

DOWNTOWN KELOWNA HOTEL



DESIGN DEVELOPMENT SHEET LIST		
Sheet Name	Sheet Number	Scale
SHEET LIST	DP A-0.00	N.T.S.
LEGAL SURVEY	DP A-0.01	1:250
CONTEXT PLAN & ZONING ANALYSIS TABLE	DP A-0.02	1:500
DEVELOPMENT STATISTICS	DP A-0.03	1:200
CONTEXT PHOTO	DP A-0.04	N.T.S.
CONCEPT DESIGN	DP A-0.05	N.T.S.
LANDSCAPE PLAN	DP A-0.06	1:300
PLAZA PLAN	DP A-0.07	1:150
HYDROZONE PLAN	DP A-0.08	1:300
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LEVEL B3 FLOOR PLAN	DP A-1.02	1:200
LEVEL B2 FLOOR PLAN	DP A-1.03	1:200
LEVEL B1 FLOOR PLAN	DP A-1.04	1:200
LEVEL 02 FLOOR PLAN	DP A-1.05	1:200
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LEVEL 3.5 FLOOR PLAN	DP A-1.07	1:200
LEVEL 4 FLOOR PLAN	DP A-1.08	1:200
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LEVEL 6.5 FLOOR PLAN	DP A-1.11	1:200
LEVEL 7 FLOOR PLAN	DP A-1.12	1:200
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LEVEL 17 FLOOR PLAN	DP A-1.14	1:200
LEVEL 18 FLOOR PLAN	DP A-1.15	1:200
LEVEL 19 FLOOR PLAN	DP A-1.16	1:200
LEVEL 20-24 FLOOR PLAN	DP A-1.17	1:200
LEVEL 25-31 FLOOR PLAN	DP A-1.18	1:200
LEVEL 32 FLOOR PLAN	DP A-1.19	1:200
LEVEL 33 FLOOR PLAN	DP A-1.20	1:200
ROOF PLAN	DP A-1.21	1:200
NORTH & SOUTH BUILDING ELEVATIONS	DP A-2.01	1:300
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MATERIAL BOARD	DP A-3.02	N.T.S.
NIGHT LIGHT NORTH & SOUTH BUILDING	DP A-3.03	1:250
NIGHT LIGHT EAST & WEST BUILDING	DP A-3.04	1:250
VIEW OF CITYSCAPE FROM OKANAGAN LAKE	DP A-3.05	N.T.S.
AERIAL FROM OKANAGAN LAKE	DP A-3.06	N.T.S.
VIEW FROM OKANAGAN BRIDGE	DP A-3.07	N.T.S.
VIEW FROM KERRY PARK	DP A-3.08	N.T.S.
VIEW TOWARD THE HOTEL LOBBY	DP A-3.09	N.T.S.
VIEW FROM STUART PARK	DP A-3.10	N.T.S.
VIEW FROM QUEENSWAY & WATER STREET	DP A-3.11	N.T.S.
VIEW FROM WATER STREET	DP A-3.12	N.T.S.
NIGHT TIME VIEW FROM THE MARINA	DP A-3.13	N.T.S.
SHADOW ANALYSIS	DP A-3.14	N.T.S.
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C7- PROPOSED SETBACK VARIANCE	DP A-3.16	1:250
C7- PROPOSED VARIANCES-BUILDING HEIGHT	DP A-3.17	1:400
C7- PROPOSED VARIANCES -FLOOR PLATE	DP A-3.18	1:400

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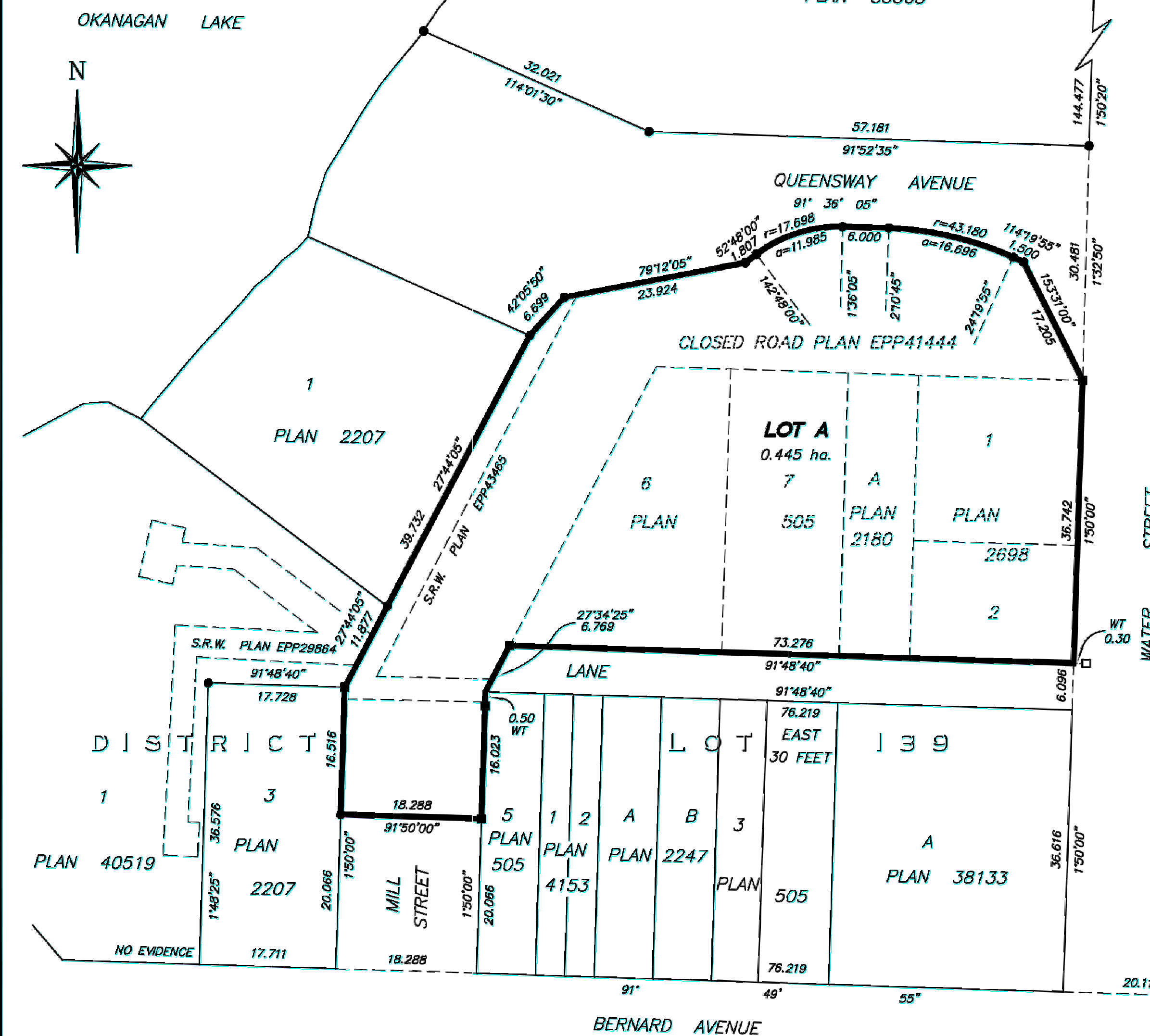
**REFERENCE PLAN OF CONSOLIDATION OF LOTS 6 AND 7 PLAN 505,
LOTS 1 AND 2 PLAN 2698, LOT A PLAN 2180 D.L. 139 ODYD AND THAT PART
OF D.L. 139 ODYD SHOWN AS CLOSED ROAD ON PLAN EPP41444**

EPP43122

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

SCALE 1:500 BCGS 82E.083

10 5 0 10 20 30 40 50 METRES
The intended size of this plan is 560 mm in width by 432 mm in height (C size) when plotted at a scale of 1:500.



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

LEGEND

All distances are in metres.

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

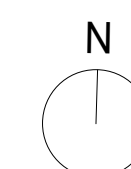
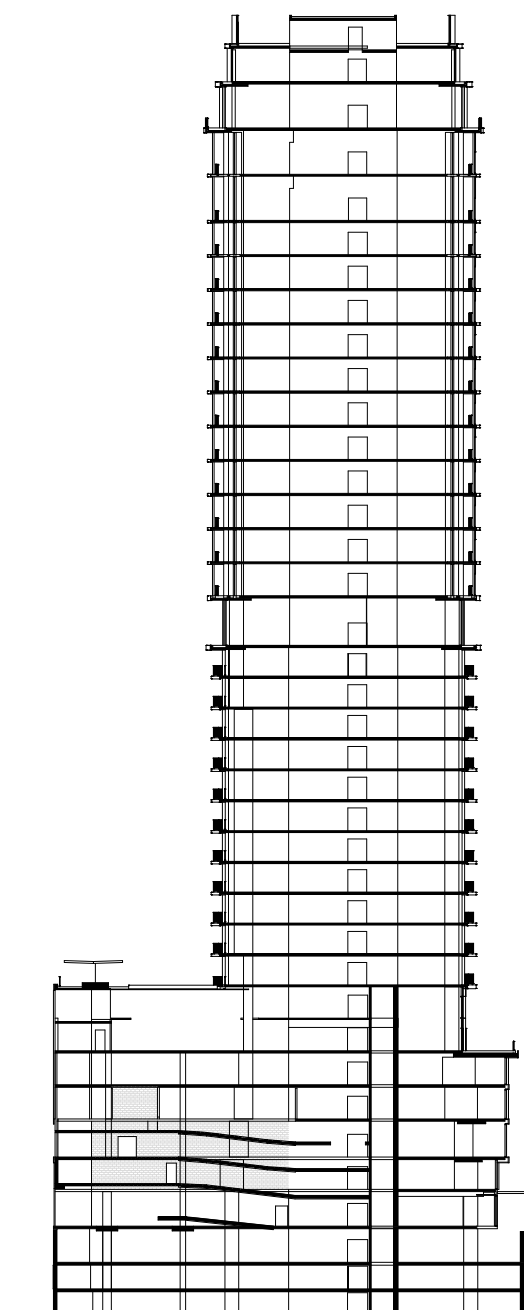
Grid bearings are derived from observations between geodetic control monuments 6443 and 6447. Integrated survey area No. 4 - City of Kelowna. NAD83 (CSRS) v. 4.0.0.BC.1.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999432 which has been derived from geodetic control monuments 6443 and 6447.

This plan lies within the Central Okanagan Regional District.

The survey represented by this plan was completed on the 28th day of May, 2014 by D.A. Goddard, BCLS 588.

D.A. Goddard Land Surveying Inc.
103-1358 ST. PAUL STREET KELOWNA PHONE 250-763-3733



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

Plan
LEGAL SURVEY

Date
MAR 14, 2022

Scale

N°
DP A-0.01

LEGAL ADDRESS:
EPP43122

CIVIC ADDRESS:

DEVELOPMENT PERMIT.
APPLICATION COVERING THE FOLLOWING PROPERTY:

289 QUEENSWAY AVE., KELOWNA, BC

ZONE: C7



Zoning Analysis Table
FILE NUMBER: _____

The Zoning Analysis Table applies to all Rezoning and Development Permit applications for:

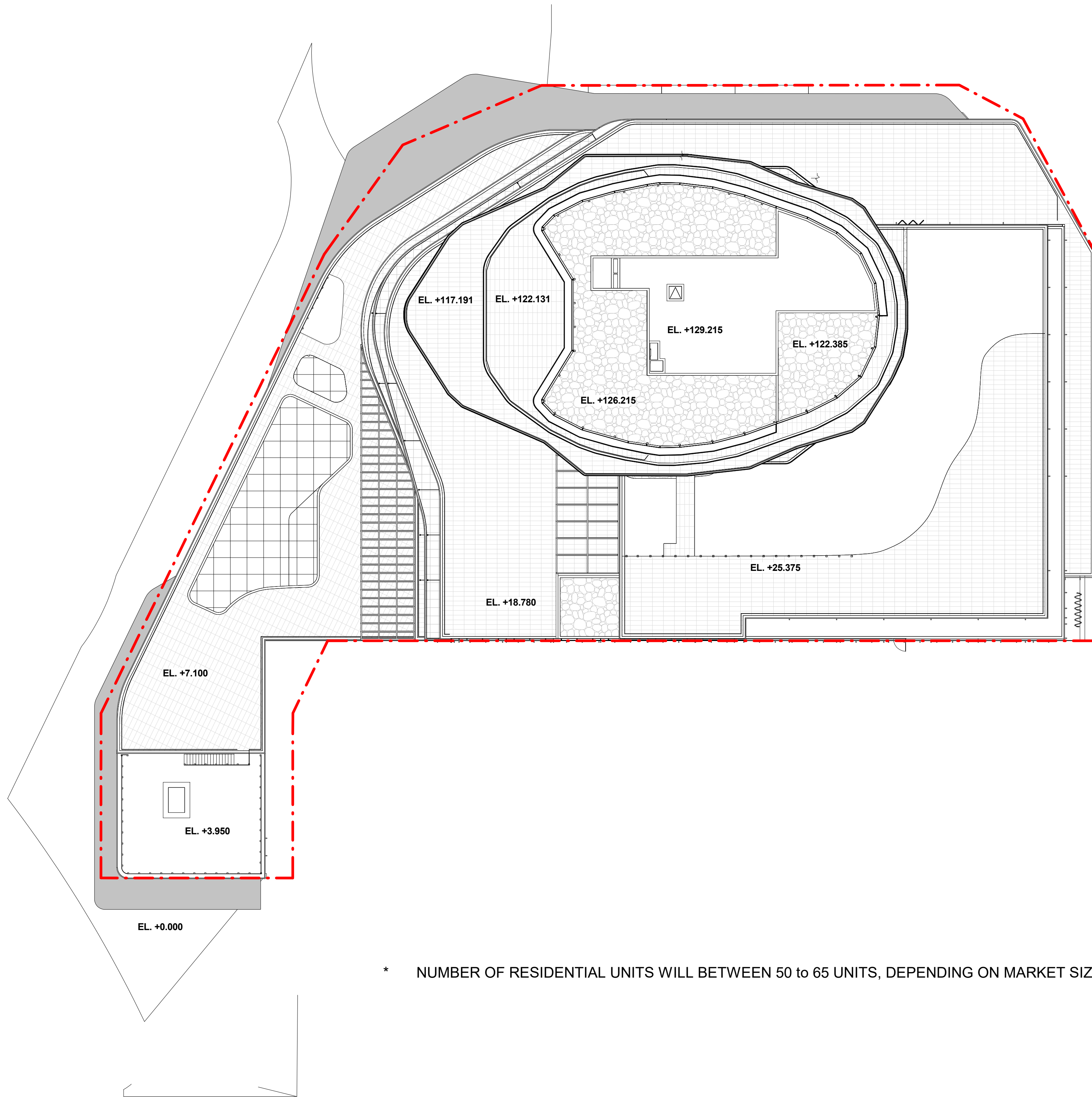
- ▶ Heritage Alteration Permit
- ▶ Development Variance Permit
- ▶ Infill Neighbourhood Development Permit (RU7)
- ▶ Hillside Residential Development Permit
- ▶ Multi-unit Residential Permit (3+ units)
- ▶ Commercial Permit
- ▶ Industrial Permit
- ▶ Institutional Permit

This analysis table provides the applicant an opportunity to demonstrate how the proposal meets the regulations of the Zoning Bylaw 8000. Please refer to the Zoning Bylaw 8000 online at kelowna.ca/bylaws.

ALL MEASUREMENTS TO BE PROVIDED IN METRIC.

Site Details:	Zone Requirement	Proposal
Site Area (m ²)	N/A	4450 Sqm
Site Width (m)	N/A	Refer to the DWG
Site Depth (m)	N/A	Refer to the DWG
Site Coverage of Building(s) (%)	N/A	95%
Site Coverage of buildings, driveways, and parking (%)		

Development Regulations:	Zone Requirement	Proposal
Total Number & Types of units		Residential 65, Hotel 184
Floor Area (gross/net)		36,830 Sqm
Floor Area Ratio (FAR)	9	8.28
Building Height (stories/meters)	26 Story/76.5 m	33 storey / 131m
Building(s) Setbacks (m):		
Front	North- Queensway Ave.: 3 m above 4 story	See Sheet A-3.16
Side (_____)	East- Water st.: 3 m above 4 story	See Sheet A-3.16
Side (_____)	West- Kerry park: 3 m above 4 story	ok
Rear	South- Asph lane: 0 m	ok
Number of Parking Stalls/Loading Spaces	260 stalls/ 3 Loading	268 stalls / 3 Loading
Setbacks to Parking (m):		
Front	N/A	
Side (_____)	N/A	
Side (_____)	N/A	
Rear	N/A	
Drive Aisle Width (m)	Parking 6.5 m	Parking 7 m
Number of Bicycle Parking Spaces	61 Long-term/ 26 Short-term	108 Long-term/ 28 Short-term
Private Open Space Area	915 Sqm	Private: 2774,08 Sqm/ Public: 3267,67 Sqm

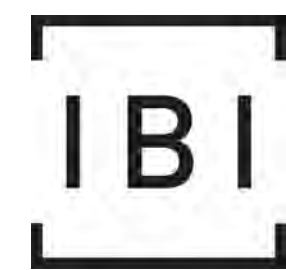


* NUMBER OF RESIDENTIAL UNITS WILL BETWEEN 50 to 65 UNITS, DEPENDING ON MARKET SIZE PREFERENCE



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Architects

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

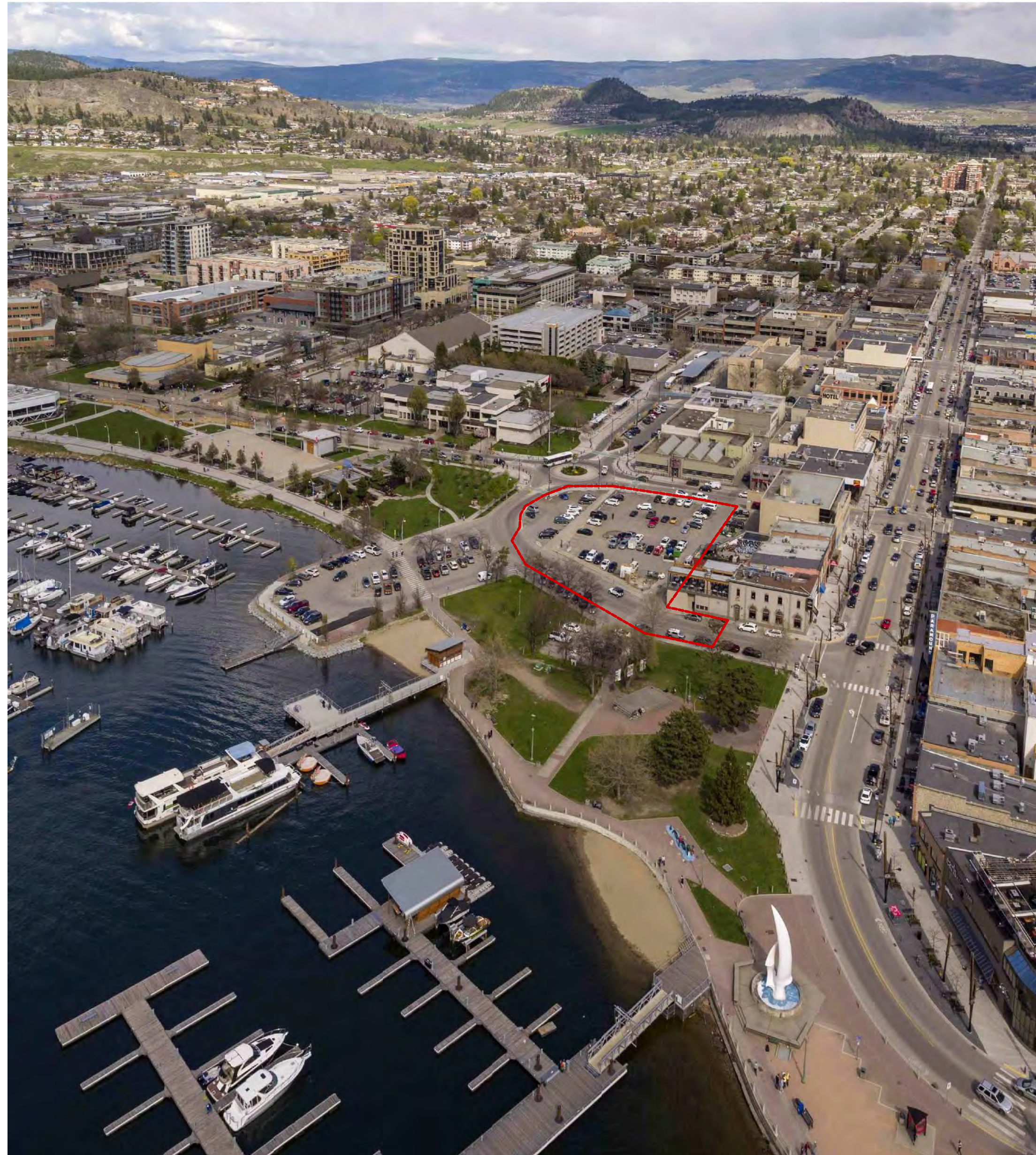
Plan
CONTEXT PLAN & ZONING ANALYSIS TABLE

Date
AUGUST 24, 2022.

Scale
1 : 250

N°
DP A-0.02





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.



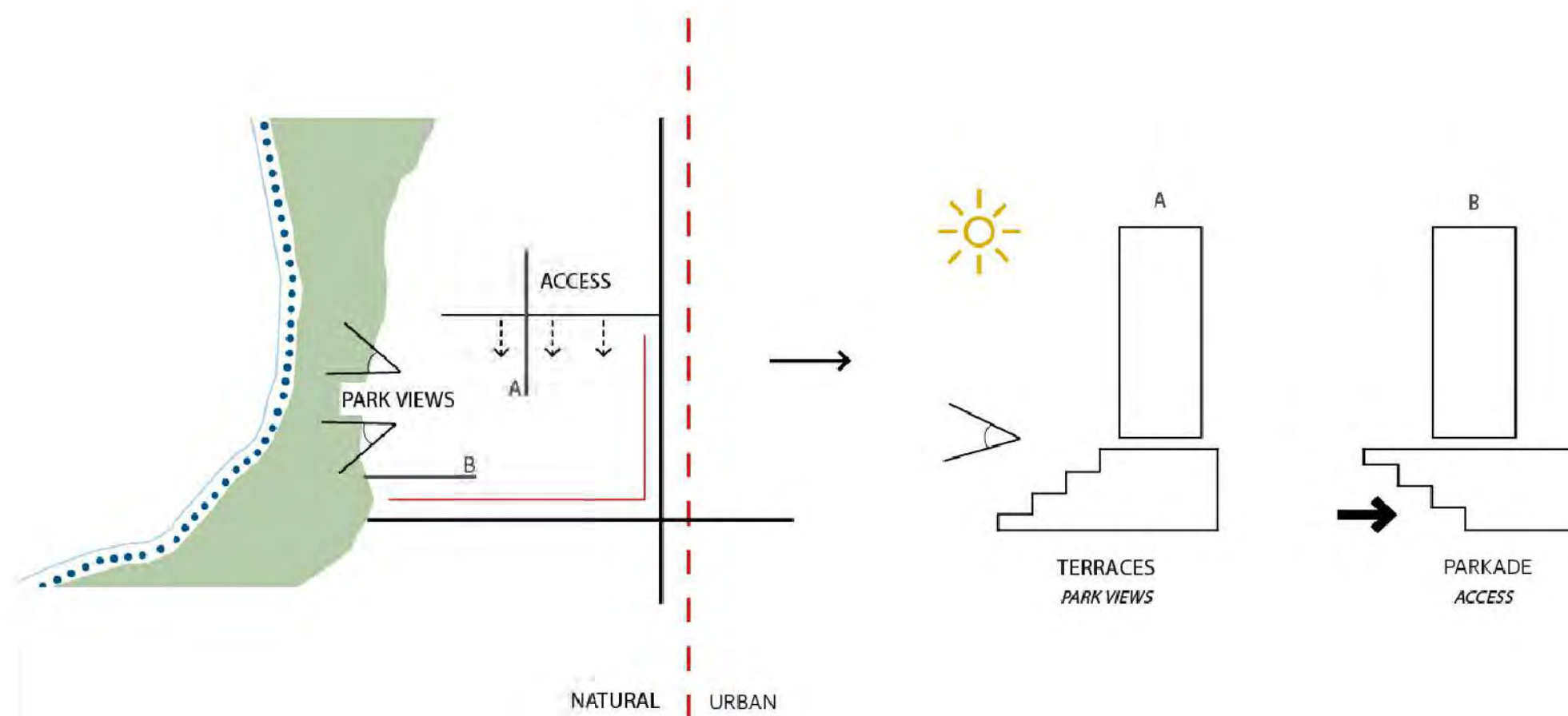
06. View looking toward site from Queensway and Water St.



07. View looking toward site looking down from Queensway.



08. View 06 close-up.



TARGETS & STRATEGIES

New Kelowna Landmark

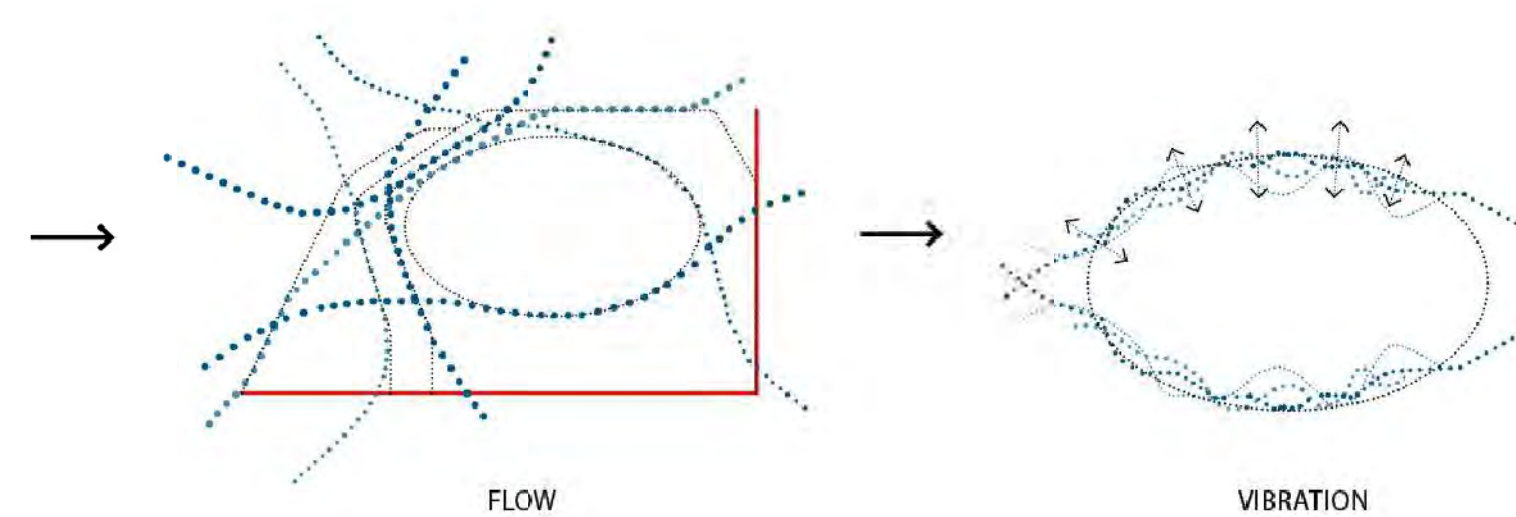
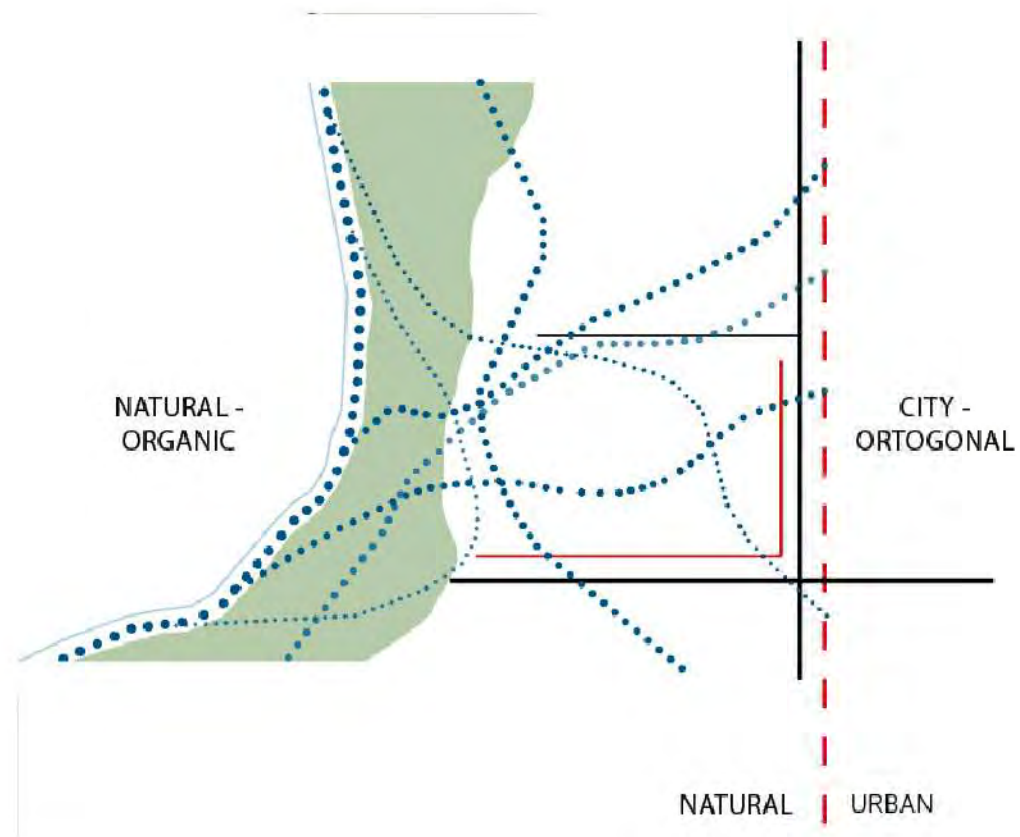
unique shape
continuity and integration

outdoor feeling

maximize views
maximize sun exposure

R E S U L T S

maximized outdoor areas
harmonic relationship to city - tower - nature
Expansive terraced common areas



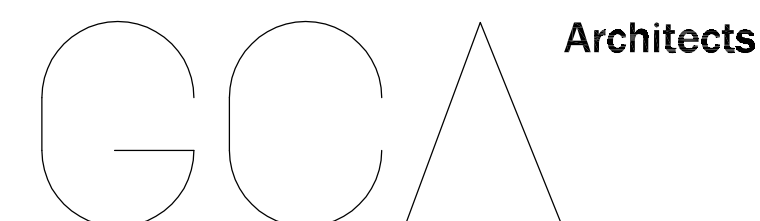
>In order to create opportunities for more outdoor experiences with strong connections to the lake on the lower levels of the hotel , the structure slopes back from the lake with a series of stepped terraces. These terraces become a soft transition in the massing along the lake front and create intensified public activities on these various terraces.

>The introduction of sky lounge /restaurant level will give the public a unique dining experience with panoramic views of the lake . This experience is enhanced with extra ceiling height and grand expanses of glass.

>The large useable individual outdoor terraces are a key feature in affording everyone a quality outdoor experience on every level with unobstructed views . Each floor slab is wrapped with extra insulation to meet the National Energy Code. Otherwise the terraces would be much smaller and the outdoor living experience greatly diminished.

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

NO REVISION



Project 1864
Downtown Hotel Kelowna
Kelowna, BC

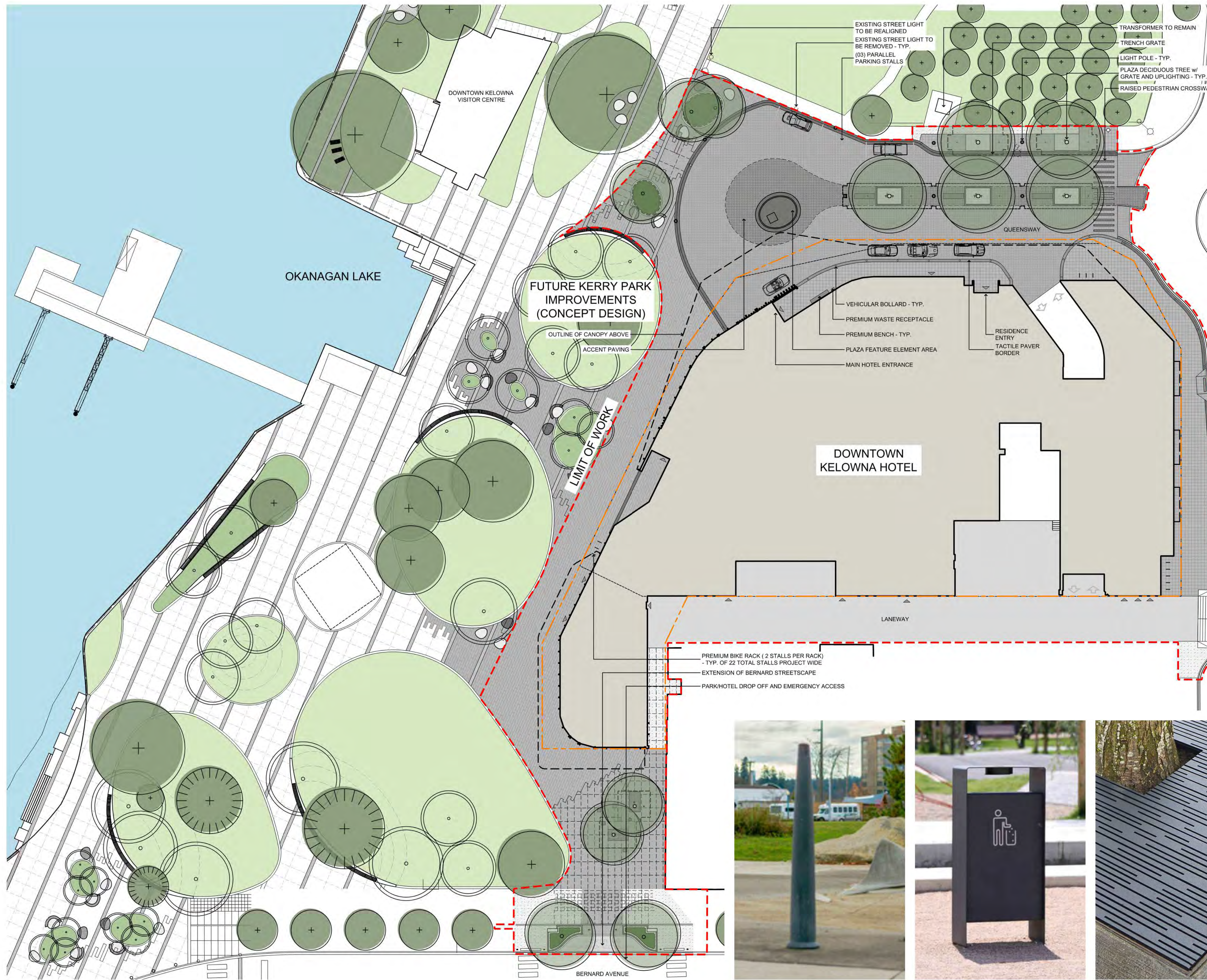
Plan
Concept Design

Date
MAR 14, 2022

Scale A1
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Nº
DP A-0.05





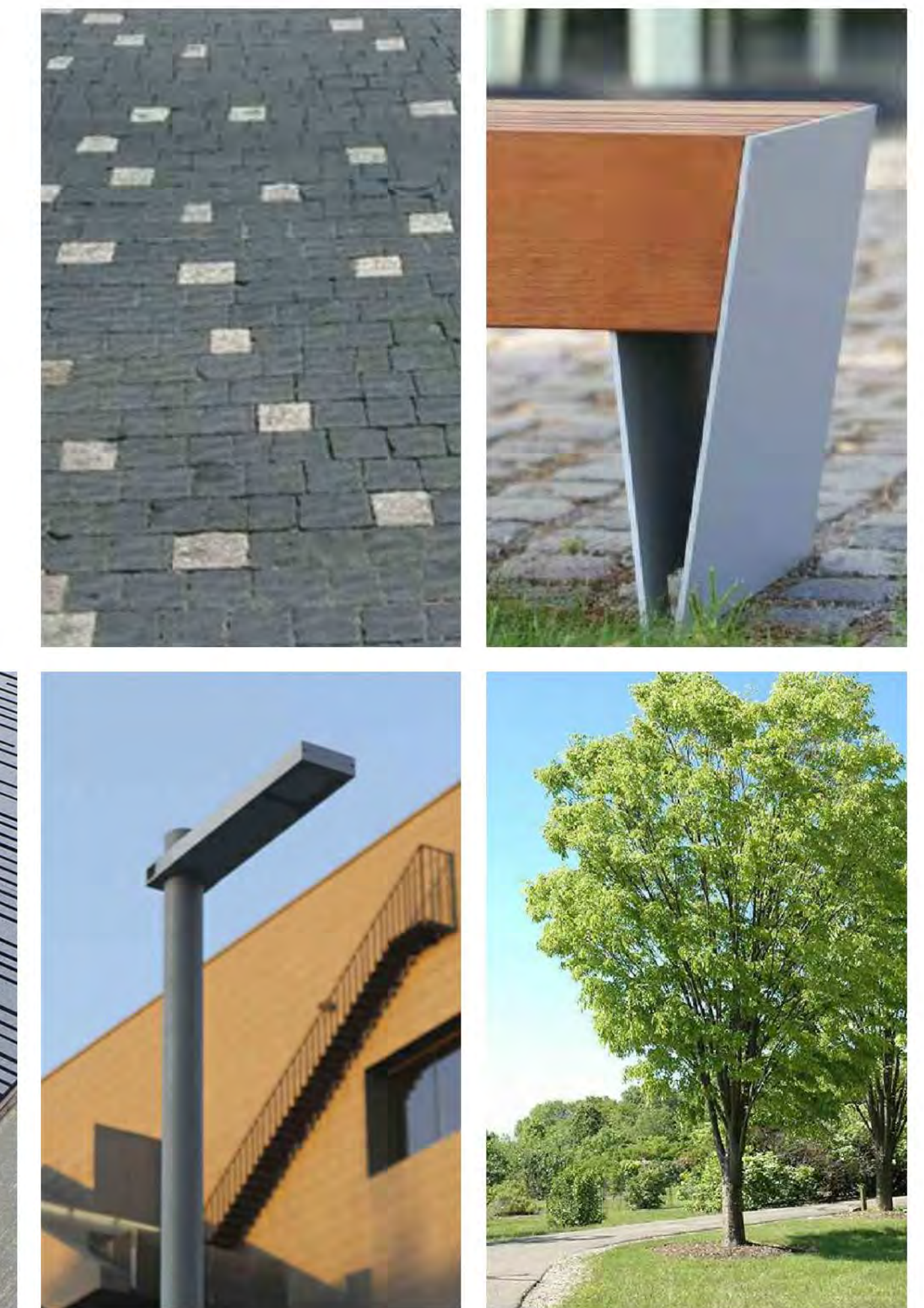
LANDSCAPE PLAN LEGEND:

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

LANDSCAPE DEVELOPMENT DATA

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

CHARACTER IMAGES



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

Plan
 LANDSCAPE PLAN

Date MAR 14, 2022
Scale 1:300
Nº LDP 1



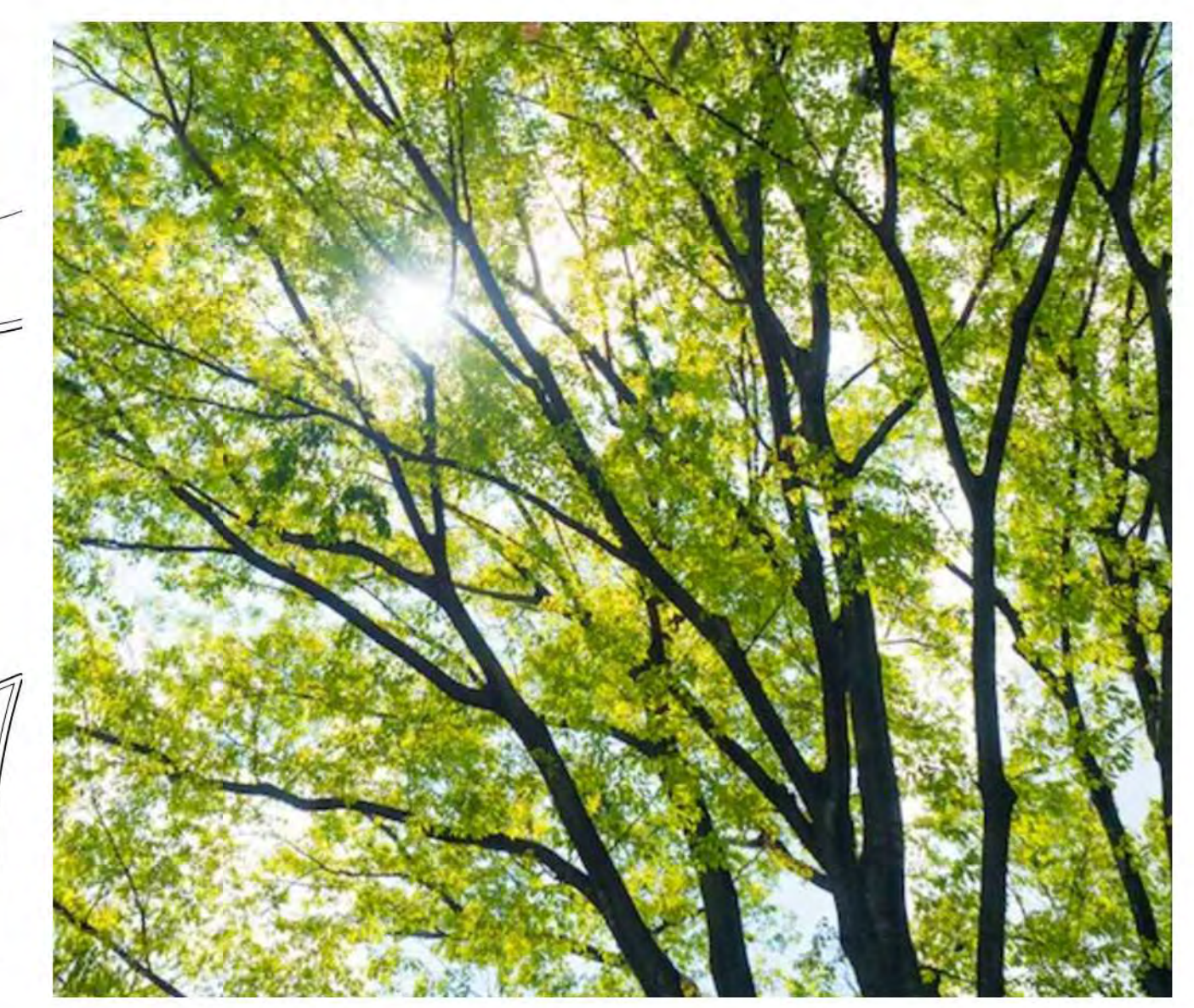
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CHARACTER IMAGES



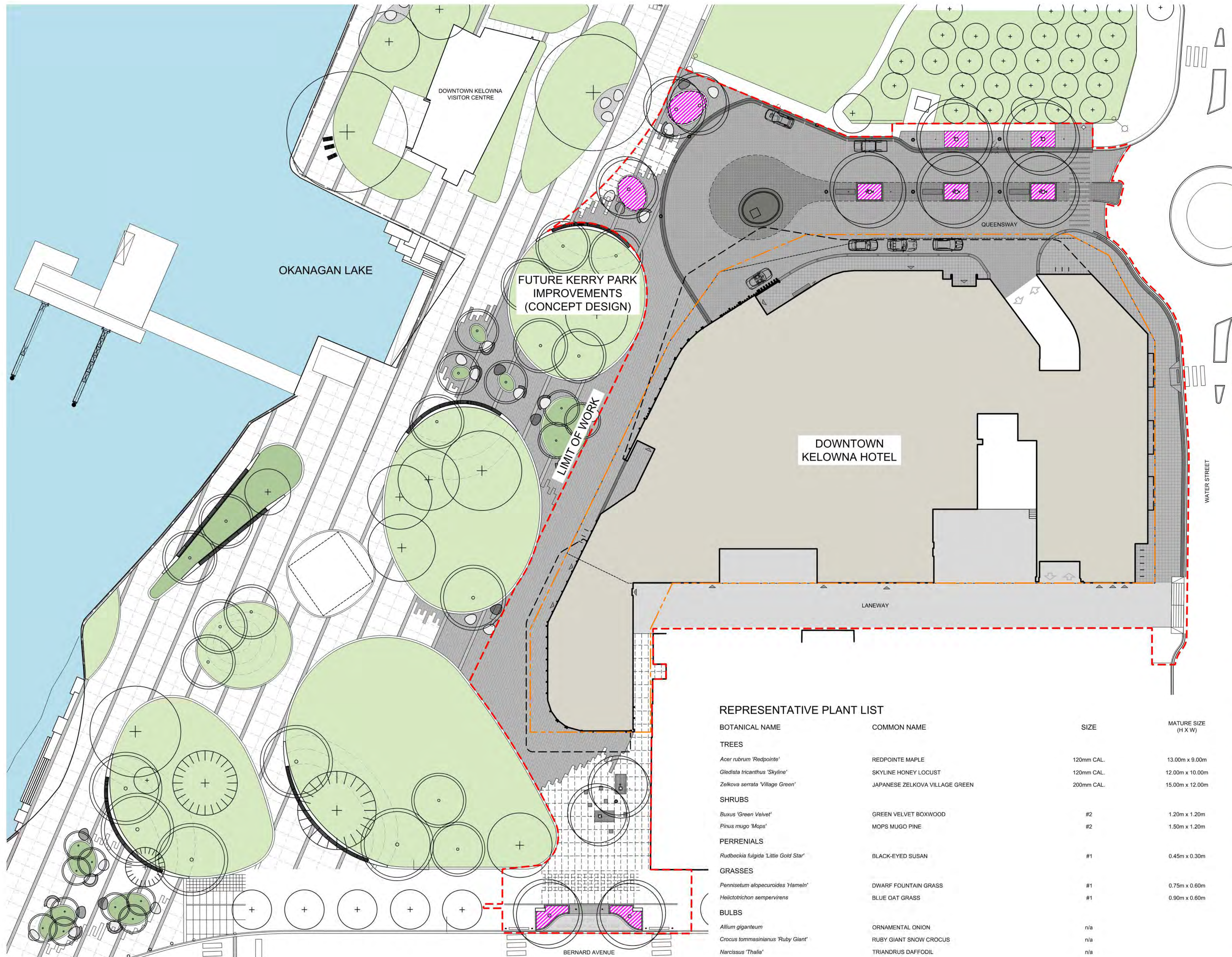
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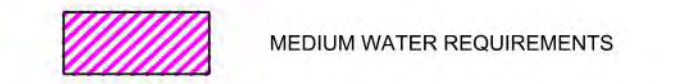
DOWNTOWN KELOWNA HOTEL
 289 QUEENSWAY AVENUE
 KELOWNA, B.C.
 V1Y 8E6

Plan
 LANDSCAPE PLAN

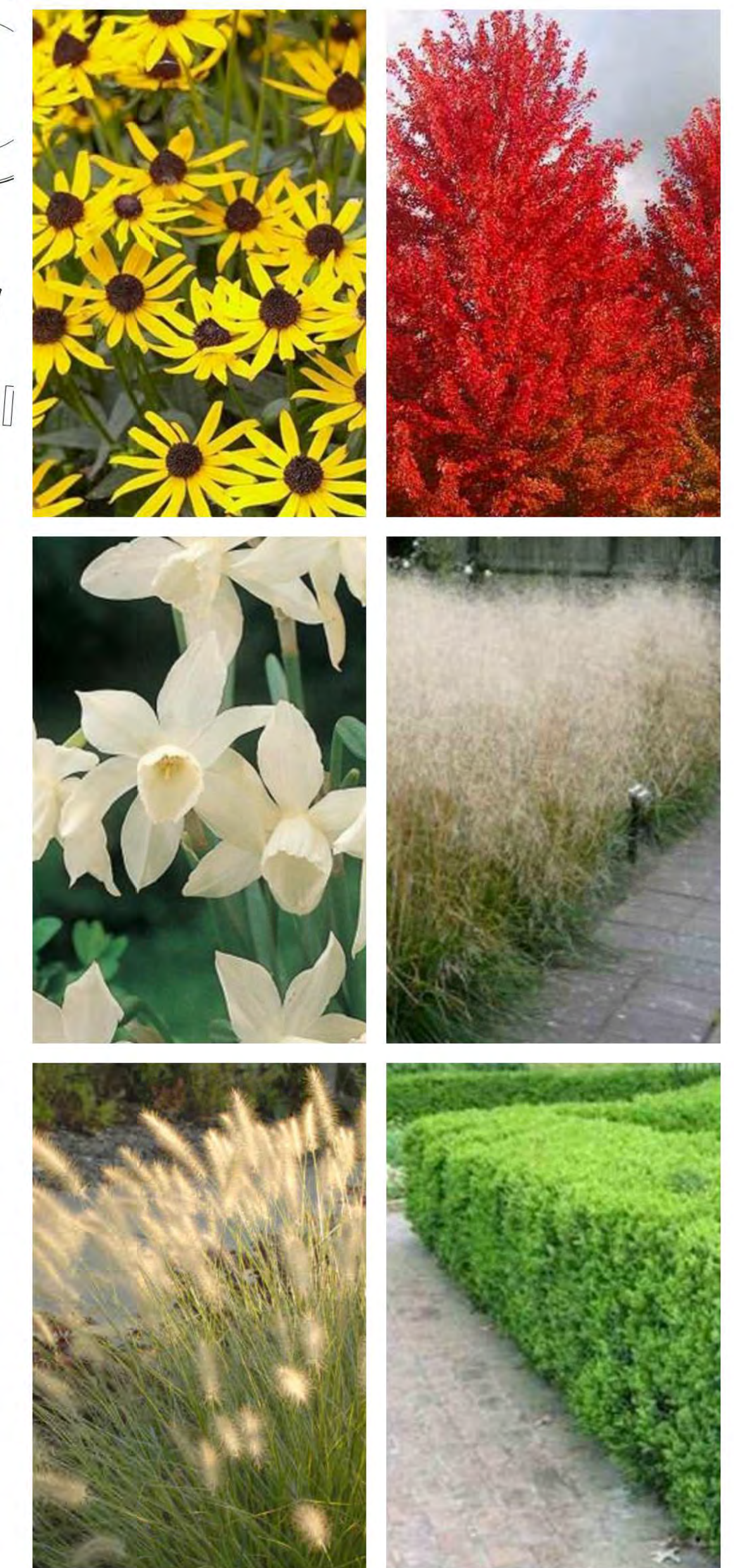
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MAR 14, 2022	1:300	LDP 2



HYDROZONE PLAN LEGEND:



CHARACTER IMAGES



REPRESENTATIVE PLANT LIST

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

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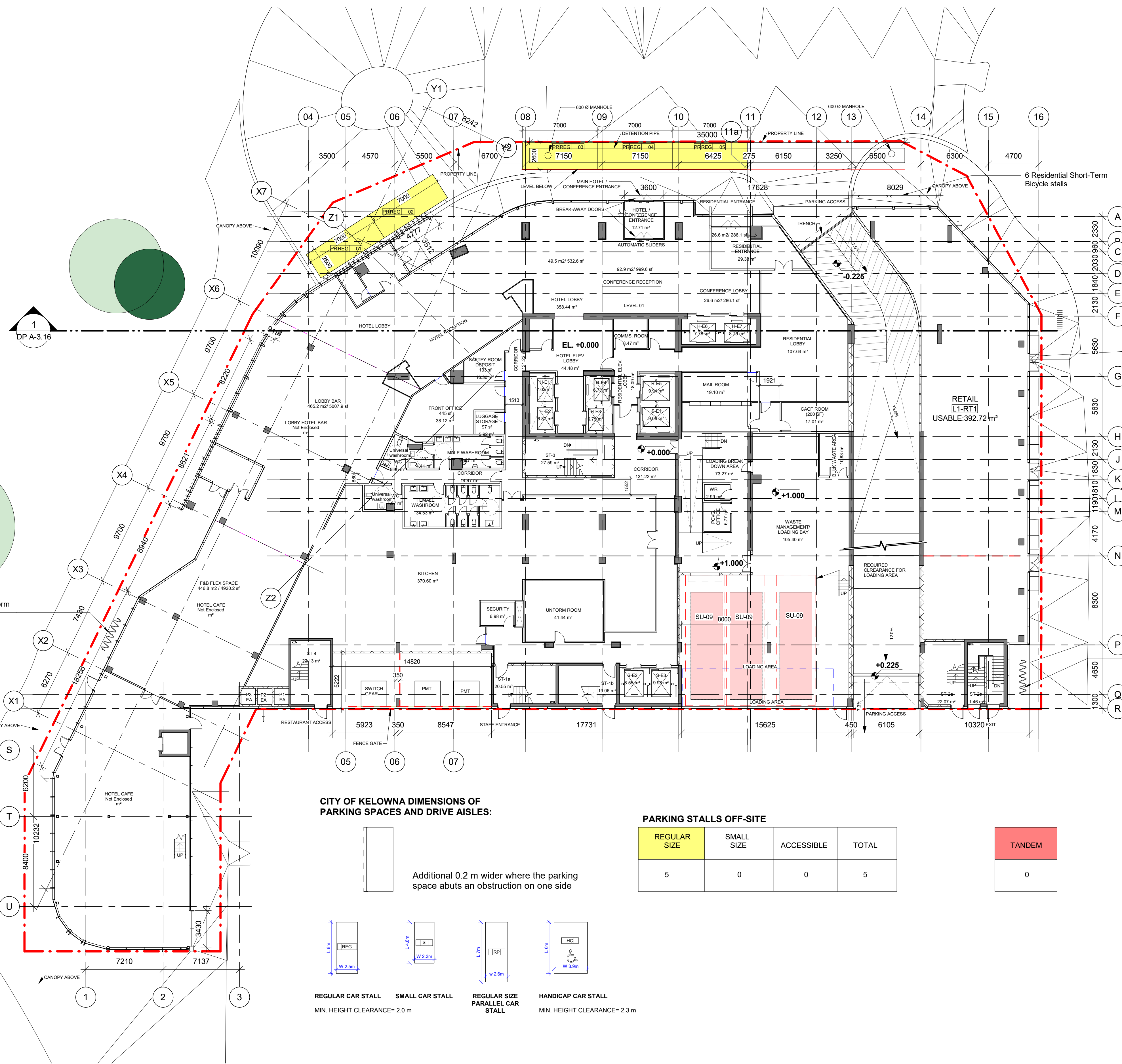
DOWNTOWN KELOWNA HOTEL
 289 QUEENSWAY AVENUE
 KELOWNA, B.C.
 V1Y 8E6

Plan
 HYDROZONE PLAN

Date MAR 14, 2022
Scale 1:300
Nº LDP 3



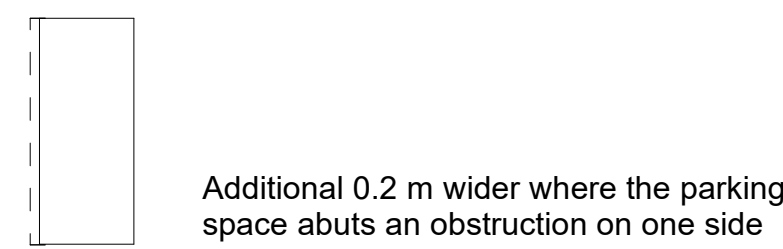
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6 Hotel Short-Term Bicycle stalls

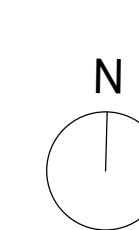
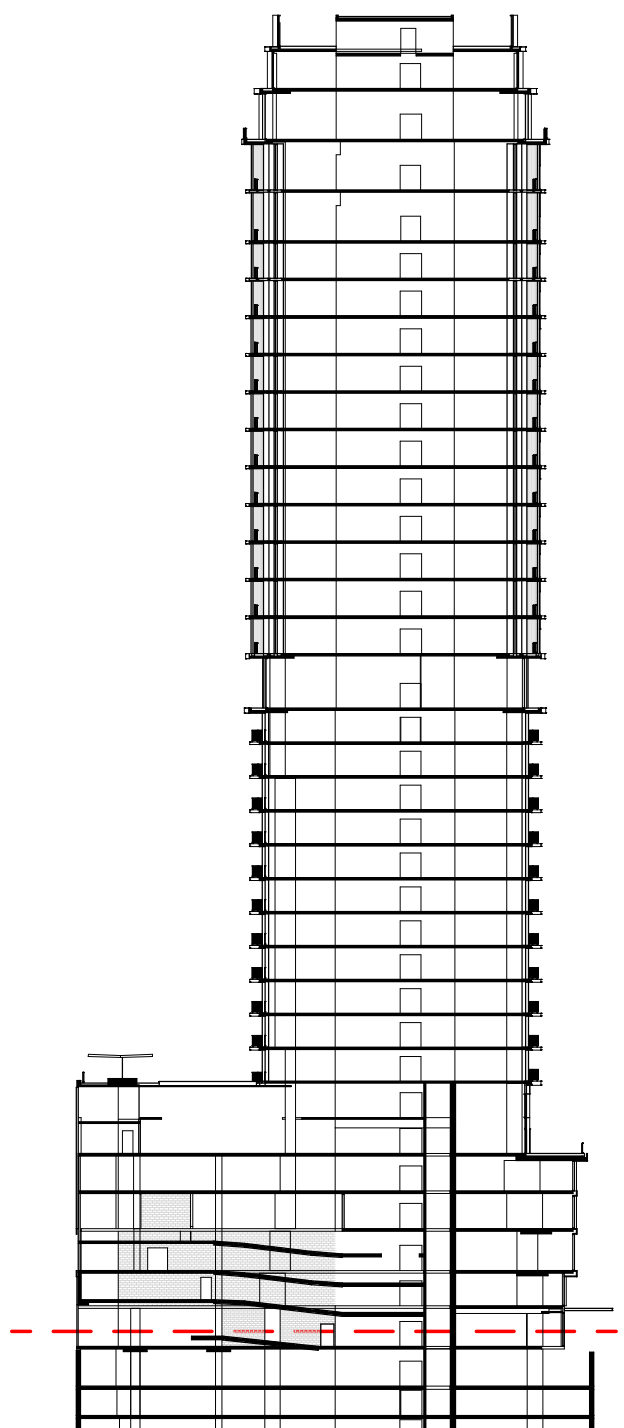
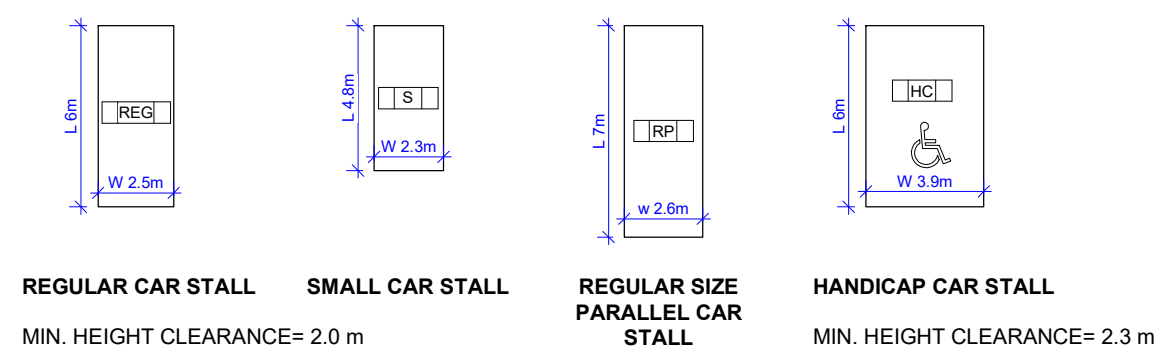
10 Commercial Short-Term Bicycle stalls

CITY OF KELOWNA DIMENSIONS OF PARKING SPACES AND DRIVE AISLES:



PARKING STALLS OFF-SITE

REGULAR SIZE	SMALL SIZE	ACCESSIBLE	TOTAL	TANDEM
5	0	0	5	0

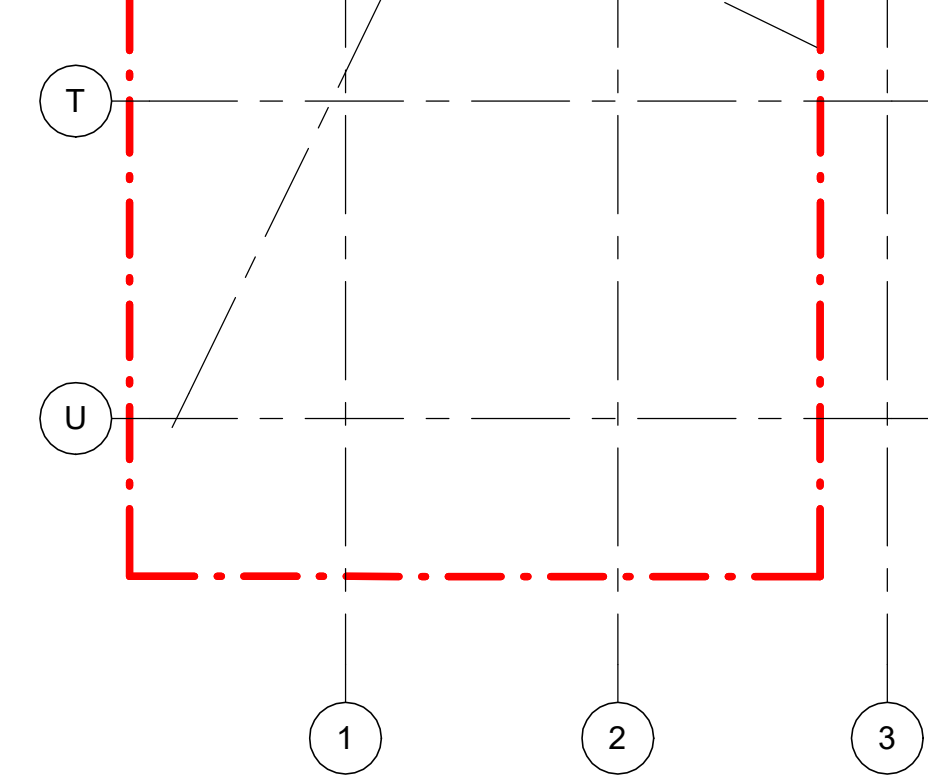
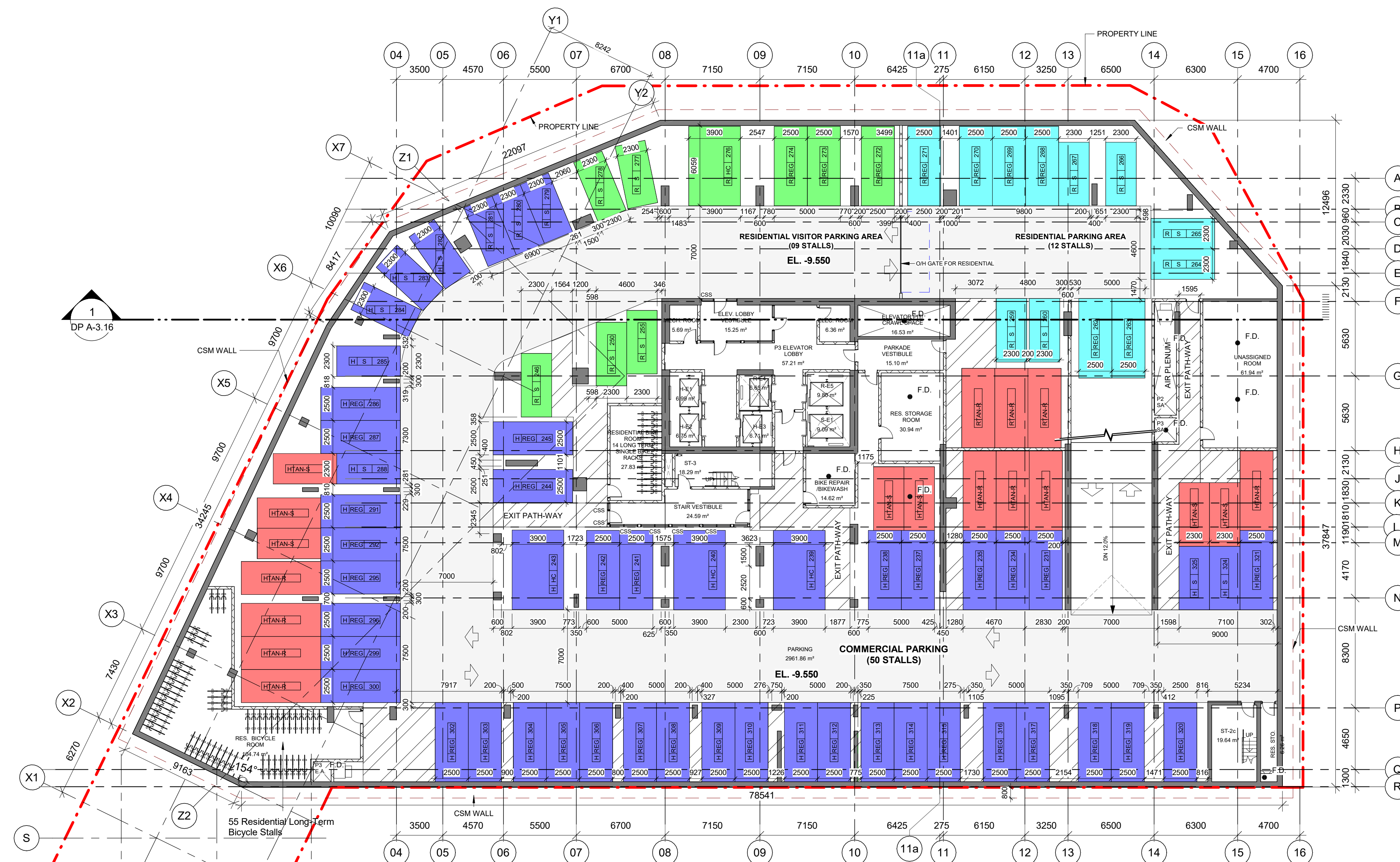


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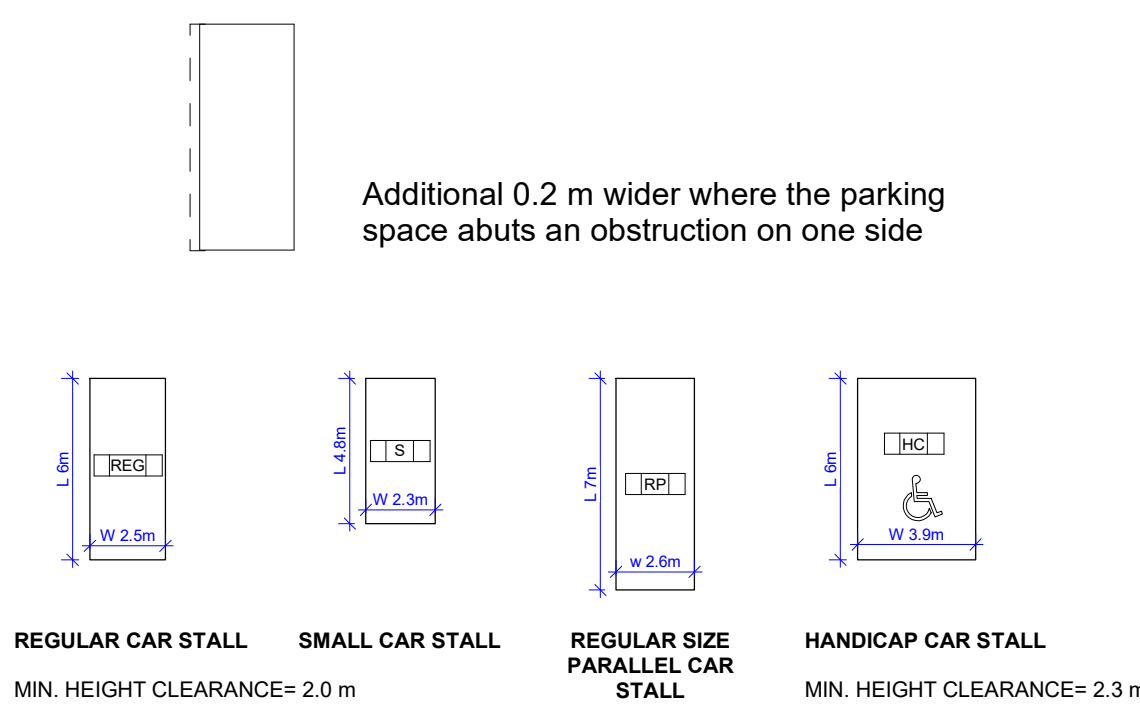
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CITY OF KELOWNA DIMENSIONS OF PARKING SPACES AND DRIVE AISLES:



PARKING STALLS

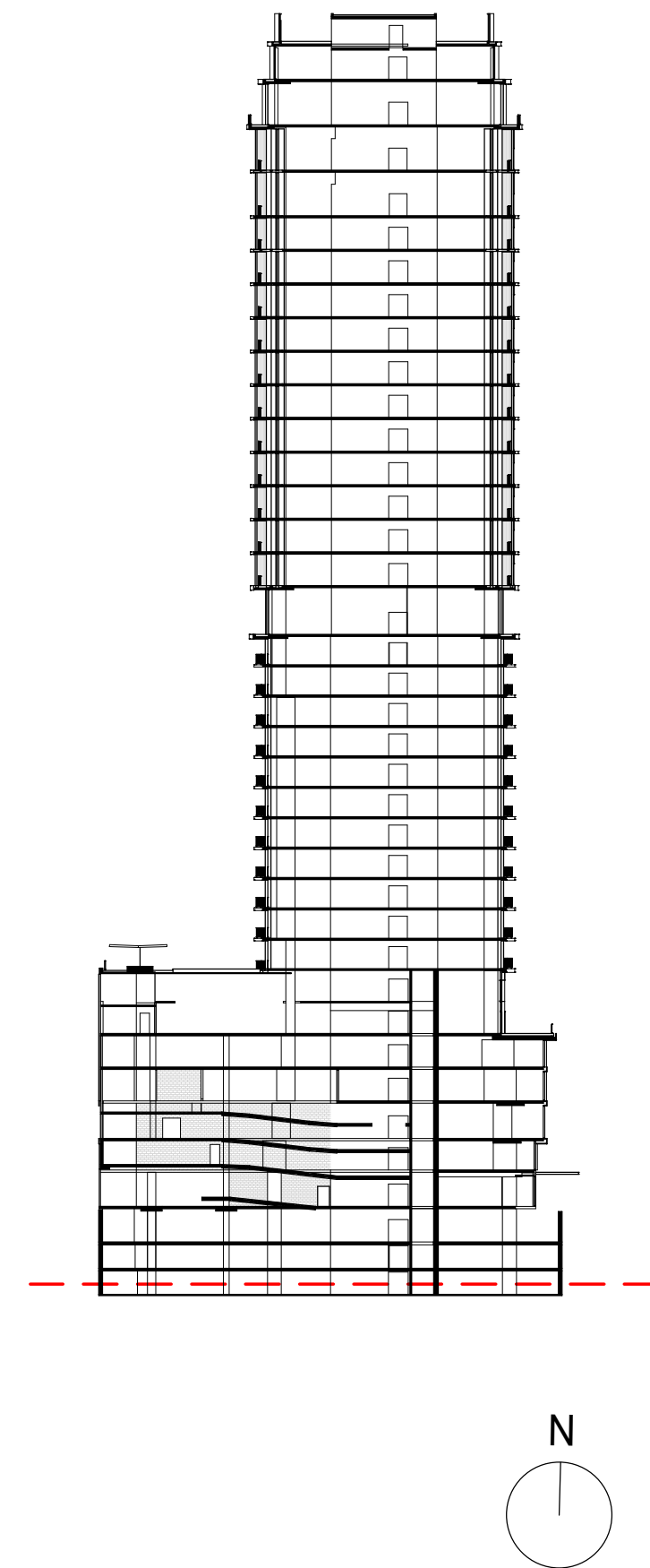
REGULAR SIZE	SMALL SIZE	ACCESSIBLE	TOTAL	TANDEM
46	21	04	71	18

TANDEM STALLS NOT UTILIZED TO MEET MIN. PARKING REQUIREMENT

PARKING STALLS

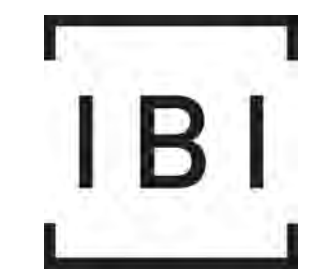
HOTEL	RES.	COMM.	RES. VISITOR	TOTAL
0	12	50	09	71

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



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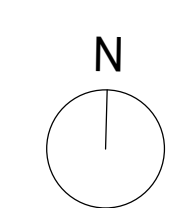
Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
LEVEL B3 FLOOR PLAN

Date
JULY 07, 2022

Scale
As indicated

Nº
DP A-1.02

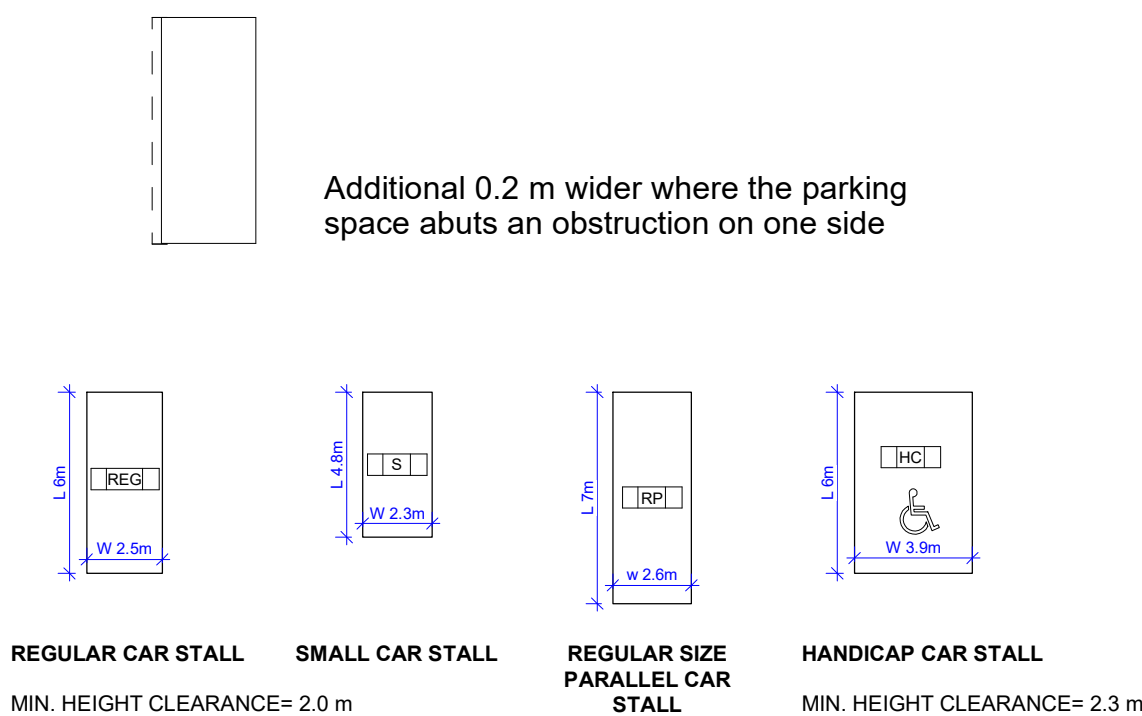




2022-07-25



CITY OF KELOWNA DIMENSIONS OF PARKING SPACES AND DRIVE AISLES:



PARKING STALLS

REGULAR SIZE	SMALL SIZE	ACCESSIBLE	TOTAL
54	19	0	73

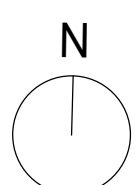
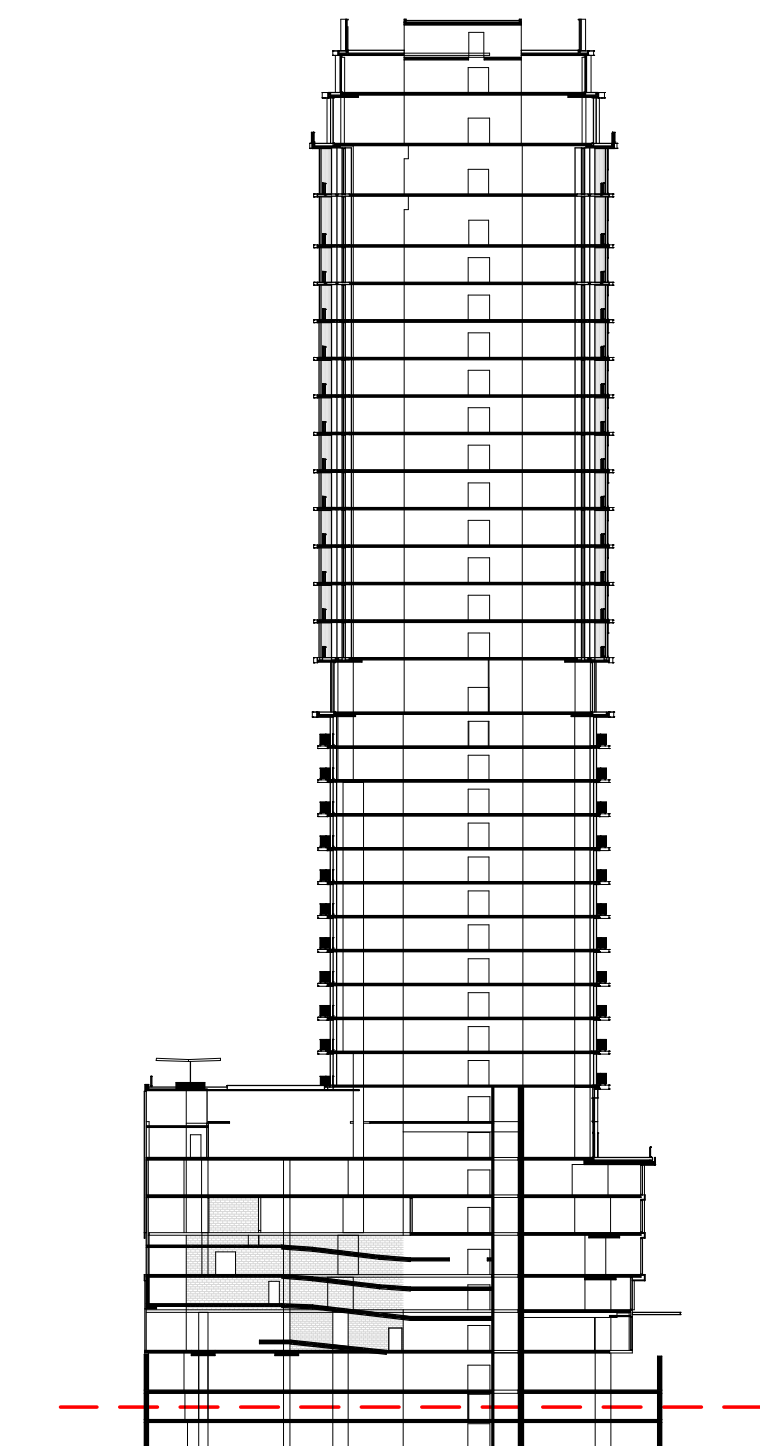
TANDEM STALLS NOT UTILIZED TO MEET MIN. PARKING REQUIREMENT

TANDEM
21

PARKING STALLS

HOTEL	RES.	COMM.	TOTAL
68	0	05	73

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



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

Plan
LEVEL B2 FLOOR PLAN

Date
JULY 07, 2022

Scale
As indicated

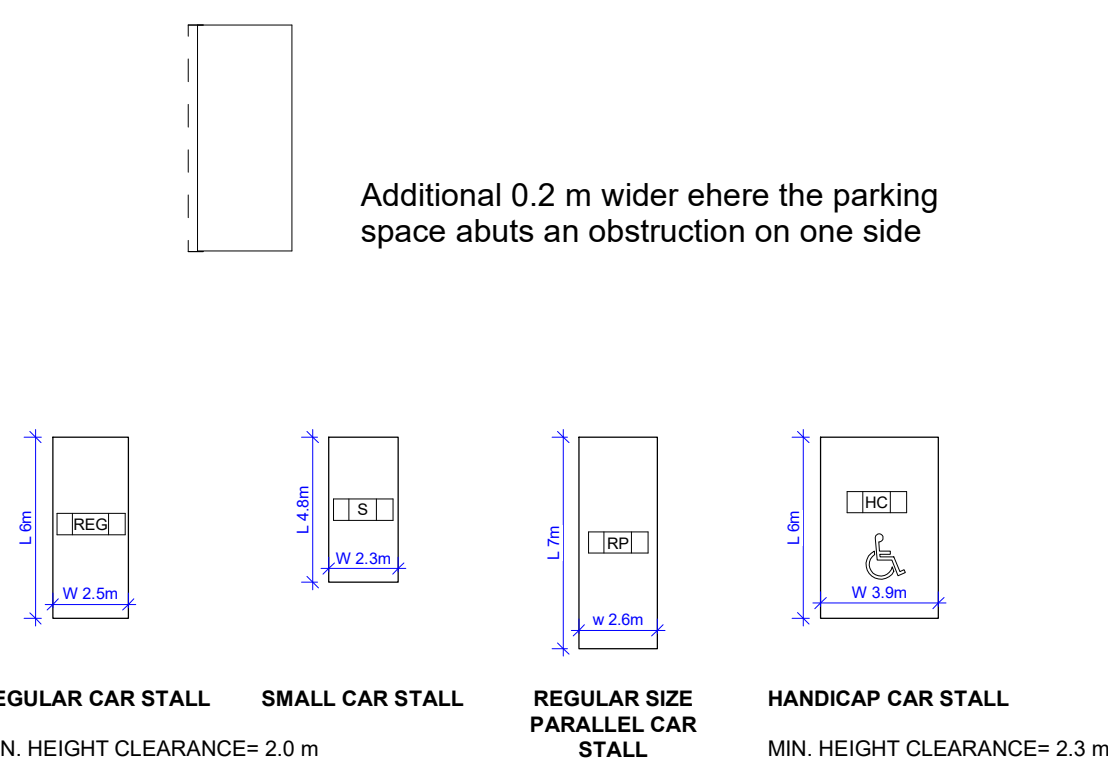
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DP A-1.03



2022-07-25



CITY OF KELOWNA DIMENSIONS OF PARKING SPACES AND DRIVE AISLES:



PARKING STALLS

REGULAR SIZE	SMALL SIZE	ACCESSIBLE	TOTAL
45	18	03	66

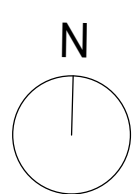
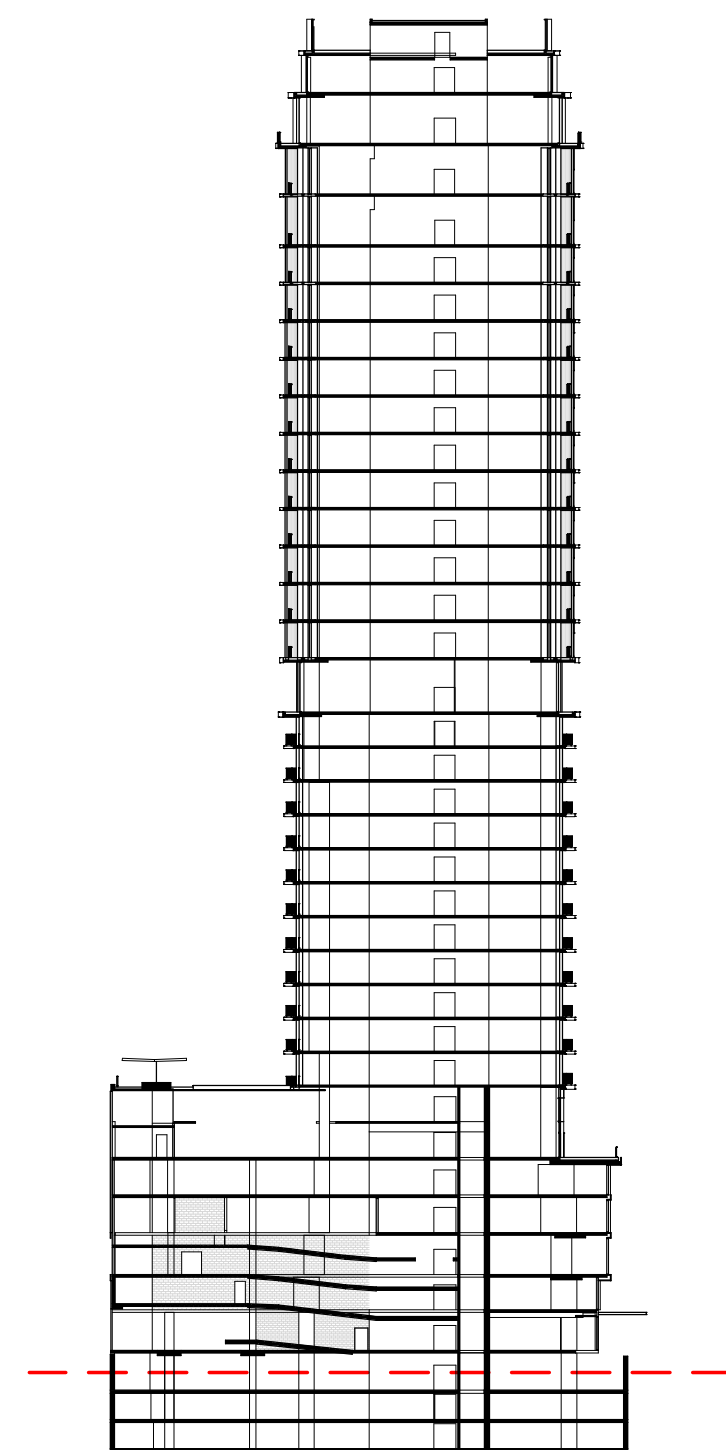
TANDEM STALLS NOT UTILIZED TO MEET MIN. PARKING REQUIREMENT

TANDEM
16

PARKING STALLS

HOTEL	RES.	COMM.	TOTAL
66	0	0	66

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



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

Plan
LEVEL B1 FLOOR PLAN

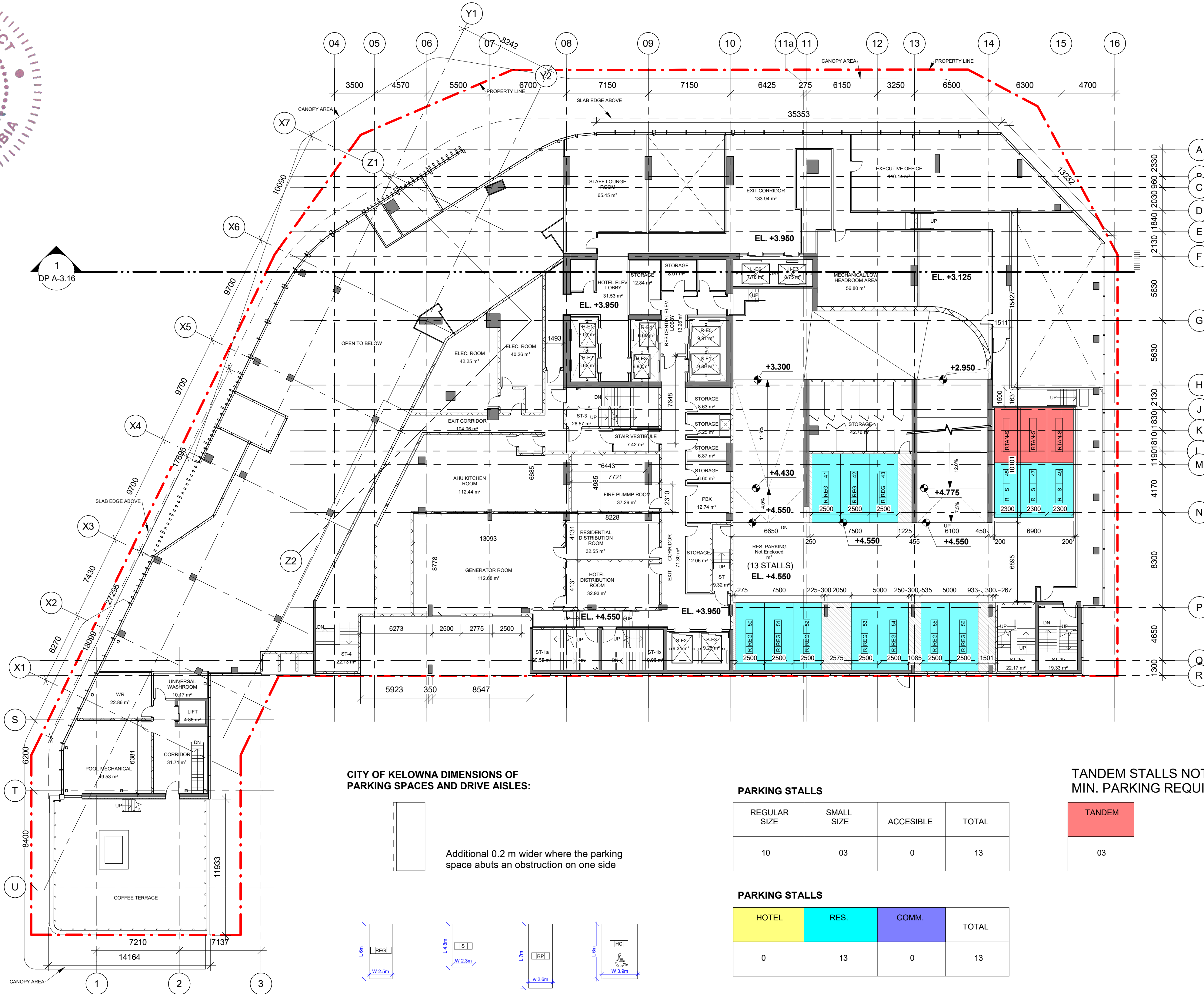
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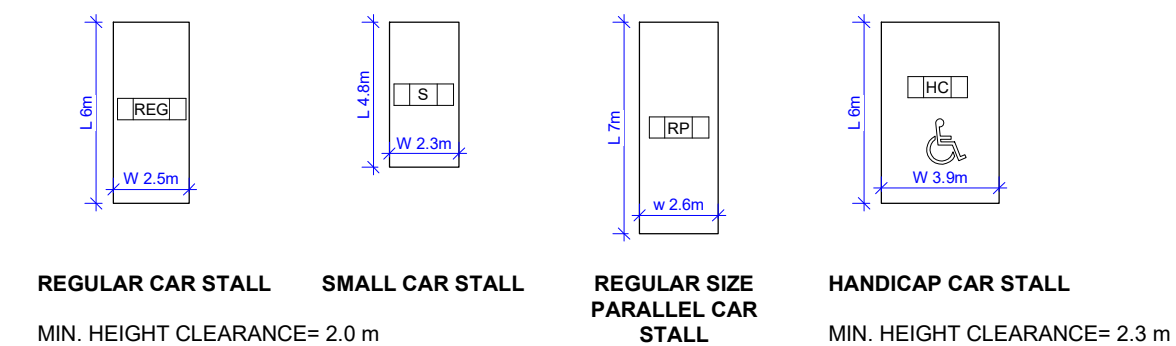
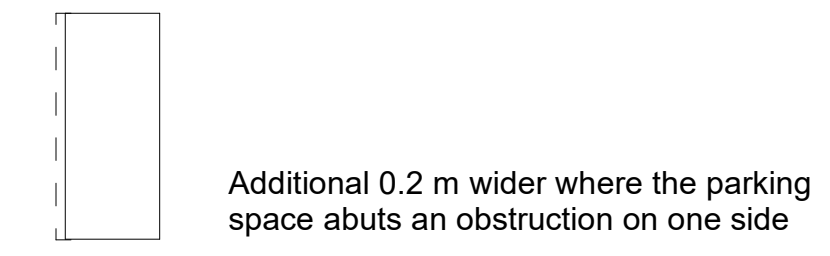
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2022-07-25



CITY OF KELOWNA DIMENSIONS OF PARKING SPACES AND DRIVE AISLES:



PARKING STALLS

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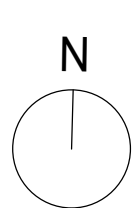
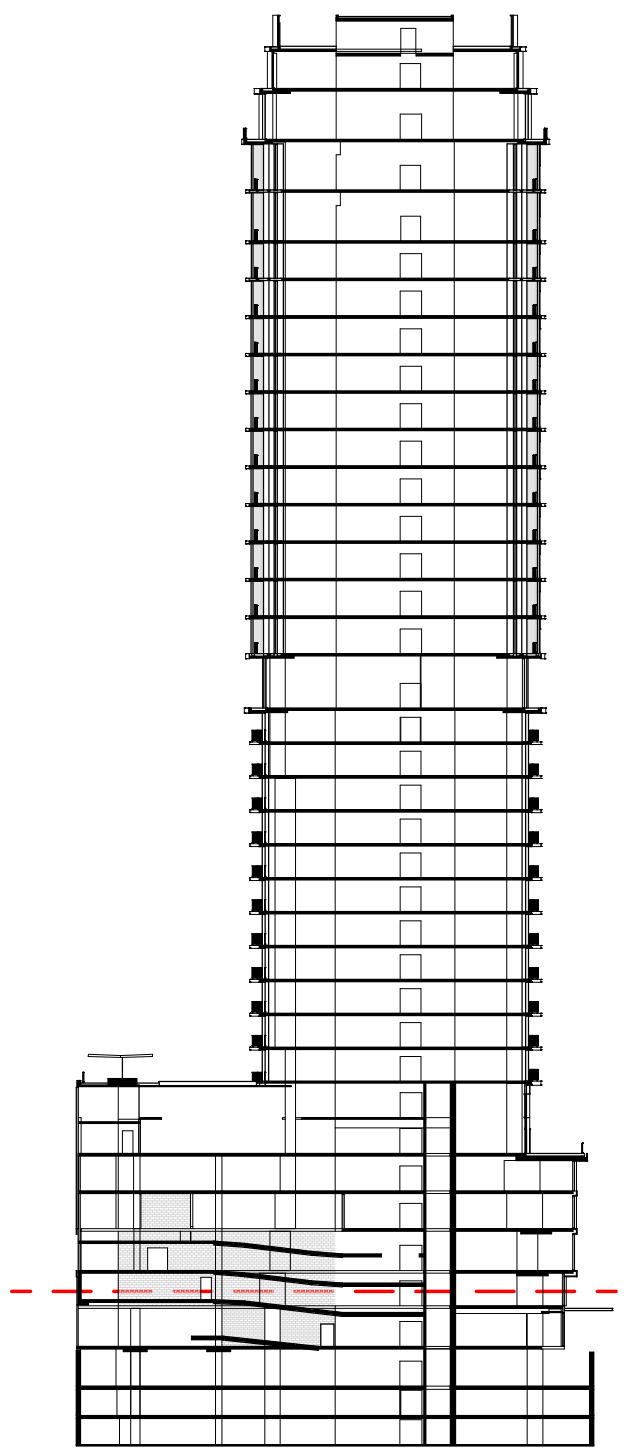
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TANDEM
03

PARKING STALLS

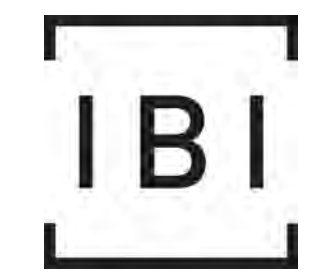
HOTEL	RES.	COMM.	TOTAL
0	13	0	13

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



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

Plan
LEVEL 02 FLOOR PLAN

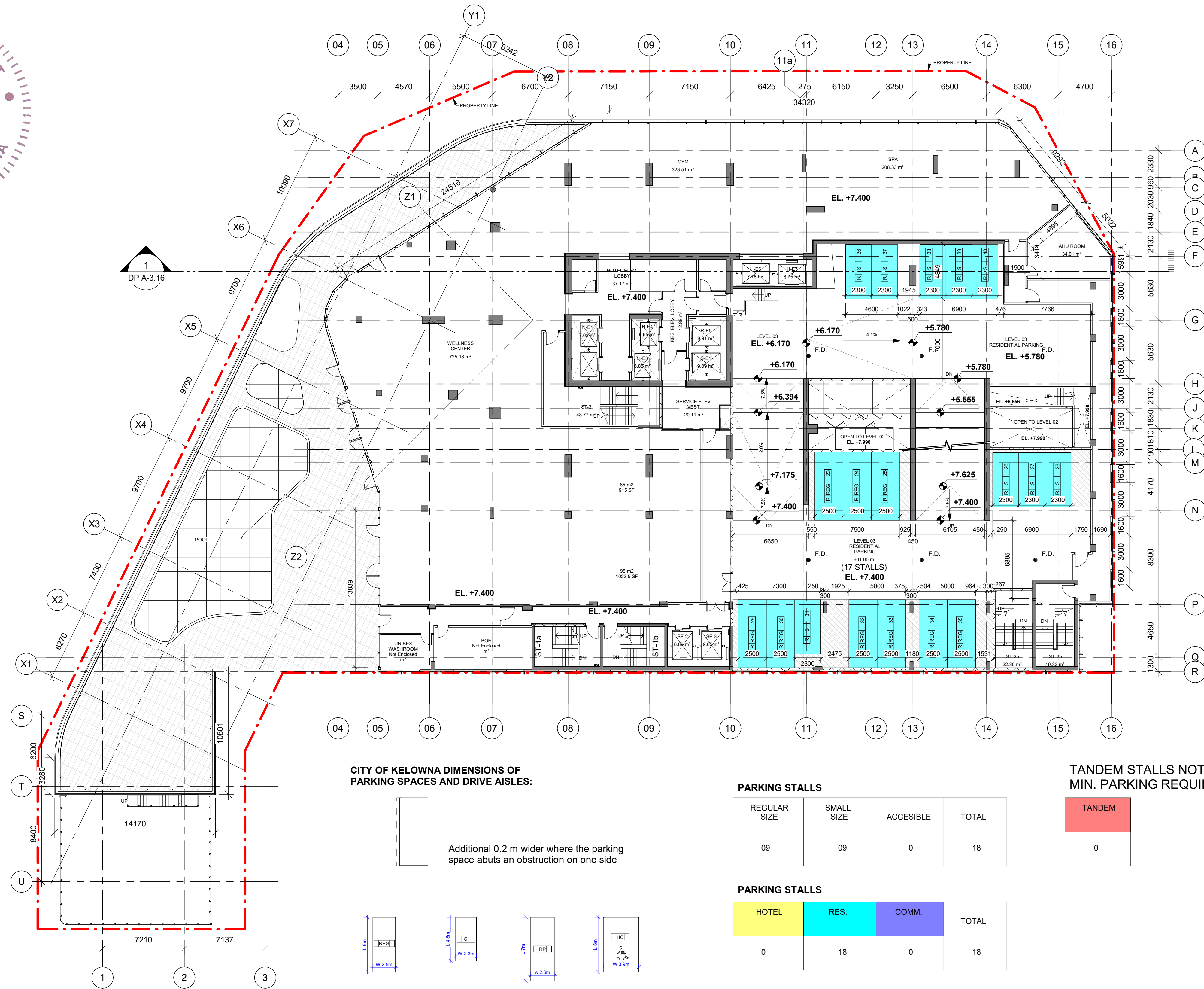
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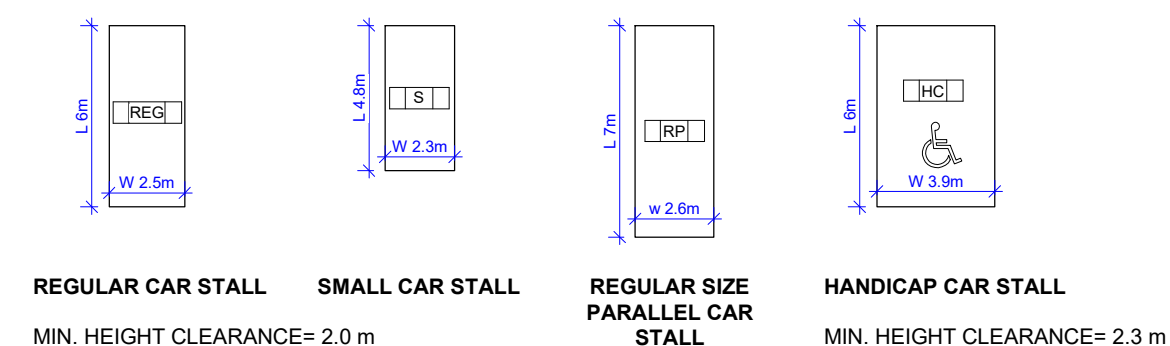
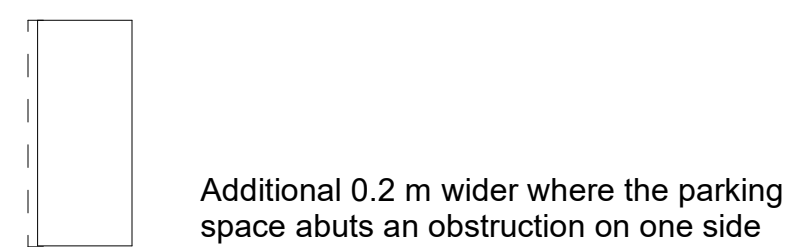
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2022-07-25



CITY OF KELOWNA DIMENSIONS OF PARKING SPACES AND DRIVE AISLES:



PARKING STALLS

REGULAR SIZE	SMALL SIZE	ACCESIBLE	TOTAL
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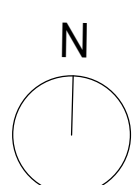
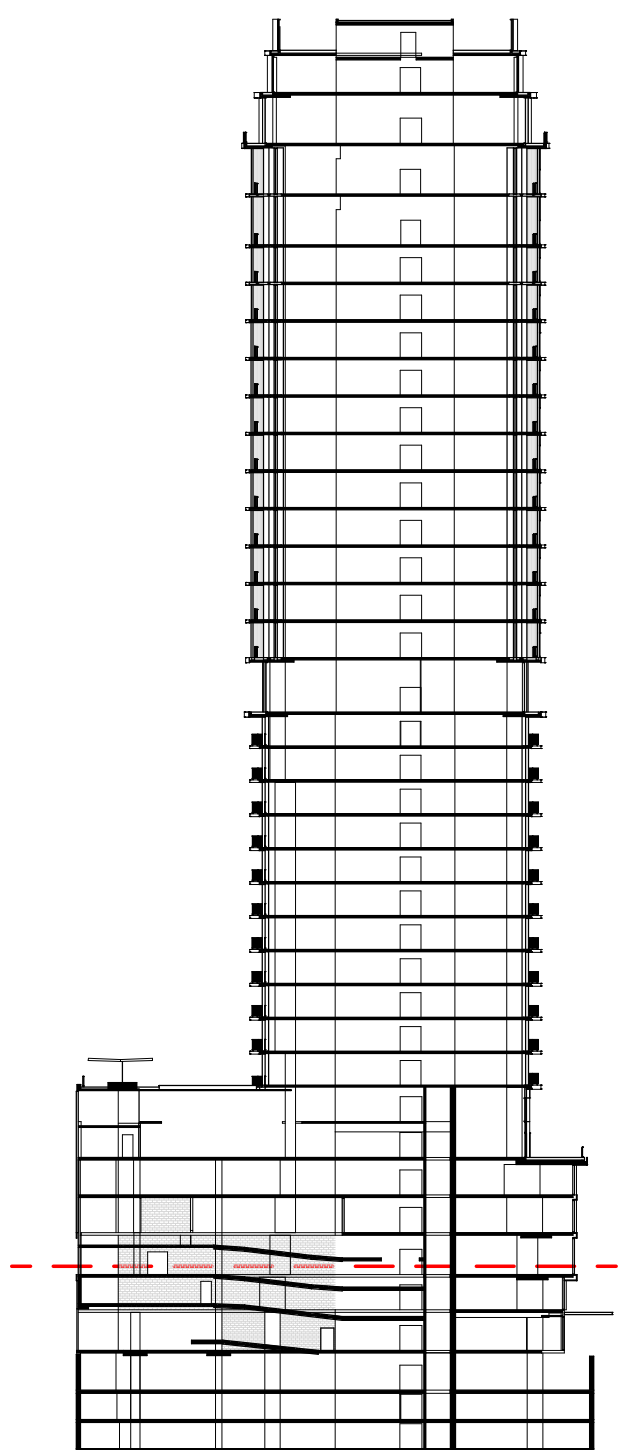
TANDEM STALLS NOT UTILIZED TO MEET MIN. PARKING REQUIREMENT

TANDEM
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PARKING STALLS

HOTEL	RES.	COMM.	TOTAL
0	18	0	18

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



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

Plan
LEVEL 03 FLOOR PLAN

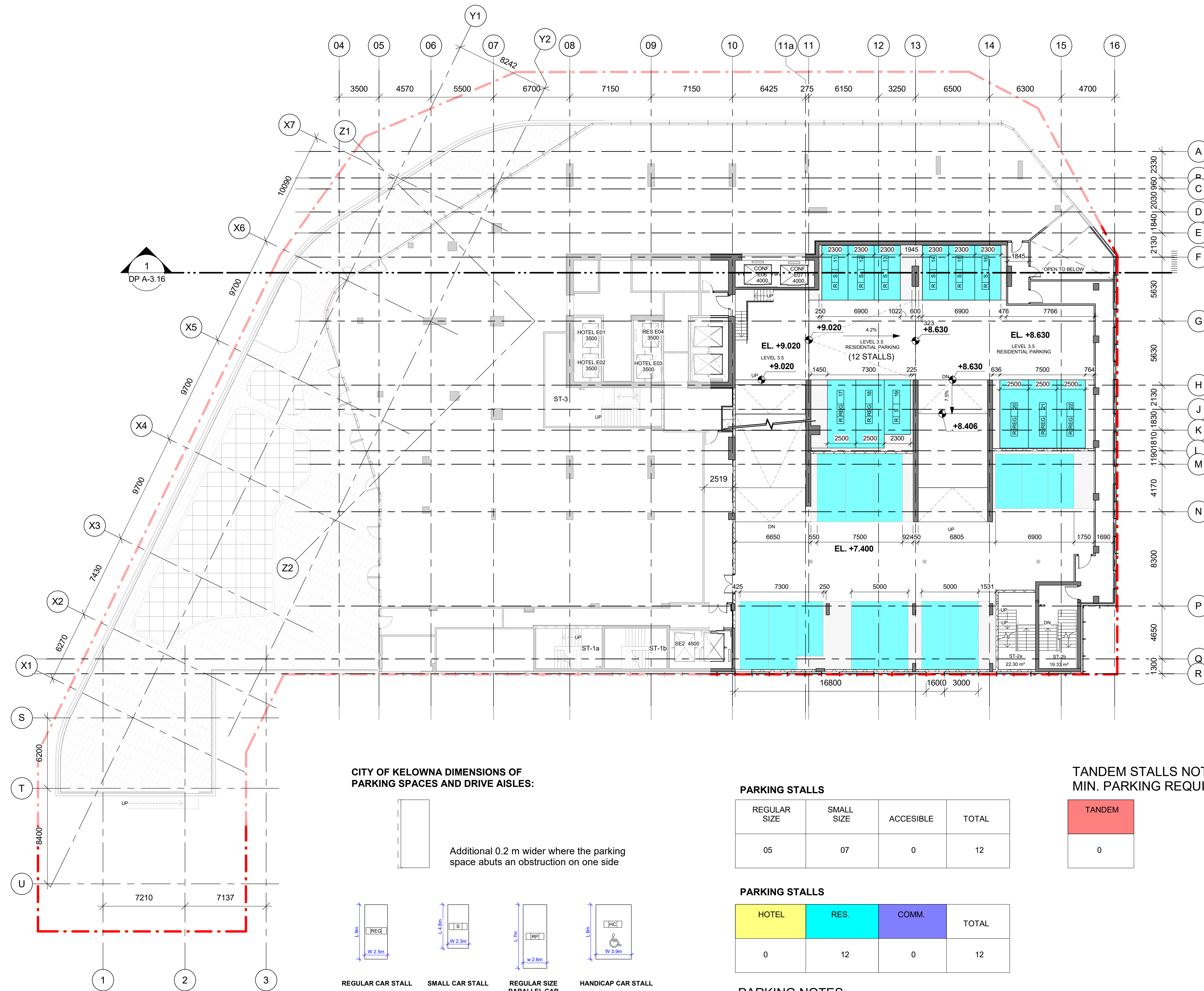
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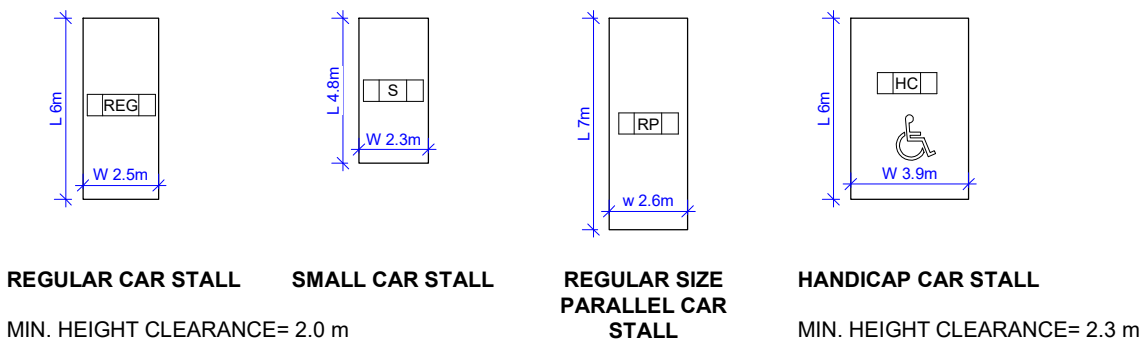
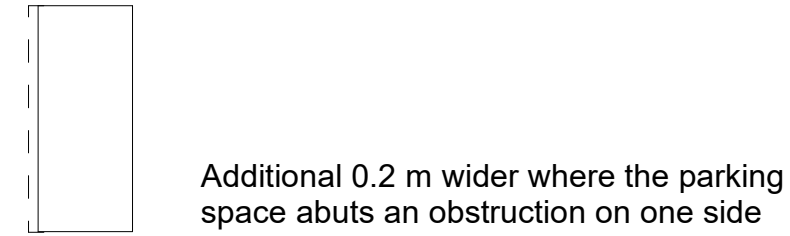
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2022-07-25



CITY OF KELOWNA DIMENSIONS OF PARKING SPACES AND DRIVE AISLES:



PARKING STALLS

REGULAR SIZE	SMALL SIZE	ACCESIBLE	TOTAL
05	07	0	12

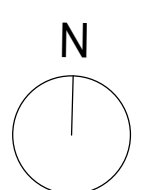
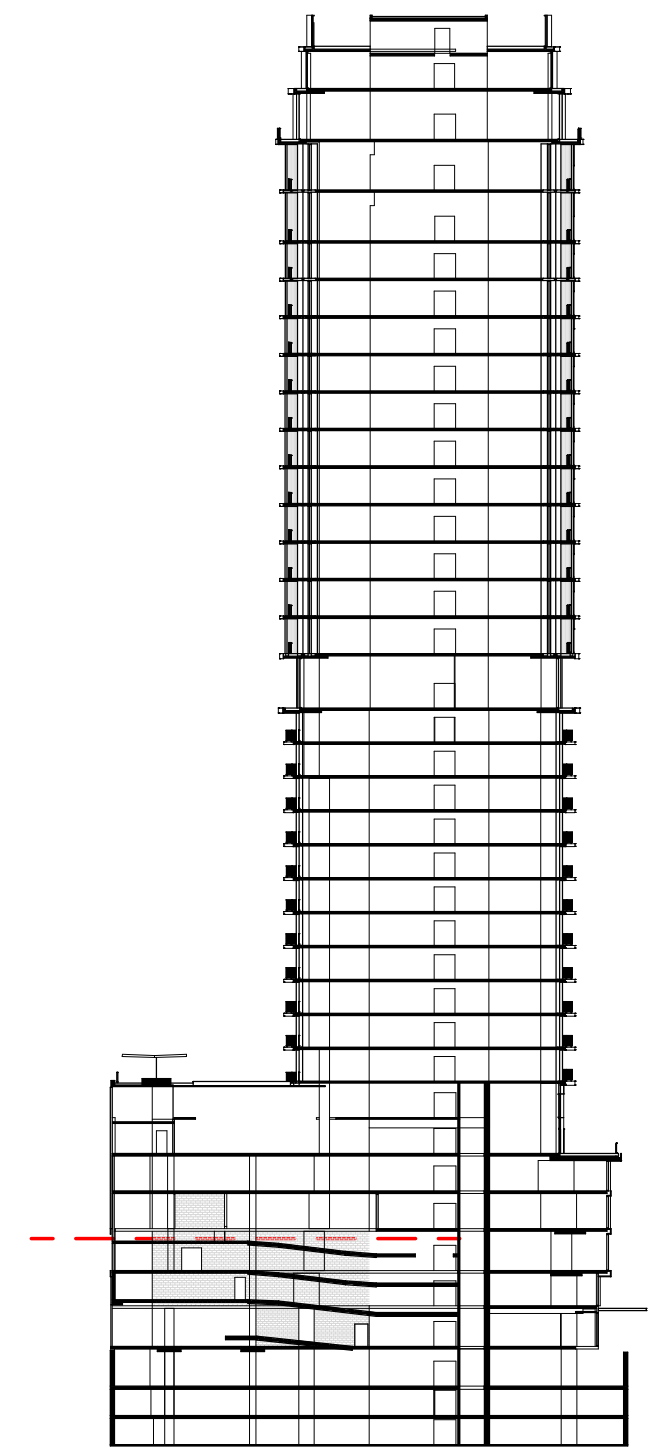
TANDEM STALLS NOT UTILIZED TO MEET MIN. PARKING REQUIREMENT

TANDEM
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PARKING STALLS

HOTEL	RES.	COMM.	TOTAL
0	12	0	12

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



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

Plan
LEVEL 3.5 FLOOR PLAN

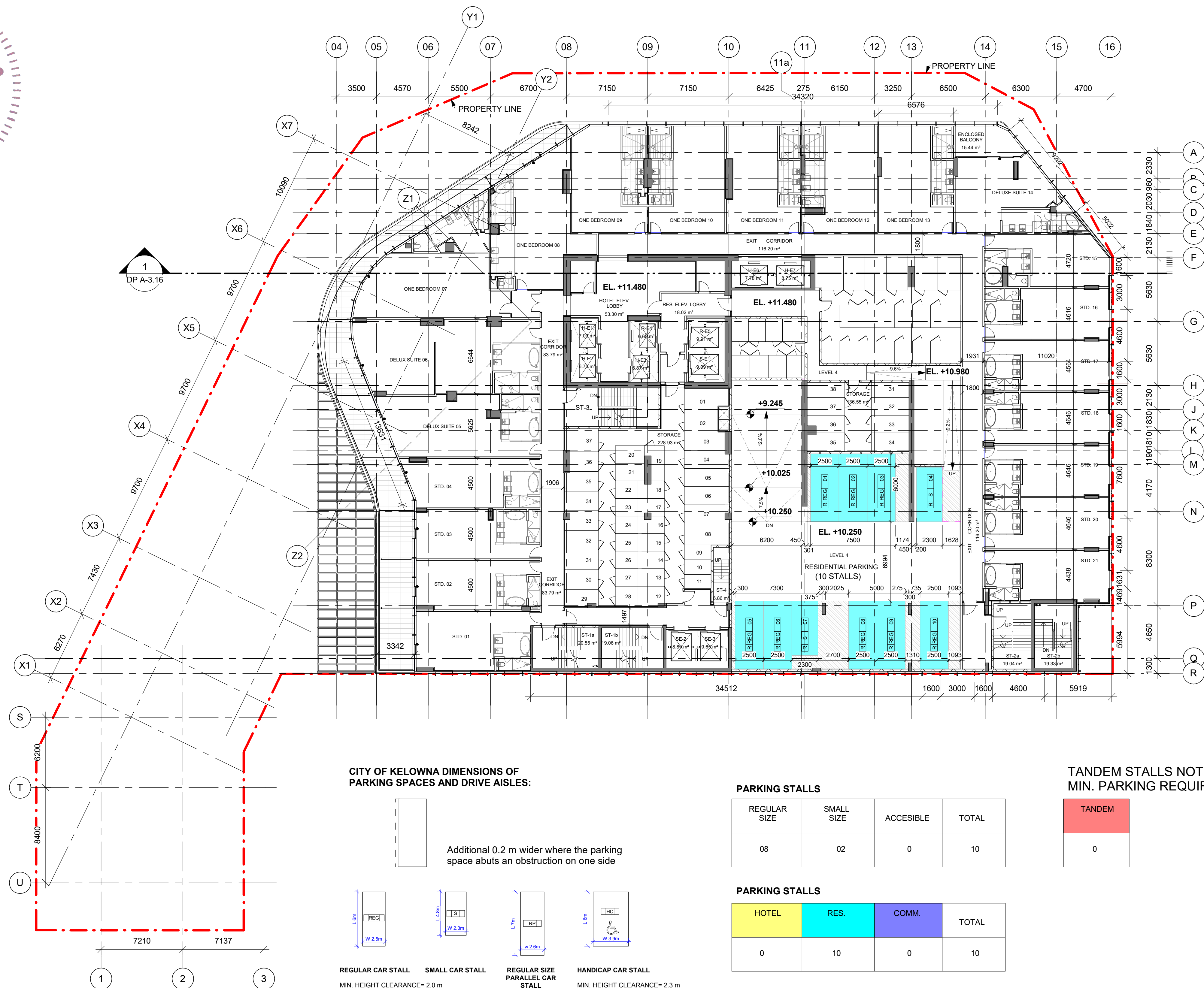
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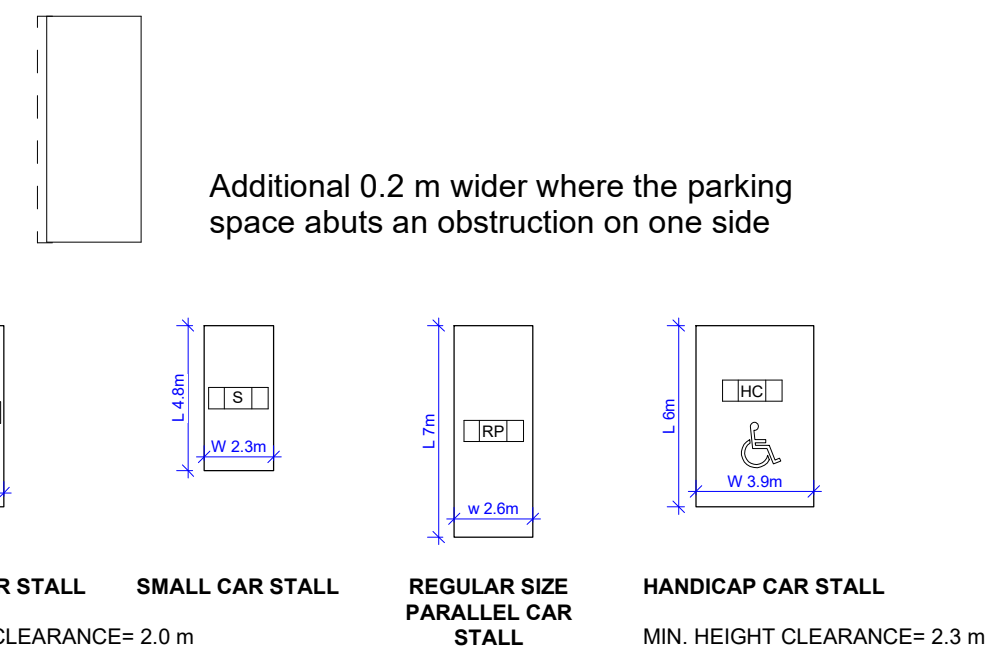


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HOTEL - LEVEL 4	GROSS AREA	TERRACE AREA
STD. 01	57.57 m ²	19.17 m ²
STD. 02	49.82 m ²	14.35 m ²
STD. 03	49.97 m ²	14.35 m ²
STD. 04	52.70 m ²	16.15 m ²
DELUXE SUITE 05	76.88 m ²	18.90 m ²
DELUXE SUITE 06	107.22 m ²	21.13 m ²
ONE BEDROOM 07	102.42 m ²	57.45 m ²
ONE BEDROOM 08	83.69 m ²	
ONE BEDROOM 09	64.97 m ²	
ONE BEDROOM 10	66.92 m ²	
ONE BEDROOM 11	62.02 m ²	
ONE BEDROOM 12	64.88 m ²	
ONE BEDROOM 13	63.90 m ²	
DELUXE SUITE 14	64.23 m ²	15.74 m ²
STD. 15	51.43 m ²	
STD. 16	51.48 m ²	
STD. 17	50.89 m ²	
STD. 18	51.96 m ²	
STD. 19	51.96 m ²	
STD. 20	51.96 m ²	
STD. 21	50.52 m ²	

CITY OF KELOWNA DIMENSIONS OF PARKING SPACES AND DRIVE AISLES:



PARKING STALLS

REGULAR SIZE	SMALL SIZE	ACCESSIBLE	TOTAL
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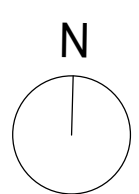
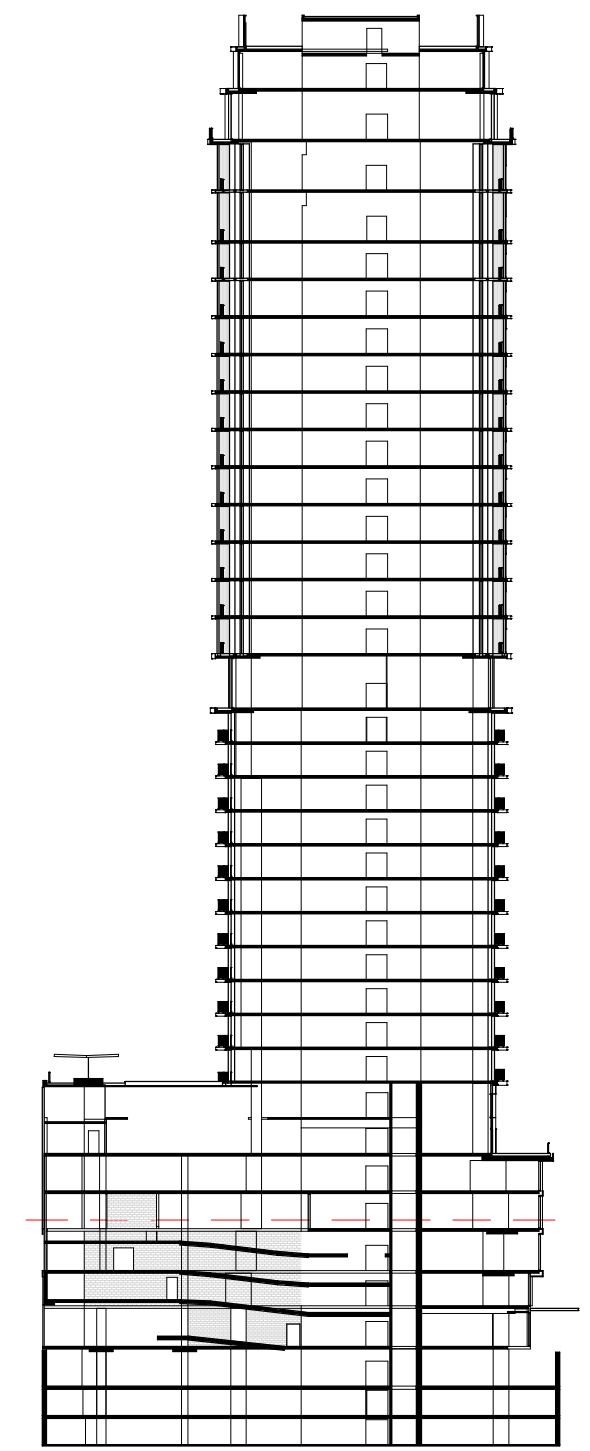
TANDEM STALLS NOT UTILIZED TO MEET MIN. PARKING REQUIREMENT

TANDEM
0

PARKING STALLS

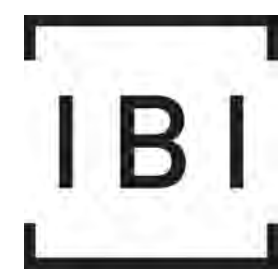
HOTEL	RES.	COMM.	TOTAL
0	10	0	10

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



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

Plan
LEVEL 4 FLOOR PLAN

Date
JULY 07, 2022

Scale
As indicated

Nº
DP A-1.08

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Architects

Project 1864

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

Plan

LEVEL 05 FLOOR PLAN

Date

MAR 14, 2022

Scale

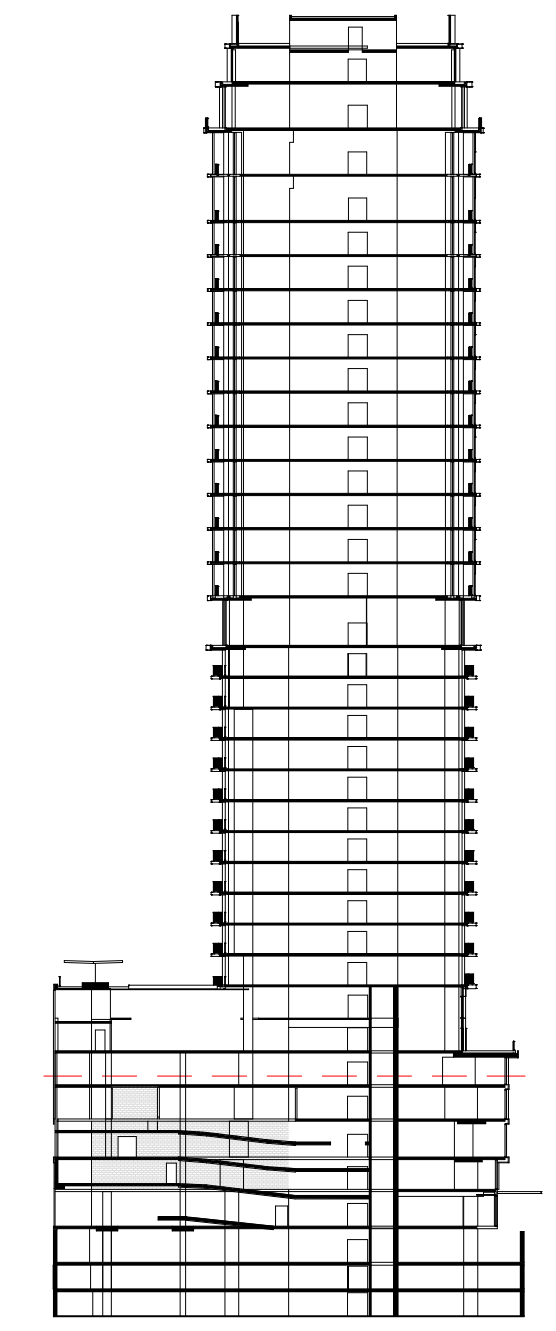
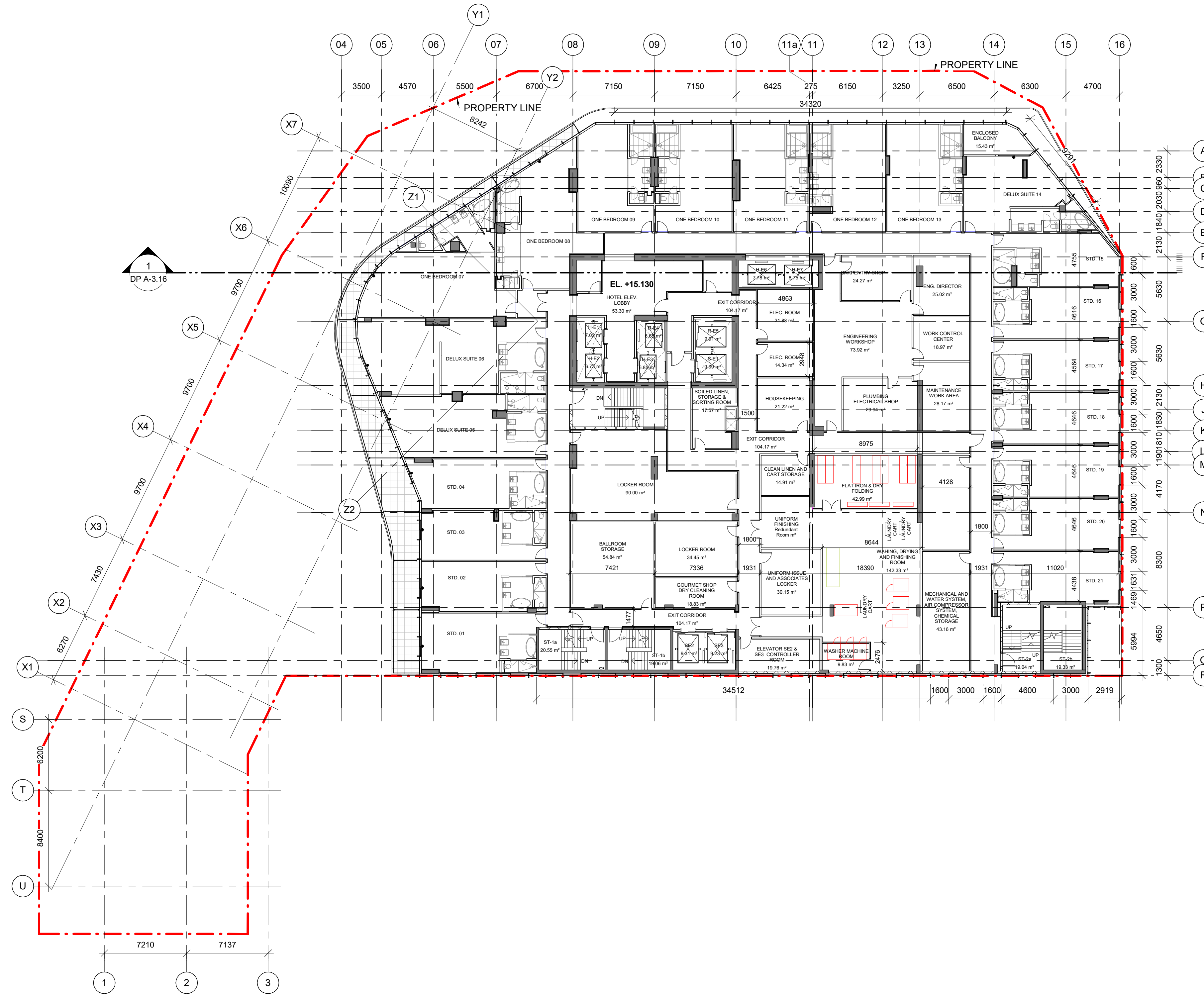
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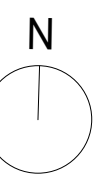
Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
LEVEL 06 FLOOR PLAN

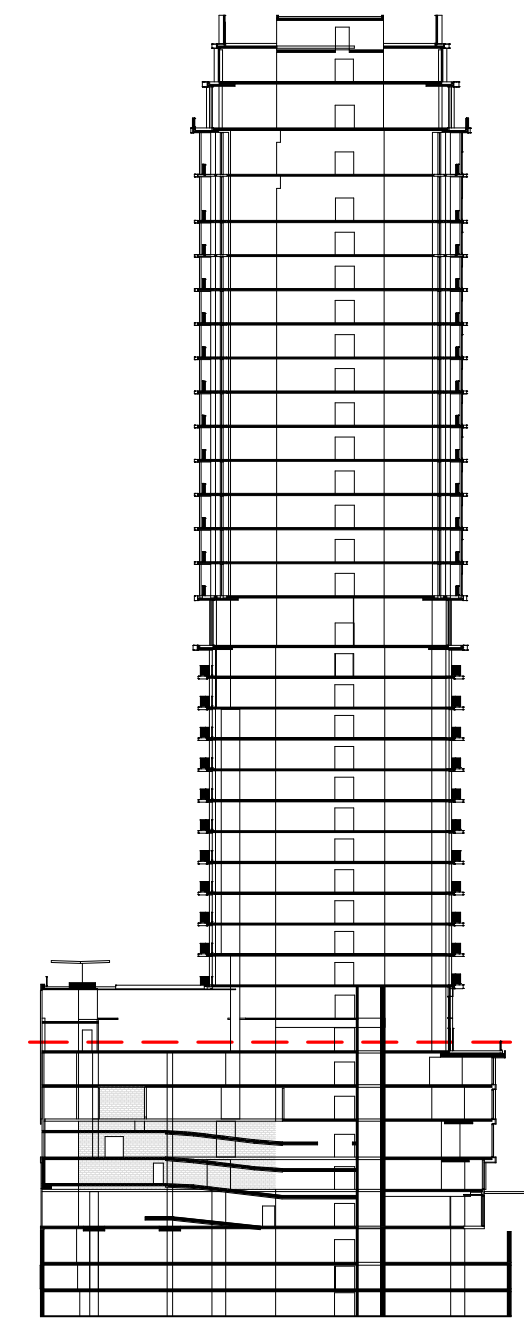
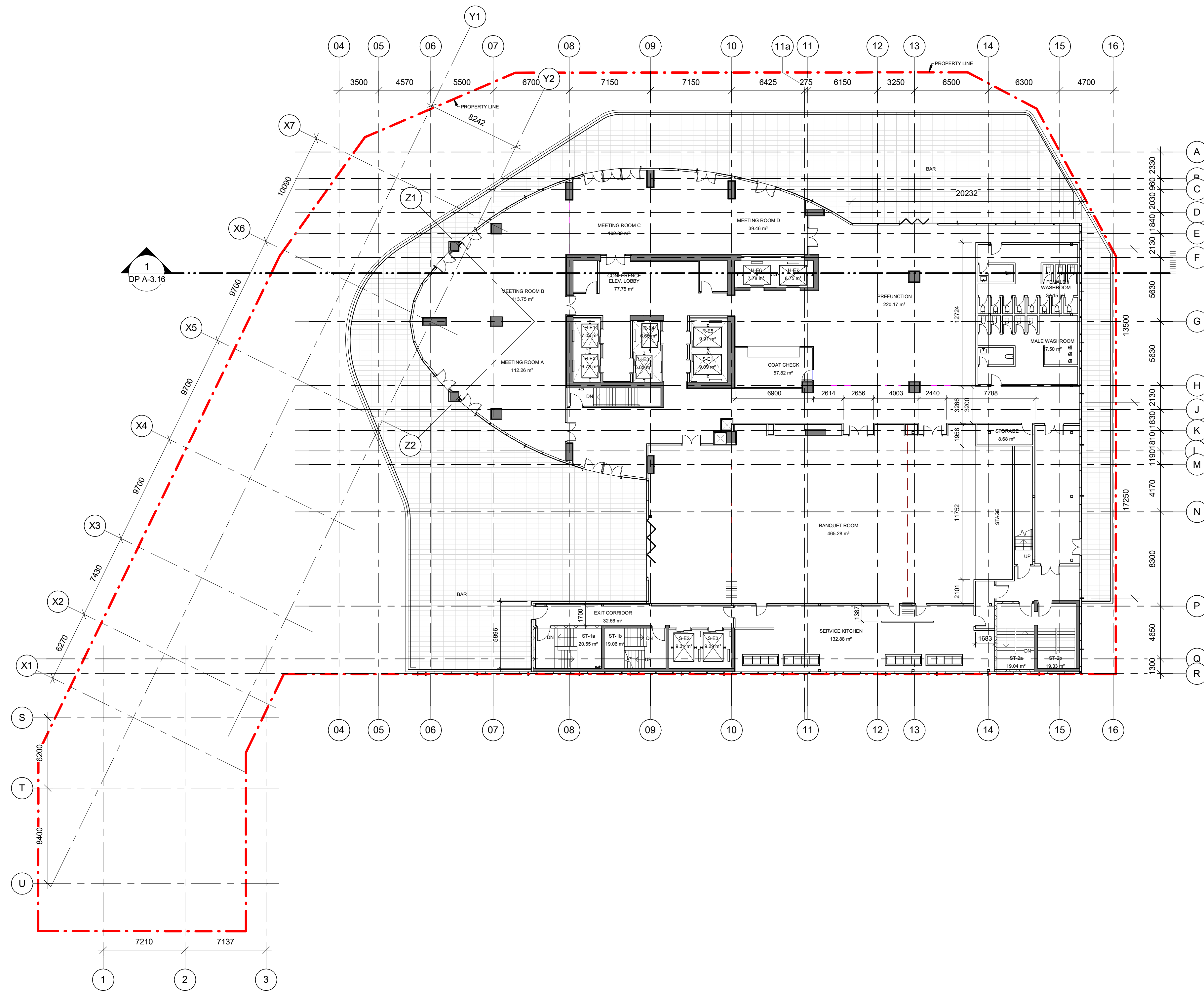
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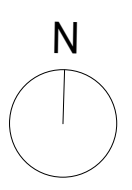
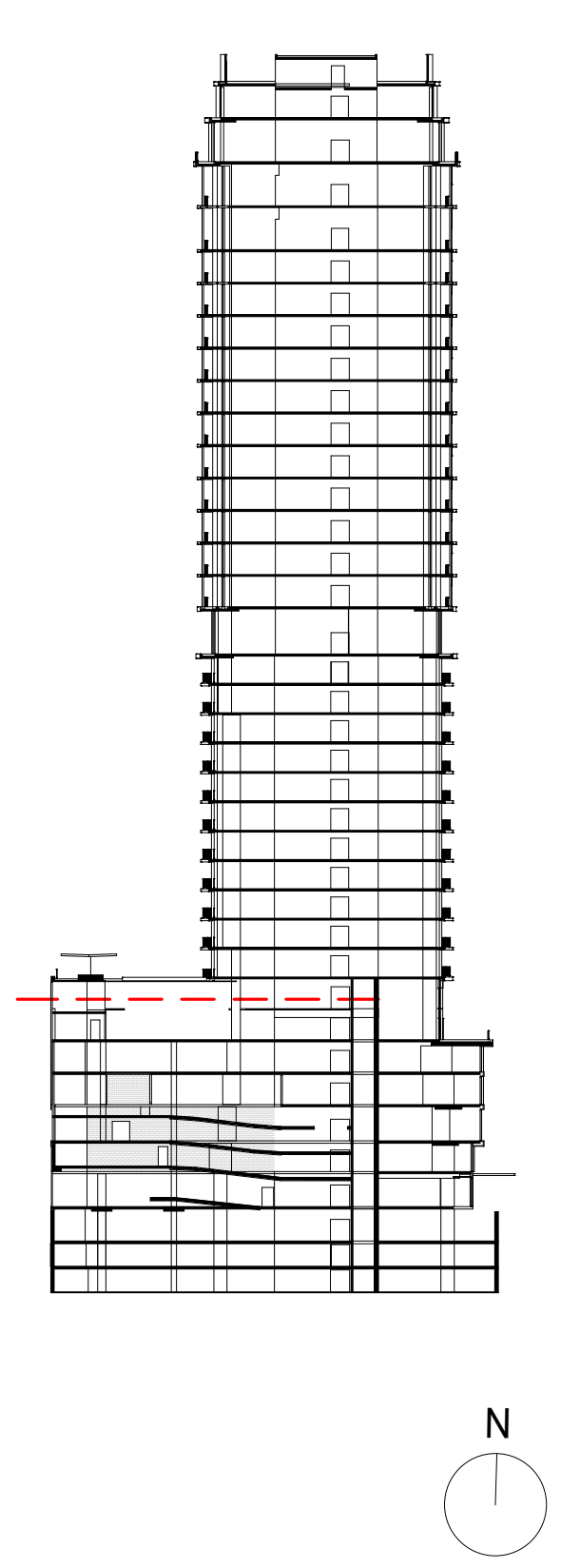
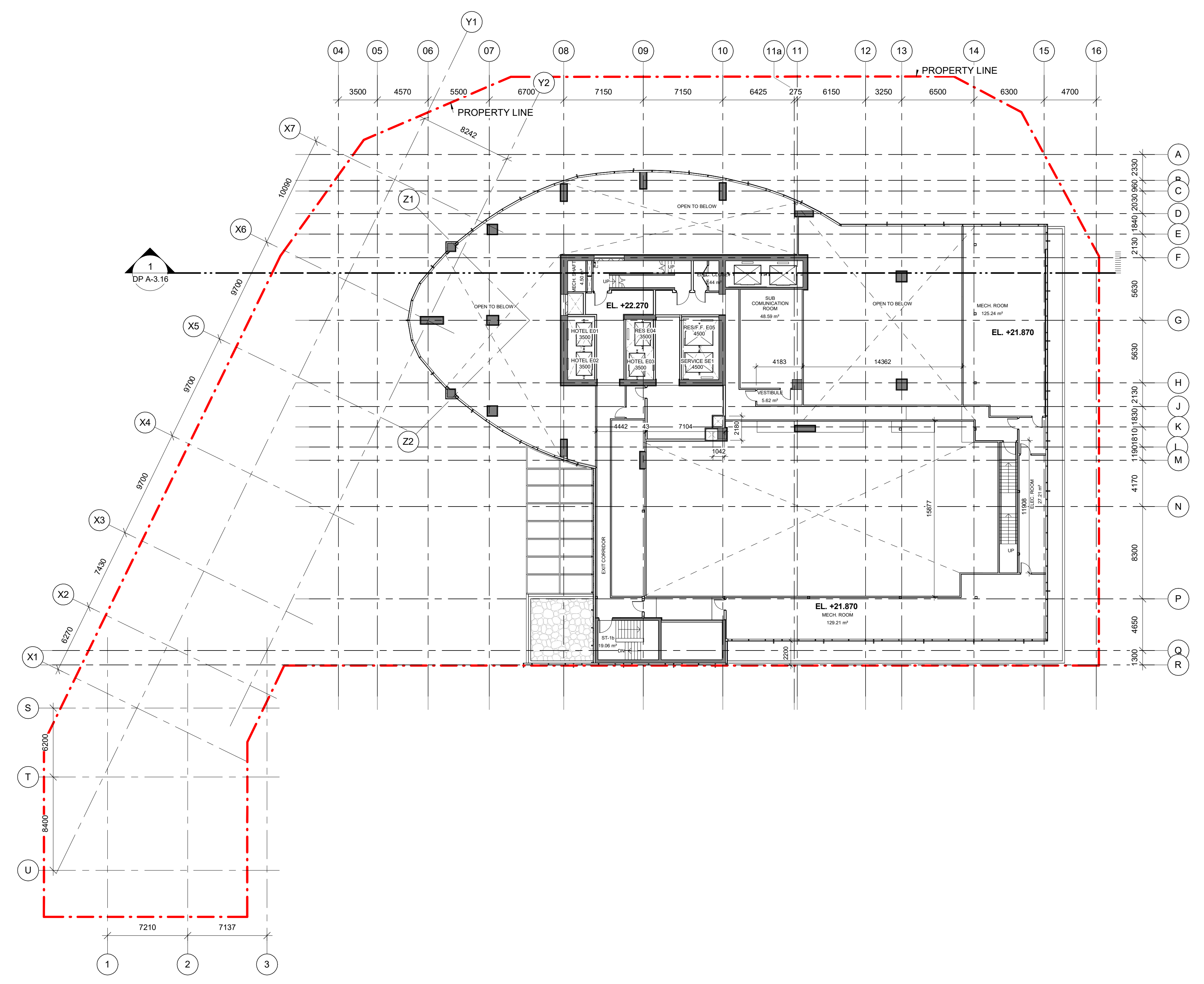
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Project 1864
 289 Queensway Ave
 Kelowna, B.C.
 V1Y 8E6

Plan
 LEVEL 6.5 FLOOR PLAN

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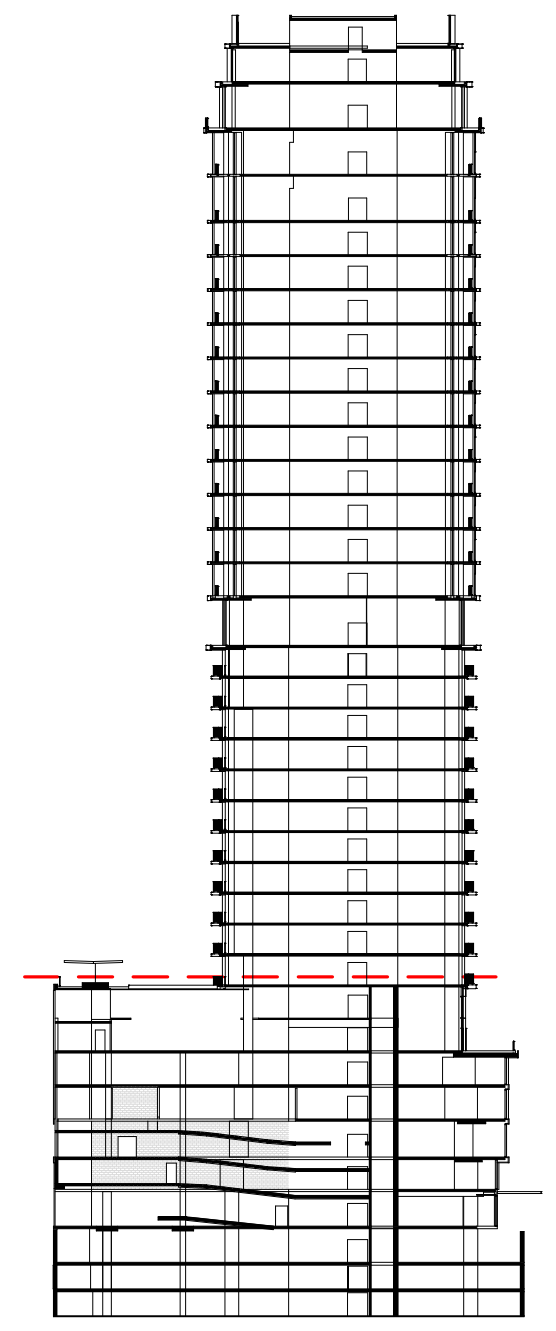
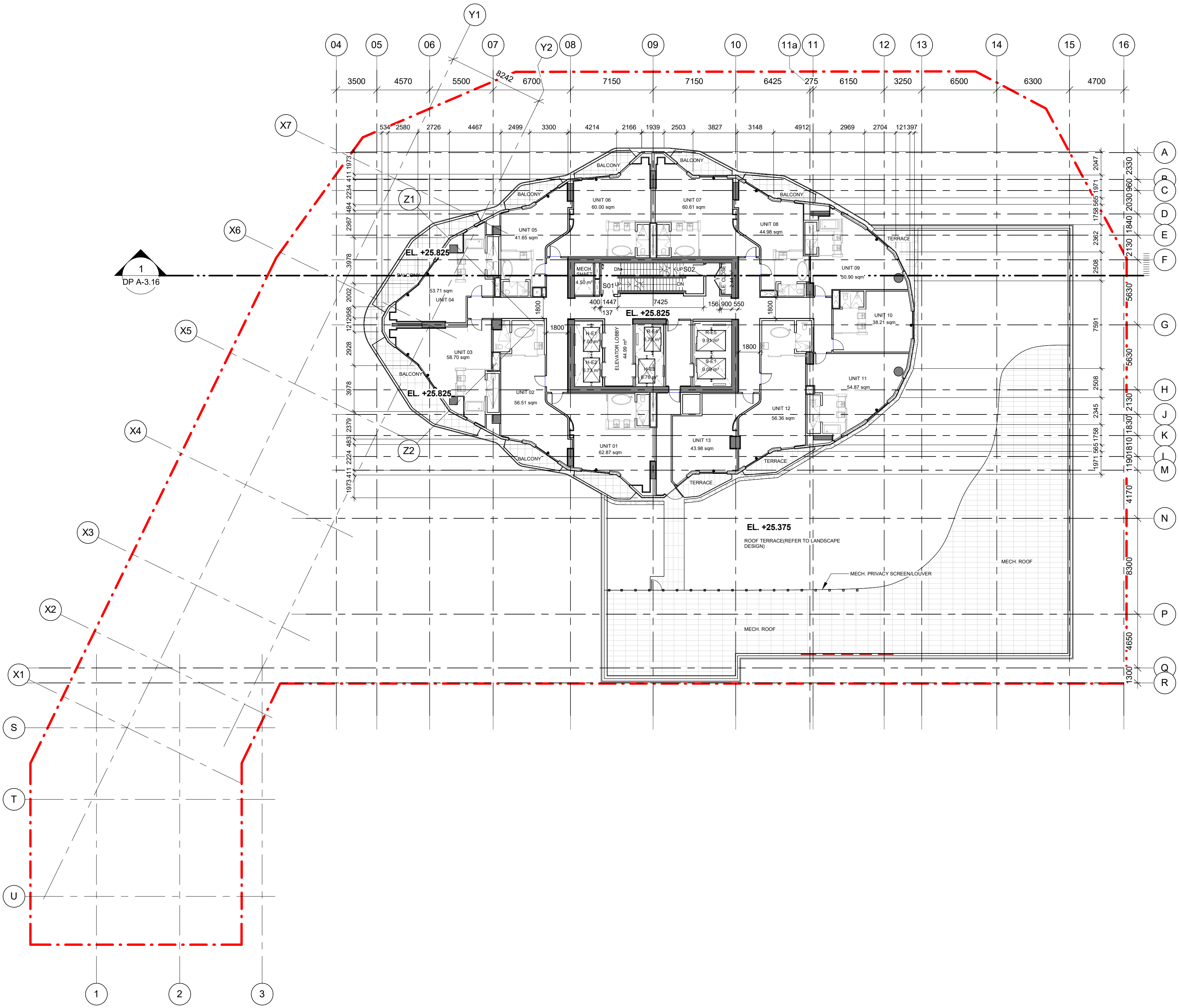
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Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
LEVEL 7 FLOOR PLAN

Date
MAR 14, 2022

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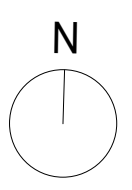
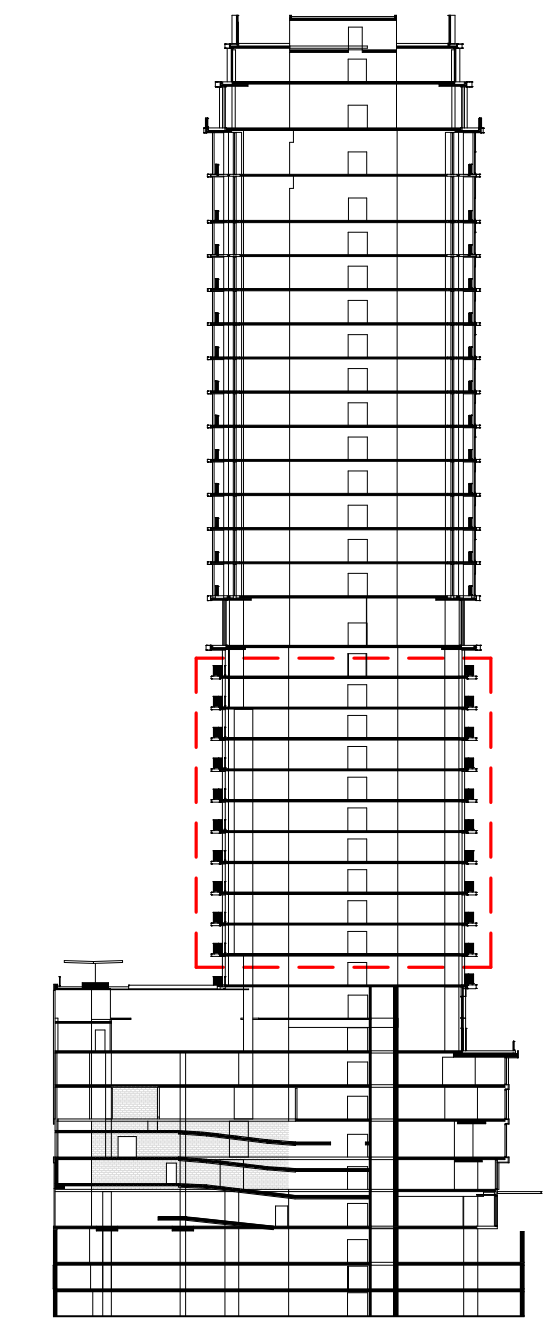
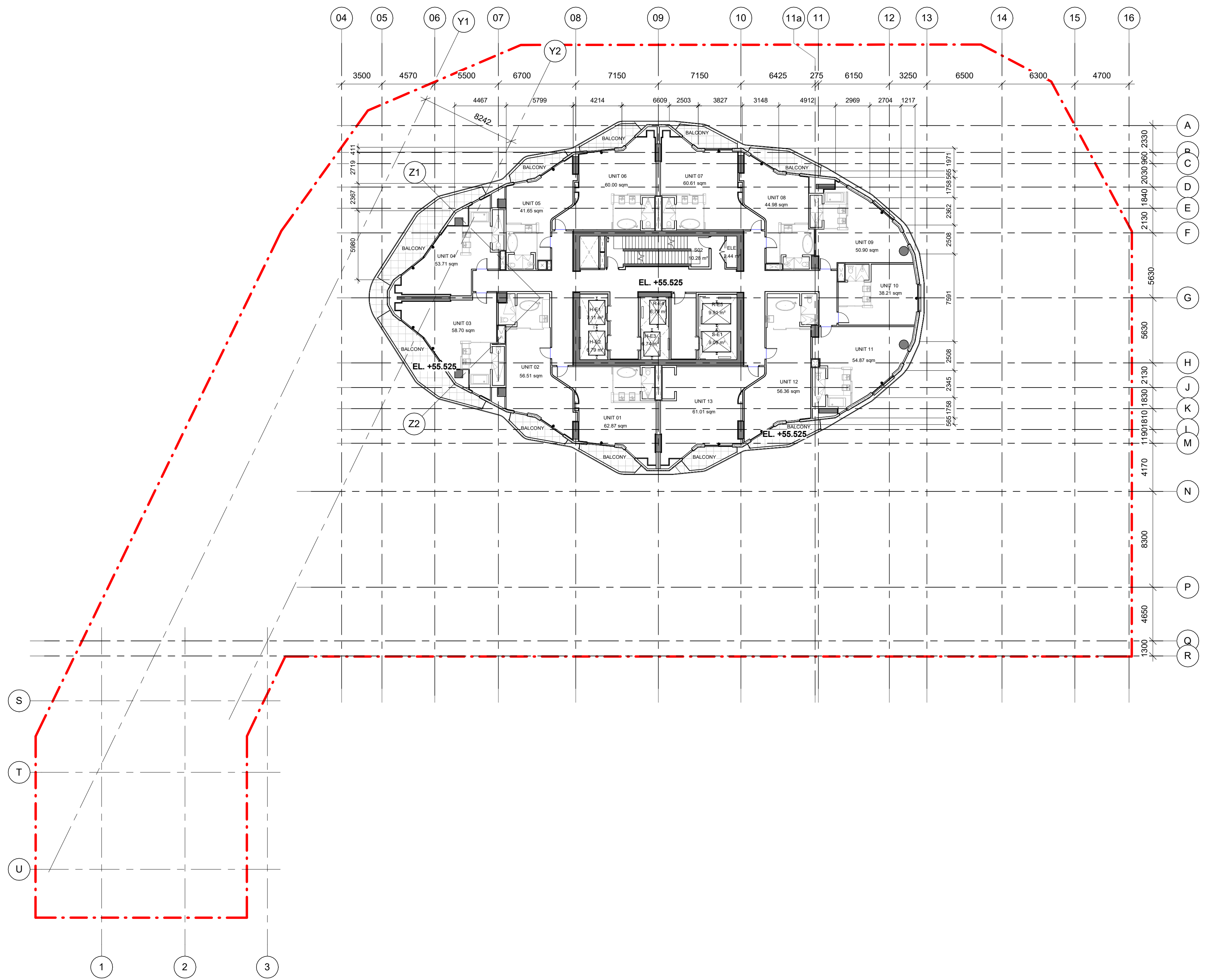
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Project 1864
 289 Queensway Ave
 Kelowna, B.C.
 V1Y 8E6

Plan
 LEVEL 8-16 FLOOR PLAN

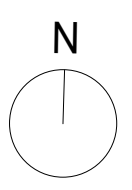
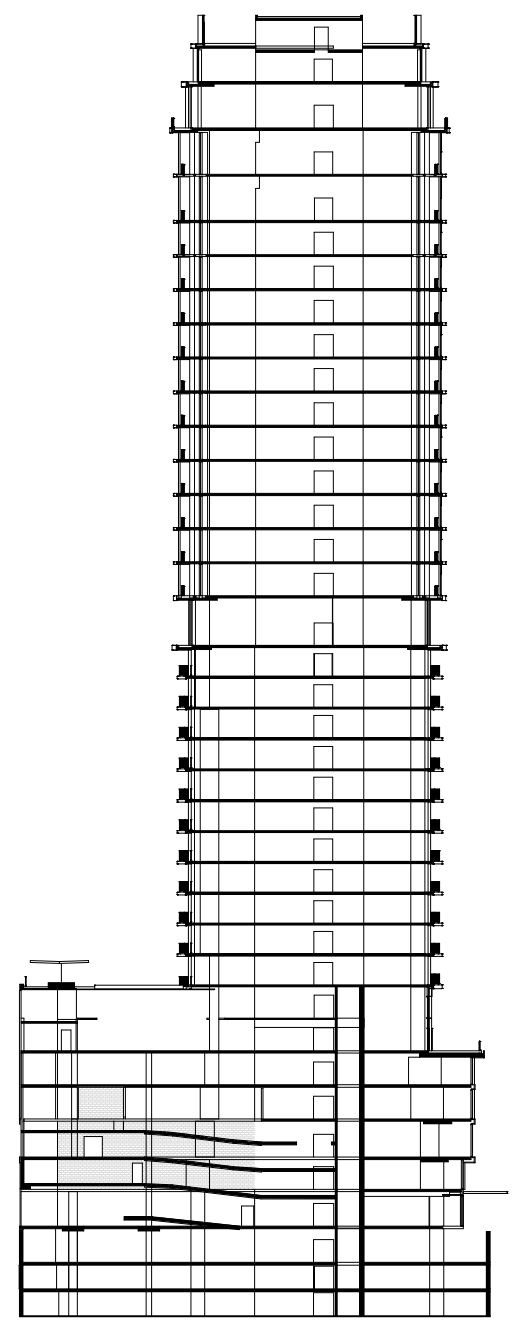
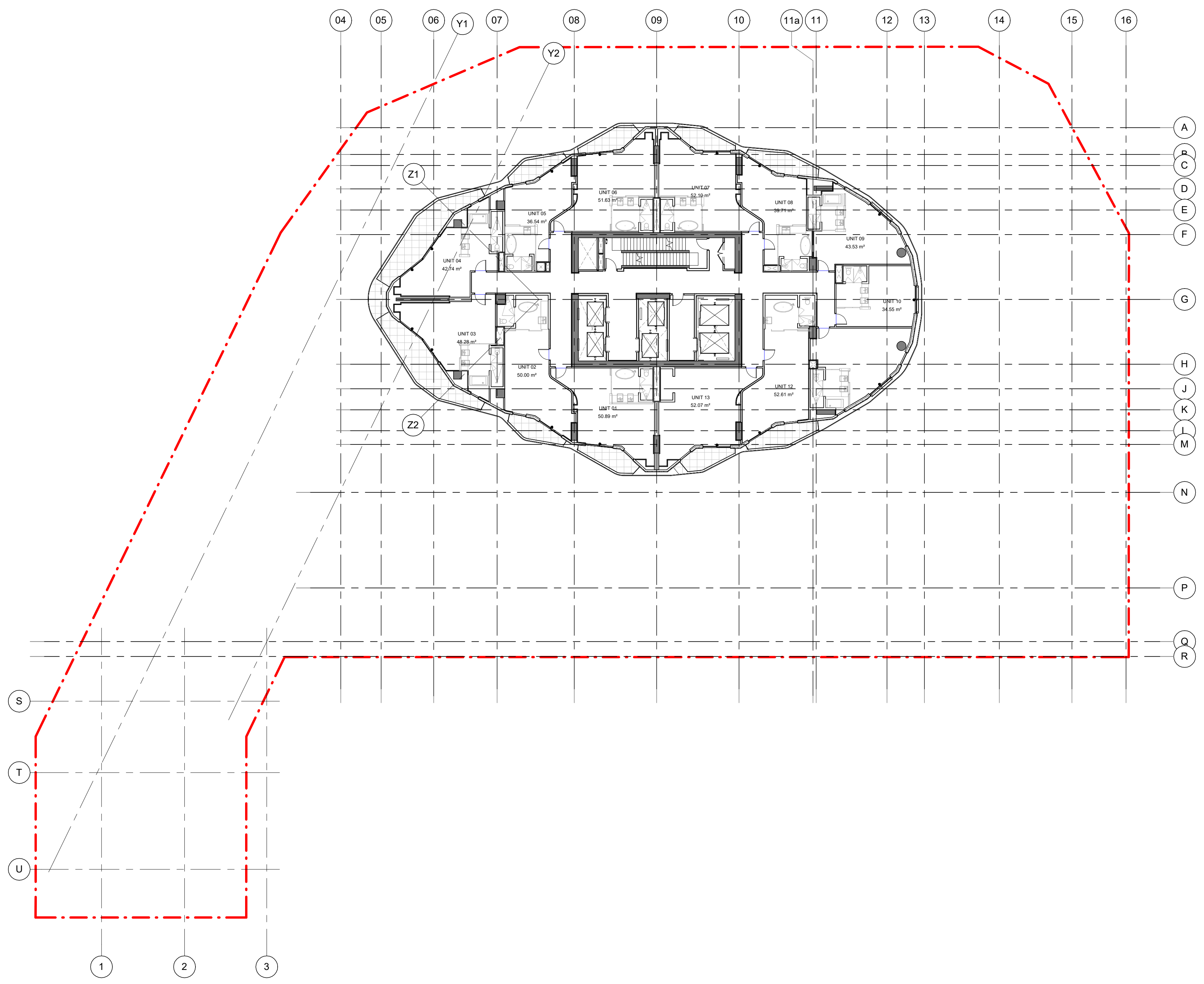
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2022-08-24



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

Plan
LEVEL 17 FLOOR PLAN

Date
MAR 14, 2022

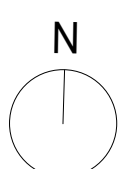
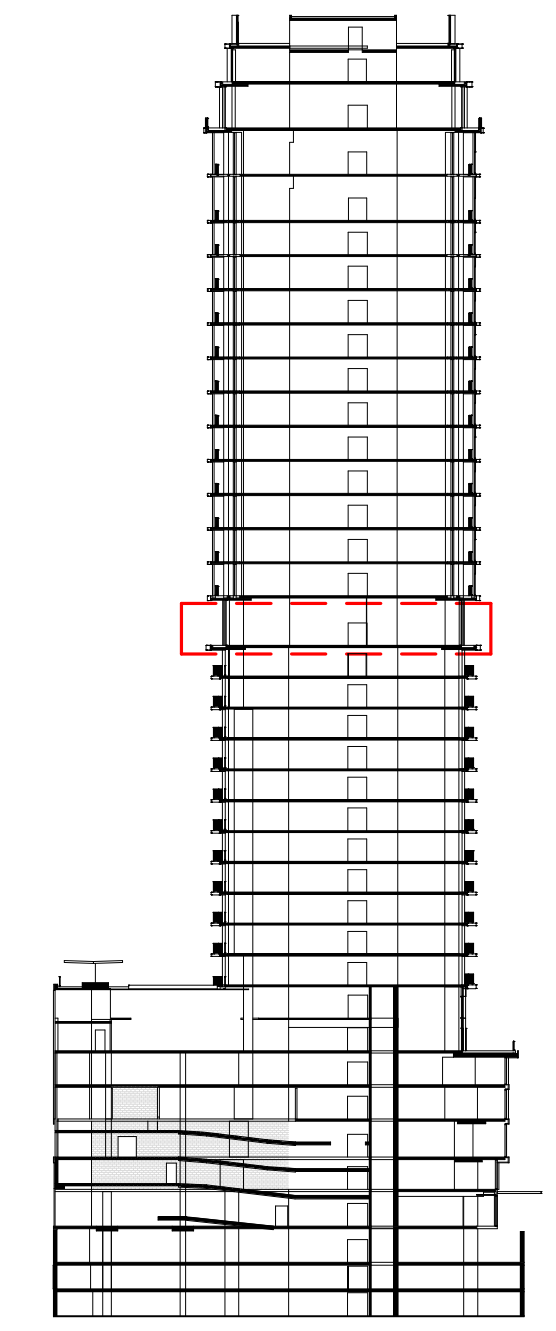
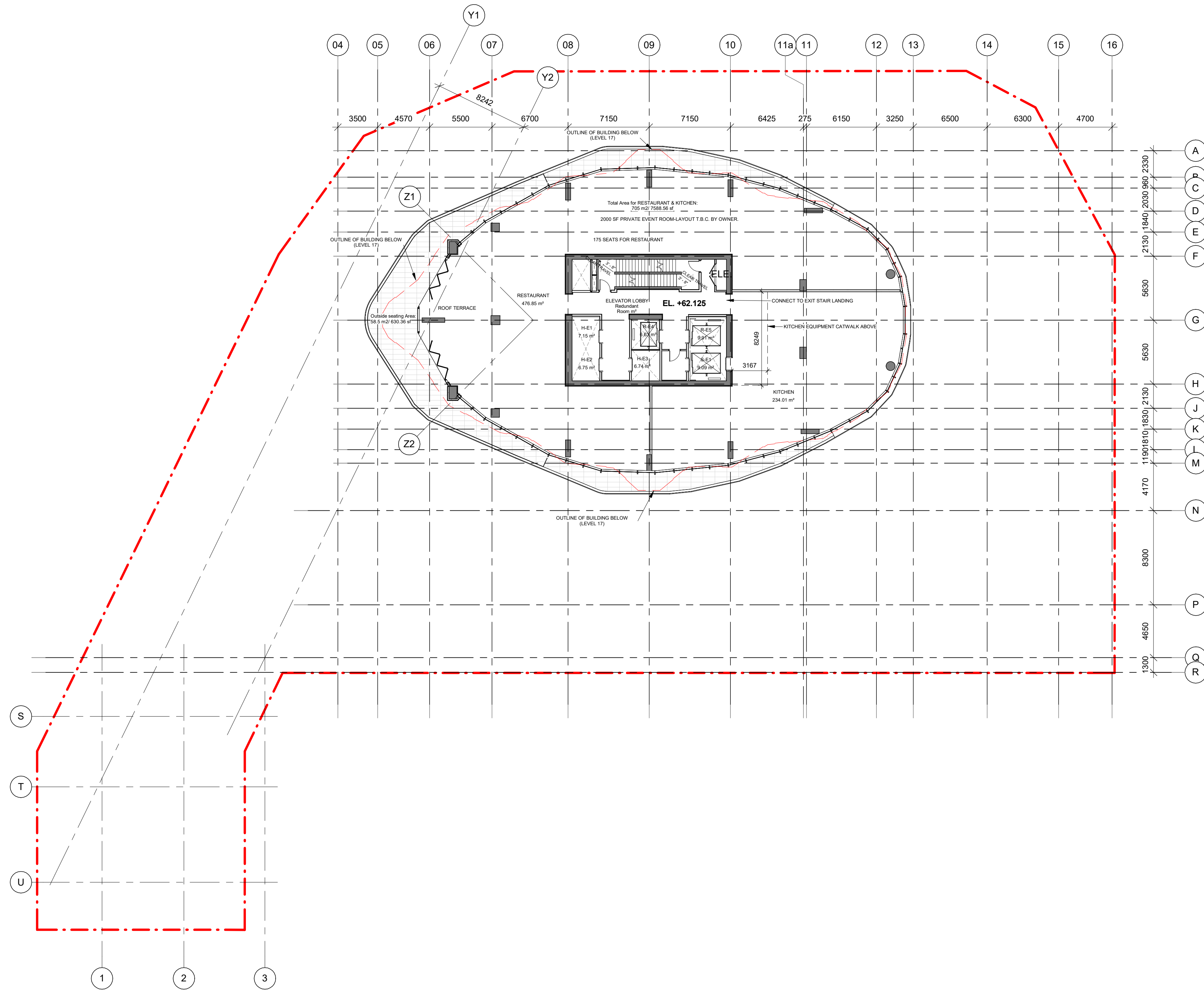
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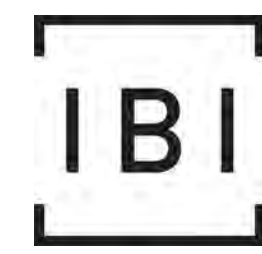


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Project 1864
 289 Queensway Ave
 Kelowna, B.C.
 V1Y 8E6

Plan
 LEVEL 18 FLOOR PLAN

Date
 MAR 14, 2022

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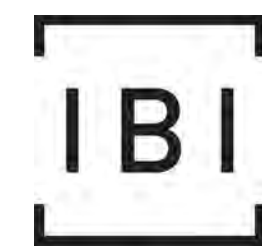
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Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
LEVEL 19 FLOOR PLAN

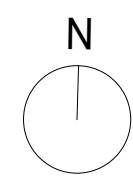
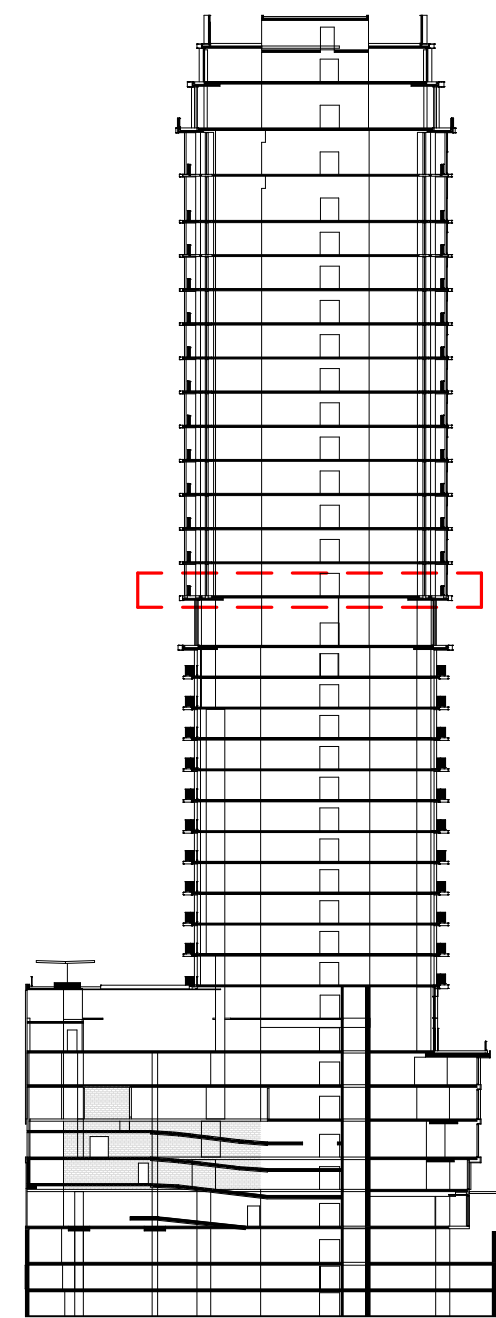
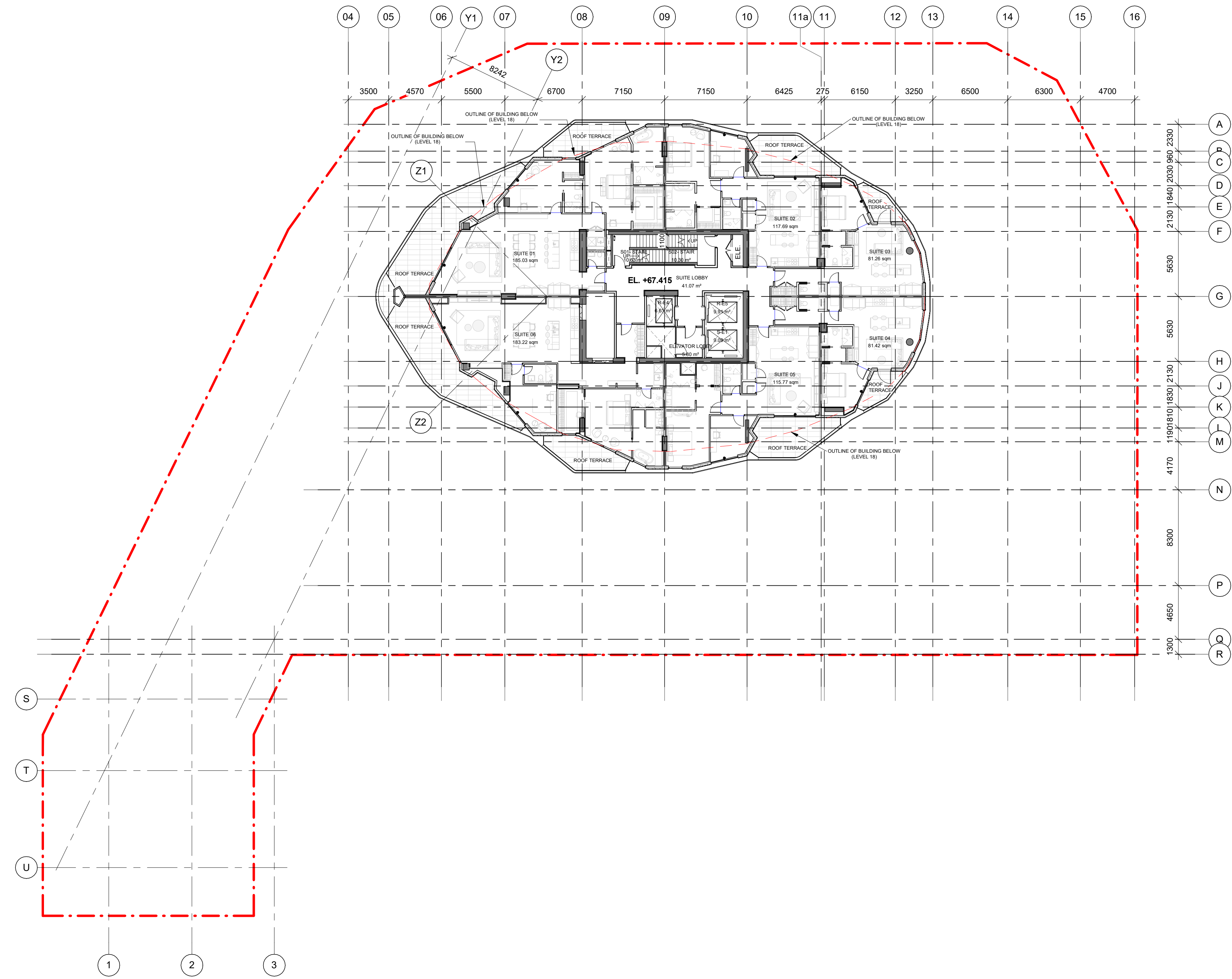
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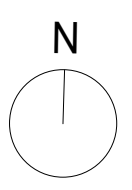
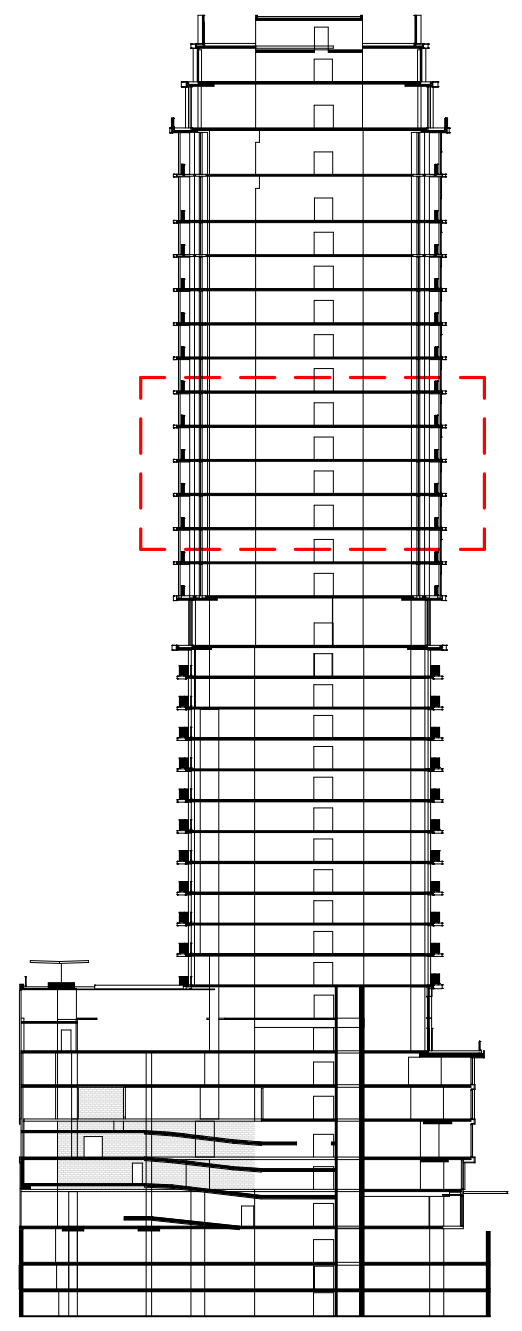
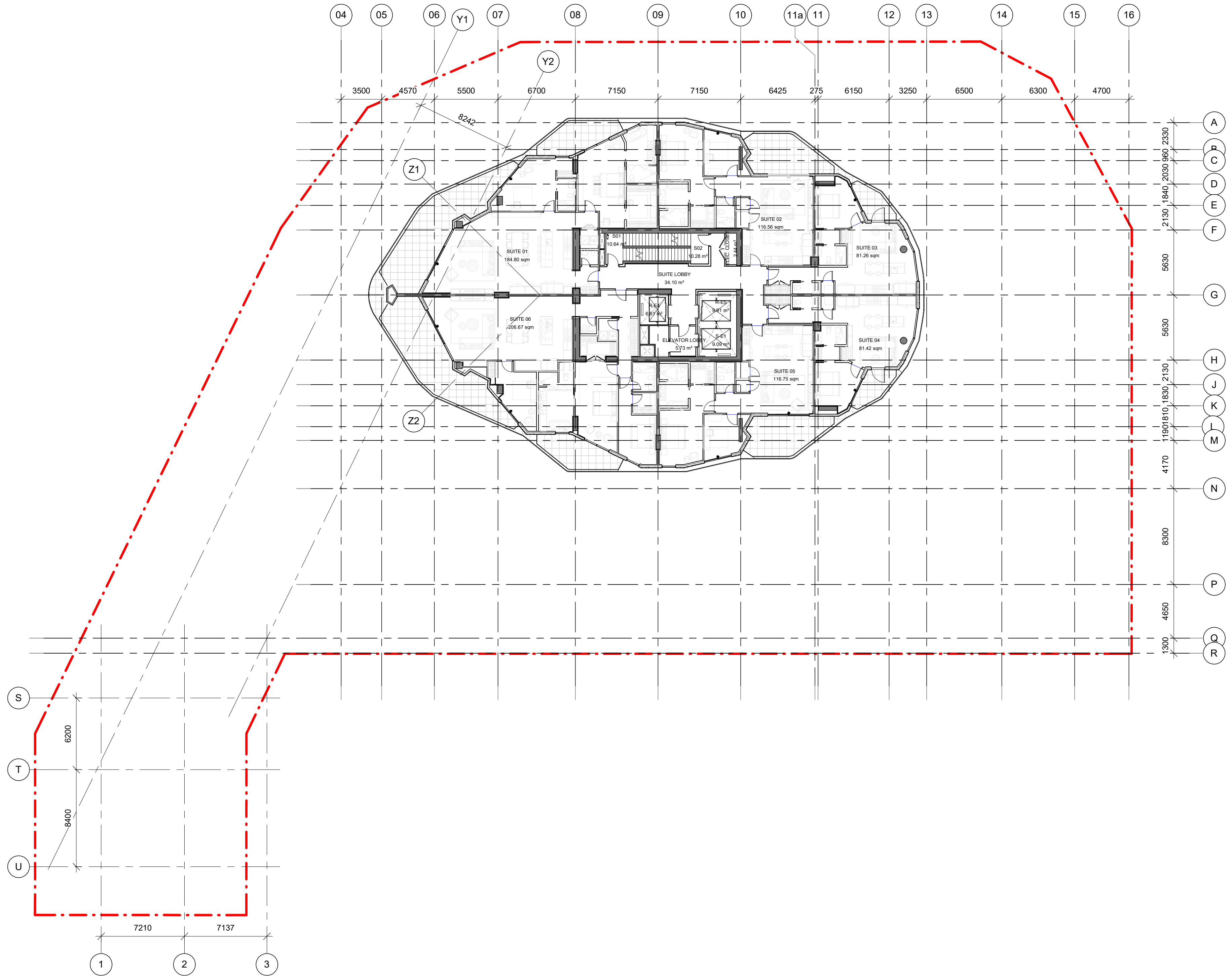
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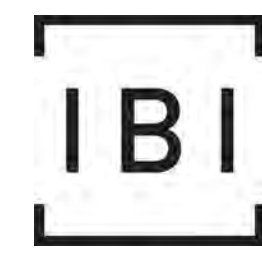
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Project 1864
 289 Queensway Ave
 Kelowna, B.C.
 V1Y 8E6

Plan
 LEVEL 20-24 FLOOR PLAN

Date
 MAR 14, 2022

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

Plan
LEVEL 25-31 FLOOR PLAN

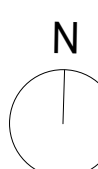
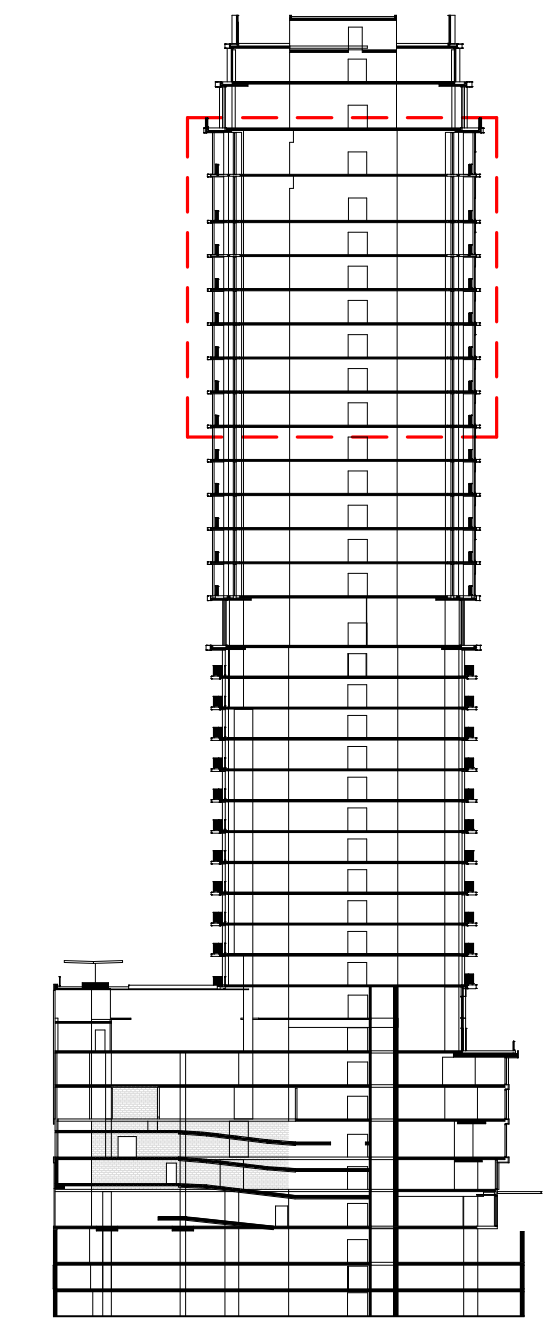
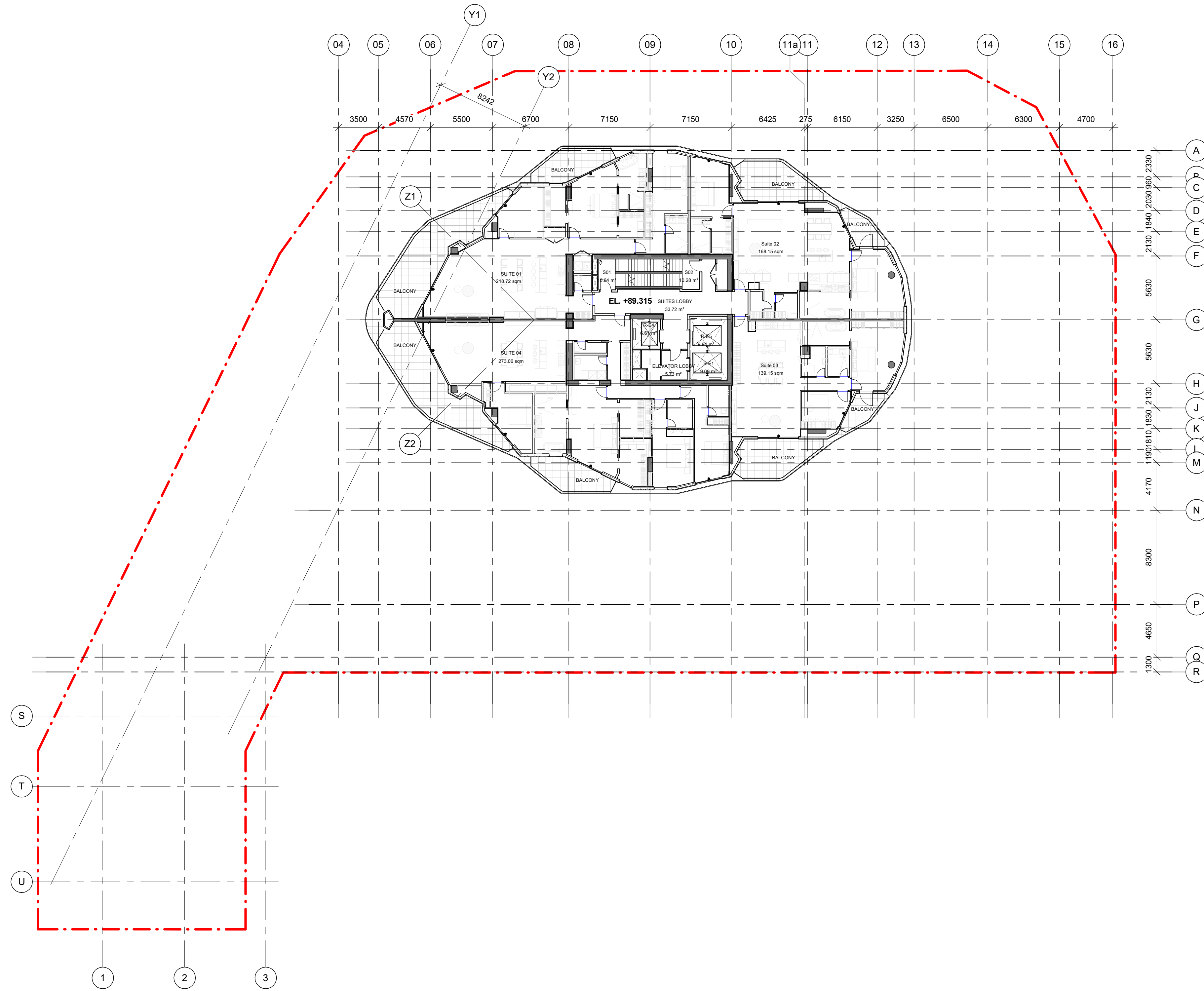
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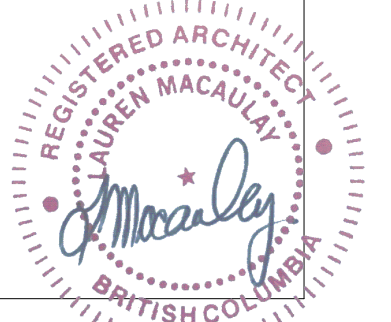
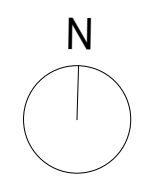
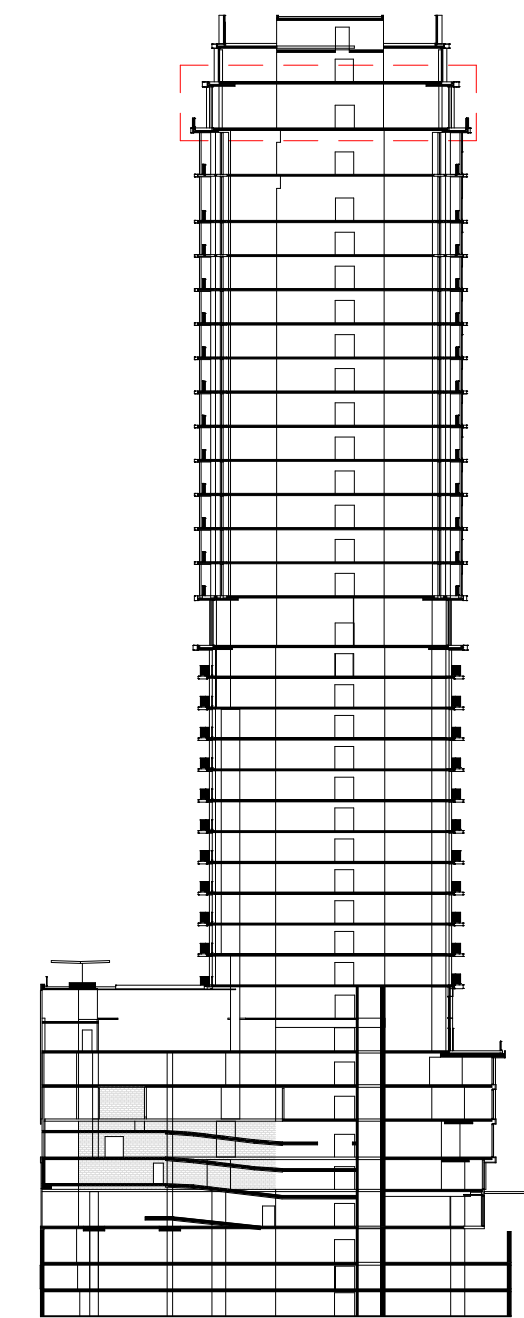
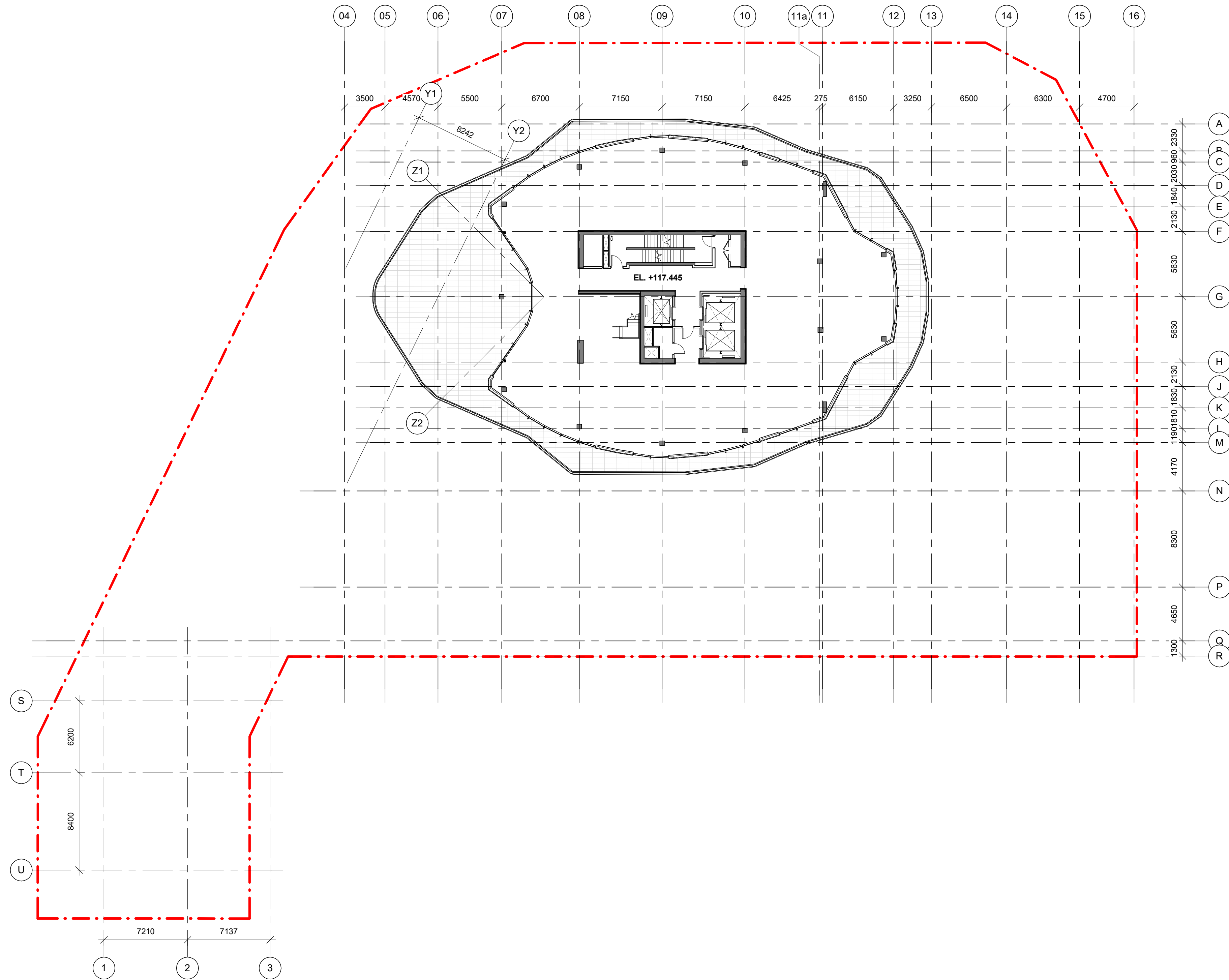
Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
LEVEL 32 FLOOR PLAN

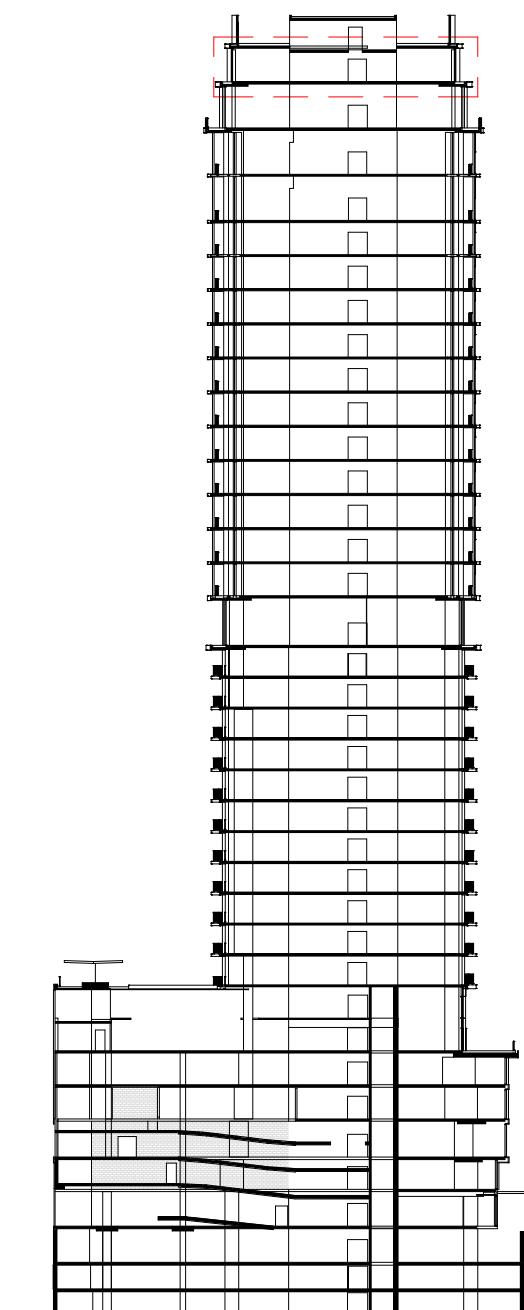
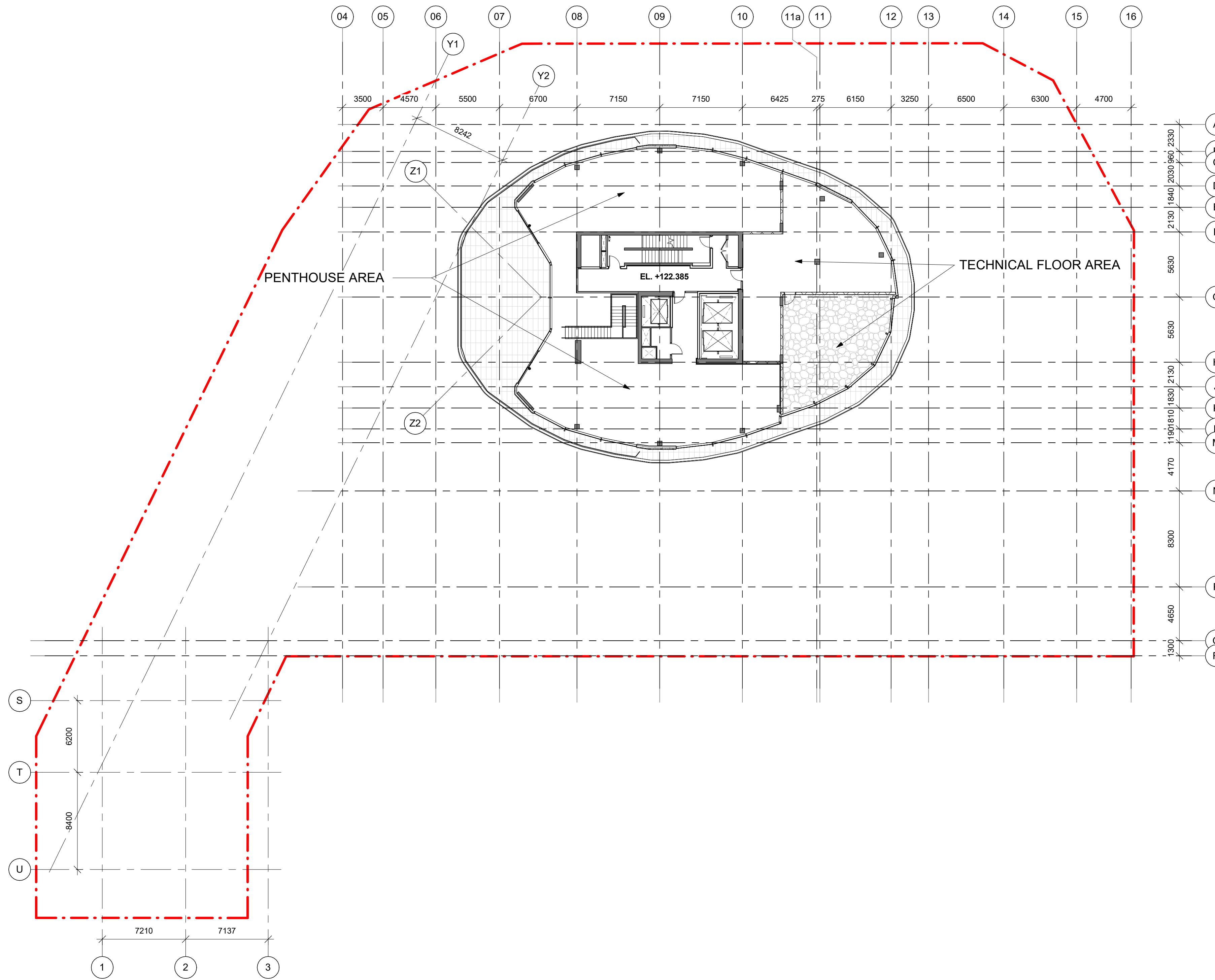
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MAR 14, 2022

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2022-08-24



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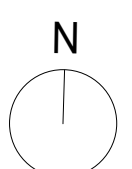
Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
LEVEL 33 FLOOR PLAN

Date
MAR 14, 2022

Scale
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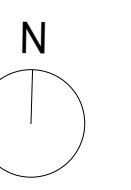
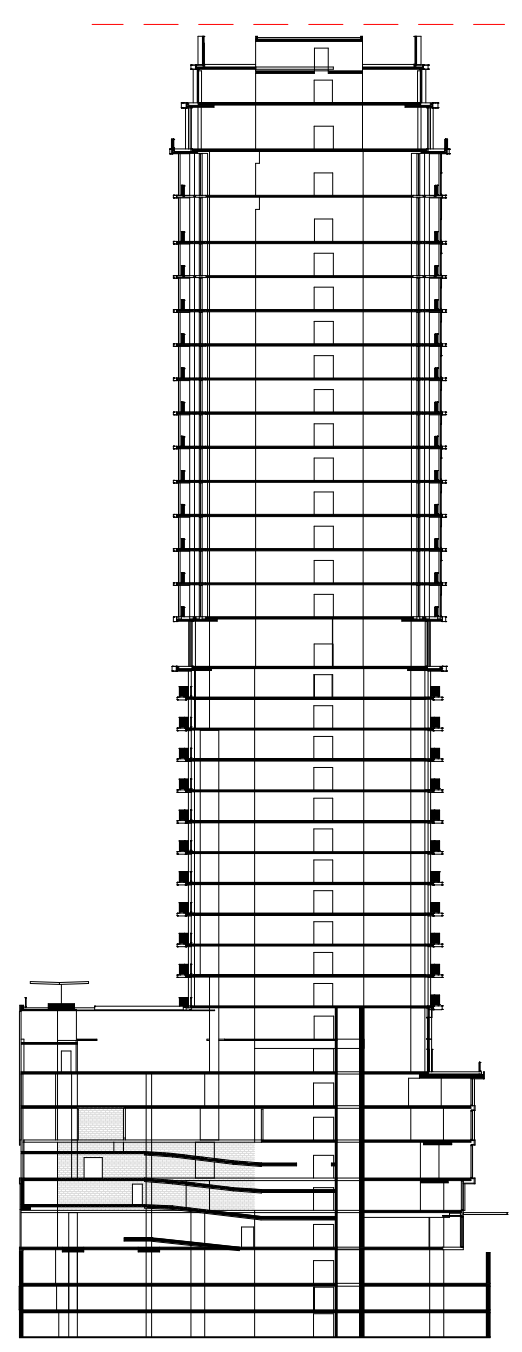
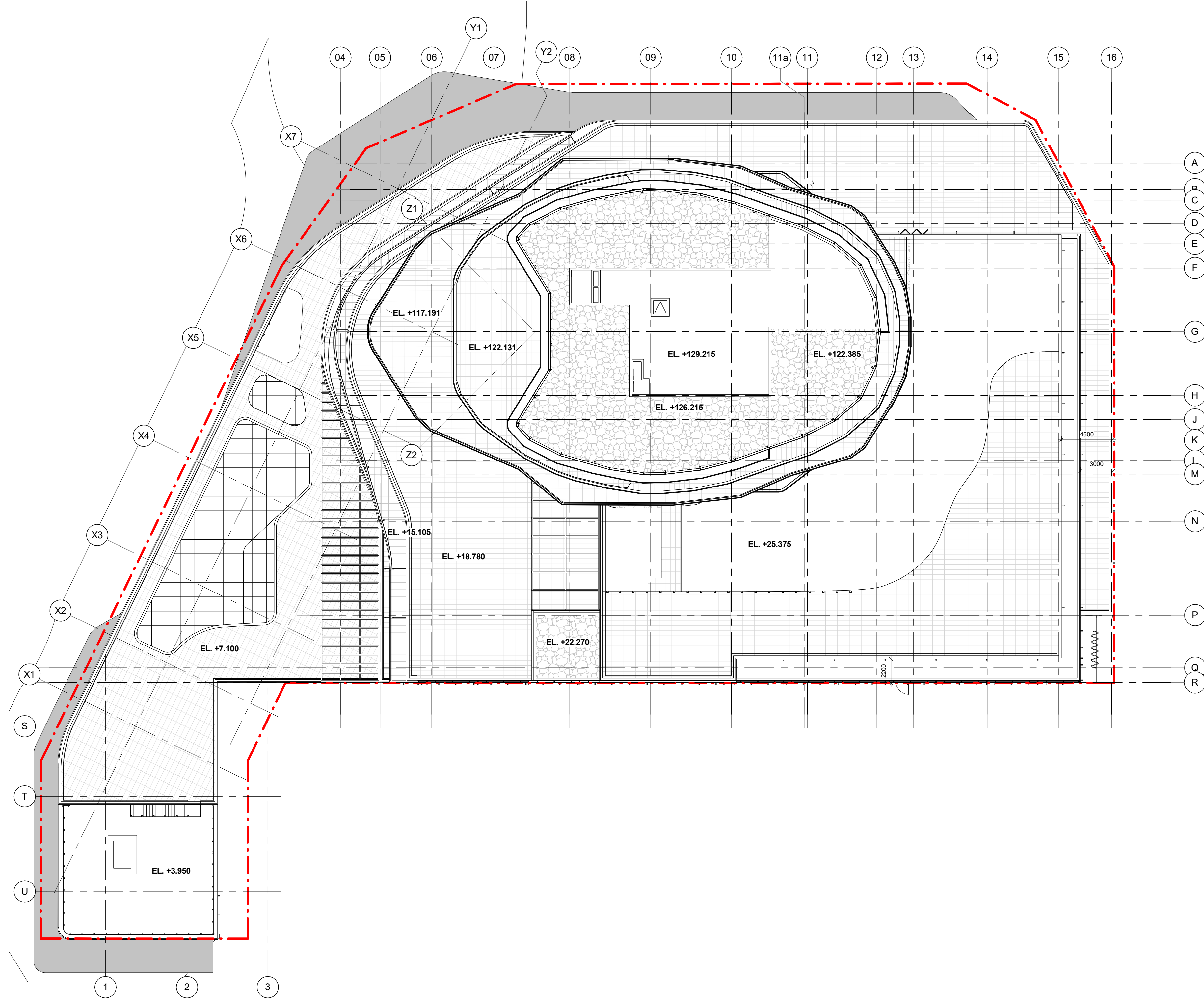
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2022-08-24

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

Plan
ROOF PLAN

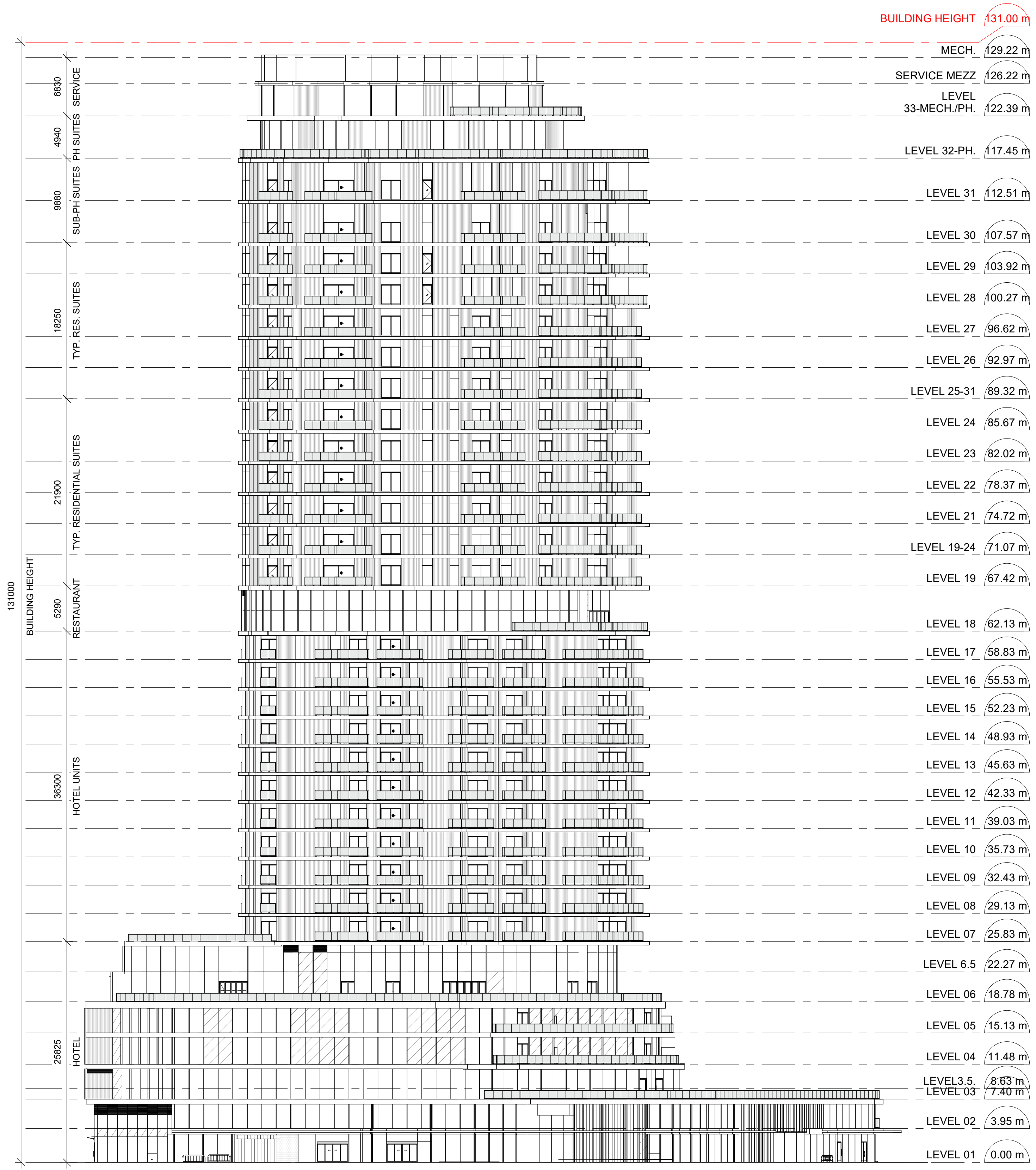
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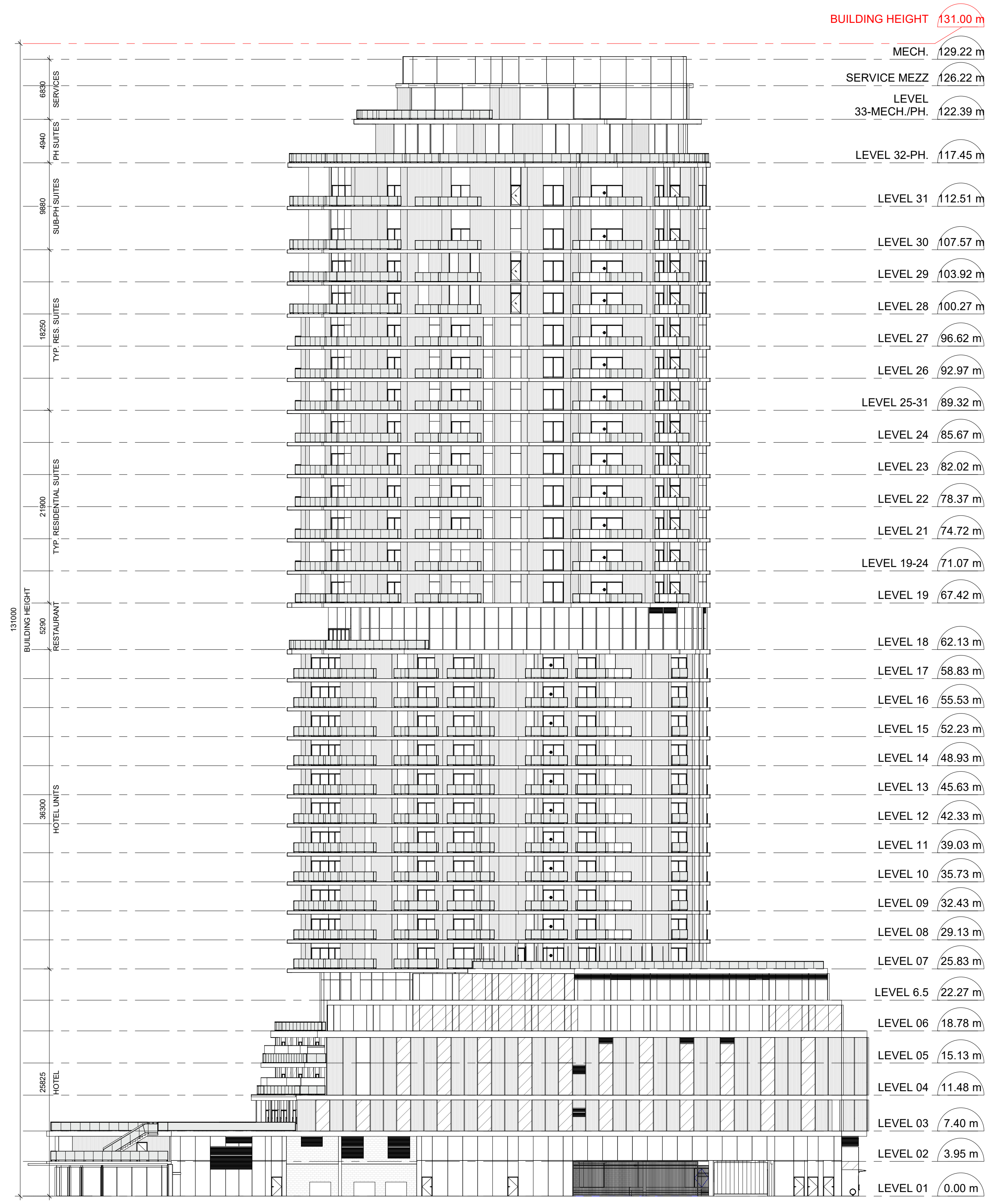
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DP A-1.21



2022-08-24



1 DP-North Elevation 1-300
1 : 300



2 DP-South Elevation 1-300
1 : 300

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

Plan
NORTH & SOUTH BUILDING ELEVATIONS

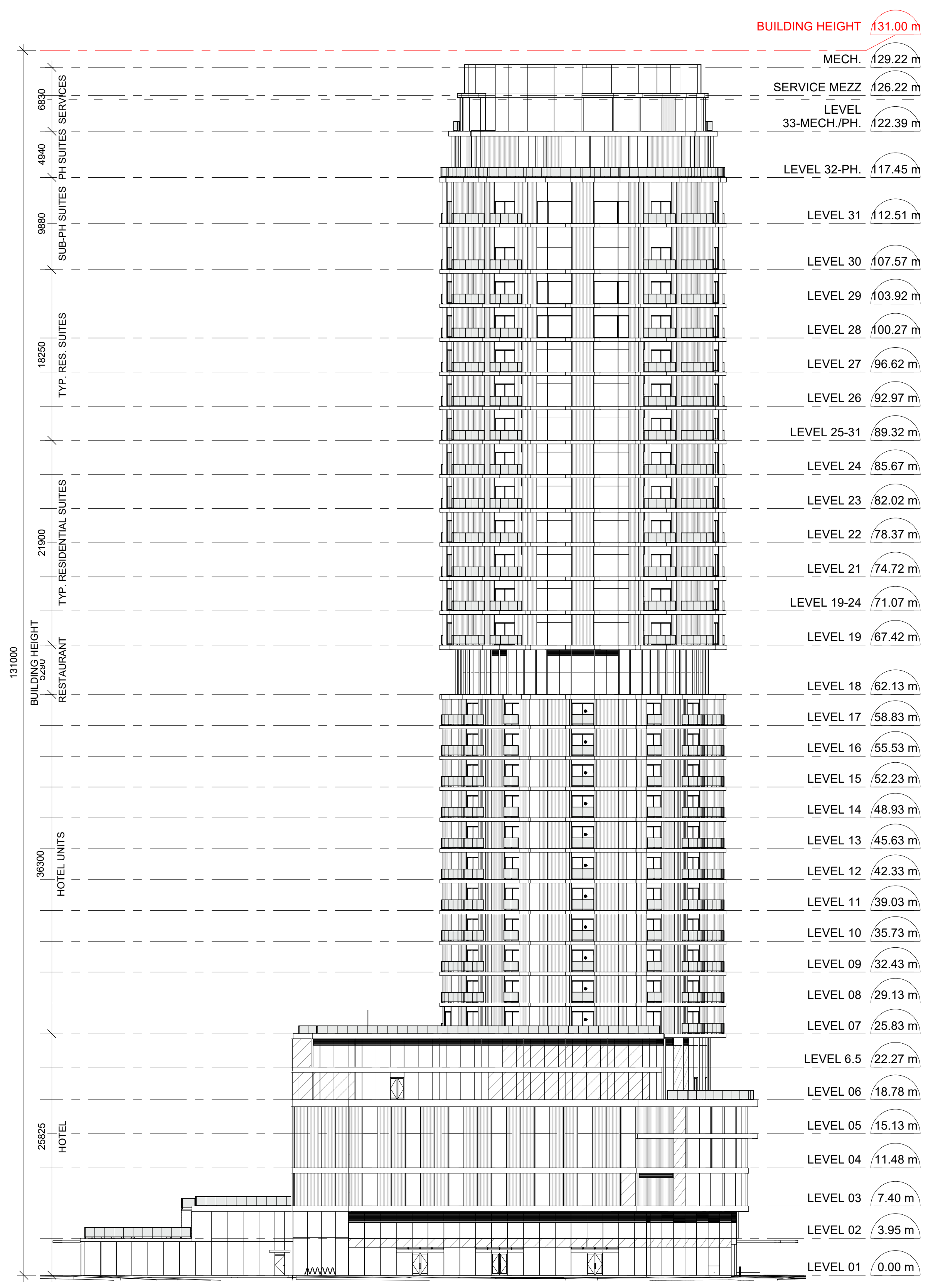
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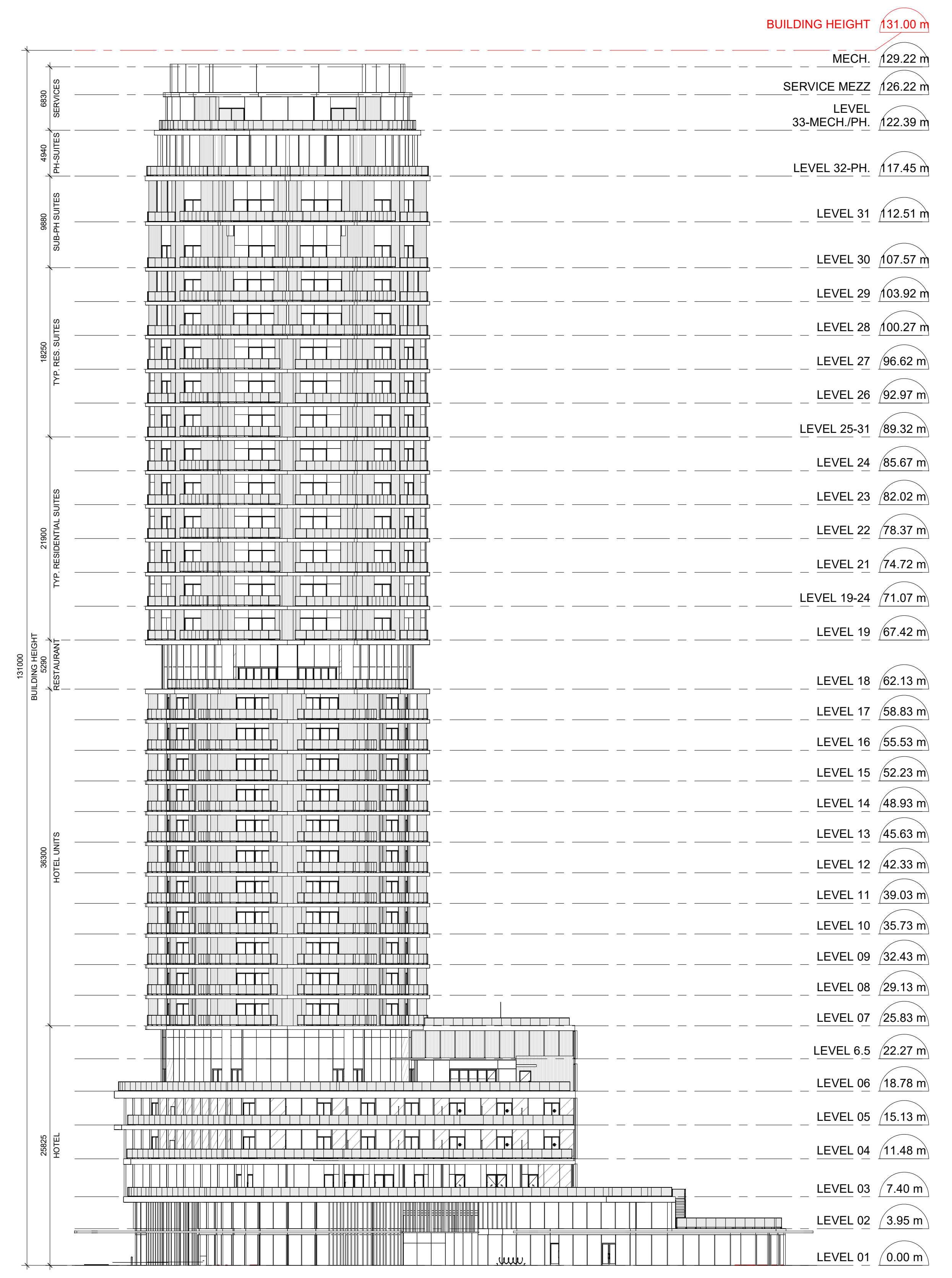
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DP A-2.01



2022-08-24



1 DP-East Elevation 1-300
1 : 300



2 DP-West Elevation 1-300
1 : 300

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

Plan
WEST & EAST BUILDING ELEVATIONS

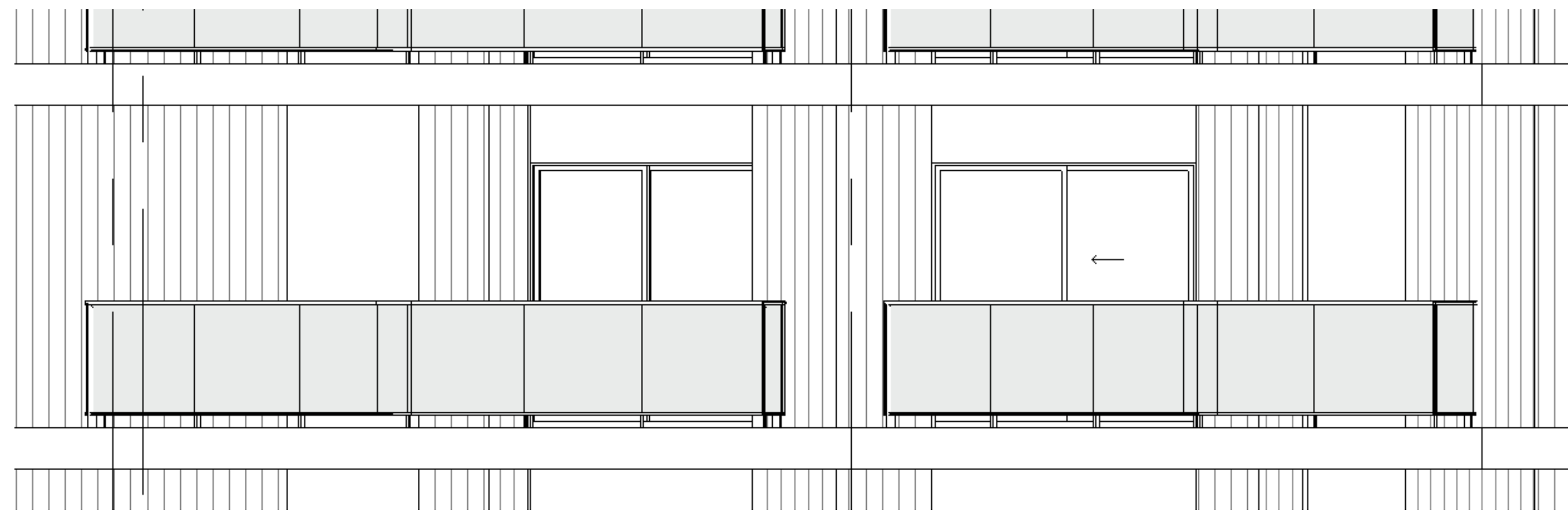
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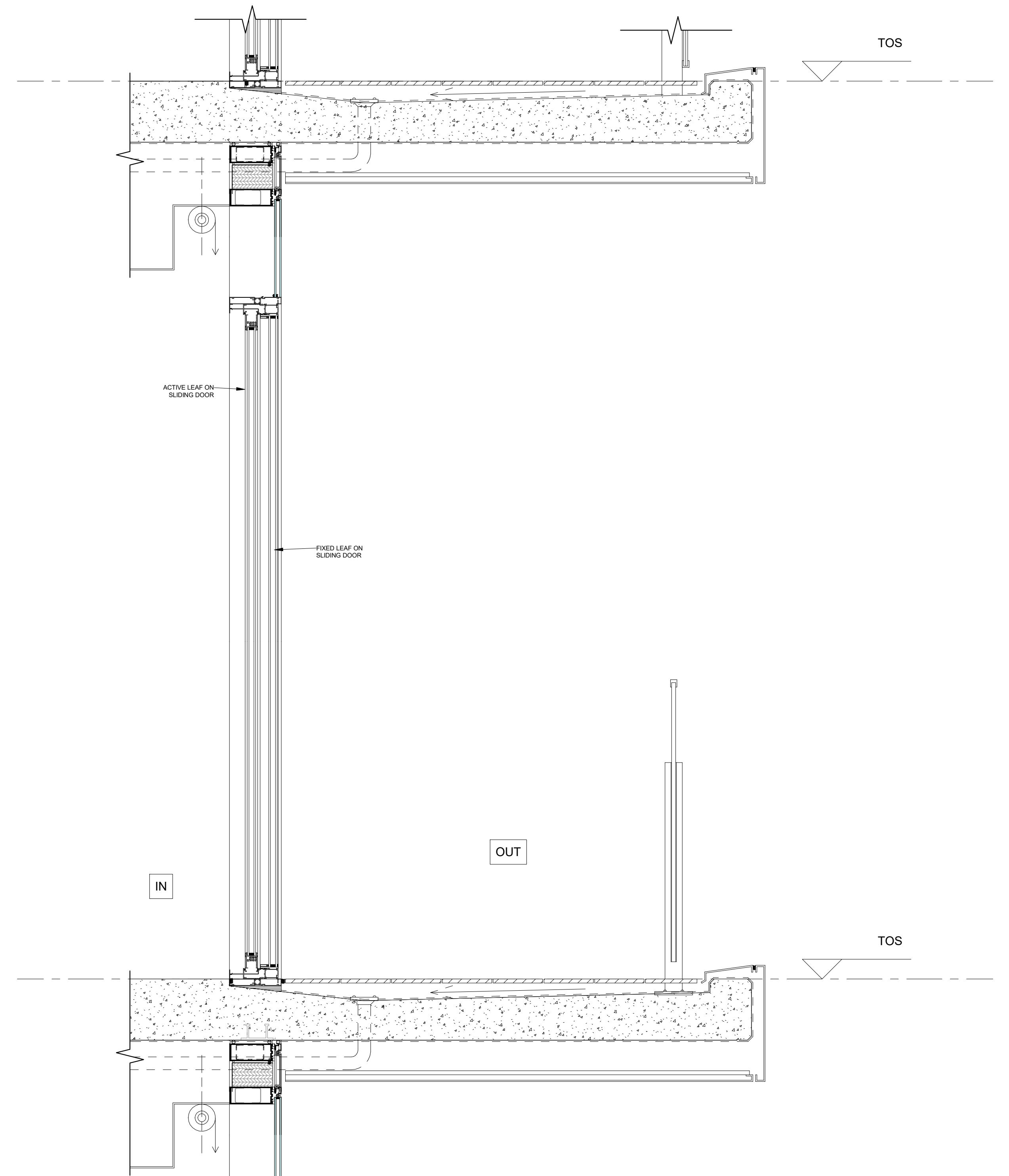
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DP A-2.02



2022-08-24



TYPICAL HOTEL ROOM ELEVATION



1 WALL SECTION DETAIL-05
1 : 10

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

Plan
TOWER FACADE DETAIL

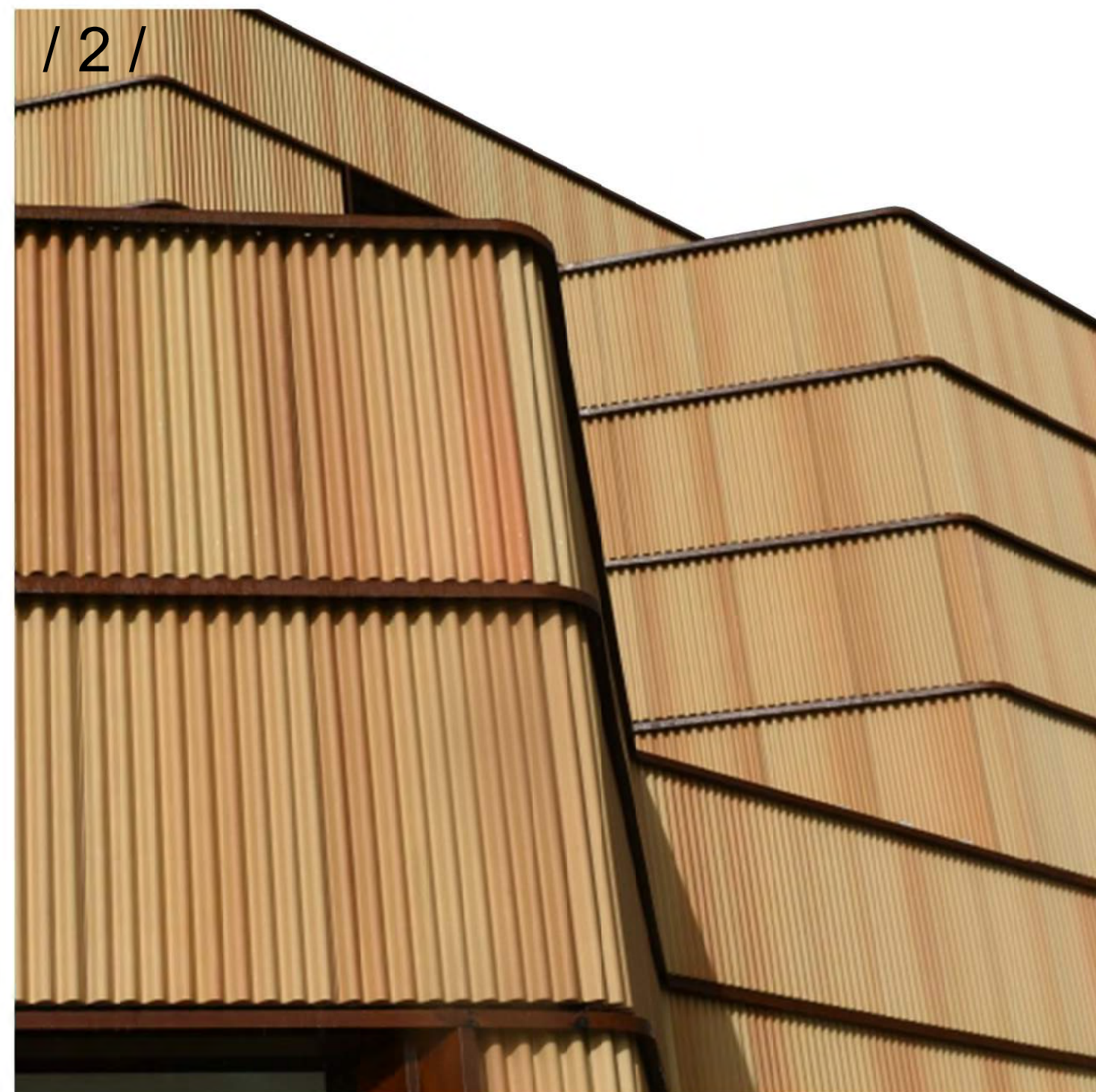
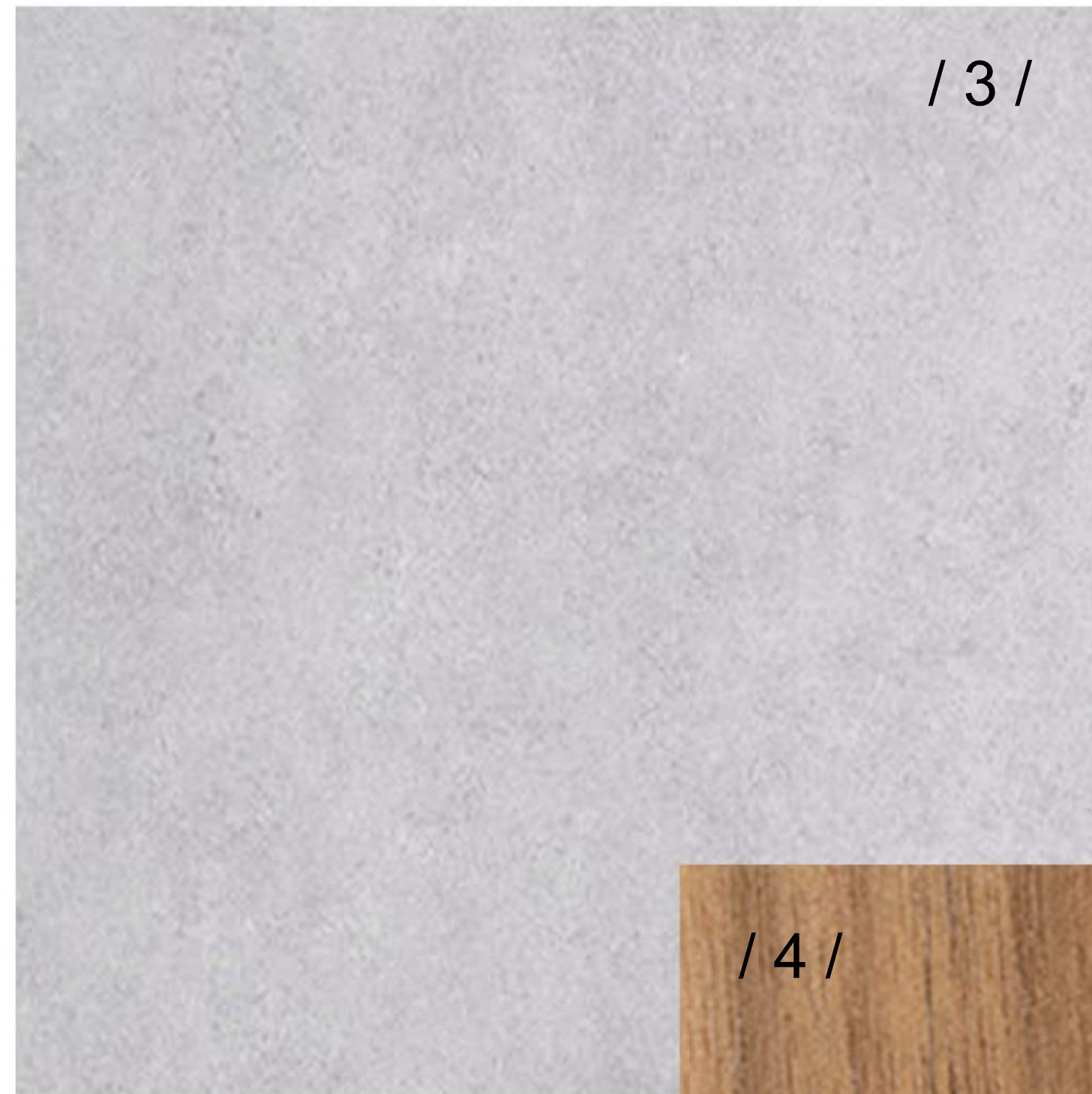
Date
MAR 14, 2022

Scale
As indicated

N°
DP A-3.01



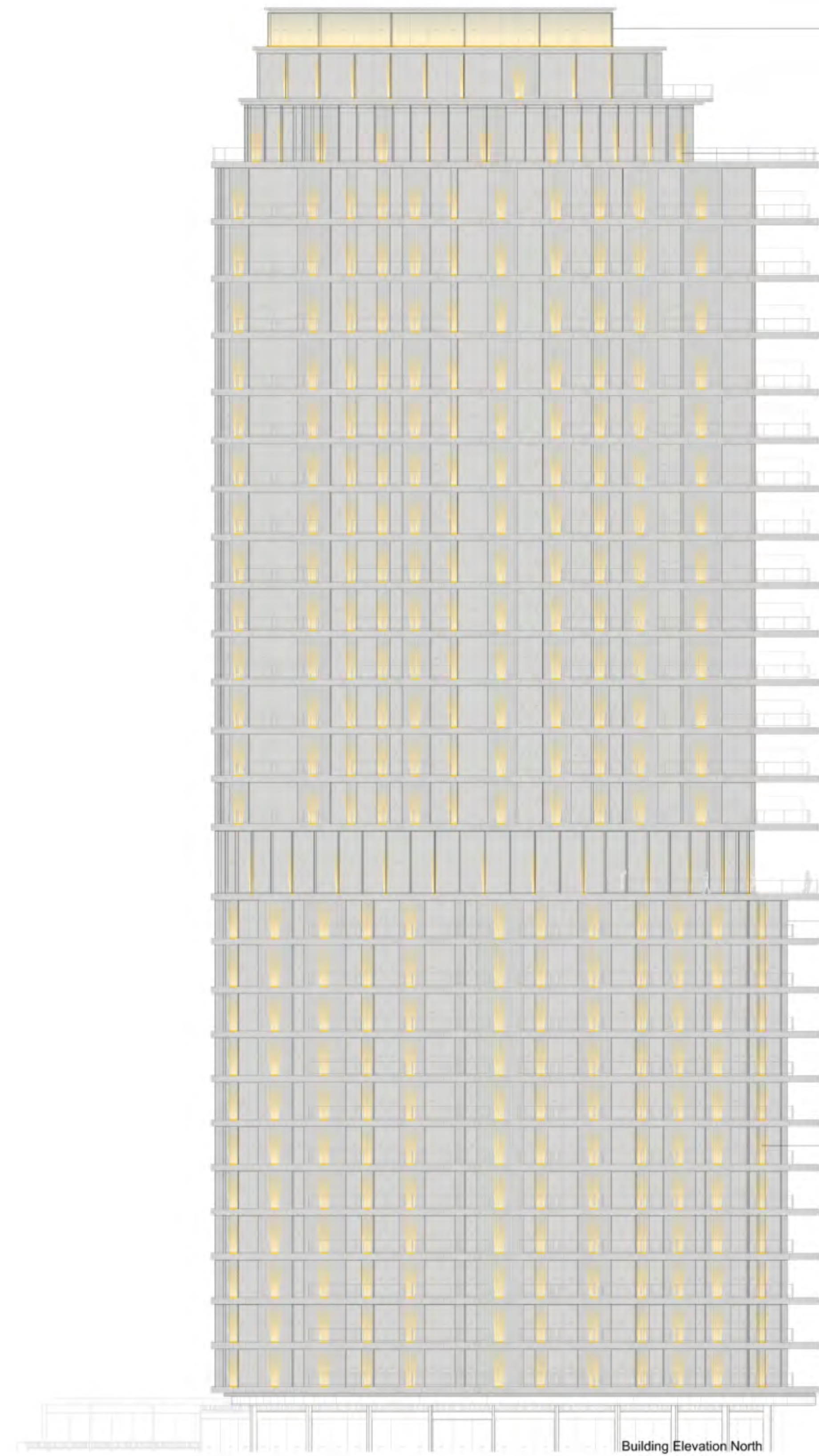
2022-08-24



- 1. Cladding system
- 2. Reference image
- 3. Manufactured cladding

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

- Transparent glass panels handrail



Building Elevation North

/ 1 /

LED outdoor lighting continuously located at the whole top part facade (Upper part)

/ 2 /

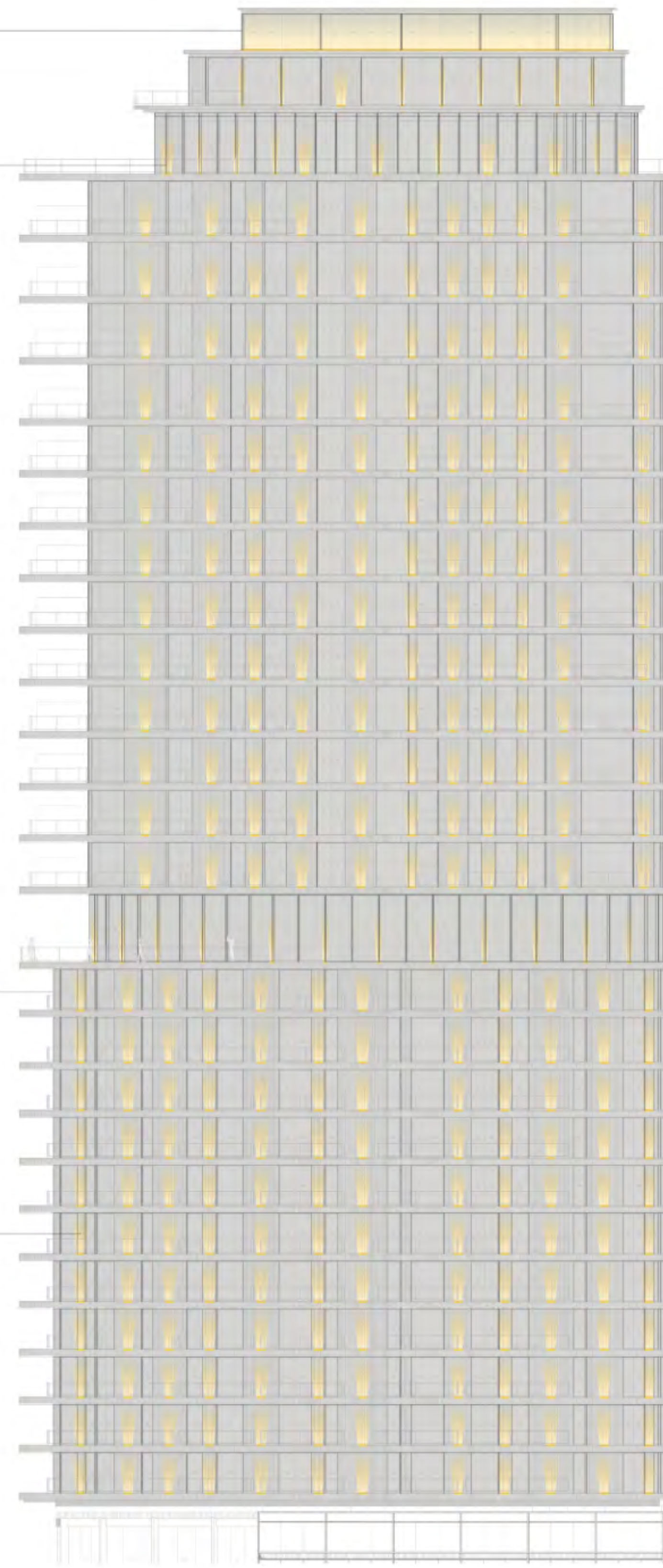
LED outdoor lighting points located at the both facade's steel slats and cladding system part (Penthouse & Technical floors)

/ 3 /

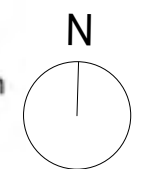
LED outdoor lightpoints located at the facade's steel slats (Skylounge floor)

/ 4 /

LED outdoor lighting points located at the facade's cladding system part (Hotel & Apartments floors)



Building Elevation South



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

Plan
NIGHT LIGHT NORTH & SOUTH BUILDING

Date
MAR 14, 2022

Scale

N°
DP A-3.03

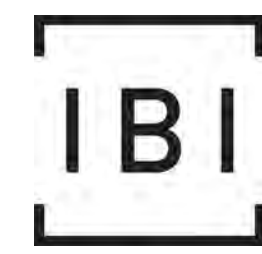


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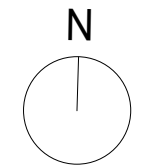
Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
NIGHT LIGHT EAST & WEST BUILDING

Date
MAR 14, 2022

Scale

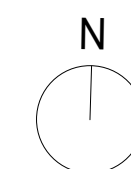
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2022-08-24



A



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

Plan
VIEW OF CITYSCAPE FROM OKANAGAN LAKE

Date
MAR 14, 2022

Scale

N°
DP A-3.05



2022-08-24



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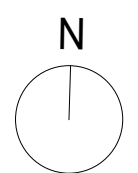
Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
AERIAL FROM OKANAGAN LAKE

Date
MAR 14, 2022

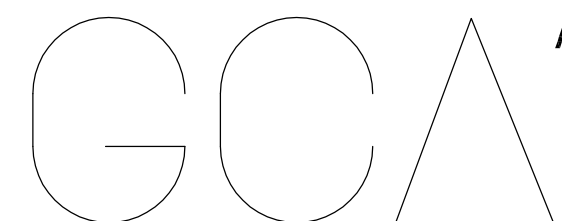
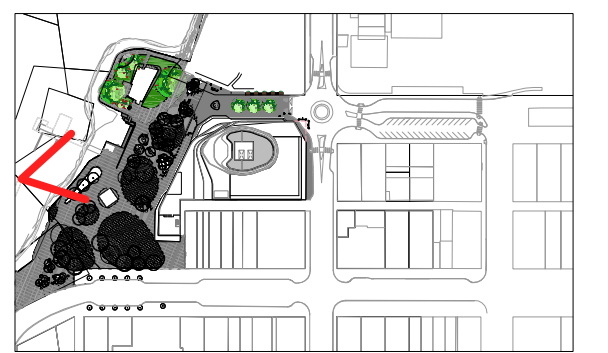
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2022-08-24





Architects

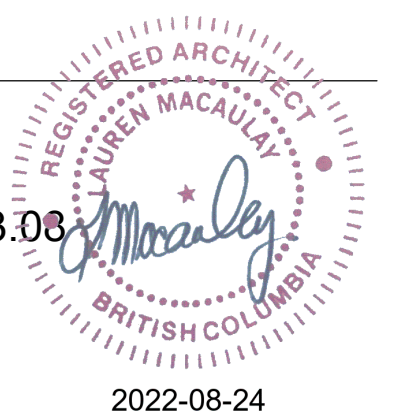
Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
View from Kerry Park

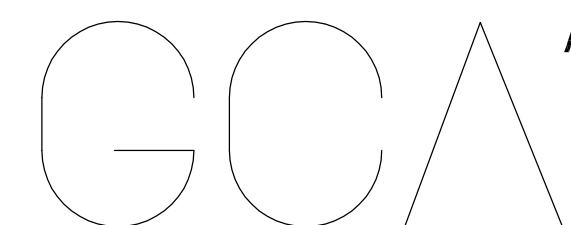
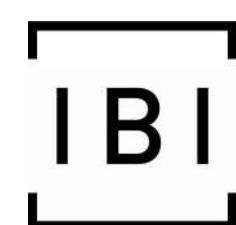
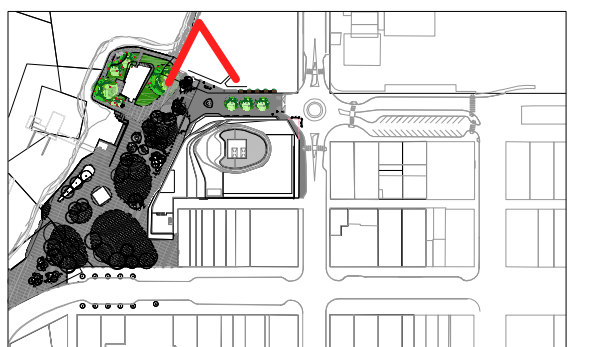
Date
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Scale A1
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N°
DP A-3.08



2022-08-24



Architects

Project 1864
 Downtown Hotel Kelowna
 Kelowna, BC

Plan

View toward the Hotel Lobby

Date

MAR 14, 2022

Scale A1

-

No

DP A-3.09



2022-08-24



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

Plan
VIEW FROM STUART PARK

Date
MAR 14, 2022

Scale

Nº
DP A-3.10



2022-08-24



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

Plan
VIEW FROM QUEENSWAY & WATER STREET

Date
MAR 14, 2022

Scale

N°
DP A-3.11

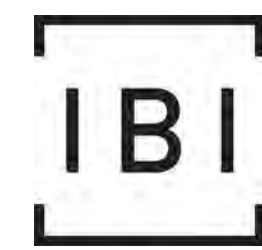


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Project 1864
289 Queensway Ave
Kelowna, B.C.
V1Y 8E6

Plan
VIEW FROM WATER STREET

Date
MAR 14, 2022

Scale

Nº
DP A-3.12



2022-08-24



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Architects

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

Plan
NIGHT TIME VIEW FROM THE MARINA

Date
MAR 14, 2022

Scale

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DP A-3.13



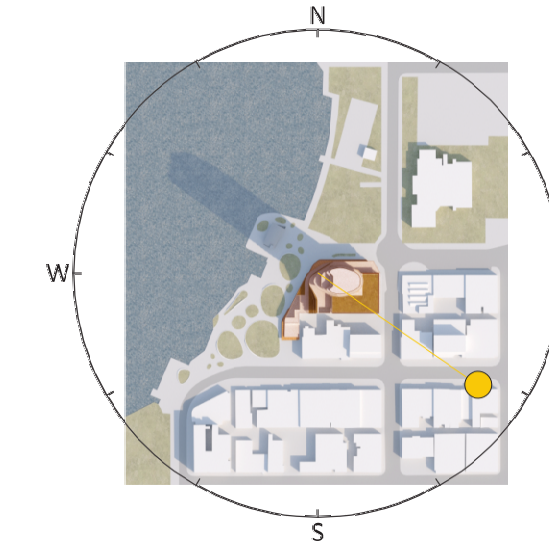
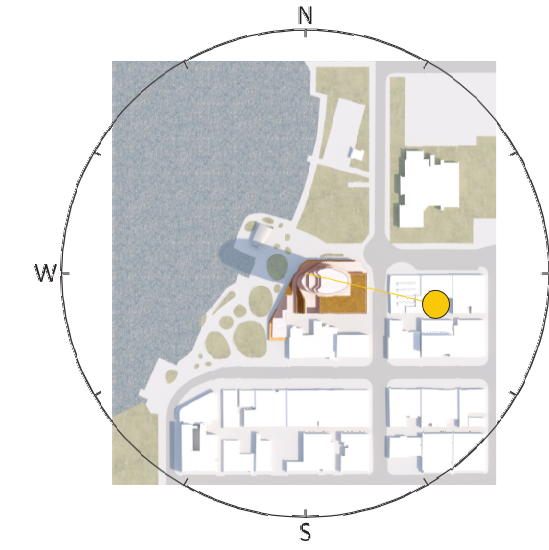
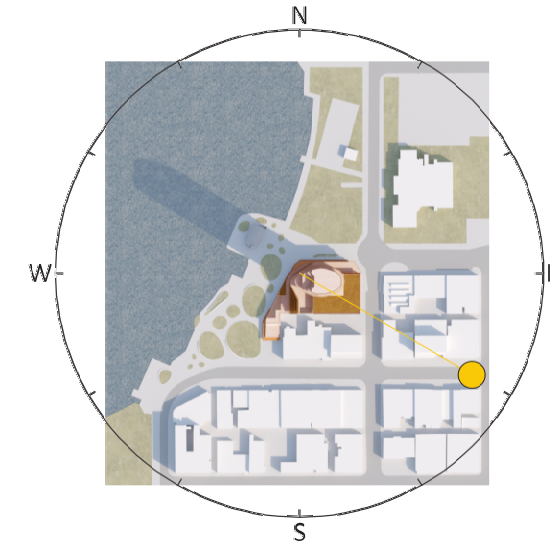
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MARCH 21

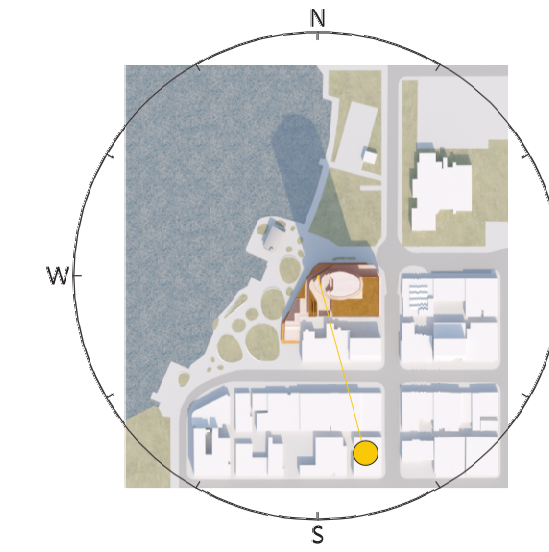
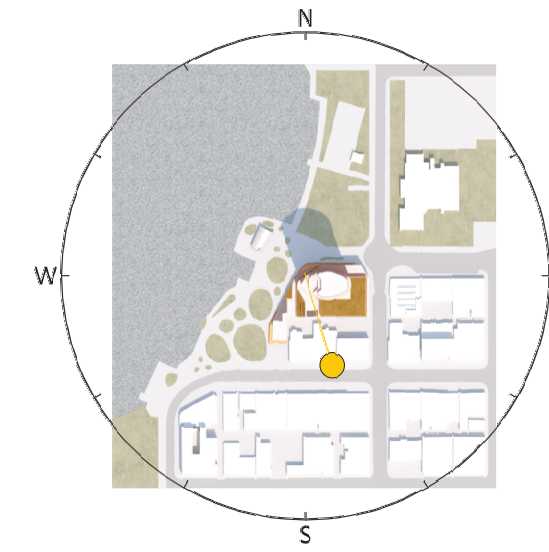
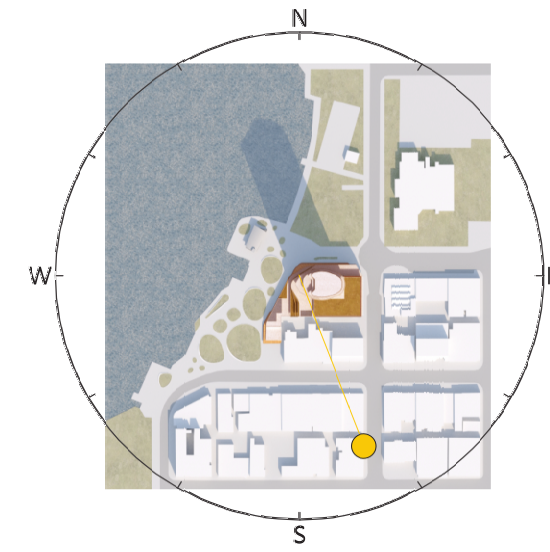
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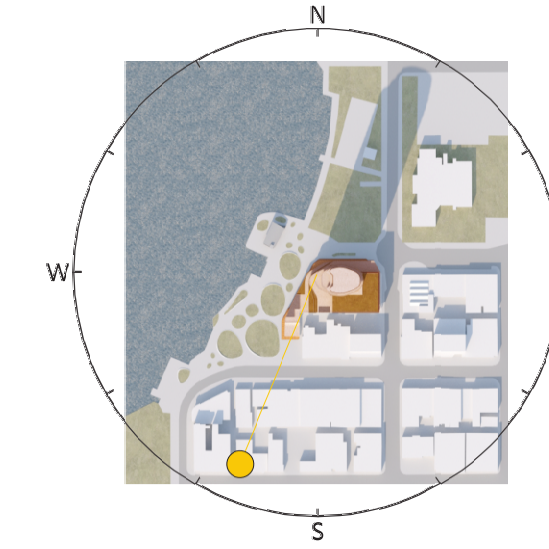
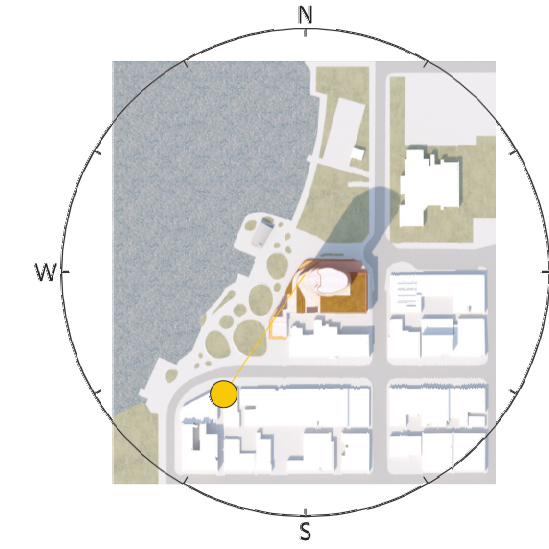
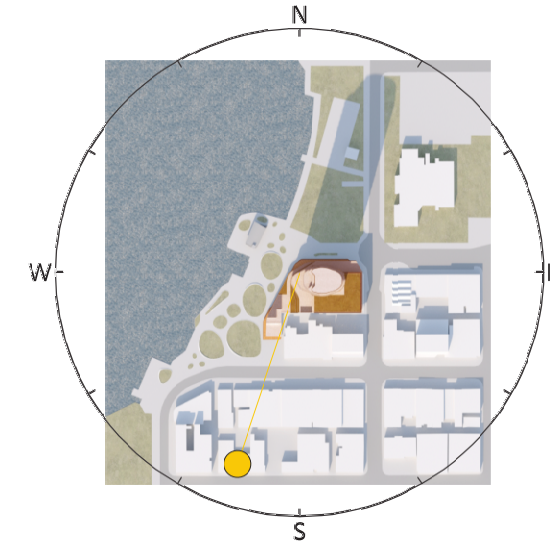
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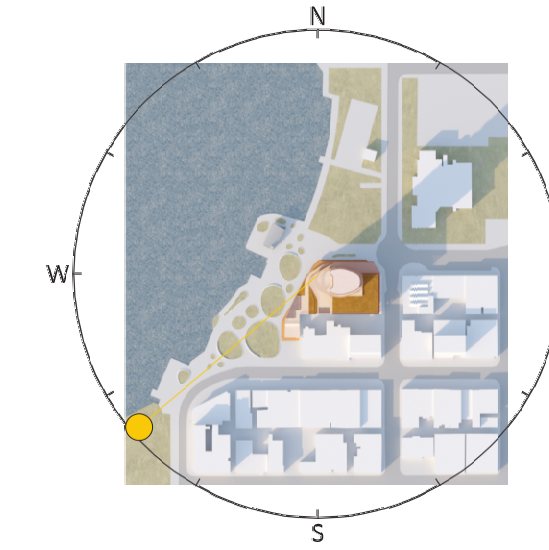
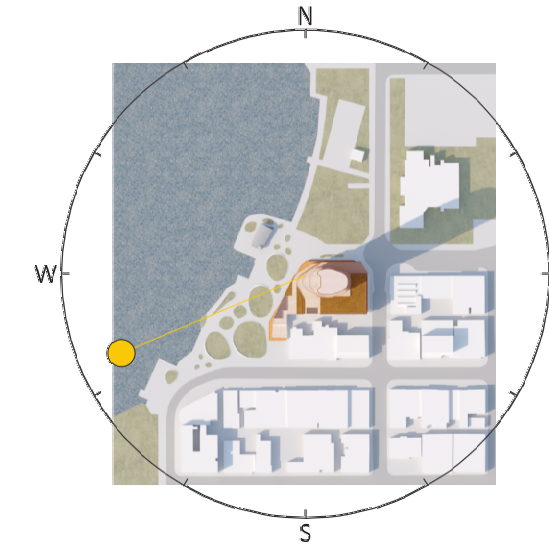
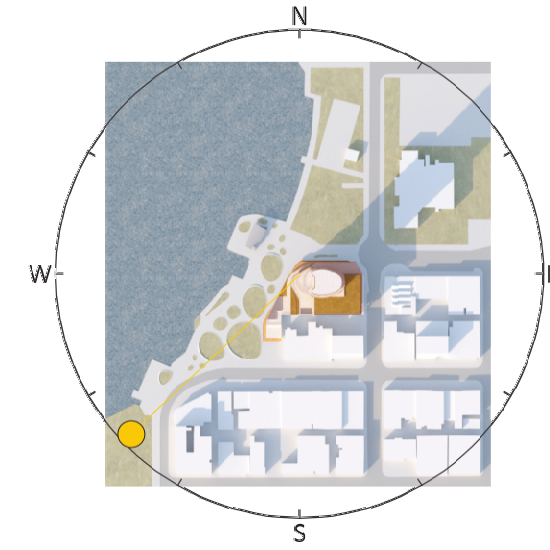
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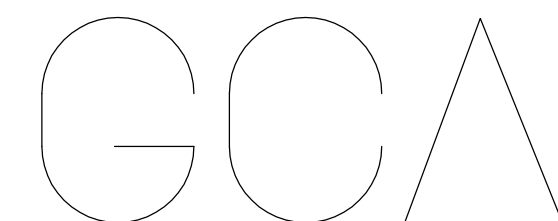
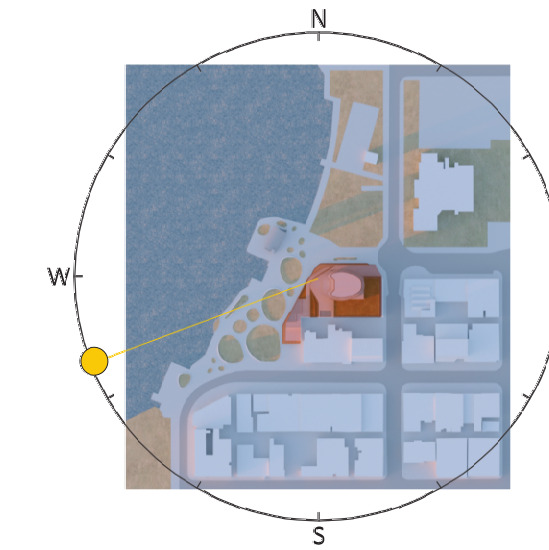
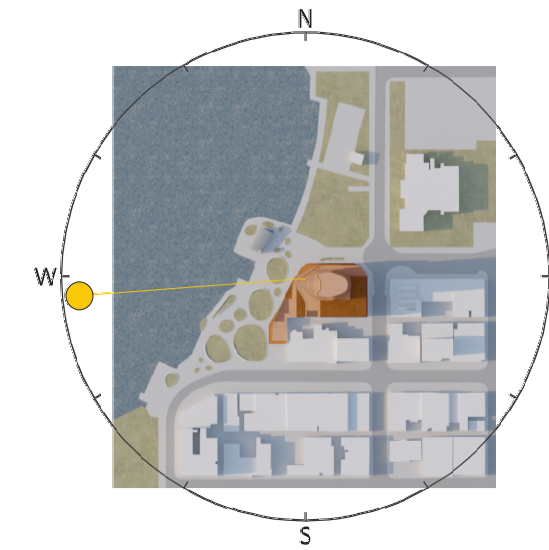
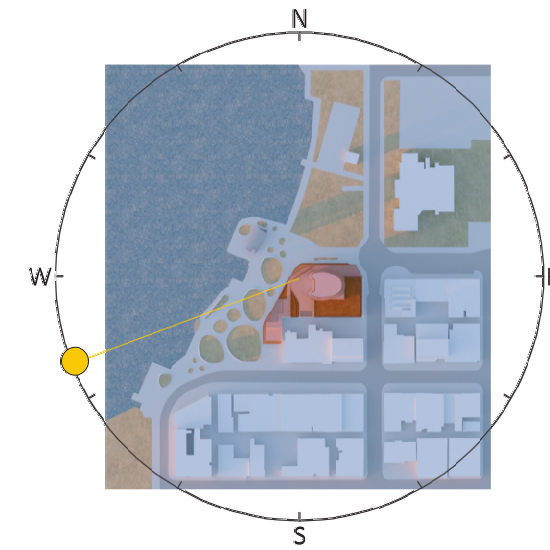
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Architects

Project 1864
Downtown Hotel Kelowna
Kelowna, BC

Plan
Shadow Analysis

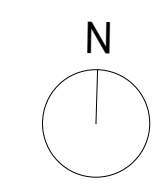
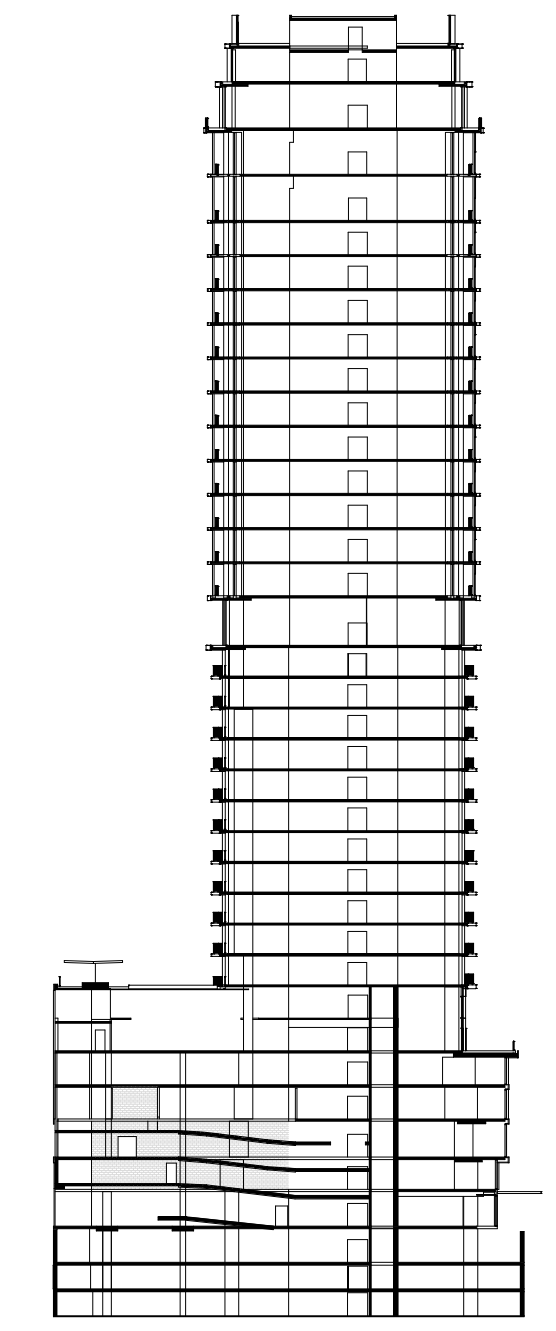
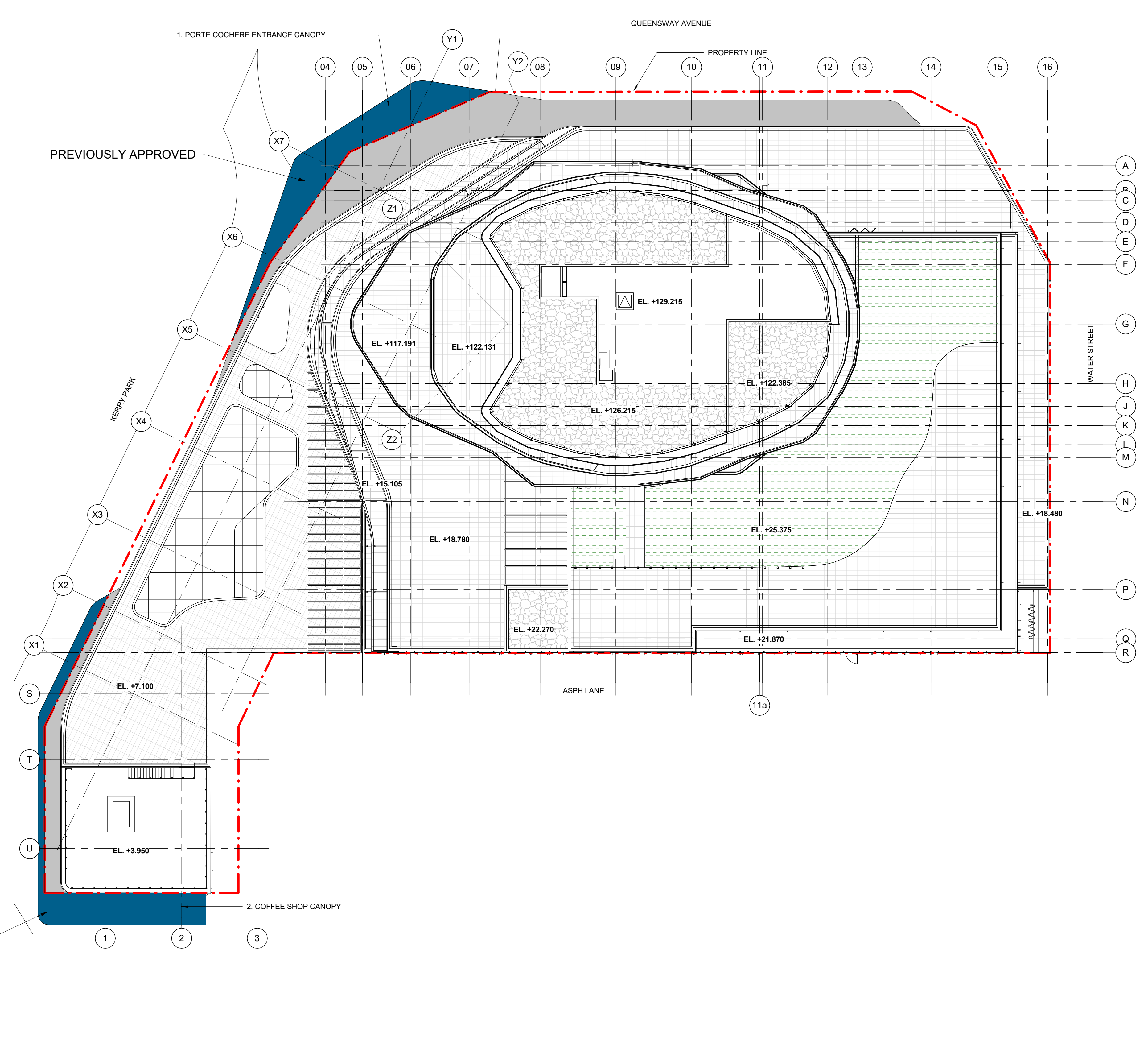
Date
MAR 14, 2022

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DP A-3.14



2022-08-24



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

Plan
PUBLIC PROPERTY ENCROACHMENT PLAN

Date
MAR 14, 2022

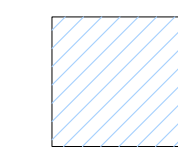
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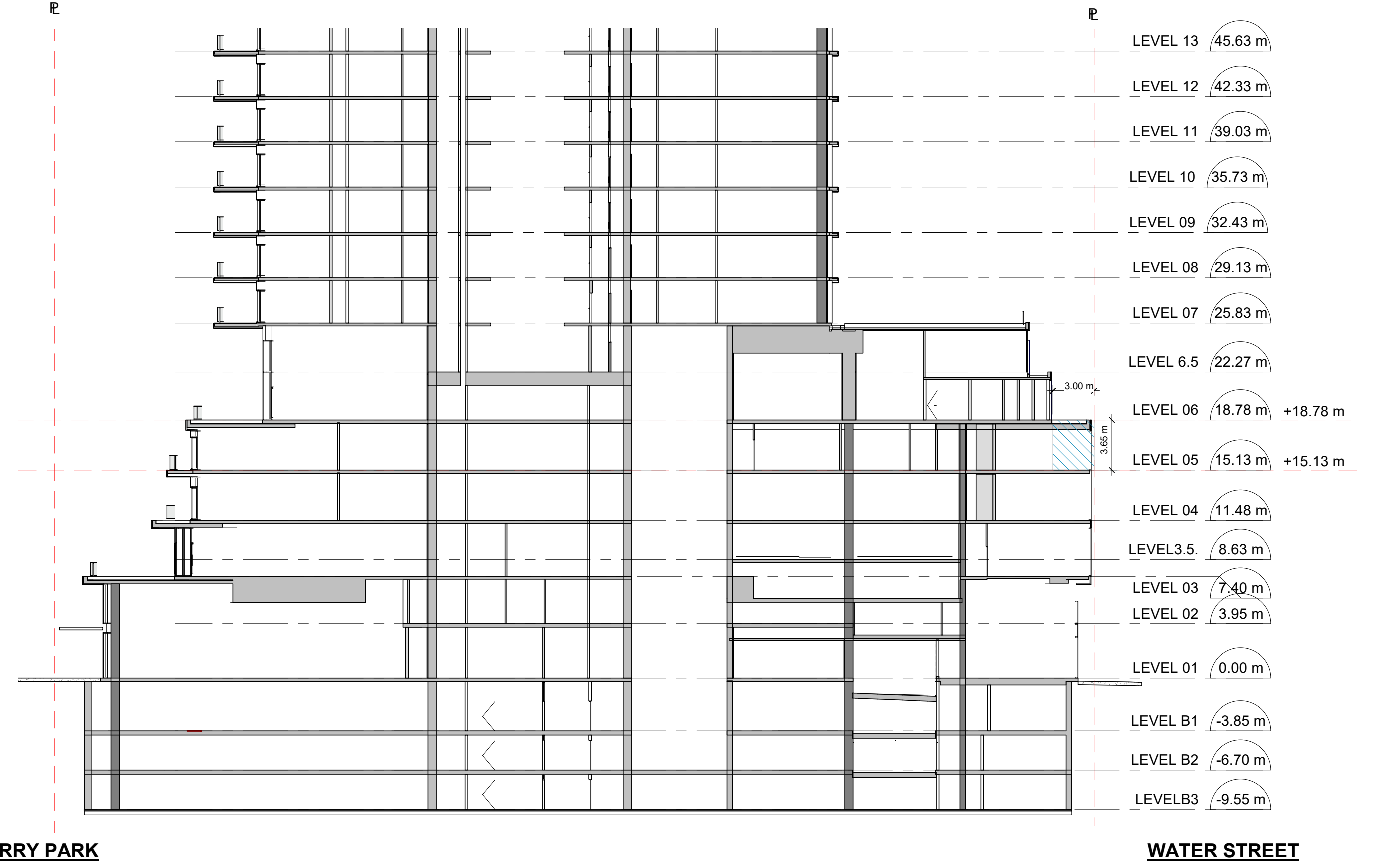
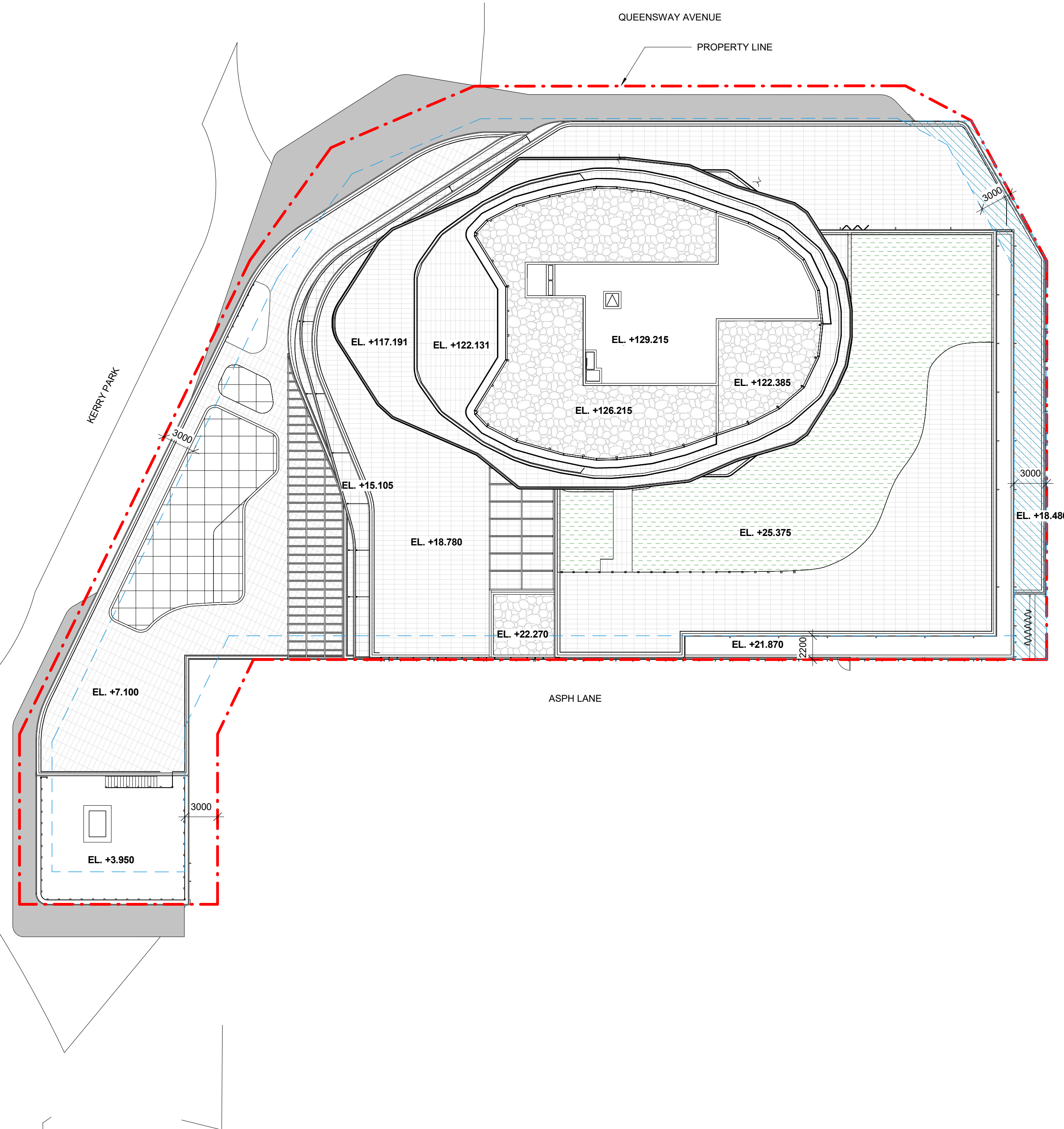
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C7 - PROPOSED SETBACK VARIANCES

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

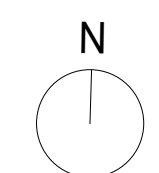
- (h) For Mid-Rise and High-Rise structures:
i. Any portion of a building above 16.0 m or 4 storeys (whichever is lesser) in height must setback a minimum of 3.0 m from all sides, except when abutting a laneway.

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



KERRY PARK

WATER STREET



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

Plan
C7_ PROPOSED SETBACK VARIANCE

Date
MAR 14, 2022

Scale
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Nº
DP A-3.16

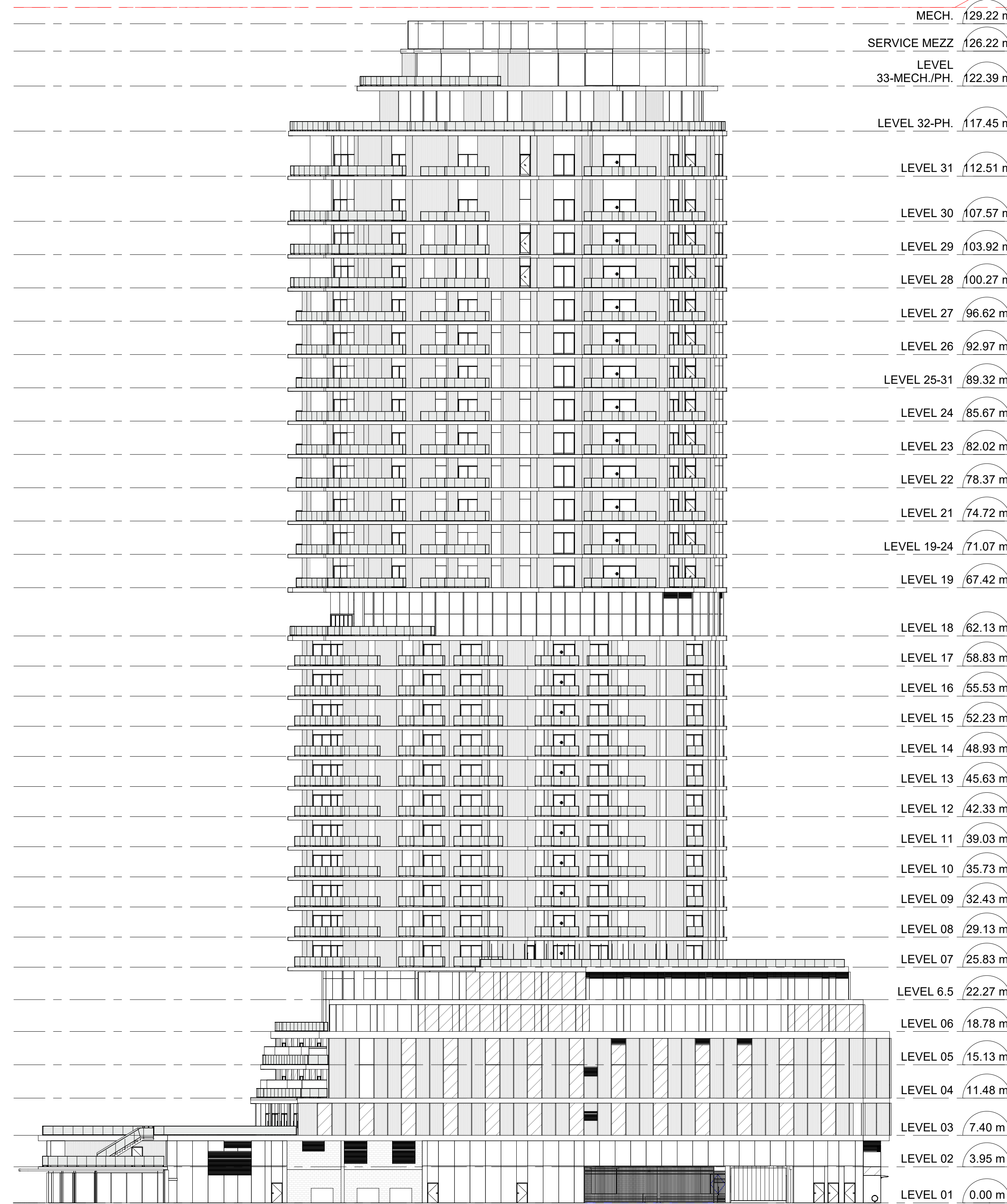


2022-08-24



2022-08-24

BUILDING HEIGHT 131.00 m BUILDING HEIGHT 131 m



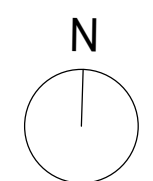
C7 - PROPOSED VARIANCES: BUILDING HEIGHT

-BYLAW REFERENCE:

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

-PROPOSED BUILDING HEIGHT VARIANCE:

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



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Architects

Project 1864

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

Plan

C7- PROPOSED VARIANCES- BUILDING HEIGHT

Date

JULY 07, 2022

Scale

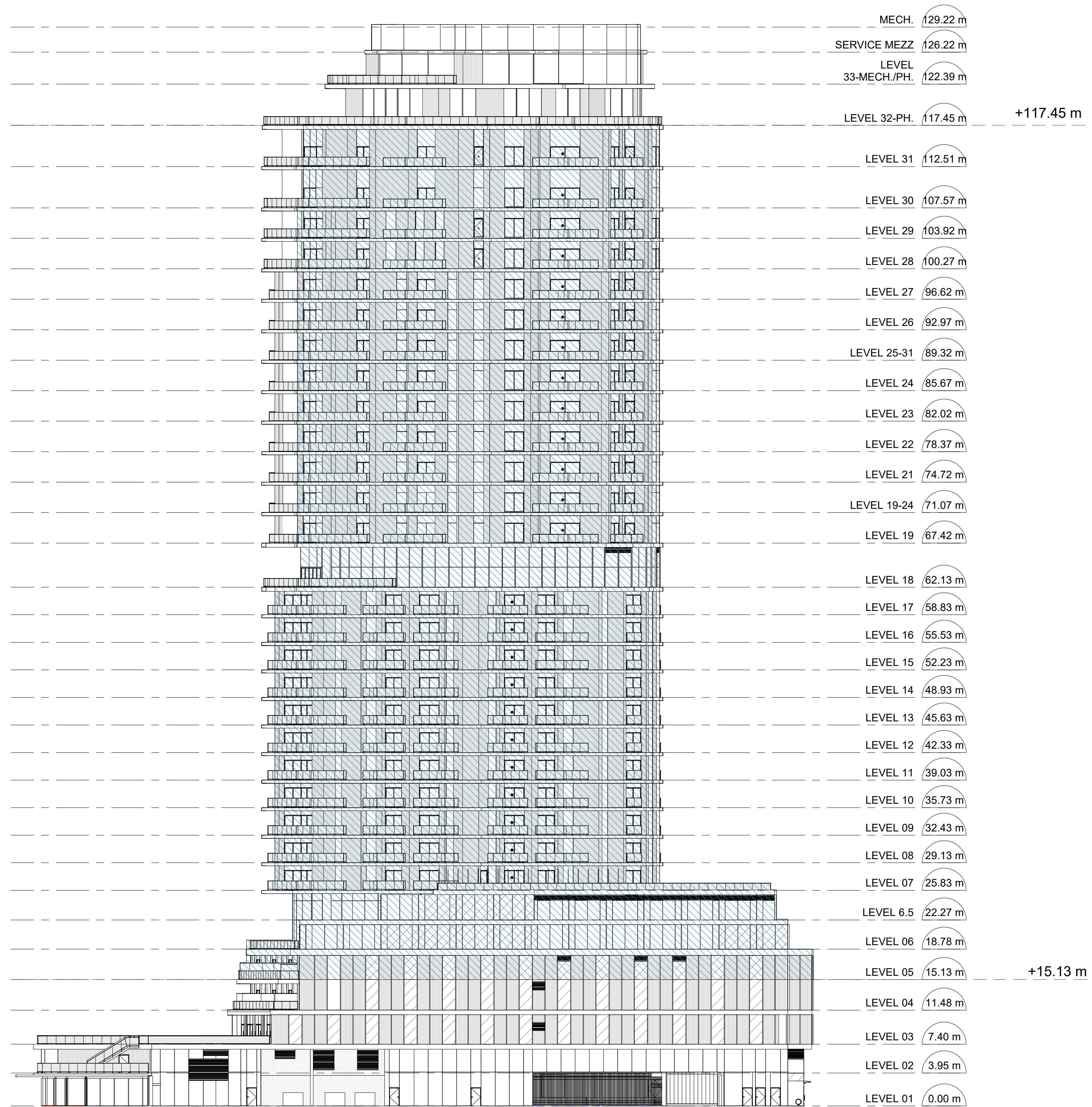
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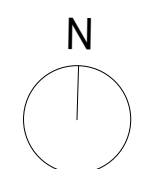
14.7.5 Development Regulations

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

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

Areas representing encroachment into floorplate restriction

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



Architects

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

Plan
C7- PROPOSED VARIANCES -FLOOR PLATE

Date
MAR 14, 2022

Scale
1 : 300

N°
DP A-3.18