

Project Rationale

In 1928, the Willow Inn Hotel, located on the subject property, was the hub of social activity in Kelowna's downtown. It was a popular place for social local gatherings and patrons of the hotel provided vital support to the businesses along Bernard Ave. The hotel was an important link between the downtown and the waterfront.

In an effort to honour the site's historic use, Westcorp sought to locate a world class hotel and conference centre in this highly visible location and was granted approval for the project in June 2014. With the completion of the Kelowna Yacht Club and Stuart Park, the proposed hotel represents the final component of the revitalization of the downtown waterfront. It will provide a key connection point along the waterfront and it will help to achieve one of the key principles of the Downtown Plan, namely to "Enhance Kelowna's identity nationally and internationally and enhance the identity of downtown as Kelowna's Principal Centre." The hotel will contribute significantly to the increase of commercial activity on the waterfront, will stimulate year-round use and will create a vibrant and energetic public realm.

With its sinuous lines drawn from the surrounding topography and a palette of materials inspired by nature, the hotel project will significantly reinforce the identity of the City and contribute to the emerging "Kelowna Brand."

Key objectives for the hotel project are:

- Create an iconic building on one of the most visible locations on the downtown waterfront.

- Create a high-end destination hotel with active and inviting public spaces adjacent to Kerry Park.

- Create first class conference space for business and social uses.

- Accommodate required parking on-site.

The DP for the 24 storey hotel was approved in Aug 2014, and a revised DP (to reflect minor revisions to design) was issued in October 2015.

Through the course of detailed design work in 2016, it became increasingly apparent, both from interior design and functionality perspectives, that the large parkade within the podium was a significant constraint. In addition, with the market becoming increasingly robust in Kelowna, it also became apparent that the project could much better respond to market conditions if a certain number of for-sale residential units could be included within the project instead of the proposed long-stay rental units. With a desire to seek solutions to functionality issues, and a desire to include units with different unit sizes, outside patio space, elevator and parking needs than what had been designed into the original project, Westcorp chose to halt construction plans and enter into a redesign exercise. The result of that work is the current application.

Significant Changes

Inclusion of residential condo units: the previous project had 189 hotel rooms and 25 long-stay rental suites for a total of 214 units. The current project has 174 hotel rooms and 49 for-sale residential units for a total of 223 units. The inclusion of condo units will increase the number of people living in our downtown core and add to the vibrancy of the building, surrounding streets and waterfront.

Parking: The previous project provided 242 parking stalls in a large above-grade parking structure with hotel and retail uses “wrapped around” it. In the current project, we have been able to significantly reduce the size of the above grade parking structure by creating two full levels of parking underground. The current project has two separate parking areas:

Hotel and public parking area- 156 stalls below-grade accessed off of Queensway Ave
Residential secured parking area - 133 stalls above-grade accessed off of the laneway. If there are excess stalls in this area once stalls have been designated to homeowners, the balance will be available for valet service which will free up additional stalls in the public parking area.

Tower Placement/Interface with Kerry Park: The significant shrinking of the above-ground parkade allowed the tower to move eastward away from Kerry Park. This created a structure that slopes back from the lake with a series of stepped terraces. In addition to creating a soft transition in the massing along the lake front, the result was the creation of expansive terraces for outdoor experiences with strong connections to the lake on the lower levels of the hotel. At-grade animation, as with the previous project, is created through adjacent uses such as coffee shop, restaurant, lobby bar and hotel lobby. The current design has also pulled the overall building back from the Kerry Park edge to create larger patios for the coffee shop and restaurant than had been previously possible. In our view, the current design has created a softer friendlier interface, and the tower is much softened in impact due to its location away from the park edge.

Tower shape and aesthetics: The tower in the previous project was elliptical in shape, the cladding was a white composite material and the balconies were affixed to the structure. In the current design, the tower is still generally elliptical (because this shape presents a narrow face to the lake and Queensway view corridor), but now, with larger balconies as part of the floor slabs, the building edge undulates in a sinuous and fluid way. The slender massing of the tower is punctuated with the mid-level banding of the sky restaurant that balances the tower’s vertical elements at the base and at its mid-section into two proportionally pleasing halves. The sky restaurant floor also provides the transition between the rhythm of balconies of the hotel floors (13 units per floor) and the rhythm of balconies of the suites and condo units (up to 6 units per floor). Natural looking manufactured cladding will mimic the warmth of wood. When one looks up, the tower has a soft textural quality created by the multi-terraces which are clad on the undersides in soft natural earth tone materials that further enhance the rhythmic and undulating lines of the building. At night, the terraces are visible with warm up-lighting washing the tower walls with a subtle comforting glow. This vertical lighting treatment will ensure that the building looks warm regardless of time of year or occupancy level. The tower is capped with a glowing beacon structure that will locate this downtown landmark on the night skyline. This landmark building will help to identify the downtown core as “Kelowna’s Principal Centre.”

Elevator Core and Tower Floor Plate: The previous design had 3 hotel elevators and 2 conference-only elevators. The current design has 3 hotel elevators servicing the hotel rooms, conference areas and 16th floor restaurant, 2 conference-only elevators, and 3 residential elevators. The addition of 3 elevators has caused the floor plate to increase, however, it is still within the limitations set by the C7 zone.

Tower Height: The previous project was 24 storeys. The current project is 32 storeys. (There are 31 storeys of hotel and residential uses in the project. The 32 floor is a mechanical/technical floor, but since there is possibility that a portion of that floor might not be required for mechanical and could become available for use as private upper deck for the penthouse owner, this level, for the purposes of DP, is being counted as a floor.) The number of storeys in the tower is essentially the result of balancing the additional costs of construction of the larger floor plate, core, and underground parkade with the revenue required to make the project feasible. At 32 storeys, the tower will look the same height as the One Water project in the North End and will essentially “bookend” the Civic District, much like the previous 24 storey hotel tower would have. In sky line studies, the tower stands out from its surrounding neighbours, but with the recent approval of 20 storeys at Lawrence and Ellis (Ella) and with other towers anticipated to follow in the Lawrence/Leon corridors, the hotel tower will become the “edge” of a downtown core tower cluster over time. Further, with the tower now pulled back from the Kerry Park edge, the experience from the pedestrian level will be much more focused on the podium. The shadow study of the previous project showed that the tower’s shadow will not have any major shadow impact on other buildings, particularly since there are no buildings located on the north side of the proposed development. The majority of the shadow impact will be on the Queensway Ave. turnaround and edge of Stuart Park during hours and seasons of minimum use, and the slender form of the tower will ensure that the shadowing that does occur, moves swiftly along its path. With the additional height in this design, the shadow will be somewhat lengthened, which will have little additional impact. In fact, it may actually provide a bit of relief on the Stuart Park concrete ice-rink pad for portions of the afternoon in the height of summer. Another important aspect to note in the height consideration is the reality that commercial floors have a much higher floor to ceiling height than typical residential floors. The lobby has a 24’ ceiling, the podium floors have 14’ ceilings, the hotel floors have 9’ ceilings, the 16th floor restaurant has a 16’ ceiling, the residential floors have 10’ ceilings, the 4 premium residential floors have 12’8” ceilings, and the penthouse floor has a 14’ ceiling.

Conference Terraces: In the original design, the large west-facing terrace on the conference level was for the shared use of hotel guests and conference users. This was not ideal, but with the large parkade and subsequent tower placement in the previous design, it was unavoidable. In the new design, the number of expansive stepped terraces has allowed us to separate uses on the terraces. The 2nd floor terrace and pool area is for hotel patrons and residential home owners, and the 5th level terraces (conference level) are now solely for conference event use which will greatly enhance the ability to accommodate outdoor events such as weddings, galas, etc. The generous terraces facing north and west will allow for two outdoor events to occur simultaneously.

Public Spaces Added to the Tower: A public restaurant, private dining rooms and a culinary teaching kitchen facility have been introduced on the 16th level of the tower. Views from this vantage point overlooking the lake and bridge will be spectacular. The restaurant will be unique in Kelowna and will provide a new and interesting public space in our city.

Retail: In the previous design, retail shops were confined to Water St. because of lack of room within the lobby. In the current design, with a more generously sized lobby, retail has been included within the lobby as well as on Water St. These lobby retail kiosks will help to animate both the lobby and the Queensway corridor.

Laneway Elevation: In the previous design, architectural interest in the lane was provided by colour and texture on the metal screening of the parkade. In the current design, the cladding and glazing of the Queensway and Water St. facades will be carried down the entire length of the lane which will improve the view of the podium from the buildings across the lane. Glazing has also been wrapped around the building at the laneway entrance to improve transparency and the overall look and feel for pedestrians and motorists heading north on Water St.

Water St. Façade: In the previous design, there were retail units at grade with canopies that extended over the sidewalk, two levels of long-stay residential units above, a kaleidoscope feature for architectural interest, and metal screening for the parkade levels and conference ballroom.

In the current design, there are retail units at grade, this time set back from the property line so that the floor above provides the shelter rather than canopies. This has eliminated the need for an encroachment agreement along Water St. Wood-like cladding and glazing mask the parkade levels, and glazing has been added to the conference level to provide transparency and balance to the podium.

The new design has allowed Westcorp to solve many of the functionality issues that would have negatively impacted the potential success of the previously proposed hotel. GCA, world class hotel designers have brought a global sensibility to the project, one that will elevate this building and Kelowna on the world stage. We believe that this proposal fully meets the objectives we had hoped to achieve when we embarked on this exciting project.



LEGAL ADDRESS:
EPP43122

CIVIC ADDRESS:
Development Permit,
Application covering the following Property:
289 QUEENSWAY AVE.
KELOWNA , BC

DRAWING LIST:			
Sheet	Project	Scale	
000	289 Queensway Hotel, Kelowna, BC	As Shown	
001	Site Plan	1:500	As Shown
002	General Notes		
003	Section 1 - 1st Floor	1:500	As Shown
004	Section 2 - 2nd Floor	1:500	As Shown
005	Section 3 - 3rd Floor	1:500	As Shown
006	Section 4 - 4th Floor	1:500	As Shown
007	Section 5 - 5th Floor	1:500	As Shown
008	Section 6 - 6th Floor	1:500	As Shown
009	Section 7 - 7th Floor	1:500	As Shown
010	Section 8 - 8th Floor	1:500	As Shown
011	Section 9 - 9th Floor	1:500	As Shown
012	Section 10 - 10th Floor	1:500	As Shown
013	Section 11 - 11th Floor	1:500	As Shown
014	Section 12 - 12th Floor	1:500	As Shown
015	Section 13 - 13th Floor	1:500	As Shown
016	Section 14 - 14th Floor	1:500	As Shown
017	Section 15 - 15th Floor	1:500	As Shown
018	Section 16 - 16th Floor	1:500	As Shown
019	Section 17 - 17th Floor	1:500	As Shown
020	Section 18 - 18th Floor	1:500	As Shown
021	Section 19 - 19th Floor	1:500	As Shown
022	Section 20 - 20th Floor	1:500	As Shown
023	Section 21 - 21st Floor	1:500	As Shown
024	Section 22 - 22nd Floor	1:500	As Shown
025	Section 23 - 23rd Floor	1:500	As Shown
026	Section 24 - 24th Floor	1:500	As Shown
027	Section 25 - 25th Floor	1:500	As Shown
028	Section 26 - 26th Floor	1:500	As Shown
029	Section 27 - 27th Floor	1:500	As Shown
030	Section 28 - 28th Floor	1:500	As Shown
031	Section 29 - 29th Floor	1:500	As Shown
032	Section 30 - 30th Floor	1:500	As Shown
033	Section 31 - 31st Floor	1:500	As Shown
034	Section 32 - 32nd Floor	1:500	As Shown
035	Section 33 - 33rd Floor	1:500	As Shown
036	Section 34 - 34th Floor	1:500	As Shown
037	Section 35 - 35th Floor	1:500	As Shown
038	Section 36 - 36th Floor	1:500	As Shown
039	Section 37 - 37th Floor	1:500	As Shown
040	Section 38 - 38th Floor	1:500	As Shown
041	Section 39 - 39th Floor	1:500	As Shown
042	Section 40 - 40th Floor	1:500	As Shown
043	Section 41 - 41st Floor	1:500	As Shown
044	Section 42 - 42nd Floor	1:500	As Shown
045	Section 43 - 43rd Floor	1:500	As Shown
046	Section 44 - 44th Floor	1:500	As Shown
047	Section 45 - 45th Floor	1:500	As Shown
048	Section 46 - 46th Floor	1:500	As Shown
049	Section 47 - 47th Floor	1:500	As Shown
050	Section 48 - 48th Floor	1:500	As Shown
051	Section 49 - 49th Floor	1:500	As Shown
052	Section 50 - 50th Floor	1:500	As Shown
053	Section 51 - 51st Floor	1:500	As Shown
054	Section 52 - 52nd Floor	1:500	As Shown
055	Section 53 - 53rd Floor	1:500	As Shown
056	Section 54 - 54th Floor	1:500	As Shown
057	Section 55 - 55th Floor	1:500	As Shown
058	Section 56 - 56th Floor	1:500	As Shown
059	Section 57 - 57th Floor	1:500	As Shown
060	Section 58 - 58th Floor	1:500	As Shown
061	Section 59 - 59th Floor	1:500	As Shown
062	Section 60 - 60th Floor	1:500	As Shown
063	Section 61 - 61st Floor	1:500	As Shown
064	Section 62 - 62nd Floor	1:500	As Shown
065	Section 63 - 63rd Floor	1:500	As Shown
066	Section 64 - 64th Floor	1:500	As Shown
067	Section 65 - 65th Floor	1:500	As Shown
068	Section 66 - 66th Floor	1:500	As Shown
069	Section 67 - 67th Floor	1:500	As Shown
070	Section 68 - 68th Floor	1:500	As Shown
071	Section 69 - 69th Floor	1:500	As Shown
072	Section 70 - 70th Floor	1:500	As Shown
073	Section 71 - 71st Floor	1:500	As Shown
074	Section 72 - 72nd Floor	1:500	As Shown
075	Section 73 - 73rd Floor	1:500	As Shown
076	Section 74 - 74th Floor	1:500	As Shown
077	Section 75 - 75th Floor	1:500	As Shown
078	Section 76 - 76th Floor	1:500	As Shown
079	Section 77 - 77th Floor	1:500	As Shown
080	Section 78 - 78th Floor	1:500	As Shown
081	Section 79 - 79th Floor	1:500	As Shown
082	Section 80 - 80th Floor	1:500	As Shown
083	Section 81 - 81st Floor	1:500	As Shown
084	Section 82 - 82nd Floor	1:500	As Shown
085	Section 83 - 83rd Floor	1:500	As Shown
086	Section 84 - 84th Floor	1:500	As Shown
087	Section 85 - 85th Floor	1:500	As Shown
088	Section 86 - 86th Floor	1:500	As Shown
089	Section 87 - 87th Floor	1:500	As Shown
090	Section 88 - 88th Floor	1:500	As Shown
091	Section 89 - 89th Floor	1:500	As Shown
092	Section 90 - 90th Floor	1:500	As Shown
093	Section 91 - 91st Floor	1:500	As Shown
094	Section 92 - 92nd Floor	1:500	As Shown
095	Section 93 - 93rd Floor	1:500	As Shown
096	Section 94 - 94th Floor	1:500	As Shown
097	Section 95 - 95th Floor	1:500	As Shown
098	Section 96 - 96th Floor	1:500	As Shown
099	Section 97 - 97th Floor	1:500	As Shown
100	Section 98 - 98th Floor	1:500	As Shown
101	Section 99 - 99th Floor	1:500	As Shown
102	Section 100 - 100th Floor	1:500	As Shown



Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan

Date
July 2017

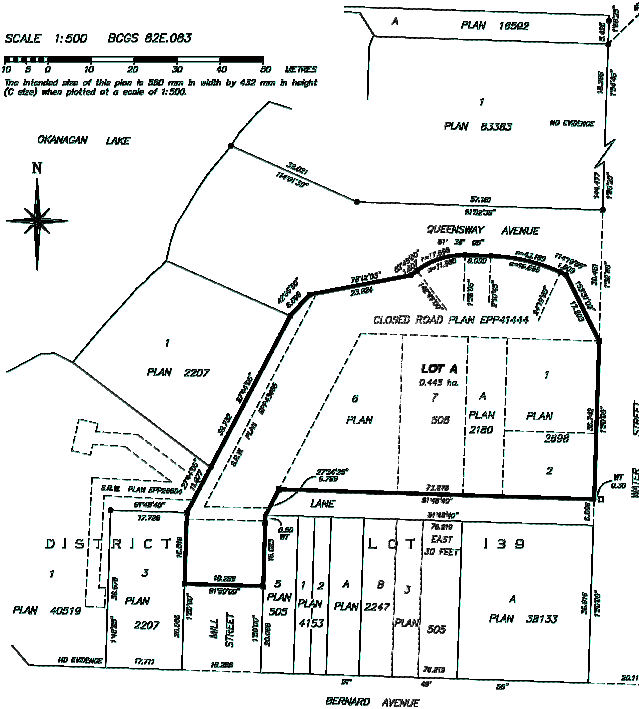
Scale A1
-

N°
A-00

EPP43122

SCALE 1:500 BCGS 82E.083

OKANAGAN LAKE



LEGEND

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

Grid bearings are derived from observations between geodetic control monuments 6443 and 6447.
Integrated survey area No. 4 - City of Kalamazoo.
NAD83 (CSRS) $\pm$ 4.0.0.BC.1.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999432 which has been derived from geodetic control monuments 8443 and 8447.

This plan lies within the Central Okanagan Regional District.

The survey represented by this plan was completed on the 28th day of May, 2016 by D.A. Gosdard, BCLS 588.

D.A. Gockard Land Surveying Inc.

105-7385 ST. PAUL STREET MELBURN PHONE 255-763-3733



Kalamazoo Downtown Hotel Development Statistics

[illegible]

		TOTAL AREA (including Bicycle & Parking)		TOTAL AREA (including Bicycle & Parking)	
		Area (sq.m.)	Total (sq.m.)	Area (sq.m.)	Remaining (sq.m.)
TOTAL AREA, ground floor (sq.m.)		17,714	10,543	2,809	10,734
TOTAL AREA, bicycle parking (sq.m.)		1,000	1,000		
TOTAL NUMBER OF STALLS		100			
TOTAL AREA, bicycle parking (sq.m.)		2,000	10,543		
TOTAL NUMBER OF STALLS		120			
TOTAL, bicycle parking (sq.m.)		3,000	13,543	2,809	10,734
TOTAL NUMBER OF STALLS		20			
TOTAL, bicycle parking (sq.m.)		2,000	15,543	2,809	10,734
TOTAL NUMBER OF STALLS		11			
TOTAL NUMBER OF STALLS		22			
		Area (sq.m.)	Total (sq.m.)	Remaining	
TOTAL AREA		2,809	13,543	10,734	
TOTAL, bicycle parking (sq.m.)		3,000	16,543	13,734	
TOTAL, bicycle parking (sq.m.)		2,000	18,543	15,734	
TOTAL, bicycle parking (sq.m.)		2,000	20,543	17,734	
TOTAL, bicycle parking (sq.m.)		2,000	22,543	19,734	
TOTAL, bicycle parking (sq.m.)		2,000	24,543	21,734	
TOTAL, bicycle parking (sq.m.)		2,000	26,543	23,734	
TOTAL, bicycle parking (sq.m.)		2,000	28,543	25,734	
TOTAL, bicycle parking (sq.m.)		2,000	30,543	27,734	
TOTAL, bicycle parking (sq.m.)		2,000	32,543	29,734	
TOTAL, bicycle parking (sq.m.)		2,000	34,543	31,734	
TOTAL, bicycle parking (sq.m.)		2,000	36,543	33,734	
TOTAL, bicycle parking (sq.m.)		2,000	38,543	35,734	
TOTAL, bicycle parking (sq.m.)		2,000	40,543	37,734	
TOTAL, bicycle parking (sq.m.)		2,000	42,543	39,734	
TOTAL, bicycle parking (sq.m.)		2,000	44,543	41,734	
TOTAL, bicycle parking (sq.m.)		2,000	46,543	43,734	
TOTAL, bicycle parking (sq.m.)		2,000	48,543	45,734	
TOTAL, bicycle parking (sq.m.)		2,000	50,543	47,734	
TOTAL, bicycle parking (sq.m.)		2,000	52,543	49,734	
TOTAL, bicycle parking (sq.m.)		2,000	54,543	51,734	
TOTAL, bicycle parking (sq.m.)		2,000	56,543	53,734	
TOTAL, bicycle parking (sq.m.)		2,000	58,543	55,734	
TOTAL, bicycle parking (sq.m.)		2,000	60,543	57,734	
TOTAL, bicycle parking (sq.m.)		2,000	62,543	59,734	
TOTAL, bicycle parking (sq.m.)		2,000	64,543	61,734	
TOTAL, bicycle parking (sq.m.)		2,000	66,543	63,734	
TOTAL, bicycle parking (sq.m.)		2,000	68,543	65,734	
TOTAL, bicycle parking (sq.m.)		2,000	70,543	67,734	
TOTAL, bicycle parking (sq.m.)		2,000	72,543	69,734	
TOTAL, bicycle parking (sq.m.)		2,000	74,543	71,734	
TOTAL, bicycle parking (sq.m.)		2,000	76,543	73,734	
TOTAL, bicycle parking (sq.m.)		2,000	78,543	75,734	
TOTAL, bicycle parking (sq.m.)		2,000	80,543	77,734	
TOTAL, bicycle parking (sq.m.)		2,000	82,543	79,734	
TOTAL, bicycle parking (sq.m.)		2,000	84,543	81,734	
TOTAL, bicycle parking (sq.m.)		2,000	86,543	83,734	
TOTAL, bicycle parking (sq.m.)		2,000	88,543	85,734	
TOTAL, bicycle parking (sq.m.)		2,000	90,543	87,734	
TOTAL, bicycle parking (sq.m.)		2,000	92,543	89,734	
TOTAL, bicycle parking (sq.m.)		2,000	94,543	91,734	
TOTAL, bicycle parking (sq.m.)		2,000	96,543	93,734	
TOTAL, bicycle parking (sq.m.)		2,000	98,543	95,734	
TOTAL, bicycle parking (sq.m.)		2,000	100,543	97,734	
TOTAL, bicycle parking (sq.m.)		2,000	102,543	99,734	
TOTAL, bicycle parking (sq.m.)		2,000	104,543	101,734	
TOTAL, bicycle parking (sq.m.)		2,000	106,543	103,734	
TOTAL, bicycle parking (sq.m.)		2,000	108,543	105,734	
TOTAL, bicycle parking (sq.m.)		2,000	110,543	107,734	
TOTAL, bicycle parking (sq.m.)		2,000	112,543	109,734	
TOTAL, bicycle parking (sq.m.)		2,000	114,543	111,734	
TOTAL, bicycle parking (sq.m.)		2,000	116,543	113,734	
TOTAL, bicycle parking (sq.m.)		2,000	118,543	115,734	
TOTAL, bicycle parking (sq.m.)		2,000	120,543	117,734	

PARKING SPACES - KILROYNA STATIONS						
Parking Station	Full Size (ft x 30)	Medium Size	Compact Size	Accessible ft x 30	Total per Floor	Total Requirements
B-1	40	20	5	4	69	
B-2	40	24	1	1	66	
B-1 / F (over)	5	-	-	-	5	
B-1 / F Below	33	1	-	-	34	
B-2 / F	39	21	3	0	63	
B-3 / F	0	0	2	-	2	
B-1 / F Below	39	11	3	-	53	
B-2 / F	0	30	-	-	30	
B-3 / F Below	39	11	3	-	63	
Total	367	161	21	9	558	2100
Project Station	Minimum 300	Min. 40%	Min. 5%	Min. 2%	558	2100



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.



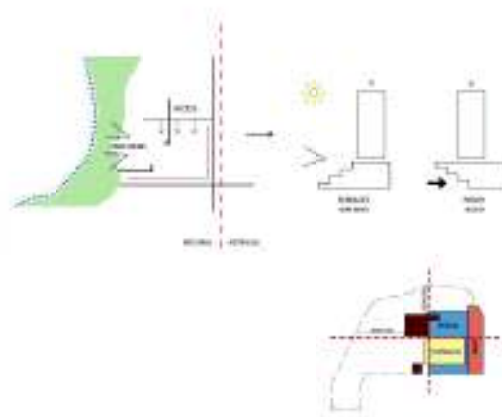
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Context Photos

Date
July 2017

Scale A1
-

Nº
A-04

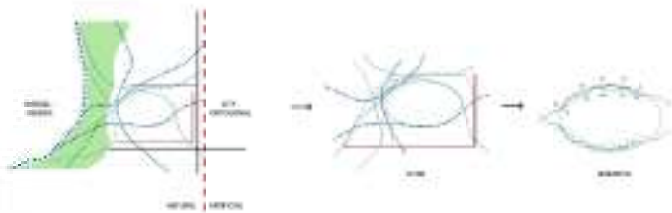


PERFORM & STRATEGIES

- maximize the building's footprint
- optimize the building's footprint
- optimize the building's footprint
- optimize the building's footprint

CONSEQUENCES

- maximize the building's footprint
- optimize the building's footprint
- optimize the building's footprint
- optimize the building's footprint



>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 creates intensified public activities on these various terraces. The result was the need for additional height to enhance these public experiences and the need to add an additional floor to maintain the balance for interior hotel amenity space displaced by the 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. Part of the extra height is needed to wrap the floor slabs with extra insulation to meet the National energy code. Otherwise the terraces would be much smaller and the outdoor living experience greatly diminished.

>Each level has extra height to create more open and grand interior spaces with a greater connection to the outdoors and the lake.

>in order to create large residential units for ownership rather than smaller units for rent, additional floors were necessary.



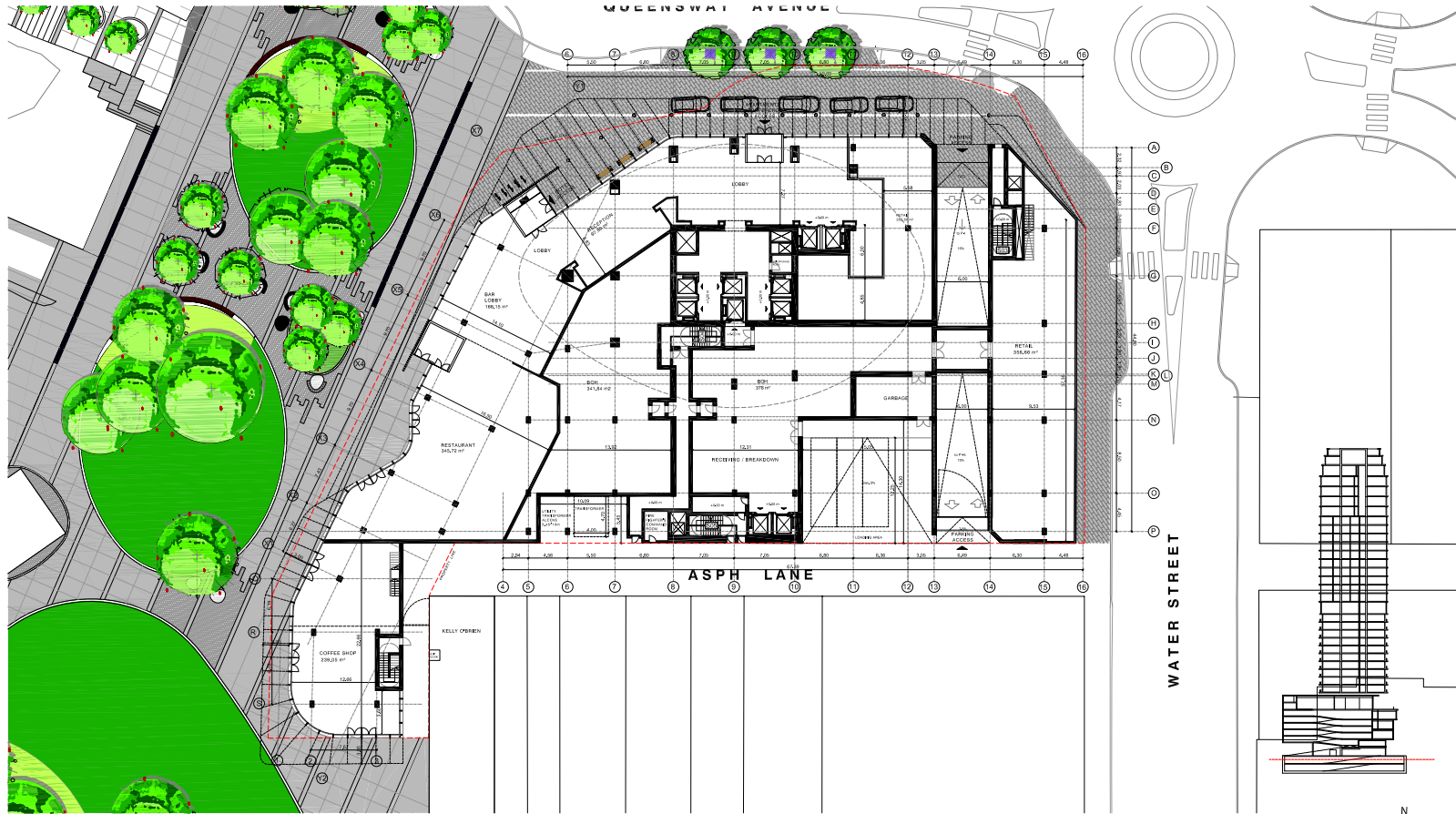
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Concept Design

Date
July 2017

Scale A1
-

Nº
A-05



Architects

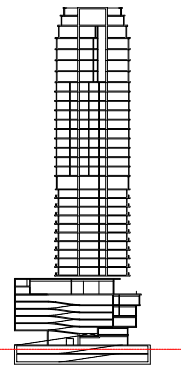
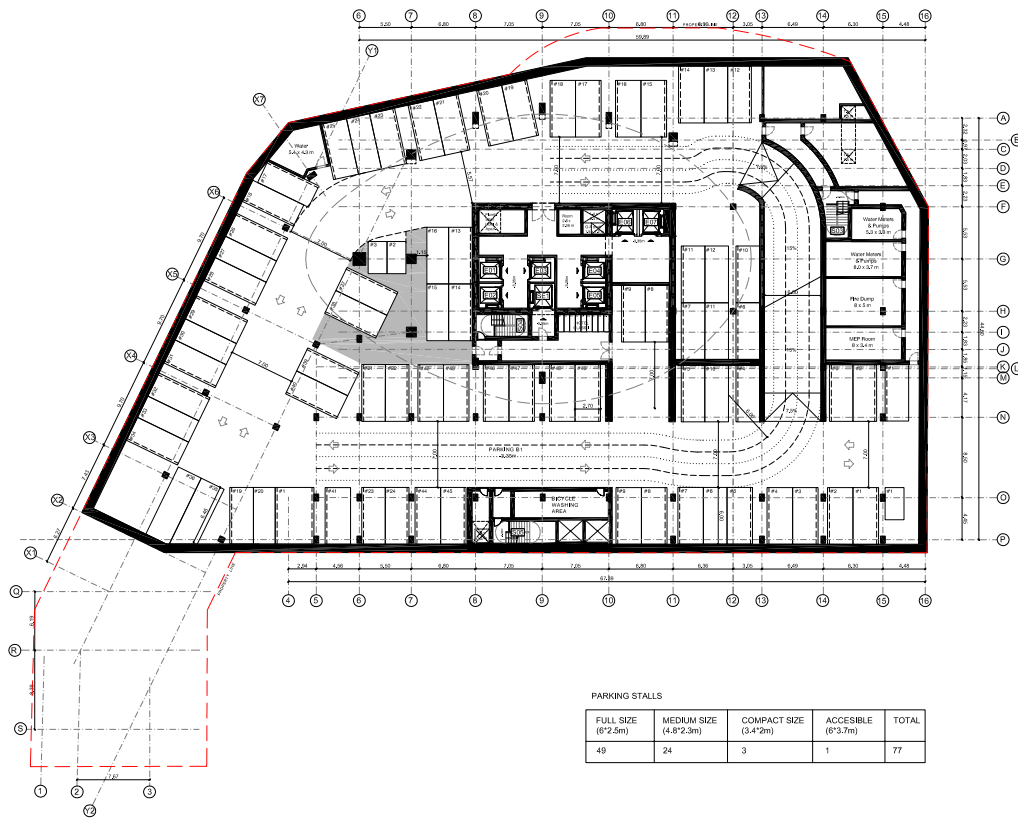
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Level 1 / P Floor plan

Date
July 2017

Scale A1
1:200

Nº
A-06



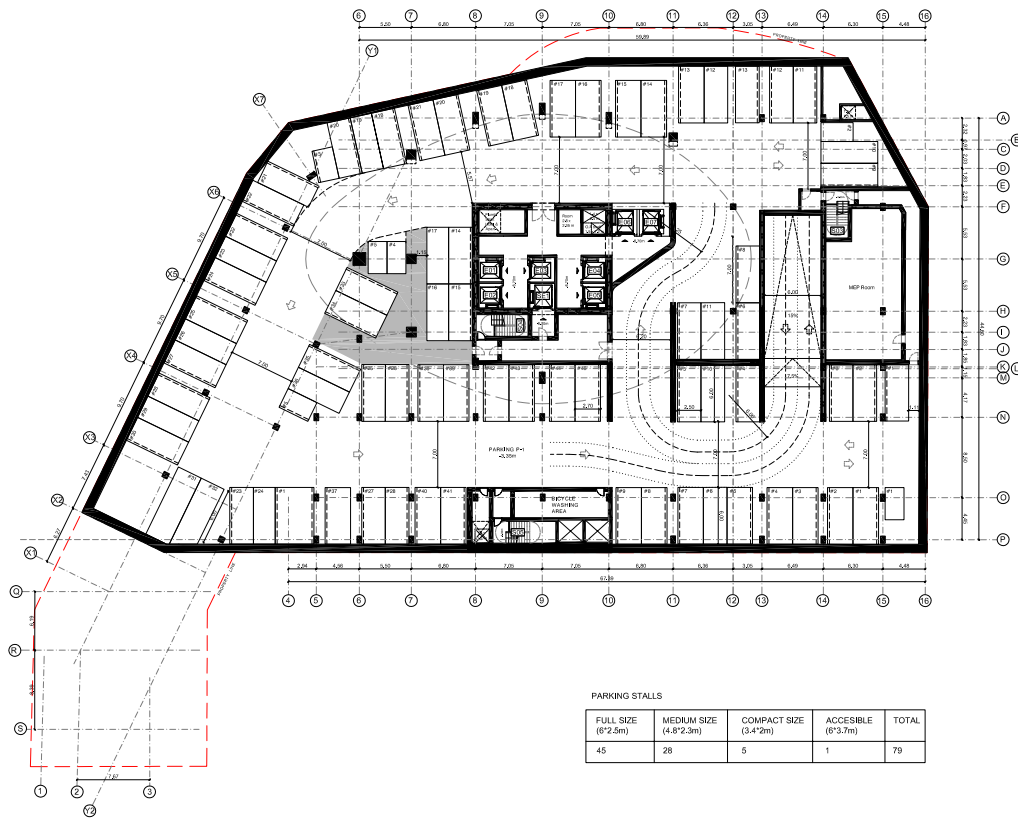
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Basement B1 / P Floor plan

Date
July 2017

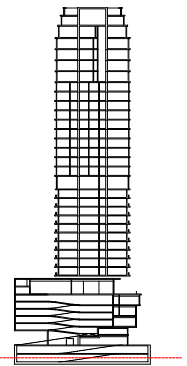
Scale A1
1:200

Nº
A-07



PARKING STALLS

FULL SIZE (8'x2.5m)	MEDIUM SIZE (4.8'x2.3m)	COMPACT SIZE (3.4'x2m)	ACCESSIBLE (8'x3.7m)	TOTAL
45	28	5	1	79



Project 1864
Downtown Hotel Kelowna
Kelowna, BC

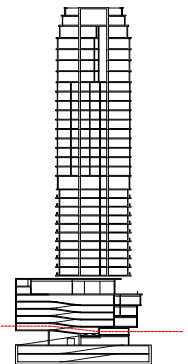
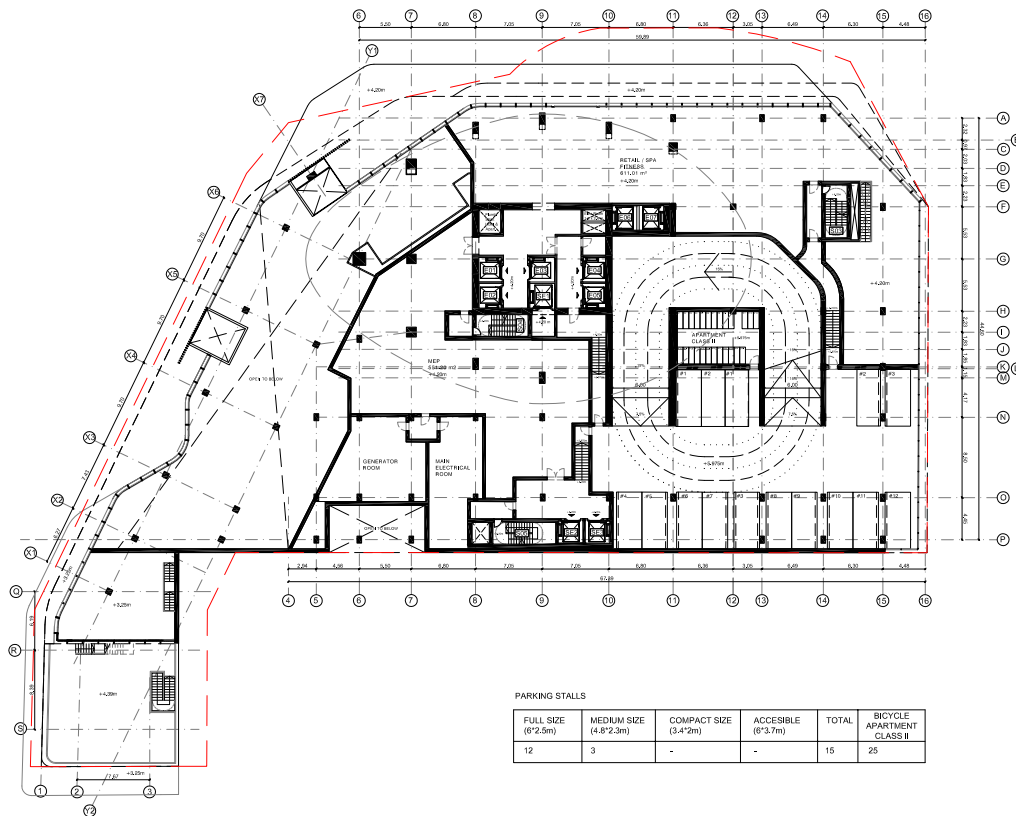
Plan
Basement B2 / P Floor plan

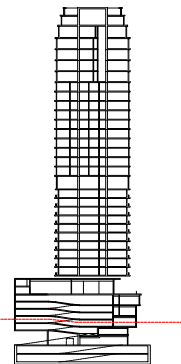
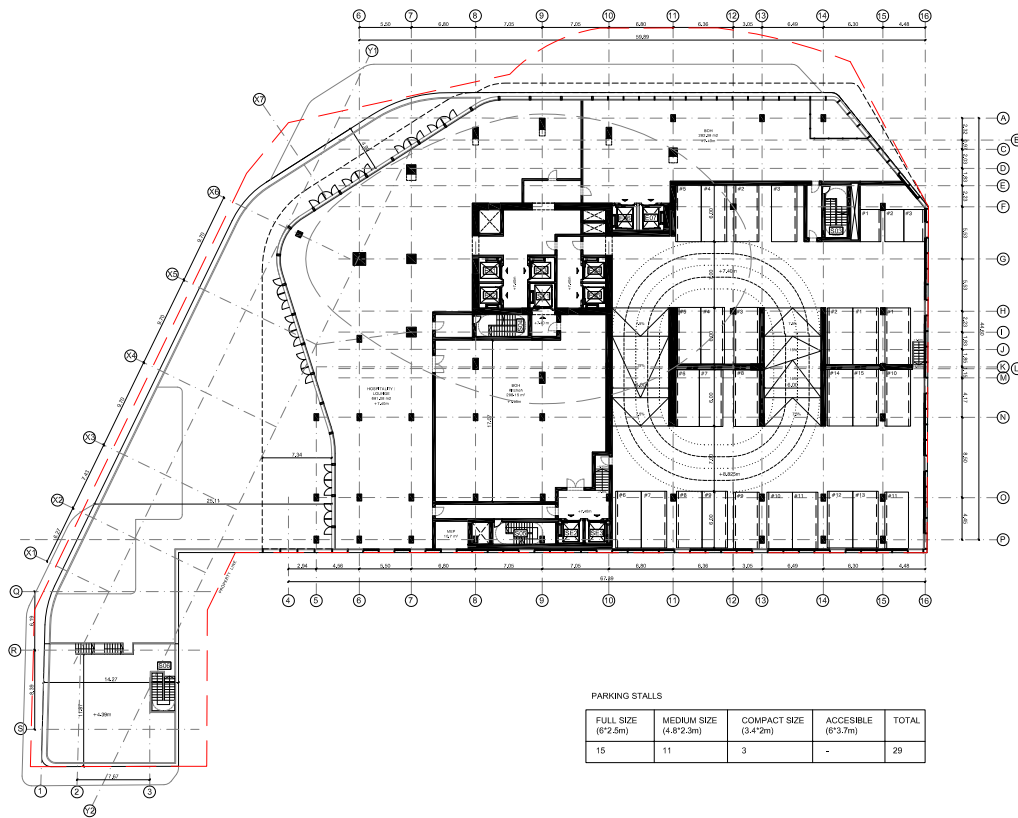
Date
July 2017

Scale A1
1:200

Nº
A-08







Architects

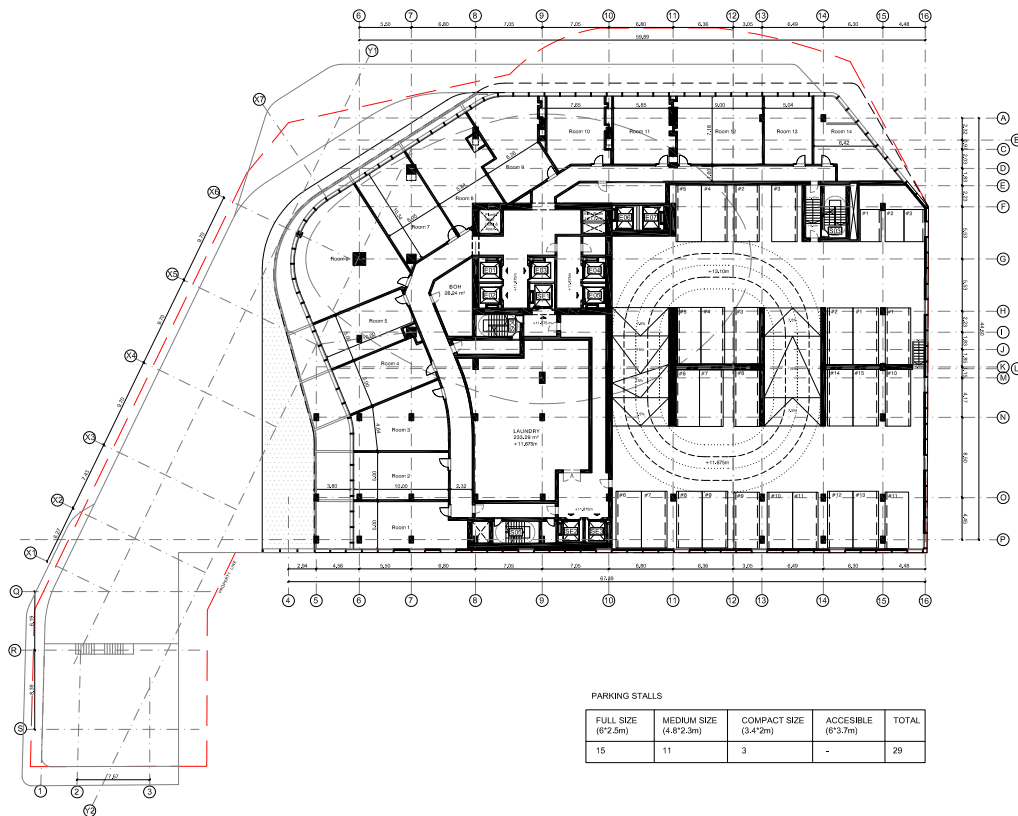
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Level 2 / P Floor plan

Date
July 2017

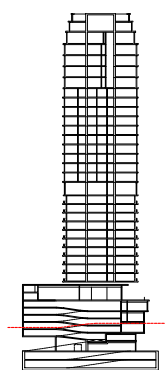
Scale A1
1:200

Nº
A-10



PARKING STALLS				
FULL SIZE (8'2.5m)	MEDIUM SIZE (4.8'2.3m)	COMPACT SIZE (3.4'2.9m)	ACCESSIBLE (8'3.7m)	TOTAL
15	11	3	-	29

HOTEL LEVEL 3			
Room No.	Room Type	Area (sq ft)	Area (sq m)
Room 1-10	Standard	100.00	9.29
Room 11-20	Standard	200.00	18.58
Room 21-30	Standard	300.00	27.87
Room 31-40	Standard	400.00	37.16
Room 41-50	Standard	500.00	46.45
Room 51-60	Standard	600.00	55.74
Room 61-70	Standard	700.00	65.03
Room 71-80	Standard	800.00	74.32
Room 81-90	Standard	900.00	83.61
Room 91-100	Standard	1000.00	92.90
Room 101-110	Standard	1100.00	102.19
Room 111-120	Standard	1200.00	111.48
Room 121-130	Standard	1300.00	120.77
Room 131-140	Standard	1400.00	130.06
Room 141-150	Standard	1500.00	139.35
Room 151-160	Standard	1600.00	148.64
Room 161-170	Standard	1700.00	157.93
Room 171-180	Standard	1800.00	167.22
Room 181-190	Standard	1900.00	176.51
Room 191-200	Standard	2000.00	185.80



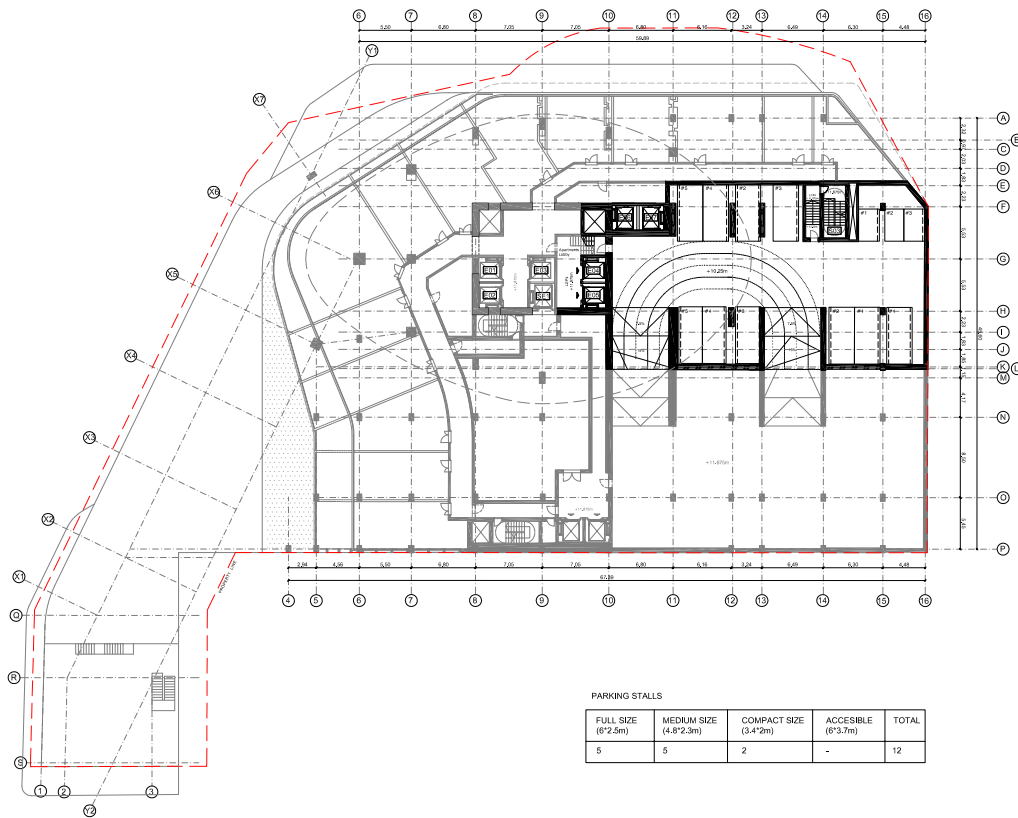
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Level 3 / P Floor plan

Date
July 2017

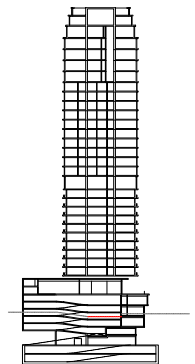
Scale A1
1:200

N
A-11



PARKING STALLS

FULL SIZE (8'x2.5m)	MEDIUM SIZE (4.8'x2.3m)	COMPACT SIZE (3.4'x2m)	ACCESSIBLE (8'x5.7m)	TOTAL
8	5	2	-	12



N
↑



Architects

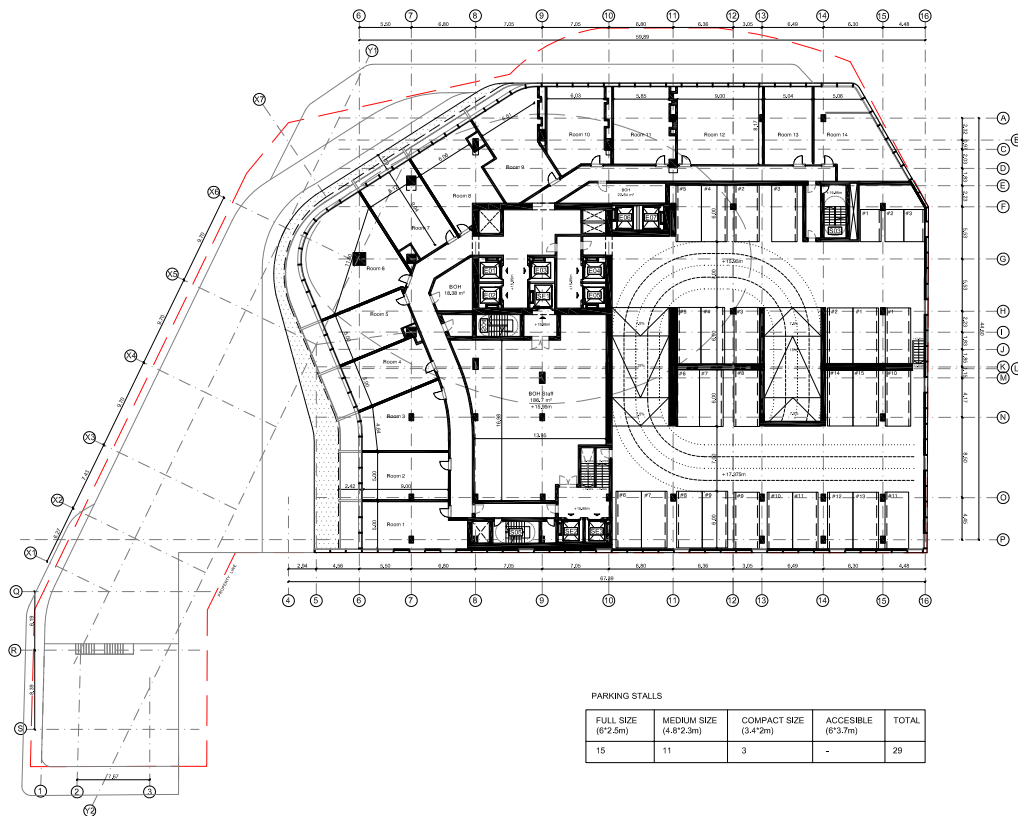
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Level 3 / P Mezzanine Floor plan

Date
July 2017

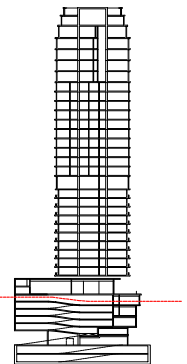
Scale A1
1:200

Nº
A-12



ROOM NO.	AREA (SQ. FT.)	AREA (SQ. M.)
Room 1	10.0	0.93
Room 2	10.0	0.93
Room 3	10.0	0.93
Room 4	10.0	0.93
Room 5	10.0	0.93
Room 6	10.0	0.93
Room 7	10.0	0.93
Room 8	10.0	0.93
Room 9	10.0	0.93
Room 10	10.0	0.93
Room 11	10.0	0.93
Room 12	10.0	0.93
Room 13	10.0	0.93
Room 14	10.0	0.93
Room 15	10.0	0.93
Room 16	10.0	0.93
Room 17	10.0	0.93
Room 18	10.0	0.93
Room 19	10.0	0.93
Room 20	10.0	0.93
Room 21	10.0	0.93
Room 22	10.0	0.93
Room 23	10.0	0.93
Room 24	10.0	0.93
Room 25	10.0	0.93
Room 26	10.0	0.93
Room 27	10.0	0.93
Room 28	10.0	0.93
Room 29	10.0	0.93
Room 30	10.0	0.93
Room 31	10.0	0.93
Room 32	10.0	0.93
Room 33	10.0	0.93
Room 34	10.0	0.93
Room 35	10.0	0.93
Room 36	10.0	0.93
Room 37	10.0	0.93
Room 38	10.0	0.93
Room 39	10.0	0.93
Room 40	10.0	0.93
Room 41	10.0	0.93
Room 42	10.0	0.93
Room 43	10.0	0.93
Room 44	10.0	0.93
Room 45	10.0	0.93
Room 46	10.0	0.93
Room 47	10.0	0.93
Room 48	10.0	0.93
Room 49	10.0	0.93
Room 50	10.0	0.93
Room 51	10.0	0.93
Room 52	10.0	0.93
Room 53	10.0	0.93
Room 54	10.0	0.93
Room 55	10.0	0.93
Room 56	10.0	0.93
Room 57	10.0	0.93
Room 58	10.0	0.93
Room 59	10.0	0.93
Room 60	10.0	0.93
Room 61	10.0	0.93
Room 62	10.0	0.93
Room 63	10.0	0.93
Room 64	10.0	0.93
Room 65	10.0	0.93
Room 66	10.0	0.93
Room 67	10.0	0.93
Room 68	10.0	0.93
Room 69	10.0	0.93
Room 70	10.0	0.93
Room 71	10.0	0.93
Room 72	10.0	0.93
Room 73	10.0	0.93
Room 74	10.0	0.93
Room 75	10.0	0.93
Room 76	10.0	0.93
Room 77	10.0	0.93
Room 78	10.0	0.93
Room 79	10.0	0.93
Room 80	10.0	0.93
Room 81	10.0	0.93
Room 82	10.0	0.93
Room 83	10.0	0.93
Room 84	10.0	0.93
Room 85	10.0	0.93
Room 86	10.0	0.93
Room 87	10.0	0.93
Room 88	10.0	0.93
Room 89	10.0	0.93
Room 90	10.0	0.93
Room 91	10.0	0.93
Room 92	10.0	0.93
Room 93	10.0	0.93
Room 94	10.0	0.93
Room 95	10.0	0.93
Room 96	10.0	0.93
Room 97	10.0	0.93
Room 98	10.0	0.93
Room 99	10.0	0.93
Room 100	10.0	0.93

PARKING STALLS				
FULL SIZE (8'2.5m)	MEDIUM SIZE (4.8'2.3m)	COMPACT SIZE (3.4'2.9m)	ACCESSIBLE (8'3.7m)	TOTAL
15	11	3	-	29



Project 1864
Downtown Hotel Kelowna
Kelowna, BC

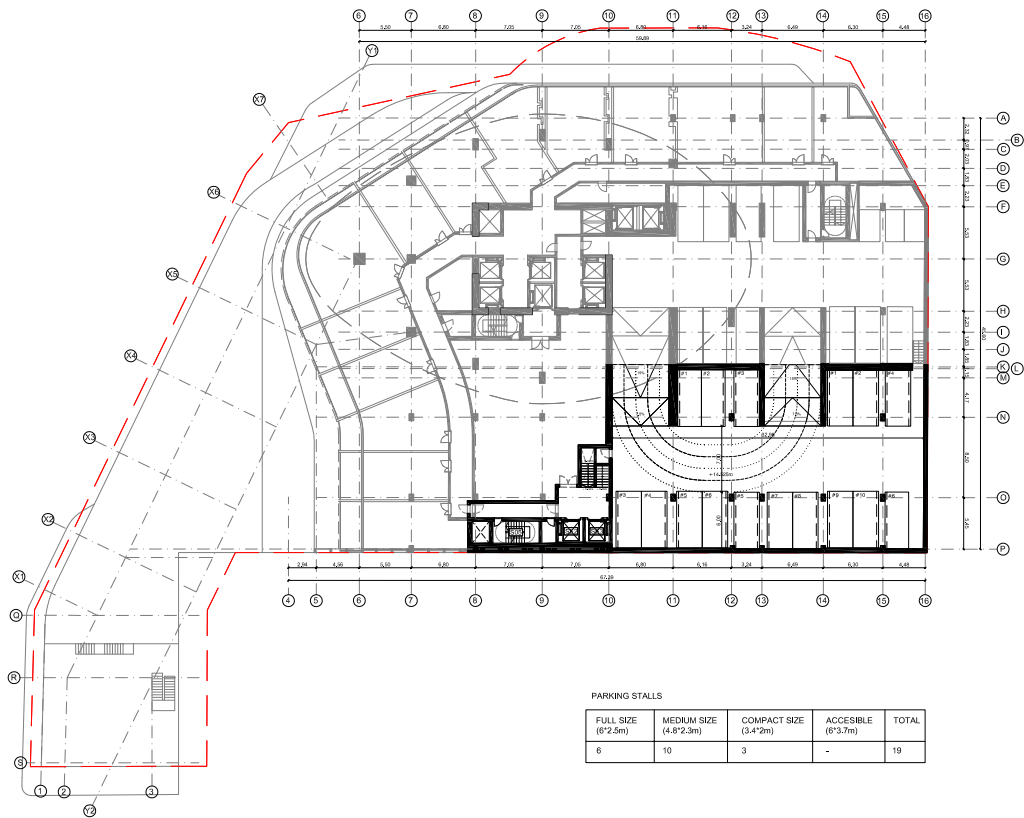
Plan
Level 4 / P Floor plan

Date
July 2017

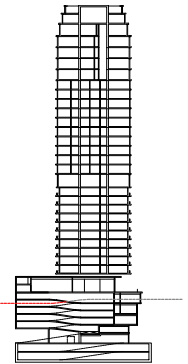
Scale A1
1:200

N°
A-13





PARKING STALLS				
FULL SIZE (8'x2.5m)	MEDIUM SIZE (4.8'x2.3m)	COMPACT SIZE (3.4'x2m)	ACCESSIBLE (8'x3.7m)	TOTAL
6	10	3	-	19



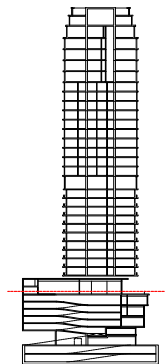
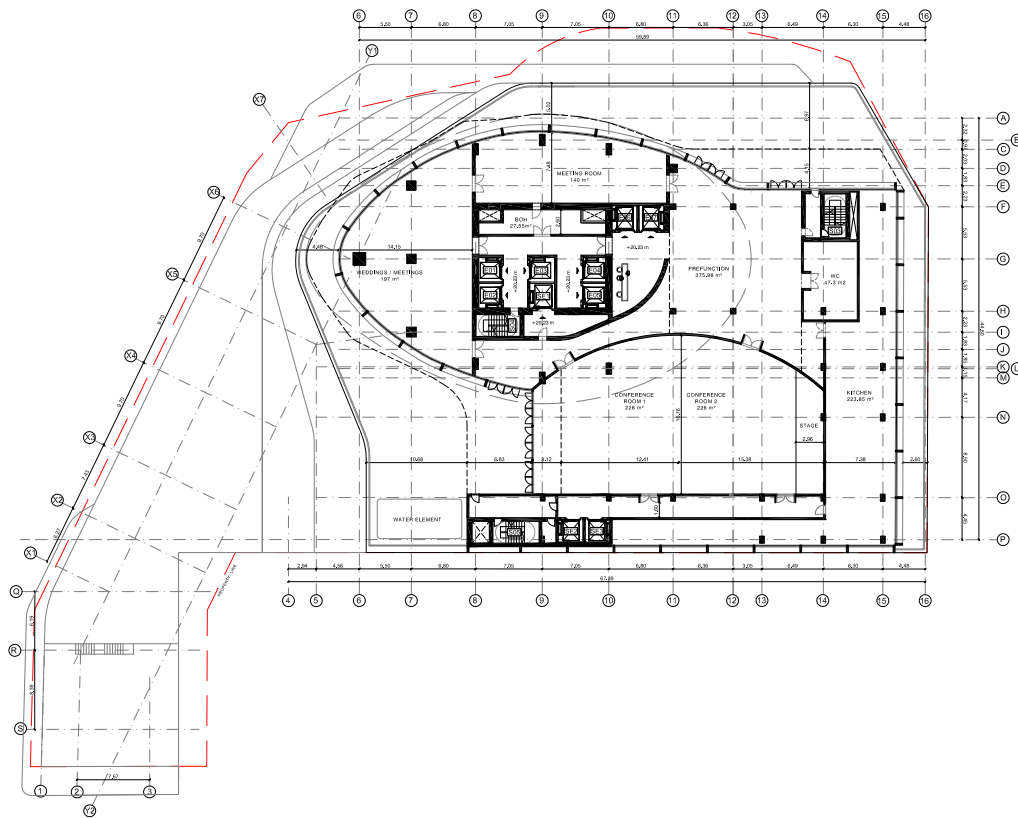
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Level 4 / P Mezzanine Floor plan

Date
July 2017

Scale A1
1:200

Nº
A-14



Architects

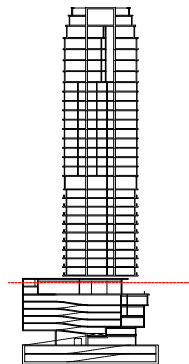
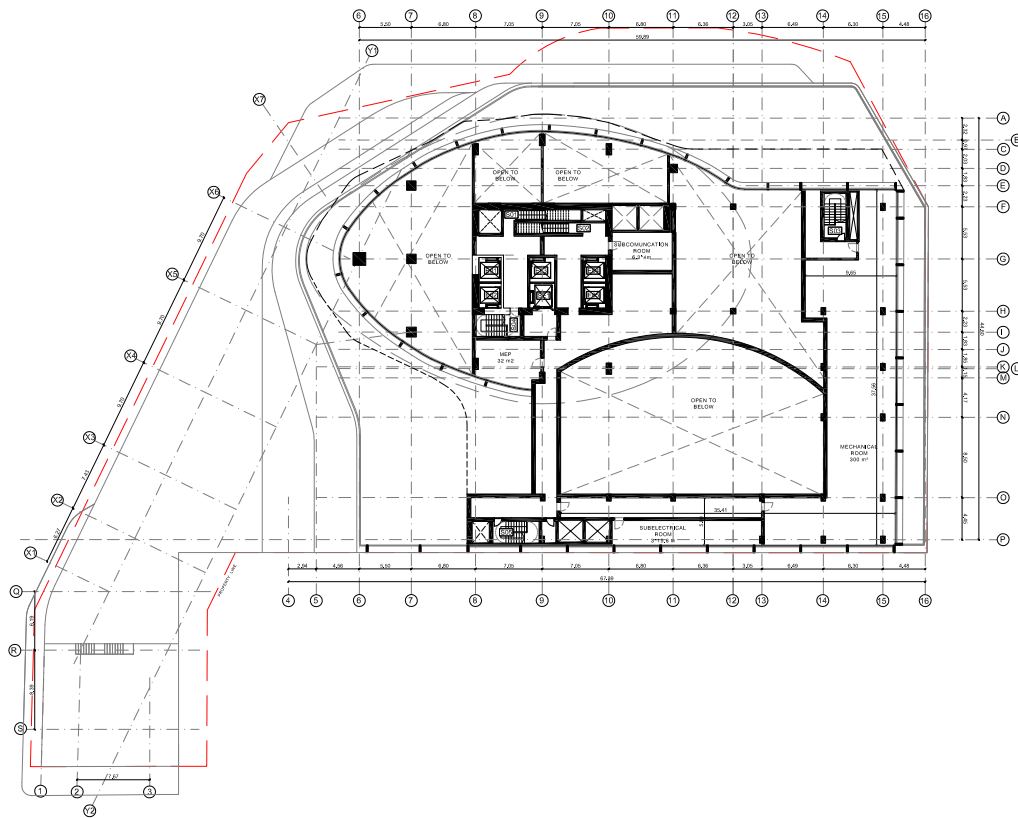
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Level 5 Floor plan

Date
July 2017

Scale A1
1:200

Nº
A-15



Architects

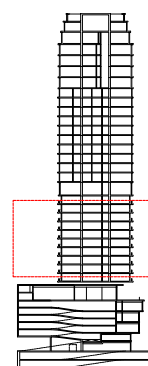
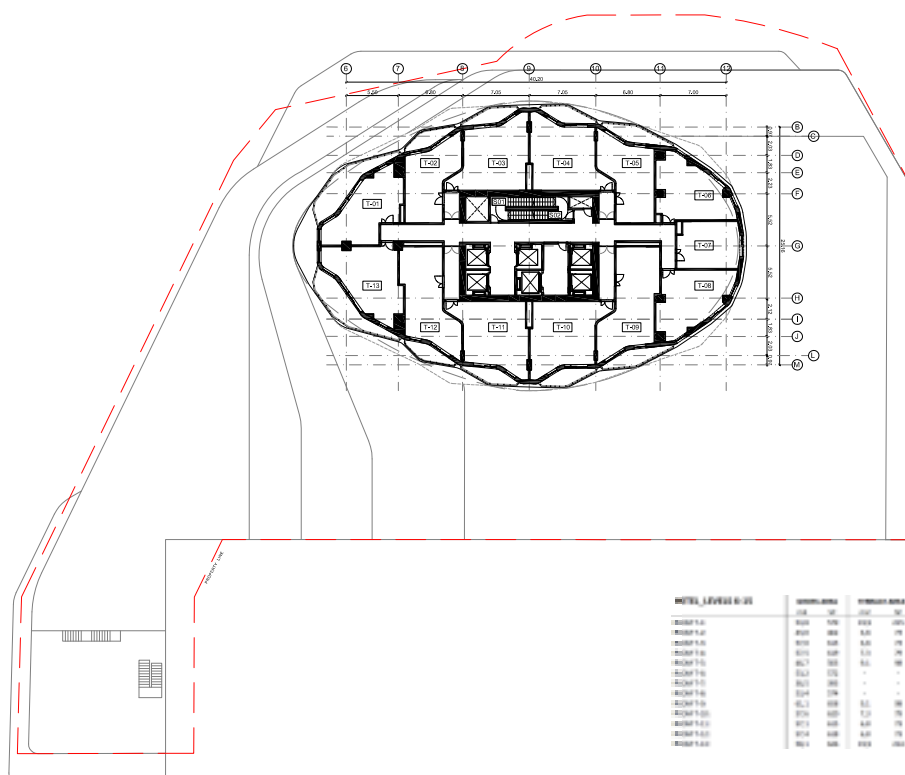
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

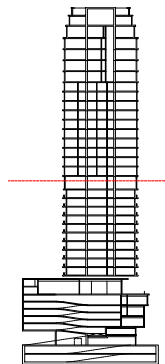
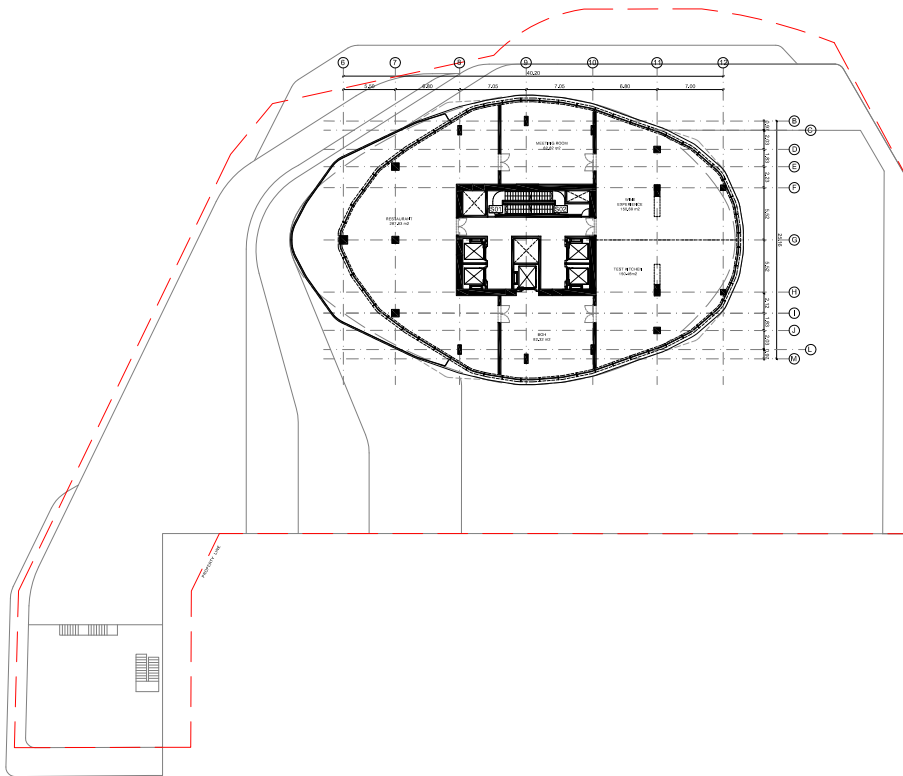
Plan
Level 5 Mezzanine Floor plan

Date
July 2017

Scale A1
1:200

Nº
A-16





Architects

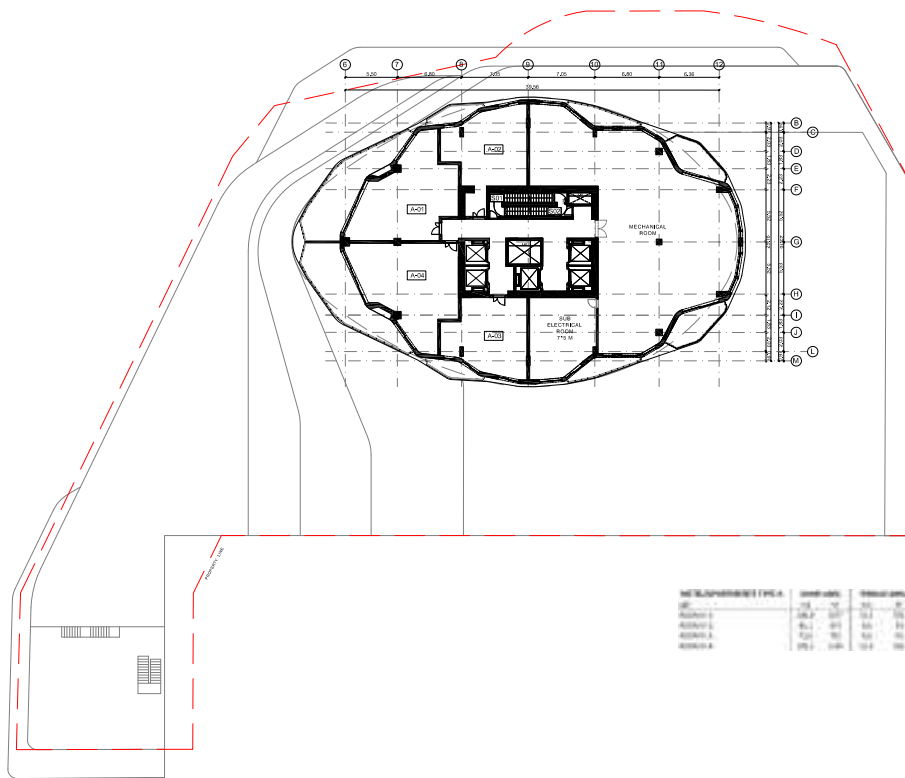
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Level 16 Floor plan - Skyounge

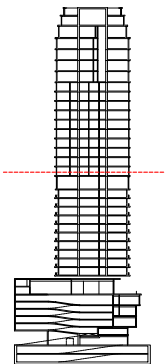
Date
July 2017

Scale A1
1:200

Nº
A-18



MECHANICAL ROOM	AREA	AREA	AREA
MECHANICAL ROOM	10.0	10.0	10.0
ELECTRICAL ROOM	10.0	10.0	10.0
MECHANICAL ROOM	10.0	10.0	10.0



Architects

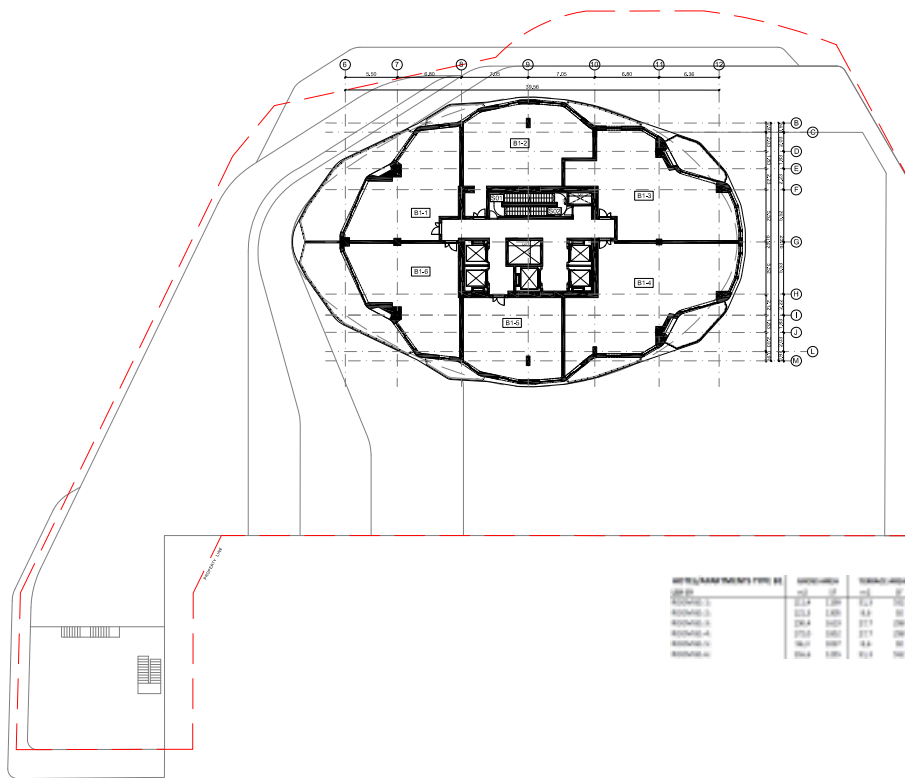
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Level 17 Floor plan - Hotel Apartments Type A &
Technical Floor

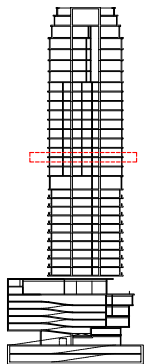
Date
July 2017

Scale A1
1:200

Nº
A-19



APARTMENT TYPE B1	UNIT AREA	TOTAL AREA
UNIT B1	115.0	115.0
APARTMENT B1-1	115.0	115.0
APARTMENT B1-2	115.0	115.0
APARTMENT B1-3	115.0	115.0
APARTMENT B1-4	115.0	115.0
APARTMENT B1-5	115.0	115.0
APARTMENT B1-6	115.0	115.0
APARTMENT B1-7	115.0	115.0
APARTMENT B1-8	115.0	115.0
APARTMENT B1-9	115.0	115.0
APARTMENT B1-10	115.0	115.0
APARTMENT B1-11	115.0	115.0
APARTMENT B1-12	115.0	115.0
APARTMENT B1-13	115.0	115.0
APARTMENT B1-14	115.0	115.0
APARTMENT B1-15	115.0	115.0
APARTMENT B1-16	115.0	115.0
APARTMENT B1-17	115.0	115.0
APARTMENT B1-18	115.0	115.0
APARTMENT B1-19	115.0	115.0
APARTMENT B1-20	115.0	115.0
APARTMENT B1-21	115.0	115.0
APARTMENT B1-22	115.0	115.0
APARTMENT B1-23	115.0	115.0
APARTMENT B1-24	115.0	115.0
APARTMENT B1-25	115.0	115.0
APARTMENT B1-26	115.0	115.0
APARTMENT B1-27	115.0	115.0
APARTMENT B1-28	115.0	115.0
APARTMENT B1-29	115.0	115.0
APARTMENT B1-30	115.0	115.0
APARTMENT B1-31	115.0	115.0
APARTMENT B1-32	115.0	115.0
APARTMENT B1-33	115.0	115.0
APARTMENT B1-34	115.0	115.0
APARTMENT B1-35	115.0	115.0
APARTMENT B1-36	115.0	115.0
APARTMENT B1-37	115.0	115.0
APARTMENT B1-38	115.0	115.0
APARTMENT B1-39	115.0	115.0
APARTMENT B1-40	115.0	115.0
APARTMENT B1-41	115.0	115.0
APARTMENT B1-42	115.0	115.0
APARTMENT B1-43	115.0	115.0
APARTMENT B1-44	115.0	115.0
APARTMENT B1-45	115.0	115.0
APARTMENT B1-46	115.0	115.0
APARTMENT B1-47	115.0	115.0
APARTMENT B1-48	115.0	115.0
APARTMENT B1-49	115.0	115.0
APARTMENT B1-50	115.0	115.0
APARTMENT B1-51	115.0	115.0
APARTMENT B1-52	115.0	115.0
APARTMENT B1-53	115.0	115.0
APARTMENT B1-54	115.0	115.0
APARTMENT B1-55	115.0	115.0
APARTMENT B1-56	115.0	115.0
APARTMENT B1-57	115.0	115.0
APARTMENT B1-58	115.0	115.0
APARTMENT B1-59	115.0	115.0
APARTMENT B1-60	115.0	115.0
APARTMENT B1-61	115.0	115.0
APARTMENT B1-62	115.0	115.0
APARTMENT B1-63	115.0	115.0
APARTMENT B1-64	115.0	115.0
APARTMENT B1-65	115.0	115.0
APARTMENT B1-66	115.0	115.0
APARTMENT B1-67	115.0	115.0
APARTMENT B1-68	115.0	115.0
APARTMENT B1-69	115.0	115.0
APARTMENT B1-70	115.0	115.0
APARTMENT B1-71	115.0	115.0
APARTMENT B1-72	115.0	115.0
APARTMENT B1-73	115.0	115.0
APARTMENT B1-74	115.0	115.0
APARTMENT B1-75	115.0	115.0
APARTMENT B1-76	115.0	115.0
APARTMENT B1-77	115.0	115.0
APARTMENT B1-78	115.0	115.0
APARTMENT B1-79	115.0	115.0
APARTMENT B1-80	115.0	115.0
APARTMENT B1-81	115.0	115.0
APARTMENT B1-82	115.0	115.0
APARTMENT B1-83	115.0	115.0
APARTMENT B1-84	115.0	115.0
APARTMENT B1-85	115.0	115.0
APARTMENT B1-86	115.0	115.0
APARTMENT B1-87	115.0	115.0
APARTMENT B1-88	115.0	115.0
APARTMENT B1-89	115.0	115.0
APARTMENT B1-90	115.0	115.0
APARTMENT B1-91	115.0	115.0
APARTMENT B1-92	115.0	115.0
APARTMENT B1-93	115.0	115.0
APARTMENT B1-94	115.0	115.0
APARTMENT B1-95	115.0	115.0
APARTMENT B1-96	115.0	115.0
APARTMENT B1-97	115.0	115.0
APARTMENT B1-98	115.0	115.0
APARTMENT B1-99	115.0	115.0
APARTMENT B1-100	115.0	115.0



Architects

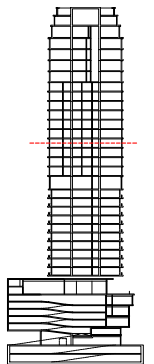
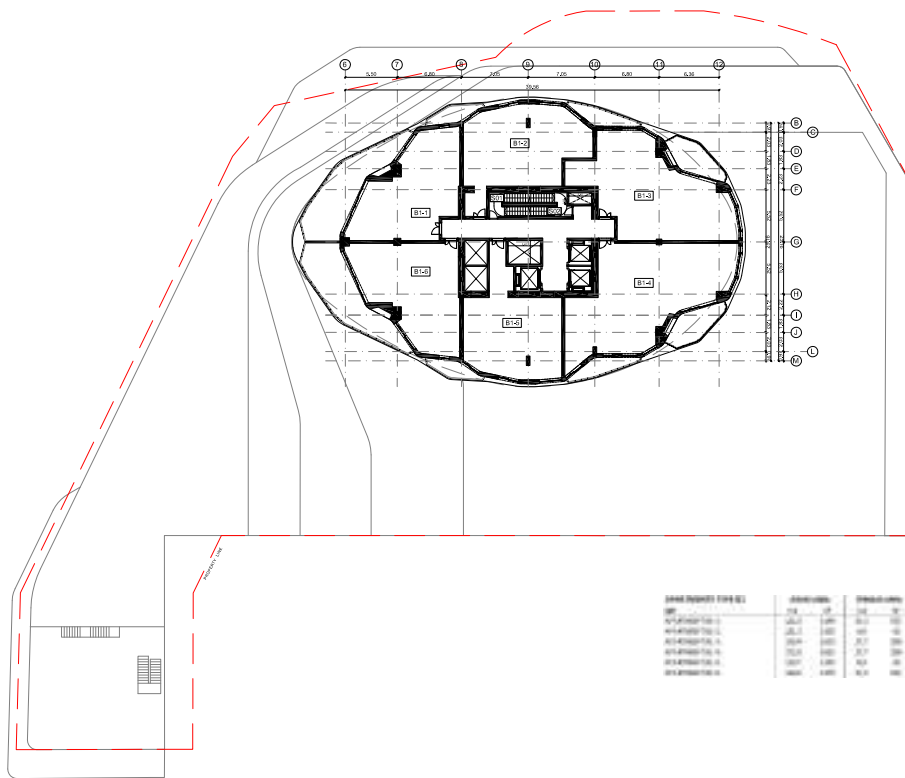
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Level 18-19 Floor plan - Hotel Apartments Type B1

Date
July 2017

Scale A1
1:200

Nº
A-20



Architects

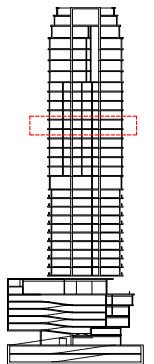
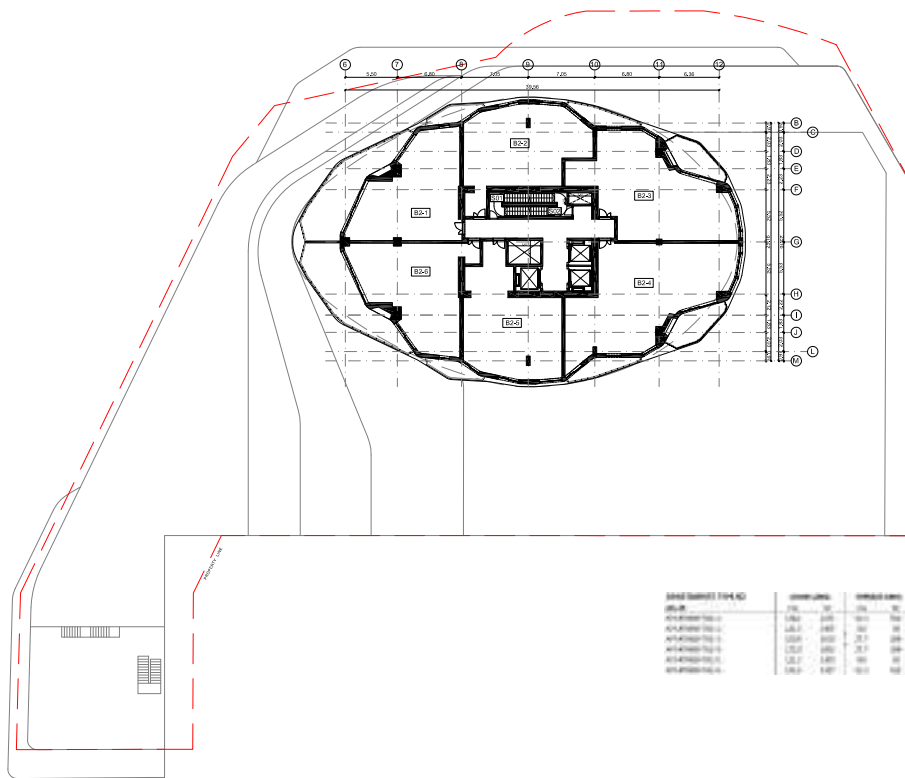
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Level 20 Floor plan - Apartments Type B1

Date
July 2017

Scale A1
1:200

Nº
A-21



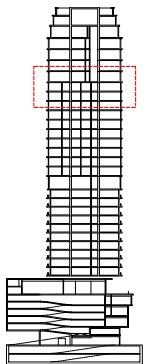
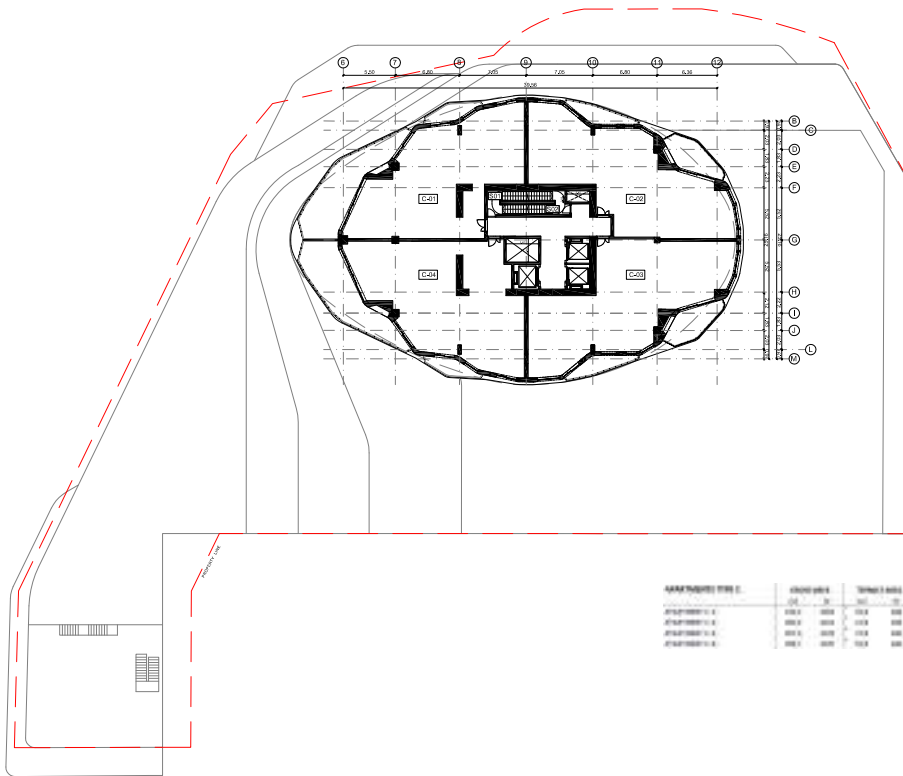
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Level 21-23 Floor plan - Apartments Type B2

Date
July 2017

Scale A1
1:200

Nº
A-22



Architects

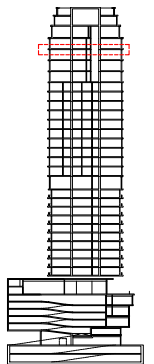
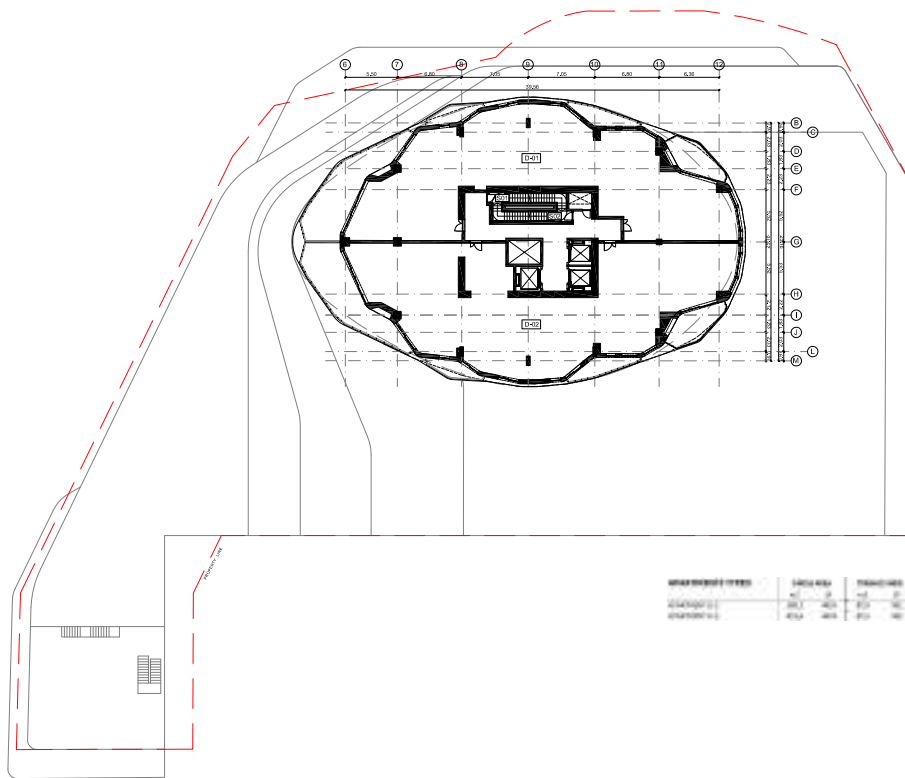
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Level 24-28 Floor plan - Apartments Type C

Date
July 2017

Scale A1
1:200

Nº
A-23



Architects

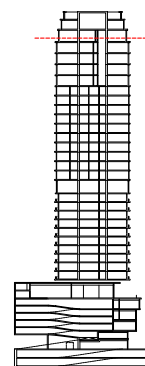
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

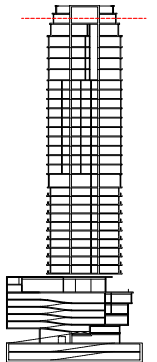
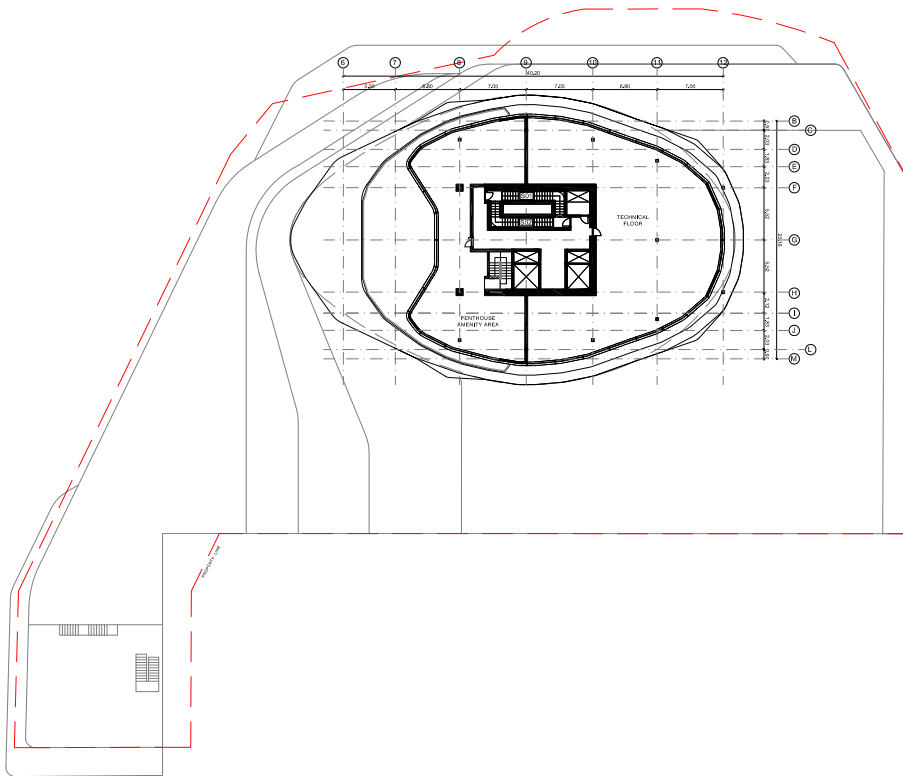
Plan
Level 29-30 Floor plan - Apartments Type D

Date
July 2017

Scale A1
1:200

Nº
A-24





Architects

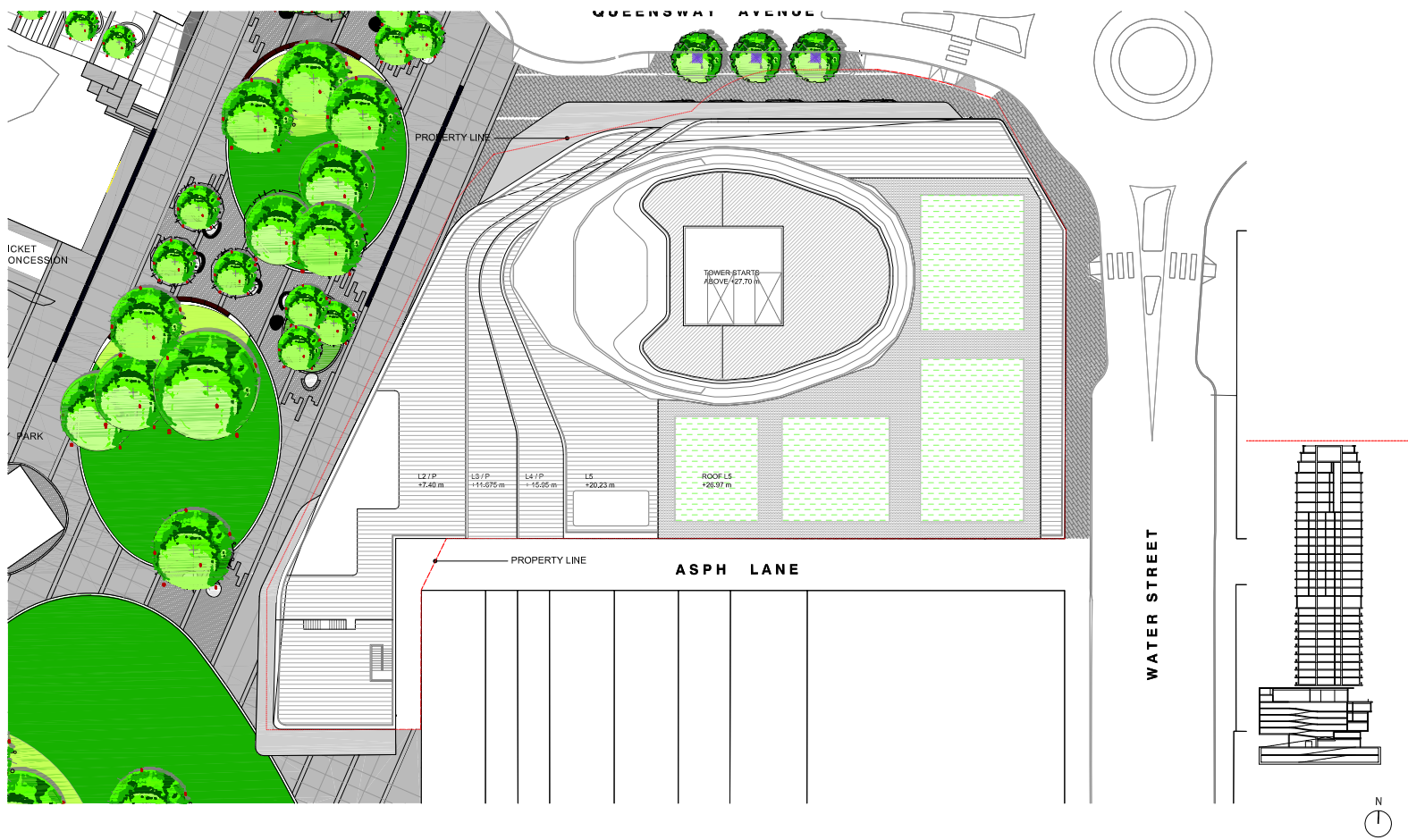
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Level 32 Floor plan - Technical Floor

Date
July 2017

Scale A1
1:200

Nº
A-26



Architects

Project 1864
Downtown Hotel Kelowna
Kelowna, BC

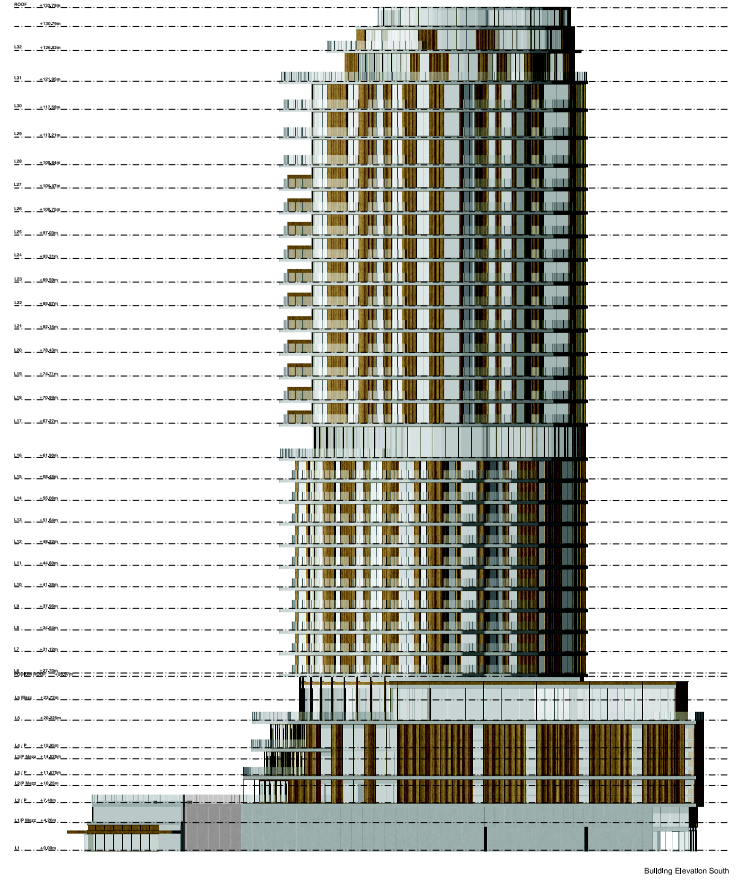
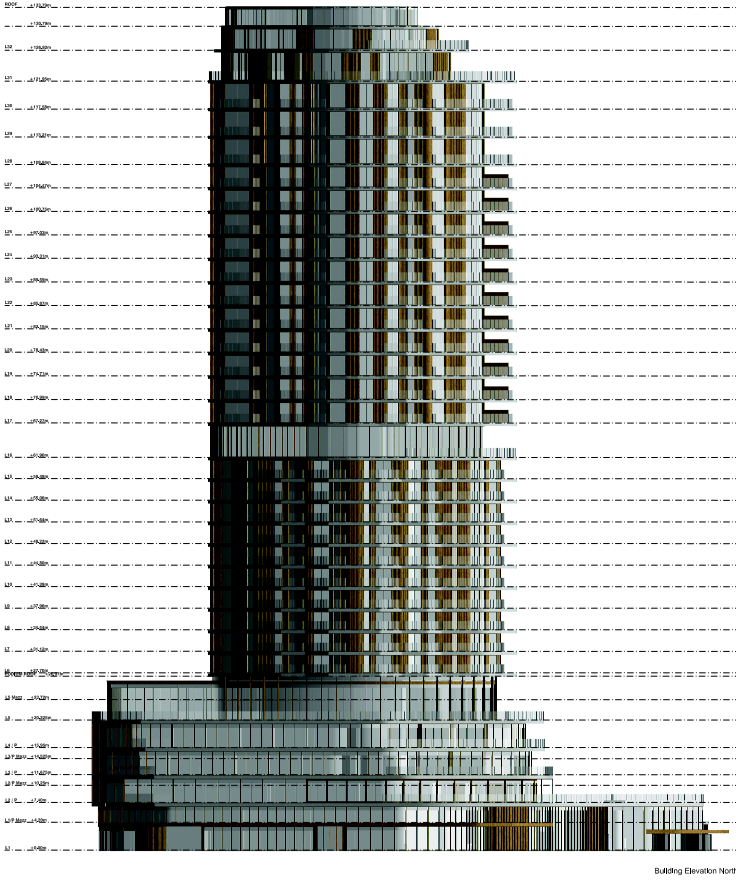
Plan
Roof Plan

Date
July 2017

Scale A1
1:200

Nº
A-27





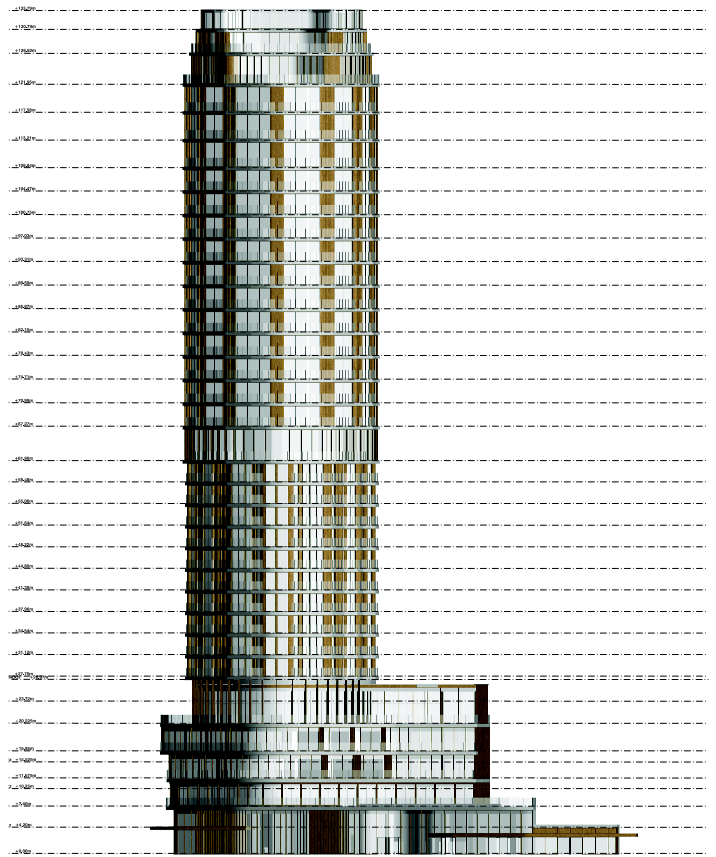
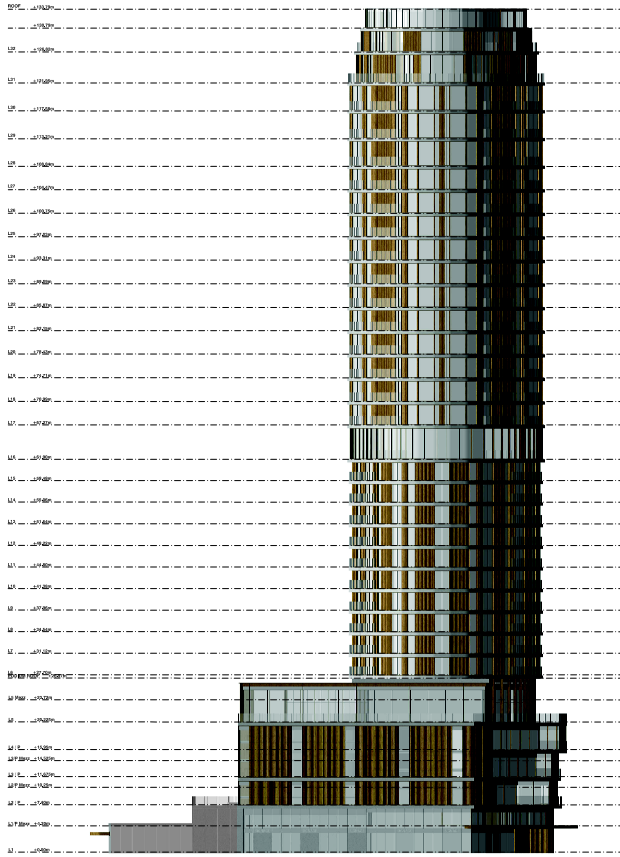
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

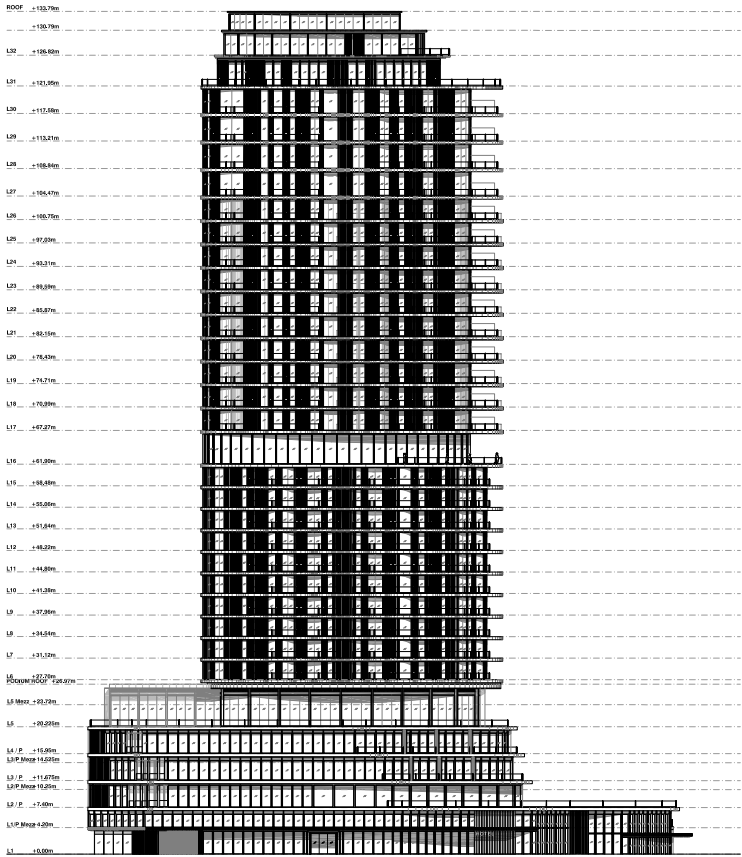
Plan
Building Elevation Image North & South

Date
July 2017

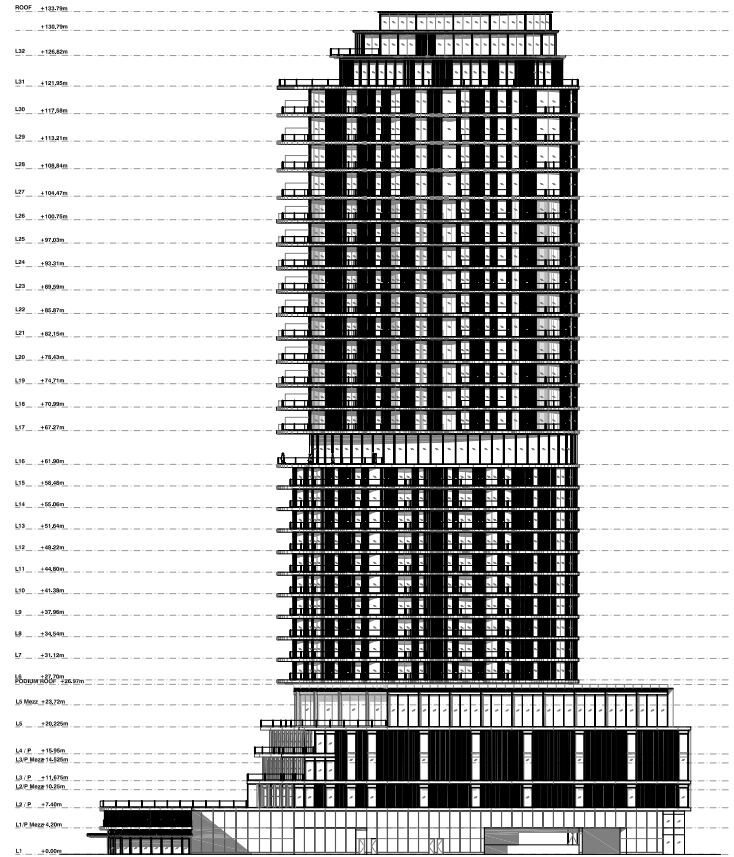
Scale A1
1/300

Nº
A-28





Building Elevation North



Building Elevation South



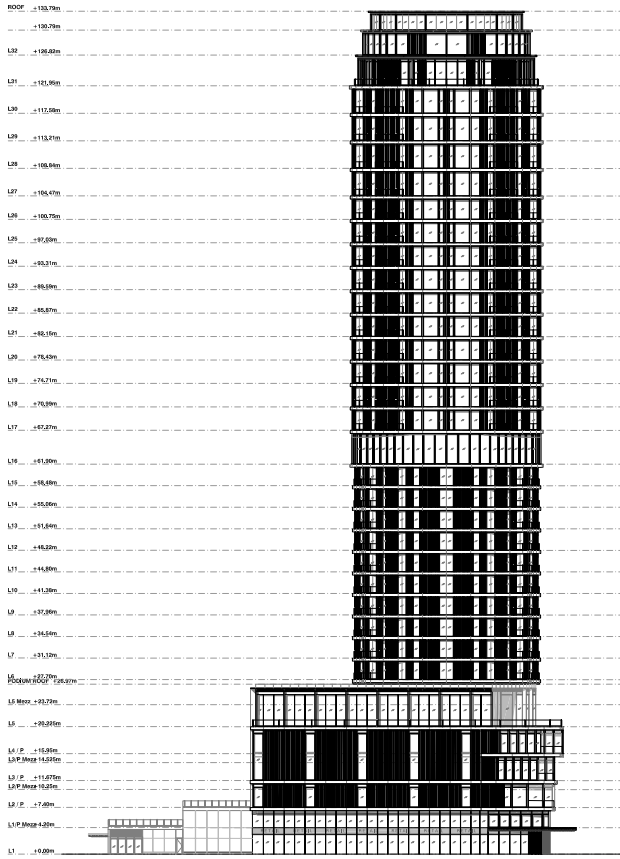
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Building Elevation North & South

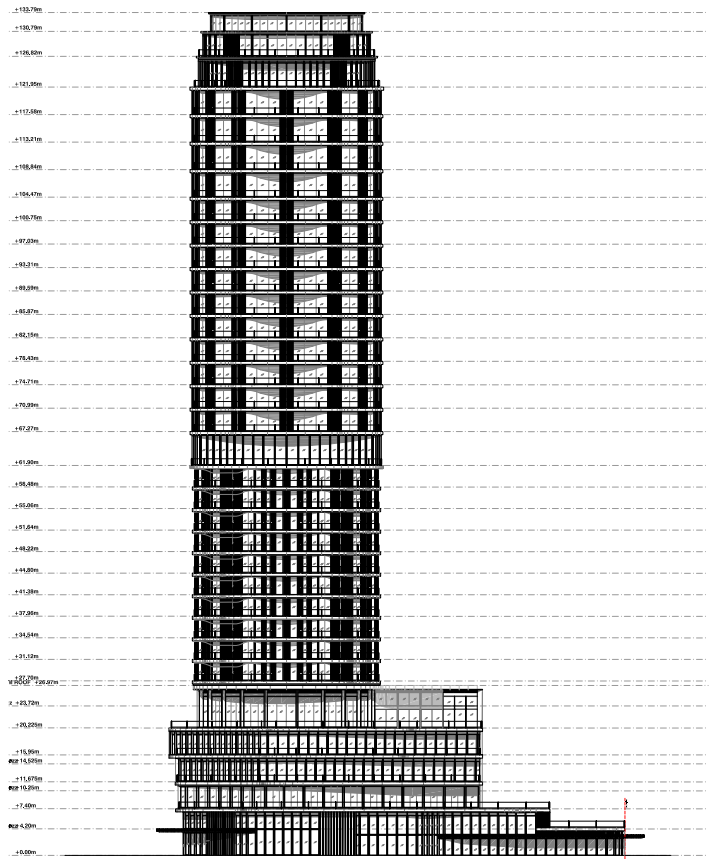
Date
July 2017

Scale A1
1:300

Nº
A-30



Building Elevation East



Building Elevation West



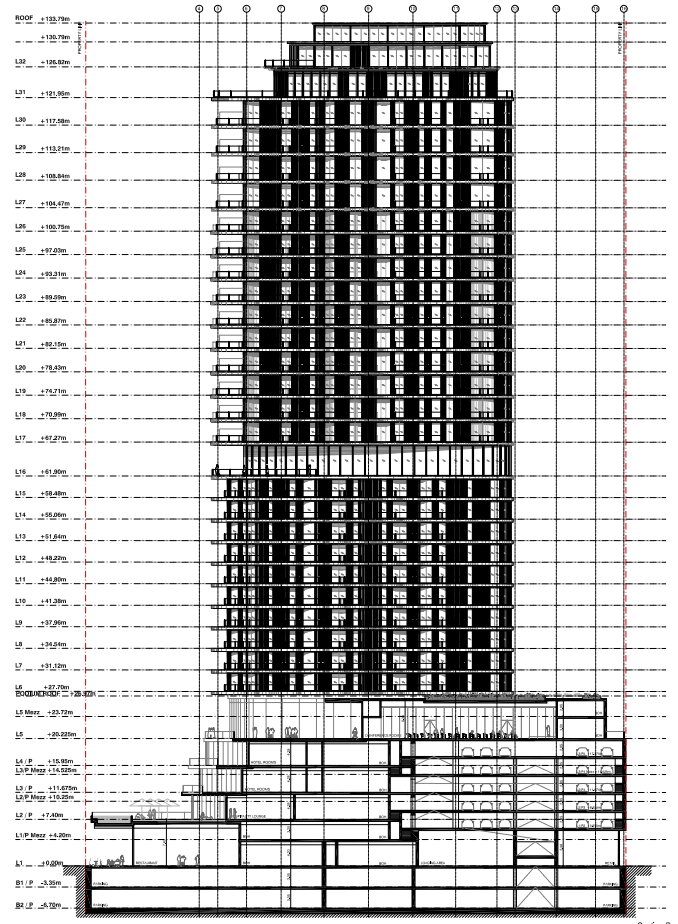
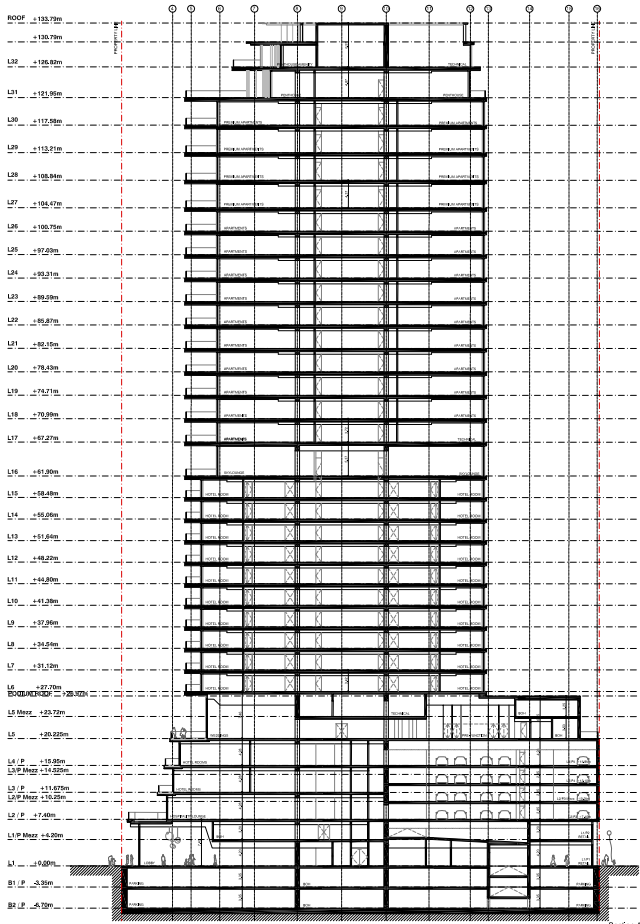
Project 1864
 Downtown Hotel Kelowna
 Kelowna, BC

Plan
 Building Elevation East & West

Date
 July 2017

Scale A1
 1:300

N°
 A-31



Architects

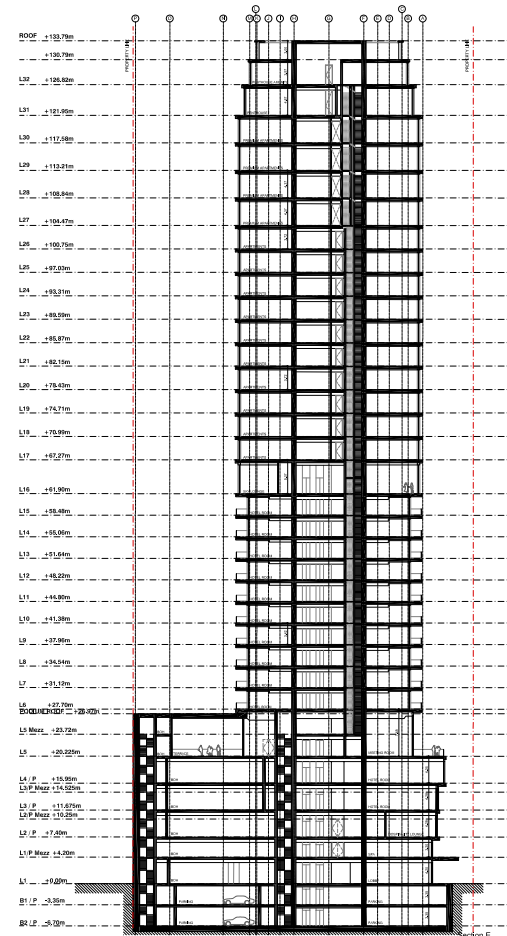
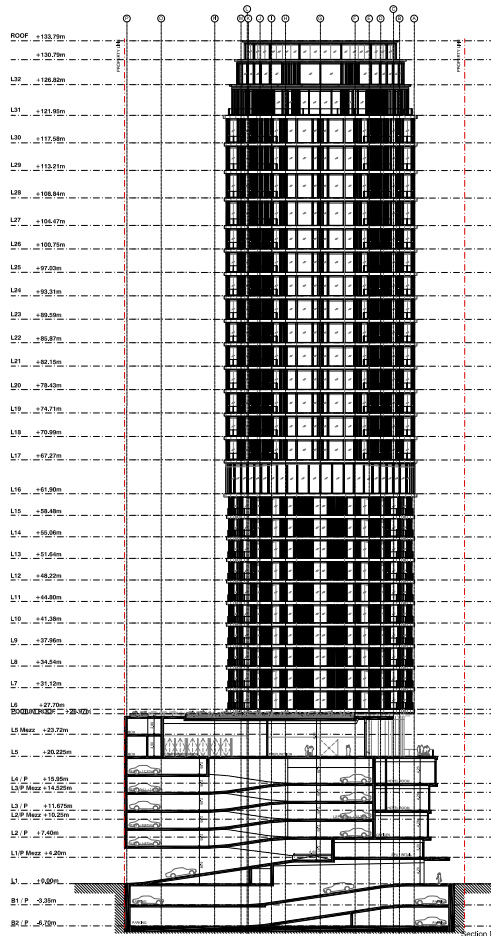
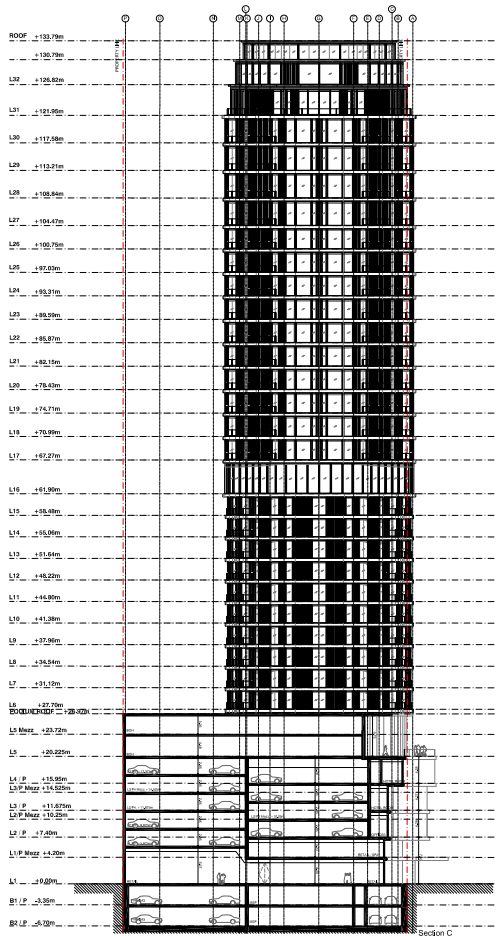
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Building Section A & B, West-East

Date
July 2017

Scale A1
1:300

N°
A-32



Architects

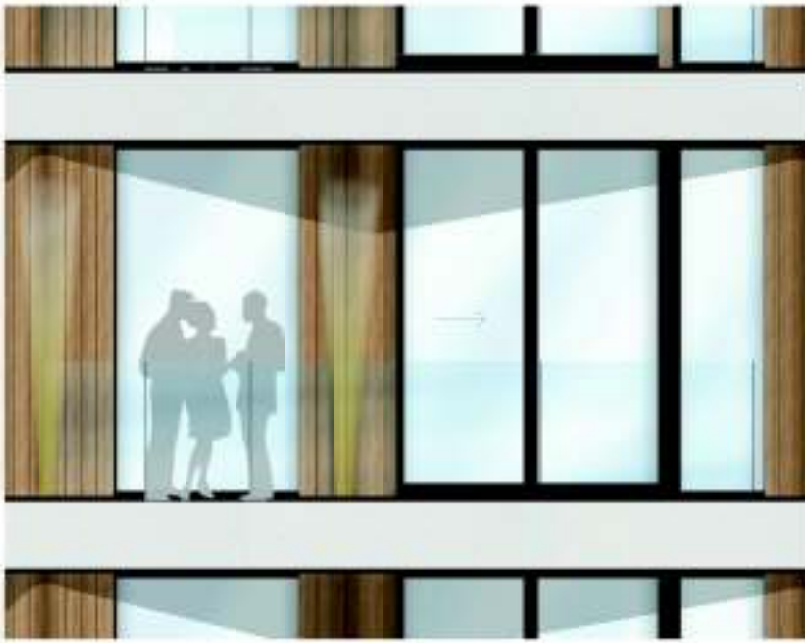
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Building Section C.D & E, North-South

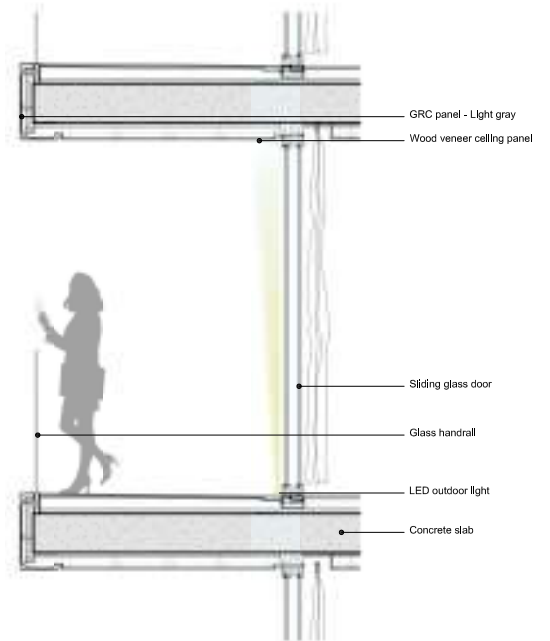
Date
July 2017

Scale A1
1:300

Nº
A-33



Typical Hotel Room Elevation



Typical Hotel Room Section



Architects

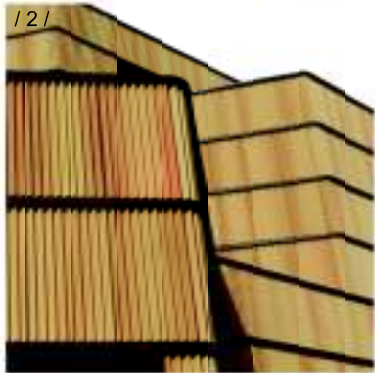
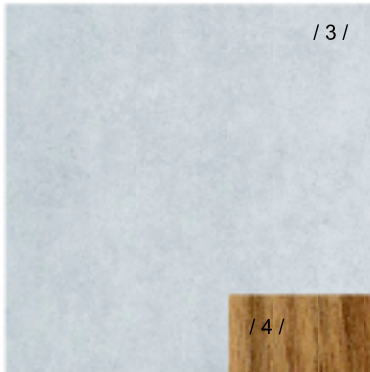
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Tower Facade Detail

Date
July 2017

Scale A1
1:15

Nº
A-34



1. Cladding system
2. Reference image
3. GRC (Glassfibre Reinforced Concrete) panel - Light gray.

4. Wood veneer ceiling panels
5. Dark gray aluminum profiles for outdoor sliding doors and windows
6. Double Low-E clear glazing

- Transparent glass panels handrail



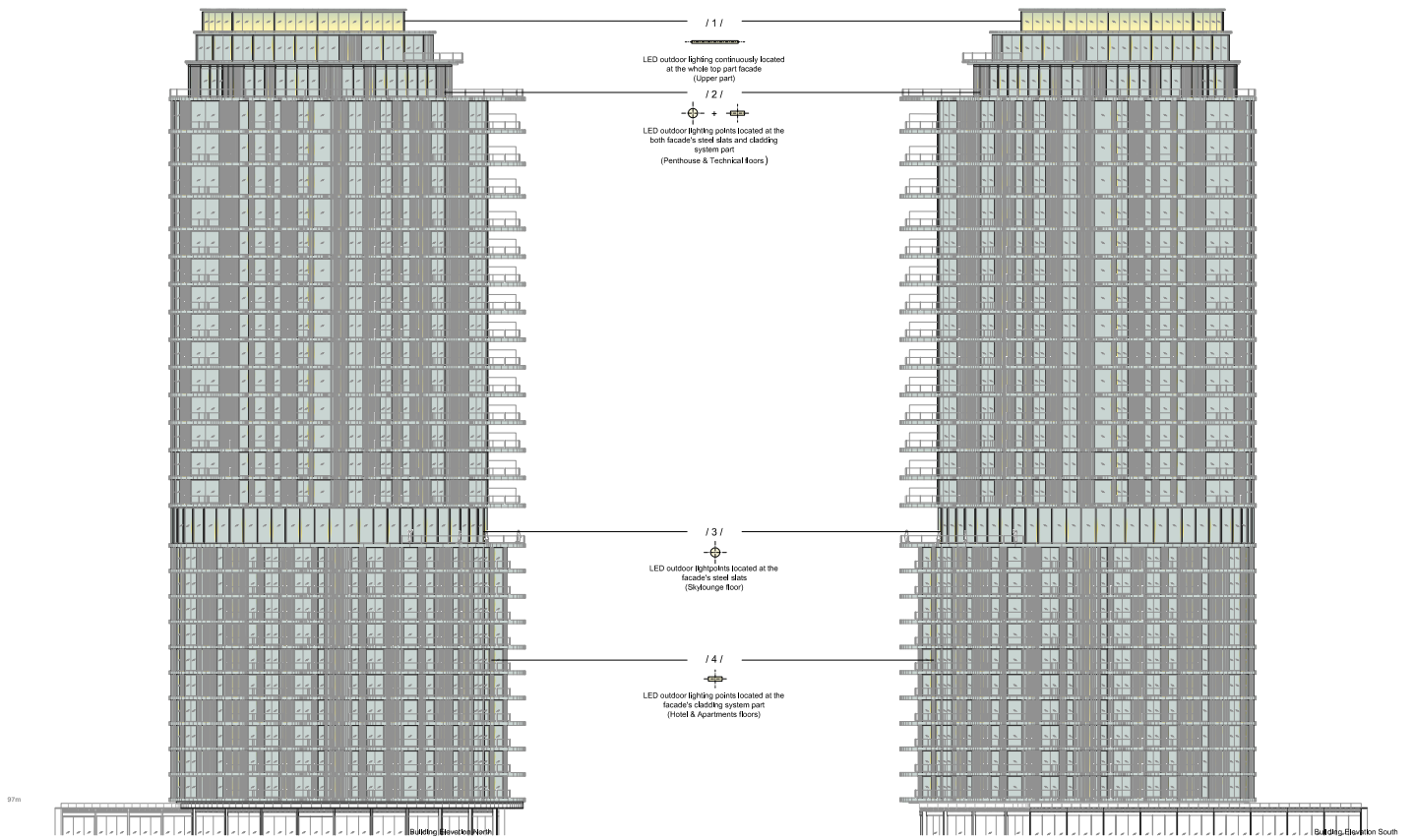
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Material Board

Date
July 2017

Scale A1
-

Nº
A-35



Architects

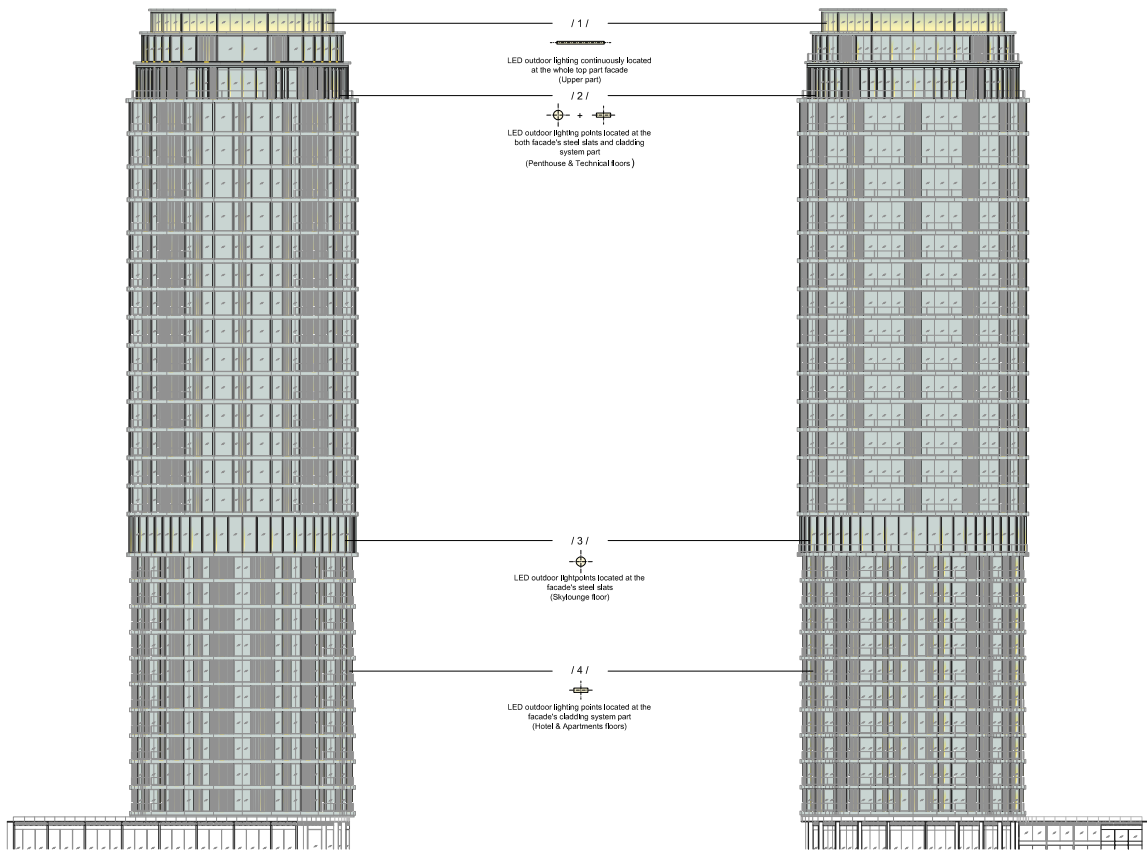
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Night Light North & South Building

Date
July 2017

Scale A1
1:250

Nº
A-36



Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Night Light East & West Building

Date
July 2017

Scale A1
1:250

Nº
A-37



Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
View of Cityscape from Okanagan Lake

Date
July 2017

Scale A1
-

Nº
A-38



Architects

Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Aerial from Okanagan Lake

Date
July 2017

Scale A1
-

Nº
A-39



Architects

Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
View from Bernard Avenue

Date
July 2017

Scale A1
-

Nº
A-40



Architects

Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
View from Kerry Park

Date
July 2017

Scale A1
-

Nº
A-41



Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
View from the water

Date
July 2017

Scale A1
-

Nº
A-42



Architects

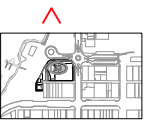
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
View toward the Hotel Lobby

Date
July 2017

Scale A1
-

Nº
A-43



Architects

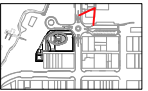
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
View from Stuart Park

Date
July 2017

Scale A1
-

Nº
A-44



Architects

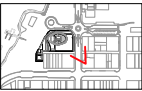
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
View from Queensway & Water Street

Date
July 2017

Scale A1
-

Nº
A-45





Architects

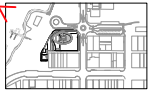
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
View from Queensway Avenue

Date
July 2017

Scale A1
-

Nº
A-47



Architects

Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Nighttime view from the Marina

Date
July 2017

Scale A1
-

Nº
A-48



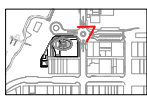
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
View North-West Building

Date
July 2017

Scale A1
-

Nº
A-49



Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
View East Building

Date
July 2017

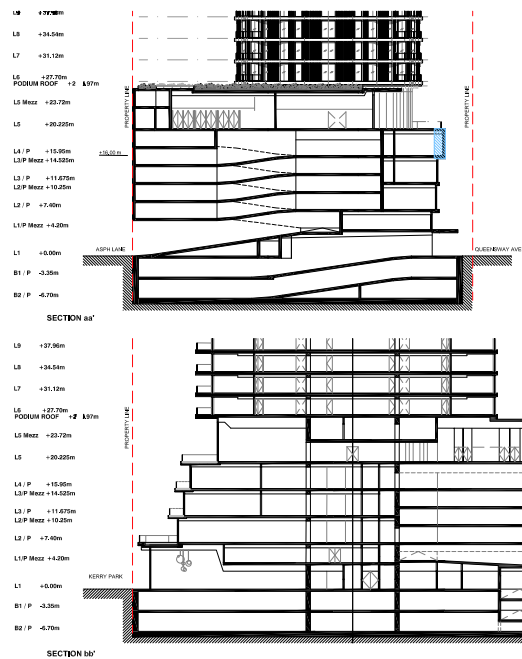
Scale A1
-

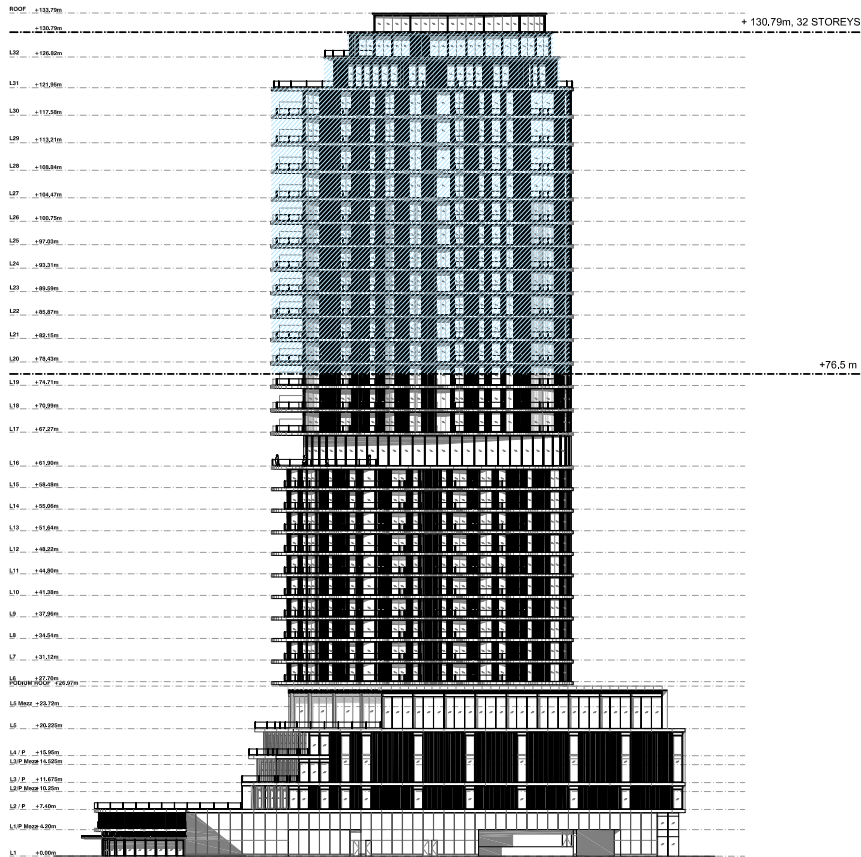
Nº
A-50



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

Consolidated Zoning Bylaw No.8000, C7-Central Business Commercial,14,7.5 Development regulations, Section (h):
"j) Any Portion of a building above 16 meters in height must be a minimum of 3.0m from any property line abutting a street, as shown on C7- Diagram B attached to this bylaw.
The above setbacks will be measured from the nearest exterior building face, exclusive of unenclosed balconies."





Elevation Diagram

C7 - PROPOSED VARIANCES: BUILDING HEIGHT

Areas representing encroachment into 76.5 m maximum 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 - 76.5m, or approximately 26 storeys

- Proposed Building Height Variance:

To vary the maximum building height from 76.5 m to **130.79 m**.



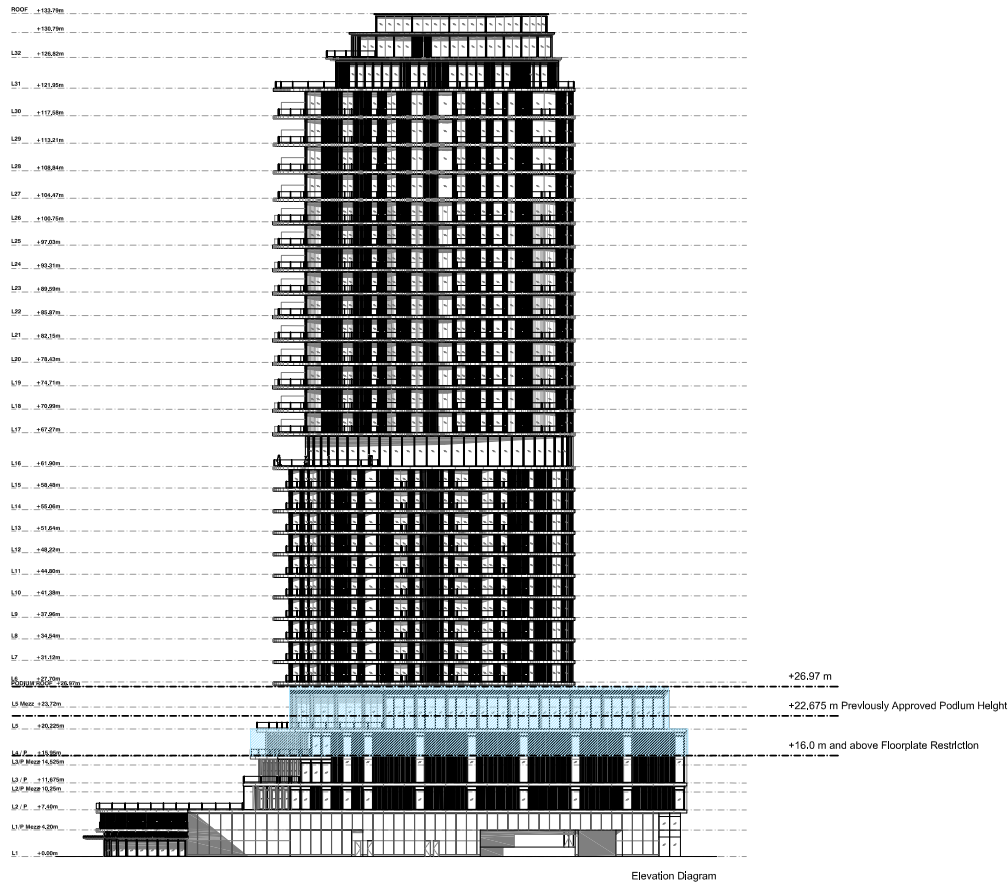
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
C7-Proposed Variances- Building Height

Date
July 2017

Scale A1
-

Nº
A-53



C7 - PROPOSED VARIANCES: FLOORPLATE

Areas representing encroachment into 1.221 m² Floorplate Restriction.

- Bylaw Reference:

Zoning Bylaw No. 8000, C7 - Central Business Commercial, 14.7.5 Development Regulations, Section 19 :
 "For any building above 16.0 m in height:
 iii. A building floor plate cannot exceed 1.221 m²."

- Proposed Floorplate restriction variance:

To vary the floorplate restriction for any building above 26.97 m.



Project 1864
 Downtown Hotel Kelowna
 Kelowna, BC

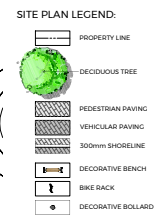
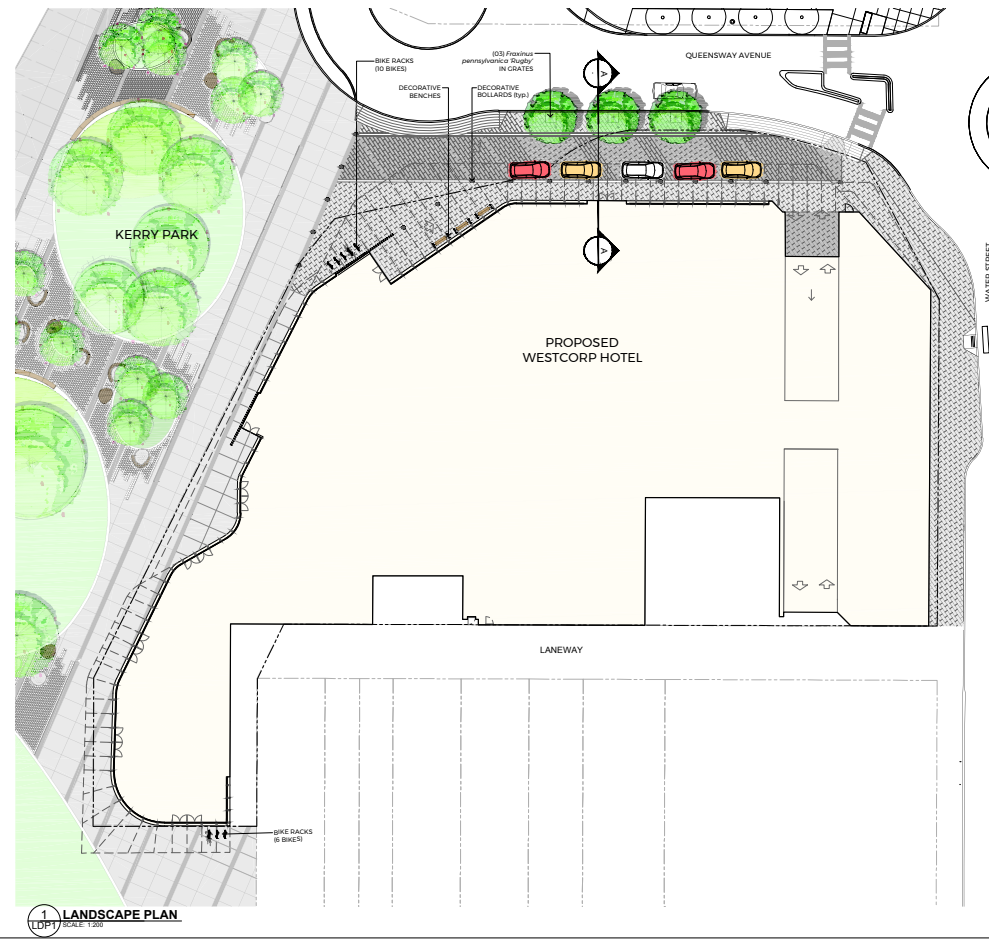
Plan
 C7-Proposed Variances- Floor plate

Date
 July 2017

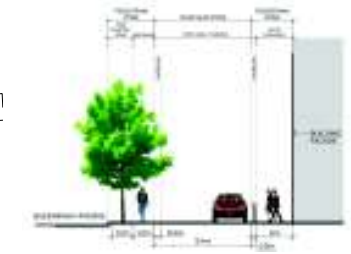
Scale A1
 -

Nº
 A-54

PROJECT: 401-402/200-0177 (74-01358-01) WESTCORP HOTEL - LDP1 - 01/2024
DRAWING: 01 - LANDSCAPE PLAN - 01/2024
DATE: 01/2024
SCALE: 1:500



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



2 SECTION A-A
SCALE: 1:500

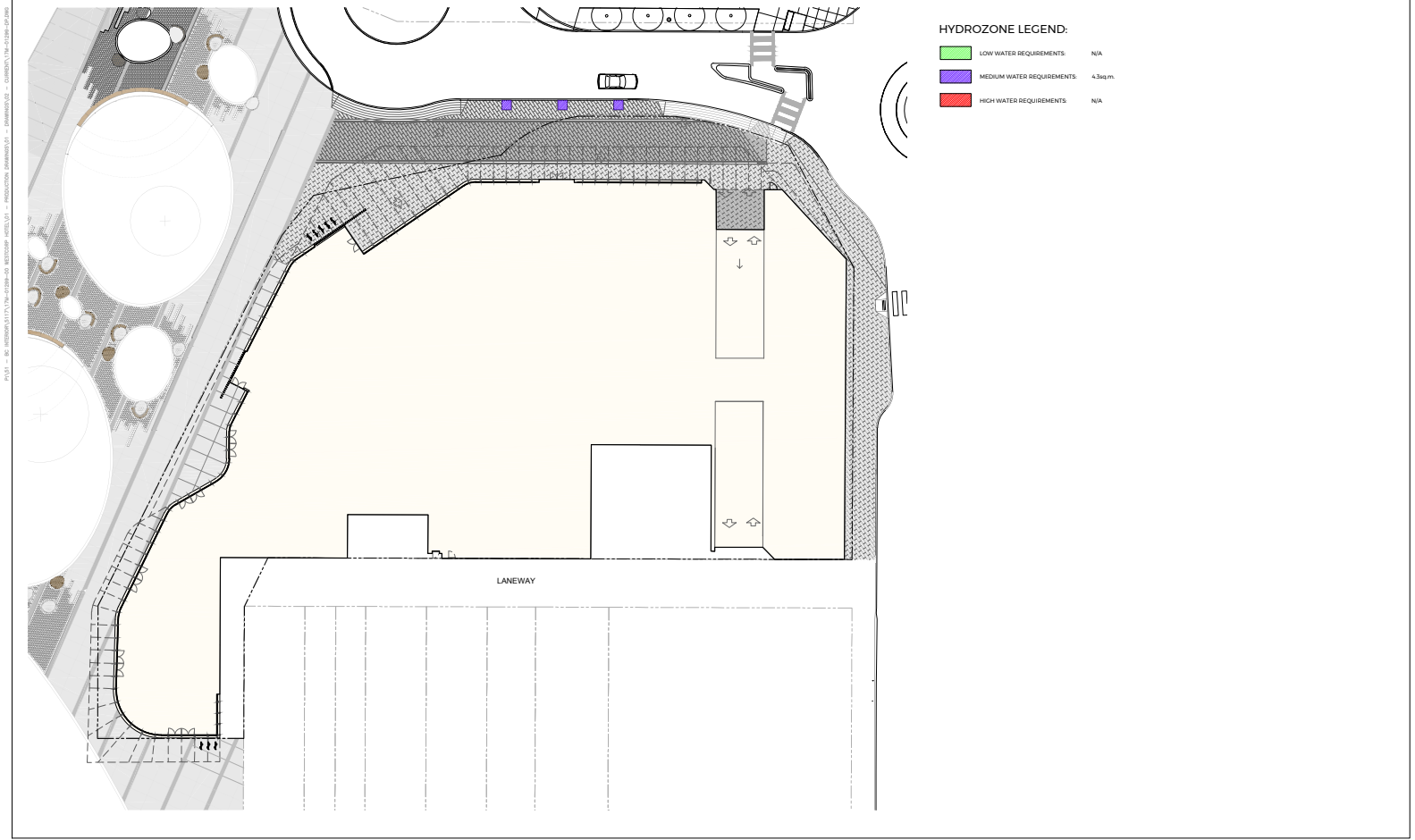
PRECEDENT IMAGES



REVISIONS			PROJECT	
NO.	DATE	DESCRIPTION	CLIENT	PROJECT
1	01/2024	ISSUED FOR LDP	WESTCORP	WESTCORP HOTEL

LANDSCAPE ARCHITECTURE [urban design/planning] INTERIORS
55 GLENVIEW AVENUE, SUITE 100, GLENVIEW, ONTARIO L1V 1A1
TEL: 416-490-1234 FAX: 416-490-1235

DESIGNED BY: ML	PROJECT TITLE: WESTCORP HOTEL
DRAWN BY: YF	PROJECT NO.: LDP-1
CHECKED BY: RTH	DATE: 01/2024
APPROVED BY: [Signature]	SCALE: AS NOTED



NO.	DATE	DESCRIPTION
1	2021	ISSUED FOR OP

PROJECT: WESTCORP HOTEL
CLIENT: WESTCORP



LANDSCAPE ARCHITECTURE | ENVIRONMENTAL PLANNING | INFRASTRUCTURE
5500 HWY 100, SUITE 100, VANCOUVER, BC V6V 2G6 | 604.263.4000 | www.wsp.com

DESIGNED BY: ML	DRAWN BY: ML	CHECKED BY: YF	APPROVED BY: BTR	DATE: 1/20/2021
PROJECT NO: LDP-2				2 OF 2