

DP22-0079 / DVP22-0080 289 Queensway

Development Permit and Development Variance Permit Applications

Proposal

- ▶ To issue a Development Permit for the form and character of 33-storey tower and to issue a Development Variance Permit to vary the maximum building height, maximum podium height and setbacks above four storeys.

Development Process

Mar 24th, 2022

Development Application Accepted



Staff Review & Circulation



Aug 2nd, 2022

Public Notification Received



Sept 20th, 2022

DP & DVP



Building Permit

} Council Approvals

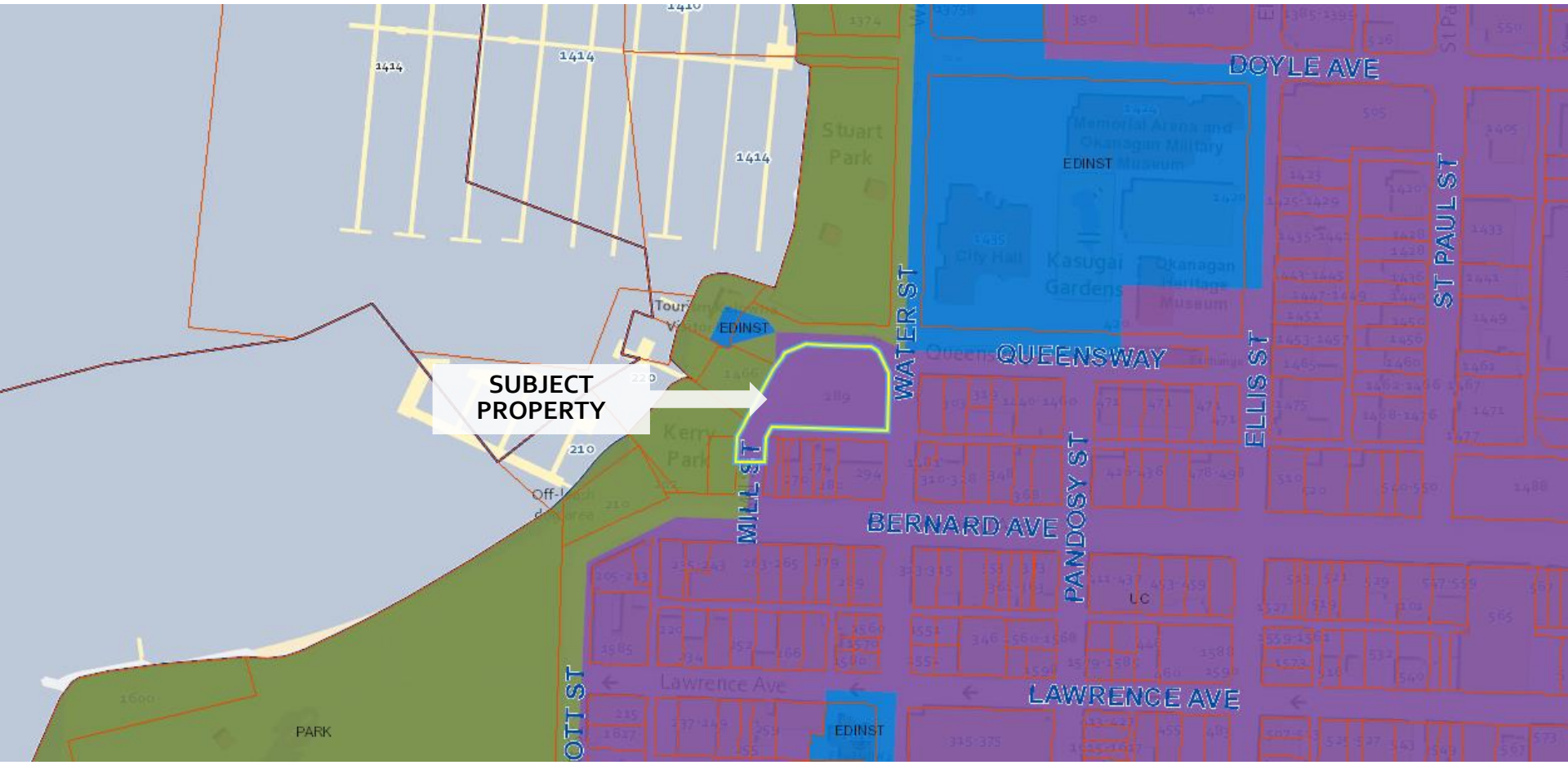


Context Map



City of Kelowna

Future Land Use



Subject Property Map



City of Kelowna

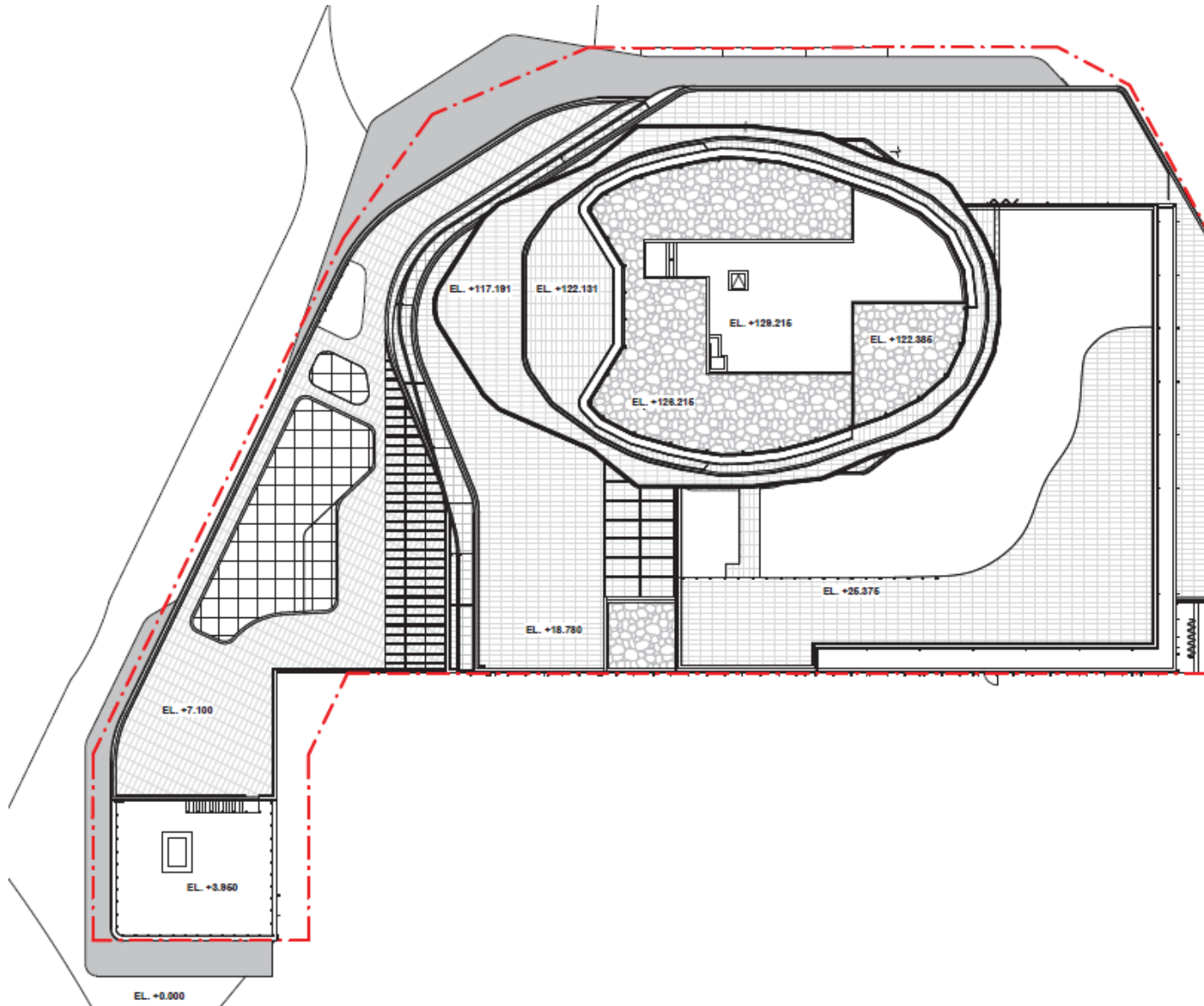
Project details

- ▶ Previous approvals were occurred for the project on February 20th, 2017 and February 4th, 2020.
- ▶ Development Permit is for a new 33-storey tower.
 - ▶ The hotel will include 175 hotel rooms and 65 residential units.
 - ▶ Auxiliary hotel uses include restaurant/café, meeting rooms, spa/wellness centre and retail shops.
- ▶ The proposal also includes investment into Kerry Park and the surrounding area.

Project details

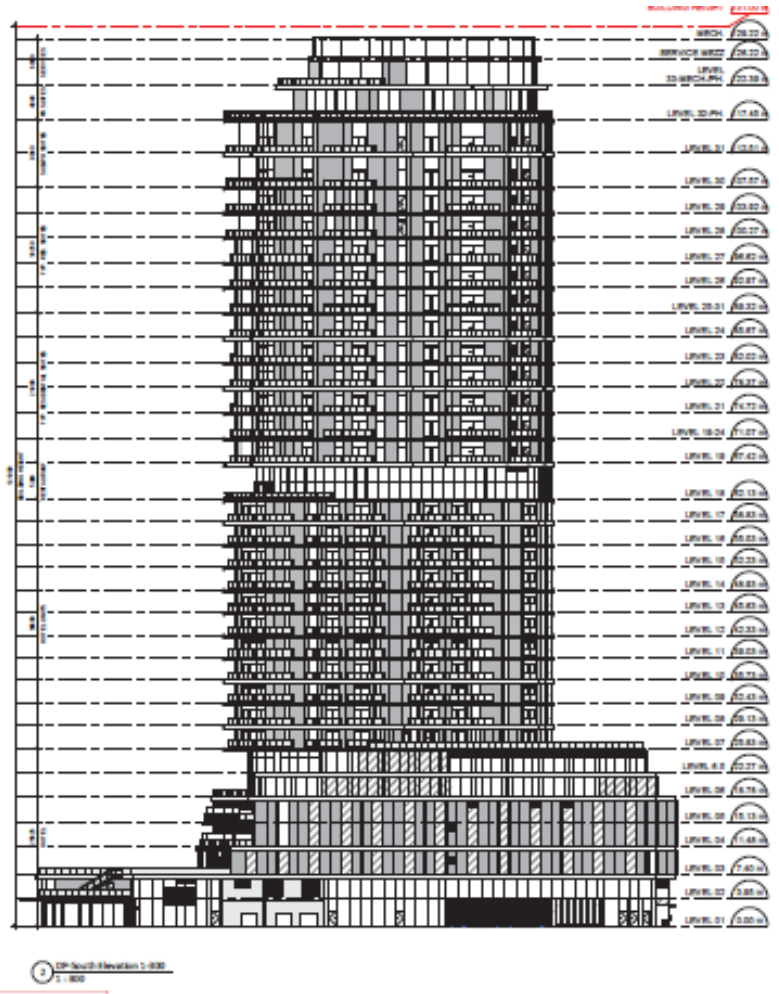
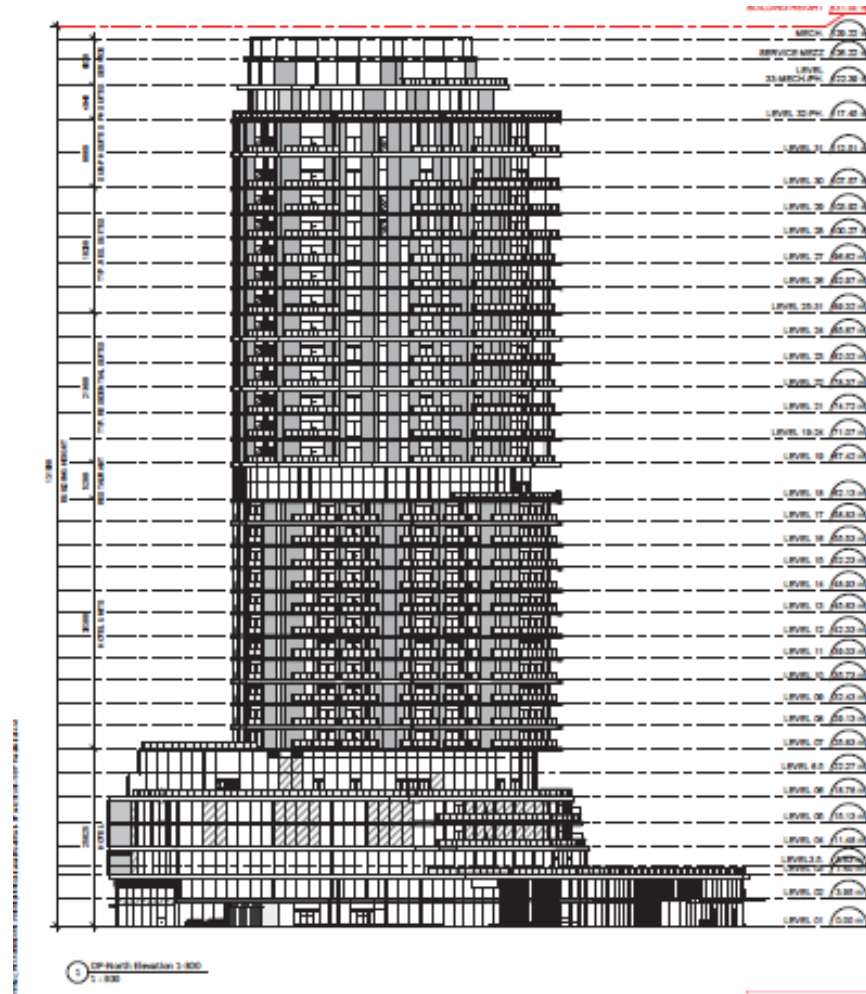
- ▶ There have been minor changes to the Development Permit since the previous approvals, these include:
 - ▶ The Floor Area increased from 36,013m² to 36,830m² and
 - ▶ FAR from 7.63 to 8.28;
 - ▶ Tandem stalls were removed from C7 zone. They remain as part of the project, however, are primarily used for valet service;
 - ▶ Reduction of hotel room count from 184 to 175.
 - ▶ Elevator extension down to Level B3;
 - ▶ An increase in loading bay lengths to comply with Zoning Bylaw update;
 - ▶ A new podium height variance due to Zoning Bylaw update.

Site Plan



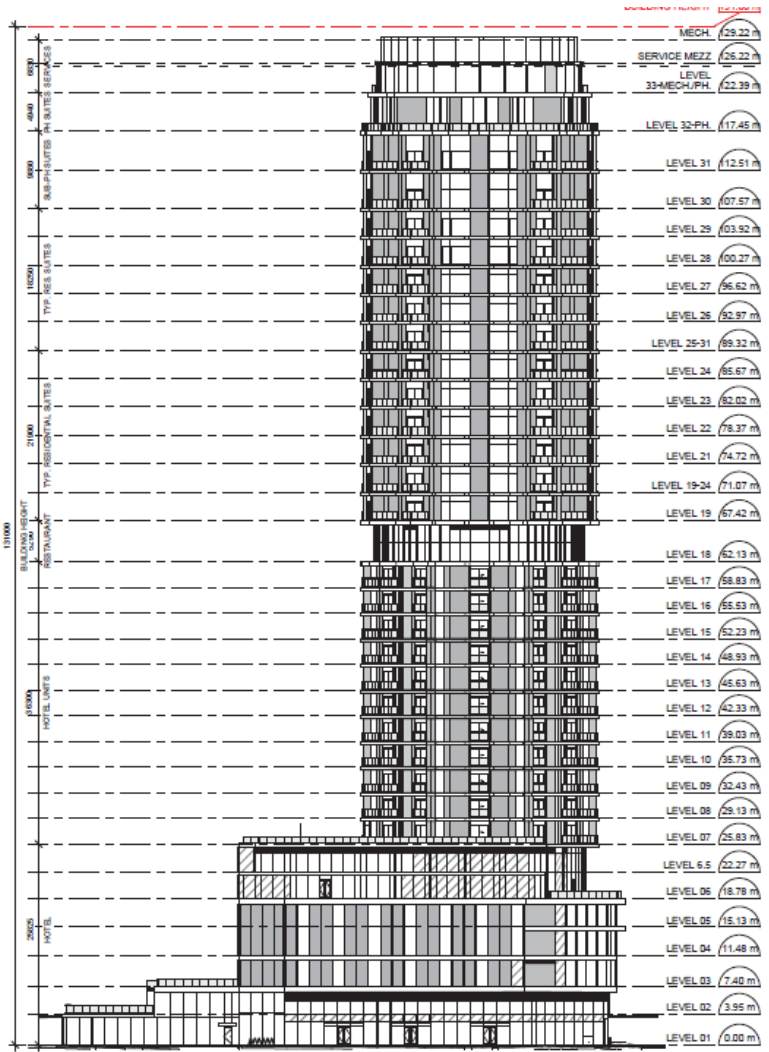
City of Kelowna

Elevations

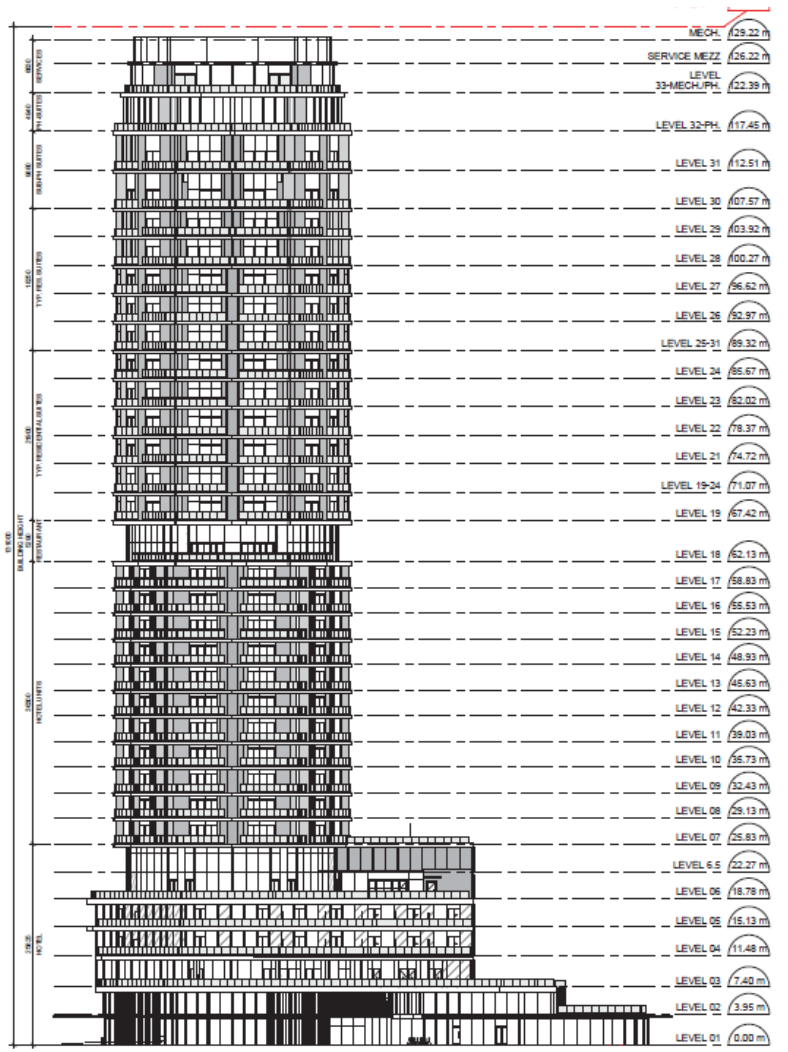


North and South Elevation

Elevations



1 DP-East Elevation 1:300



2 DP-West Elevation 1:300

East and West Elevation

Conceptual Renderings



City of Kelowna

Conceptual Renderings



City of Kelowna

Conceptual Renderings



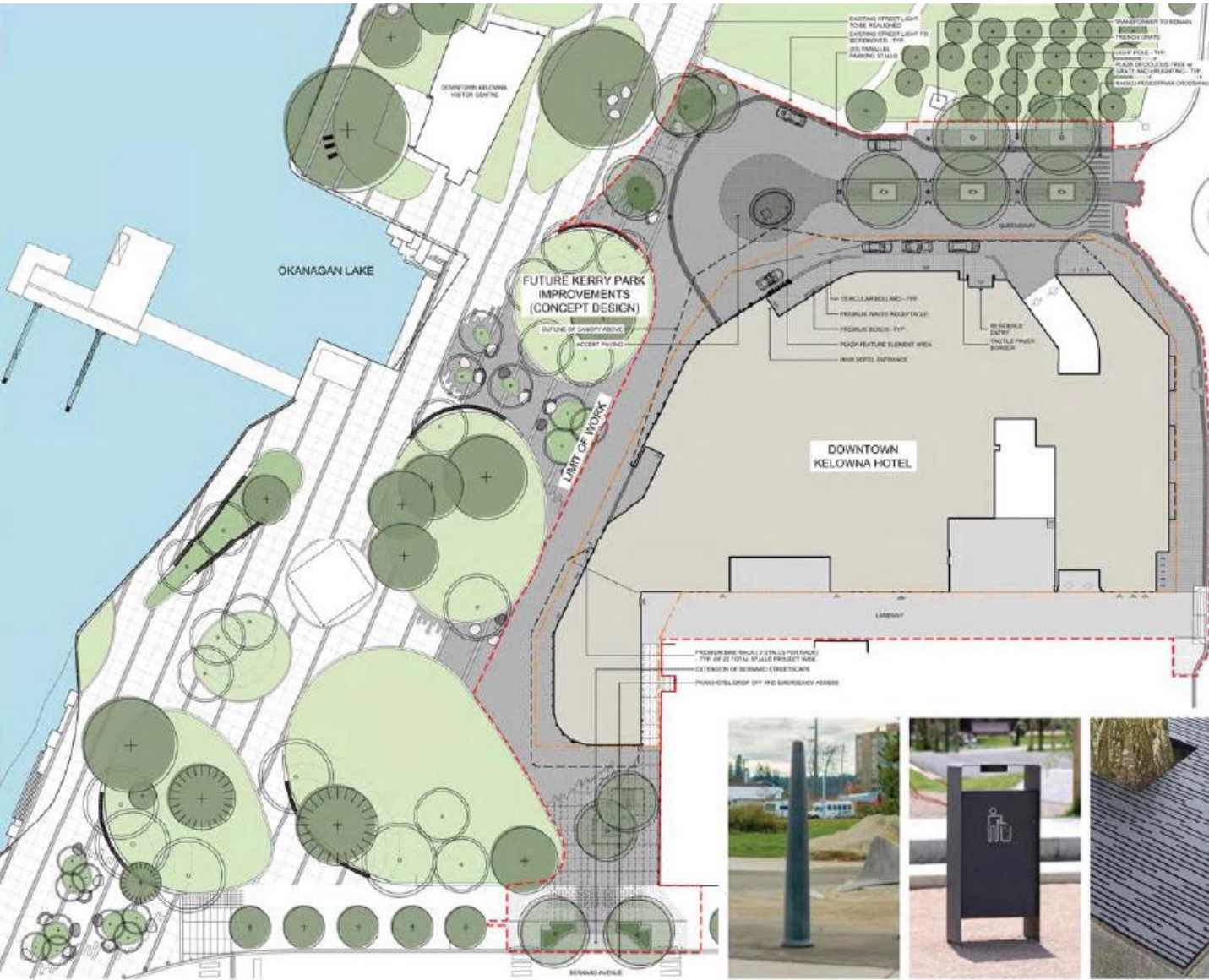
City of Kelowna

Conceptual Renderings



City of Kelowna

Landscape Plan



LANDSCAPE PLAN LEGEND:

- BUILDING ENTRY
- PROPERTY LINE - EXISTING
- PROPERTY LINE - PROPOSED
- LIMIT OF WORK
- PREMIUM ACCESS UNIT PAVING
- PREMIUM PEDESTRIAN UNIT PAVING
- PREMIUM VEHICULAR UNIT PAVING
- C.P. CONCRETE PAVING
- BUMP CELL SOIL WATER

LANDSCAPE DEVELOPMENT DATA

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MANAGER STANDARDS ESTABLISHED IN THE CURRENT LANDSCAPE STAIRCASE CURRENT EDITION.
2. THE LANDSCAPE DESIGN DISCLOSED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SCOPE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED SLOPES.
5. ALL LANDSCAPE AREAS TO BE PROTECTED WITH AN APPROPRIATE ALTERNATIVE PROTECTION SYSTEM.
6. THIS DRAWING DISPLAYS FORM AND CONCEPTS AND DOES NOT INDICATE DEVELOPMENT PHASES, SEQUENCING, OR C. IF SELECTED FOR TENDER FOR AND A LOWEST BIDDER DOCUMENT.

CHARACTER IMAGES



Landscape Plan



LANDSCAPE PLAN LEGEND:

- BUILDING FOOTPRINT
- PROPERTY LINE - EXISTING
- PROPERTY LINE - PROPOSED
- LIMIT OF ROAD
- PREMIUM ACCEPTANT PARKING
- PREMIUM HOTEL TRANSIENT PARKING
- PREMIUM VEHICLE VALET PARKING
- C.I. CONCRETE PAVING
- SEAL CELL SEAL MATTING

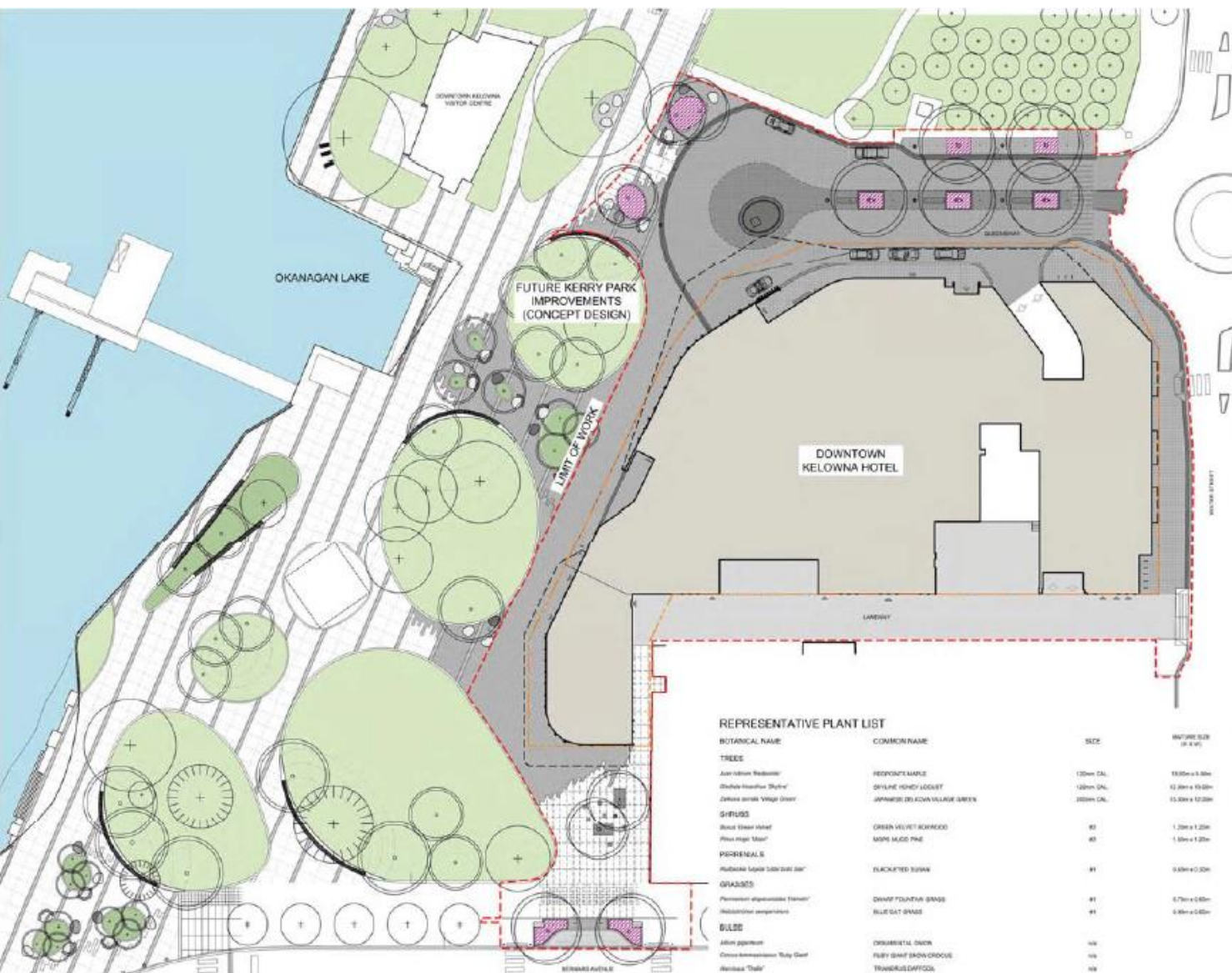
LANDSCAPE DEVELOPMENT DATA

1. PLANT MATERIALS AND COST SECTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED BY THE CANADIAN LANDSCAPE STANDARDS COMMITTEE (CSSL).
2. THE LANDSCAPE DESIGN DISCOUNTED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SCOPE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING SHALL HAVE APPROVED IRRIGATION.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. THIS CONCEPTUAL DESIGN AND GENERAL SCHEDULE SHALL BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IF FINANCY NETWORK FOR USE AREA CONSTRUCTION DOCUMENT.

CHARACTER IMAGES



Landscape Plan



HYDROZONE PLAN LEGEND:



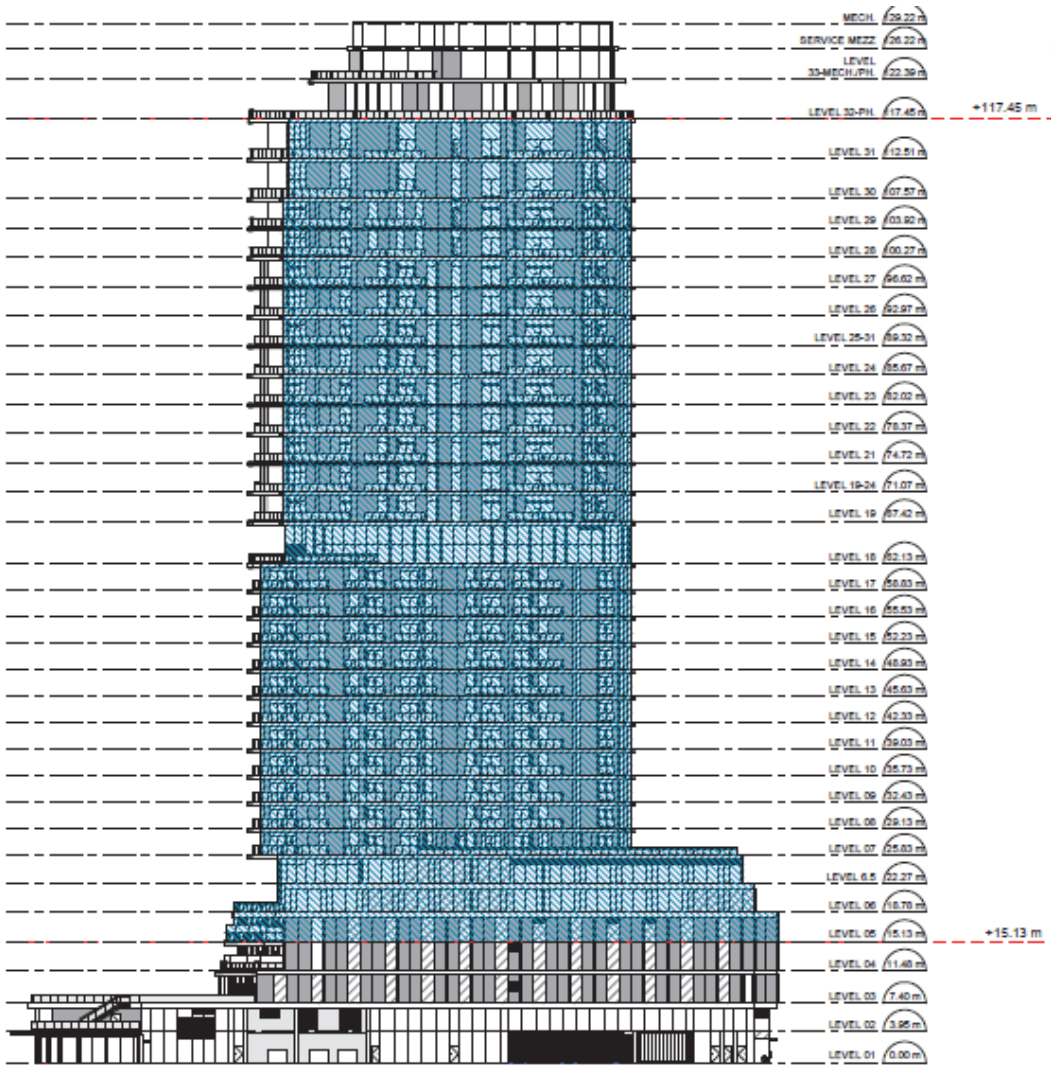
CHARACTER IMAGES



REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	NATIVE USE (P & F)
TREES			
<i>Amelanchier alnifolia</i>	REDBUD	12m x 12m	15.0m x 15.0m
<i>Chaenactis 'Sylvar'</i>	GRAYLE YONCE LOGGET	12m x 12m	15.0m x 15.0m
<i>Quercus laevis</i>	JAPANESE BELLEVALLEE GREEN	12m x 12m	15.0m x 15.0m
SHRUBS			
<i>Quercus laevis</i>	GREEN VELVET SHRUB	#1	1.2m x 1.2m
<i>Phlox 'Mist'</i>	MIST MIST PINE	#1	1.5m x 1.5m
PERENNIALS			
<i>Phlox 'Mist'</i>	BLACK/RED BURN	#1	0.9m x 0.9m
GRASSES			
<i>Panicum capillare</i>	DRIFT FOUNTAIN GRASS	#1	0.7m x 0.9m
<i>Andropogon scoparius</i>	BLUE GRASS	#1	0.9m x 0.9m
BULBS			
<i>Allium 'Purple Heart'</i>	ORIENTAL ONION	1/2"	
<i>Crinum 'Aurantiacum'</i>	FLYING SAUCER CROCUS	1/2"	
<i>Hebe 'Blueberry'</i>	TRAVELER'S TREE	1/2"	

Floor Plate Height Variances



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:

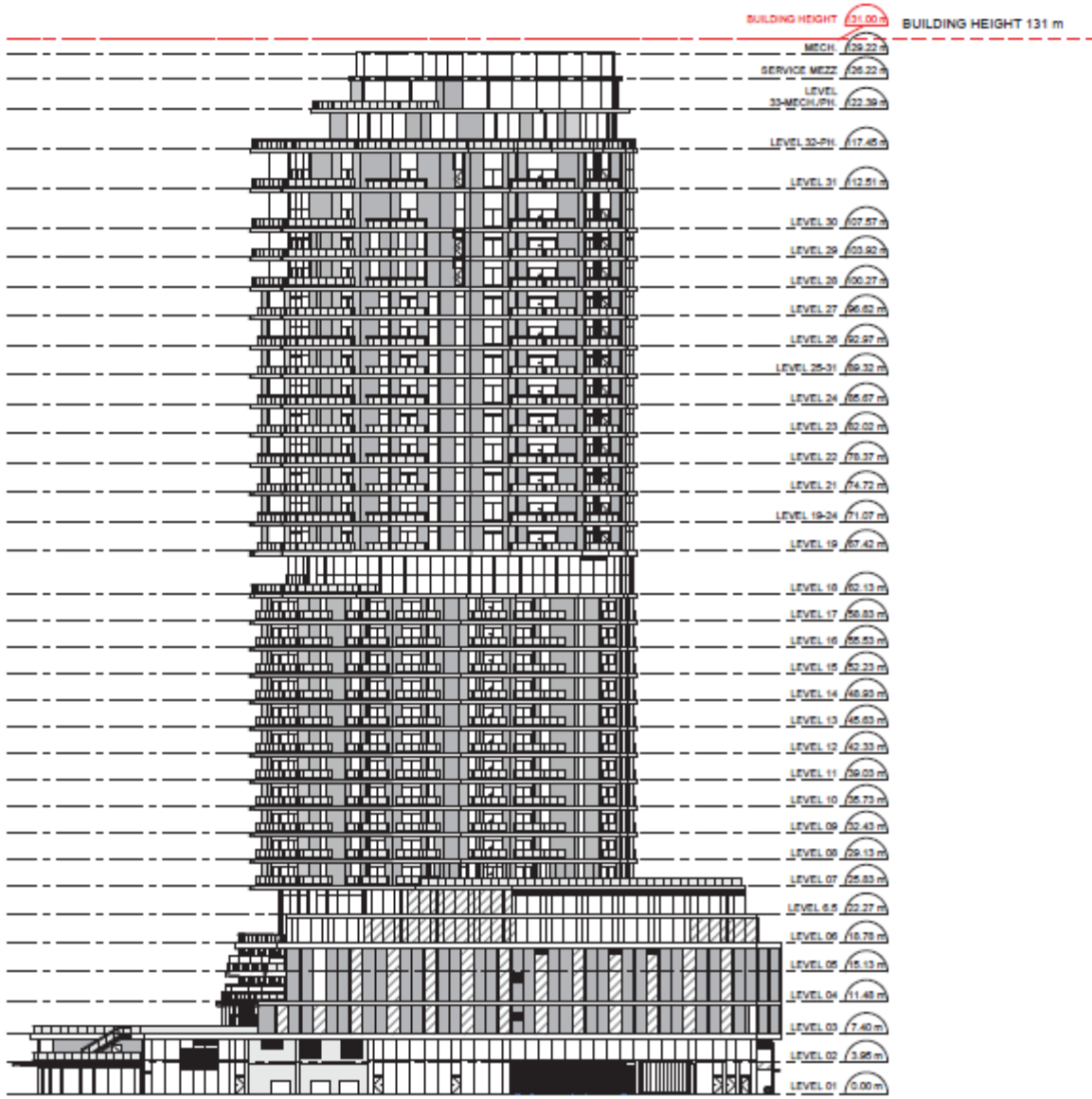
- (a) 750m² for residential use.
- (b) 850m² for hotel use.

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



Floor Height Variances



C7 - PROPOSED VARIANCES: BUILDING HEIGHT

-BYLAW REFERENCE:

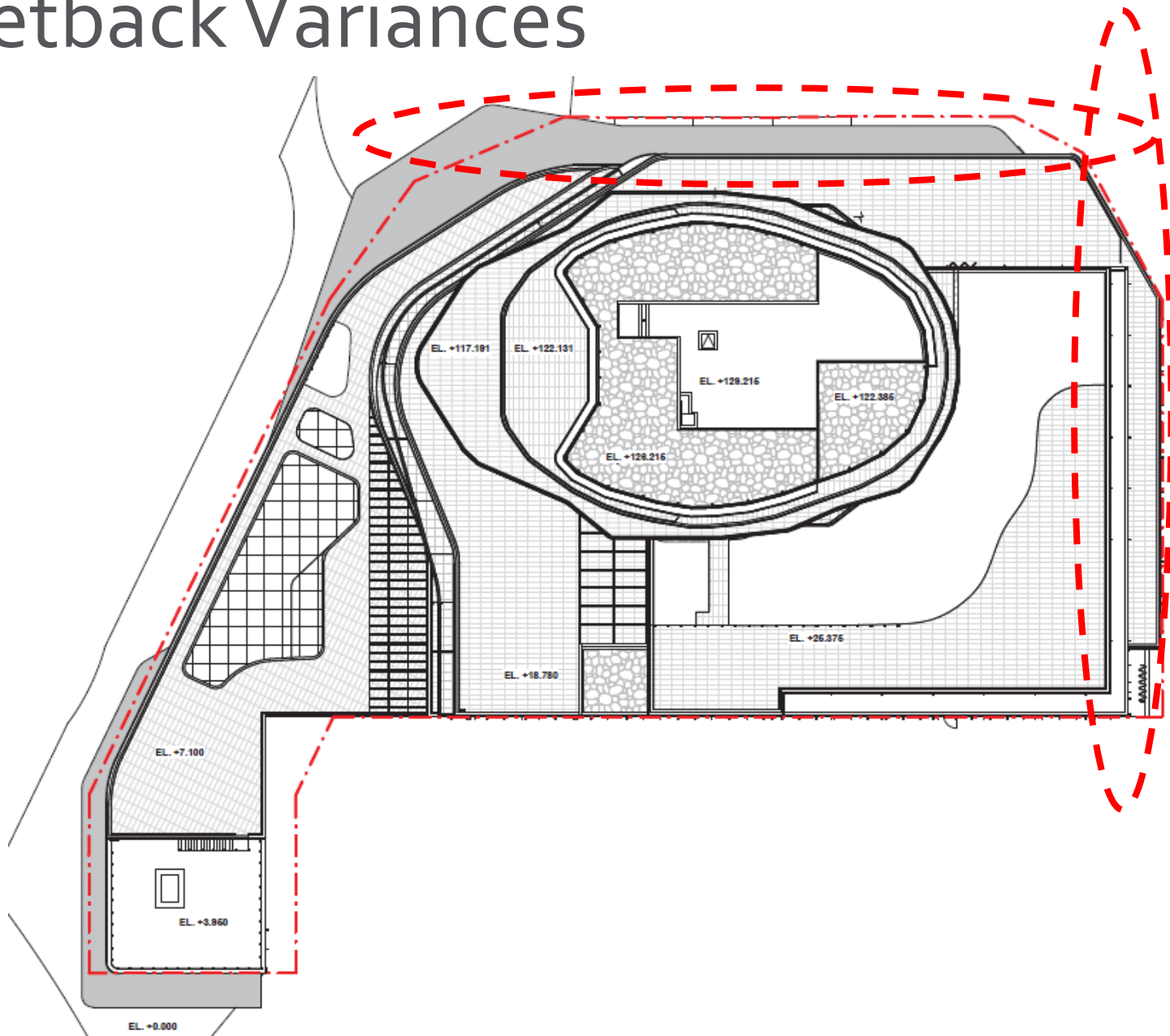
ZONING BYLAW NO. 8000, C7 - CENTRAL BUSINESS COMMERCIAL, 14.7.5 DEVELOPMENT REGULATIONS, SECTION (a): "THE MAXIMUM ALLOWABLE HEIGHT SHALL BE IN ACCORDANCE WITH THE C7 - MAP A DOWNTOWN HEIGHT PLAN - 76.5 m, OR APPROXIMATELY 26 STOREYS"

-PROPOSED BUILDING HEIGHT VARIANCE:

TO VARY THE MAXIMUM BUILDING HEIGHT FROM 76.5 m TO 131 m.



Setback Variances



Development Policy

- ▶ Meets the Intent of the Official Community Plan (OCP)
 - ▶ Urban Centre policies including:
 - ▶ Strengthen the urban centres as Kelowna's primary hub of activities.
 - ▶ Reinforce Downtown as the Urban Centre with the greatest diversity and intensity uses in the City.

Staff Recommendation

- ▶ Staff recommend support for the Development Permit and Development Variance Permit applications
 - ▶ Supported by policies in the OCP
 - ▶ The proposal has been supported by Council twice and Staff are honouring Council's decision.



Conclusion of Staff Remarks