

Downtown Kelowna Hotel

Hotel & Residences

289 Queensway
Kelowna, British Columbia

Westcorp 



FLOORS 32-33
THE PENTHOUSE

FLOORS 19-31
RESIDENCES

FLOOR 18
SKY DINING
WINE EXPERIENCE
CULINARY STUDIO

FLOORS 7-17
HOTEL ROOMS

FLOOR 6
CONFERENCES
MEETING ROOMS

FLOORS 4-5
HOTEL ROOMS

FLOOR 3
AMENITY FLOOR
→ POOL / HOT TUB
→ CABANAS
→ SPA & FITNESS
PARKING

FLOOR 2
LOBBY MEZZANINE
PARKING

GROUND FLOOR
HOTEL PORTE-COCHERE & PLAZA
HOTEL LOBBY
PRIVATE RESIDENCE LOBBY
RESTAURANT & LOBBY BAR

UNDERGROUND
3 LEVELS OF PARKING

DOWNTOWN MARINA
MOORAGE
RENTAL BOATS
FUELING
ACTIVITY CENTRE



2020 net floor area **36,013 sm**

Site Area **4542 sm**

FAR **7.93**

2022 net floor area **35,739 sm**

Site Area **4450 sm**

FAR **8.03**

Elevator Extended down to Level B3

Parking

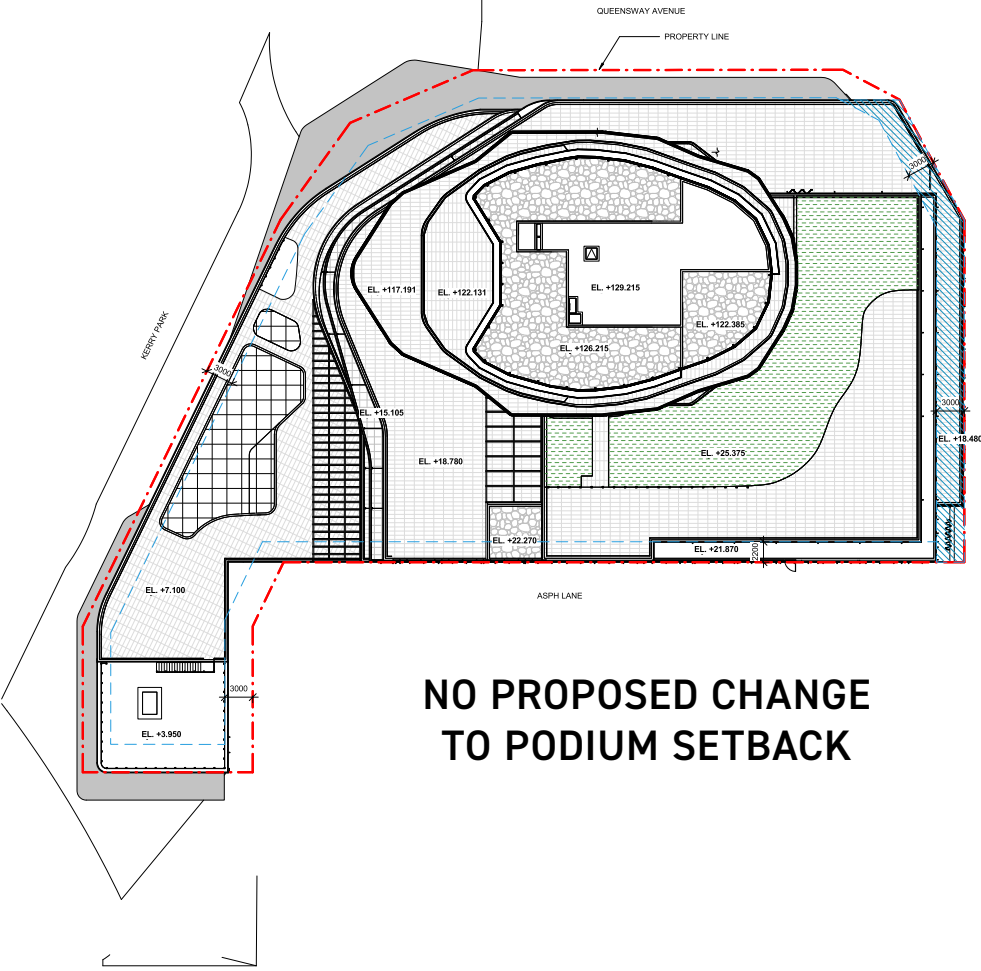



Required Parking **260**

Provided Parking **268**
+ *Tandem Stalls* **58**

Increase in loading bay lengths

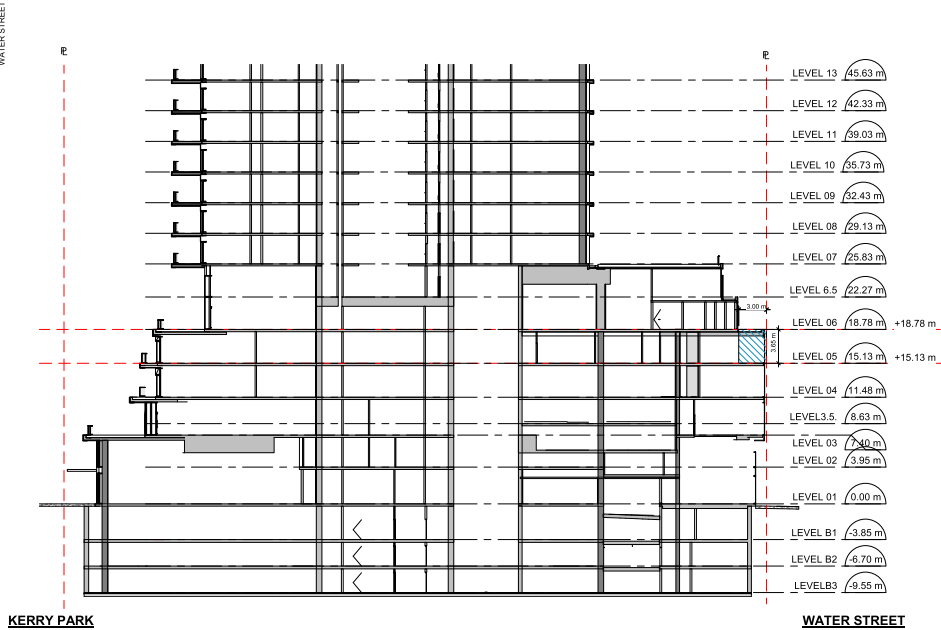
C7 - PROPOSED SETBACK VARIANCES



 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.

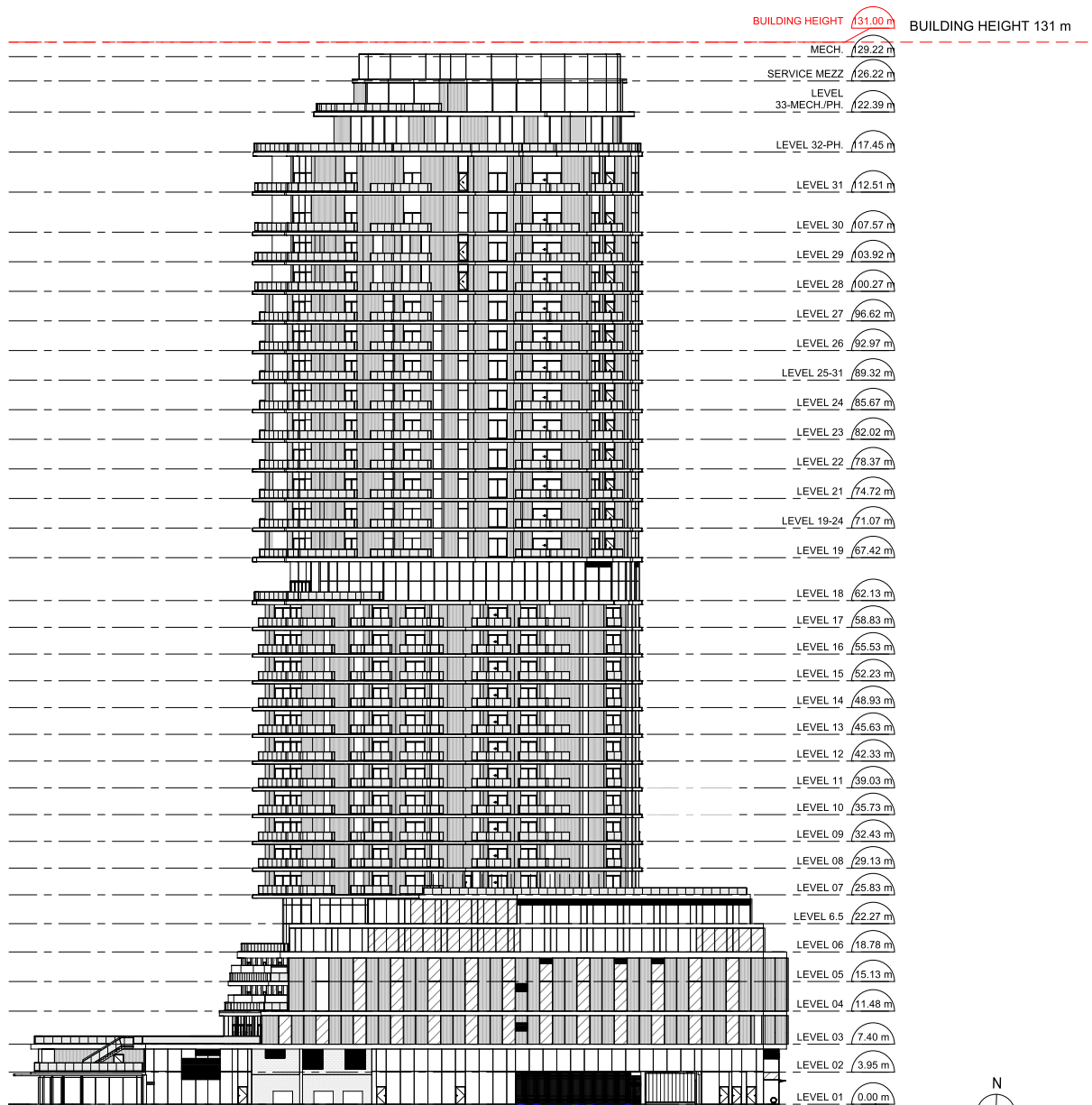
***There is NO changes in the structure of the building from the previous DP**





2018

Approved 2020



C7 - PROPOSED VARIANCES: BUILDING HEIGHT

-BYLAW REFERENCE:

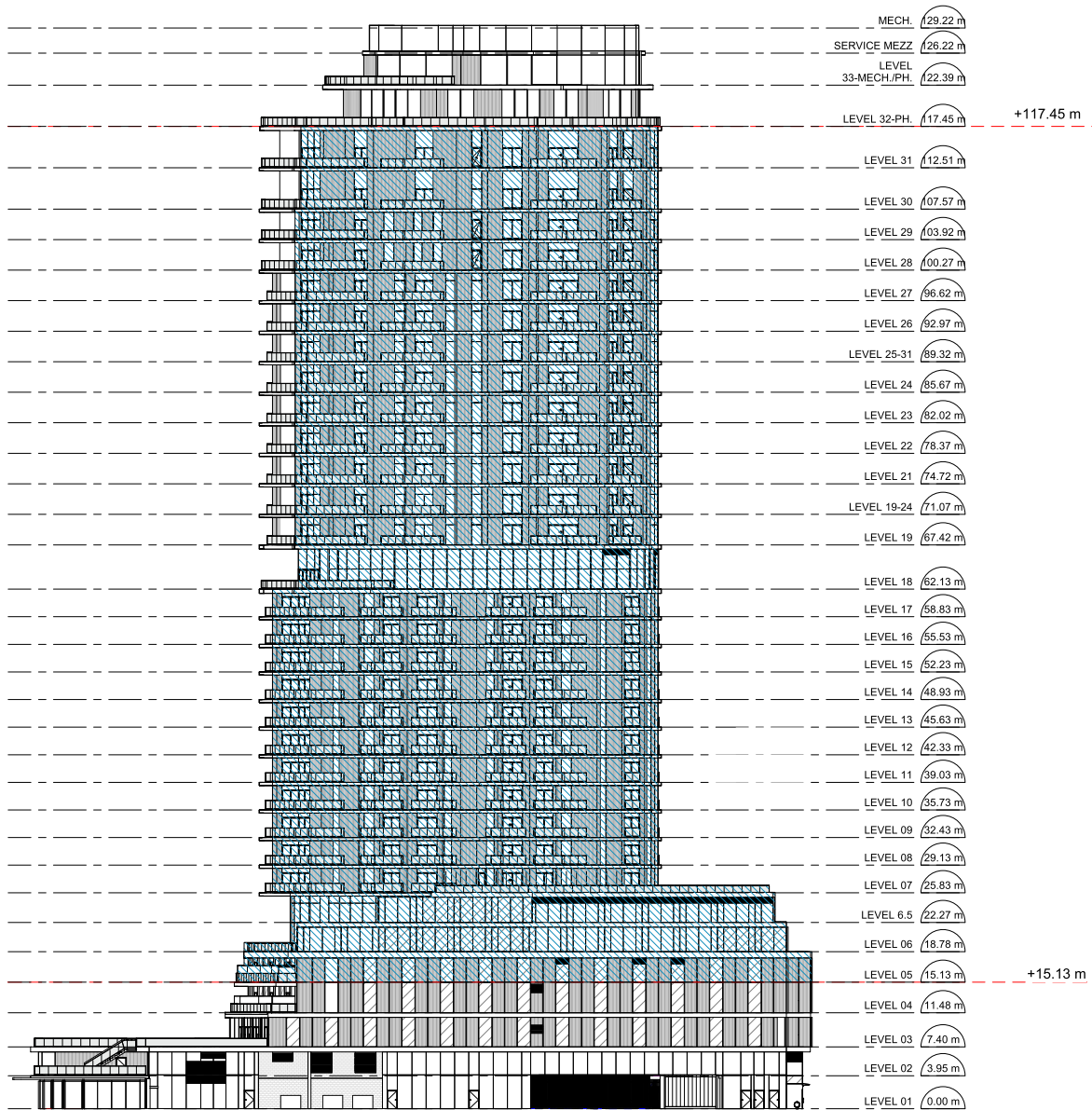
ZONING BYLAW NO. 8000, C7 - CENTRAL BUSINESS COMMERCIAL, 14.7.5 DEVELOPMENT REGULATIONS, SECTION (a): "THE MAXIMUM ALLOWABLE HEIGHT SHALL BE IN ACCORDANCE WITH THE C7 - MAP A DOWNTOWN HEIGHT PLAN - 76.5 m, OR APPROXIMATELY 26 STOREYS

-PROPOSED BUILDING HEIGHT VARIANCE:

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

**NO PROPOSED CHANGE
TO BUILDING HEIGHT**





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

NO PROPOSED CHANGE TO FLOORPLATE





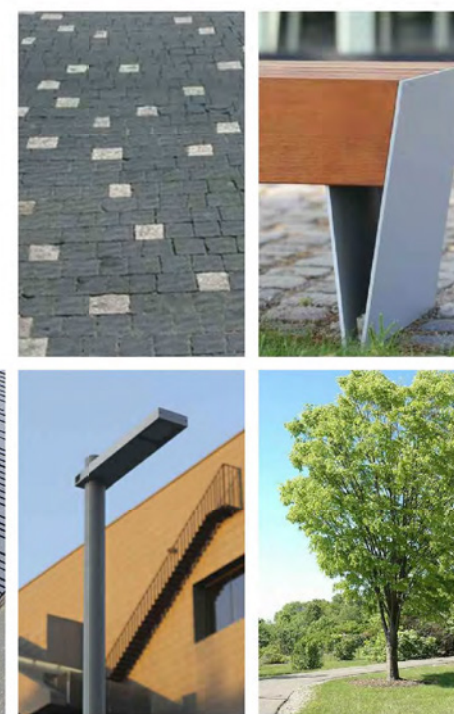
LANDSCAPE PLAN LEGEND:

- 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 BY 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













HOTEL



Guest Rooms



Residences



