

Development Permit & Development Variance Permit

DP24-0218 / DVP24-0219



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

350 Doyle Ave

and legally known as

Lot C District Lot 139 ODYD Plan EPP95954

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

Retail, Office, and Apartment Housing

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

Date of Council Approval: **May 13, 2025**

Development Permit Area: Form and Character

Existing Zone: UC1r – Downtown Urban Centre Rental Only

Future Land Use Designation: UC – Urban Centre

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

This is NOT a Building Permit.

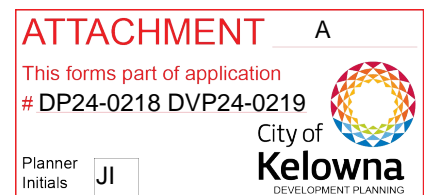
In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

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: City of Kelowna

Applicant: Zeidler Architecture



Nola Kilmartin
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

THAT Council authorizes the issuance of Development Permit No. DP24-0218 for Lot C District Lot 139 ODYD Plan EPP95954, located at 350 Doyle Ave, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;
5. The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

Section 8: Parking and Loading – Table 8.5 Minimum Bicycle Parking Required

To vary the minimum number of short term bicycle stalls for both residential and commercial from 62 required to 10 proposed.

Section 9: Specific Use Regulations – Table 9.11 Tall Building Regulations

To vary the maximum podium height from 16.0 m permitted to 18.4 m proposed.

Section 9: Specific Use Regulations – Table 9.11 Tall Building Regulations

To vary the maximum height of parking from 16.0 m permitted to 18.4 m proposed.

Section 9: Specific Use Regulations – Table 9.11 Tall Building Regulations

To vary the number of parking spaces that do not have an overhead roof for weather protection from zero to twelve.

Section 14: Core Areas and Other Zones - Density and Height

To vary the required maximum height from 15 storeys / 56.0 m permitted to 25 storeys / 77.4 m proposed

Section 14: Core Areas and Other Zones – Commercial and Urban Centre Zone Development Regulations (footnote 2)

To vary the minimum setback above 16.0 m from 3.0 m required to 0 m proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

ATTACHMENT		A
This forms part of application		
# DP24-0218 DVP24-0219		
Planner Initials	JI	
		City of Kelowna DEVELOPMENT PLANNING

AND THAT the existing Section 219 Covenant (CA8766188) be modified to allow a building height of 25 storeys in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council 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 owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$436,056.20**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. PUBLIC AMENITY & STREETSCAPE CAPITAL RESERVE FUND

Public Amenity & Streetscape Capital Reserve Fund Payment in the amount of \$185,243.22 required for 3561 m² lot area as part of the proposed development.

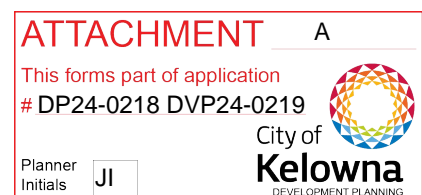
5. INDEMNIFICATION

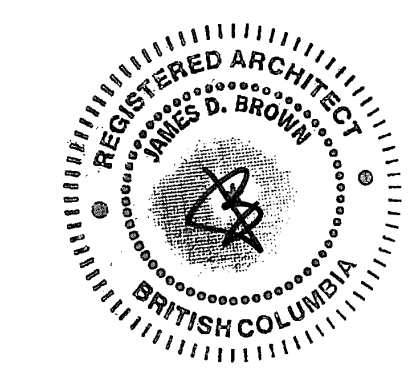
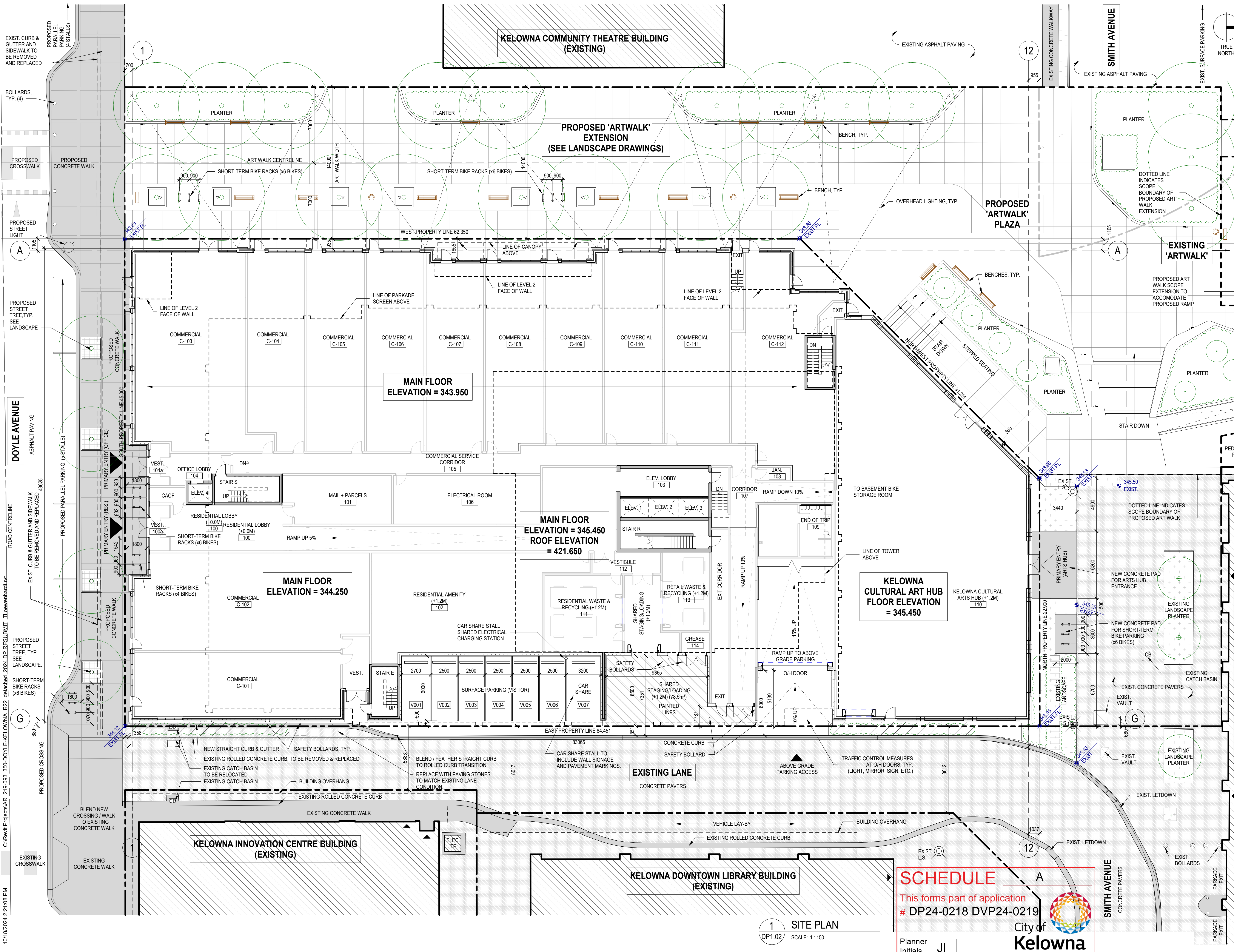
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- 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.**





1	ISSUED FOR DP/DVP	2024-10-25
NO.	ISSUE / REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT
'MUSE' (350 DOYLE)

PROJECT ADDRESS
350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

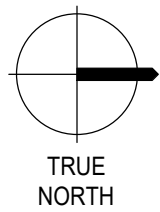
TITLE
SITE PLAN

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker
DRAWING NO.		REVISION NO.

DP1.02

SCHEDULE
This forms part of application
DP24-0218 DVP24-0219
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials **JL**

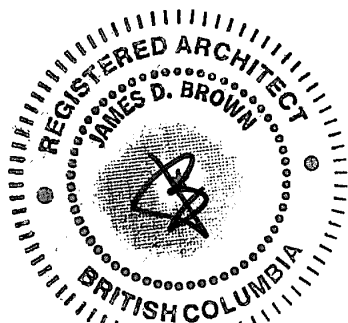
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NOTE

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PROJECT

'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

FLOOR PLAN -
BASEMENT

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO.	REVISION NO.
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DP2.01

1

SCHEDULE

A

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Planner
Initials

JL

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Kelowna

DEVELOPMENT PLANNING



EXAMPLE IMAGE OF LONG-TERM FLOOR-MOUNTED HORIZONTAL BIKE RACK
(EXACT PRODUCT TO BE DETERMINED)



EXAMPLE IMAGE OF LONG-TERM WALL-MOUNTED VERTICAL BIKE RACK
(EXACT PRODUCT TO BE DETERMINED)



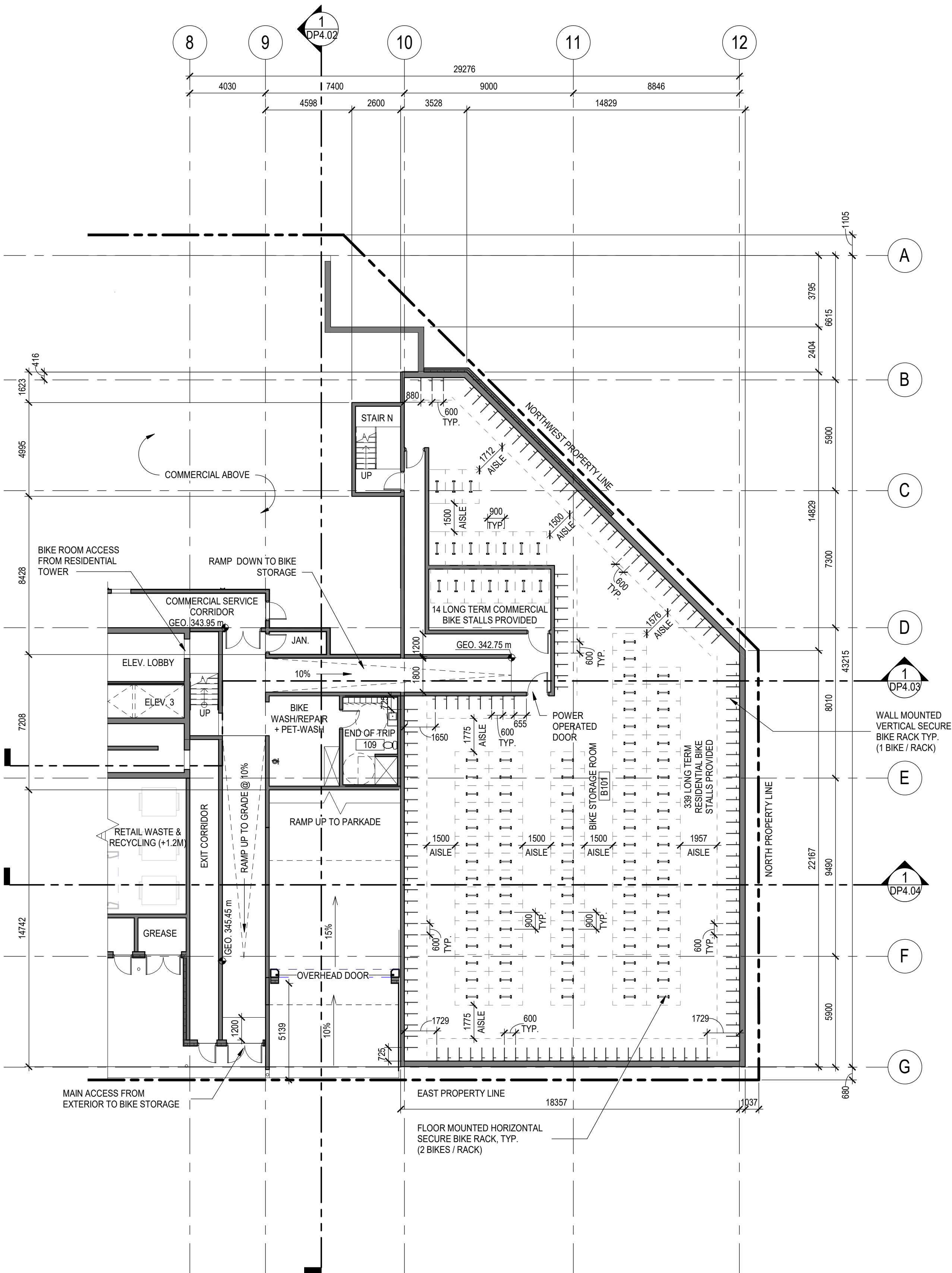
EXAMPLE IMAGE OF SHORT-TERM BIKE RACK
(EXACT PRODUCT TO BE DETERMINED)



EXAMPLE IMAGE OF BIKE REPAIR STATION
(EXACT PRODUCT TO BE DETERMINED)

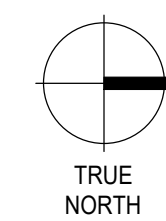


EXAMPLE IMAGE OF BIKE WASH STATION
(EXACT PRODUCT TO BE DETERMINED)



1 FLOORPLAN - BASEMENT
DP2.01 SCALE: 1 : 150

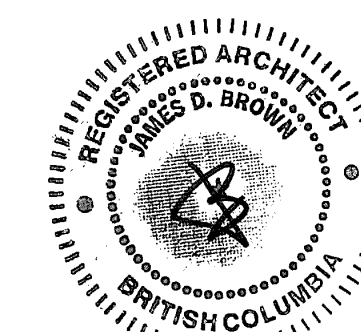
2 BIKE RACKS, REPAIR & WASH STATIONS
DP2.01 SCALE: 1 : 400



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PROJECT

'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

FLOOR PLAN -
LEVEL 1

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO.	REVISION NO.
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DP2.02

1

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1 FLOOR PLAN - LEVEL 1
DP2.02 SCALE: 1:150

SCHEDULE A

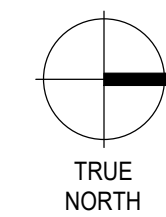
This forms part of application
DP24-0218 DVP24-0219

Planner
Initials

JL

City of
Kelowna
DEVELOPMENT PLANNING

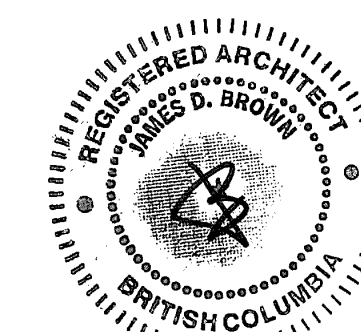




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PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

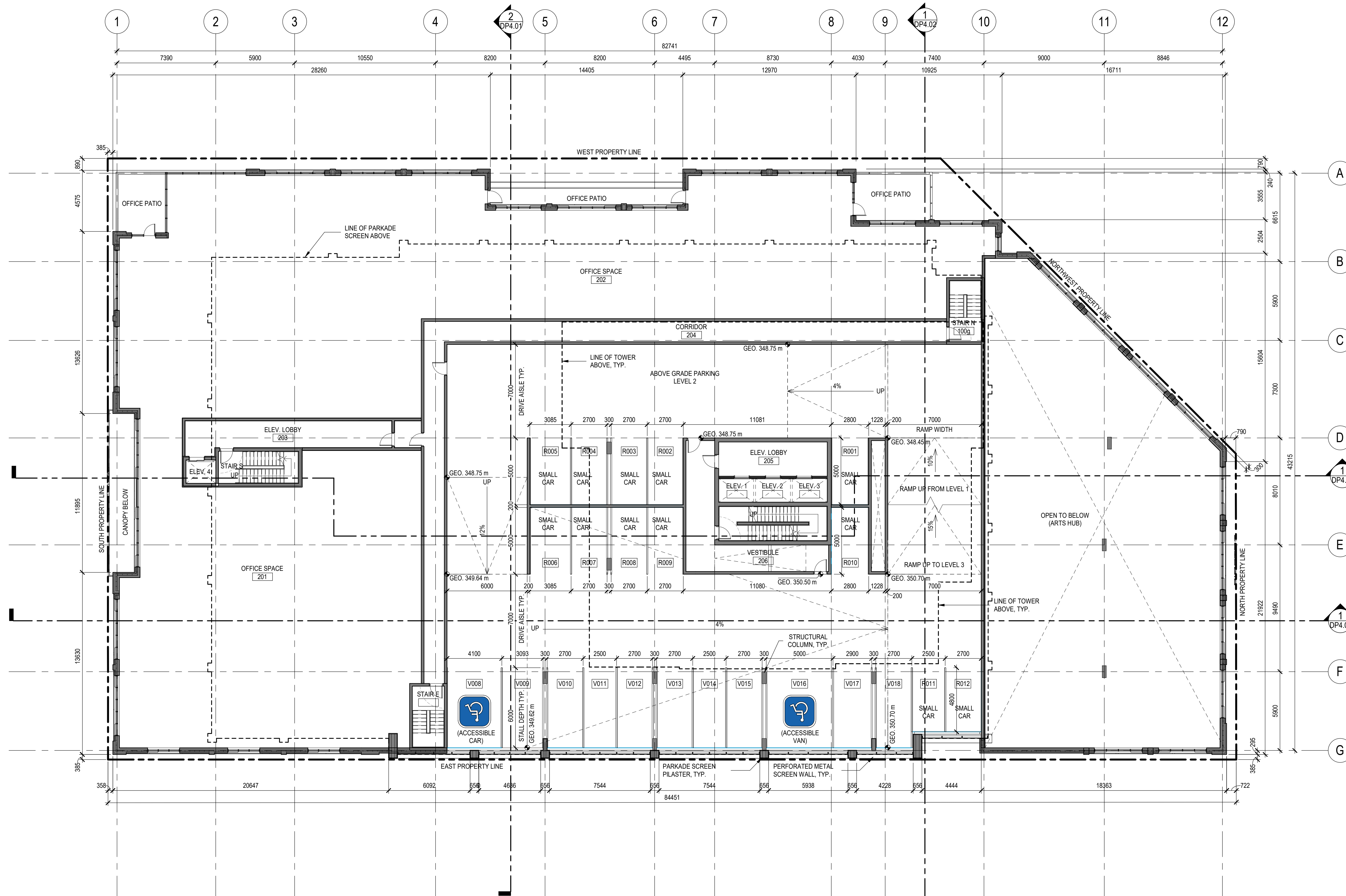
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LEVEL 2**

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO.	REVISION NO.
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DP2.03

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SCHEDULE

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DP24-0218 DVP24-0219

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Initials

JL

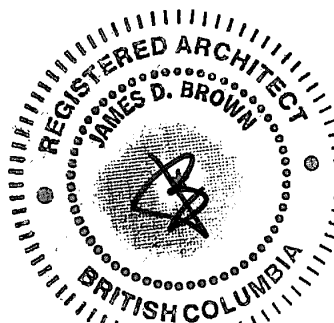
City of
Kelowna
DEVELOPMENT PLANNING

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FLOOR PLAN - LEVEL 2

DP2.03

SCALE: 1 : 150



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PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

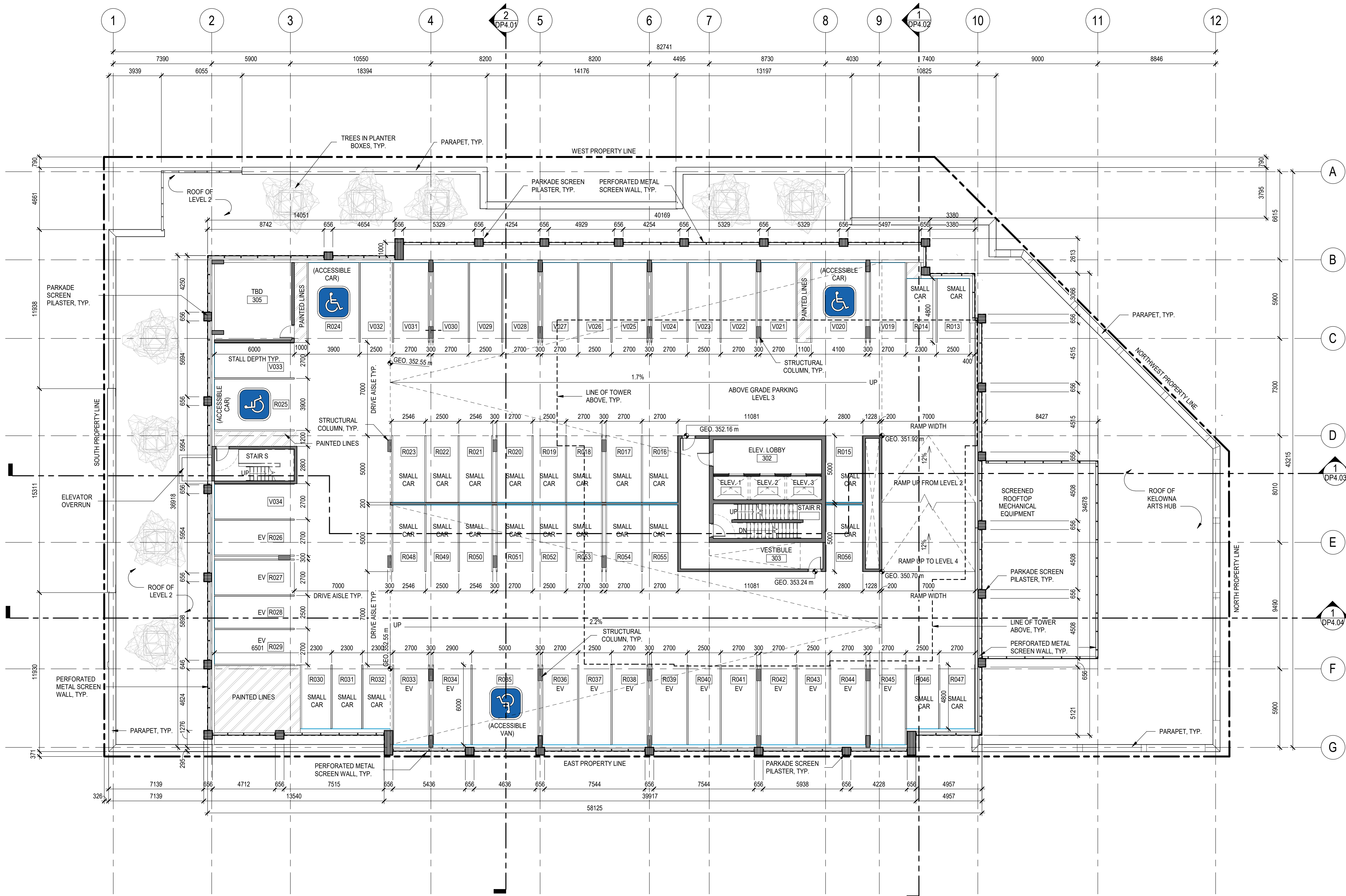
FLOOR PLAN -
LEVEL 3

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

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DP2.04

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1 FLOOR PLAN - LEVEL 3
DP2.04 SCALE: 1:150

SCHEDULE

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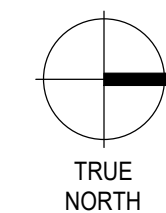
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DP24-0218 DVP24-0219

Planner
Initials

JJ

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DEVELOPMENT PLANNING

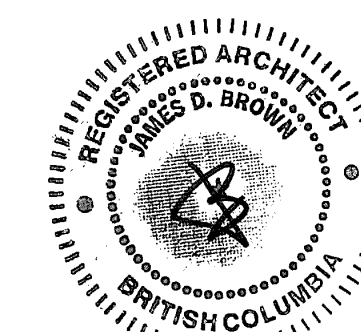




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'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

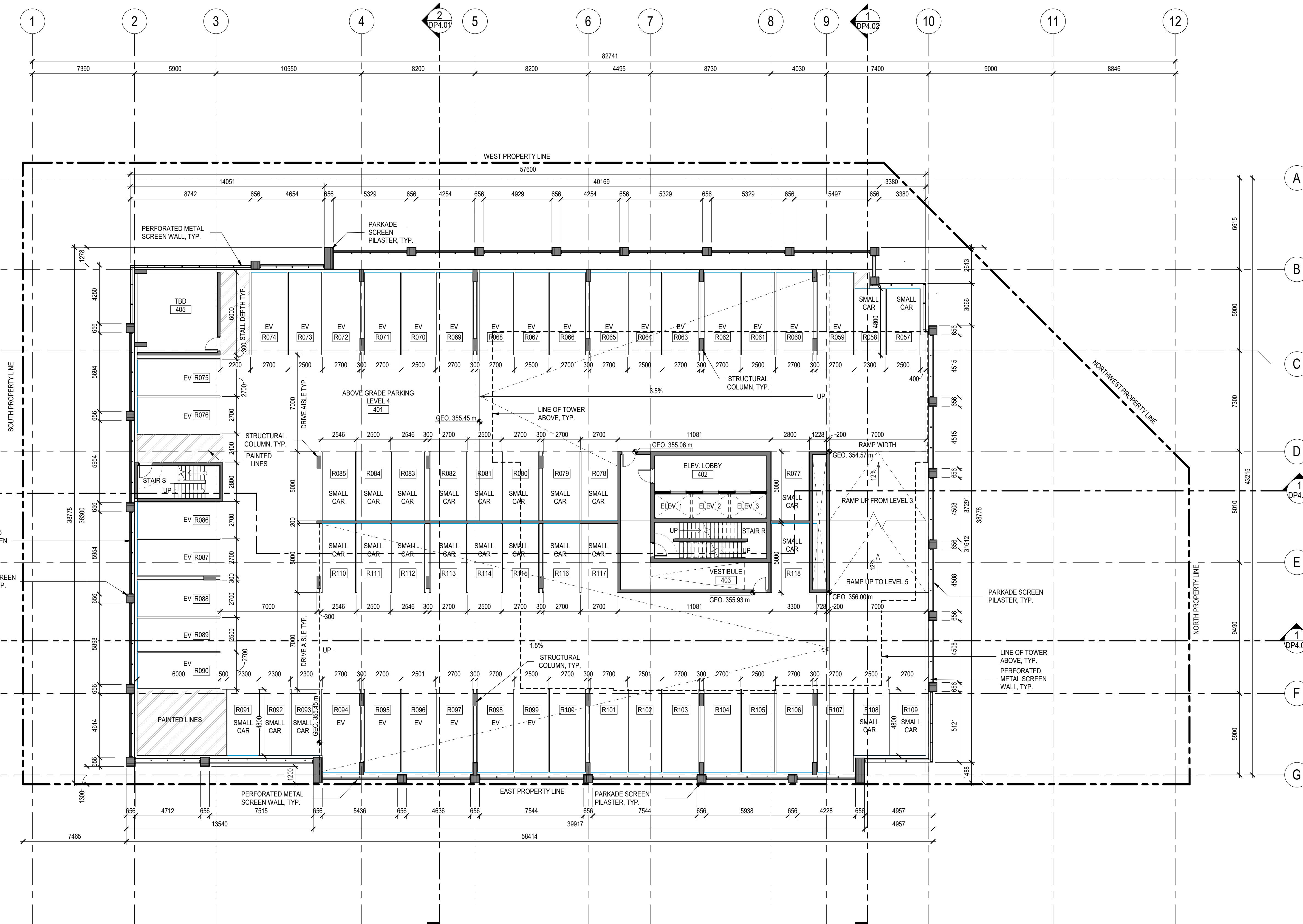
FLOOR PLAN -
LEVEL 4

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO.	REVISION NO.
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DP2.05

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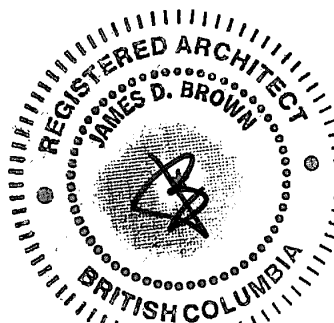
SCHEDULE A

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DP24-0218 DVP24-0219

Planner Initials **JL**

City of Kelowna
DEVELOPMENT PLANNING

1 FLOOR PLAN - LEVEL 4
DP2.05 SCALE: 1:150



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PROJECT ADDRESS

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TITLE

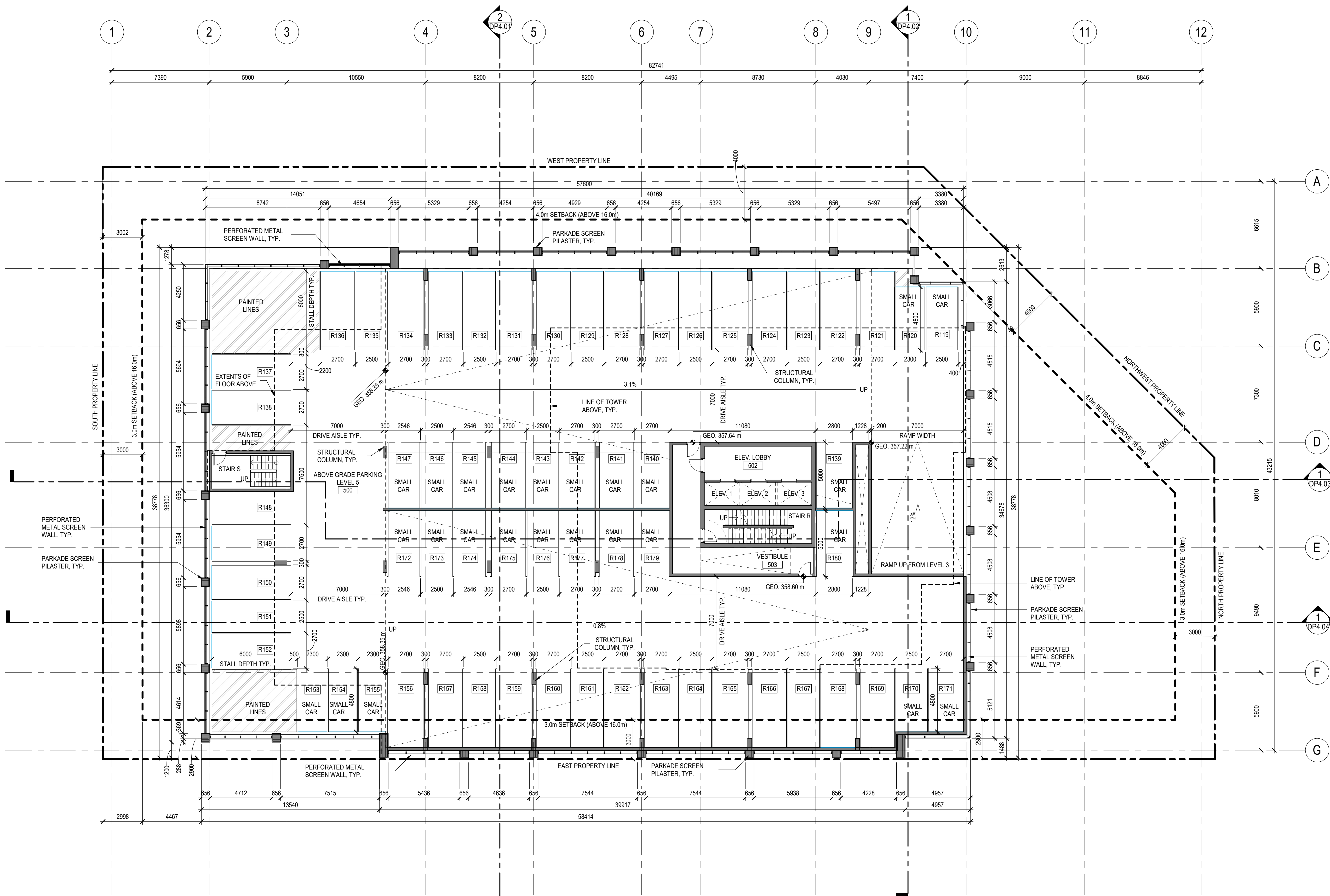
FLOOR PLAN -
LEVEL 5

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO.	REVISION NO.
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DP2.06

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SCHEDULE

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DEVELOPMENT PLANNING

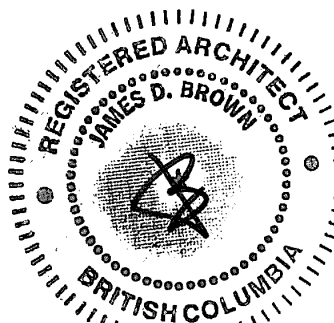


1 FLOOR PLAN LEVEL 5
DP2.06 SCALE: 1 : 150

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PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

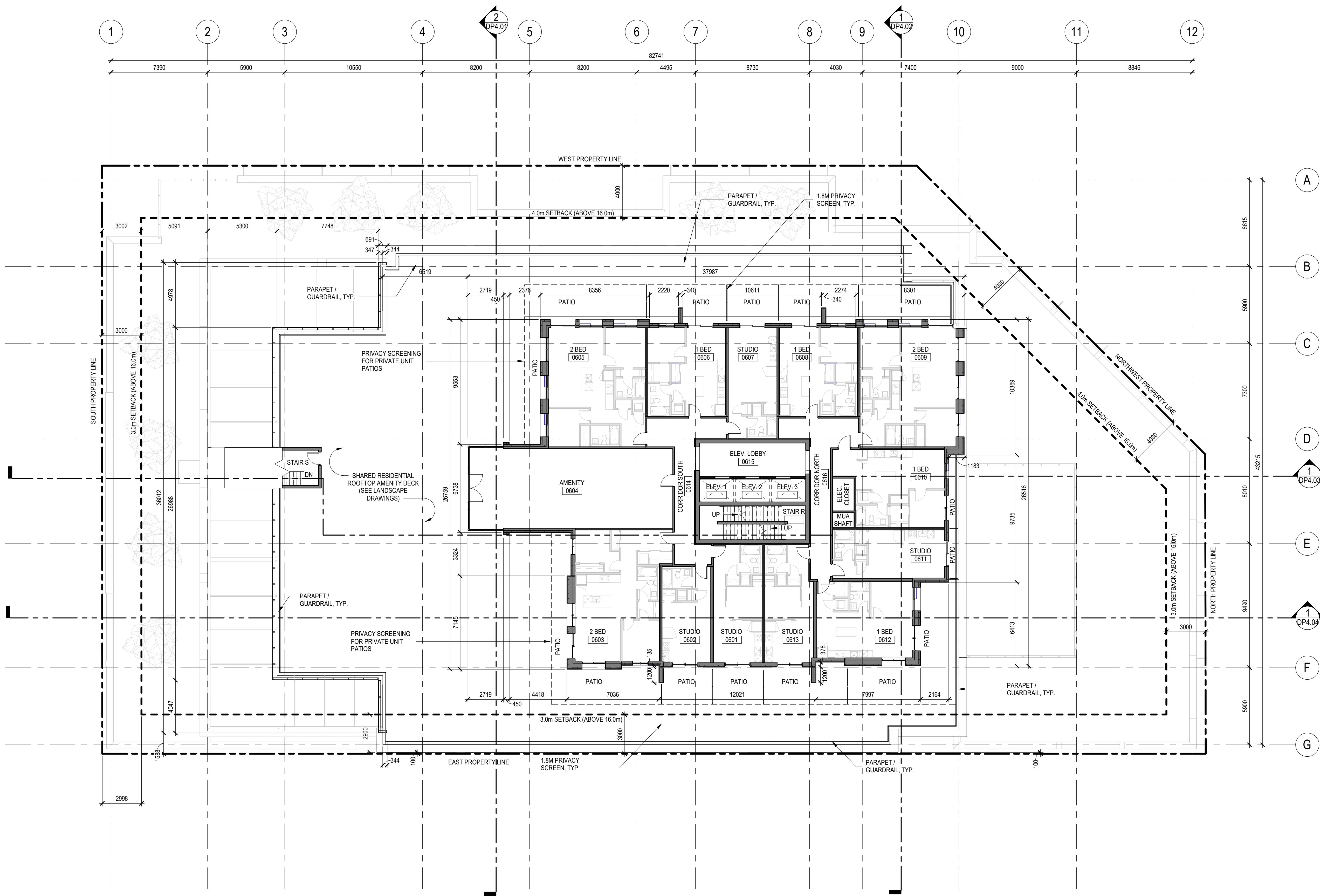
FLOOR PLAN -
LEVEL 6

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

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DP2.07

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SCHEDULE

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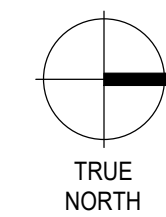
DP24-0218 DVP24-0219

Planner Initials JI

City of Kelowna

DEVELOPMENT PLANNING

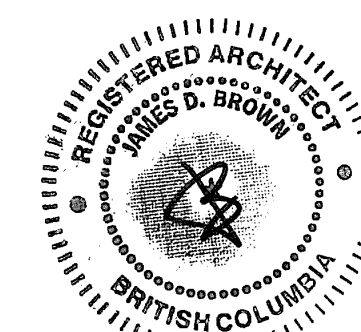
1 FLOOR PLAN LEVEL 6
DP2.07 SCALE: 1:150



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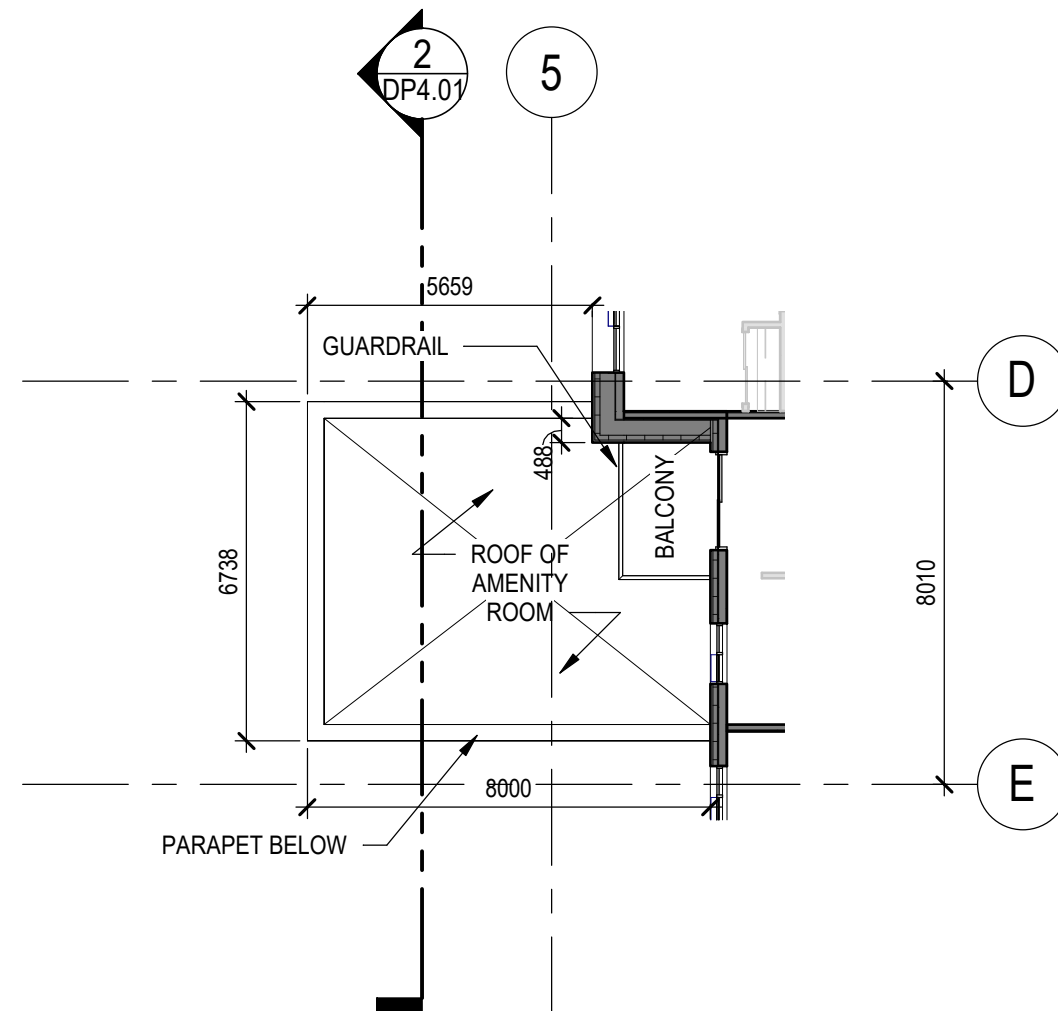
TITLE

FLOOR PLAN -
LEVEL 7 - 25 TYPICAL

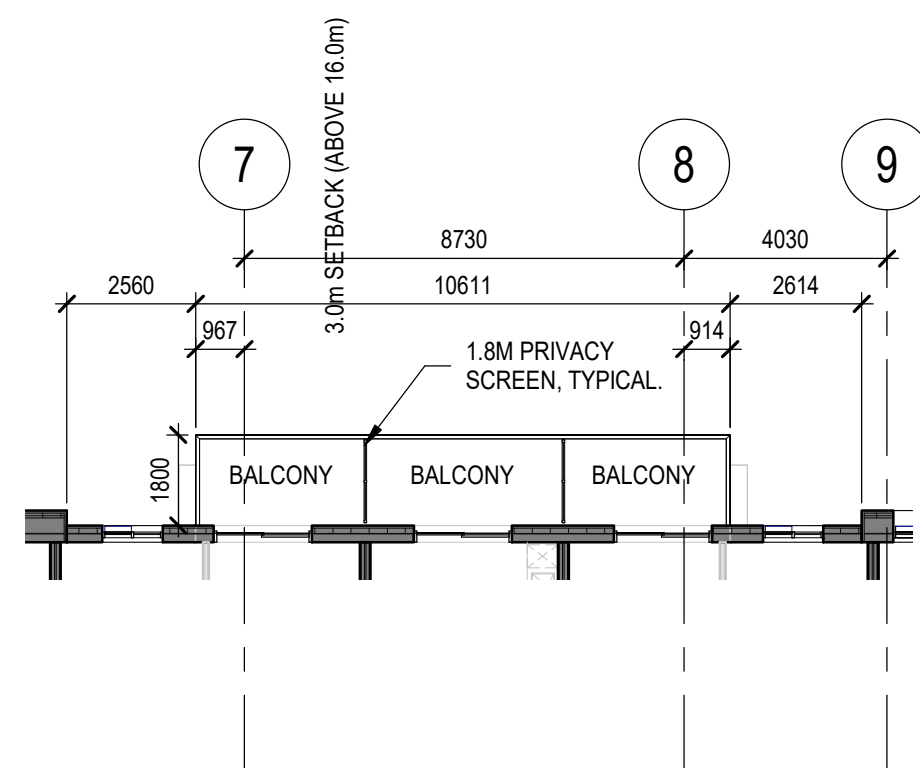
PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO.	REVISION NO.
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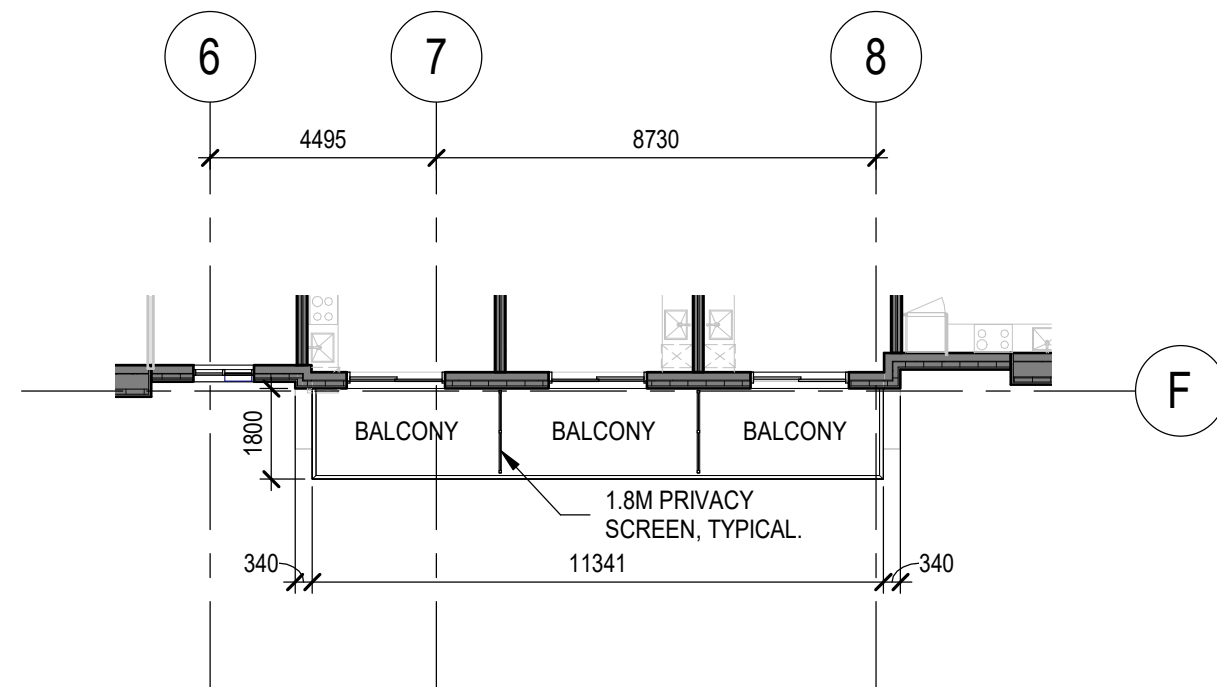
DP2.08



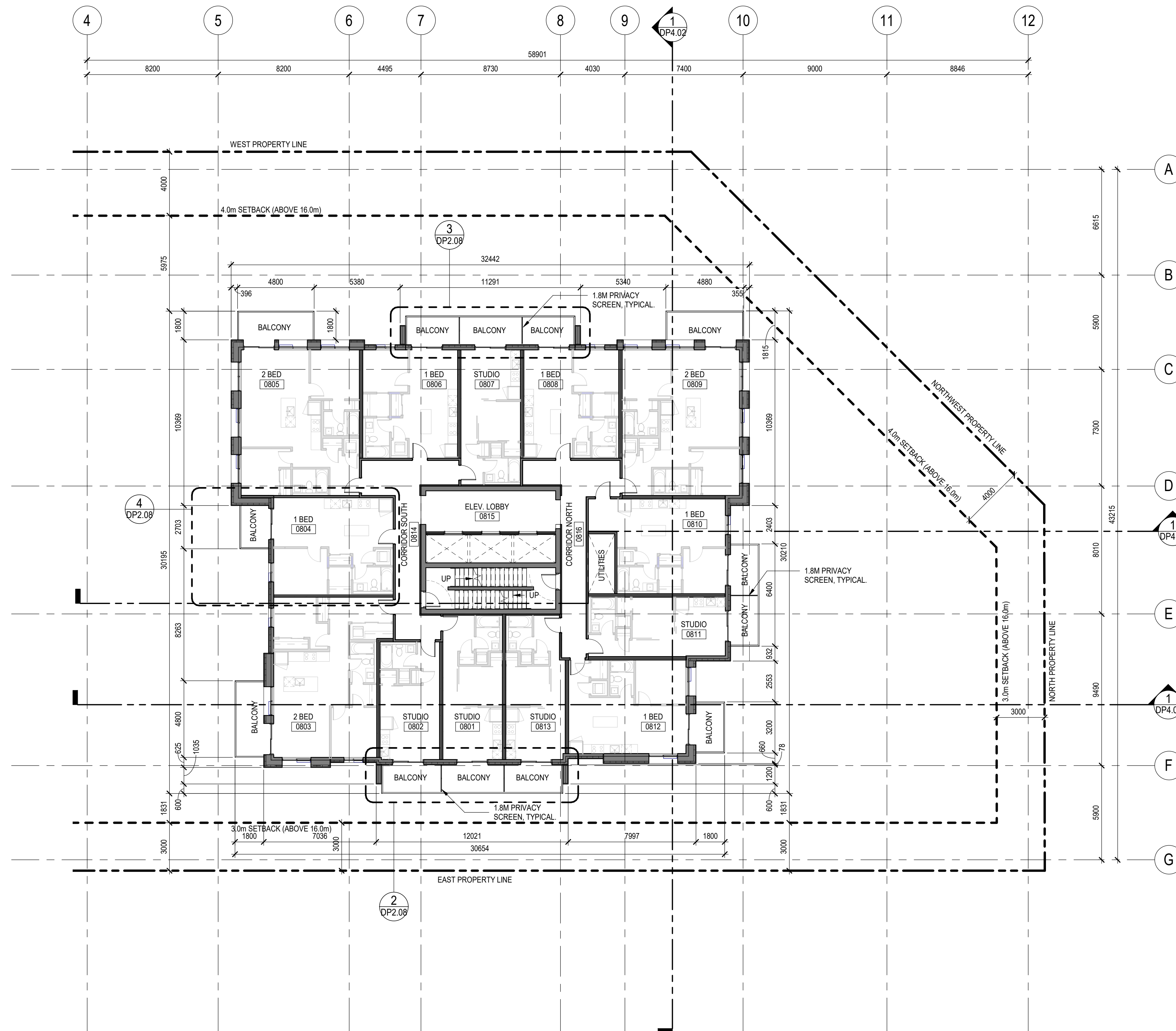
4 LEVEL 7 ALTERNATE BALCONY AT AMENITY
DP2.08 SCALE: 1:150



3 LEVEL 24 - 25 ALTERNATE BALCONY
DP2.08 SCALE: 1:150



2 LEVEL 24 - 25 ALTERNATE BALCONY
DP2.08 SCALE: 1:150



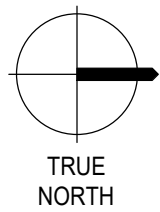
SCHEDULE A

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DP24-0218 DVP24-0219

Planner Initials **JL**

City of Kelowna
DEVELOPMENT PLANNING

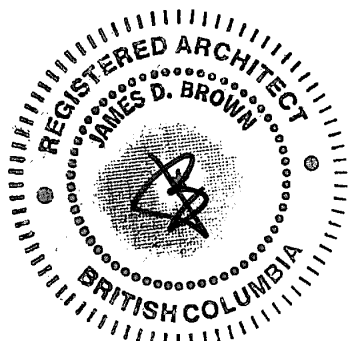
1 TYPICAL LEVEL 7 - 25
DP2.08 SCALE: 1:150 REF: 1 / A3.01



NOTE

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PROJECT

'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

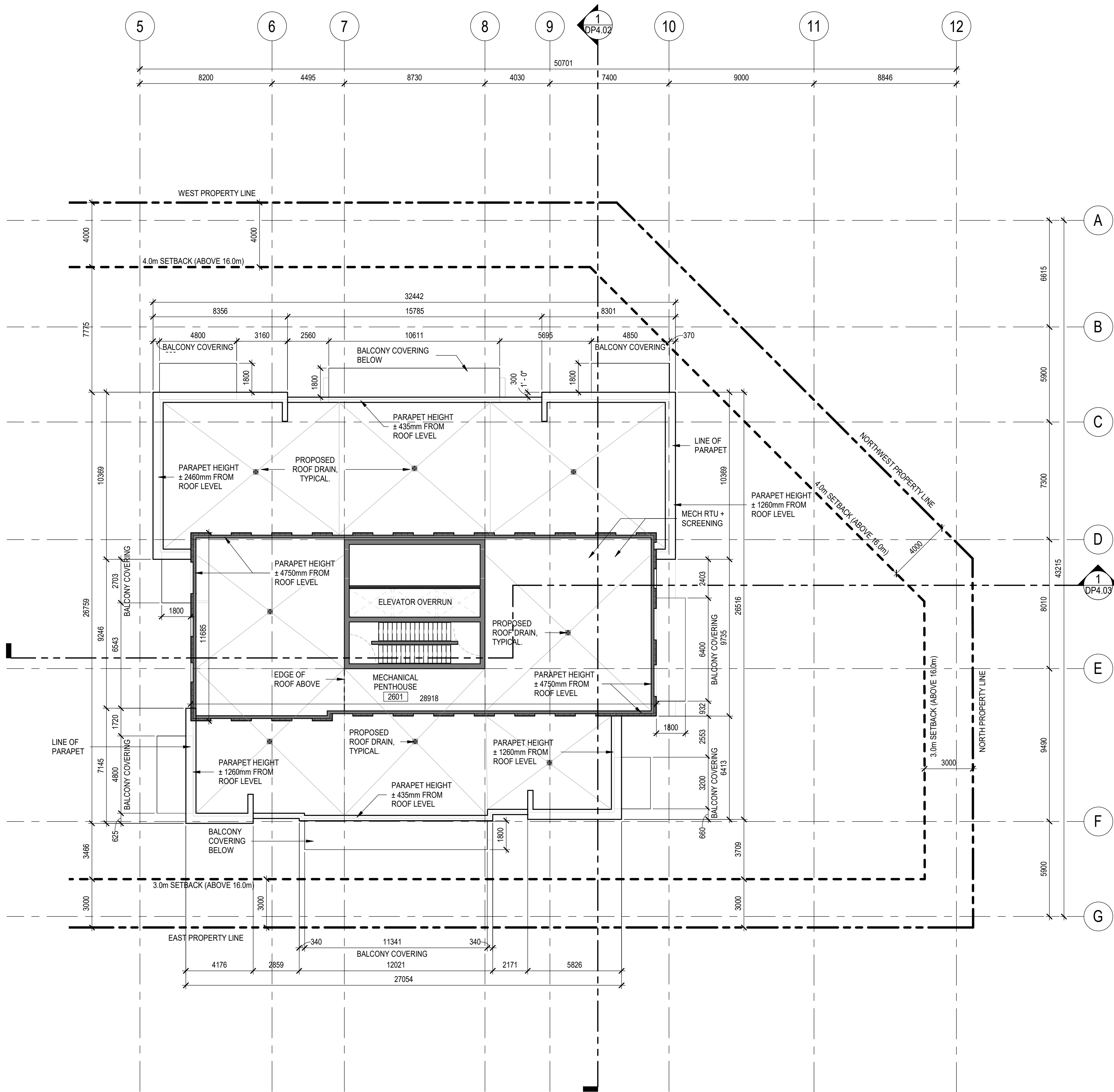
FLOOR PLAN - ROOF

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO.	REVISION NO.
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DP2.09

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SCHEDULE

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This forms part of application

DP24-0218 DVP24-0219

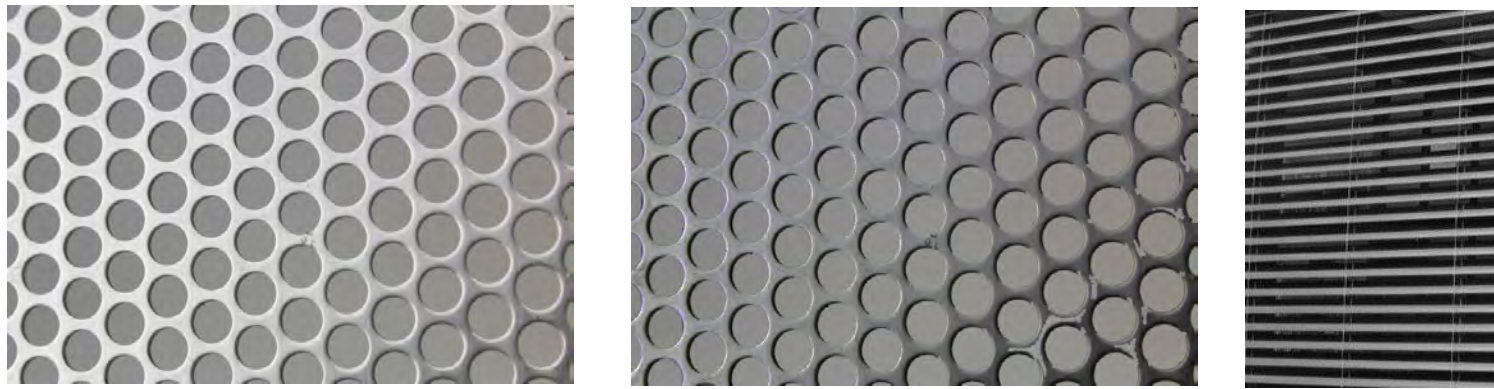
Planner Initials

JL

City of Kelowna

DEVELOPMENT PLANNING

FLOOR PLAN - ROOF
SCALE: 1: 150



16A

16B

16C

EXTERIOR MATERIALS LEGEND

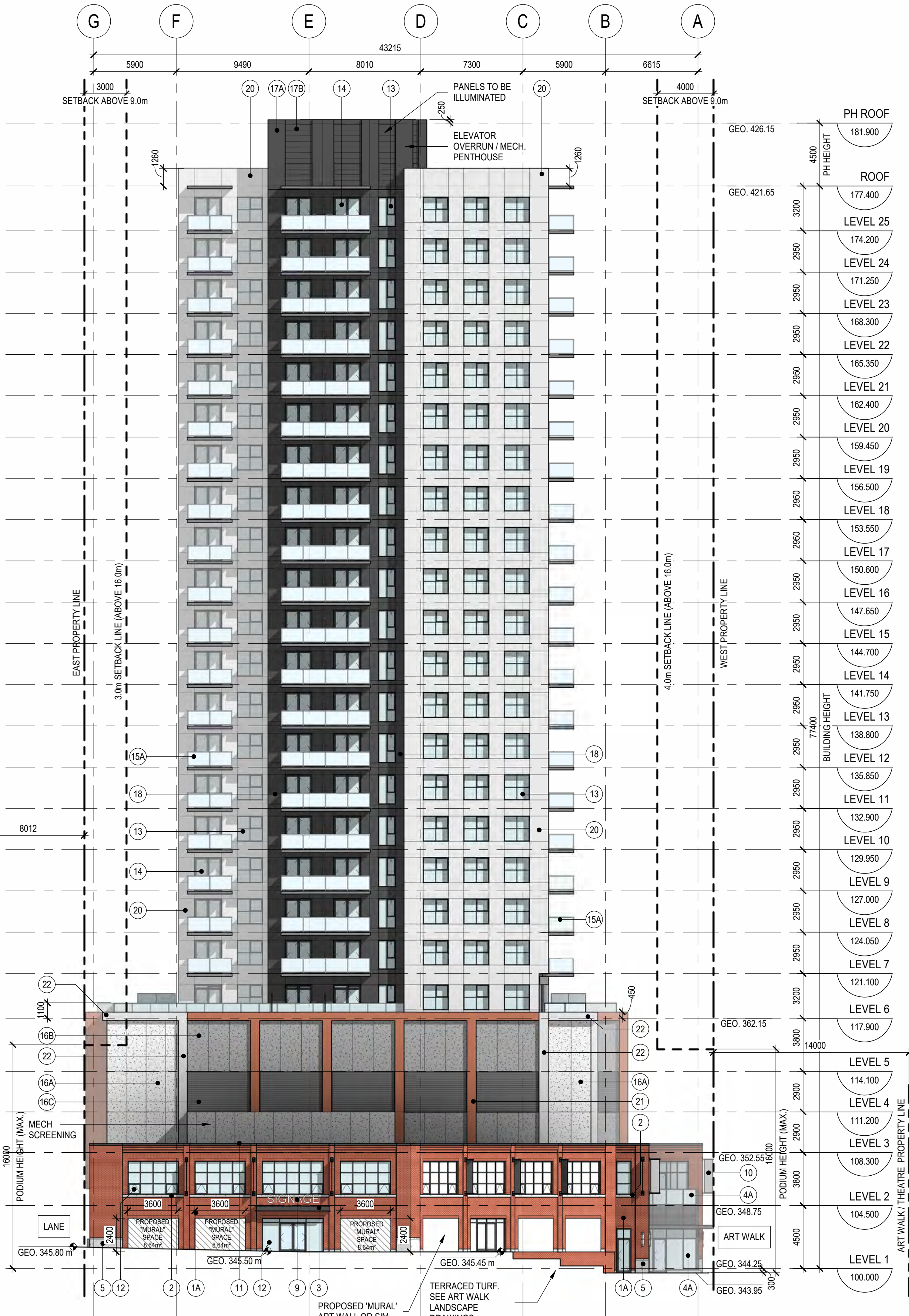
- 1A BRICK MASONRY VENEER - COLOUR: HISTORIC RED (TUMBLED), SIZE: MODULAR, RUNNING BOND.
- 1B CEMENTITIOUS PLANK CLADDING - COLOUR: LIGHT GREY
- 2 PRECAST CONCRETE ACCENTS
- 3 METAL C-CHANNEL FRAMING / METAL BREAK-SHAPE - COLOUR: BLACK
- 4A ALUMINUM STOREFRONT - CLEAR VISION GLASS, BLACK FRAMES.
- 4B ALUMINUM STOREFRONT - SPANDRAL PANEL (BLACK), BLACK FRAMES
- 5 PRECAST CONCRETE WALL BASE
- 6 METAL TRELLIS CANOPY (C/W TIE-BACK RODS AS SHOWN) - COLOUR: BLACK
- 7 MECHANICAL LOUVER PANEL - COLOUR: BLACK
- 8 BUILDING LIGHTING - WALL FIXTURE

- 9 TENANT SIGNAGE (MAX. 600mm HIGH) - BY OTHERS
- 10 BLADE BANNER SIGNAGE BY OTHERS (600mm x 2400mm)
- 11 PREFINISHED METAL PARAPET CAP - COLOUR: BLACK
- 12 THERMALLY BROKEN, ALUMINUM PUNCH WINDOW (OFFICE PODIUM) - TINTED GLASS (GREY), BLACK FRAMES
- 13 THERMALLY BROKEN, ALUMINUM PUNCH WINDOW (RESIDENTIAL) - CLEAR VISION GLASS, BLACK FRAMES
- 14 PREFINISHED, THERMALLY BROKEN ALUMINUM SLIDING DOOR C/W CLEAR GLAZING - PANEL / FRAME COLOUR: BLACK
- 15A PREFINISHED ALUMINUM GUARDRAIL SYSTEM C/W GLASS PANELS - COLOUR: WHITE
- 15B PREFINISHED ALUMINUM GUARDRAIL SYSTEM C/W GLASS PANELS - COLOUR: BLACK
- 16A PARKADE SCREENING - PERFORATED METAL PANEL, MIN 50% OPENINGS - COLOUR LIGHT GREY
- 16B PARKADE SCREENING - PERFORATED METAL PANEL, MIN 50% OPENINGS - COLOUR DARK GREY
- 16C PARKADE SCREENING - METAL HORIZONTAL SLAT WALL, MIN. 50% OPENINGS - COLOUR BLACK

- 17A MECH PENTHOUSE - PREFINISHED PANEL SYSTEM - COLOUR: CHARCOAL
- 17B MECH PENTHOUSE - PREFINISHED CORRUGATED PANEL SYSTEM - COLOUR: CHARCOAL
- 18 PREFINISHED PANEL SYSTEM - COLOUR: CHARCOAL
- 19 PREFINISHED PANEL SYSTEM - COLOUR: LIGHT GREY
- 20 PREFINISHED PANEL SYSTEM - COLOUR: WHITE
- 21 PARKADE SCREENING - PILASTERS - PREFINISHED PANEL SYSTEM - COLOUR: 'BRONZE' TONE TO MATCH BRICK
- 22 PARKADE SCREENING - PILASTER CORNER FRAME - PREFINISHED PANEL SYSTEM - COLOUR: WHITE
- 23 BALCONY ACCENT FRAME - PREFINISHED PANEL SYSTEM - COLOUR: 'BRONZE' TONE TO MATCH BRICK
- 24 METAL DOOR + FRAME - COLOUR: BLACK
- 25 OVERHEAD DOOR - COLOUR: BLACK



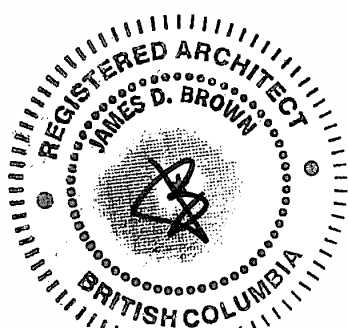
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DP3.01 SCALE: 1:200



3 NORTH ELEVATION
DP3.01 SCALE: 1:200

NOTE

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SCHEDULE B

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DP24-0218 DVP24-0219

Planner
Initials

JJ



NO.	ISSUE/ REVISION	DATE
1	ISSUED FOR DP/DVP	2024-10-25

NOT FOR CONSTRUCTION

PROJECT

'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

BUILDING
ELEVATIONS

PROJECT NO.

219-093

DRAWN

Author

CHECKED

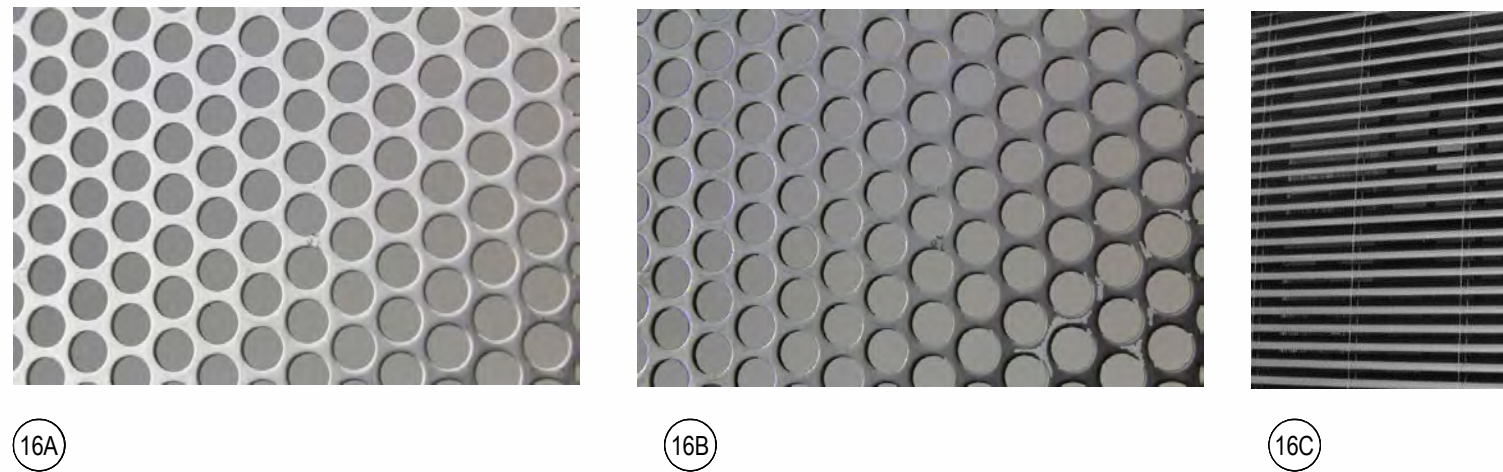
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DRAWING NO.

DP3.01

REVISION NO.

1



EXTERIOR MATERIALS LEGEND

- 1A BRICK MASONRY VENEER - COLOUR: HISTORIC RED (TUMBLER), SIZE: MODULAR, RUNNING BOND.
1B CEMENTITIOUS PLANK CLADDING - COLOUR: LIGHT GREY
2 PRECAST CONCRETE ACCENTS
3 METAL C-CHANNEL FRAMING / METAL BREAK-SHAPE - COLOUR: BLACK
4A ALUMINUM STOREFRONT - CLEAR VISION GLASS, BLACK FRAMES.
4B ALLUMINIUM STOREFRONT - SPANDRAL PANEL (BLACK), BLACK FRAMES
5 PRECAST CONCRETE WALL BASE
6 METAL TRELLIS CANOPY (C/W TIE-BACK RODS AS SHOWN) - COLOUR: BLACK
7 MECHANICAL LOUVER PANEL - COLOUR: BLACK
8 BUILDING LIGHTING - WALL FIXTURE
9 TENANT SIGNAGE (MAX. 600mm HIGH) - BY OTHERS
10 BLADE BANNER SIGNAGE BY OTHERS (600mm x 2400mm)
11 PREFINISHED METAL PARAPET CAP - COLOUR: BLACK
12 THERMALLY BROKEN, ALUMINUM PUNCH WINDOW (OFFICE PODIUM) - TINTED GLASS (GREY), BLACK FRAMES
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18 PREFINISHED PANEL SYSTEM - COLOUR: CHARCOAL
19 PREFINISHED PANEL SYSTEM - COLOUR: LIGHT GREY
20 PREFINISHED PANEL SYSTEM - COLOUR: WHITE
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24 METAL DOOR + FRAME - COLOUR: BLACK
25 OVERHEAD DOOR - COLOUR: BLACK



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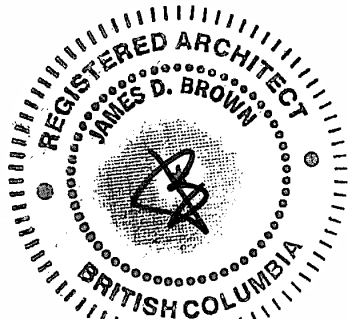
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1	ISSUED FOR DP/DVP	2024-10-25
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

BUILDING
ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO.	REVISION NO.
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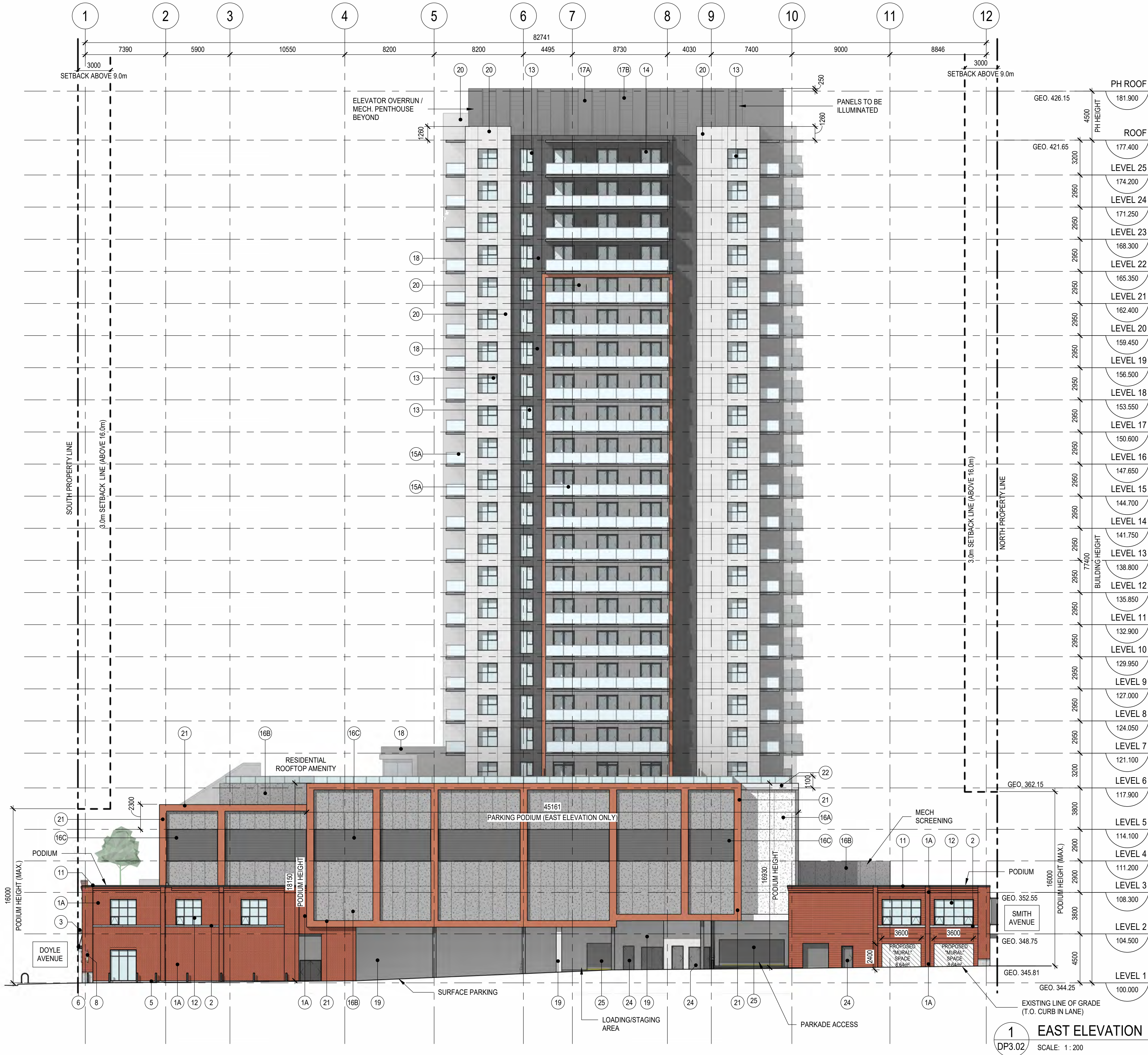
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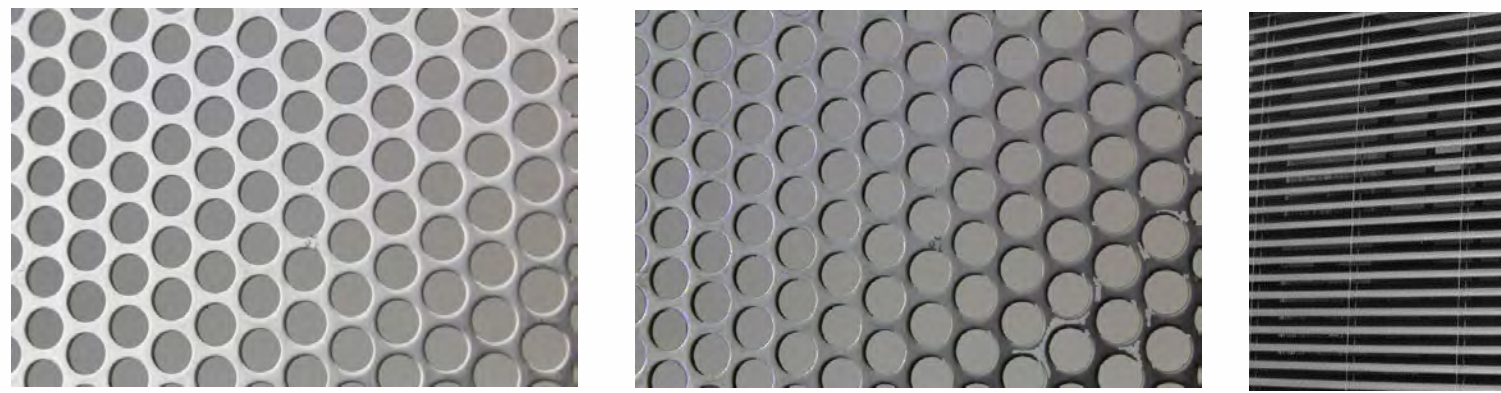
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SCHEDULE B
This forms part of application
DP24-0218 DVP24-0219

Planner
Initials JI





16A

16B

16C

EXTERIOR MATERIALS LEGEND

- 1A BRICK MASONRY VENEER - COLOUR: HISTORIC RED (TUMBLER), SIZE: MODULAR, RUNNING BOND.
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24 METAL DOOR + FRAME - COLOUR: BLACK
25 OVERHEAD DOOR - COLOUR: BLACK

SCHEDULE B

This forms part of application
DP24-0218 DVP24-0219

Planner
Initials JI



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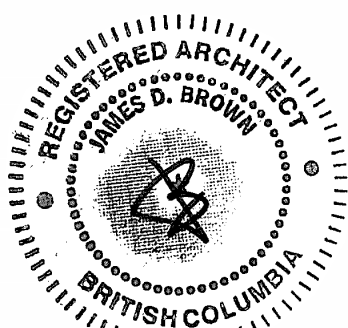
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1	ISSUED FOR DP/DVP	2024-10-25
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

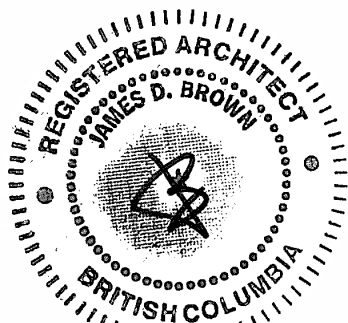
BUILDING
ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO.	REVISION NO.
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DP3.03

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1	ISSUED FOR DP/DVP	2024-10-25
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PROJECT

'MUSE' (350 DOYLE)

PROJECT ADDRESS
350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

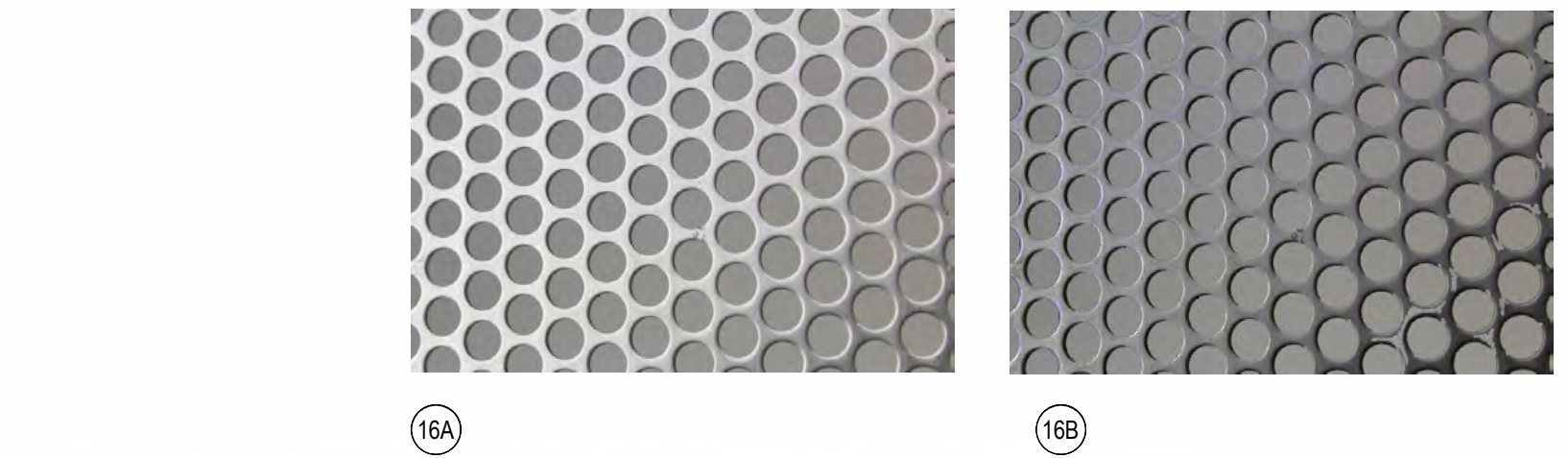
ENLARGED
ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO.	REVISION NO.
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DP3.04

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EXTERIOR MATERIALS LEGEND

- 1A BRICK MASONRY VENEER - COLOUR: HISTORIC RED (TUMBLER), SIZE: MODULAR, RUNNING BOND.
- 1B CEMENTITIOUS PLANK CLADDING - COLOUR: LIGHT GREY
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- 16C PARKADE SCREENING - METAL HORIZONTAL SLAT WALL, MIN. 50% OPENINGS - COLOUR BLACK

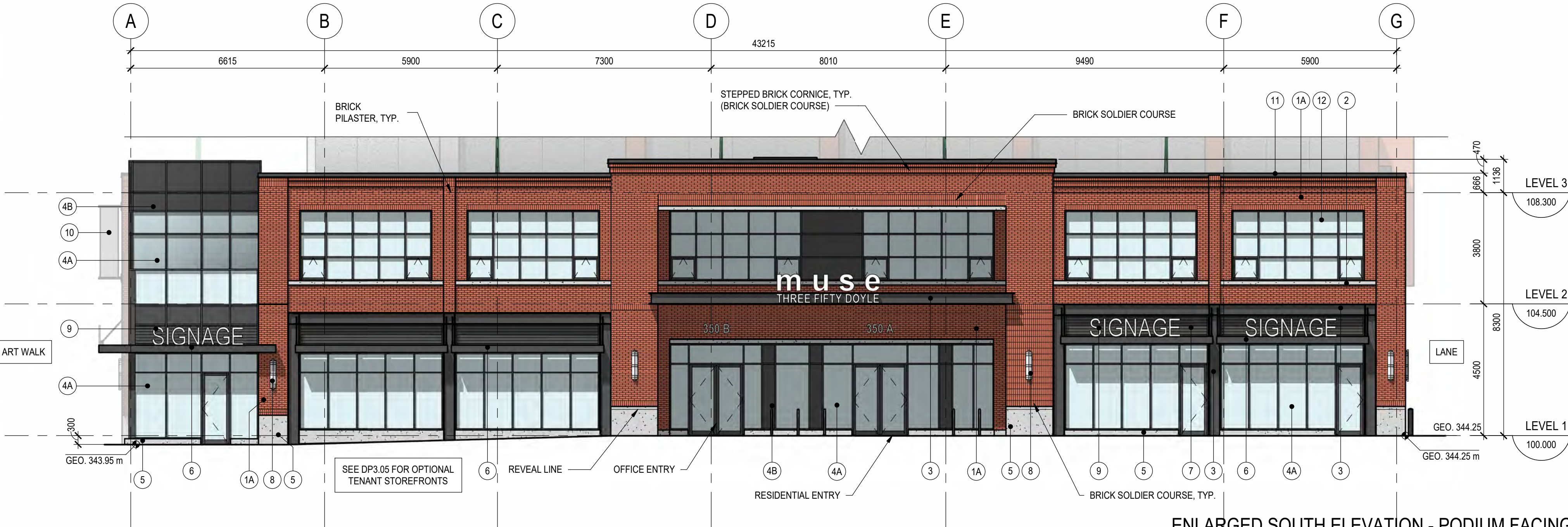
- 17A MECH PENTHOUSE - PREFINISHED PANEL SYSTEM - COLOUR: CHARCOAL
- 17B MECH PENTHOUSE - PREFINISHED CORRUGATED PANEL SYSTEM - COLOUR: CHARCOAL
- 18 PREFINISHED PANEL SYSTEM - COLOUR: CHARCOAL
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- 24 METAL DOOR + FRAME - COLOUR: BLACK
- 25 OVERHEAD DOOR - COLOUR: BLACK



DOYLE AVENUE SOUTH PERSPECTIVE



DOYLE AVENUE WEST PERSPECTIVE



ENLARGED SOUTH ELEVATION - PODIUM FACING
DOYLE AVENUE

2
DP3.04

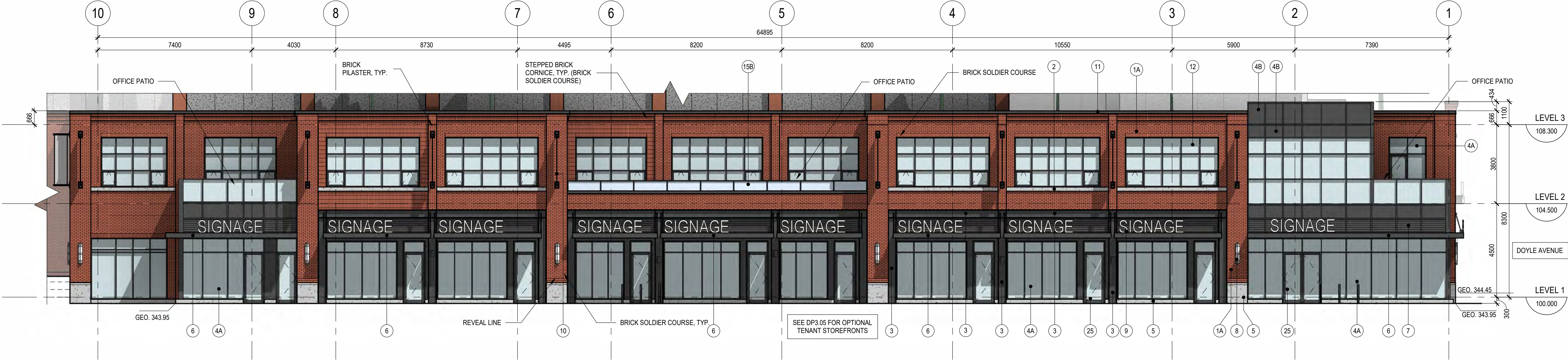
SCALE: 1 : 100

SCHEDULE B

This forms part of application
DP24-0218 DVP24-0219

Planner Initials **JL**

City of Kelowna
DEVELOPMENT PLANNING



ENLARGED WEST ELEVATION - PODIUM FACING
"ART WALK"

1
DP3.04

SCALE: 1 : 100

SCHEDULE

B

This forms part of application

DP24-0218 DVP24-0219

Planner Initials JI

City of Kelowna

DEVELOPMENT PLANNING

***NOTE:**
INDIVIDUAL C.R.U. BAYS MAY BE COMBINED FOR LARGER TENANTS, DURING FUTURE LEASING.
BASELINNE C.R.U. STOREFRONTS CAN BE SWITCHED OUT FOR VARIOUS STOREFRONT OPTIONS
TO ACCOMMODATE & ENCOURAGE OPEN-AIR DINING AND PATIO ACCESS. (2 C.R.U. BAYS SHOWN)



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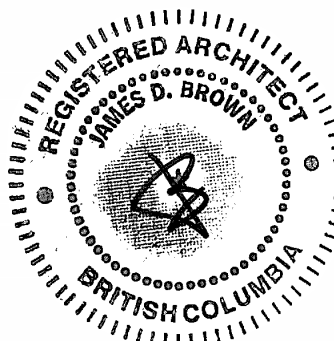
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1	ISSUED FOR DP/DVP	2024-10-25
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

'MUSE' (350 DOYLE)

PROJECT ADDRESS
350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

RETAIL STOREFRONT
OPTIONS (WEST
ELEVATION)

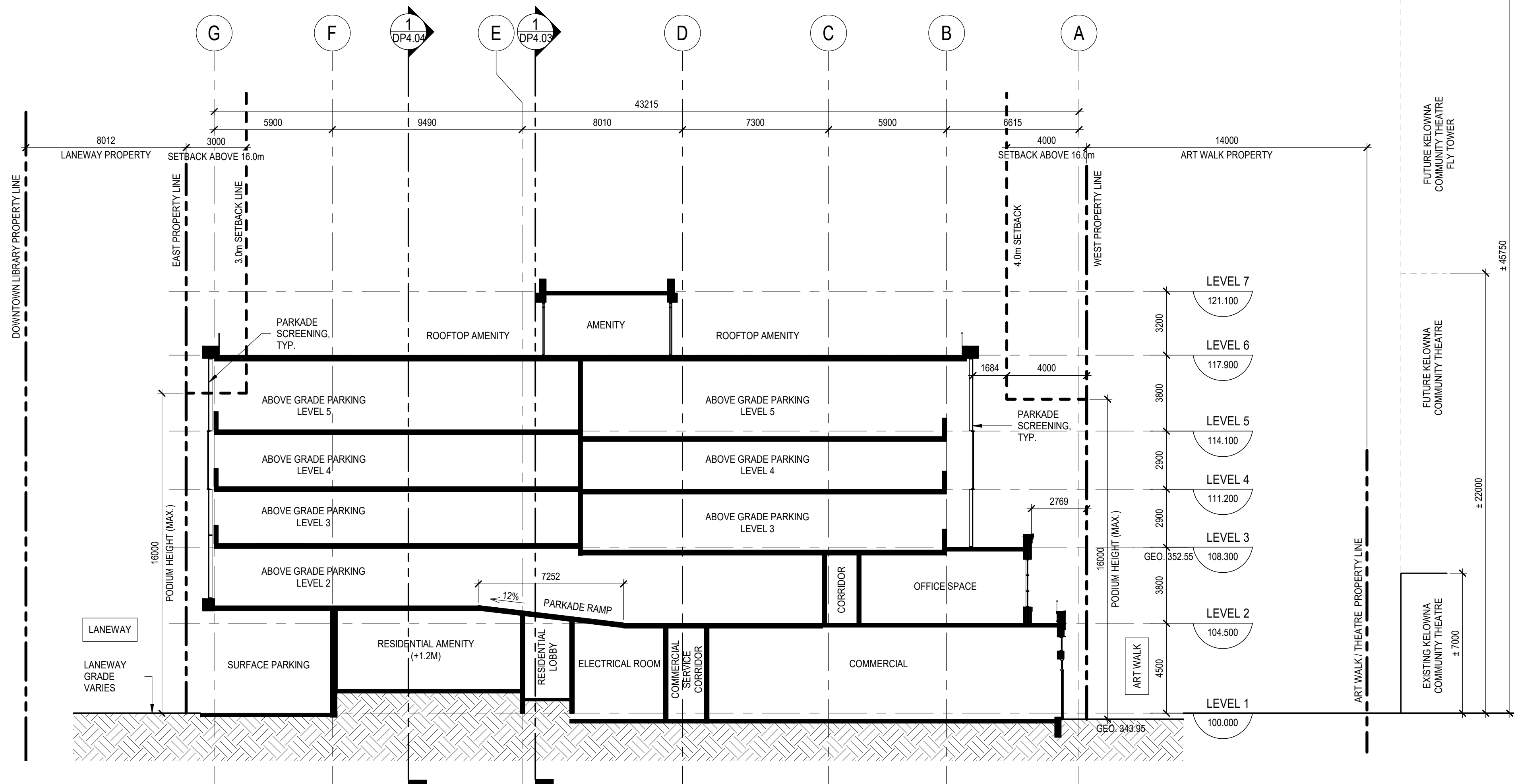
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219-093	Author	Checker

DRAWING NO.	REVISION NO.
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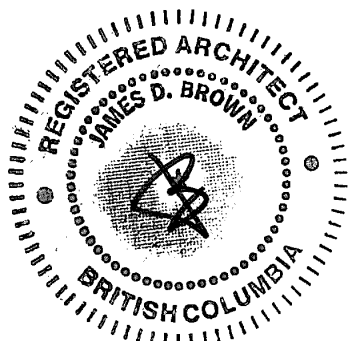
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City of Kelowna
DEVELOPMENT PLANNING



2 BUILDING SECTION - EAST-WEST
DP4.01 SCALE: 1 : 150



1	ISSUED FOR DP/DVP	2024-10-25
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PROJECT

'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

BUILDING SECTION
EAST-WEST

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO.	REVISION NO.
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DP4.02

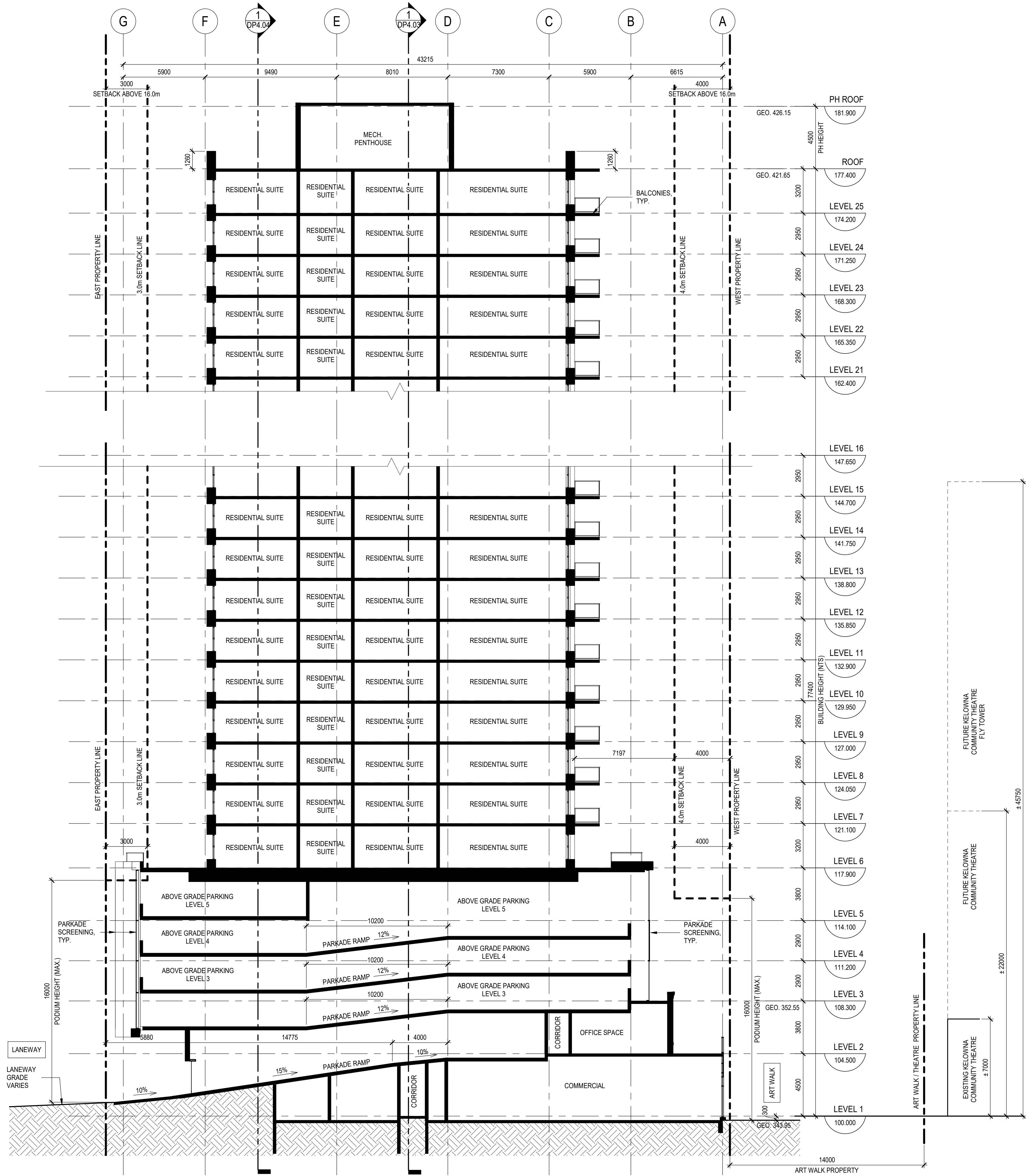
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SCHEDULE B

This forms part of application
DP24-0218 DVP24-0219

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING



1 BUILDING SECTION - EAST WEST
DP4.02 SCALE: 1:150

SCHEDULE

B

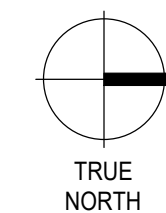
This forms part of application

DP24-0218 DVP24-0219

Planner
Initials

Jl

City of
Kelowna
DEVELOPMENT PLANNING



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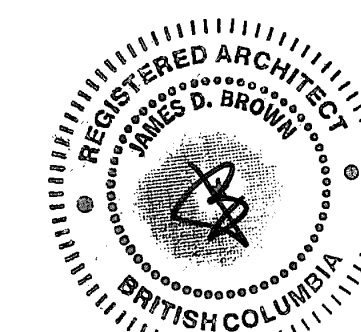
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PROJECT

'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

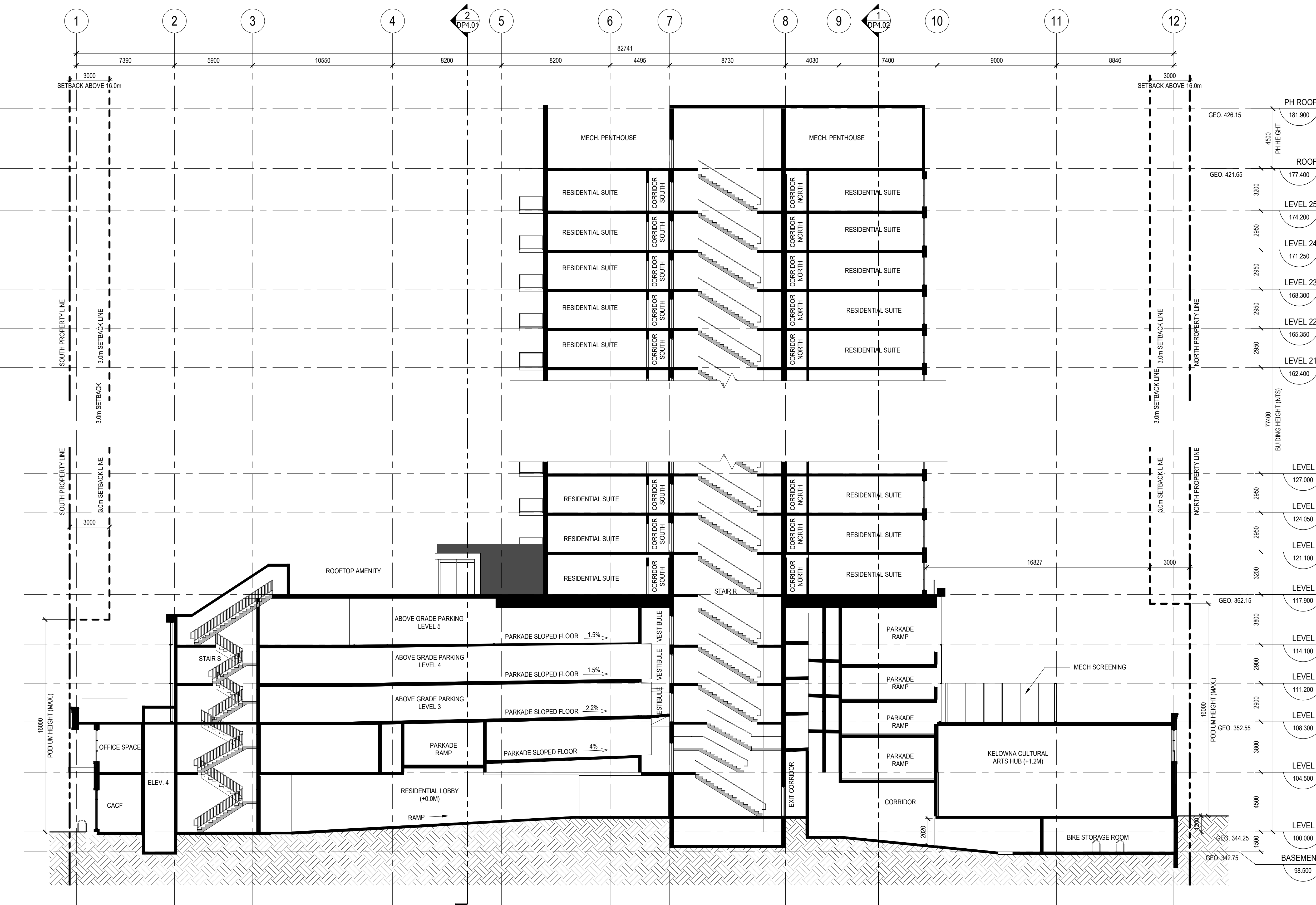
TITLE

**BUILDING SECTION
NORTH - SOUTH**

PROJECT NO. 219-093	DRAWN Author	CHECKED Checker
DRAWING NO.	REVISION NO.	

DP4.03

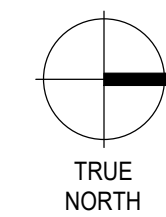
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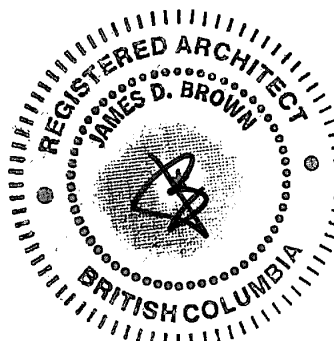
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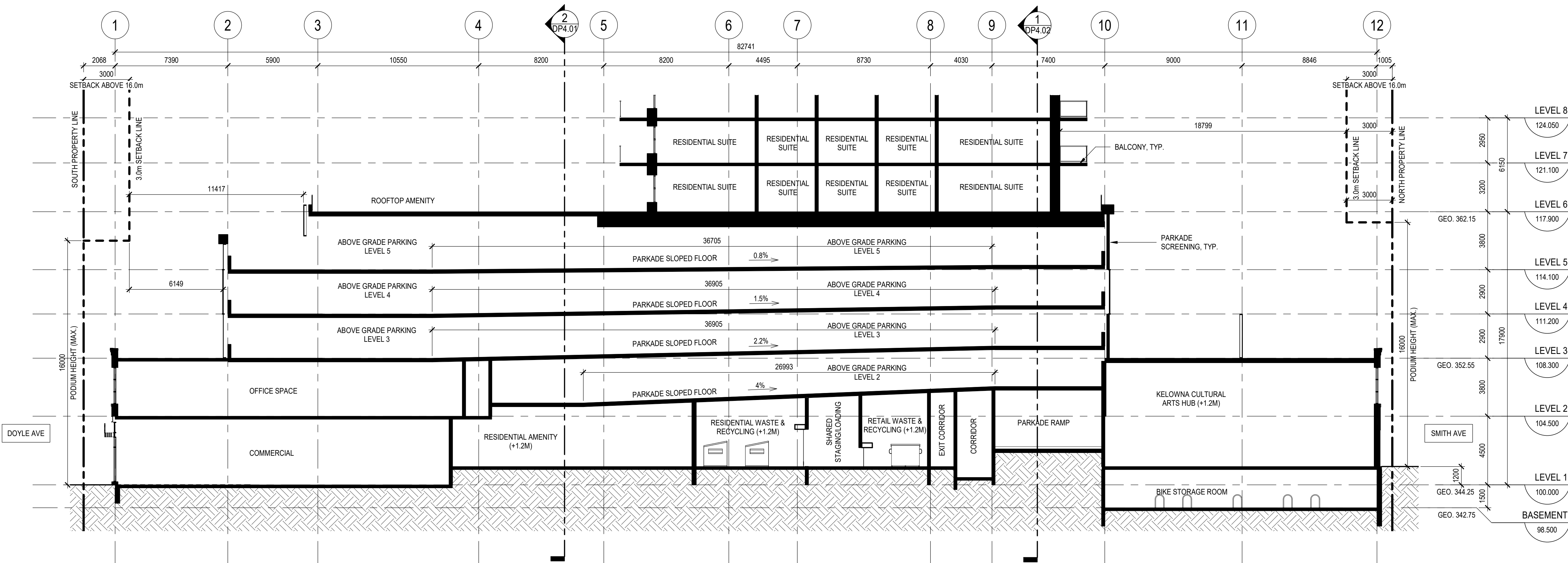


SCHEDULE B

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DP24-0218 DVP24-0219

Planner
Initials JI



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PROJECT

'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

BUILDING SECTION
NORTH - SOUTH

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

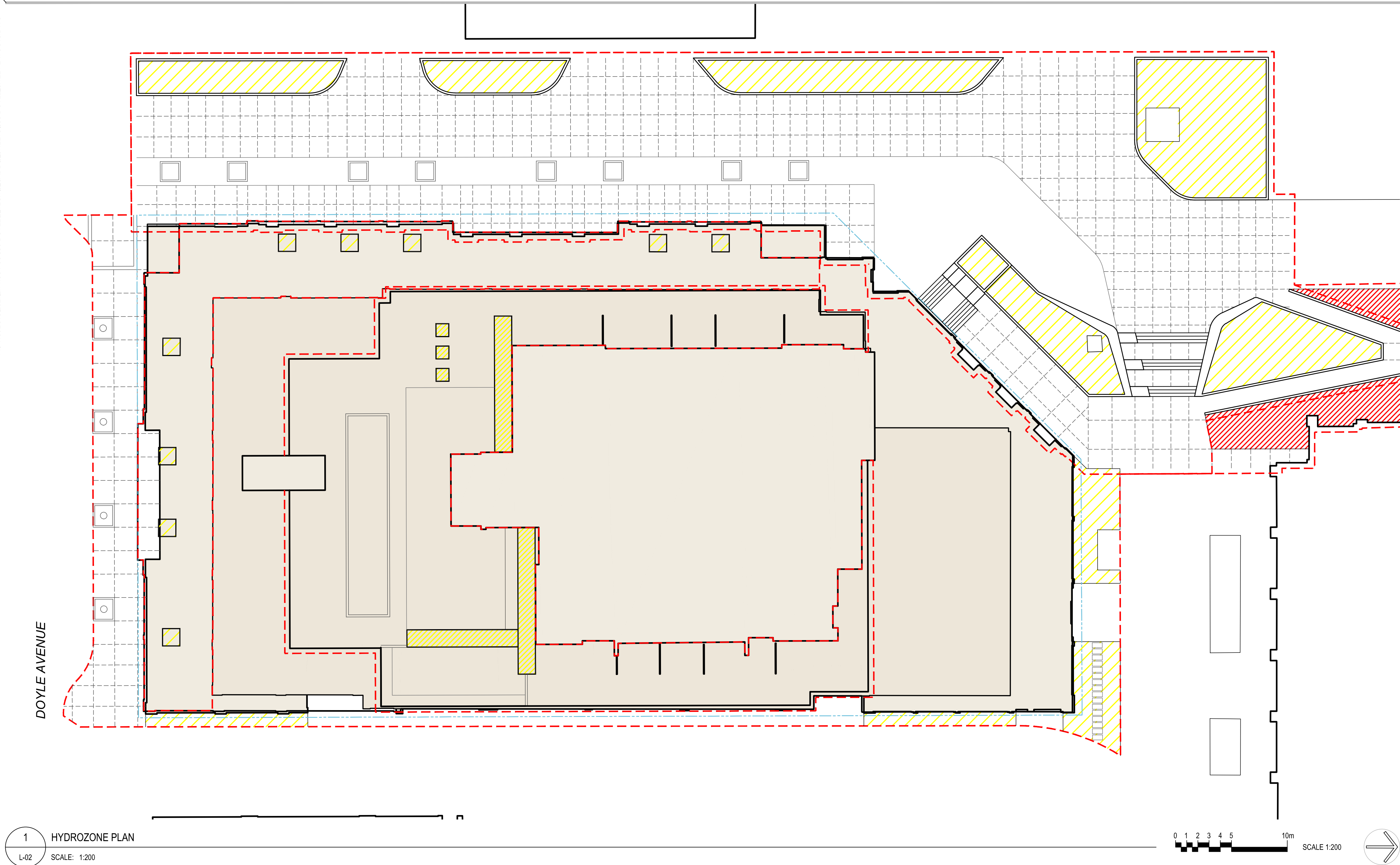
DRAWING NO.	REVISION NO.
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DP4.04

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1 BUILDING SECTION - NORTH-SOUTH
DP4.04 SCALE: 1 : 150

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1 HYDROZONE PLAN
L-02 SCALE: 1:200

HYDROZONE LEGEND

- LOW WATER REQUIREMENT
- MEDIUM WATER REQUIREMENT
- HIGH WATER REQUIREMENT

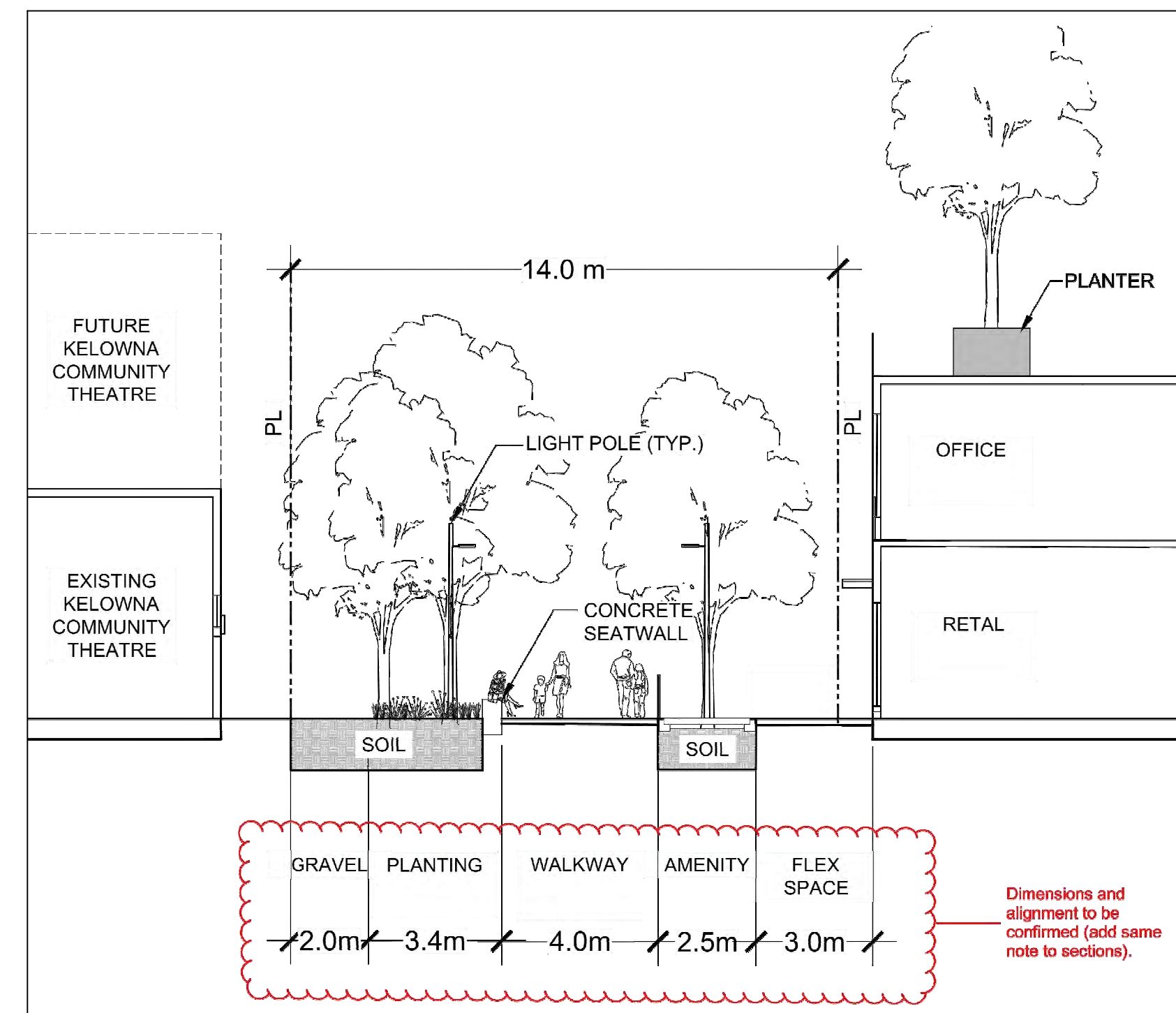
SCHEDULE C

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DP24-0218 DVP24-0219

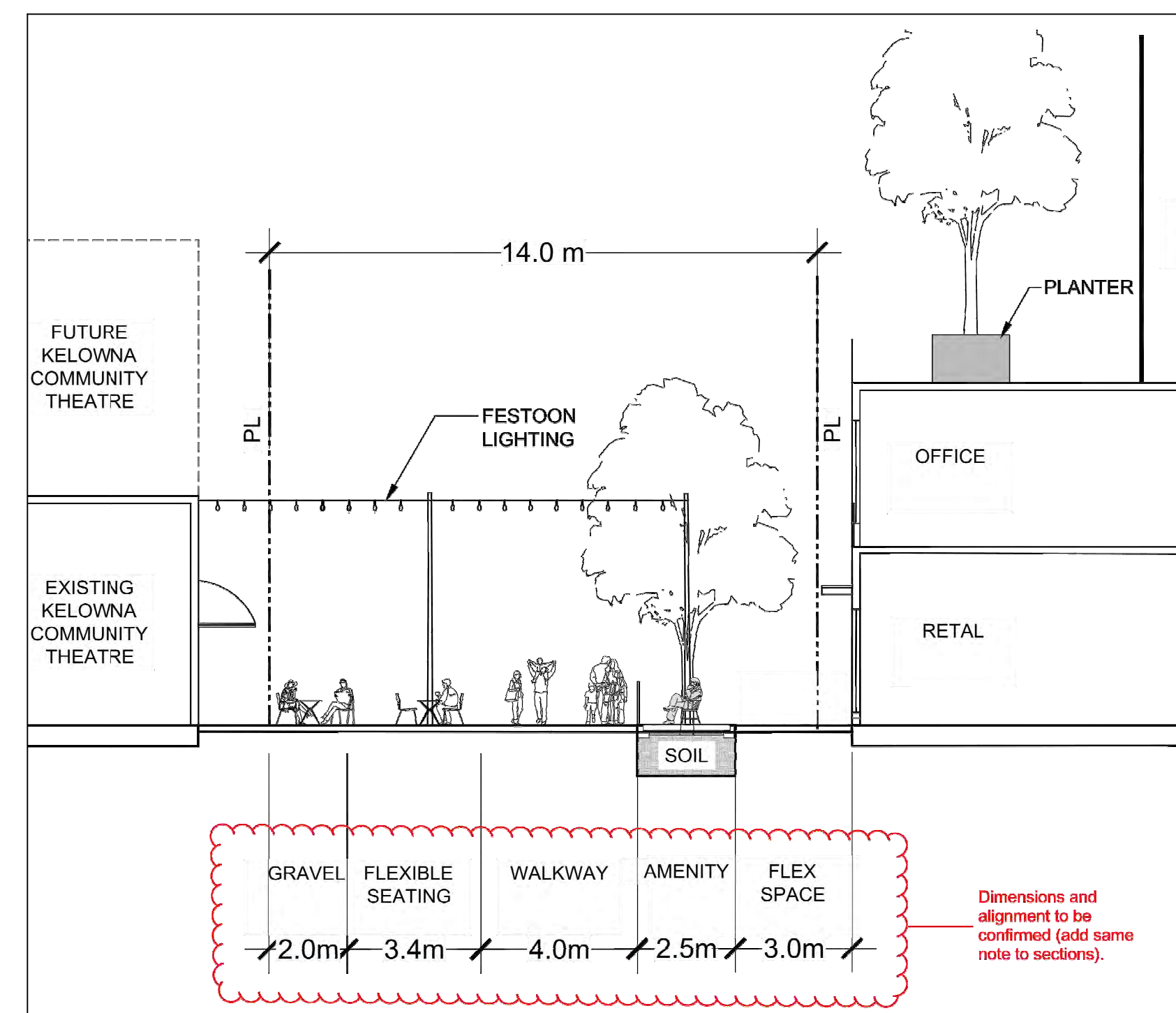
Planner
Initials

JL

City of
Kelowna
DEVELOPMENT PLANNING



2 REFERENCE SECTION
L-02 SCALE: N.T.S.



3 REFERENCE SECTION
L-02 SCALE: N.T.S.



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PROJECT
MUSE - 350 Doyle Avenue
CLIENT
Zeidler Architecture
CONSULTANT
WSP CANADA INC.

Appclt PROPERTIES

External\2024-06-17 Architecture\workshop logs.jpg



ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")			
NO.	DATE	DESCRIPTION	BY
1	24/10/15	ISSUED FOR DP	JN

SEALED



DESIGN BY JM
DRAWN BY LN
CHECKED BY TC
PROJECT # 211-11064-00
AS SHOWN

SHEET TITLE
HYDROZONE PLAN
SHEET NO.

L-02

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundations: apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

The General Residential and Mixed Use Guidelines: provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

- The General Guidelines are supplemented by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.

Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3
Townhouses & Infill

Page 18-19

Chapter 4
Low & Mid-Rise
Residential &
Mixed Use

Page 18-34

Chapter 5
High-Rise
Residential &
Mixed Use

Page 18-42

*Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.

ATTACHMENT B

This forms part of application
DP24-0218 DVP24-0219

Planner
Initials JI



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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying)	N/A	1	2	3	4	5
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						x
b. On corner sites, orient building facades and entries to both fronting streets.	x					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						x
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.					x	
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						x
f. Avoid blank, windowless walls along streets or other public open spaces.						x
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.						x
h. In general, establish a street wall along public street frontages to create a building height to street width ratio of 1:2, with a minimum ratio of 11:3 and a maximum ratio of 1:1.75. <ul style="list-style-type: none"> Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); The street wall does not include upper storeys that are setback from the primary frontage; and A 1:1 building height to street width ratio is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys. 						x
2.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.				x		
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.					x	
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice. 						x

2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.						x
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						x
c. Limit the maximum grades on development sites to 30% (3:1)	x					
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: <ul style="list-style-type: none"> Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; Incorporating terracing to create usable open spaces around the building Using the slope for under-building parking and to screen service and utility areas; Design buildings to access key views; and Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped). 	x					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.						x
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.						x
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.						x
2.1.4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						x
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						x
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						x
d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> Underground (where the high water table allows) Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); 					x	

<ul style="list-style-type: none"> Garages or at-grade parking integrated into the building (located at the rear of the building); and Surface parking at the rear, with access from the lane or secondary street wherever possible. 						
<p>e. In cases where publicly visible parking is unavoidable, screen using strategies such as:</p> <ul style="list-style-type: none"> Landscaping; Trellises; Grillwork with climbing vines; or Other attractive screening with some visual permeability. 					x	
<p>f. Provide bicycle parking at accessible locations on site, including:</p> <ul style="list-style-type: none"> Covered short-term parking in highly visible locations, such as near primary building entrances; and Secure long-term parking within the building or vehicular parking area. 						x
<p>g. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.</p>					x	
<p>h. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.</p>						x
<p>i. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.</p>						x
2.1.5 Streetscapes, Landscapes, and Public Realm Design	N/A	1	2	3	4	5
a. Site buildings to protect mature trees, significant vegetation, and ecological features.	x					
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.	x					
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						x
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						x
<p>e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as:</p> <ul style="list-style-type: none"> Locating outdoor spaces where they will receive ample sunlight throughout the year; Using materials and colors that minimize heat absorption; Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and Using building mass, trees and planting to buffer wind. 					x	
f. Use landscaping materials that soften development and enhance the public realm.					x	
g. Plant native and/or drought tolerant trees and plants suitable for the local climate.					x	
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						x

i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.	x					
j. Design sites to minimize water use for irrigation by using strategies such as: • Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and • Using recycled water irrigation systems.	x					
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.	x					
l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.	x					
m. Use exterior lighting to complement the building and landscape design, while: • Minimizing light trespass onto adjacent properties; • Using full cut-off lighting fixtures to minimize light pollution; and • Maintaining lighting levels necessary for safety and visibility.						x
n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.						x
2.1.6 Building Articulation, Features and Materials	N/A	1	2	3	4	5
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.						x
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						x

c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.					x	
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						x
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.					x	
f. Provide weather protection such as awnings and canopies at primary building entries.						x
g. Place weather protection to reflect the building's architecture.						x
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.						x
i. Provide visible signage identifying building addresses at all entrances.						x

SECTION 5.0: HIGH-RISE RESIDENTIAL & MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying)	N/A	1	2	3	4	5
5.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Design podiums to have transparent frontages to promote 'eyes on the street', using strategies such as: <ul style="list-style-type: none"> 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. 						x
b. For buildings on corner sites with retail frontages, ensure there are active frontages on both facades by wrapping the primary retail façade to the secondary frontage. The primary façade can be emphasized by using higher quality materials and detailing and creating a more prominent entrance.	x					
c. For residential podiums with townhouse frontages, refer to Section 3.1 for Guidelines for that portion of the building.	x					
d. Locate private, indoor amenity facilities such as bicycle storage along secondary street frontages as opposed to primary street frontages.						x
e. Blank walls over 5 m in length along a commercial frontage are strongly discouraged and should be avoided.						x
Building Address and Access						
f. Use architectural and landscape features to create well-defined, clearly visible and universally acceptable primary building entrances. Additionally: <ul style="list-style-type: none"> Differentiate between residential and commercial entrances; Design lobby entryways to ensure they are well-defined and visually emphasized in the façade; 						x

<ul style="list-style-type: none"> 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						
g. Design the streetscape fronting building to have defined zones as follows: <ul style="list-style-type: none"> 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. 					x	
h. Provide a generous sidewalk width and space for streetscape amenities such as street trees, benches & patios.						x
5.1.2 Scale and Massing	N/A	1	2	3	4	5
Podium						
a. Provide a minimum first floor height of 4.5 metres, measured from grade.						x
b. 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.				x		
c. On corner sites, vary the height and form of the podium to respect and respond to the height and scale of the existing context on adjacent streets.	x					
d. When adjacent sites are lower in height and are not anticipated to change, provide a transition in the podium height down to lower-scale neighbours. <ul style="list-style-type: none"> When adjacent sites include heritage buildings, design the scale and height of the podium to align with the heritage building height. 	x					
Tower Middle						
e. Orient towers in a north/south direction.						x
f. A maximum of four towers should be located within an individual block, with staggered tower spacing.						x
5.1.3 Site Planning	N/A	1	2	3	4	5
Building Placement						
a. 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.					x	
b. Additional considerations for building placement include: <ul style="list-style-type: none"> 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 						x

<p>pedestrian experience, for example to provide space for tree planting, wider sidewalks, plazas and other open spaces.</p> <ul style="list-style-type: none"> • Greater setbacks can be provided along retail streets in order to accommodate street cafes and patios (3 – 4 m). • On corner sites with retail frontage, provide a triangular setback 4.5 m in length abutting along the property lines that meet at each corner of the intersection. • Wherever possible, retain existing landscaped streetscapes by providing generous setbacks for trees and plantings. 						
Building Separation						
c. Maintain a minimum spacing distance of 25 m between towers, measured from the exterior walls of the buildings, including balconies.						x
d. Place towers away from streets, parks, open space, and neighbouring properties to reduce visual and physical impacts of the tower.						x
Fit and Transition						
e. 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.					x	
Solar Access						
f. 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. Strategies for minimizing impact on solar access include: <ul style="list-style-type: none"> • 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. 					x	
Views from the Public Realm						
g. 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.						x
5.1.4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. 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.					x	
b. 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: <ul style="list-style-type: none"> • On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; 					x	

<ul style="list-style-type: none"> On portions of the building that front onto non-retail street, line the above ground parking with 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 by using the appropriate strategy listed above. 						
<p>c. 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.</p> <ul style="list-style-type: none"> Public art can also be used to mitigate visual impacts from blank walls on upper storey podium levels. 						x
<p>d. Minimize the visual impact of garage doors, parking entrances and service openings on the public realm by using strategies such as recessing, screening, and site minimization.</p> <ul style="list-style-type: none"> Avoid split level, raised or sunken parkade entrances. 						x
e. Locate drop-off areas into the side or rear of the site and provide pedestrian access to the street frontage.					x	
f. Provide clearly visible pedestrian access to and from parking areas.					x	
g. Integrate service connections, vents, mechanical rooms and equipment with the architectural treatment of the building, and/or locate to minimize visual impact and screen from view with materials and finishes compatible with the building.					x	
5.1.5 Publicly Accessible and Private Open Spaces	N/A	1	2	3	4	5
Publicly Accessible Open Space						
a. Wherever possible, include publicly accessible open space on-site, such as hard or soft landscaped setbacks, plazas, courtyards, and mid-block pedestrian connections.						x
b. Define and animate the edges of open spaces with well-proportioned podiums and active uses at-grade.						x
<p>c. Locate and design publicly accessible open space to:</p> <ul style="list-style-type: none"> 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 the safety, comfort, amenity, and accessibility. 						x
d. On larger sites, use publicly accessible open space to provide through-block pedestrian connections.						x
e. Where provided, tailor furniture elements as appropriate to encourage a range of seating and gathering opportunities,						x

including both fixed and unfixed seating to allow for flexibility of use.						
Private Open Spaces						
f. Provide private outdoor amenity spaces on site, such as balconies, private courtyards, private gardens, and accessible green roofs.						x
g. Locate and design shared private outdoor amenity space to: <ul style="list-style-type: none"> Maximize access to sunlight; Minimize noise, smell and/or visual impacts from site servicing or mechanical equipment; Provide seating, lighting, trees, shade structures, and weather protection. 						x
h. Locate private patios and gardens to minimize overlook from neighbours.					x	
i. For shared rooftop amenity spaces (e.g., on top of the podium parkade), ensure a balance of amenity and privacy by: <ul style="list-style-type: none"> 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. 					x	
j. Design private balconies to be large enough to provide usable outdoor space.						x
k. Locate indoor amenity areas adjacent to shared outdoor amenity areas and allow access between the two areas.						x
Public Art						
l. Where applicable, integrate public art on-site to generate interest and activity and reflect the unique natural, Indigenous, or human history of Kelowna.						x
m. Provide adequate building setbacks and space to accommodate the pedestrian view and experience of public art installations.						x
n. Site artwork at key pedestrian spaces such as courtyards, mid-block connections, lanes, and plazas.						x
5.1.6 Building Articulation, Features & Materials	N/A	1	2	3	4	5
a. Design tall building to have a cohesive architectural look with a distinct podium, tower, and top. Strategies for achieving this includes changes in articulation, materials, and the use of step backs.						x
Podium						
b. Provide architectural expression in a pattern, scale, and proportion that is in relation to neighbouring building 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.						x
c. Highlight primary retail facades with high quality materials and detailing with particular attention to building entrances.						x

d. Avoid blank walls, but if necessary, articulate them with the same materials and design as other active frontages.					x	
e. 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.						x
f. 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.						x
Tower Middle						
g. On sites with multiple towers, provide variation in the design and articulation of each tower façade to provide visual interest while maintaining a cohesive architecture overall.	x					
h. 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. • Consider that inset or partially inset balcony arrangements may offer greater privacy and comfort, particularly on higher floors.					x	
Tower Top						
i. Design the top of tall buildings to terminate and be distinguishable from the middle building and to make a positive contribution to the skyline. • Design and screening of mechanical rooms, and incorporation of roof top amenity spaces and architectural lighting, can be used to distinguish the tower top.					x	
j. 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.					x	

350 DOYLE - PROPOSED DEVELOPMENT DESIGN RATIONALE

2024-10-25

PARTNERS

VAIDILA BANELIS | ARCHITECT

AAA, AIBC, SAA, OAA, MRAIC,

LEED® AP

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INTERIOR DESIGNER, AAA, IDC,

IDA, NCIDQ

JEAN GUY BELIVEAU

BILL MITCHELL

To: City of Kelowna Planning

**Re: Development Permit + Development Variance Permit Application
for 350 Doyle Avenue, Kelowna BC.**

**Supplementary document to Development Proposal Application Form
clarifying proposed development design rationale.**

We are pleased to be making the Development Permit and Development Variance Permit application for the proposed mixed-use development located at 350 Doyle Avenue, Kelowna BC.

ART WALK EXTENSION + SITE ACCESS

350 DOYLE will be an exciting new development in the heart of Kelowna's developing downtown. Located in the heart of the Kelowna Cultural District / Civic Precinct, the proposed 350 DOYLE development will include the development of the Kelowna Art Walk extension, connecting the existing Art Walk south to Doyle Avenue. This exciting opportunity to enhance the Cultural District and provide further opportunity for the Kelowna arts community will provide innumerable benefits to the area. This Art Walk extension will also include a public plaza that connects directly with the Community Arts Hub, located at the North end of the proposed development.

We have engaged an international Landscape and Urban Space consultant to help create a world-class active and engaging pedestrian street. We will work closely with The City of Kelowna and community stakeholders to help develop the vision and execution of the Art Walk extensions. We look forward to the opportunities this design will present.

We are proposing an upgrade to the Doyle Avenue street design. Widening of the existing sidewalks to align with the adjacent Innovation Centre will include landscape opportunities as well as a 5-stall vehicular lay-by to accommodate pick-ups / drop-off / deliveries / etc. This will create a more pedestrian friendly Doyle Avenue as well as provide a strong streetscape entry condition to 350 DOYLE.

Vehicular access to the site will be from the existing laneway to the East of the subject property. Underground parking access, visitor parking (partial) and loading access has been designed to take place at the south end of the existing laneway. Loading and traffic is to be directed south to Doyle Avenue to limit the amount of vehicular traffic connecting to Smith Avenue adjacent to the Kelowna Public Library.

MIXED-USE PROGRAM

350 DOYLE will be a truly mixed-use project. It will include a variety of programming that includes commercial retail bays on the ground floor, fronting Doyle Avenue and the length of the Art Walk extension. This active use program will help animate both Doyle Ave and the Art Walk, enhancing the urban vitality of these streets. Also located on the ground floor, located at the North end of the proposed development, is a Community Arts Hub – a shared cultural facility to help foster and promote the Kelowna arts community.



The second floor is dedicated primarily to Commercial Office space and above grade vehicular parking. Additional vehicular parking occupies the upper podium floors (Level 3-5). Level 6 houses residential apartments, amenity space and an expansive rooftop patio. Levels 7 through 25 are residential rental apartments.

By combining Commercial Retail, Cultural, Office and Residential programming, a truly mixed-use development is being proposed. This type of mixed-use development will create a very active 24/7 use of the building and site. This added mixed-use density will also enhance the safety and security of the site and adjacent through CPTED's "eyes-on-the-street" principal.

PODIUM BENEFITS / PEDESTRIAN SCALE

We understand that this is a very special site, and the active engagement at the street level is a critical part of creating a great pedestrian urban experience. In that spirit, we are proposing to locate the above-grade vehicular parking in an upper podium, set back from the Art Walk, to help create a more pedestrian scale, and let the architectural focus be on the lower retail and office podium..

EXTERIOR DESIGN INTENTIONS

350 DOYLE will endeavor to be a landmark building in the heart of Kelowna's Civic Precinct, enhancing the character of the community.

The podium levels (Levels 1 + 2) are being designed with a traditional Kelowna aesthetic that will include weathered red brick masonry with traditional masonry detailing and accents. Commercial retail storefronts and office windows above will be black framed to further enhance the historic character of the podium. Careful attention is being paid to create a very pedestrian friendly and scaled podium. This will include, but not be limited to, canopies, lighting, signage at different scales, and integration with the street's urban design elements (patios, benches, planters, etc.)

The upper parking podium (Levels 3-5) are screened and setback from Doyle Ave and the Art Walk, and provides a transition between the lower pedestrian-scaled podium and the residential tower above.

The upper residential floors in the tower portion of the building (Levels 6 -25) of 350 DOYLE will have a more modern aesthetic, but with careful integration with the podium design, incorporating material and colour elements to ensure an integrated and homogenous design of the development.

End of Proposed Development Design Rationale.

Sincerely,
Zeidler Architecture



Tyler Loewenhardt
Associate | Intern Architect, AAA
M.Arch, B.Env. Des.

cc. Rebecca Waring, VP Development & Construction – Appelt Properties
Jean Guy Beliveau, Partner – Zeidler Architecture



2024-10-25

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City of Kelowna Planning

City Hall 1435 Water Street

Kelowna BC

V1Y 1J4

**RE: VARIANCE SUMARY + VARIANCE RATIONALES FOR DP APPLICATION
350 DOYLE AVENUE, KELOWNA BC****Supplementary document to Development Application Form clarifying
proposed bylaw variances.****Please find below a list and rationales of the 5 proposed Zoning Bylaw Variances****1. MAXIMUM BUILDING HEIGHT:****a. Bylaw Regulation:**

- i. Per OCP Map 4.1 Downtown Building Heights, and Zoning Bylaw Section 14.14:

- 1. Maximum Base Height = 12-storeys / 44.0m
- 2. Maximum Height w/ Bonus FAR = 3 additional storeys / additional 12.0m (= 56.0m / 15-Storeys)

- ii. From table 9.11 - Tall Building Regulations:

- 1. Required: Maximum Podium Height = 16.0m

b. Proposed Variance & Rationale:

- i. Tower Building Height = 77.4m / 25-Storeys
(+ Mech. Penthouse = 81.9m)
- ii. Podium Building Height = 18.35m (East / Laneway elevation - grade varies – refer to Elevation drawings)

The request for additional building height is based on several conditions to ensure the success of this development. In order to accommodate the proposed commercial tenancy on the ground and second floor, 4.5m floor to floor heights are needed in order to design acceptable leasable space with functional ceiling heights. Tower floor-to-floor heights were established in order to provide ±9' ceiling heights within the residential suites (market viability requirement). Furthermore, in discussions with City of Kelowna Planning, and owners/occupants of adjacent properties, it was determined that a tall point tower, setback from Doyle Avenue, was the best massing configuration to maintain existing view corridors to Lake Okanagan.



2. STEPBACK ABOVE 16.0m PODIUM ENCROACHMENT:

a. Bylaw Regulation:

- i. Per Zoning Bylaw Section 9.11 and 14.11 (footnote #2),
minimum stepback above 16.0m podium (including balconies)
= 3.0m from PL abutting a street
= 4.0m from PL abutting a property

b. Proposed Variance & Rationale:

- i. Variance requested for portion of East building face (Parkade along existing laneway). From discussions with City of Kelowna Planning, it was determined that a larger stepback along the Art Walk was preferred to creating a stepback on both the Art Walk and Laneway sides of the building. The parking modules do not allow for further stepping back of the East façade. Please see Elevation and Section drawings.



3. MINIMUM TRANSPARENT GLAZING:

a. Bylaw Regulation:

- i. From table 9.11 - Tall Building Regulations:
Minimum amount of transparent glazing on first floor frontage
façade = 75% for commercial frontage.

b. Proposed Variance & Rationale:

- i. Provided: Retail Frontages (South, West and small portion of North elevation) = 49% transparent glazing.

The design of the retail frontages along Doyle Avenue and the proposed Art Walk, provide highly detailed historic-style storefronts, with a multitude of masonry and steel detailing, providing a very human-scale experience. Transparent storefront glazing was maximized while maintaining the historic-style podium elevations.

4. PODIUM ROOFTOP:

a. Bylaw Regulation:

- i. From table 9.11 - Tall Building Regulations: The rooftop of the podium shall not be used for parking and there shall be no parking spaces within the parkade that do not have an overhead roof for weather protection.

b. Proposed Variance & Rationale:

- i. The upper rooftop of the parking podium has 2 corner “notches” that exposes some parking below (12 stalls exposed total). These “notches” that expose the 12 parking stalls below was suggested by City of Kelowna Planning to reduce the apparent massing of the parking podium from the street-level. Please refer to Architectural drawings.

5. SHORT-TERM BICYCLE PARKING:

a. Bylaw Regulation:

i. From Bylaw Section 8.5:

1. Apartment Housing:

a. Six (6) Short-Term Bicycle Parking Spaces are required per entrance = 6 stalls required.

2. Commercial uses:

a. For GFA 2,000 m² to 20,000m² then 4.0 bike spaces per entrance = 56 spaces required.

b. Proposed Variance & Rationale:

i. 10 Short-Term Bicycle Stalls provided (on Doyle Ave.)

Ten (10) short-term bicycle stalls are provided on Doyle Avenue, in close proximity to the main building entrances (for Residential and Commercial Office). An additional 24 short-term bicycle stalls are being provided along Doyle Ave., Smith Ave., and the Art Walk, in close proximity to the commercial retail units facing the Art Walk.



End of Proposed Bylaw Variance Summary.

Sincerely,

Zeidler Architecture



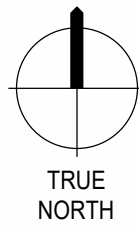
Tyler Loewenhardt

Associate | Intern Architect, AAA

M.Arch, B.Env. Des.

cc. Rebcca Waring, VP Development & Construction – Appelt Properties
Jean Guy Beliveau, Partner – Zeidler Architecture

Document1



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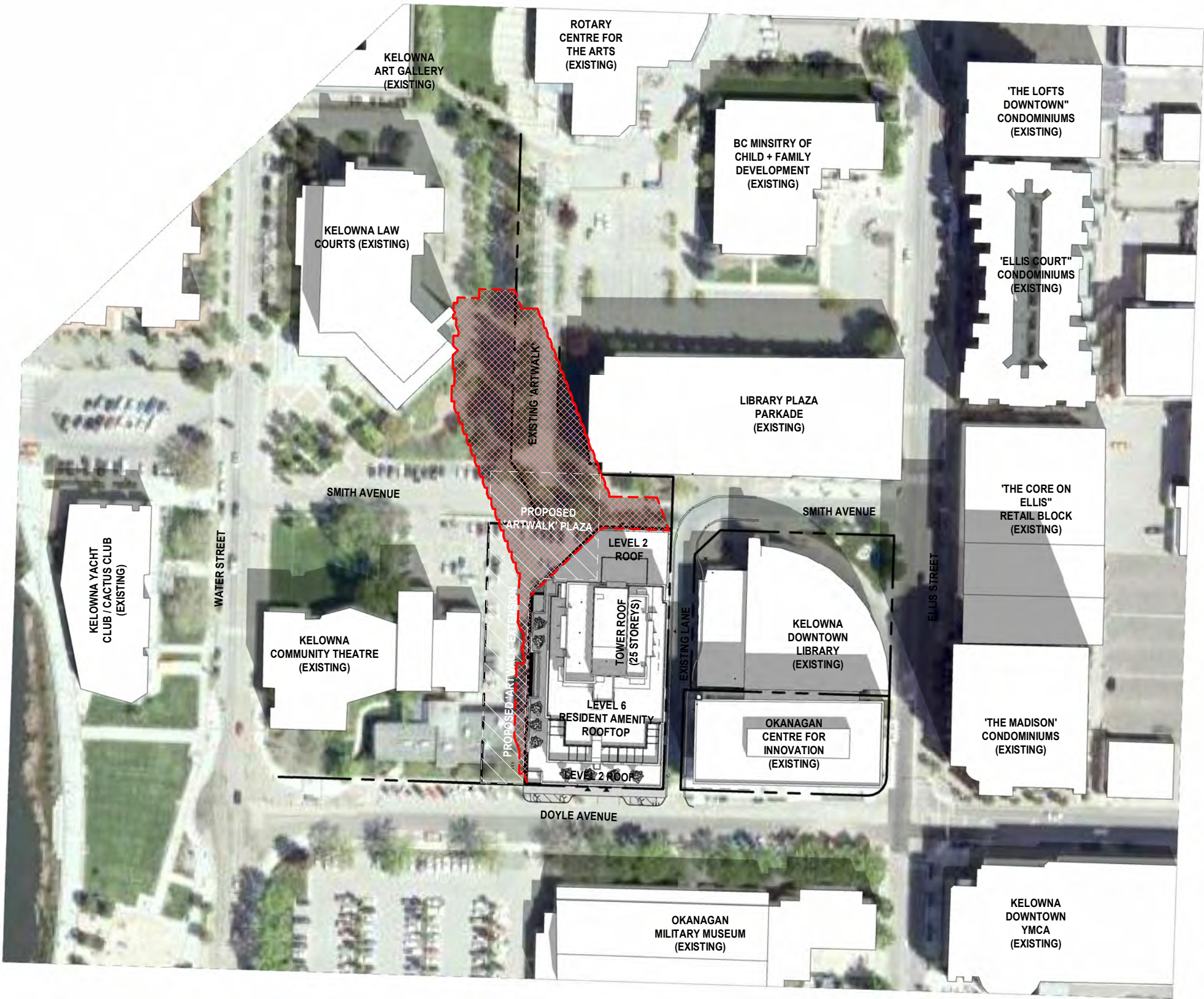
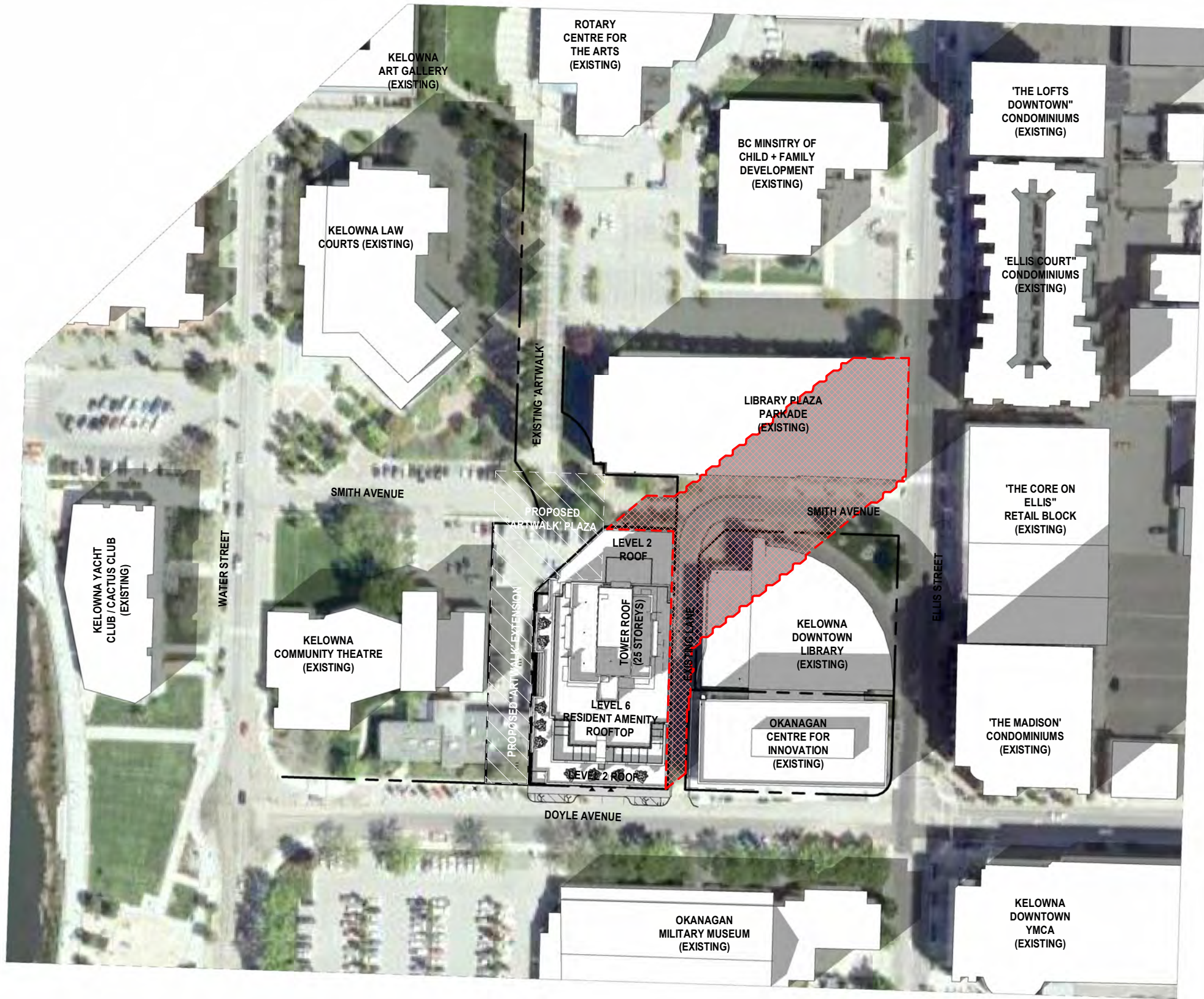
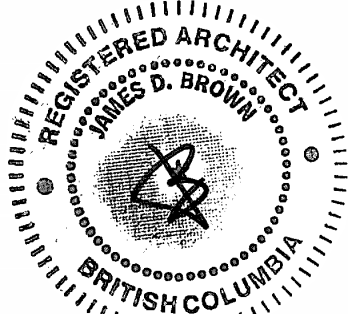
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ATTACHMENT D

This forms part of application

DP24-0218 DVP24-0219

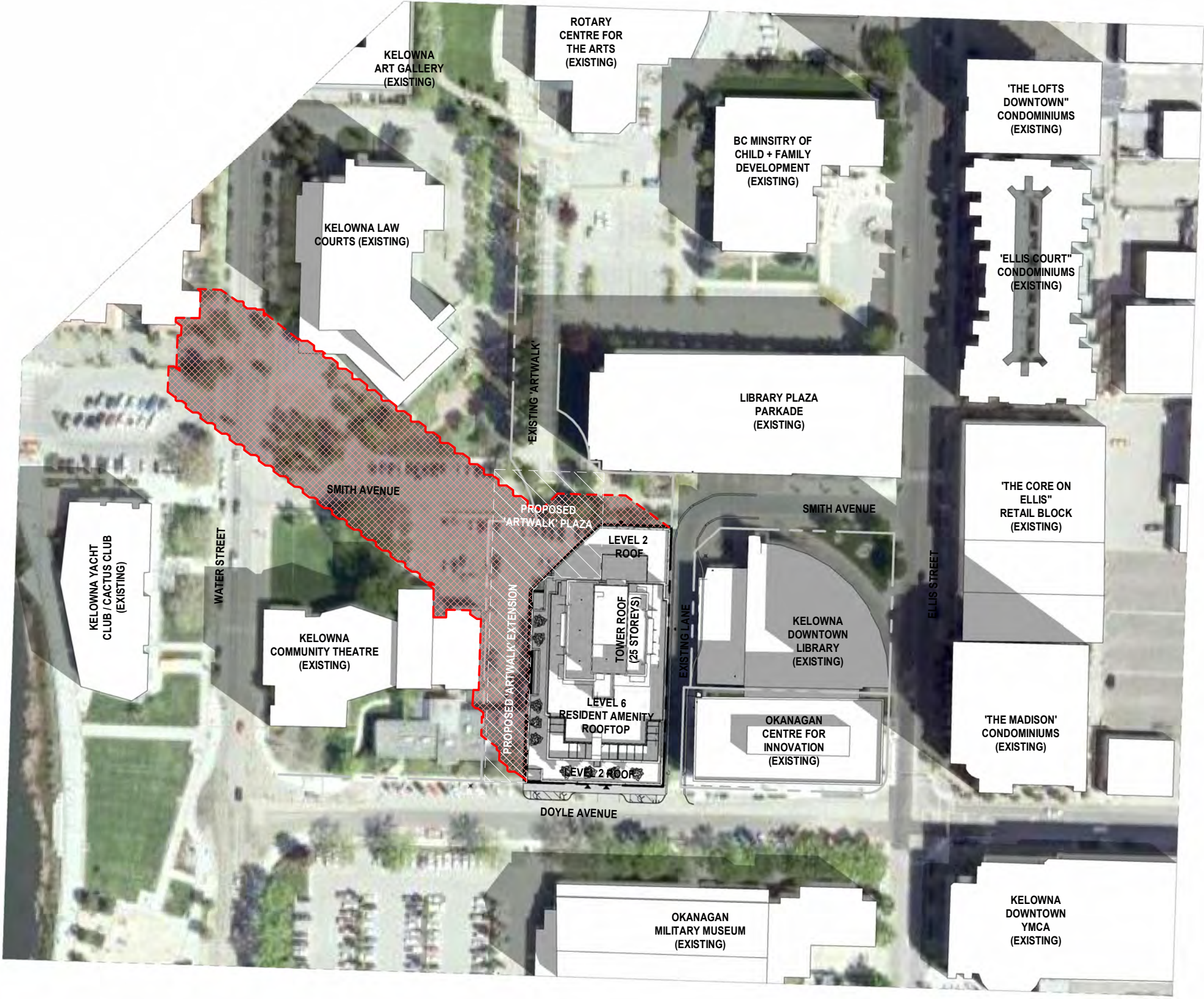
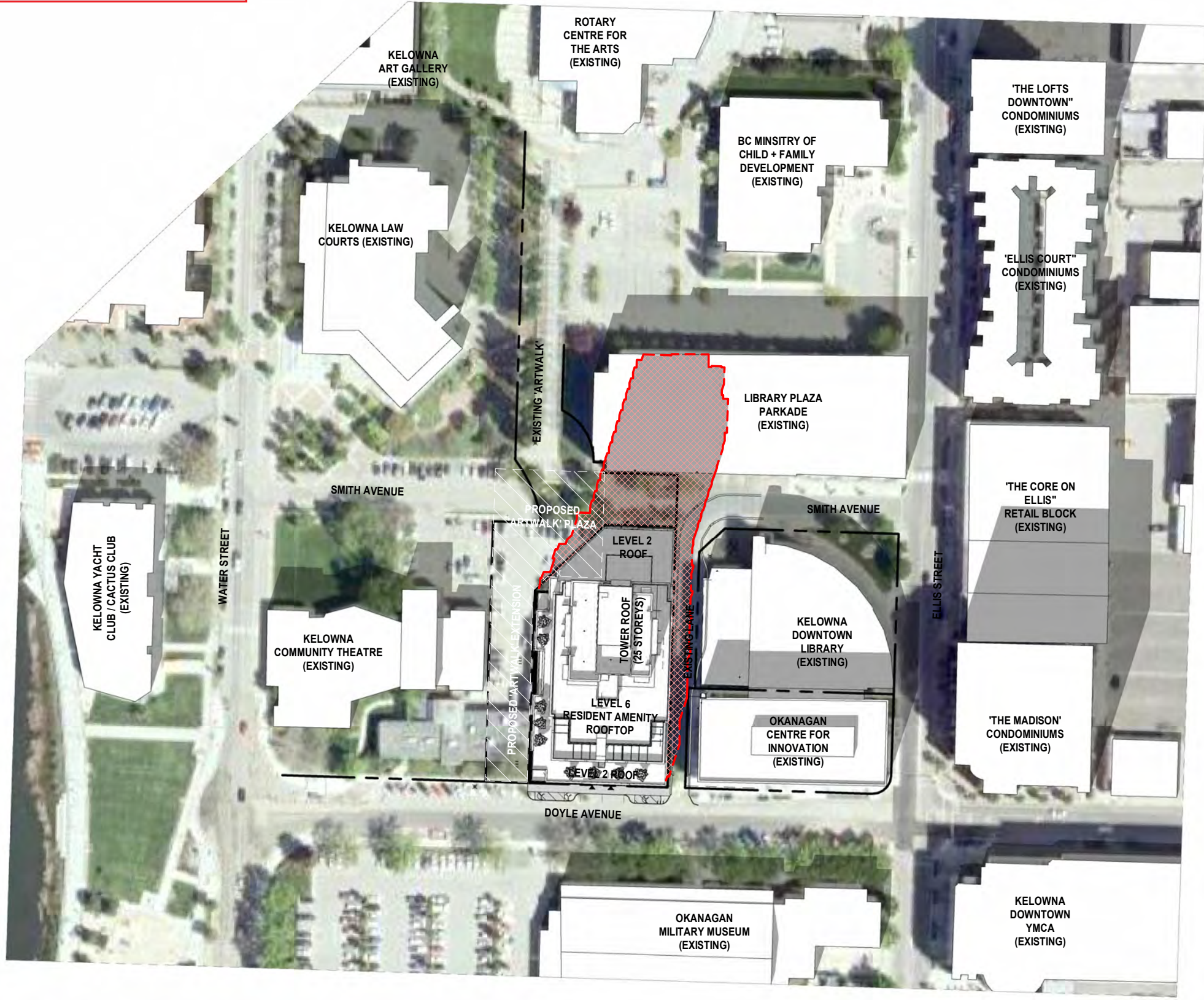
Planner Initials JI

City of Kelowna

DEVELOPMENT PLANNING

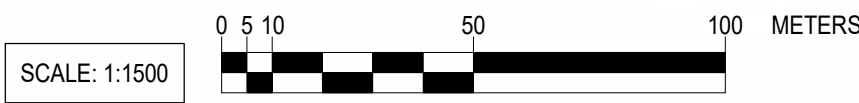
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DP1.03 SCALE: 1: 1500

2 SHADOW STUDY - MARCH 21 @ 12:00PM
DP1.03 SCALE: 1: 1500



SHADOW LEGEND

CURRENT DESIGN SHADOW EXTENTS



3 SHADOW STUDY - MARCH 21 @ 2:00PM
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1 SHADOW STUDY - MARCH 21 @ 10:00AM
DP1.03 SCALE: 1: 1500

1	ISSUED FOR DP/DVP	2024-10-25
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

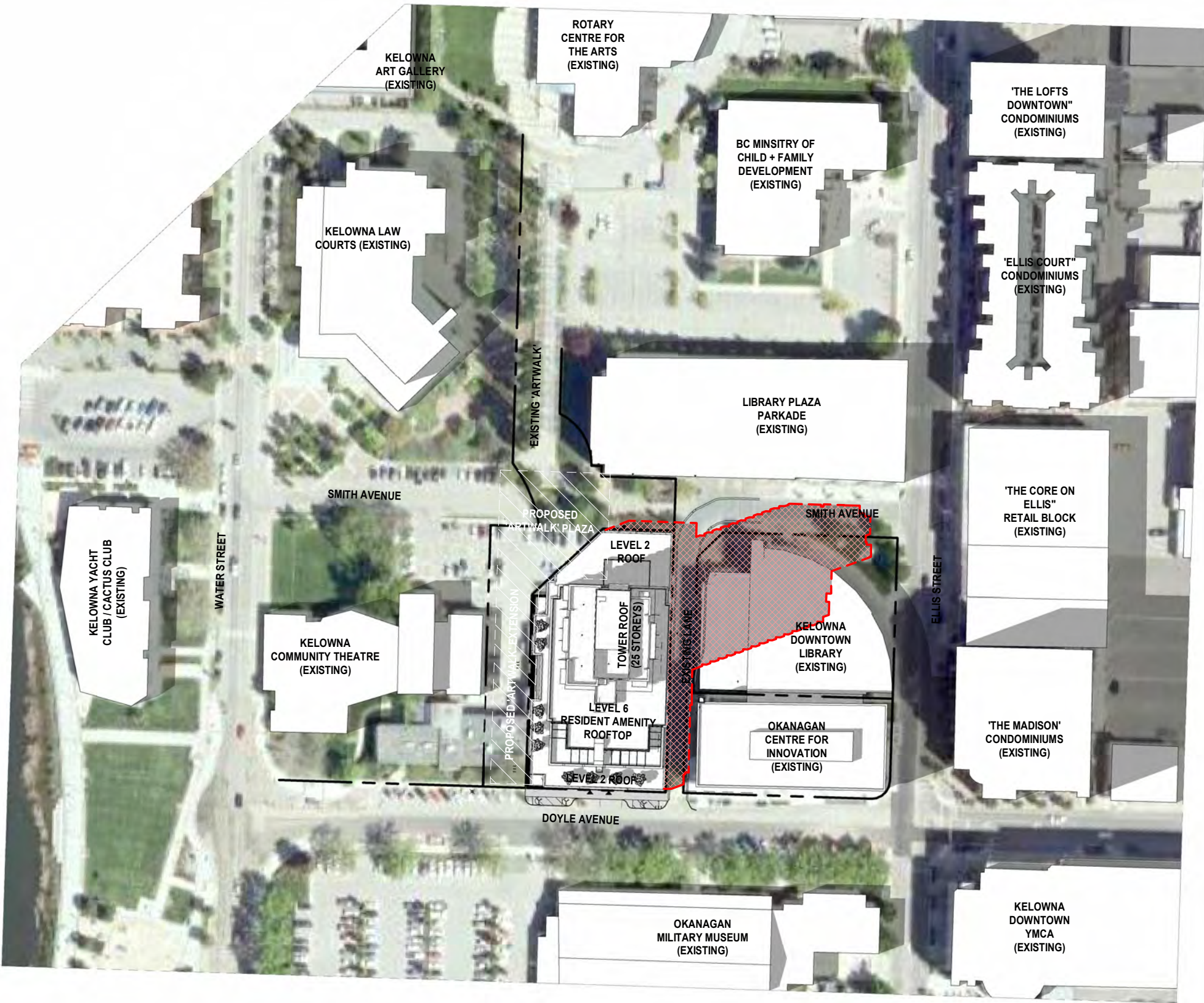
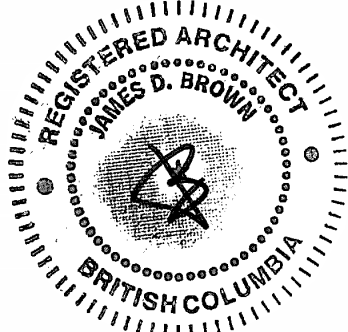
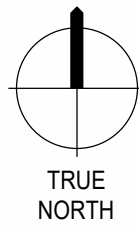
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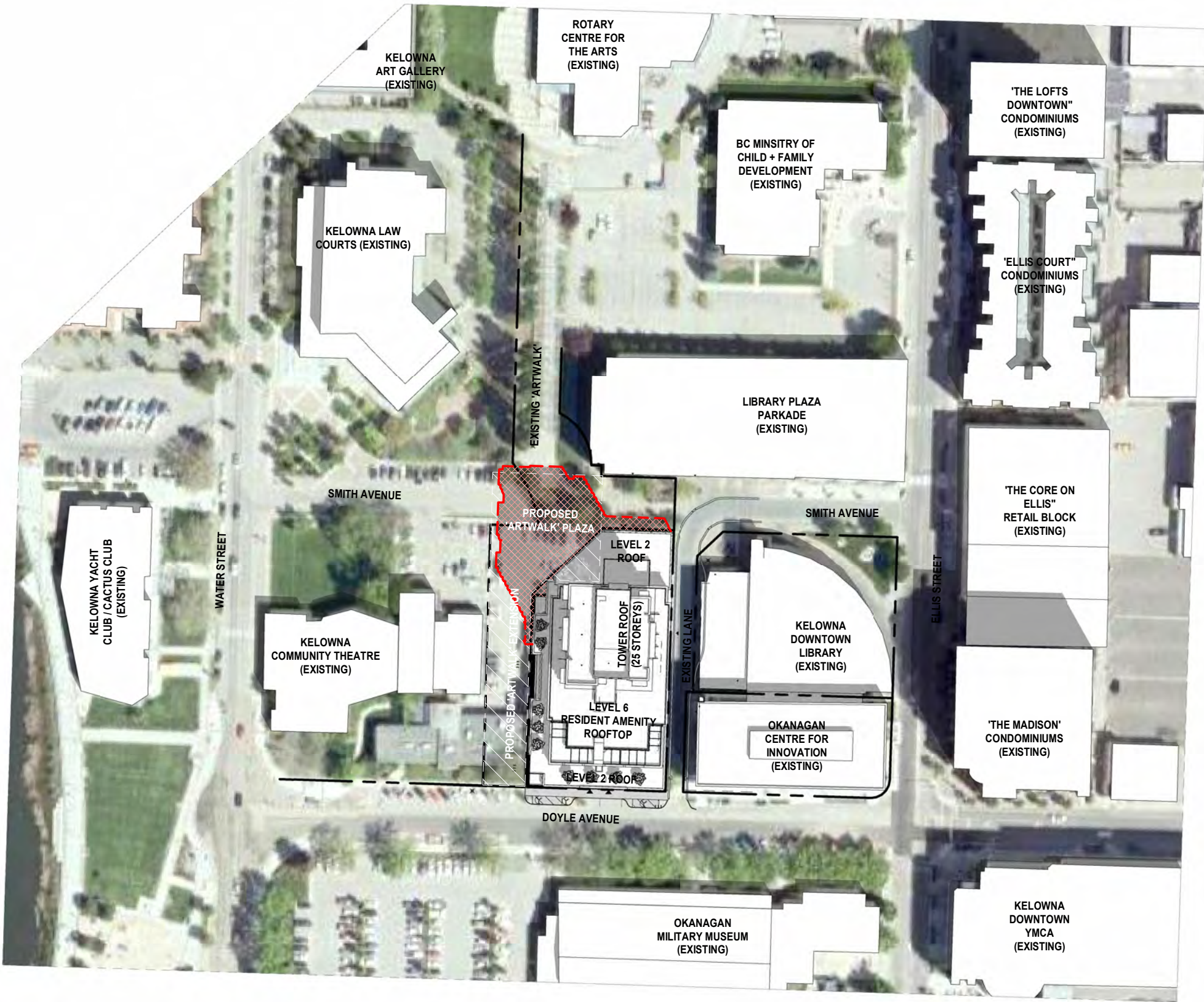
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2 SHADOW STUDY - JUNE 21 @ 12:00PM
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ATTACHMENT D

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Planner Initials

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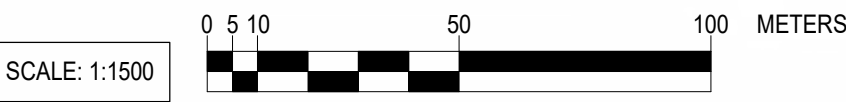
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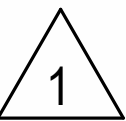
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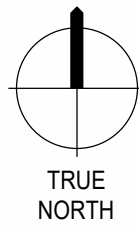
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DP1.04





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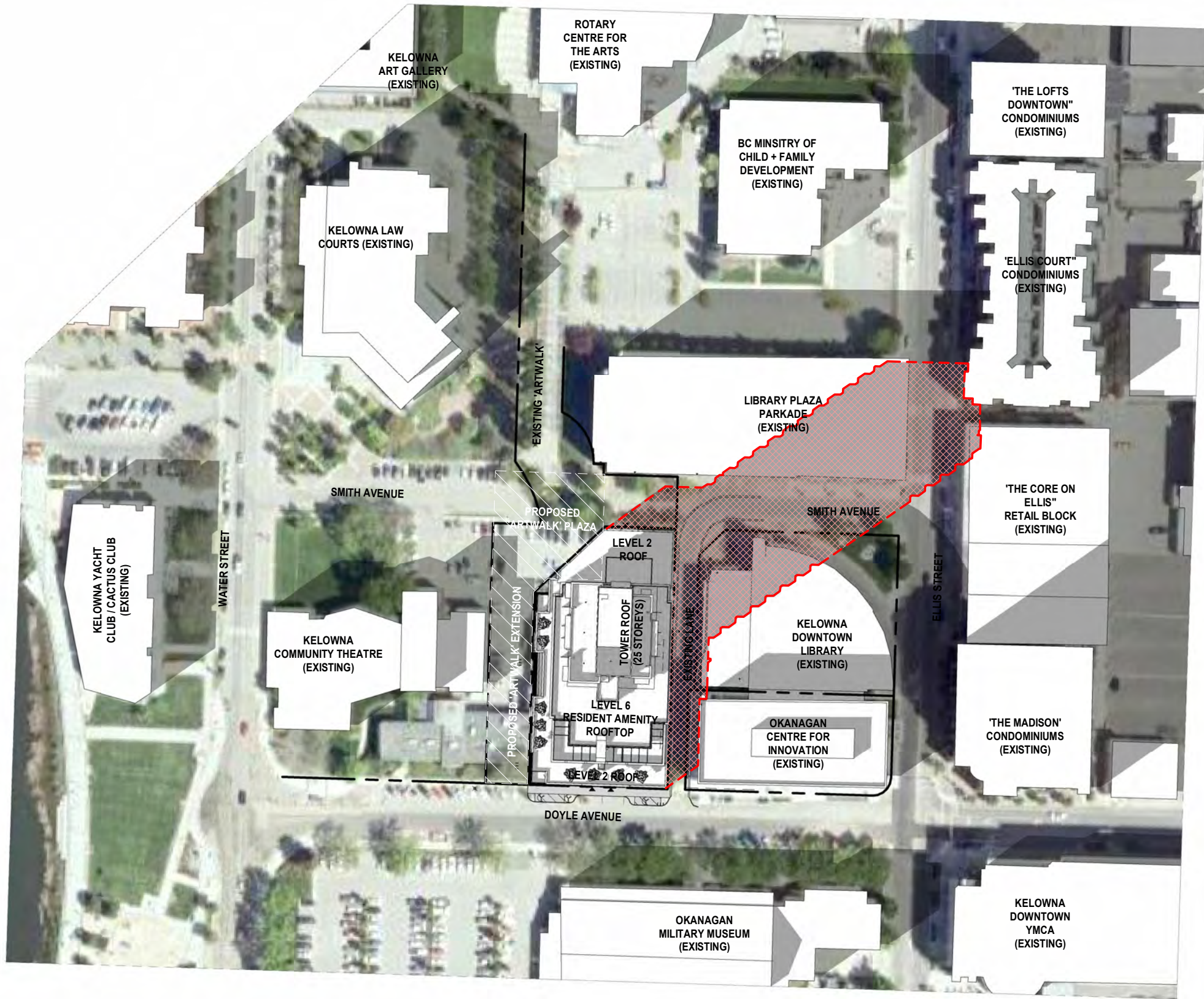
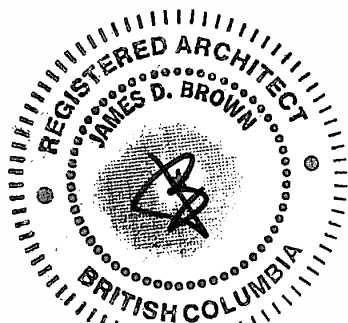
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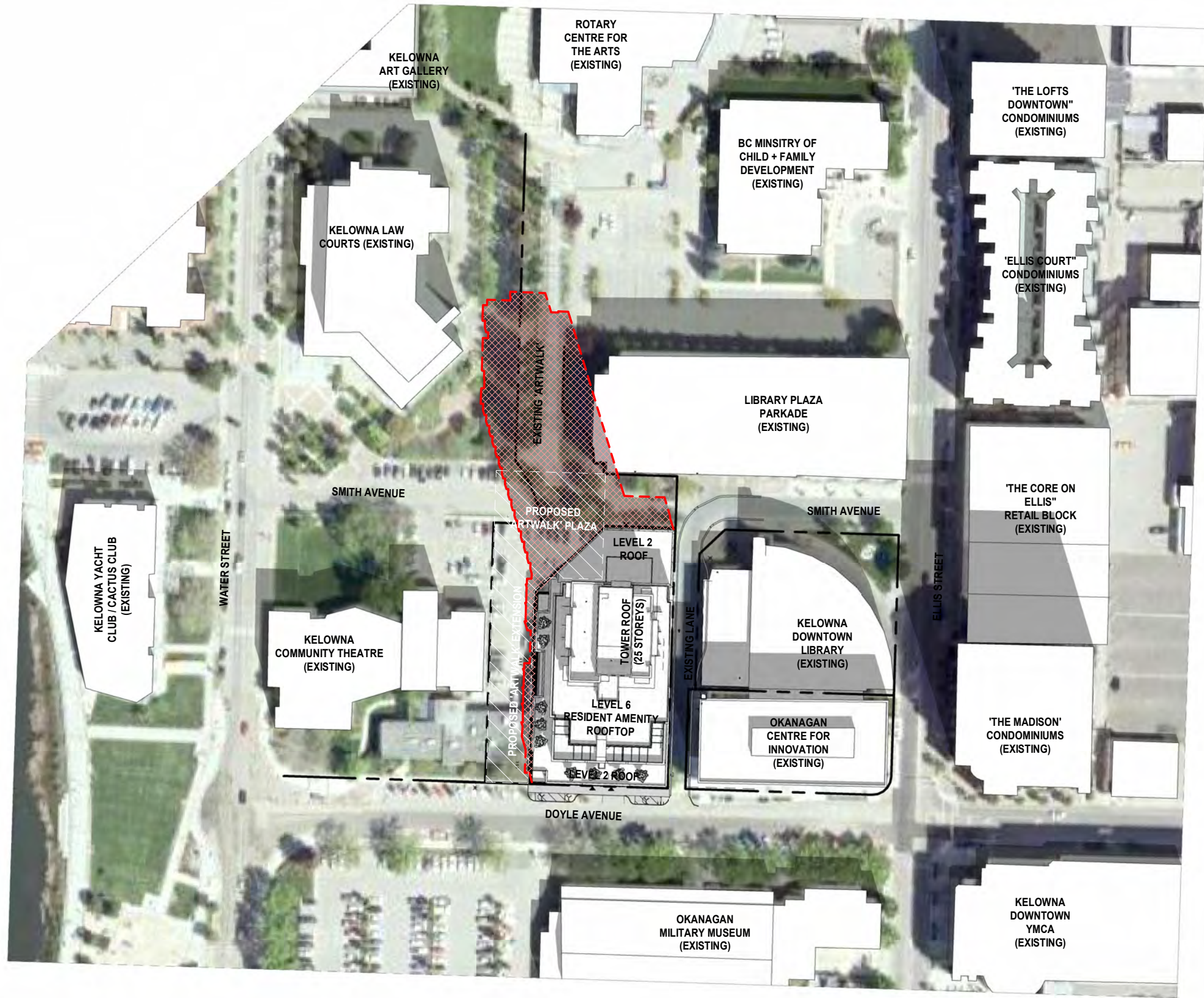
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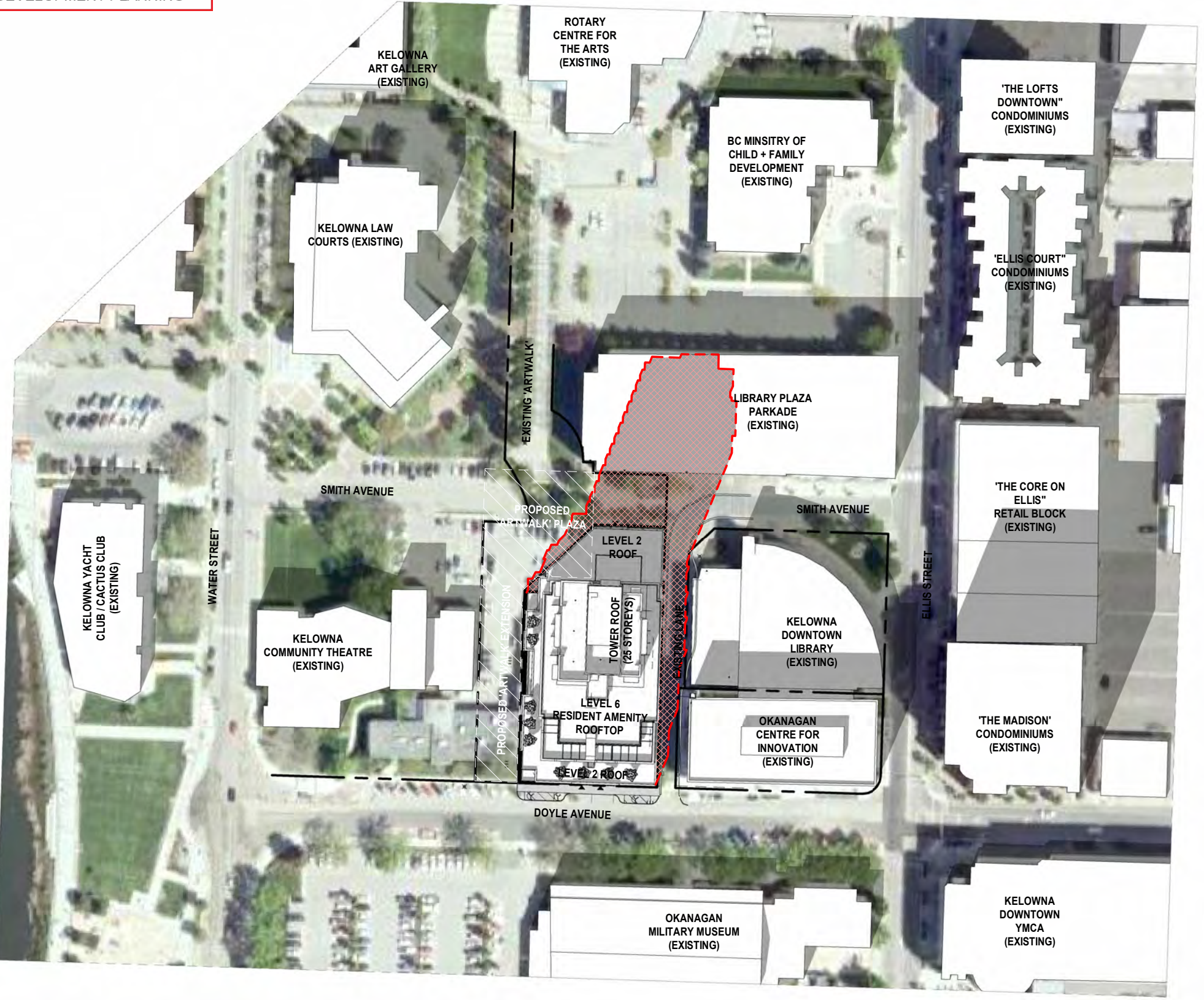


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ATTACHMENT D

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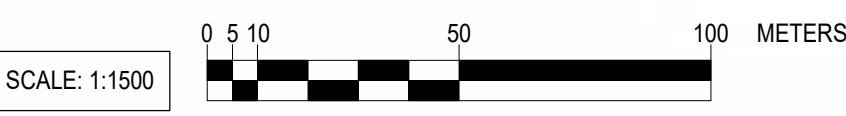
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DP1.05

