance Permit DP22-0079 / DVP22-0080

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 EPP77920

and permits the land to be used for the following development:

ATTACHMENT A
This forms part of application
DP22-0079 / DVP22-0080
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

C7lp – Central Business Commercial (Liquor Primary)

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

Date of Council Decision	September 20th, 2022
Decision By:	COUNCIL
Development Permit Area:	Form and Character Development Permit Area
Existing Zone:	C7lp – Central Business Commercial (Liquor Primary)
Future Land Use Designation:	UC – Urban Centre

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., Inc.No. A72431

Applicant: Westcorp Development Management Inc.

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

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

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) That variances to the following section of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "A" and "B":

Section 14.7.5(a): C7 - Central Business Commercial, Development Regulations

To vary the maximum allowable height from 26 storeys / 76.5m to 33 storeys / 131.0m proposed.

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

To vary the setback for the north and east side of the building above 16.0m or 4 storeys from 3.0m required to 0.0m proposed

Section 14.7.5(h)ii(a): C7 - Central Business Commercial, Development Regulations

To vary the maximum floor plate size above 4 storeys from 750m² permitted to 2,912m² proposed for the podium and 750m² for the tower.

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

3. 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.

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

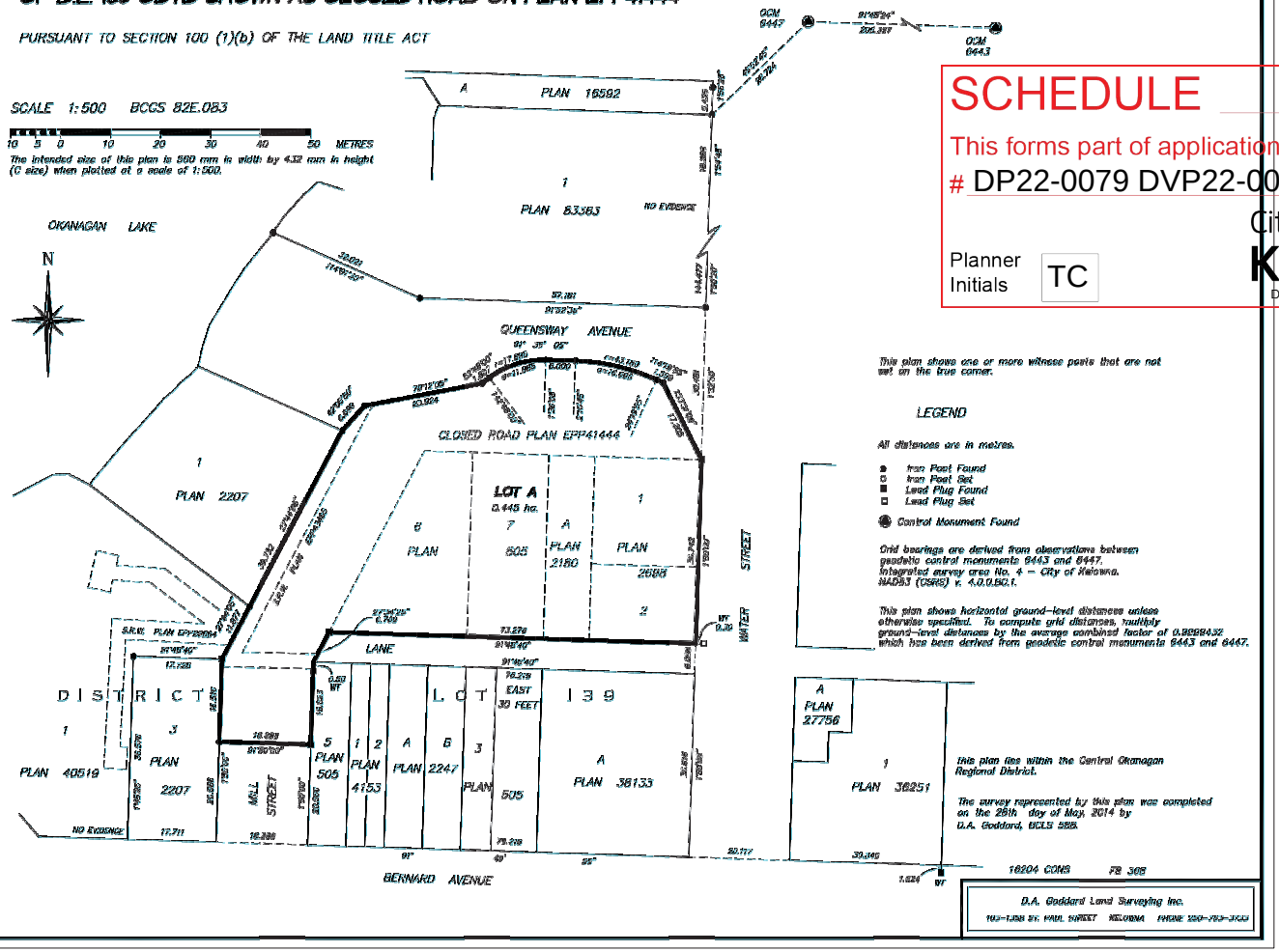
EPP43122

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

SCALE 1:500 BCGS 82E.083

10 5 0 10 20 30 40 50 METRES

The intended size of this plan is 560 mm in width by 432 mm in height (C size) when plotted at a scale of 1:500.



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

LEGEND

All distances are in metres.

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

Grid bearings are derived from observations between geodetic control monuments 9443 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 0.9998432 which has been derived from geodetic control monuments 9443 and 6447.

This plan lies within the Central Okanagan Regional District.

The survey represented by this plan was completed on the 26th day of May, 2014 by D.A. Goddard, BCLS 565.

D.A. Goddard Land Surveying Inc.

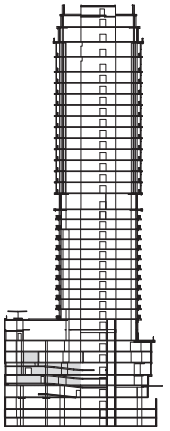
SCHEDULE A

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC



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Westcorp | IBI | GCA Architects

Project 1864	Plan	Date	Scale	N°
289 Queensway Ave Kelowna, B.C. V1Y 8E6	LEGAL SURVEY	MAR 14, 2022		DP A-0.01

2022-03-14 10:32:09 AM

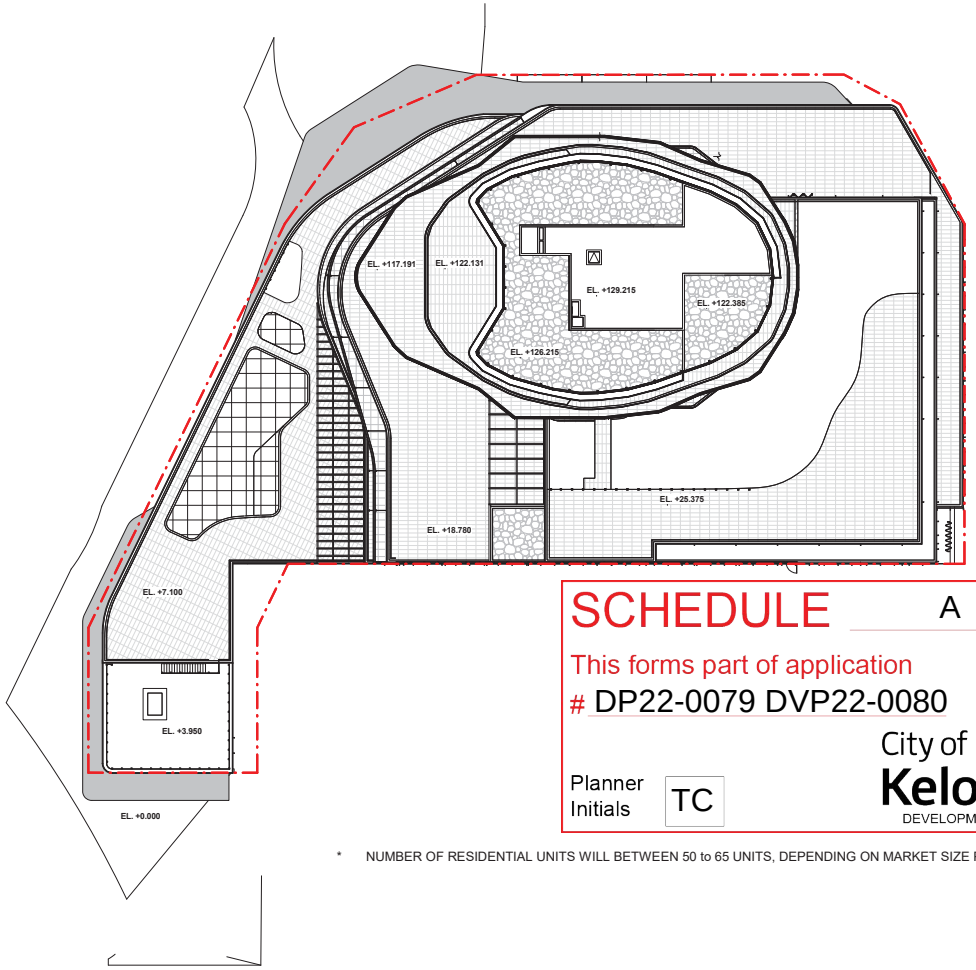
LEGAL ADDRESS:
EPP43122

CIVIC ADDRESS:

DEVELOPMENT PERMIT.
APPLICATION COVERING THE FOLLOWING PROPERTY:

289 QUEENSWAY AVE., KELOWNA, BC

ZONE: C7



SCHEDULE A

This forms part of application
DP22-0079 DVP22-0080

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

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

City of Kelowna
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 (m²)	N/A	4450 Sqm
Site Width (m)	N/A	Refer to the DWG
Site Depth (m)	N/A	Refer to the DWG
Site Coverage of Building(s) (%)	N/A	95%
Site Coverage of buildings, driveways, and parking (%)		

Development Regulations:	Zone Requirement	Proposal
Total Number & Types of units		Residential 65, Hotel 184
Floor Area (gross/net)		36,830 Sqm
Floor Area Ratio (FAR)	9	8.28
Building Height (stories/meters)	26 Story/76,5 m	33 storey / 131m
Building(s) Setbacks (m):		
Front	North- Queensway Ave.: 3 m above 4 story	See Sheet A-3.16
Side (_____)	East- Water st.: 3 m above 4 story	See Sheet A-3.16
Side (_____)	West- Kerry park: 3 m above 4 story	ok
Rear	South- Asph lane: 0 m	ok
Number of Parking Stalls/Loading Spaces	260 stalls / 3 Loading	268 stalls / 3 Loading
Setbacks to Parking (m):		
Front	N/A	
Side (_____)	N/A	
Side (_____)	N/A	
Rear	N/A	
Drive Aisle Width (m)	Parking 6.5 m	Parking 7 m
Number of Bicycle Parking Spaces	61 Long-term/ 26 Short-term	108 Long-term/ 28 Short-term
Private Open Space Area	915 Sqm	Private: 2774,08 Sqm/ Public: 3267,67 Sqm

Page 1 of 2
Revised: October 2018

N

2022-08-24 6:03:51 PM

Westcorp | IBI | GCA Architects

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

Plan	Date	Scale	Nº
CONTEXT PLAN & ZONING ANALYSIS TABLE	AUGUST 24, 2022.	1 : 250	DP A-0.02

REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA
2022-08-25

GFA Totals / Parking Areas

Level	Commercial (Hotel, Spa, Retail, Conference) Sq.m.	Commercial Sq. Ft.	Residential Sq.m.	Residential Sq. Ft.	Total Sq.m.	Total Sq. Ft.	Parking Areas /Ramp Sq.m.	Parking Areas /Ramp Sq. Ft.
B3					3686.40	39680	3052.74	32859.39
B2					3686.40	39680	3070.41	33050
B1					3686.40	39680	2898.30	31197
L1	2,288.86	24,637	276.99	2,981	2565.85	27619	290.94	3132
L2	1911.70	20,577	77.23	831	1988.93	21409	800.55	8617
L3	1421.89	15,305	259.91	2,798	1681.80	18103	892.49	9607
L3 Mezz			0.00	0	0.00	0	505.92	5446
L4	2137.95	23,013	347.99	3,746	2485.94	26758	423.23	4556
L5	2892.87	31,139	19.40	209	2912.27	31347	0.00	0
L6	2068.30	22,263	19.40	209	2087.70	22472		
L6 Mezz	806.17	8,678	19.40	209	825.57	8886		
L7	916.77	9,868	19.12	206	935.89	10074		
L8	916.69	9,867	19.12	206	935.81	10073		
L9	916.69	9,867	19.12	206	935.81	10073		
L10	916.69	9,867	19.12	206	935.81	10073		
L11	916.69	9,867	19.12	206	935.81	10073		
L12	916.69	9,867	19.12	206	935.81	10073		
L13	916.69	9,867	19.12	206	935.81	10073		
L14	916.69	9,867	19.12	206	935.81	10073		
L15	916.69	9,867	19.12	206	935.81	10073		
L16	916.69	9,867	19.12	206	935.81	10073		
L17	916.76	9,868	19.12	206	935.88	10074		
L18	878.08	9,452	19.12	206	897.20	9657		
L19	9.60	103	906.93	9,762	916.53	9865		
L20	2.00	22	914.52	9,844	916.52	9865		
L21	2.00	22	914.52	9,844	916.52	9865		
L22	2.00	22	914.52	9,844	916.52	9865		
L23	2.00	22	914.52	9,844	916.52	9865		
L24	2.00	22	914.52	9,844	916.52	9865		
L25	2.00	22	914.64	9,845	916.64	9867		
L26	2.00	22	914.64	9,845	916.64	9867		
L27	2.00	22	914.64	9,845	916.64	9867		
L28	2.00	22	914.64	9,845	916.64	9867		
L29	2.00	22	914.64	9,845	916.64	9867		
L30	2.00	22	914.64	9,845	916.64	9867		
L31	2.00	22	914.64	9,845	916.64	9867		
L32	2.06	22	753.14	8,107	755.20	8129		
L33	2.06	22	599.15	6,449	601.21	6471		
L33 Mezz	2.29	25	230.18	2,478	232.47	2502 28383		
total	24,529.57	264034	14,714.24	158383	39243.81	422416	11934.58	128463
	24529.57		14714.24					

Commercial GFA Areas

Level	BOH hotel Sq.m.	BOH hotel Sq. Ft.	Hotel Restaurant Sq.m.	Hotel Restaurant Sq. Ft.	Hotel Rooms Sq.m.	Hotel Rooms Sq. Ft.	Hotel Rooms Units	Retail Sq.m.	Retail Sq. Ft.	Conference Sq.m.	Conference Sq. Ft.	Spa Sq.m.	Spa Sq. Ft.
B3													
B2													
B1													
L1	629.87	6780	1250.19	13456.92				408.80	4400				
L2	1911.70	20577							0				
L3	449.64	4840										972.25	10465
L3 Mezz	0.00	0											
L4	782.93	8427			1355.02	14585	21						
L5	1537.85	16553			1355.02	14585	21						
L6	212.02	2282.16								1856.28	19981		
L6 Mezz	806.17	8677.53											
L7	228.58	2460.41			688.19	7408	13						
L8	228.50	2459.55			688.19	7408	13						
L9	228.50	2459.55			688.19	7408	13						
L10	228.50	2459.55			688.19	7408	13						
L11	228.50	2459.55			688.19	7408	13						
L12	228.50	2459.55			688.19	7408	13						
L13	228.50	2459.55			688.19	7408	13						
L14	228.50	2459.55			688.19	7408	13						
L15	228.50	2459.55			688.19	7408	13						
L16	228.50	2459.55			688.19	7408	13						
L17	224.85	2420.26			691.91	7446	12						
L18	151.39	1629.55	726.69	7822	0.00	0	0						
L19	9.60	103.33			0.00	0	0						
L20	2.00	21.53			0.00	0	0						
L21	2.00	21.53											
L22	2.00	21.53											
L23	2.00	21.53											
L24	2.00	21.53											
L25	2.00	21.53											
L26	2.00	21.53											
L27	2.00	21.53											
L28	2.00	21.53											
L29	2.00	21.53											
L30	2.00	21.53											
L31	2.00	21.53											
L32	2.06	22.17											
L33	2.06	22.17											
L33 Mezz	2.29	24.65											
total	9031.51	97167	1976.88	21279	10283.85	110694	184	408.80	4400	1856.28	19981	972.25	10465

184 HOTEL SUITES-8 lock-offs = 175 Units assumed due to Hotel Brand requirement.

Resid. Apartments / Residential Areas on Commercial Floors

Level	Resid. Apartments Sq.m.	Resid. Apartments Sq. Ft.	No. of Units	Mechanical/ Electrical / Service Area Sq.m.	Mech. Sq. Ft.	Elevator / Exit Stair Shafts Sq.m.	Elevator Sq. Ft.	Corridors /Common Amenity Areas Sq.m.	Corridors Sq. Ft.
B3									
B2									
B1									
L1				17.57	189	20.03	216	239.39	2577
L2				36.18	389	19.40	209	21.65	233
L3				6.99	75.24	19.40	209	233.52	2514
L3 Mezz				0	0.00	0.00	0	0.00	0
L4				6.99	75	19.40	209	321.60	3462
L5					0	19.40	209		0
L6				0.00	0	19.40	209	0.00	0
L6 Mezz				0.00	0	19.40		0.00	0
L7				0.00	0	19.12	206	0.00	0
L8				0.00	0	19.12	206	0.00	0
L9				0.00	0	19.12	206	0.00	0
L10				0.00	0	19.12	206	0.00	0
L11				0.00	0	19.12	206	0.00	0
L12				0.00	0	19.12	206	0.00	0
L13				0.00	0	19.12	206	0.00	0
L14				0.00	0	19.12	206	0.00	0
L15				0.00	0	19.12	206	0.00	0
L16				0.00	0	19.12	206	0.00	0
L17				0.00	0	19.12	206	0.00	0
L18				0.00	0	19.12	206	0.00	0
L19	759.54	8176	6						
L20	784.87	8448	6						
L21	784.87	8448	6						
L22	784.87	8448	6						
L23	784.87	8448	6						
L24	784.87	8448	6						
L25	792.98	8536	4						
L26	792.98	8536	4						
L27	792.98	8536	4						
L28	792.98	8536	4						
L29	792.98	8536	4						
L30	792.98	8536	4						
L31	792.98	8536	4						
L32	631.99	6803	1						
L33	342.38	3685							
L33 Mezz									
total	11209.12	120654	65	67.73	729	365.87	3938	816.16	8785

Residential Exclusions / Terraces

Level	Mechanical/ Electrical / Service Area Sq.m.	Mech. Sq. Ft.	Elevator / Exit Stair Shafts Sq.m.	Elevator Sq. Ft.	Corridors /Common Amenity Areas Sq.m.	Corridors Sq. Ft.	Terraces/ Balconies (not counted on GFA) Sq.m.	Terraces Sq. Ft.
B3								
B2								
B1								
L1								
L2								
L3							788.02	8482
L3 Mezz							0.00	
L4							148.00	1593
L5							119.82	1290
L6							923.91	9945
L6 Mezz								
L7							100.64	1083
L8							108.74	1170
L9							108.74	1170
L10							108.74	1170
L11							108.74	1170
L12							108.74	1170
L13							108.74	1170
L14							108.74	1170
L15							108.74	1170
L16							108.74	1170
L17							108.74	1170
L18							99.88	1075
L19	21.02	226	55.91	602	70.46	758	171.98	1851
L20	5.87	63	55.91	602	67.87	731	171.98	1851
L21	5.87	63	55.91	602	67.87	731	171.98	1851
L22	5.87	63	55.91	602	67.87	731	171.98	1851
L23	5.87	63	55.91	602	67.87	731	171.98	1851
L24	5.87	63	55.91	602	67.87	731	171.98	1851
L25	5.87	63	55.91	602	59.88	645	171.98	1851
L26	5.87	63	55.91	602	59.88	645	171.98	1851
L27	5.87	63	55.91	602	59.88	645	171.98	1851
L28	5.87	63	55.91	602	59.88	645	178.57	1922
L29	5.87	63	55.91	602	59.88	645	178.57	1922
L30	5.87	63	55.91	602	59.88	645	195.85	2108
L31	5.87	63	55.91	602	59.88	645	195.85	2108
L32	10.15	109	56.29	606	54.71	589	351.64	3785
L33	130.27	1402	69.96	753	58.54	609	125.78	1354
L33 Mezz	173.12	1863	26.3		30.76	331		
total	405.00	4359	879.38	9182	970.98		6041.75	65033

TOTAL RESIDENTIAL EXCLUSIONS	3505.12

Area Summary

		Net Area (Excluding corridors, common ...) Total Sq.m.(+/-)	Total GFA (Total Floor Area within ext. walls Excluding Balconies & Terraces) Total Sq.m.(+/-)	Total GFA Total Sq.ft.(+/-)	Total Built Area (Including Balconies & Terraces) Total Sq.m.(+/-)	Total Built Area Total Sq.ft.(+/-)	Notes
L1-32	TOTAL AREA ABOVE GROUND		39244	422416	42749	460145	*Not including Parking levels.
B1,B2,B3	TOTAL AREA PARKING UNDERGROUND		9021	97106			
	TOTAL NUMBER OF STALLS		210				
L1-4	TOTAL AREA PARKING ABOVE GROUND		2913	31357			
	TOTAL NUMBER OF STALLS		58				
L19-33	TOTAL RESIDENTIAL NET AREA:	11,209			22456	241714	* Not including residential miscellaneous. Not including underground Parking
	TOTAL NUMBER OF APARTMENTS		65				
	TOTAL RESIDENTIAL COMMON AREA		3505	37,729			* Including elevators and mech. shafts + residential lobbies corridors and L3 Lounge.
	TOTAL RESIDENTIAL GFA		14714	158,383			* Including L1, L3 Owner's lounge and L19 To L33 Residential GFA.
L1-18	TOTAL HOTEL + PODIUM + SKYLOUNGE GFA		24530		20289	218389	* Total Net A. Hotel: Including hotel BOH
	TOTAL NUMBER OF ROOMS		184				*Not including Parking, Service shafts, Terraces, and Resid. L1 lobby, L3 Amenity.
	TOTAL NUMBER OF FLOORS		33				

SITE STATS	Total Sq.m.(+/-)	Total Sq.m.(+/-)	Total Sq.ft.(+/-)	Hectares	%
SITE AREA		4450	47899	0.445	
SITE COVERAGE OF BUILDING (%)		4230			95.06
TOTAL RES. NET AREA +GFA HOTEL	35739				
FAR ACHIEVED		8.03			
FAR PERMITTED		9			

* Brand requirement for Presidential and Executive has reduced overall hotel room count

*Resid. Unit count:
12 of 1 bed 10.80
26 of 2 bed 26.00
19 of 3 bed 19.00
7 of 4 bed 7.00
1 PH 1.00
63.80

Parking Stalls

USE	Required		Provided	Comments
Hotel	0.8 per sleeping unit (175 units)	140.00	140	Located on L1, B1 & B2
Commercial	[illegible]	40.80	54	Located on B3
Residential	0.9 per 1 bed; 1.0 per 2&3 bed	63.80	65	Located on B3, L2, L3, L3.5, L4
Resid.Visitor	Number of unit * 0.14	9.10	9	Located on B3.
TOTAL		[illegible]	268	

*While 175 hotel units is assumed, the surplus commercial parking will allow for up to 184 hotel units.

NOTE:
MIN. 65 SINGLE CAR RESIDENTIAL STALLS WILL HAVE CONDUIT AND WIRING FOR EV CHARGING STATIONS

Parking Stalls Types - Kelowna Standards

Parking Stalls Level	Use	Regular size		Small size	Outside	Accessible	Total per Floor	Tandem
B3	Res., Visit. Com	46		21		4	71	18
B2	Hotel/Comm.	54		19		0	73	21
B1	Hotel	45		18		3	66	16
L1 / OUTSIDE P.	Hotel				5		5	
L2 / P	Residential	10		3		0	13	3
L3 / P	Residential	9		9		0	18	0
L3.5 / P	Residential	5		7		0	12	0
L4 / P	Residential	8		2		0	10	0
Total		177		79	5	7	268	58
Stall Type Ratio Required.		Minim. 50%		Max. 50%		Min. 7 stalls		
Percentage provided.		66.04		29.48		2.61		

Bicycle Parking Stalls (Provided)

Type	Use Level	Resid.	Hotel	Comm.	Total
LONG TERM	P3	69			69
	P1		21	18	39
SHORT TERM	L1	6	12	10	28
TOTAL		75	61		136

Bike Stalls Required

Type	Hotel	Commercial
LONG T.	9.20	1
SHORT T.	12.00	8
TOTAL	21.20	9.00

SCHEDULE A

This forms part of application
DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials: TC

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Westcorp | IBI | GCA Architects

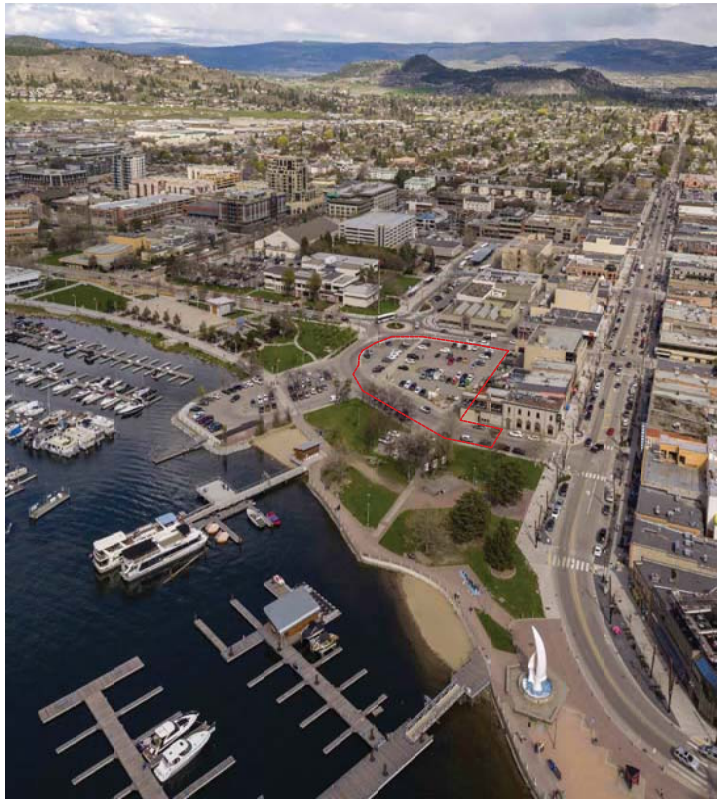
Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan: DEVELOPMENT STATISTICS

Date: JULY 07, 2022

Scale:

Nº: DP A-0.03



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

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna

DEVELOPMENT PLANNING

Planner Initials TC

Westcorp

IBI

GCA Architects

Project 1864

Downtown Hotel Kelowna
Kelowna, BC

Plan

Context Photos

Date

MAR 14, 2022

Scale A1

-

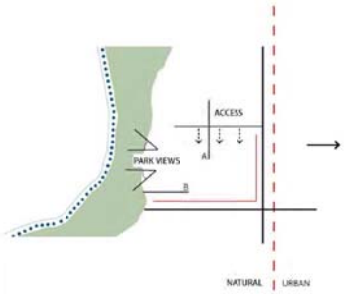
N°

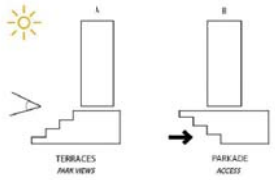
DP A-0.04

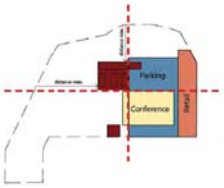
SCHEDULE A

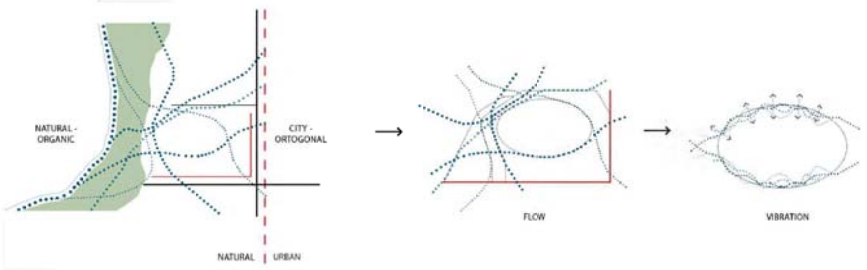
This forms part of application
DP22-0079 DVP22-0080
City of Kelowna
DEVELOPMENT PLANNING

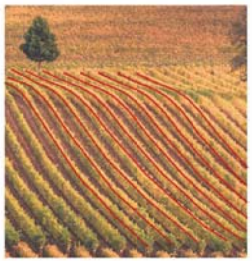
Planner Initials TC











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 commom 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 isulation 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

Westcorp IBI GCA Architects

Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Concept Design

Date
MAR 14, 2022

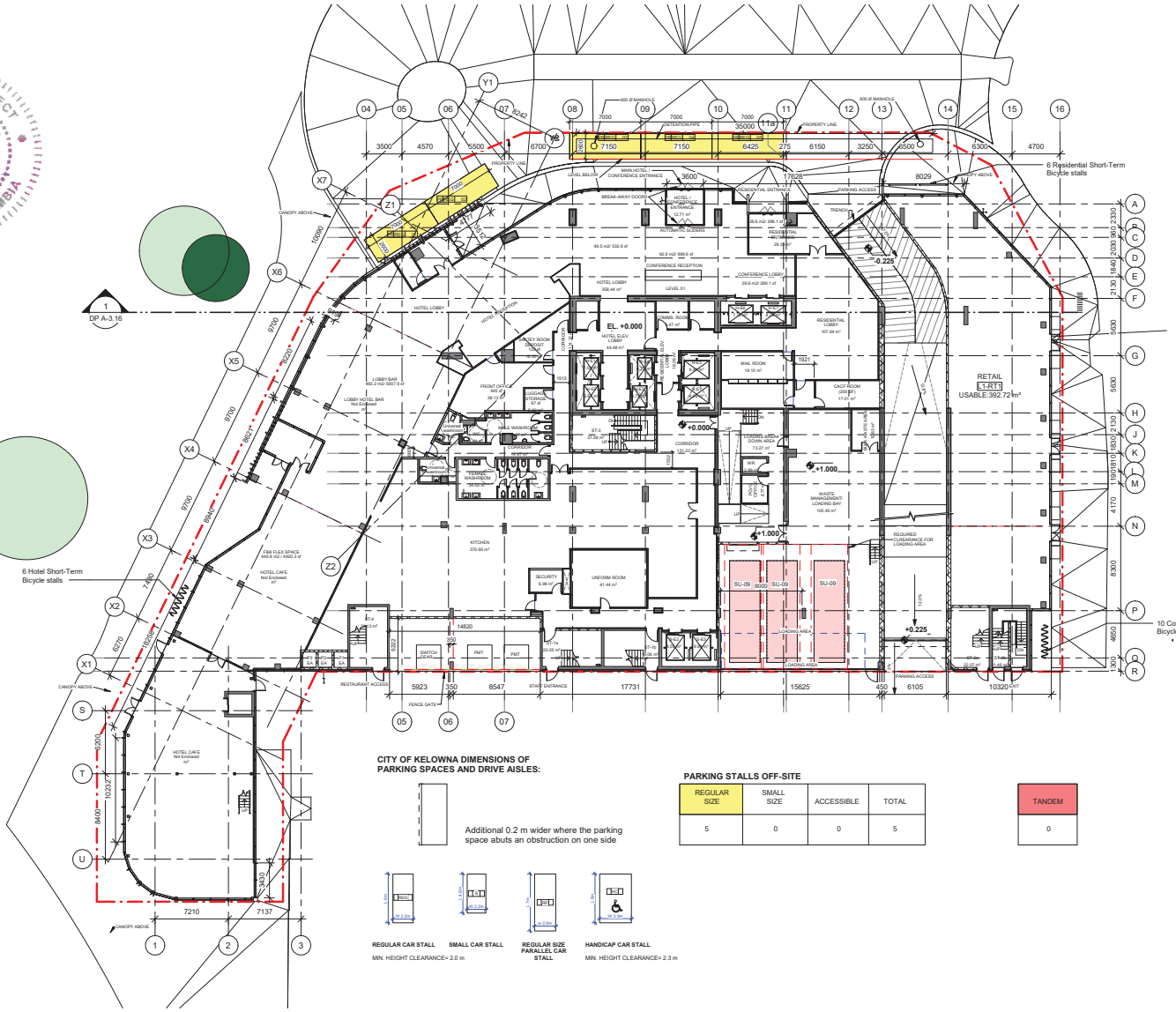
Scale A1
-

N°
DP A-0.05

REGISTERED ARCHITECT JOHN MANOLAS BRITISH COLUMBIA
2022 09 24

REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA

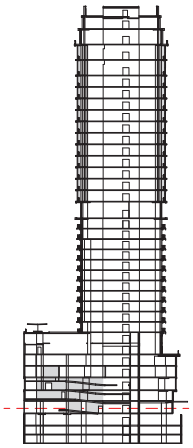
2022-07-25



PARKING STALLS OFF-SITE

REGULAR SIZE	SMALL SIZE	ACCESSIBLE	TOTAL
5	0	0	5

TANDEM
0



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SCHEDULE A

This forms part of application
DP22-0079 DVP22-0080

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

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IBI GCA Architects

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

Plan
LEVEL 01 FLOOR PLAN

Date
JULY 07, 2022

Scale
As indicated

Nº
DP A-1.01

REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA

2022-07-25

SCHEDULE A

This forms part of application
DP22-0079 DVP22-0080

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

CITY OF KELOWNA DIMENSIONS OF PARKING SPACES AND DRIVE AISLES:

PARKING STALLS

REGULAR SIZE	SMALL SIZE	ACCESSIBLE	TOTAL
46	21	04	71

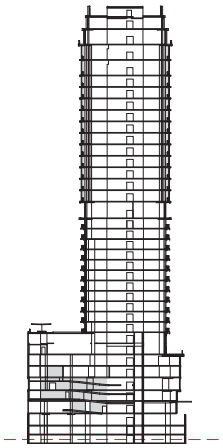
TANDEM STALLS NOT UTILIZED TO MEET MIN. PARKING REQUIREMENT

TANDEM
18

PARKING STALLS

HOTEL	RES.	COMM.	RES. VISITOR	TOTAL
0	12	50	09	71

PARKING NOTES:
65 SINGLE CAR RESIDENTIAL STALLS WILL HAVE CONDUIT AND WIRING FOR E.V. CHARGING STATION.



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Westcorp

IBI GCA Architects

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

Plan
LEVEL B3 FLOOR PLAN

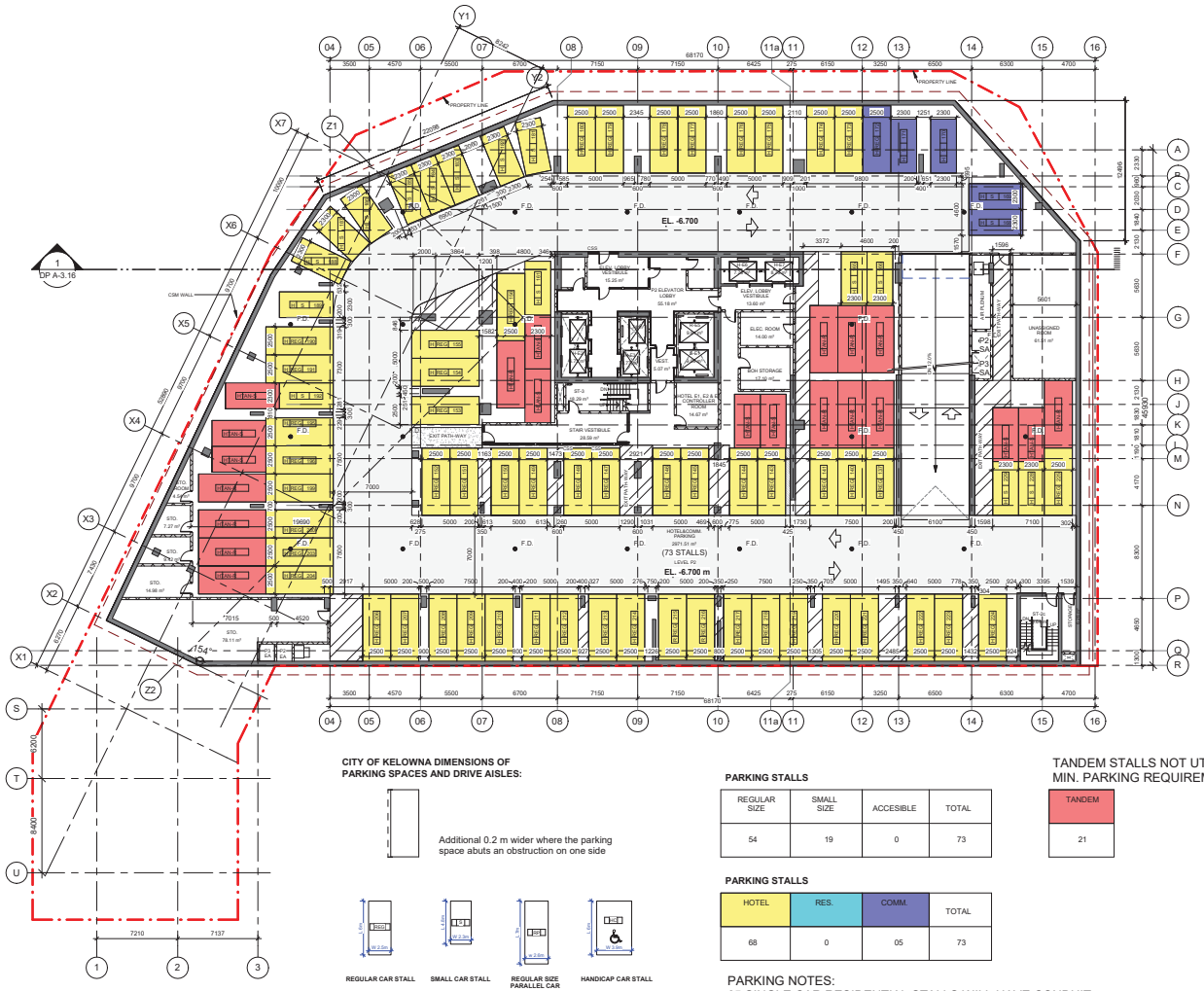
Date
JULY 07, 2022

Scale
As indicated

Nº
DP A-1.02

REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA

2022-07-25

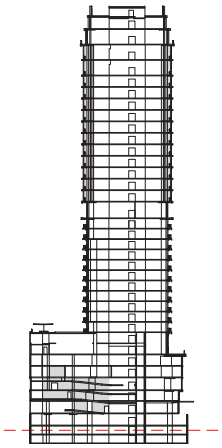


SCHEDULE A

This forms part of application
DP22-0079 DVP22-0080

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING



CITY OF KELOWNA DIMENSIONS OF PARKING SPACES AND DRIVE AISLES:

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

REGULAR CAR STALL — MIN. HEIGHT CLEARANCE= 2.0 m

SMALL CAR STALL

REGULAR SIZE PARALLEL CAR STALL

HANDICAP CAR STALL — MIN. HEIGHT CLEARANCE= 2.3 m

PARKING STALLS

REGULAR SIZE	SMALL SIZE	ACCESIBLE	TOTAL
54	19	0	73

TANDEM STALLS NOT UTILIZED TO MEET MIN. PARKING REQUIREMENT

TANDEM
21

PARKING STALLS

HOTEL	RES.	COMM.	TOTAL
68	0	05	73

PARKING NOTES:
65 SINGLE CAR RESIDENTIAL STALLS WILL HAVE CONDUIT AND WIRING FOR E.V. CHARGING STATION.

N

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IBI GCA Architects

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

Plan
LEVEL B2 FLOOR PLAN

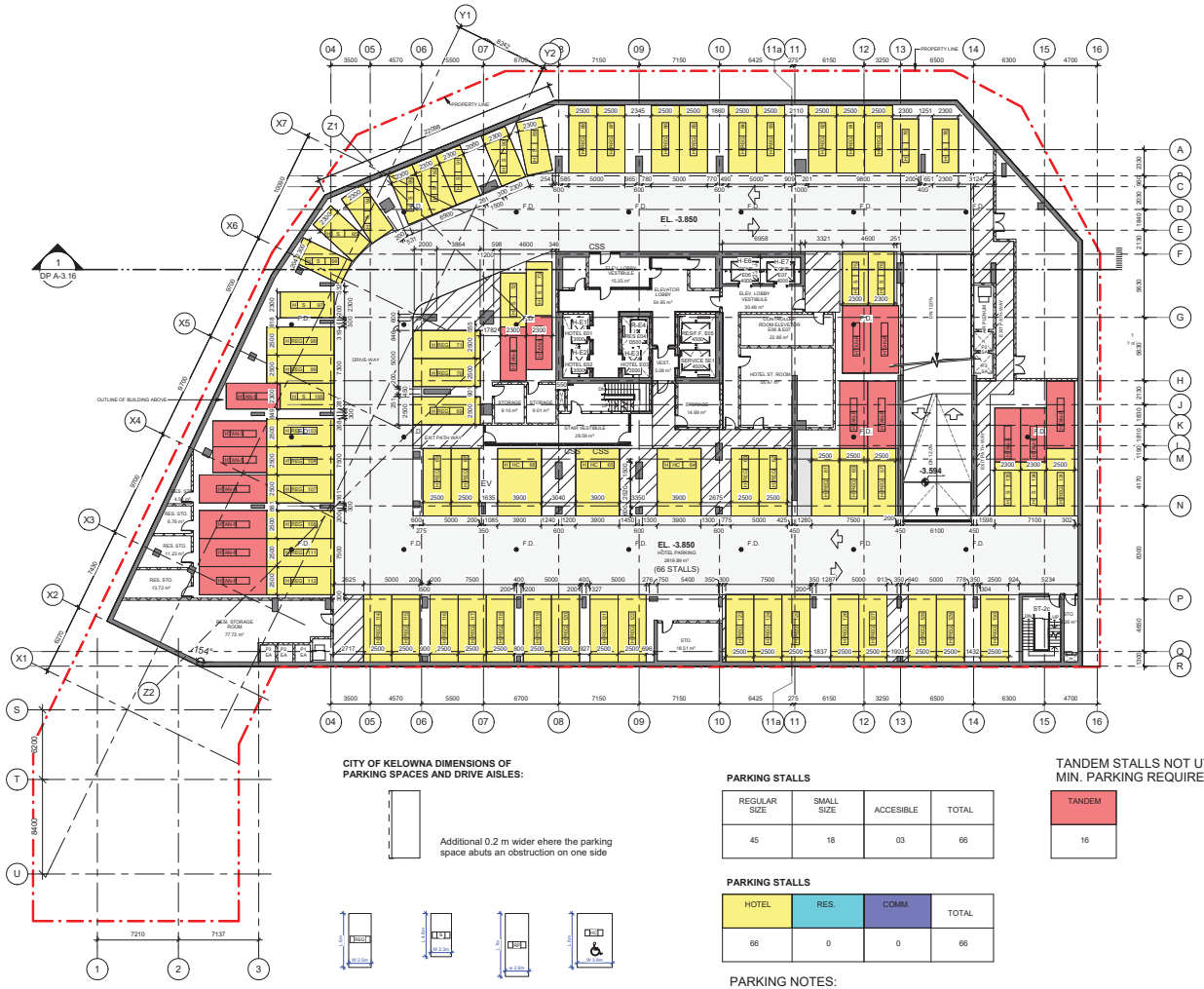
Date
JULY 07, 2022

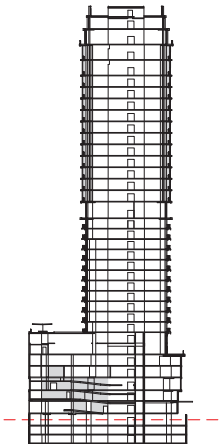
Scale
As indicated

Nº
DP A-1.03

REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA

2022-07-25





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SCHEDULE A

This forms part of application

DP22-0079 DVP22-0080

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

CITY OF KELOWNA DIMENSIONS OF PARKING SPACES AND DRIVE AISLES:

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

REGULAR CAR STALL — MIN. HEIGHT CLEARANCE= 2.0 m

SMALL CAR STALL

REGULAR SIZE PARALLEL CAR STALL

HANDICAP CAR STALL — MIN. HEIGHT CLEARANCE= 2.3 m

PARKING STALLS

REGULAR SIZE	SMALL SIZE	ACCESIBLE	TOTAL
45	18	03	66

TANDEM STALLS NOT UTILIZED TO MEET MIN. PARKING REQUIREMENT

TANDEM
16

PARKING STALLS

HOTEL	RES.	COMM.	TOTAL
66	0	0	66

PARKING NOTES:
65 SINGLE CAR RESIDENTIAL STALLS WILL HAVE CONDUIT AND WIRING FOR E.V. CHARGING STATION.

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IBI GCA Architects

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

Plan
LEVEL B1 FLOOR PLAN

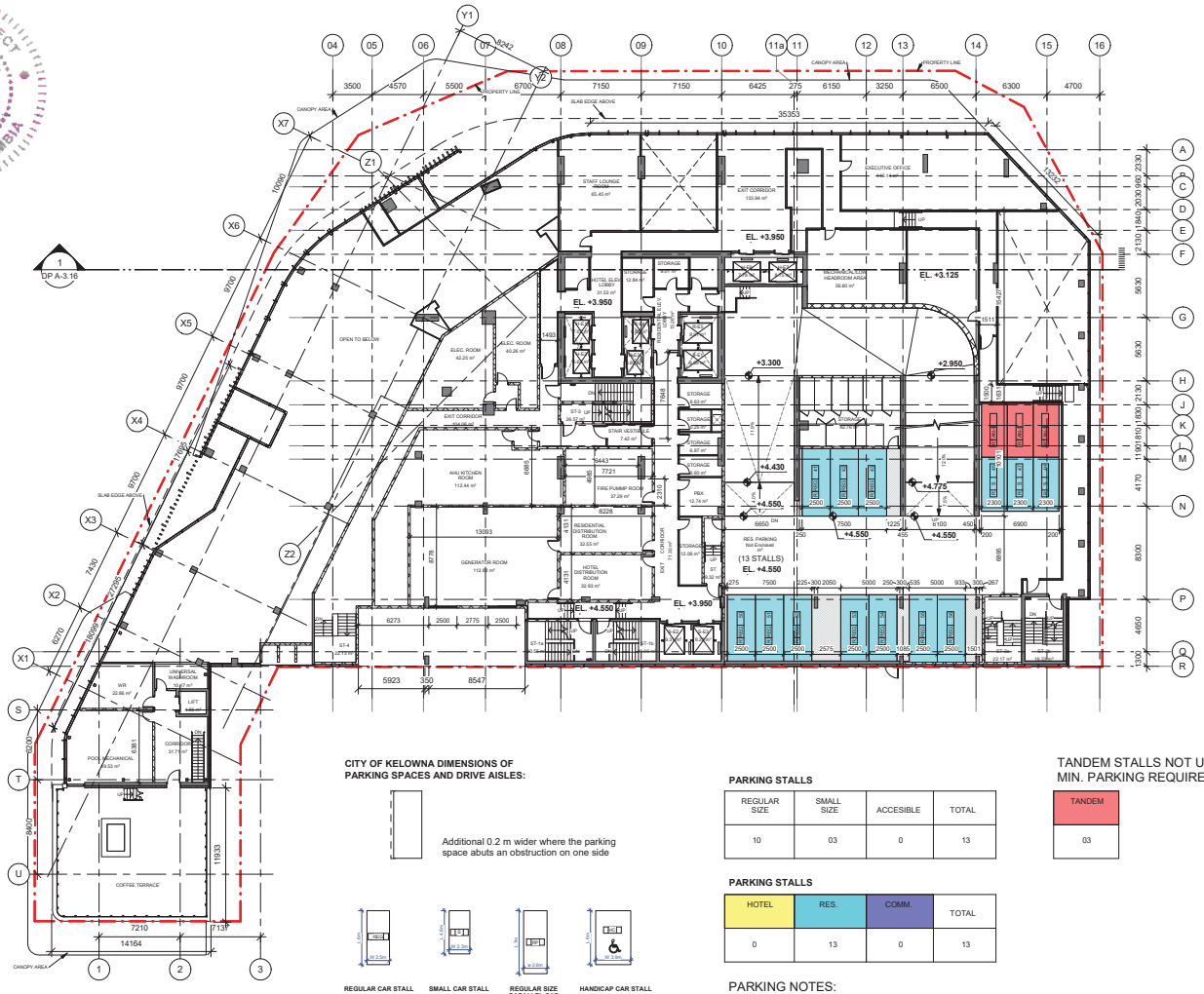
Date
JULY 07, 2022

Scale
As indicated

Nº
DP A-1.04

REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA

2022-07-25



CITY OF KELOWNA DIMENSIONS OF PARKING SPACES AND DRIVE AISLES:

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

REGULAR CAR STALL
SMALL CAR STALL
REGULAR SIZE PARALLEL CAR STALL
HANDICAP CAR STALL

MIN. HEIGHT CLEARANCE= 2.0 m
MIN. HEIGHT CLEARANCE= 2.3 m

PARKING STALLS

REGULAR SIZE	SMALL SIZE	ACCESIBLE	TOTAL
10	03	0	13

PARKING STALLS

HOTEL	RES.	COMM.	TOTAL
0	13	0	13

TANDEM STALLS NOT UTILIZED TO MEET MIN. PARKING REQUIREMENT

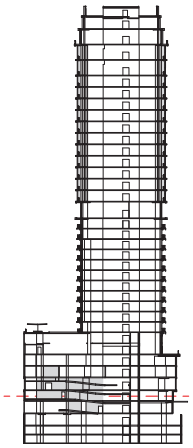
TANDEM
03

PARKING NOTES:
65 SINGLE CAR RESIDENTIAL STALLS WILL HAVE CONDUIT AND WIRING FOR E.V. CHARGING STATION.

SCHEDULE A

This forms part of application
DP22-0079 DVP22-0080
City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC



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Westcorp | IBI | GCA Architects

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

Plan
LEVEL 02 FLOOR PLAN

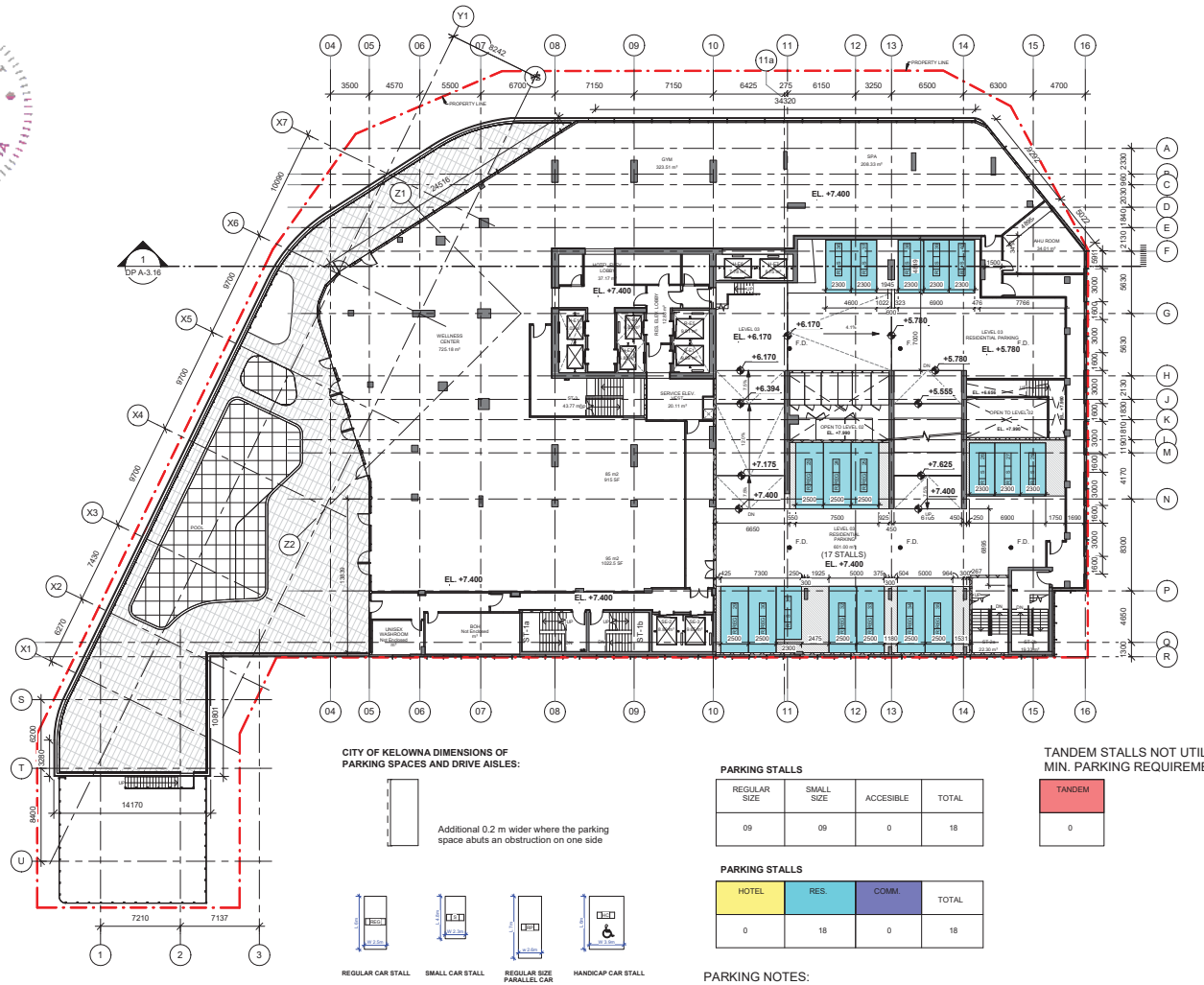
Date
JULY 07, 2022

Scale
As indicated

Nº
DP A-1.05

REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA

2022-07-25



CITY OF KELOWNA DIMENSIONS OF PARKING SPACES AND DRIVE AISLES:

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

REGULAR CAR STALL — MIN. HEIGHT CLEARANCE= 2.0 m

SMALL CAR STALL

REGULAR SIZE PARALLEL CAR STALL

HANDICAP CAR STALL — MIN. HEIGHT CLEARANCE= 2.3 m

PARKING STALLS

REGULAR SIZE	SMALL SIZE	ACCESIBLE	TOTAL
09	09	0	18

PARKING STALLS

HOTEL	RES.	COMM.	TOTAL
0	18	0	18

TANDEM STALLS NOT UTILIZED TO MEET MIN. PARKING REQUIREMENT

TANDEM
0

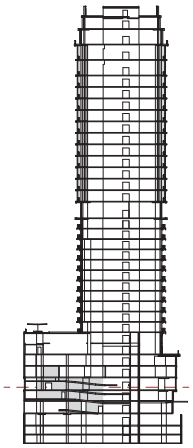
PARKING NOTES:
65 SINGLE CAR RESIDENTIAL STALLS WILL HAVE CONDUIT AND WIRING FOR E.V. CHARGING STATION.

SCHEDULE A

This forms part of application
DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC



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

Plan
LEVEL 03 FLOOR PLAN

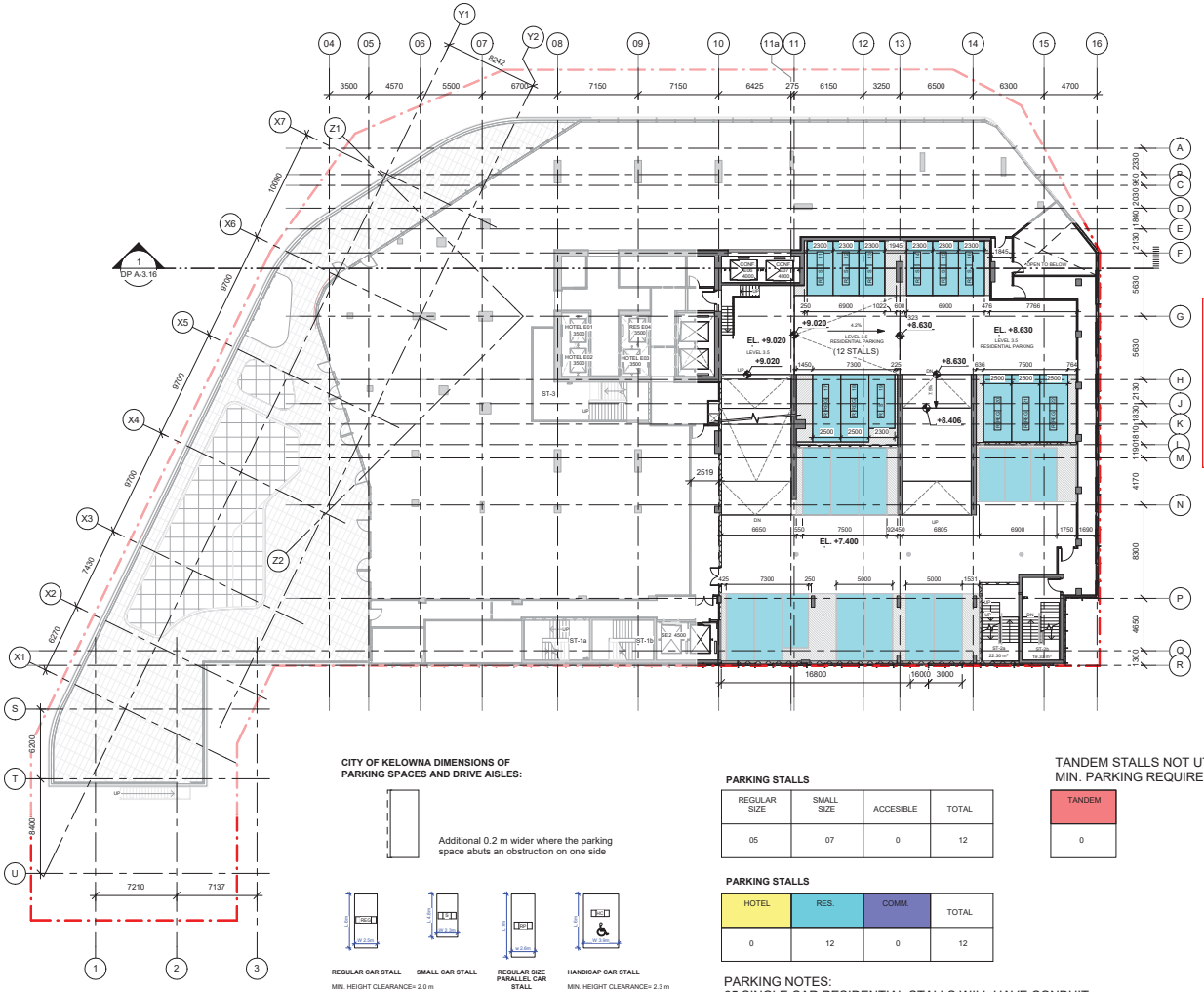
Date
JULY 07, 2022

Scale
As indicated

Nº
DP A-1.06

REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA

2022-07-25



CITY OF KELOWNA DIMENSIONS OF PARKING SPACES AND DRIVE AISLES:

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

REGULAR CAR STALL — MIN. HEIGHT CLEARANCE= 2.0 m

SMALL CAR STALL

REGULAR SIZE PARALLEL CAR STALL

HANDICAP CAR STALL — MIN. HEIGHT CLEARANCE= 2.3 m

PARKING STALLS

REGULAR SIZE	SMALL SIZE	ACCESIBLE	TOTAL
05	07	0	12

PARKING STALLS

HOTEL	RES.	COMM.	TOTAL
0	12	0	12

TANDEM STALLS NOT UTILIZED TO MEET MIN. PARKING REQUIREMENT

TANDEM
0

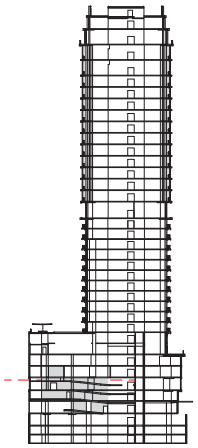
PARKING NOTES:
65 SINGLE CAR RESIDENTIAL STALLS WILL HAVE CONDUIT AND WIRING FOR E.V. CHARGING STATION.

SCHEDULE A

This forms part of application
DP22-0079 DVP22-0080

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING



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Westcorp

IBI GCA Architects

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

Plan
LEVEL 3.5 FLOOR PLAN

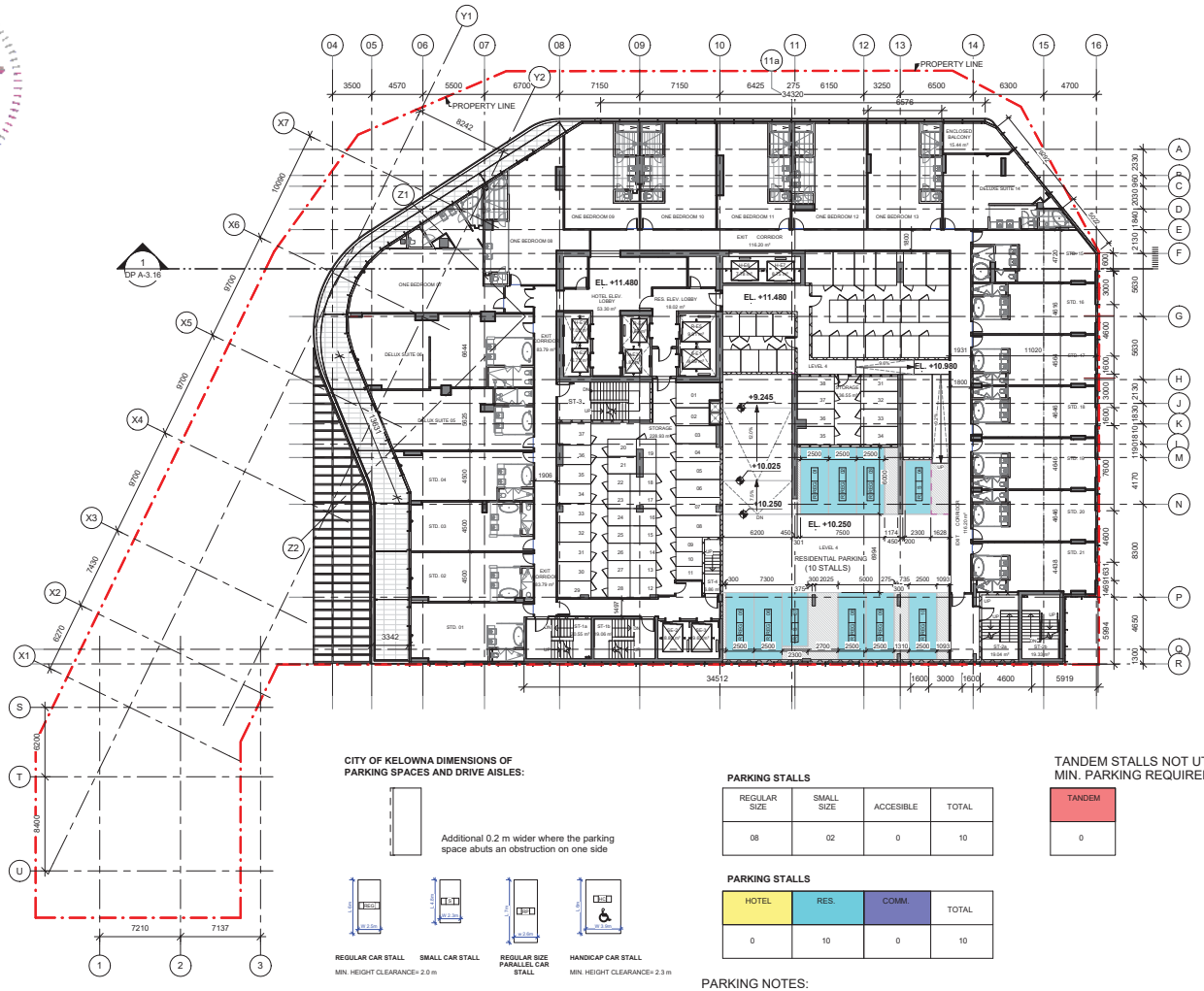
Date
JULY 07, 2022

Scale
As indicated

Nº
DP A-1.07

REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA

2022-07-25



HOTEL - LEVEL 4	GROSS AREA	TERRACE AREA
STD. 01	57.57 m²	19.17 m²
STD. 02	49.82 m²	14.35 m²
STD. 03	49.87 m²	14.35 m²
STD. 04	52.70 m²	16.15 m²
DELUXE SUITE 05	76.88 m²	18.90 m²
DELUXE SUITE 06	107.22 m²	21.13 m²
ONE BEDROOM 07	102.42 m²	57.45 m²
ONE BEDROOM 08	83.68 m²	
ONE BEDROOM 09	64.97 m²	
ONE BEDROOM 10	66.92 m²	
ONE BEDROOM 11	62.02 m²	
ONE BEDROOM 12	64.88 m²	
ONE BEDROOM 13	63.90 m²	
DELUXE SUITE 14	64.23 m²	15.74 m²
STD. 15	51.43 m²	
STD. 16	51.48 m²	
STD. 17	50.88 m²	
STD. 18	51.99 m²	
STD. 19	51.99 m²	
STD. 20	51.99 m²	
STD. 21	50.52 m²	

SCHEDULE A

This forms part of application
DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

CITY OF KELOWNA DIMENSIONS OF PARKING SPACES AND DRIVE AISLES:

PARKING STALLS

REGULAR SIZE	SMALL SIZE	ACCESIBLE	TOTAL
08	02	0	10

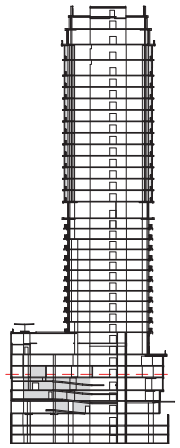
TANDEM STALLS NOT UTILIZED TO MEET MIN. PARKING REQUIREMENT

TANDEM
0

PARKING STALLS

HOTEL	RES.	COMM.	TOTAL
0	10	0	10

PARKING NOTES:
65 SINGLE CAR RESIDENTIAL STALLS WILL HAVE CONDUIT AND WIRING FOR E.V. CHARGING STATION.



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Westcorp

IBI GCA Architects

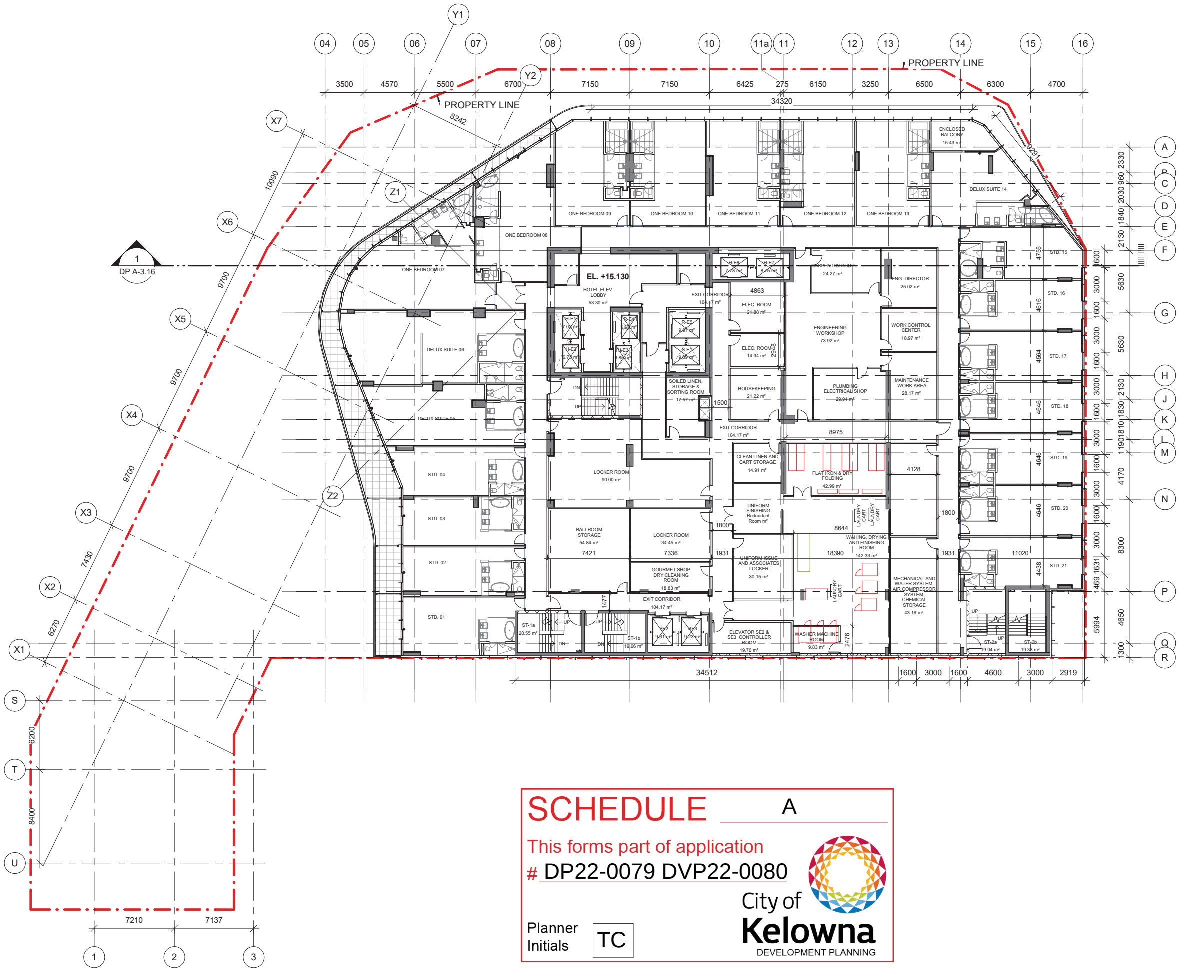
Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

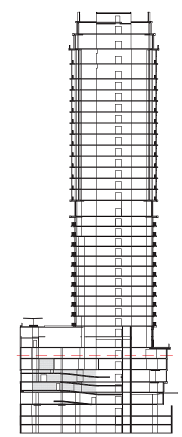
Plan
LEVEL 4 FLOOR PLAN

Date
JULY 07, 2022

Scale
As indicated

Nº
DP A-1.08





SCHEDULE A

This forms part of application

DP22-0079 DVP22-0080

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

N

Westcorp

IBI

GCA Architects

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

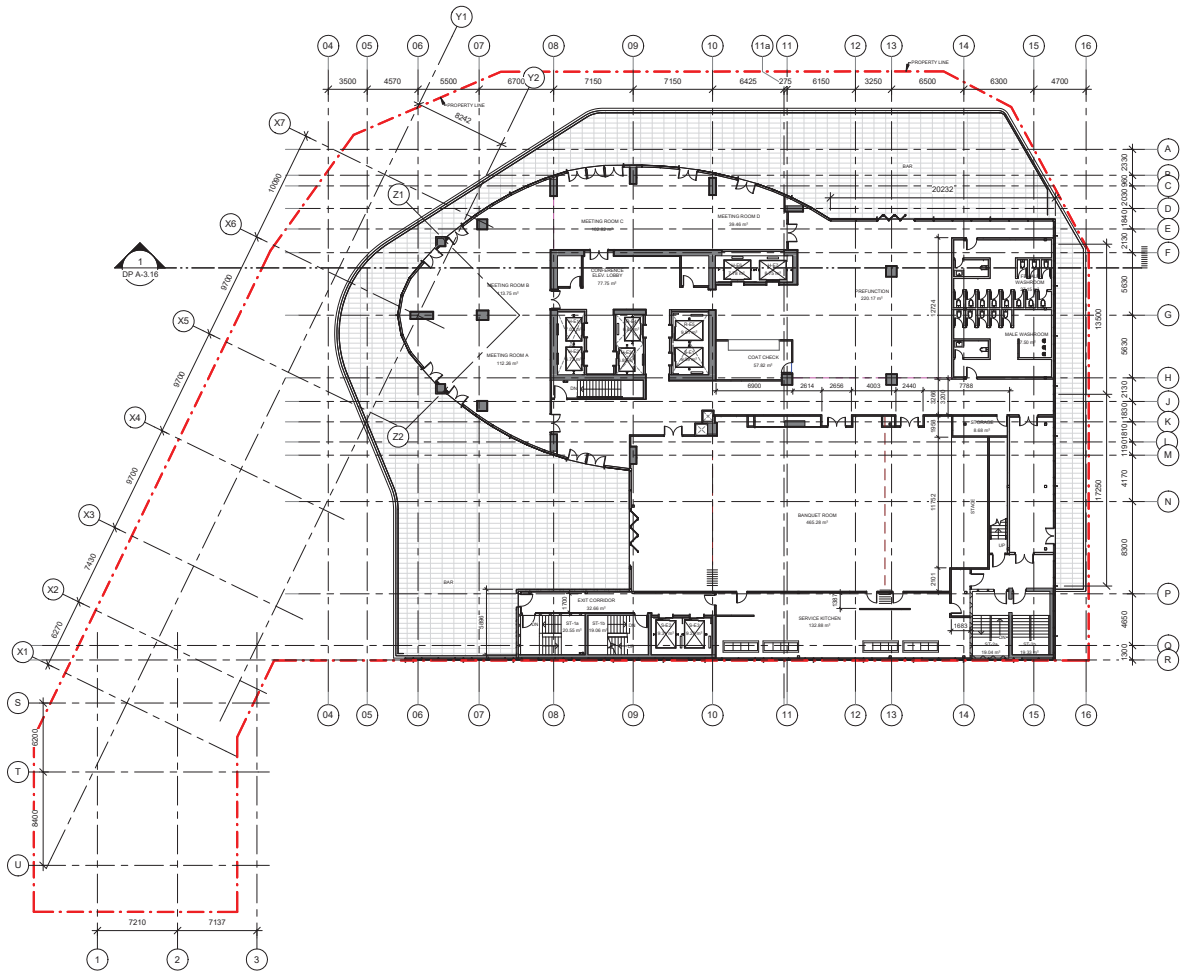
Plan
LEVEL 05 FLOOR PLAN

Date
MAR 14, 2022

Scale
1 : 200

Nº
DP A-1.09

2022 03 24



SCHEDULE A

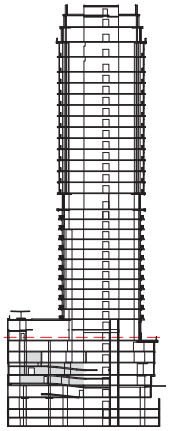
This forms part of application

DP22-0079 DVP22-0080

City of Kelowna

DEVELOPMENT PLANNING

Planner Initials TC



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Westcorp | IBI | GCA Architects

Project 1864

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

Plan

LEVEL 06 FLOOR PLAN

Date

MAR 14, 2022

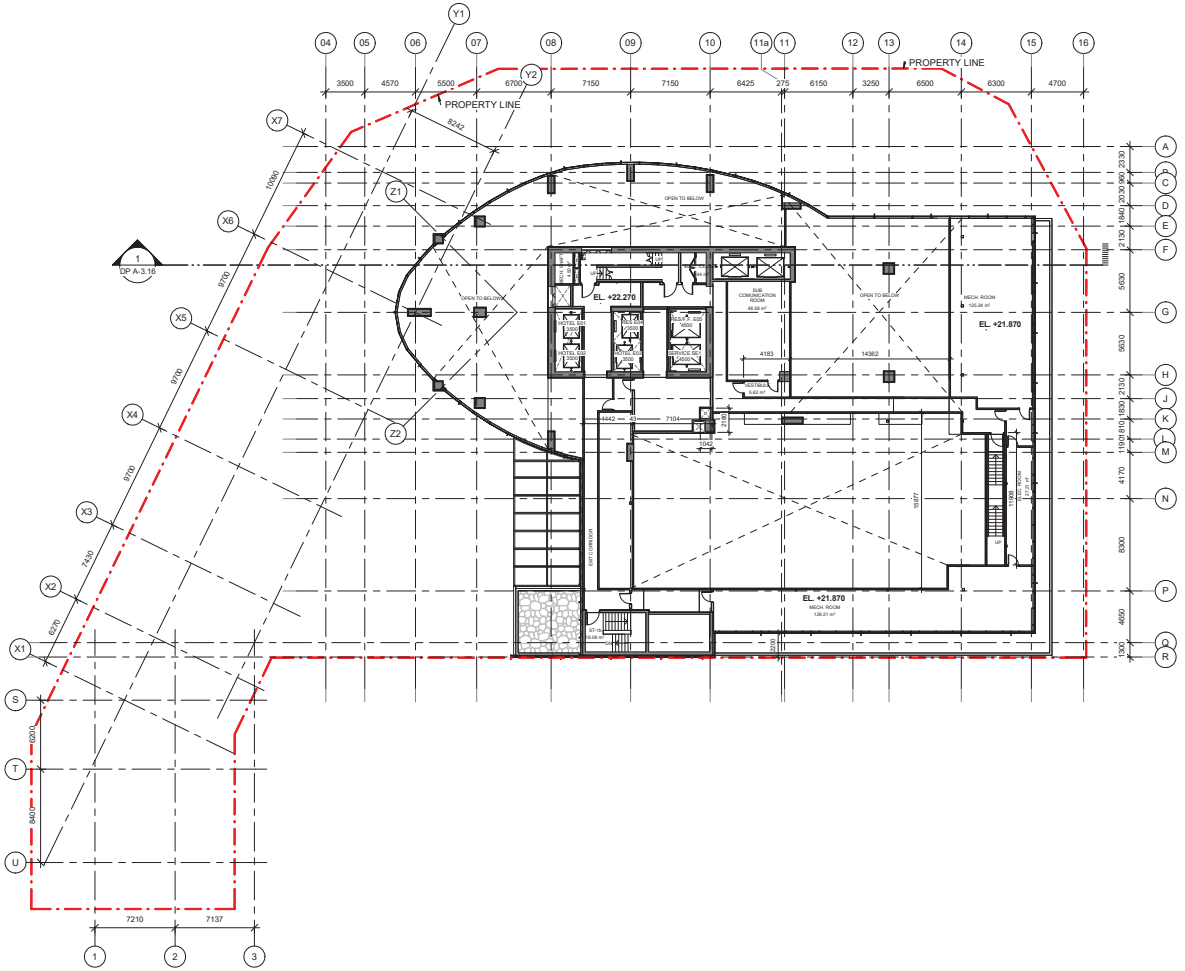
Scale

1 : 200

N°

DP A-1.10

2022 03 24



SCHEDULE A

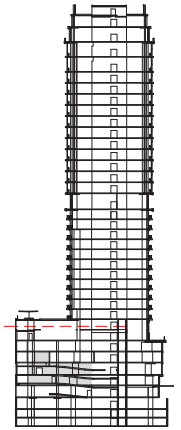
This forms part of application

DP22-0079 DVP22-0080

City of Kelowna

DEVELOPMENT PLANNING

Planner Initials TC



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Westcorp | IBI | GCA Architects

Project 1864

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

Plan

LEVEL 6.5 FLOOR PLAN

Date

MAR 14, 2022

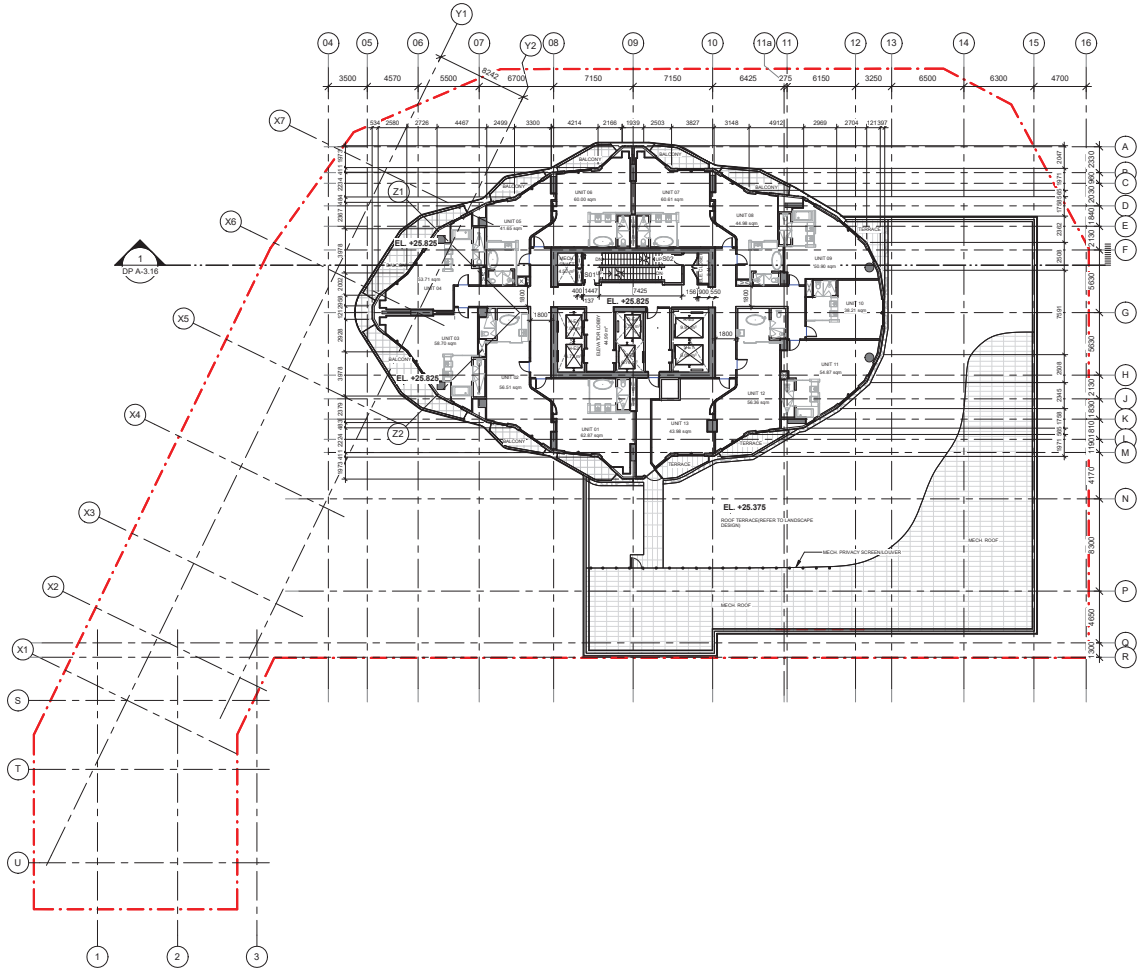
Scale

1 : 200

N°

DP A-1.11

2022 03 24



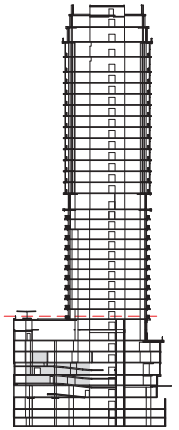
SCHEDULE A

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC



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Westcorp

IBI

GCA Architects

Project 1864

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

Plan

LEVEL 7 FLOOR PLAN

Date

MAR 14, 2022

Scale

1 : 200

N°

DP A-1.12

2022 03 24

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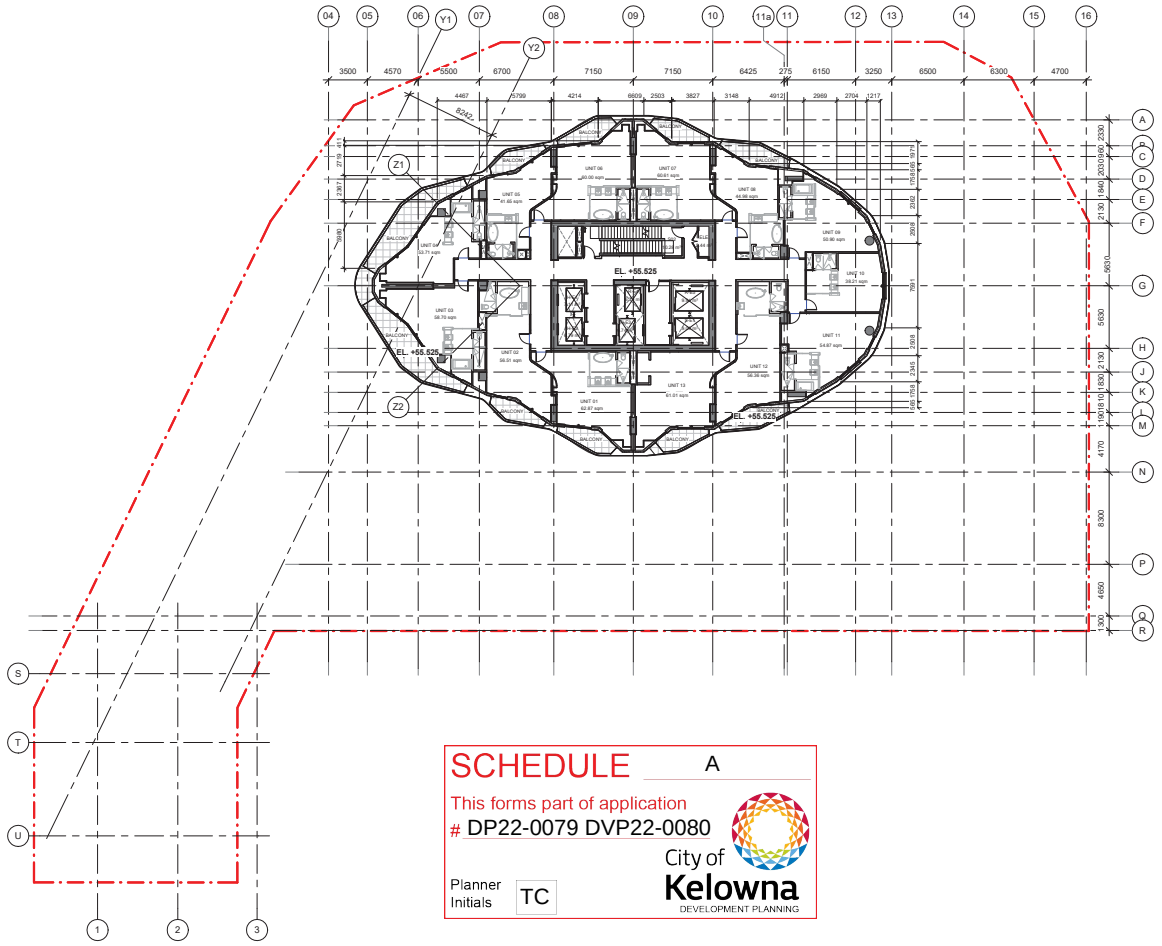


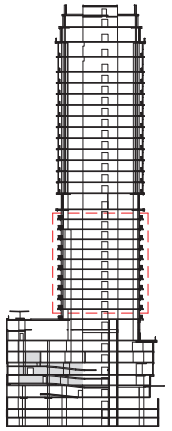
SCHEDULE A

This forms part of application

DP22-0079 DVP22-0080

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING



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Project 1864

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

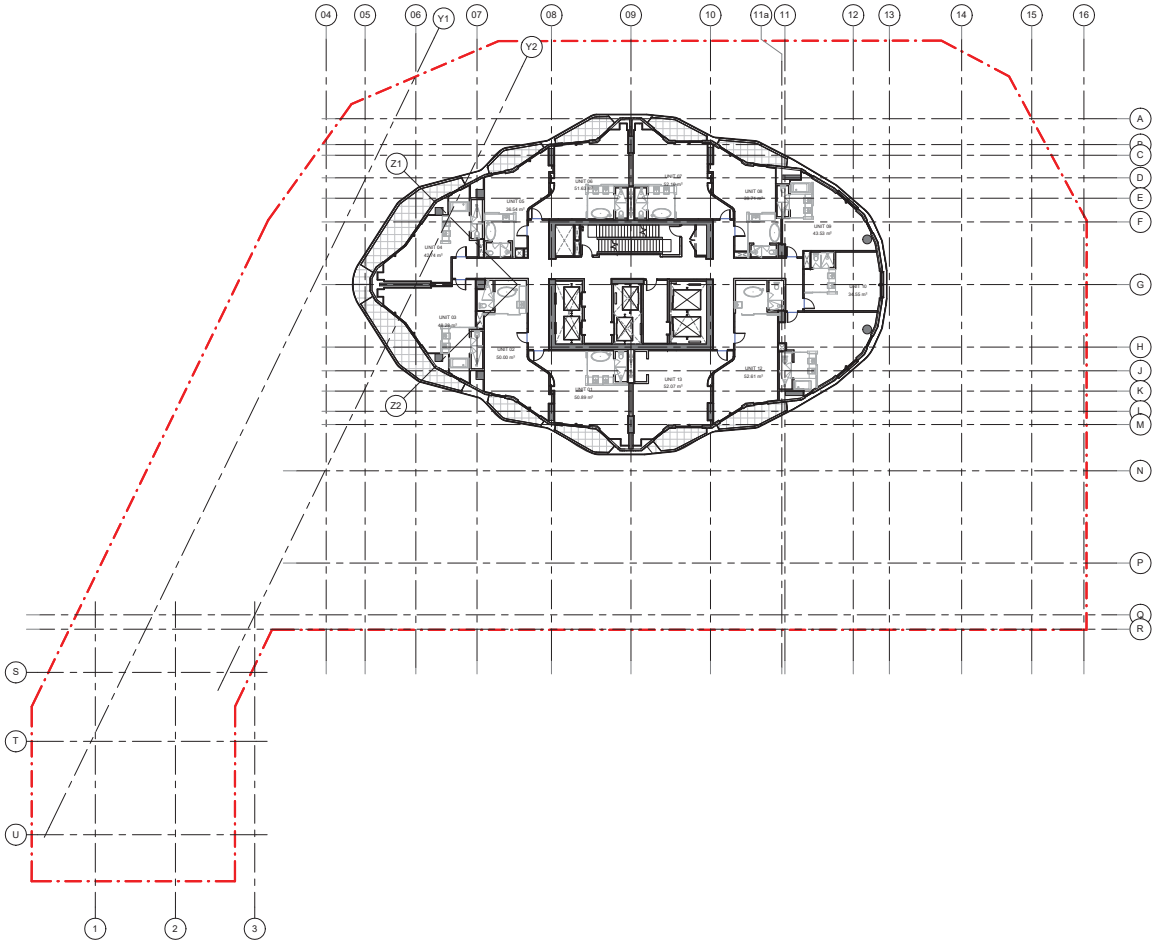
Plan
LEVEL 8-16 FLOOR PLAN

Date
MAR 14, 2022

Scale
1 : 200

N°
DP A-1.13

2022 03 24



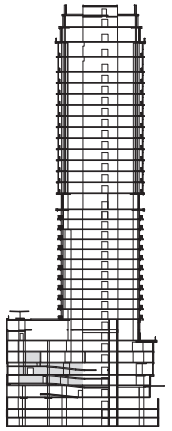
SCHEDULE A

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC



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Project 1864

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

Plan

LEVEL 17 FLOOR PLAN

Date

MAR 14, 2022

Scale

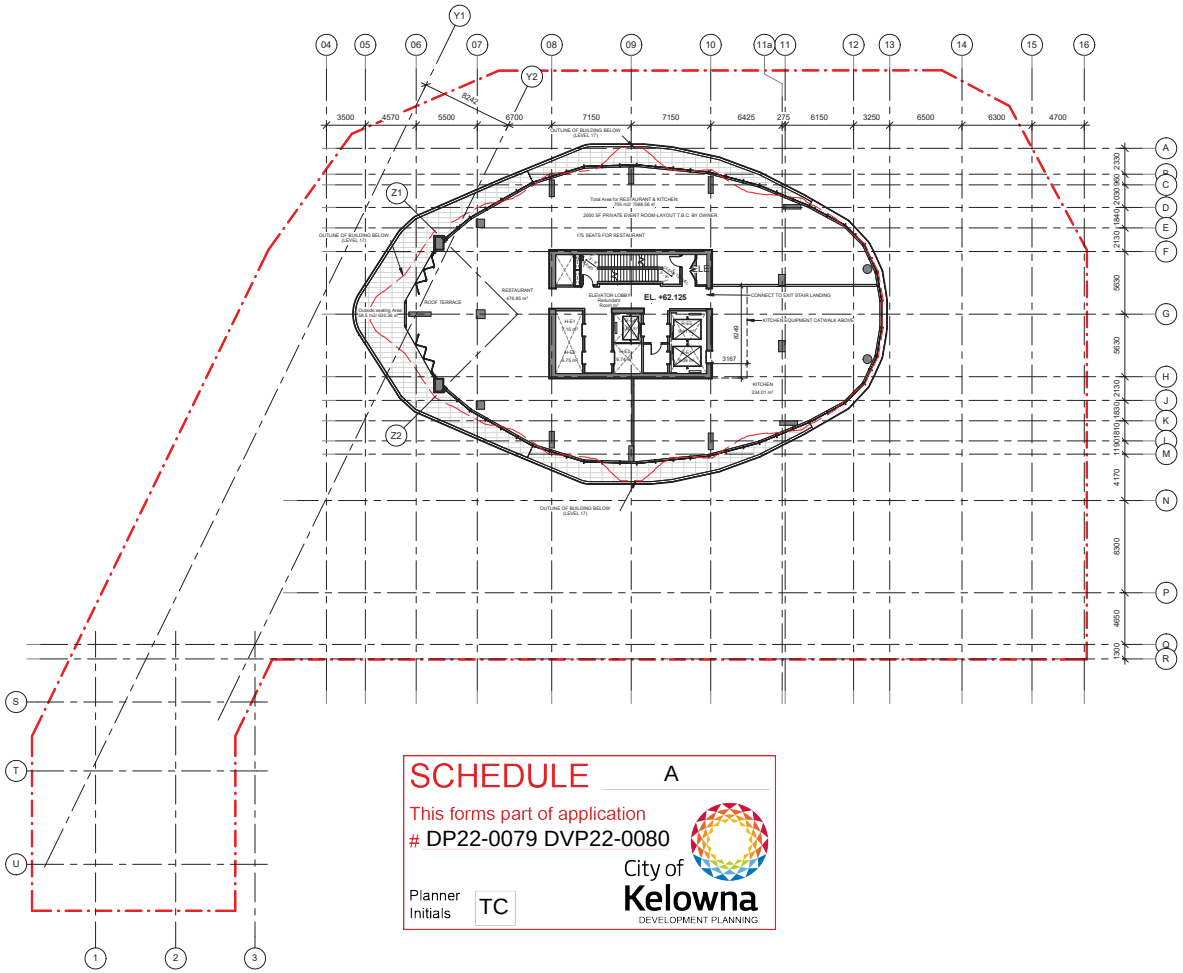
1 : 200

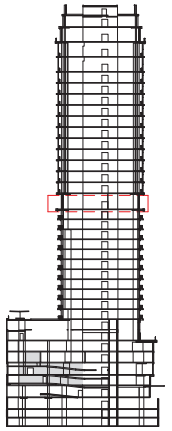
N°

DP A-1.14

REGISTERED ARCHITECT
JAMES MACAULAY
BRITISH COLUMBIA

2022 03 24





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SCHEDULE A

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

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Westcorp

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GCA Architects

Project 1864

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

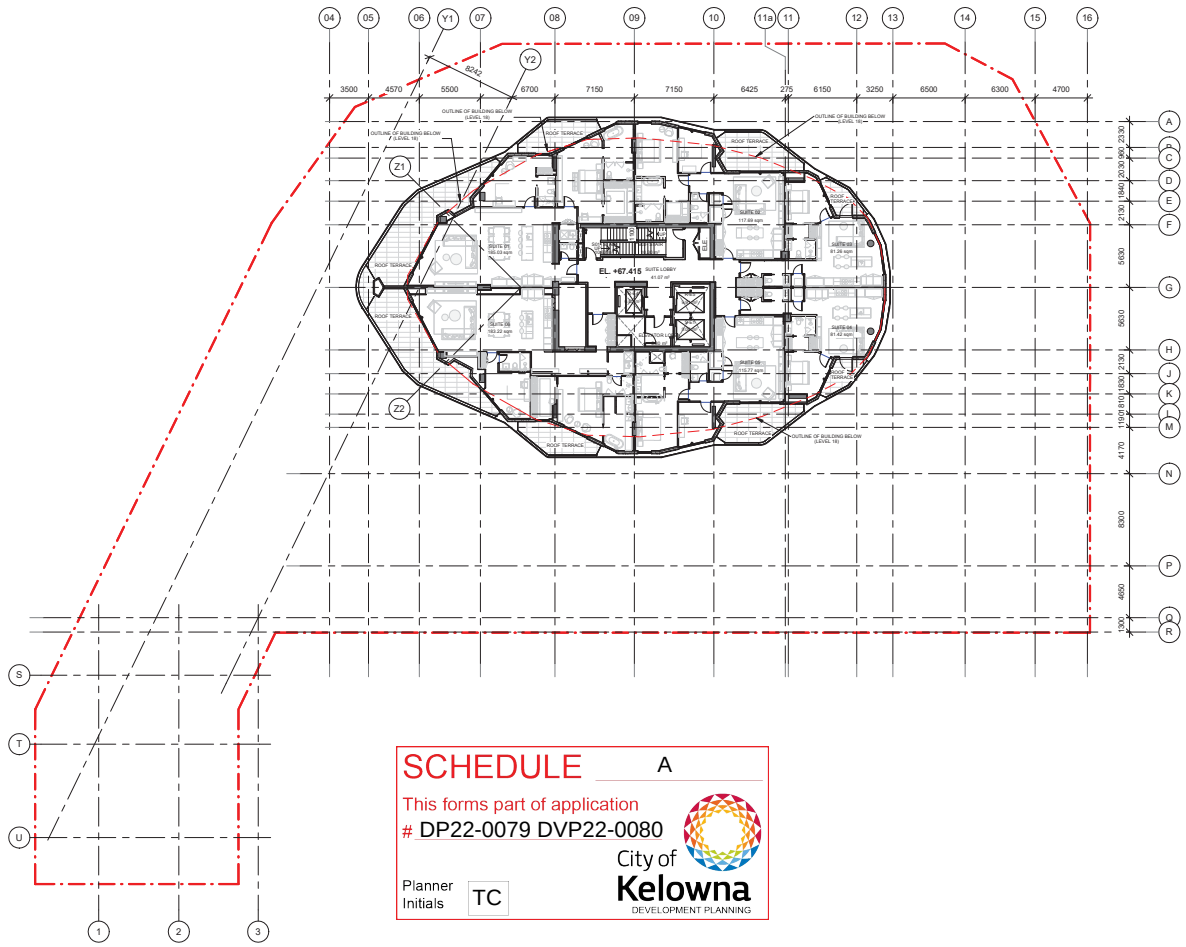
Plan
LEVEL 18 FLOOR PLAN

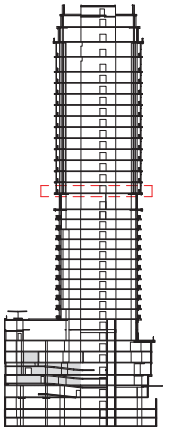
Date
MAR 14, 2022

Scale
1 : 200

N°
DP A-1.15

2022 03 24





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SCHEDULE A

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

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Project 1864

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

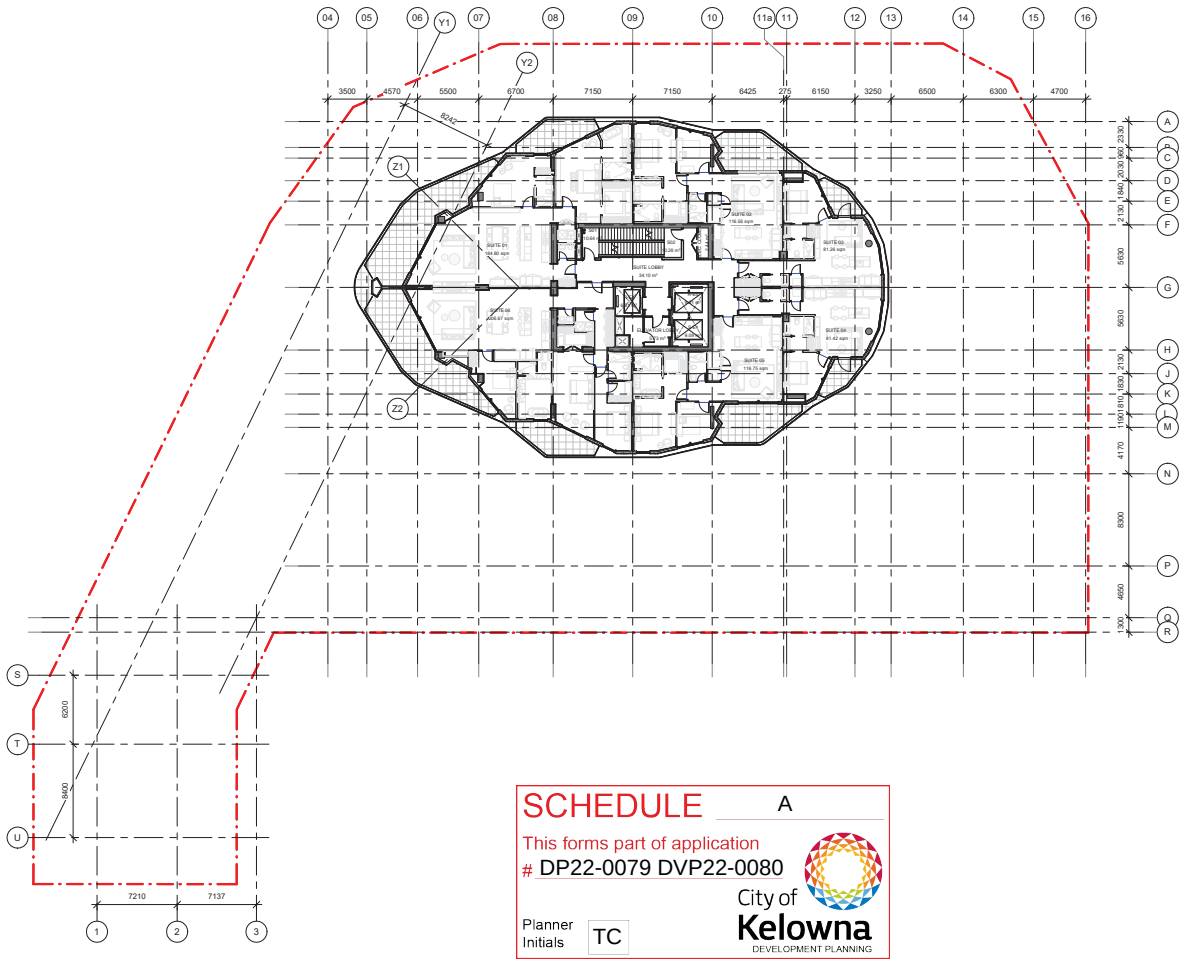
Plan
LEVEL 19 FLOOR PLAN

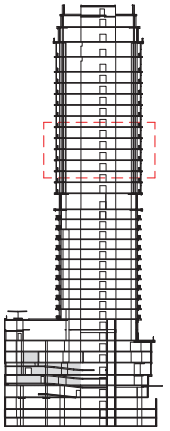
Date
MAR 14, 2022

Scale
1 : 200

N°
DP A-1.16

2022 03 24





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SCHEDULE A

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

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Project 1864

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

Plan

LEVEL 20-24 FLOOR PLAN

Date

MAR 14, 2022

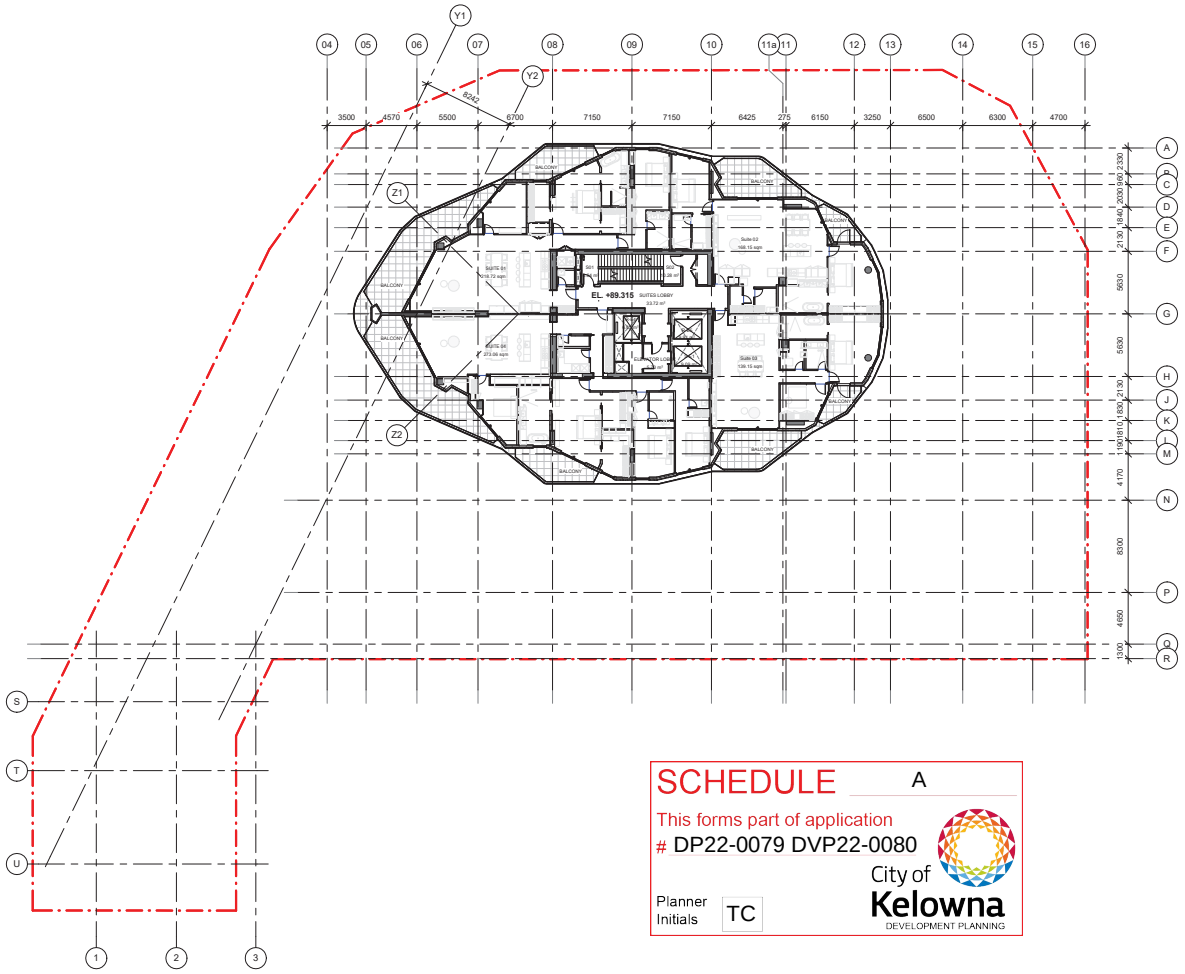
Scale

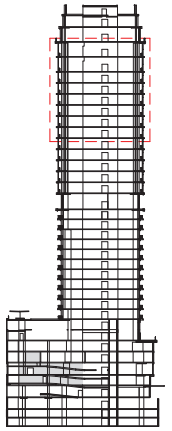
1 : 200

N°

DP A-1.17

2022 03 24





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SCHEDULE A

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

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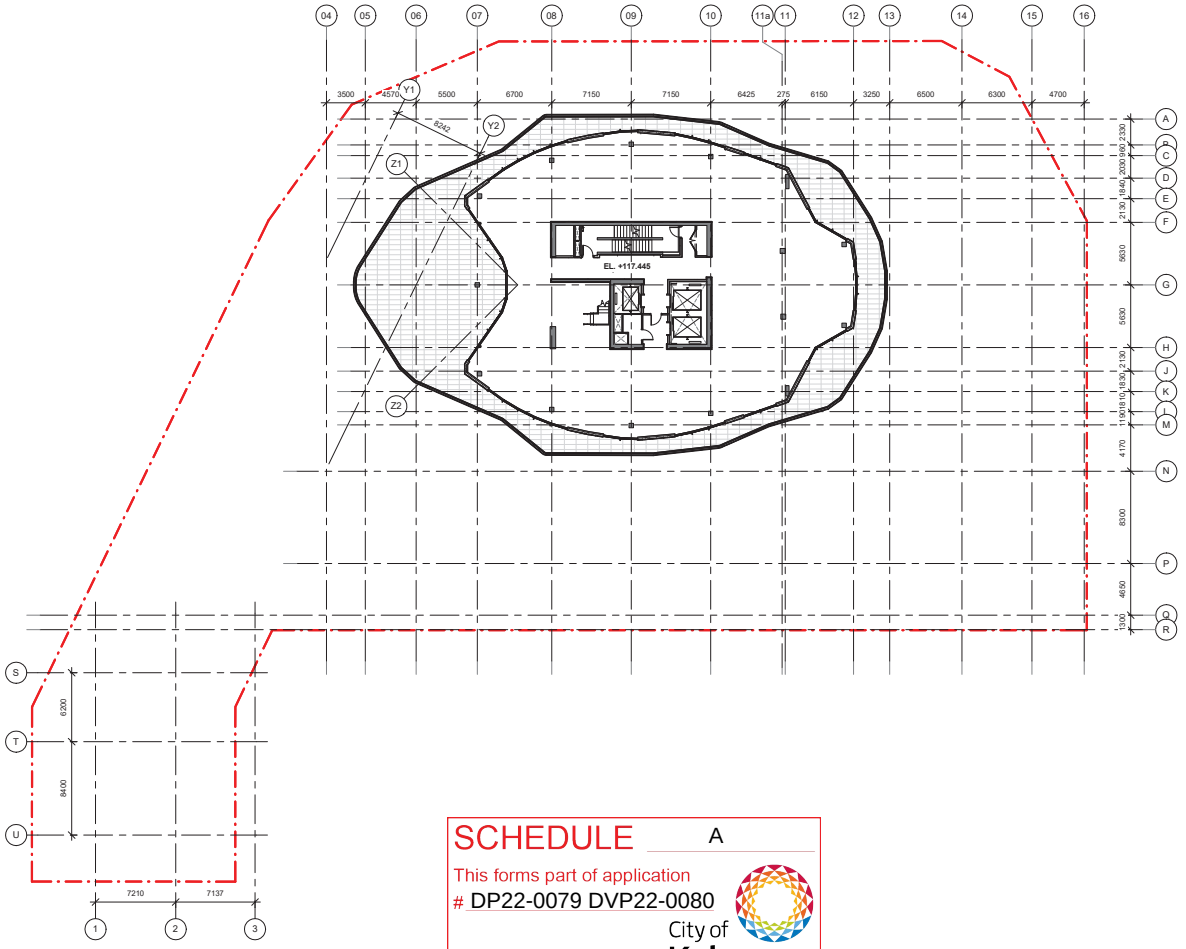
Westcorp

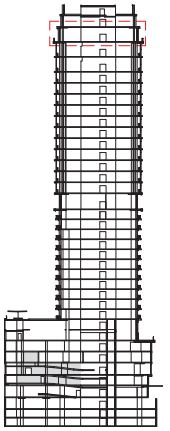
IBI

GCA Architects

Project 1864	Plan	Date	Scale	N°
289 Queensway Ave Kelowna, B.C. V1Y 8E6	LEVEL 25-31 FLOOR PLAN	MAR 14, 2022	1 : 200	DP A-1.18

2022 03 24





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SCHEDULE A

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

2022-03-14 10:33:33 AM

Westcorp | IBI | GCA Architects

Project 1864

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

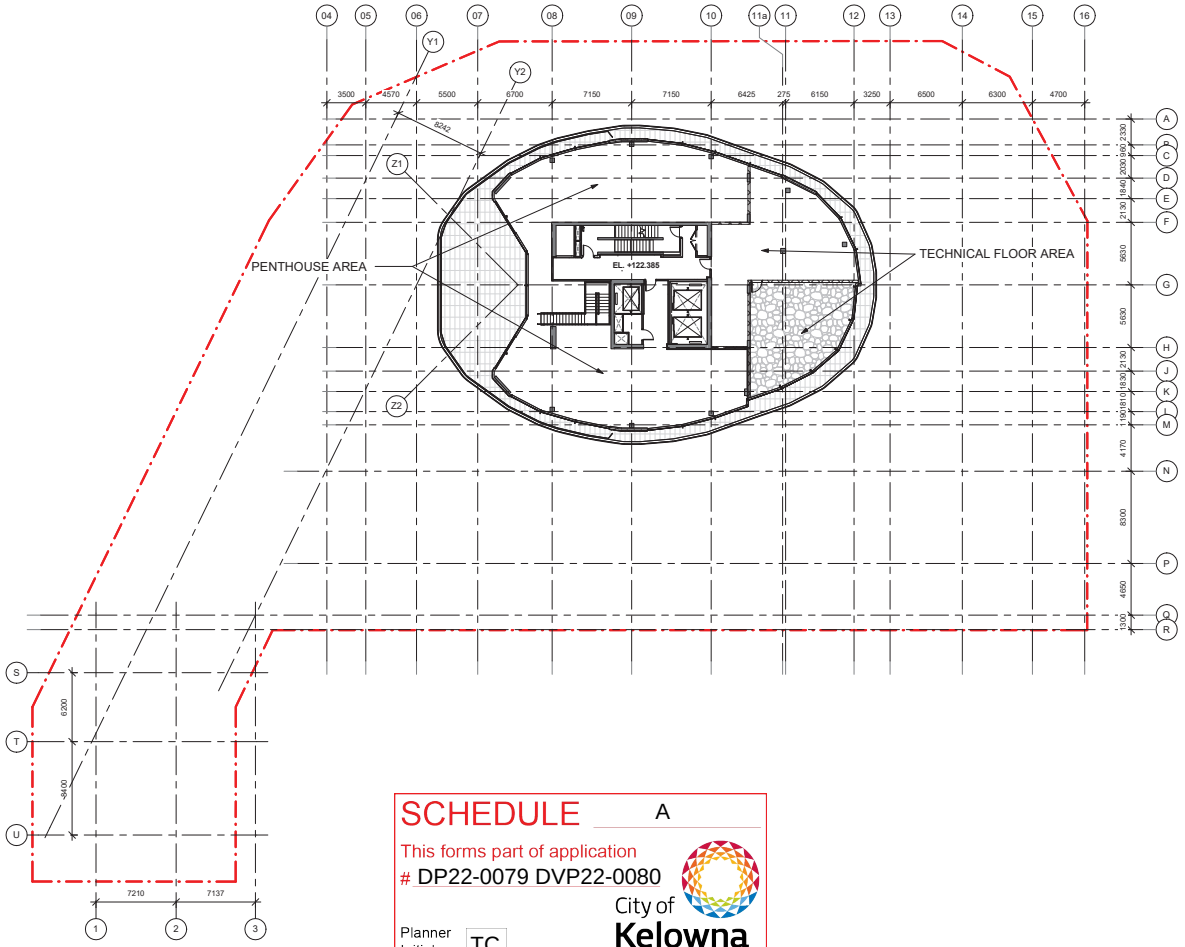
Plan
LEVEL 32 FLOOR PLAN

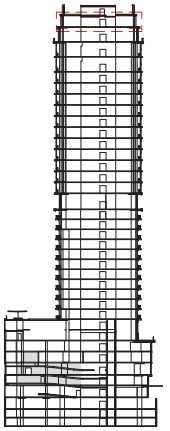
Date
MAR 14, 2022

Scale
1 : 200

N°
DP A-1.19

2022 03 24





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SCHEDULE A

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

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Westcorp

IBI

GCA Architects

Project 1864

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

Plan

LEVEL 33 FLOOR PLAN

Date

MAR 14, 2022

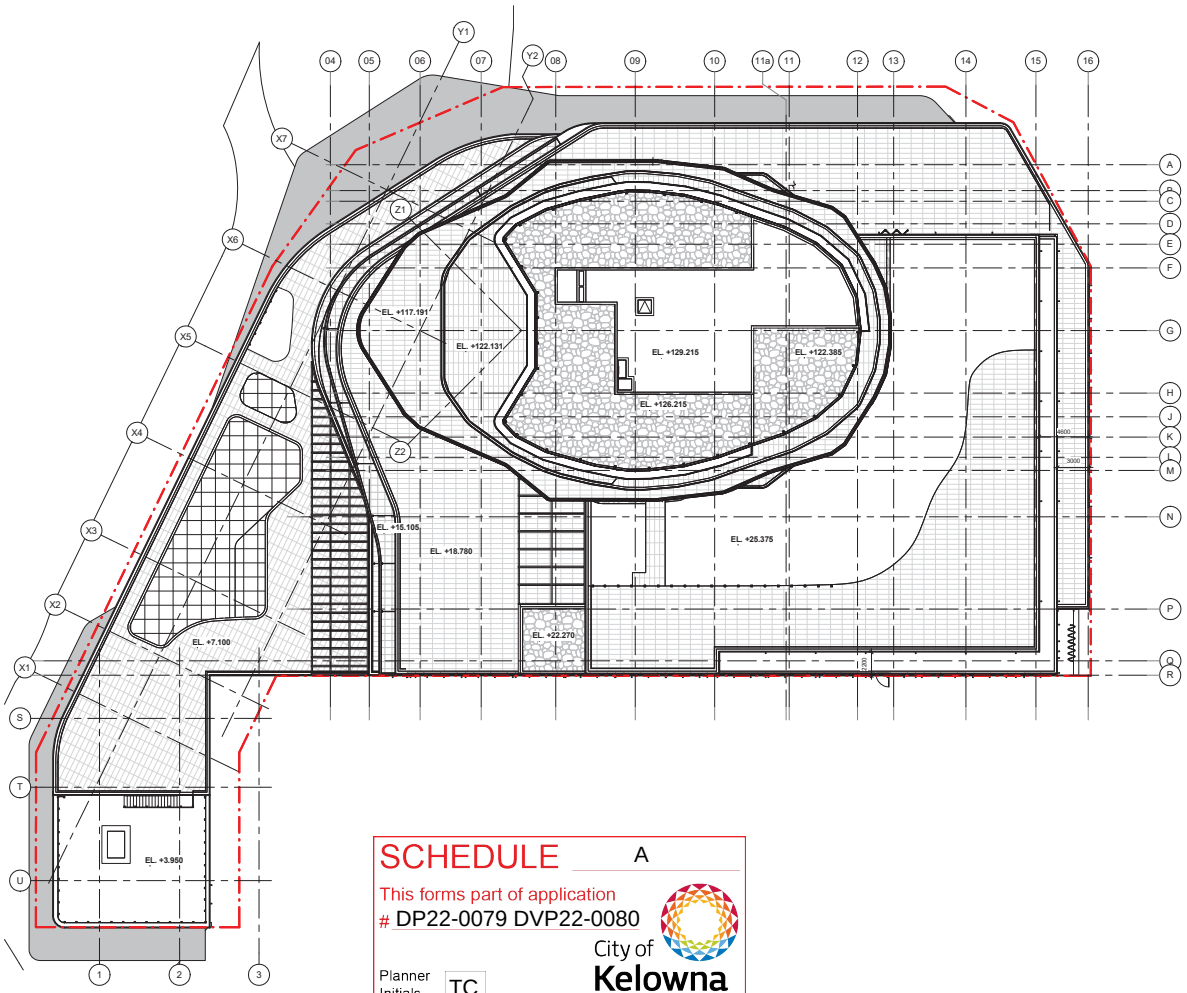
Scale

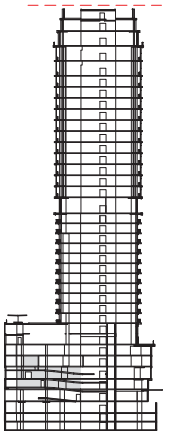
1 : 200

N°

DP A-1.20

2022 03 24





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SCHEDULE A

This forms part of application
DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

Westcorp | IBI | GCA Architects

Project 1864

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

Plan
ROOF PLAN

Date
MAR 14, 2022

Scale
1 : 200

N°
DP A-1.21

2022 03 24

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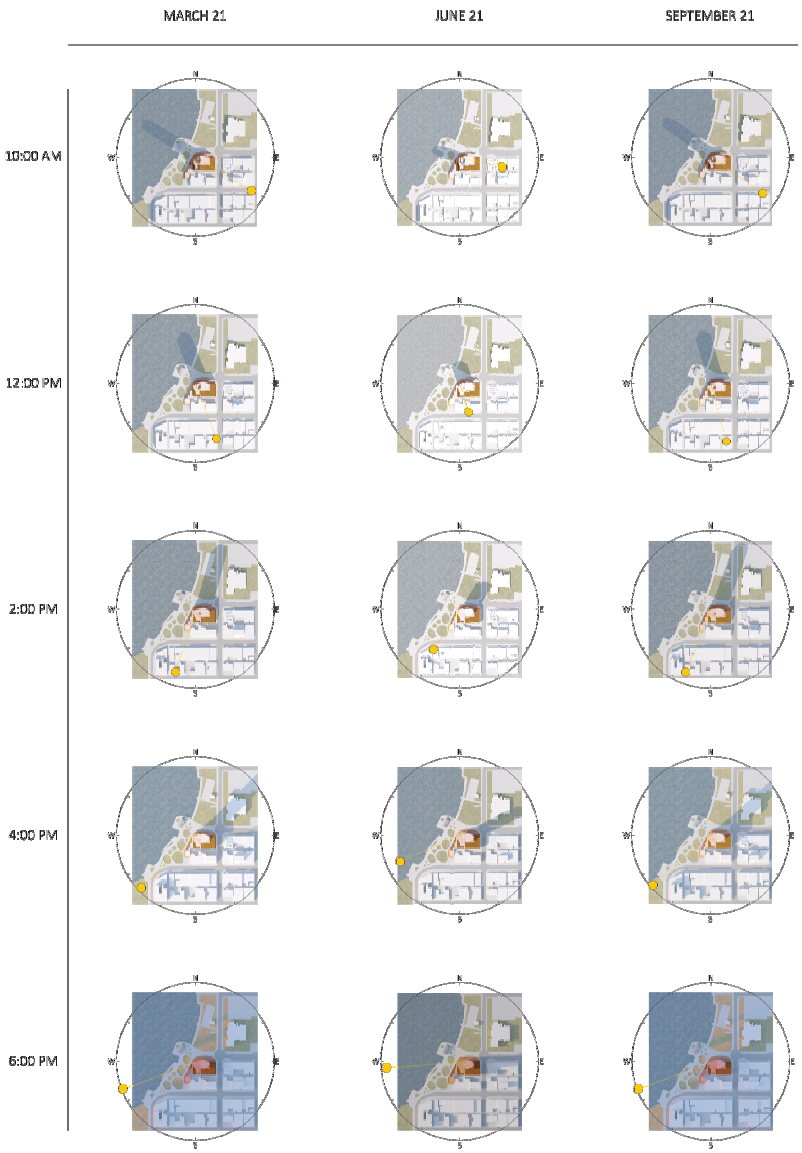


SCHEDULE A

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

N

Westcorp | IBI | GCA Architects

Project 1864

Downtown Hotel Kelowna
Kelowna, BC

Plan

Shadow Analysis

Date

MAR 14, 2022

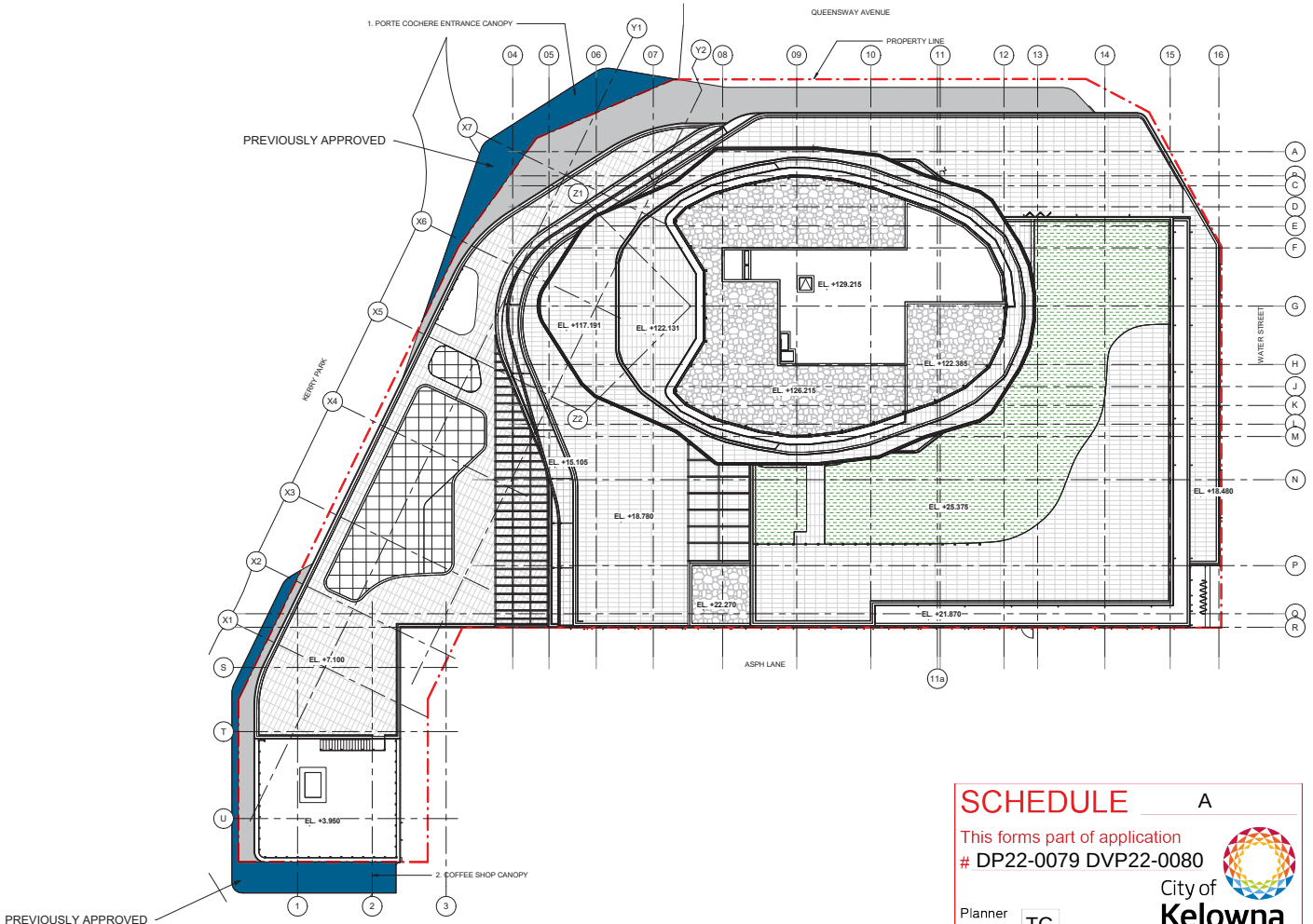
Scale A1

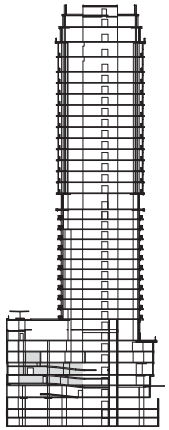
-

N°

DP A-3.14

2022 03 24





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SCHEDULE A

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna

DEVELOPMENT PLANNING

Planner Initials TC

2022-03-14 10:34:39 AM

Westcorp | IBI | GCA Architects

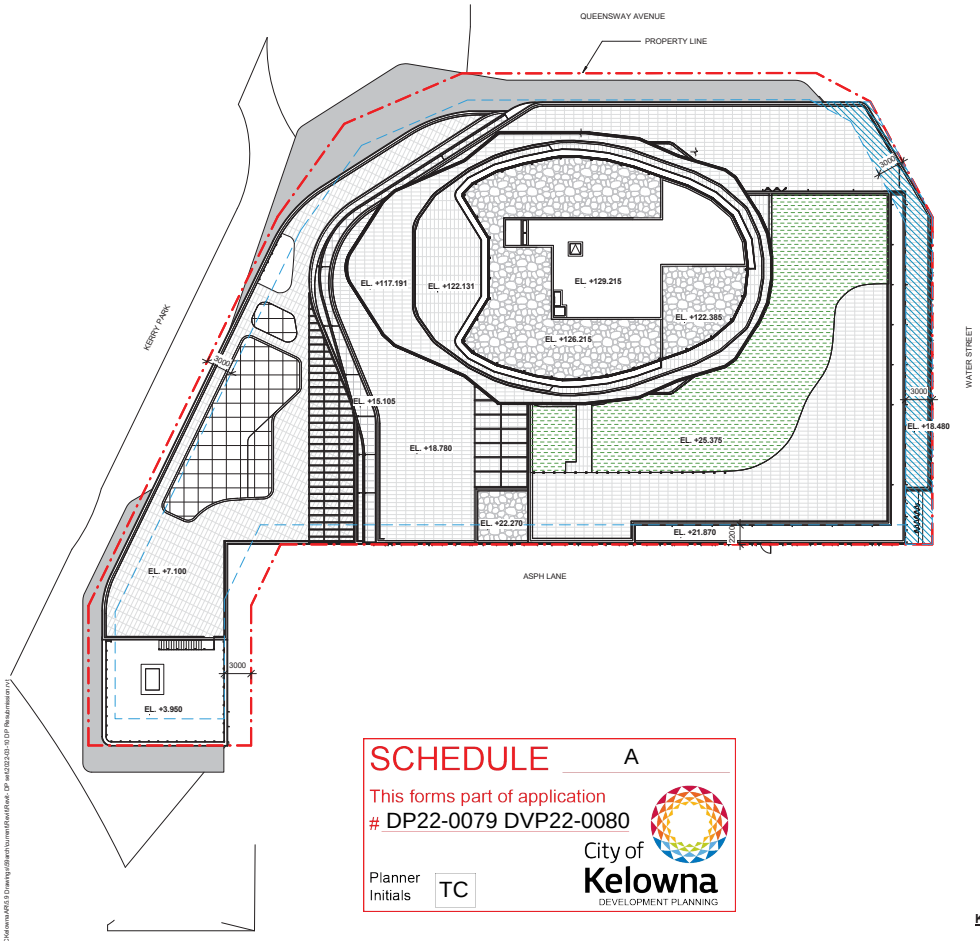
Project 1864

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

Plan	Date	Scale	N°
PUBLIC PROPERTY ENCROACHMENT PLAN	MAR 14, 2022	1 : 200	DP A-3.15

2022 03 24

C7 - PROPOSED SETBACK VARIANCES

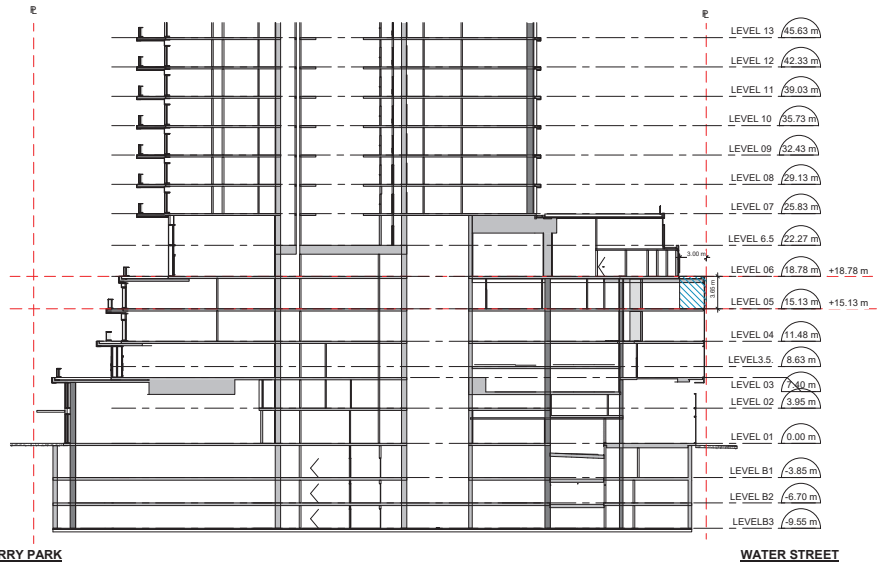


Areas representing encroachment into 3.0 m Setback
(See bylaw reference below)

(h) For Mid-Rise and High-Rise structures:

i. Any portion of a building above 16.0 m or 4 **storeys** (whichever is lesser) in **height** must setback a minimum of 3.0 m from all sides, except when abutting a laneway.

***There is NO changes in the structure of the building from the previous DP**



SCHEDULE A

This forms part of application

DP22-0079 DVP22-0080

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

N

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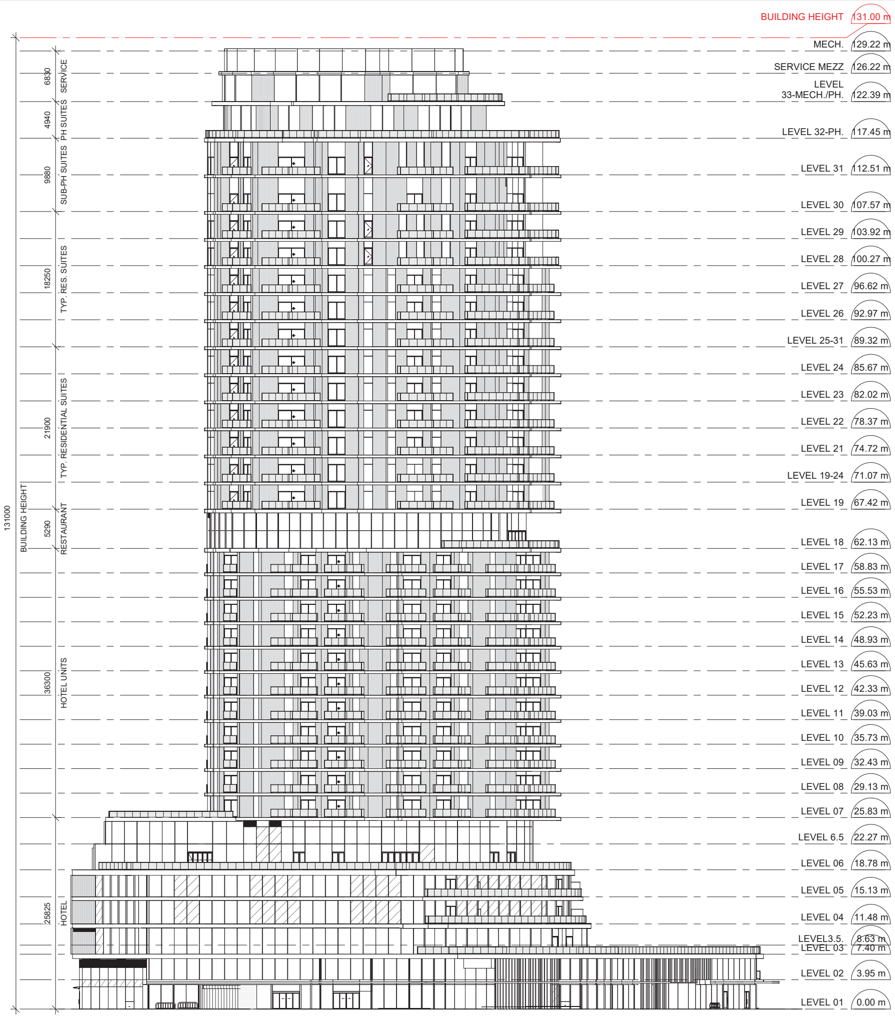
Project 1864

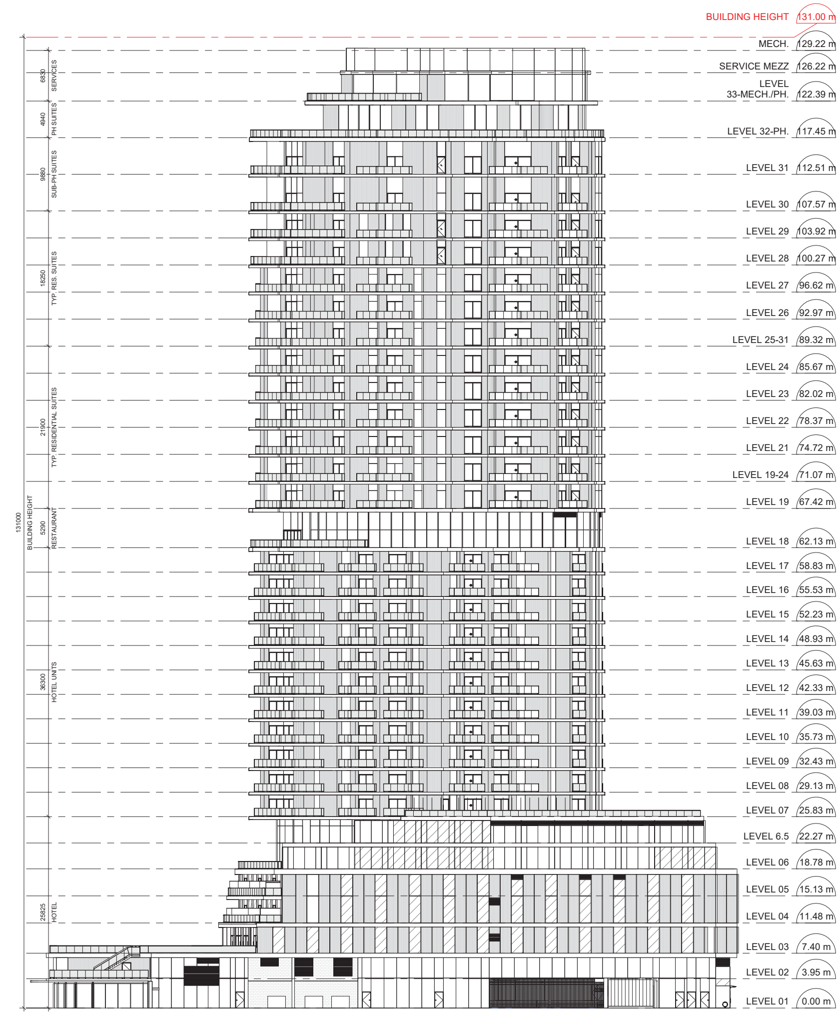
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan	Date	Scale	N°
C7_ PROPOSED SETBACK VARIANCE	MAR 14, 2022	1 : 250	DP A-3.16

2022 03 24



1 DP-North Elevation 1-300
1 : 300



2 DP-South Elevation 1-300
1 : 300

SCHEDULE B
This forms part of application
DP22-0079 DVP22-0080
City of Kelowna DEVELOPMENT PLANNING
Planner Initials TC

Westcorp | IBI | GCA Architects

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

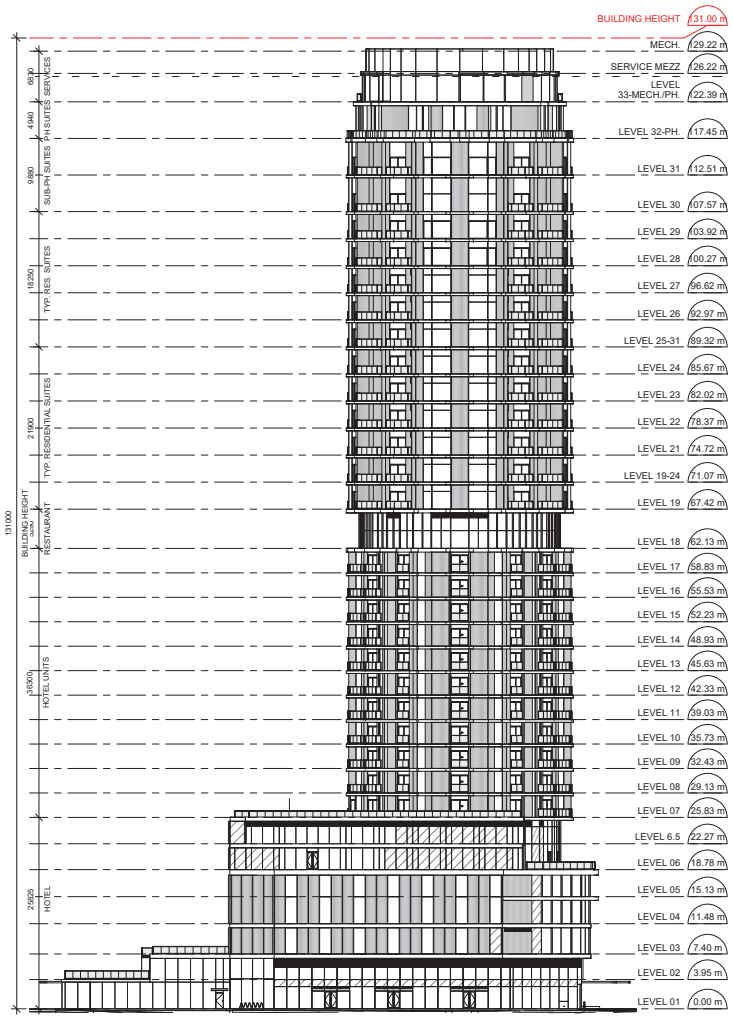
Plan
NORTH & SOUTH BUILDING ELEVATIONS

Date
JULY 07, 2022

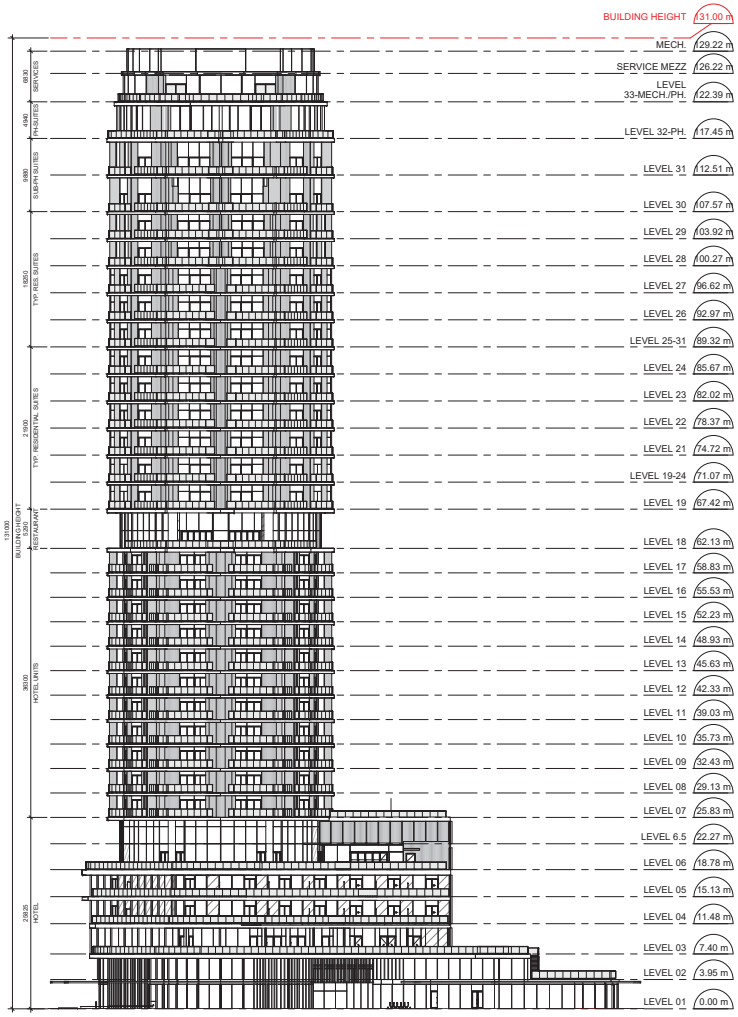
Scale
1 : 300

Nº
D

2022-08-23 12:53:39 PM



1 DP-East Elevation 1-300
1 : 300



2 DP-West Elevation 1-300
1 : 300

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Westcorp

IBI

GCA Architects

Project 1864

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

SCHEDULE B
This forms part of application
DP22-0079 DVP22-0080
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

Plan
WEST & EAST BUILDING ELEVATIONS

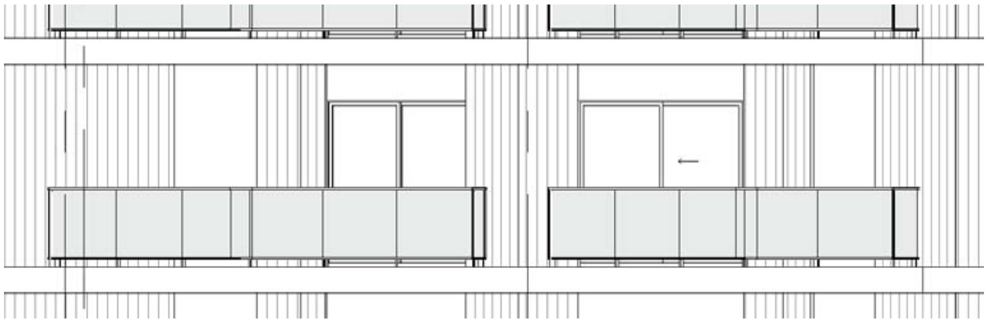
Date
JULY 07, 2022

Scale
1 : 300

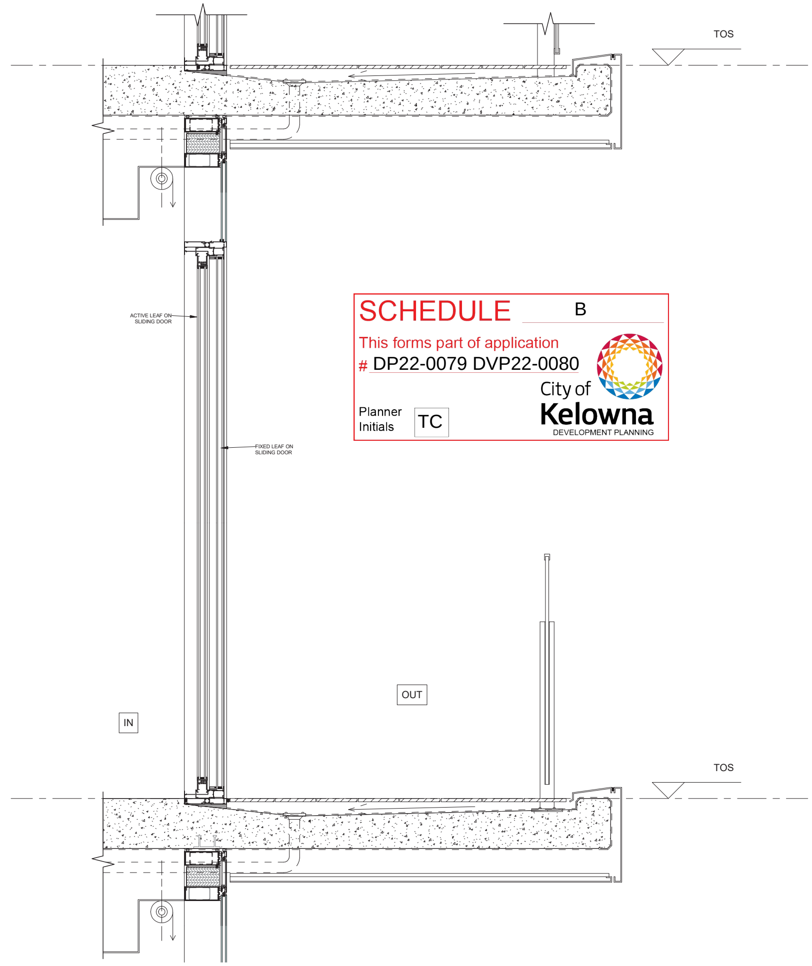
N°
D

REGISTERED ARCHITECT
PROFESSIONAL ENGINEER
BRITISH COLUMBIA

2022-09-24



TYPICAL HOTEL ROOM ELEVATION



1 WALL SECTION DETAIL-05
1 : 10

N

SCHEDULE B

This forms part of application
DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials: TC

2022-03-14 10:34:12 AM

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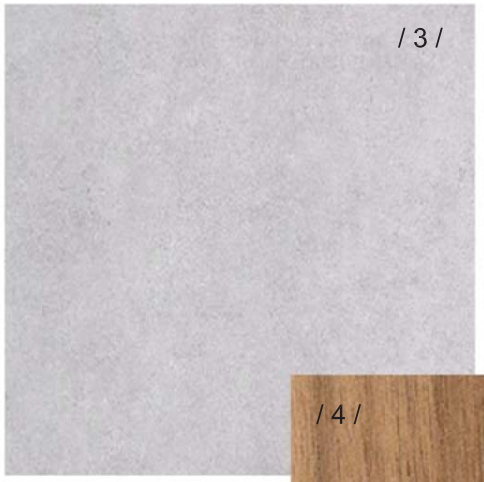
Project 1864	Plan	Date	Scale	Nº
289 Queensway Ave Kelowna, B.C. V1Y 8E6	TOWER FACADE DETAIL	MAR 14, 2022	As indicated	DP A-3.01

REGISTERED ARCHITECT
BRITISH COLUMBIA
2022 03 24



SCHEDULE B

This forms part of application
DP22-0079 DVP22-0080

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

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

Westcorp

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GCA Architects

Project 1864
Downtown Hotel Kelowna
Kelowna, BC

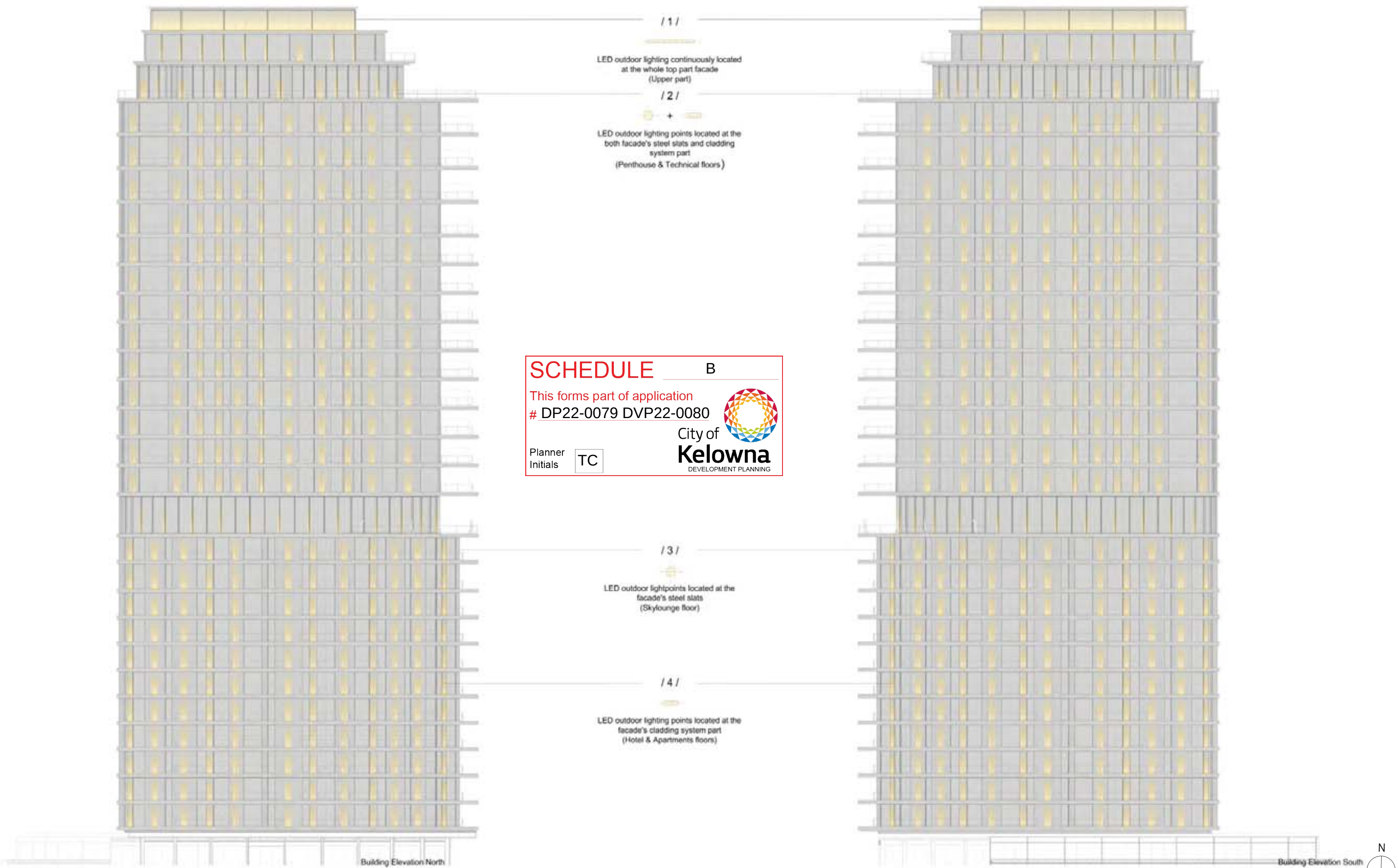
Plan
Material Board

Date
MAR 14, 2022

Scale A1
-

N°
A-4.02

2022 03 24



SCHEDULE B
This forms part of application
DP22-0079 DVP22-0080
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

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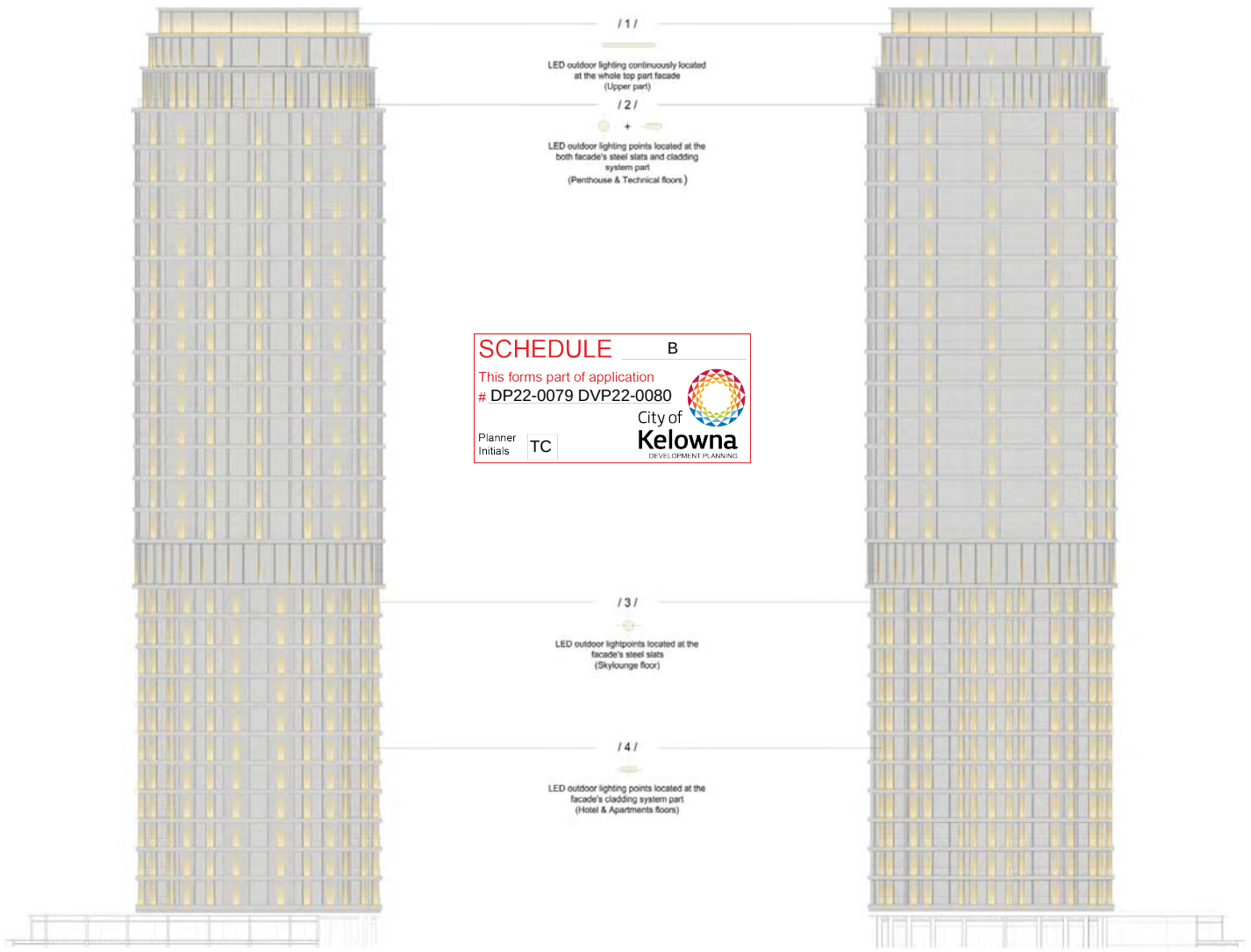
Westcorp | IBI | GCA Architects

Project 1864	Plan	Date	Scale	Nº
289 Queensway Ave Kelowna, B.C. V1Y 8E6	NIGHT LIGHT NORTH & SOUTH BUILDING	MAR 14, 2022		DP A-3.03

2022 03 24



SCHEDULE B

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DP22-0079 DVP22-0080

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

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2022-03-10 5:24:45 PM

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Project 1864

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

Plan

NIGHT LIGHT EAST & WEST BUILDING

Date

MAR 14, 2022

Scale

N°

DP A-3.04

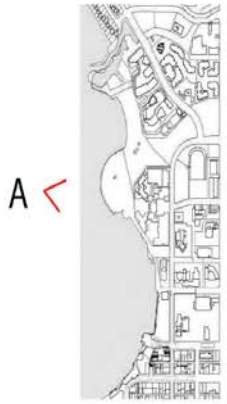
2022 03 24

SCHEDULE B

This forms part of application
DP22-0079 DVP22-0080

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING



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Westcorp

IBI

GCA Architects

Project 1864

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

Plan

VIEW OF CITYSCAPE FROM OKANAGAN LAKE

Date

MAR 14, 2022

Scale

N°

DP A-3.05

2022 03 24

SCHEDULE B

This forms part of application
DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

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Project 1864

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

Plan

AERIAL FROM OKANAGAN LAKE

Date

MAR 14, 2022

Scale

N°

DP A-3.06

REGISTERED ARCHITECT JAMES MACKAY BRITISH COLUMBIA

2022 03 24

SCHEDULE B

This forms part of application

DP22-0079 DVP22-0080

Planner Initials TC

City of Kelowna

DEVELOPMENT PLANNING

Westcorp

IBI

GCA Architects

Project 1864

Downtown Hotel Kelowna
Kelowna, BC

Plan

View from Okanagan Bridge

Date

MAR 14, 2022

Scale A1

-

N°

DP A-3.0

2022 03 24

SCHEDULE B

This forms part of application
DP22-0079 DVP22-0080

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

Westcorp

IBI

GCA Architects

Project 1864

Downtown Hotel Kelowna
Kelowna, BC

Plan

View from Kerry Park

Date

MAR 14, 2022

Scale A1

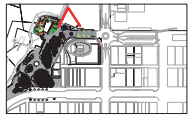
-

N°

DP A

2022 03 24

SCHEDULE B
This forms part of application
DP22-0079 DVP22-0080
Planner Initials TC
CITY OF Kelowna



Westcorp | IBI | GCA Architects

Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
View toward the Hotel Lobby

Date
MAR 14, 2022

Scale A1
-

No
DP /

2022 03 24

SCHEDULE B

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

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Westcorp

IBI

GCA Architects

Project 1864

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

Plan

VIEW FROM STUART PARK

Date

MAR 14, 2022

Scale

N°

DP A-3.10

2022 03 24

SCHEDULE B

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

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Westcorp

IBI

GCA Architects

Project 1864

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

Plan

VIEW FROM QUEENSWAY & WATER STREET

Date

MAR 14, 2022

Scale

N°

DP A-3.11

REGISTERED ARCHITECT
JAMES MACKAY
BRITISH COLUMBIA

2022 03 24

SCHEDULE B

This forms part of application
DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

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Westcorp

IBI

GCA Architects

Project 1864

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

Plan

VIEW FROM WATER STREET

Date

MAR 14, 2022

Scale

N°

DP A-3.12

REGISTERED ARCHITECT
JAMES MACAULAY
BRITISH COLUMBIA

2022 03 24

SCHEDULE B
This forms part of application
DP22-0079 DVP22-0080
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

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Westcorp

IBI

GCA Architects

Project 1864

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

Plan

NIGHT TIME VIEW FROM THE MARINA

Date

MAR 14, 2022

Scale

N°

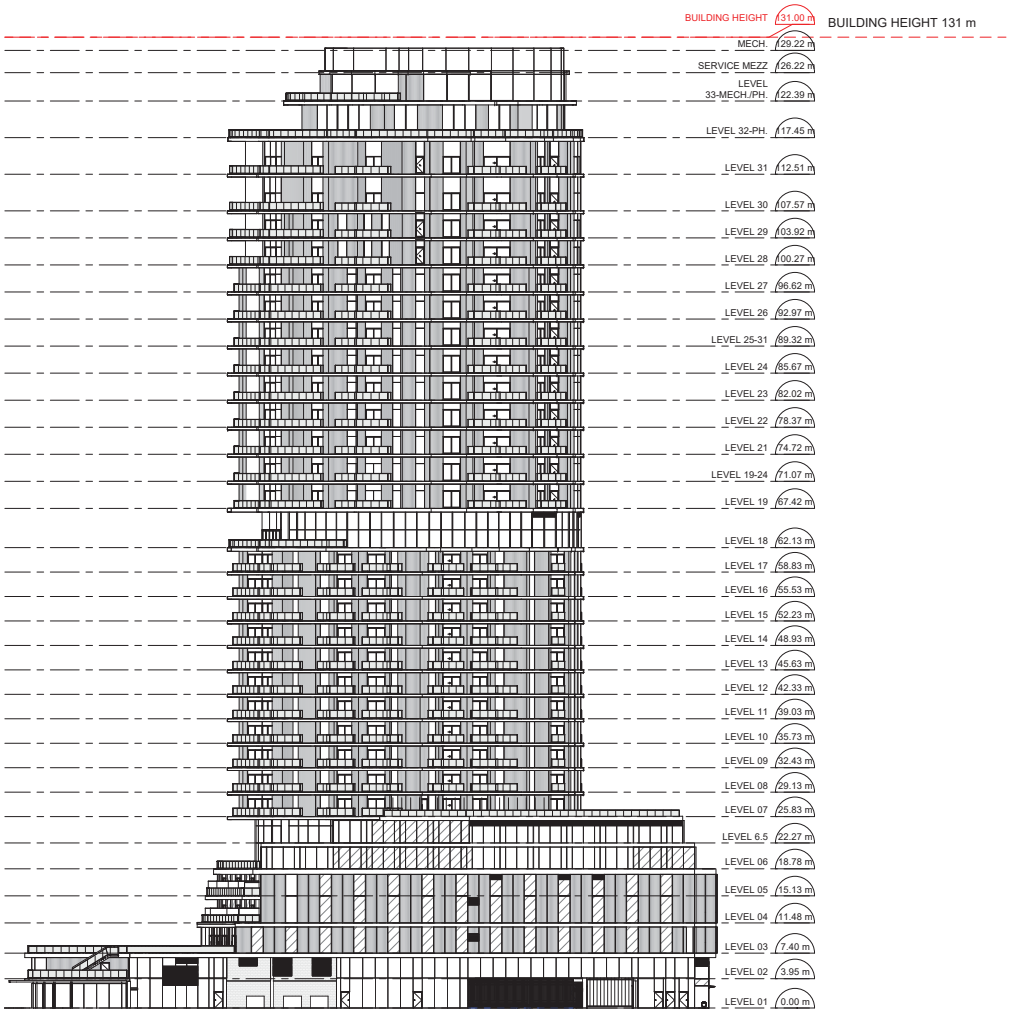
DP A-3.13

REGISTERED ARCHITECT
JAMES MACKAY
BRITISH COLUMBIA

2022 03 24

REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA

2022-08-24



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 131 m.

SCHEDULE B
This forms part of application
DP22-0079 DVP22-0080
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

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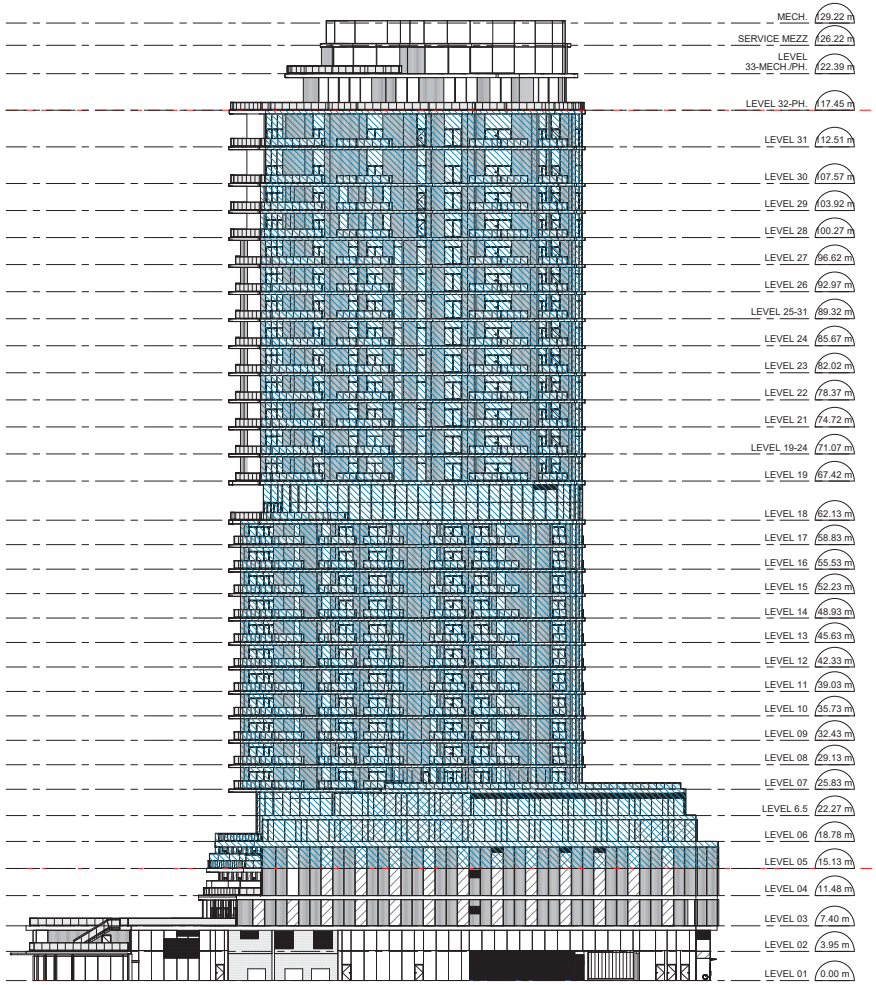
Westcorp | IBI | GCA Architects

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

Project 1864	Plan	Date	Scale	N°
	C7- PROPOSED VARIANCES- BUILDING HEIGHT	JULY 07, 2022	1 : 300	DP A-3.17



14.7.5 Development Regulations

ii. For structures taller than 40.0 m or 12 **storeys** (whichever is lesser) in **height**, the floor plate above the 16.0 m or 4 **storeys** (whichever is lesser) cannot exceed:

(a) 750m² for residential use.
(b) 850 m² for **hotel** use.

Areas representing encroachment into floorplate restriction

- Typical Hotel Floor Plates are 916.69 m²
- Residential Tower Floor Plates Ranges from 599.15 m² to 914.52 m²

SCHEDULE B
This forms part of application
DP22-0079 DVP22-0080
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

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Project 1864

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

Plan	Date	Scale	N°
C7- PROPOSED VARIANCES -FLOOR PLATE	MAR 14, 2022	1 : 300	DP A-3.18

SCHEDULE C

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

LANDSCAPE PLAN LEGEND:

- BUILDING ENTRY
- PROPERTY LINE - EXISTING
- PROPERTY LINE - PROPOSED
- LIMIT OF WORK
- PREMIUM ACCENT UNIT PAVING
- PREMIUM PEDESTRIAN UNIT PAVING
- PREMIUM VEHICULAR UNIT PAVING
- C.I.P. CONCRETE PAVING
- SILVA CELL SOIL MATRIX

LANDSCAPE DEVELOPMENT DATA

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

CHARACTER IMAGES



Westcorp

WSP

DOWNTOWN KELOWNA HOTEL

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

Plan
LANDSCAPE PLAN

Date
MAR 14, 2022

Scale
1:300

N°
LDP 1

File Path
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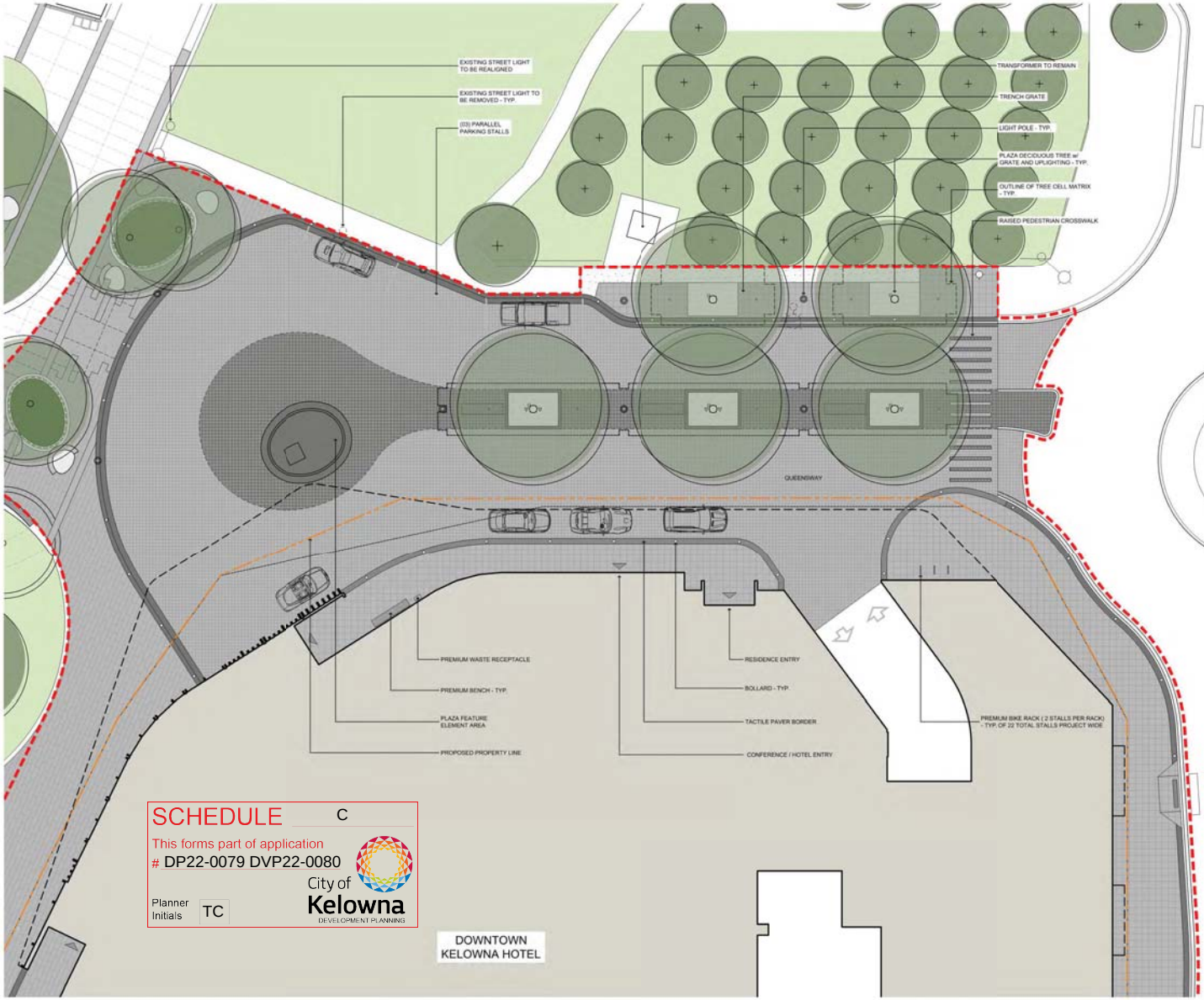

SCHEDULE C

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

LANDSCAPE PLAN LEGEND:

- BUILDING ENTRY
- PROPERTY LINE - EXISTING
- PROPERTY LINE - PROPOSED
- LIMIT OF WORK
- PREMIUM ACCENT UNIT PAVING
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CHARACTER IMAGES

Westcorp

WSP

DOWNTOWN KELOWNA HOTEL

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

Plan

LANDSCAPE PLAN

Date	Scale	N°
MAR 14, 2022	1:300	LDP 2

File Path

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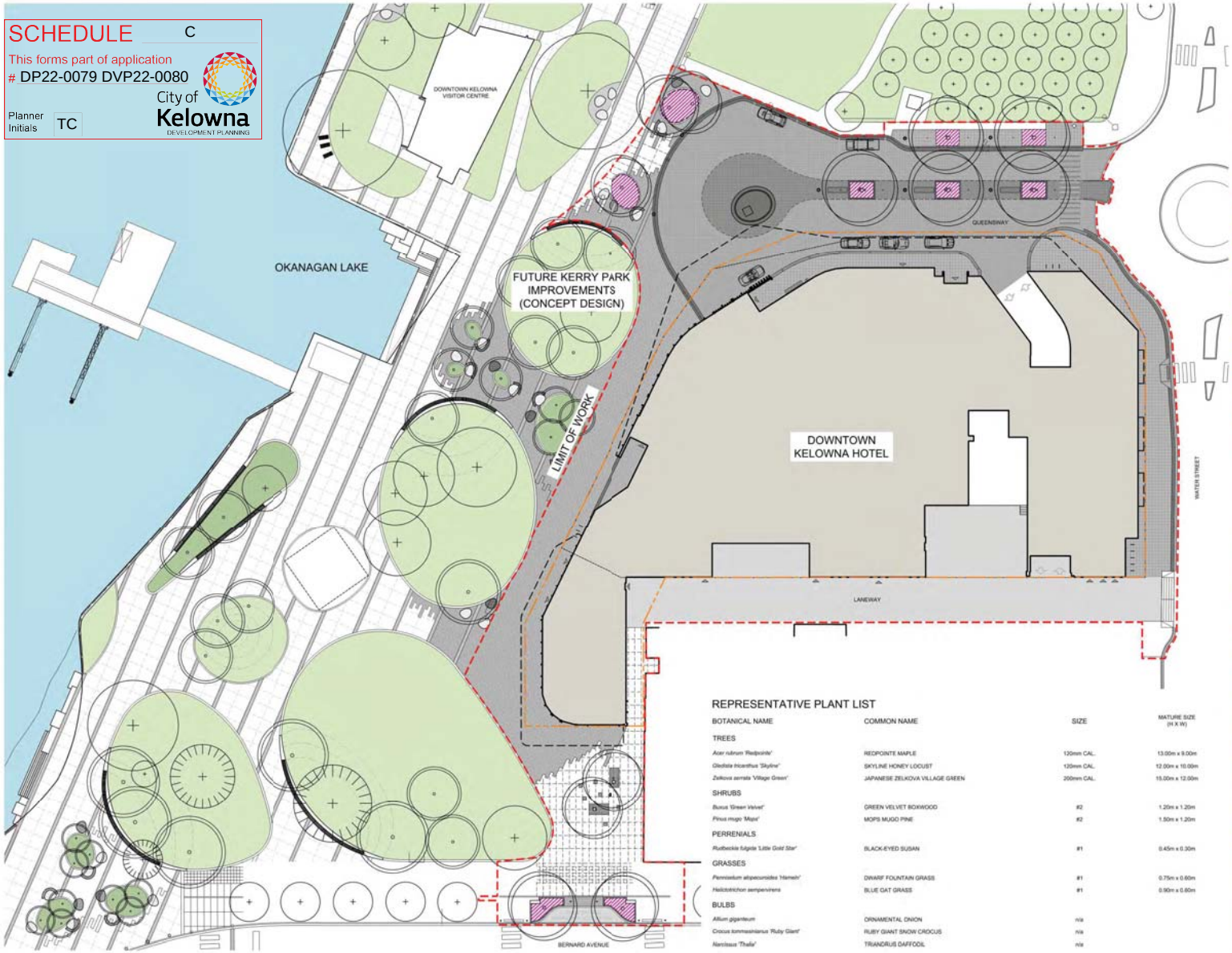
SCHEDULE C

This forms part of application

DP22-0079 DVP22-0080

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC



REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (H X W)
TREES			
Acer rubrum 'Redpointe'	REDPOINTE MAPLE	120mm CAL.	13.00m x 9.00m
Gleditsia triacanthus 'Skyline'	SKYLINE HONEY LOCUST	120mm CAL.	12.00m x 10.00m
Zelkova serrata 'Village Green'	JAPANESE ZELKOVA VILLAGE GREEN	200mm CAL.	15.00m x 12.00m
SHRUBS			
Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	#2	1.20m x 1.20m
Pinus mugo 'Mops'	MOPS MUGO PINE	#2	1.50m x 1.20m
PERRENIALS			
Rudbeckia fulgida 'Little Gold Star'	BLACK-EYED SUSAN	#1	0.45m x 0.30m
GRASSES			
Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	#1	0.75m x 0.60m
Helictotrichon sempervirens	BLUE OAT GRASS	#1	0.90m x 0.60m
BULBS			
Allium giganteum	ORNAMENTAL ONION	n/a	
Crocus tommasinianus 'Ruby Giant'	RUBY GIANT SNOW CROCUS	n/a	
Narcissus 'Thalia'	TRIANDRUS DAFFODIL	n/a	

HYDROZ0NE PLAN LEGEND:

MEDIUM WATER REQUIREMENTS

CHARACTER IMAGES

Westcorp

WSP

DOWNTOWN KELOWNA HOTEL

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

Plan

HYDROZONE PLAN

Date	Scale	N°
MAR 14, 2022	1:300	LDP 3

File Path

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CITY OF KELOWNA

MEMORANDUM

Date: March 25, 2022

File No.: DP22-0079

To: Community Planning (TC)

From: Development Engineer Manager (NC)

Subject: 289 Queensway

The Development Engineering comments and requirements regarding this Development Permit Application for the form and character of a 33-storey mixed-use building application are as follows:

1. General.

a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z14-0006 and are still outstanding. Servicing Agreement has been executed but will require updating prior to Building Permit issuance.

b) All License of Occupation agreement will need to be executed between the City of Kelowna and the Property Owner prior to Building Permit issuance.

c) A Maintenance agreement for works within Queensway ROW will need to be executed between the City of Kelowna and the Property Owner prior to Building Permit issuance.

Nelson Chapman, P.Eng.
Development Engineering Manager

RO

ATTACHMENT B
This forms part of application
DP22-0079 DVP22-0080
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
CHAPTER 5.0: High-Rise & Residential & Mixed Use						
5.1 Guidelines						
5.1.1 Relationship to the Street						
Design podiums to have transparent frontages to promote 'eyes on the street', using strategies such as: • Having continuous commercial and retail uses with windows and primary entrances facing the street; and • Having ground-oriented residential units with windows and primary entrances facing the street.						✓
Locate private, indoor amenity facilities such as bicycle storage along secondary street frontages as opposed to primary street frontages.						✓
Blank walls over 5 m in length along a commercial frontage are strongly discouraged and should be avoided.						✓
Building Address and Access						
Use architectural and landscape features to create well-defined, clearly visible, and universally accessible primary building entrances Additionally: • Differentiate between residential and commercial entrances; • Design lobby entryways to ensure they are well-defined and visually emphasized in the facade; • For retail frontages, provide small format retail storefronts with frequent entrances and a minimum depth of 10 m; and • Locate main building entries close to transit stops.						✓
Sidewalk Interface						
Design the streetscape fronting buildings to have defined zones as follows: • Frontage zone next to the building that may include patios, seating, or space for pedestrians to access building entrances; • Pedestrian zone that accommodates pedestrians walking along the sidewalk; • Furnishing / planting zone that provides space for street trees, landscaping, seating and lighting; and • Edge zone that provides a buffer from moving bicycles and vehicles.						✓
Provide a generous sidewalk width and space for streetscape amenities such as street trees, benches & patios.				✓		
5.1.2 Scale and Massing						
Podium						

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
Provide a minimum first floor height of 4.5 metres, measured from grade.		✓				
Provide a minimum podium height of 2 storeys and a maximum podium height of 4 storeys, and ensure that the total podium height does not exceed 80% of the adjacent street right-of-way width.		✓				
When adjacent sites are lower in height and are not anticipated to change, provide a transition in the podium height down to the lower-scale neighbours. • When adjacent sites include heritage buildings, design the scale and height of the podium to align with the heritage building height.			✓			
Tower Middle						
Orient towers in a north/south direction						✓
A maximum of four towers should be located within an individual block, with a staggered tower spacing.						✓
5.1.3 Site Planning						
Building Placement						
Site podiums parallel to the street and extend the podium along the edges of streets, parks, and open space to establish a consistent street wall.						✓
Site towers to be setback from the street wall and closer to the lane.				✓		
Greater setbacks can be provided at strategic points or along the entire frontage for increased architectural interest and improved pedestrian experience, for example to provide space for tree planting, wider sidewalks, plazas, and other open spaces.				✓		
Greater setbacks can be provided along retail streets in order to accommodate street cafes and patios (3-4 m).			✓			
Wherever possible, retain existing landscaped streetscapes by providing generous setbacks for trees and plantings.			✓			
Building Separation						
Maintain a minimum spacing distance of 25 m between towers, measured from the exterior wall of the buildings, excluding balconies.						✓
Place towers away from streets, parks, open space, and neighbouring properties to reduce visual and physical impacts of the tower.		✓				
Fit and Transition						
Promote fit and transition in scale between tall buildings and lower-scaled buildings, parks, and open spaces by applying angular planes, minimum horizontal separation distances, and other strategies such as building setbacks and stepbacks to limit shadow and visual impacts.		✓				
Solar Access						

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
Orient buildings to maximize solar access to adjacent streets and public spaces, while also considering optimizing for solar orientation to improve energy performance and occupant comfort (see 2.2.1). Strategies for minimizing impact on solar access include: • Limiting the scale and height of the podium; • Designing slender towers with generous separation distances; • Varying the height of towers on sites with multiple towers; and • Locating towers on site to minimize shadowing adjacent buildings and open spaces.		✓				
Views from the Public Realm						
Site buildings to create, frame, or extend views from the public realm to important natural and human-made features (e.g., to Okanagan Lake) by using strategies such as varying setbacks to protect important views.						✓
5.1.4 Site Servicing, Access, and Parking						
Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site.						✓
When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: • On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; • On portions of the building that front onto non-retail streets, line the above ground parking with an active residential frontage, such as ground oriented townhouse units; • When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; • On corner sites, screen the parking structure from public view on both fronting streets using the appropriate strategy listed above.					✓	
An additional acceptable strategy for mitigating visual impacts from above ground parking is to create a setback between the ground floor and upper storeys of the podium that can accommodate significant soil volumes for planting trees and other landscaping to screen the parking structure. • Public art can also be used to mitigate visual impacts from blanks walls on upper storey podium levels.		✓				
Minimize the visual impact of garage doors, parking entrances and service openings on the public realm by using strategies such as recessing, screening, and size minimization. • Avoid split level, raised or sunken parkade entrances.						✓

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	N/A	1	2	3	4	5
Locate drop-off areas into the side or rear of the site and provide pedestrian access to the street frontage.			✓			
Provide clearly visible pedestrian access to and from parking areas.						✓
5.1.5 Publicly-Accessible and Private Open Spaces						
Publicly Accessible Open Spaces						
Wherever possible, include publicly accessible open space on-site, such as hard or soft landscaped setbacks, plazas, courtyards, and mid-block pedestrian connections.			✓			
Define and animate the edges of open spaces with well proportioned podiums and active uses at-grade.						✓
Locate and design publicly accessible open space to: • Be directly accessible from the fronting public sidewalk; • Maximize access to sunlight and encourage year-round use through the use of landscaping, seating, and weather protection; • Where possible, complement and connect with publicly accessible open space on neighbouring properties; and • Maximize safety, comfort, amenity, and accessibility.						✓
On larger sites, use publicly accessible open space to provide through-block pedestrian connections.						✓
Where provided, tailor furniture elements as appropriate to encourage a range of seating and gathering opportunities, including both fixed and unfixed seating to allow for flexibility of use.				✓		
Private Open Spaces						
Provide private outdoor amenity spaces on site, such as balconies, private courtyards, private gardens, and accessible green roofs.						✓
Locate private patios and gardens to minimize overlook from neighbours.				✓		
Locate and design shared private outdoor amenity space to: • Maximize access to sunlight; • Minimize noise, smell and/or visual impacts from site servicing or mechanical equipment; and • Provide seating, lighting, trees, shade structures, and weather protection.						✓
For shared rooftop amenity spaces (e.g., on the top of the podium parkade), ensure a balance of amenity and privacy by: • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.					✓	
Design private balconies to be large enough to provide usable outdoor space.					✓	

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	N/A	1	2	3	4	5
Public Art						
Where applicable, integrate public art on-site to generate interest and activity and reflect the unique natural, Indigenous, or human history of Kelowna.		✓				
Provide adequate building setbacks and space to accommodate the pedestrian view and experience of public art installations.		✓				
Site artwork at key pedestrian spaces such as courtyards, midblock connections, lanes, and plazas.			✓			
5.1.6 Building Articulation, Features, and Materials						
Design tall buildings to have a cohesive architectural look with a distinct podium, tower, and top. Strategies for achieving this include changes in articulation, materials, and the use of step backs.						✓
Podium						
Provide architectural expression in a pattern, scale and proportion that is in relation to neighbouring buildings and that differentiates it from the tower. Examples of such design elements include the use of: • Cornice lines; • Window bays; • Entrances; • Canopies; • Durable building materials; and • Energy efficient fenestration.						✓
Highlight primary retail facades with high quality materials and detailing, with particular attention to building entrances.						✓
Avoid blank walls, but if necessary, articulate them with the same materials and design as the other active frontages.						✓
Along mixed-use and commercial street frontages, avoid locating balconies (projecting or inset) within the first 2 storeys of the podium. Between 3 and 6 storeys, inset balconies behind the streetwall.		✓				
Provide weather protection and signage in accordance with Guidelines found in section 4.1.6 as well as lighting in accordance with section 2.1.5.						✓
Tower Middle						
On sites with multiple towers, provide variation in the design and articulation of each tower facade to provide visual interest while maintaining a cohesive architecture overall.	✓					

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
Design balconies to limit increases in the visual mass of the building and to become an extension of interior living space, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance (see 2.2.1). • Consider that inset or partially inset balcony arrangements may offer greater privacy and comfort, particularly on higher floors.					✓	
Tower Top						
Design the top of tall buildings to terminate and be distinguishable from the middle building and to make a positive contribution to the skyline (*See Figure 6o*). • Design and screening of mechanical rooms, and incorporation of roof top amenity spaces and architectural lighting, can be used to distinguish the tower top.						✓
Setback the upper floors of the tower and incorporate a projecting cornice or other feature to terminate the building and contribute to a varied skyline.			✓			

Summary of Changes to DP Drawing Set for Westcorp Hotel

There are no changes to the hotel design that was approved on Feb 4th, 2020. Minor changes to the drawing set are summarized here:

1. On the stats page, the tables have been re-ordered for ease of review. Our BP drawing work revealed a small error in floor area calculation for the purposes of FAR and the number has increased slightly from 36,013sqm to 36,830sqm, with a corresponding adjustment to the FAR. *No floor area has been added to the project*.

2. With tandem stalls no longer allowed to count toward required parking stalls in the C7 zone, the tandem stalls are shown separately. They are shown this way on the drawings because, while they cannot count toward required stalls, they remain in the project. These stalls will be used by the hotel valet service. One further change is that we have also now included reference to the provision of EV stalls.

3. For the purposes of the parking stall requirement, we have reduced the hotel room count from 184 to 175. While the DP drawings for hotel floors do not yet reflect the reduction in hotel rooms, the hotel brand we are working with is requiring a number of Presidential and Executive suites (much larger hotel suites) to be designed which will reduce the overall hotel room count. That work is ongoing, so no finalized drawings are available yet. We expect to lose anywhere between 9 and 15 keys. To be conservative, for the purpose of expected total room count, we have reduced the total by 9. It could well be more by the time brand approval is concluded. If anticipation of reduction of room count is not acceptable to City staff due to the fact that the design drawings do not yet reflect that change, we ask that our tandem (valet) stalls be allowed to count toward required stalls because of our hotel use.

4. In our BP drawing work we noticed that the hotel elevator did not extend down to level B3. This has been rectified and is now shown on the current drawings.

5. The length of the loading bay stalls has increased slightly in order to comply with current Section 8 Bylaw.

6. Variance pages have been updated to reflect current bylaw. **We have made no changes to the building design from what was approved in 2020.**

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