

3854-3858 TRUSWELL RD

REZONING APPLICATION - 20 DECEMBER 2017



DRAWING LIST

A0.01	COVERSHEET AND SCHEDULES	NTS
A1.01	SITE PLAN	1:250
A2.01	LEVEL 1 PLAN	3/16=1'-0"
A2.02	LEVEL 2 PLAN	3/16=1'-0"
A2.03	LEVEL 3 PLAN	3/16=1'-0"
A2.04	LEVEL 4 PLAN	3/16=1'-0"
A2.05	LEVEL 5 PLAN	3/16=1'-0"
A2.06	LEVEL 6 PLAN	3/16=1'-0"
A2.07	LEVEL 7 PLAN	3/16=1'-0"
A2.08	LEVEL 8 PLAN	3/16=1'-0"
A2.09	LEVEL 9 AND 10 PLANS	3/16=1'-0"
A2.10	LEVEL 11 AND 12 PLANS	3/16=1'-0"
A2.11	ROOF PLAN	3/16=1'-0"
A3.01	SOUTH ELEVATION	3/16=1'-0"
A3.02	EAST ELEVATION	3/16=1'-0"
A3.03	NORTH ELEVATION	3/16=1'-0"
A3.04	WEST ELEVATION	3/16=1'-0"
A4.01	SHORT SECTION	3/16=1'-0"
A4.02	LONG SECTION	3/16=1'-0"

PROJECT INFORMATION

PROJECT ADDRESS: 3454 AND 3458 TRUSWELL ROAD, KELOWNA, BC
 LEGAL ADDRESS: 3854 - KID: 679782 PL: 83730 LOT A PID: 027-045-773
 3858 - KID: 675733 PL: 83125 LOT A PID: 026-978-784
 SITE AREA: 56,336 SF (5233.8 SM)
 PROPOSED ZONING: C9 - TOURIST COMMERCIAL
 PROPOSED USE: APARTMENT HOTEL
 PROPOSED VARIANCE: HEIGHT

PERMITTED AND PROPOSED FAR AREA

PERMITTED FAR: 1.5 (AS PER C9 ZONING)
 PERMITTED AREA: 84,504 SF (7,850.7 SM)
 PROPOSED FAR: 1.5
 PROPOSED AREA: 84,504 SF (7,850.7 SM)

PROPOSED VARIANCE

ALLOWABLE HEIGHT: 22M (72.17')
 ALLOWABLE LEVELS: 6 LEVELS
 PROPOSED HEIGHT: 37.34M (122.51')
 NUMBER OF LEVELS: 12 LEVELS

BUILDING SUMMARY

	LEVEL	GROSS FLOOR AREA (GFA)			EXCLUSIONS				FAR FLOOR AREA		
		PARKING & SERVICES [SF]	RESIDENTIAL [SF]	SUBTOTAL [SF]	PARKING & SERVICES [SF]	AMENITY [SF]	LOBBY [SF]	COMMON SPACE [SF]	SUB TOTAL [SF]	FAR AREA [SF]	FAR
PARKING / AMENITY / RESIDENTIAL	1	23,841	7,135	30,976	23,811	1,290	3,225	0	28,326	2,650	0.047
RESIDENTIAL	2	-	11,570	11,570	-	-	-	1,556	1,556	10,014	0.178
	3	-	11,570	11,570	-	-	-	1,402	1,402	10,168	0.180
	4	-	11,570	11,570	-	-	-	1,402	1,402	10,168	0.180
	5	-	9,738	9,738	-	-	-	1,010	1,010	8,728	0.155
	6	-	9,738	9,738	-	-	-	1,010	1,010	8,728	0.155
	7	-	9,738	9,738	-	-	-	1,010	1,010	8,728	0.155
	8	-	8,698	8,698	-	-	-	869	869	7,829	0.139
	9	-	6,783	6,783	-	-	-	955	955	5,828	0.103
	10	-	6,080	6,080	-	-	-	953	953	5,127	0.091
	11	-	5,376	5,376	-	-	-	1,031	1,031	4,345	0.077
	12	-	2,886	2,886	-	-	-	677	677	2,209	0.039
	TOTAL		23,841	100,882	124,723	23,811	1,290	3,225	11,875	40,201	84,522

RESIDENTIAL UNIT SUMMARY

LEVEL	UNITS	A	B	C	D	E	F	G	Y	Z	TOTAL	2BR+D	3BR+D	TOTAL UNITS
1	2	-	-	-	-	-	-	-	1,310	1,310	2,620	2		2
2	7	1,416	1,413	1,328	1,854	1,174	1,413	1,416	-	-	10,014	4	3	7
3	7	1,416	1,413	1,328	1,854	1,328	1,413	1,416	-	-	10,168	4	3	7
4	7	1,416	1,413	1,328	1,854	1,328	1,413	1,416	-	-	10,168	4	3	7
5	6	1,416	1,294	1,635	-	1,664	1,303	1,416	-	-	8,728	2	4	6
6	6	1,416	1,294	1,635	-	1,664	1,303	1,416	-	-	8,728	2	4	6
7	6	1,416	1,294	1,635	-	1,664	1,303	1,416	-	-	8,728	2	4	6
8	5	1,241	1,974	-	-	1,895	1,303	1,416	-	-	7,829	2	3	10
9	4	1,241	1,600	-	-	-	1,746	1,241	-	-	5,828	1	3	4
10	3	2,152	-	-	-	-	1,746	1,241	-	-	5,139	1	2	3
11	2	2,152	-	-	-	-	-	2,193	-	-	4,345		2	2
12	1	-	-	-	-	-	-	2,209	-	-	2,209		1	1
	56	10	8	6	3	7	9	11	1	1	84,504	24	32	56

PARKING

AS PER CITY OF KELOWNA CONSOLIDATED ZONING BYLAW NO. 8000, SECTION 8, TABLE 8.1 (PARKING SCHEDULE) - FOR APARTMENT HOTELS - 1.0 SPACES PER SLEEPING UNIT; 1.0 SPACES PER 7 DWELLING UNITS SHALL BE DESIGNATED AS VISITOR PARKING SPACES.

TOTAL UNITS: 56

	FULL	MEDIUM	COMPACT	TOTAL
BYLAW RATIO	50%	40%	10%	100%
REQUIRED STALLS	28	23	5	56
REQUIRED VISITOR STALLS	4	3	1	8
REQUIRED STALLS	32	26	6	64
PROPOSED STALLS	31	22	6	59
PROPOSED VISITOR STALLS	8	0	0	8
TOTAL PROPOSED STALLS	39	22	6	67

LOADING

AS PER CITY OF KELOWNA CONSOLIDATED ZONING BYLAW NO. 8000, SECTION 8, TABLE 8.2 (LOADING SCHEDULE) - THERE ARE NO REQUIREMENTS FOR ON-SITE LOADING.

BICYCLE PARKING

AS PER CITY OF KELOWNA CONSOLIDATED ZONING BYLAW NO. 8000, SECTION 8, TABLE 8.3 (BICYCLE PARKING SCHEDULE) - FOR APARTMENT HOUSING - CLASS 1: 0.5/DWELLING UNIT, CLASS 2: 0.1/DWELLING UNIT

	CLASS 1	CLASS 2	TOTAL
REQUIRED BICYCLE STALLS	29	6	35
PROPOSED BICYCLE STALLS	30	6	36

CONTACT AND PROJECT INFORMATION

PROPERTY OWNER
 1118619 B.C. LTD.
 303-1388 WEST BROADWAY
 VANCOUVER, BC V6H 1H2

CONTACT
 JASON SU
 jason.su@minglian.ca
 604.620.3598

ARCHITECT
 GBL ARCHITECTS INC.
 139 EAST 8TH AVENUE
 VANCOUVER, BC V5T 1R8

CONTACT
 THOMAS LEE, ARCHITECT AIBC
 tlee@gblarchitects.com
 P: 604.736.1156
 AMELA BRUDAR, ARCHITECT AIBC
 abrudar@gblarchitects.com
 P: 604.736.1156

CIVIC ADDRESS AND LEGAL ADDRESS
 3854 TRUSWELL ROAD
 PLAN #: 83730
 LOT #: A
 PID: 027-045-773

3858 TRUSWELL ROAD
 PLAN #: 83125
 LOT #: A
 PID: 026-978-784



GBL ARCHITECTS
 139 EAST 8TH AVENUE
 VANCOUVER, CANADA V5T 1R8
 T: 604.736.1156 F: 604.731.5279
 GBLARCHITECTS.COM

DESIGN: RESERVED. THE PLAN AND DESIGN ARE THE PROPERTY OF GBL ARCHITECTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.
 PLOT INFO.

NOTES

NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	20 DEC 2017	REZONING APPLICATION

3854 - KID:679782 PL:83730 LOT A
 3858 - KID:675733 PL:83125 LOT A

3858 TRUSWELL KELOWNA, BC

RESIDENTIAL DEVELOPMENT

COVERSHEET STATS

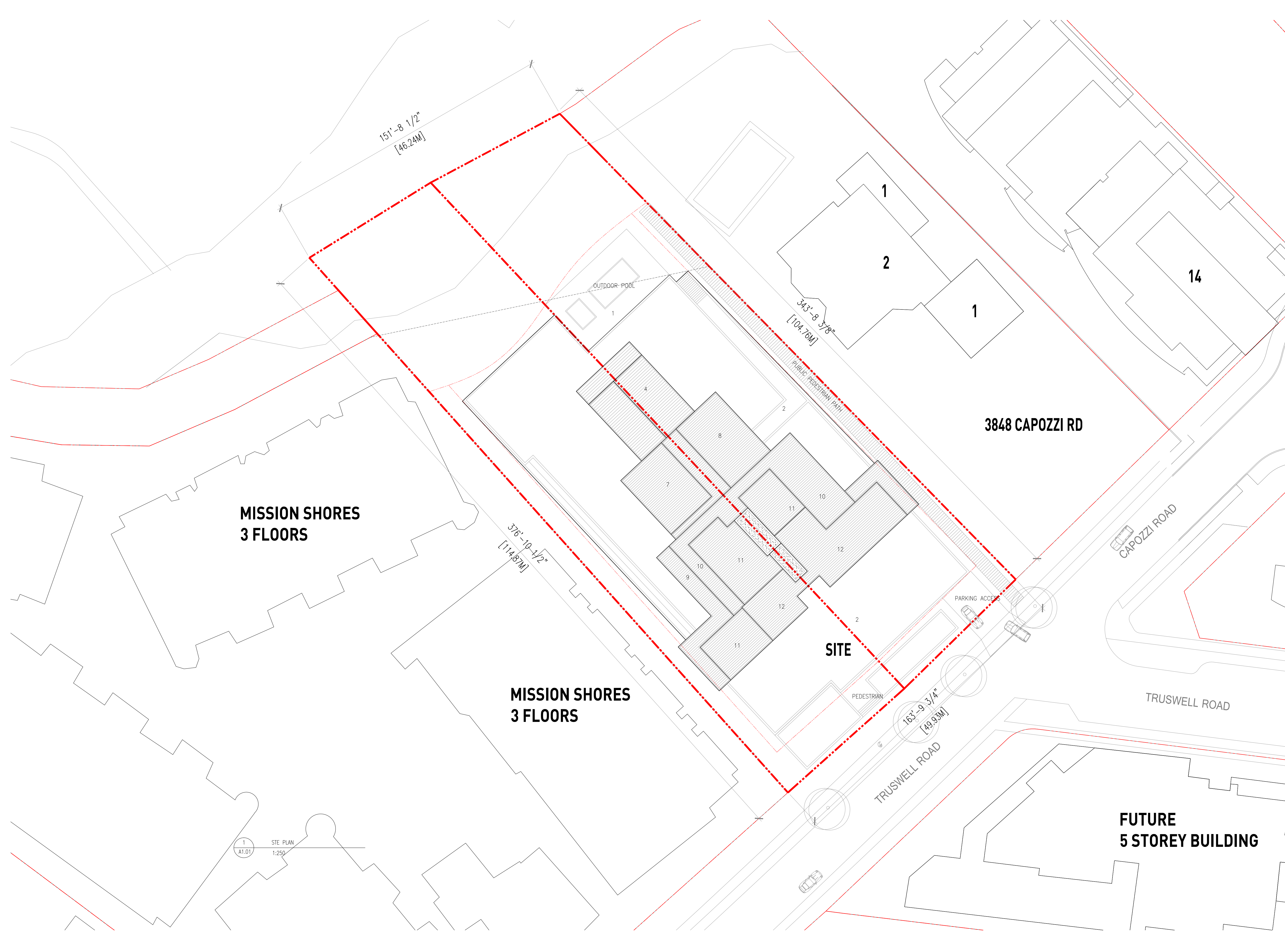
DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

TCL
 -
 NTS
 17041

A0.01

NO.	DATE	REMARKS
1	20 DEC 2017	REZONING APPLICATION

DATE	TCL
DRAWN BY	-
CHECKED BY	-
SCALE	1:250
JOB NUMBER	17041



**MISSION SHORES
 3 FLOORS**

**MISSION SHORES
 3 FLOORS**

SITE

3848 CAPOZZI RD

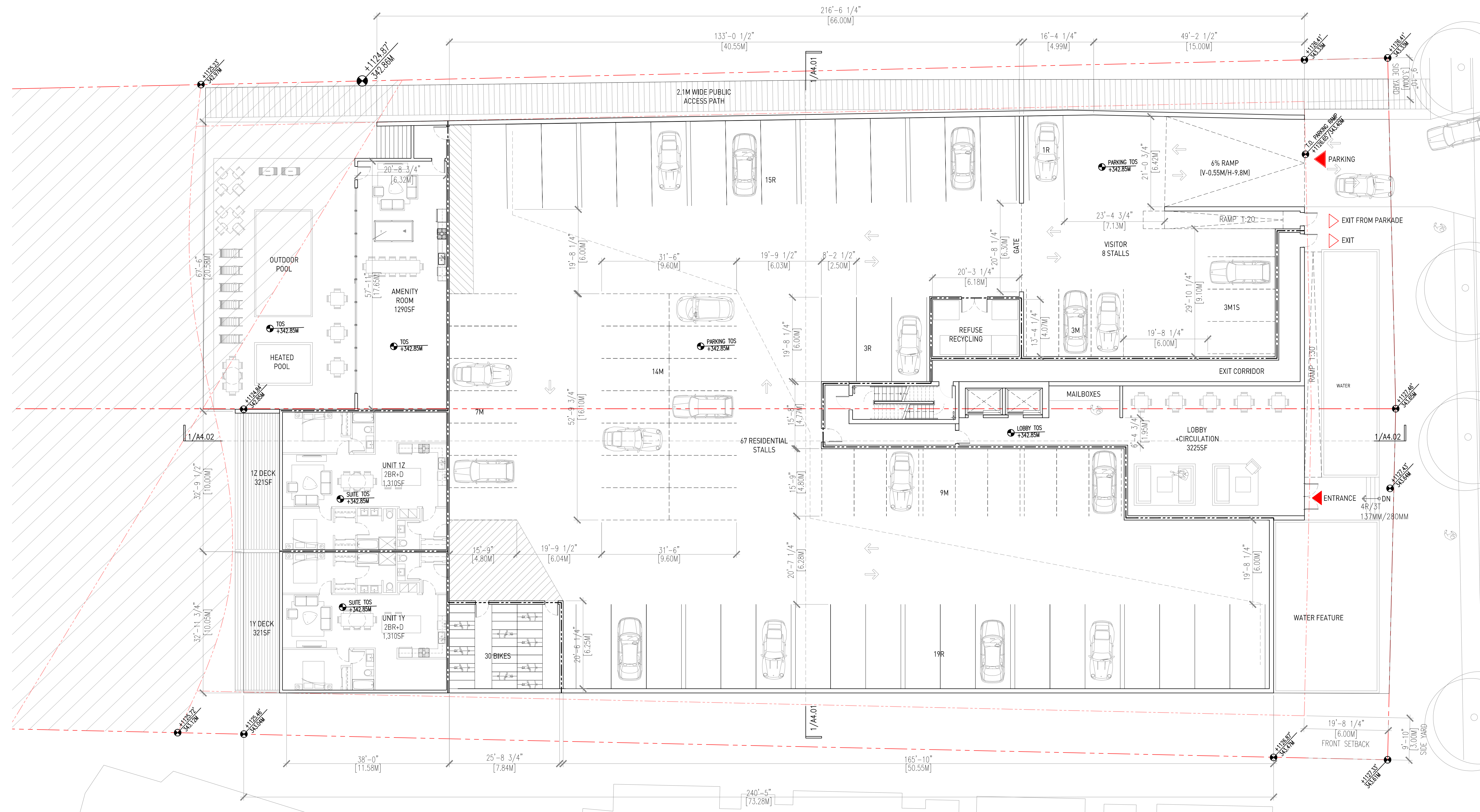
CAPOZZI ROAD

TRUSWELL ROAD

TRUSWELL ROAD

**FUTURE
 5 STOREY BUILDING**

1
 A1.01
 SITE PLAN
 1:250



1 LEVEL 1 FLOOR PLAN
 A2.01 3/16"=1'-0" (1:128)

NOTES

NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	20 DEC 2017	REZONING APPLICATION

3854 - KID679782 PL83730 LOT A
 3858 - KID675733 PL83125 LOT A

**3858 TRUSWELL
 KELOWNA, BC**

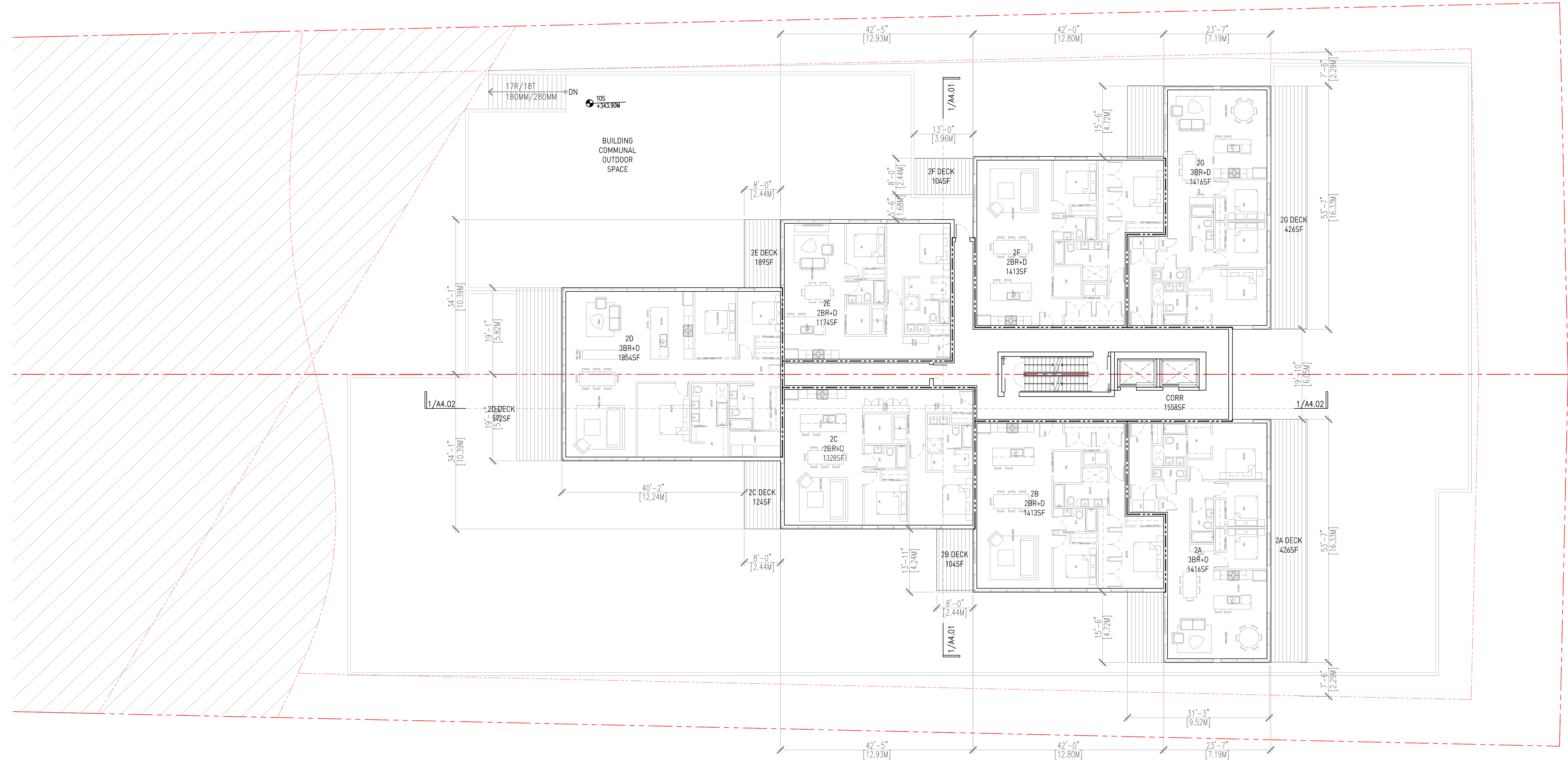
RESIDENTIAL DEVELOPMENT

LEVEL 2 PLAN

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

TCL
 -
 3/16"=1'-0"
 17041

1 LEVEL 2 FLOOR PLAN
 A2.02 3/16"=1'-0" (1:128)



NOTES

NO.	DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	20 DEC 2017	REZONING APPLICATION

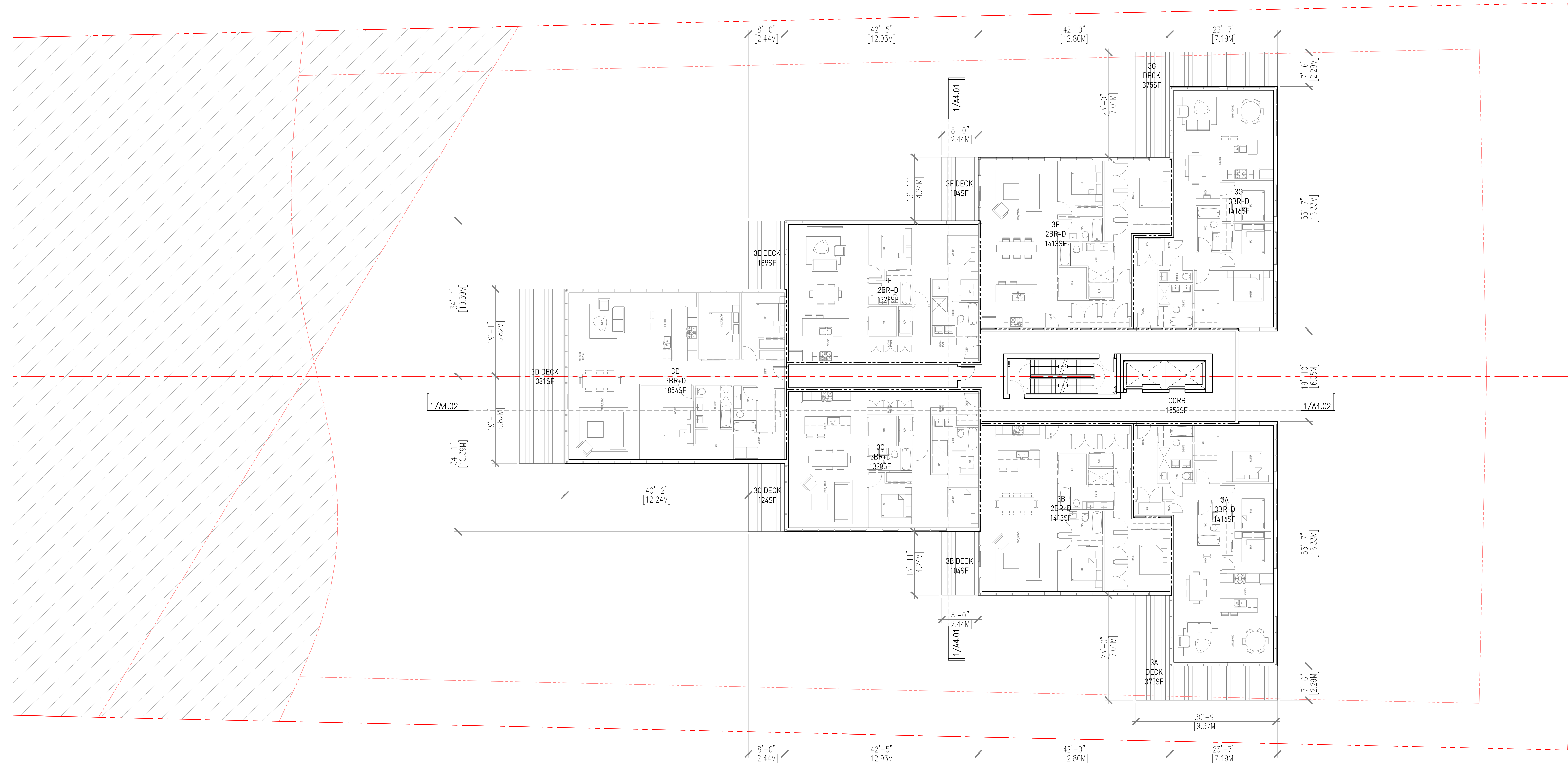
3854 - KID679782 PL83730 LOT A
 3858 - KID675733 PL83125 LOT A

3858 TRUSWELL KELOWNA, BC

RESIDENTIAL DEVELOPMENT

LEVEL 3 PLAN

DATE	TCL
DRAWN BY	-
CHECKED BY	-
SCALE	3/16"=1'-0"
JOB NUMBER	17041



1 LEVEL 3 FLOOR PLAN
 A2.03 3/16"=1'-0" (1:128)

NOTES
 NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	20 DEC 2017	REZONING APPLICATION

3854 - KID679782 PL83730 LOT A
 3858 - KID675733 PL83125 LOT A

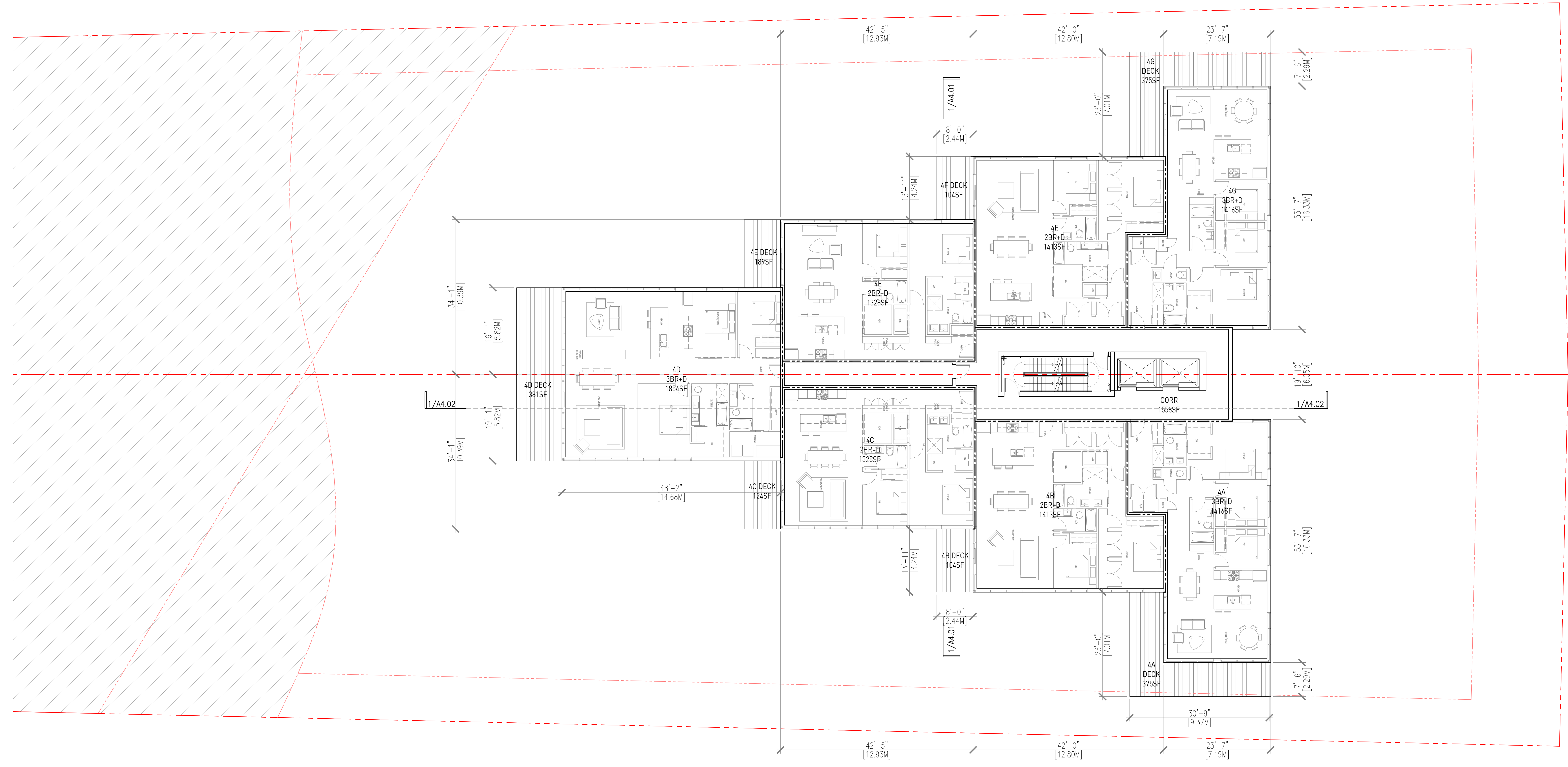
**3858 TRUSWELL
 KELOWNA, BC**

RESIDENTIAL DEVELOPMENT

LEVEL 4 PLAN

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

TCL
 -
 3/16"=1'-0"
 17041



1 LEVEL 4 FLOOR PLAN
 A2.04 3/16"=1'-0" (1:128)

NOTES

NO DESCRIPTION

REVISIONS

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1	20 DEC 2017	REZONING APPLICATION

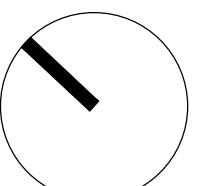
3854 - KID679782 PL83730 LOTA
 3858 - KID675733 PL83125 LOTA

3858 TRUSWELL KELOWNA, BC

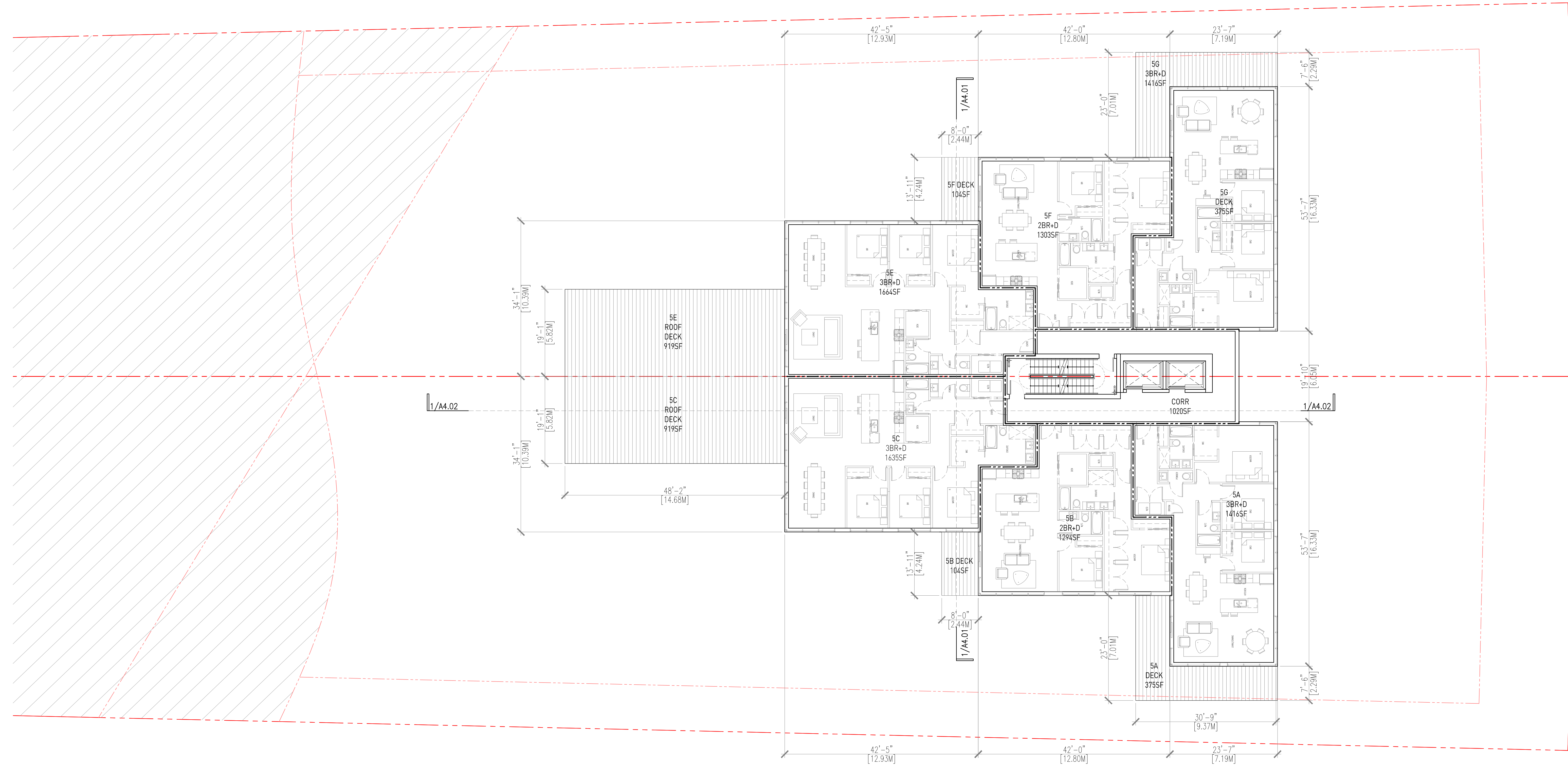
RESIDENTIAL DEVELOPMENT

LEVEL 5 PLAN

DATE	TCL
DRAWN BY	-
CHECKED BY	-
SCALE	3/16"=1'-0"
JOB NUMBER	17041



A2.05



1 LEVEL 5 FLOOR PLAN
 A2.05 3/16"=1'-0" (1:128)

NOTES

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REVISIONS

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1	20 DEC 2017	REZONING APPLICATION

3854 - KID679782 PL83730 LOT1A
 3858 - KID675733 PL83125 LOT1A

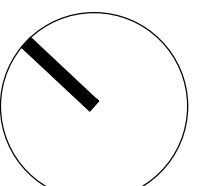
**3858 TRUSWELL
 KELOWNA, BC**

RESIDENTIAL DEVELOPMENT

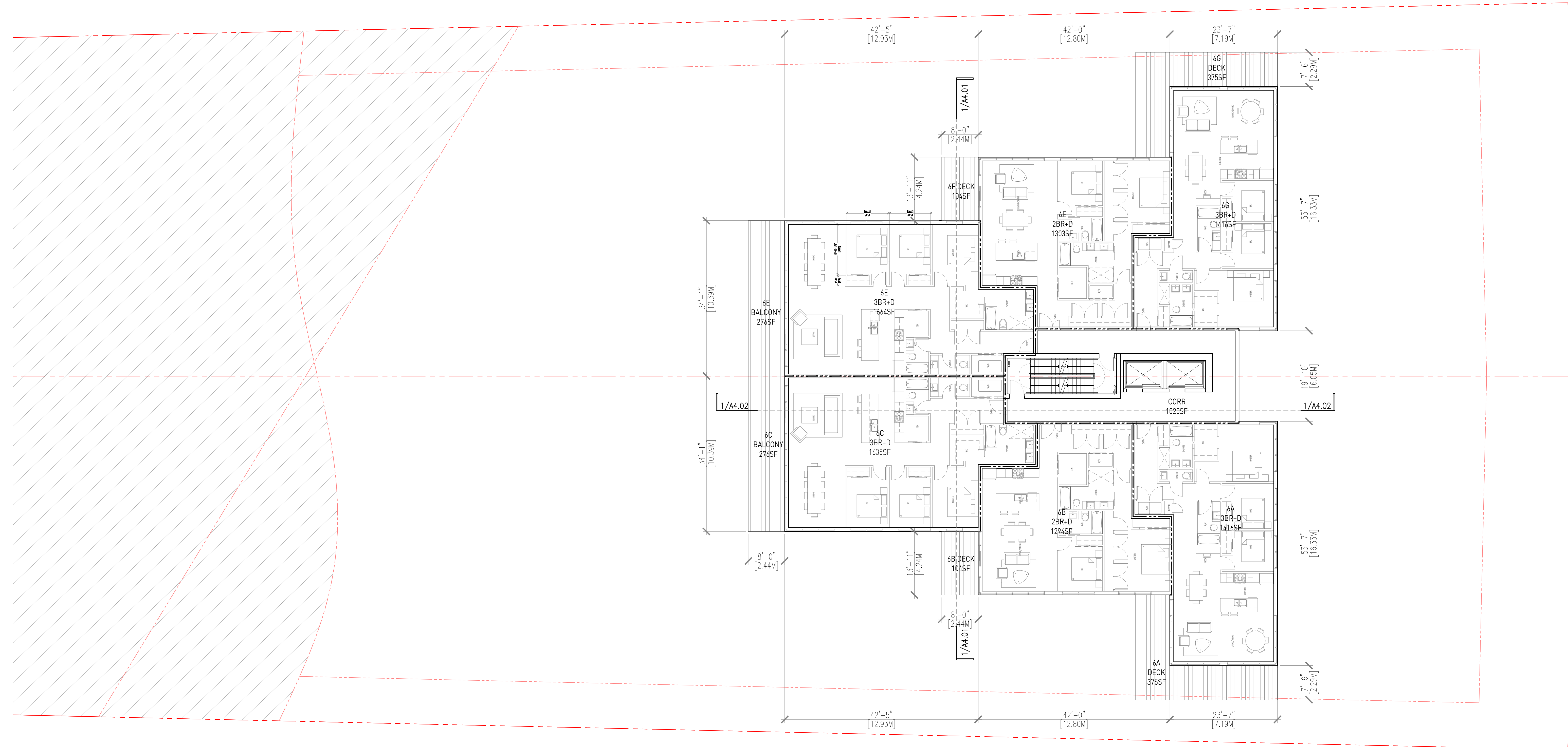
LEVEL 6 PLAN

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

TCL
 -
 3/16"=1'-0"
 17041



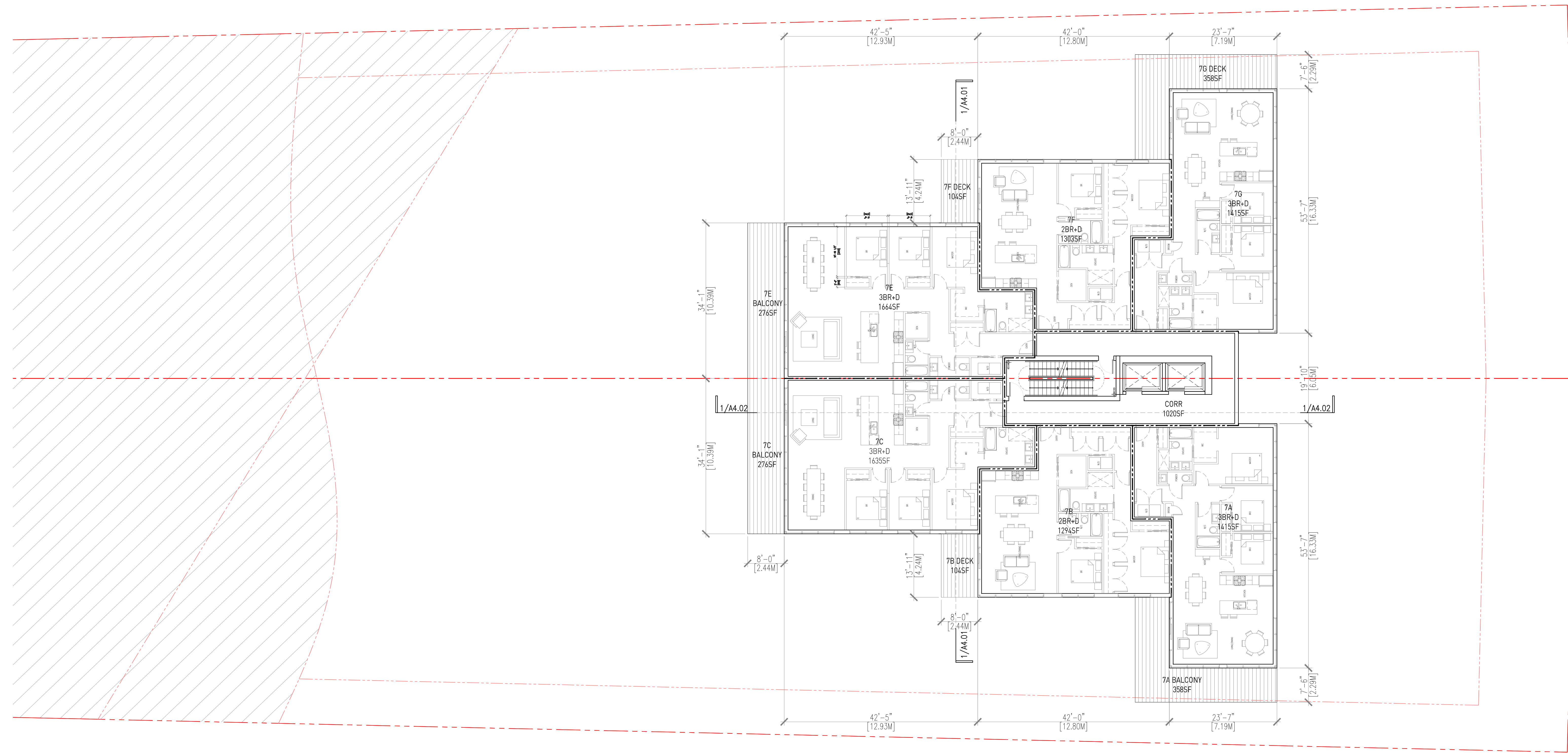
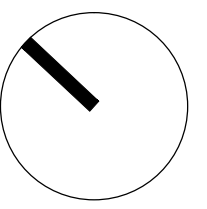
A2.06



1 LEVEL 6 FLOOR PLAN
 A2.06 3/16"=1'-0" (1:128)

NO.	DATE	REMARKS
1	20 DEC 2017	REZONING APPLICATION

DATE	TCL
DRAWN BY	-
CHECKED BY	-
SCALE	3/16"=1'-0"
JOB NUMBER	17041



1 LEVEL 7 FLOOR PLAN
 A2.07 3/16"=1'-0" (1:128)

NOTES

NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	20 DEC 2017	REZONING APPLICATION

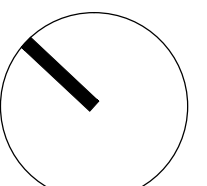
3854 - KID679782 PL83730 LOT A
 3858 - KID675733 PL83125 LOT A

3858 TRUSWELL KELOWNA, BC

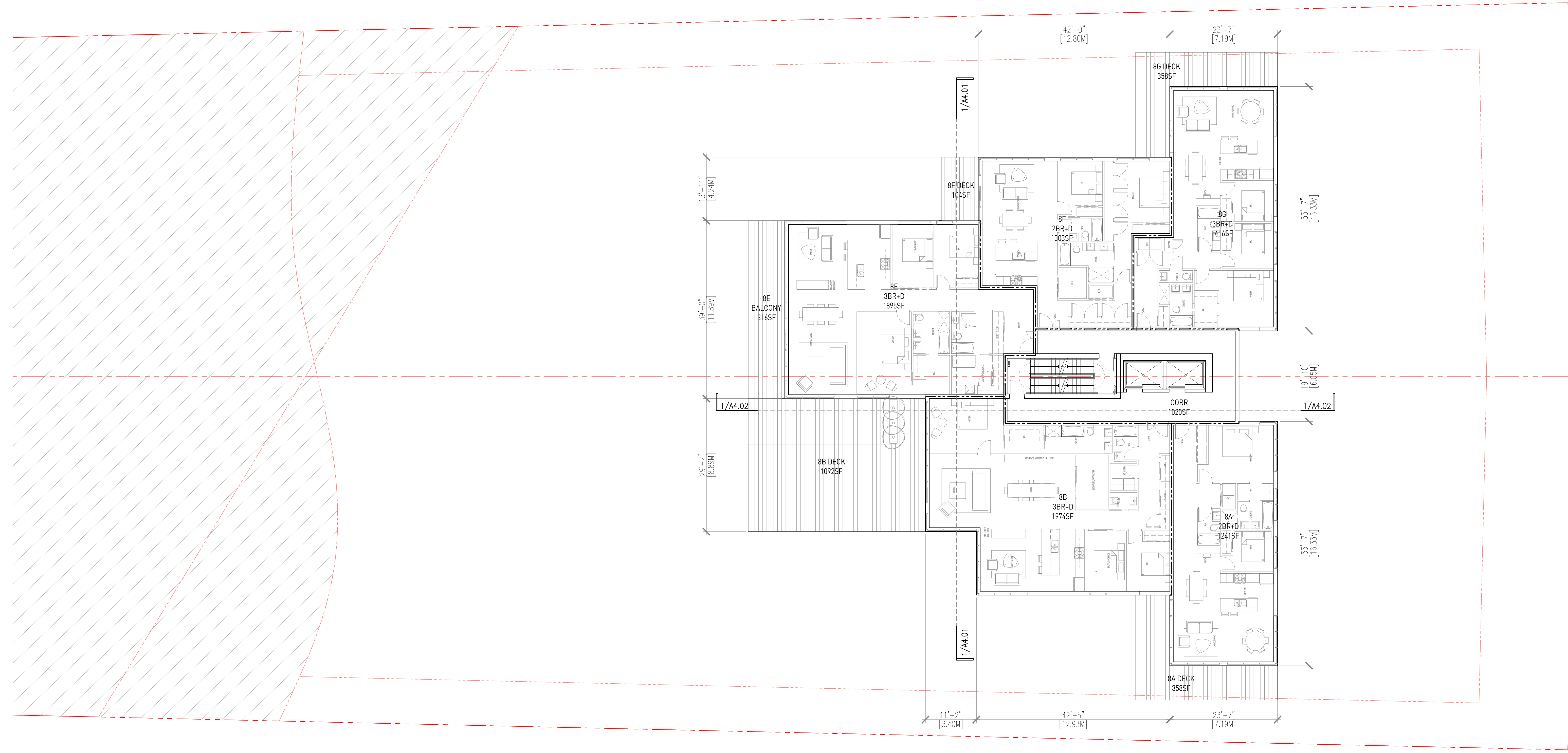
RESIDENTIAL DEVELOPMENT

LEVEL 8 PLAN

DATE	TCL
DRAWN BY	-
CHECKED BY	-
SCALE	3/16"=1'-0"
JOB NUMBER	17041



A2.08



1 LEVEL 8 FLOOR PLAN
 A2.08 3/16"=1'-0" (1:128)

NOTES

NO. DESCRIPTION

REVISIONS

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1	20 DEC 2017	REZONING APPLICATION

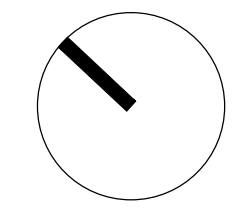
3854 - KID679782 PL83730 LOT1A
 3858 - KID675733 PL83125 LOT1A

**3858 TRUSWELL
 KELOWNA, BC**

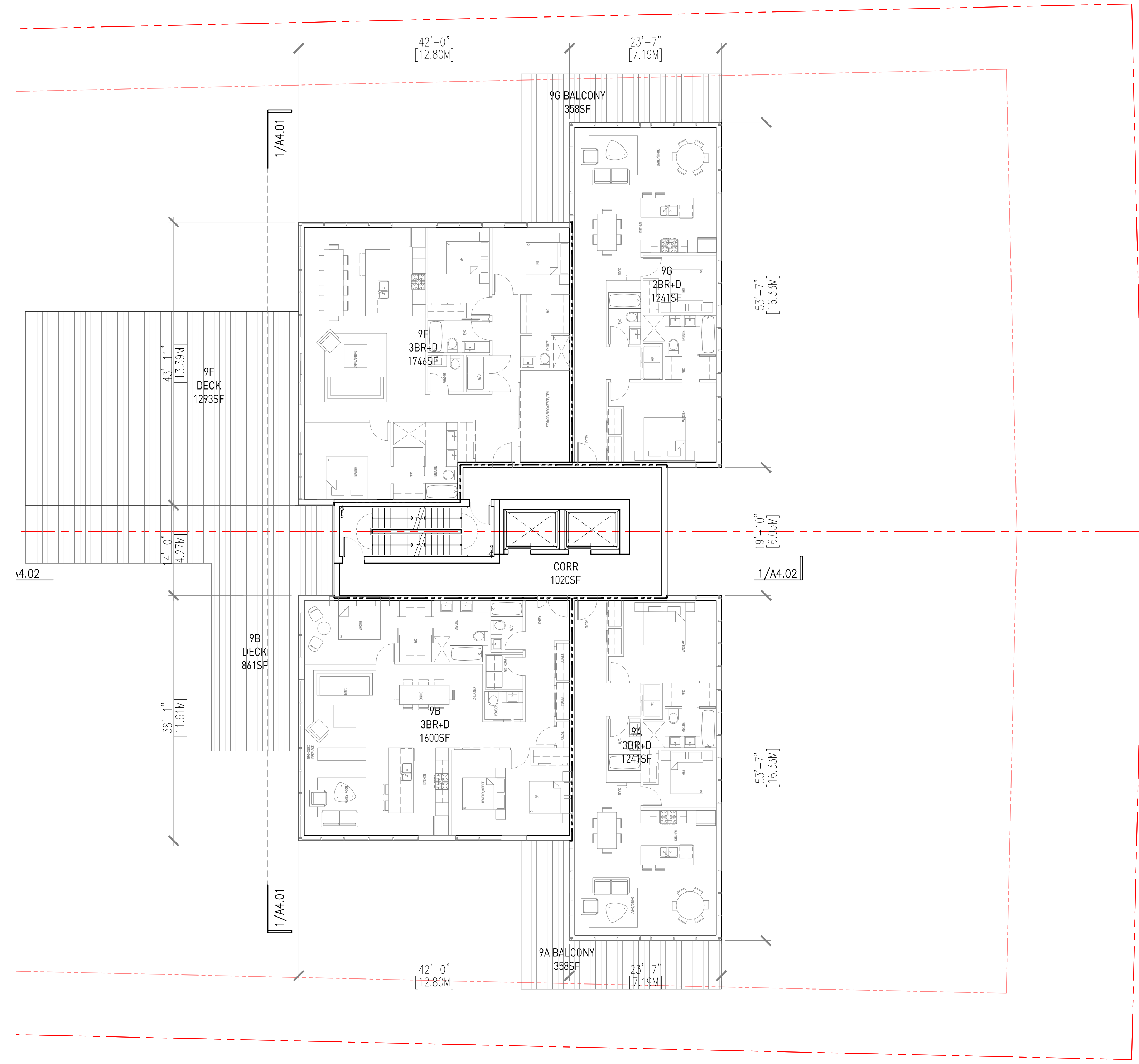
RESIDENTIAL DEVELOPMENT

**LEVELS 9 AND 10
 PLANS**

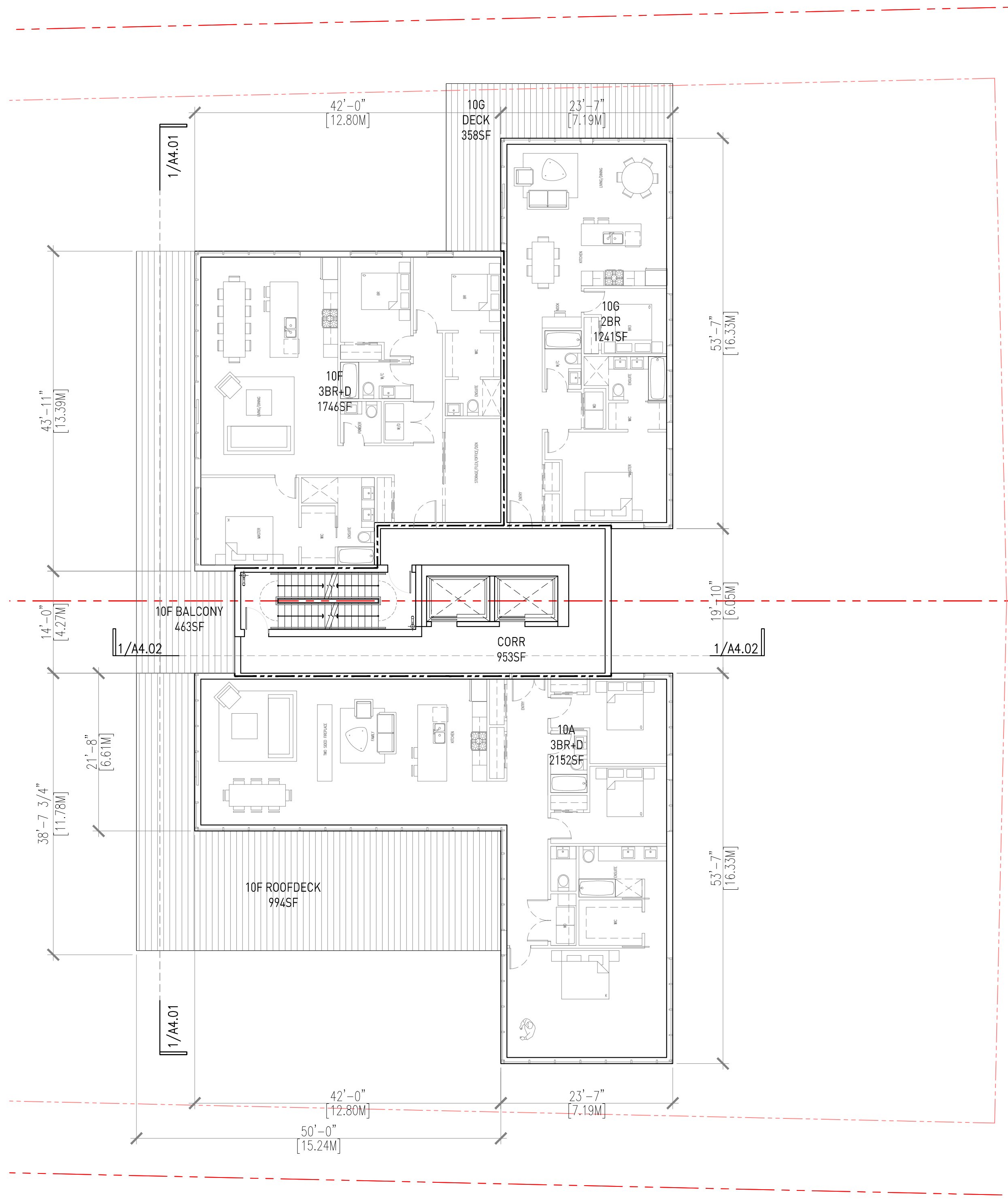
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DRAWN BY	-
CHECKED BY	-
SCALE	3/16"=1'-0"
JOB NUMBER	17041



A2.09



1 LEVEL 9 FLOOR PLAN
 A2.09 3/16"=1'-0" (1:128)



2 LEVEL 10 FLOOR PLAN
 A2.09 3/16"=1'-0" (1:128)

NOTES

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REVISIONS

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1	20 DEC 2017	REZONING APPLICATION

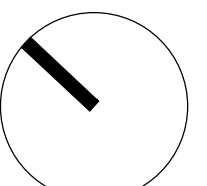
3854 - KID679782 PL83730 LOT A
 3858 - KID675733 PL83125 LOT A

**3858 TRUSWELL
 KELOWNA, BC**

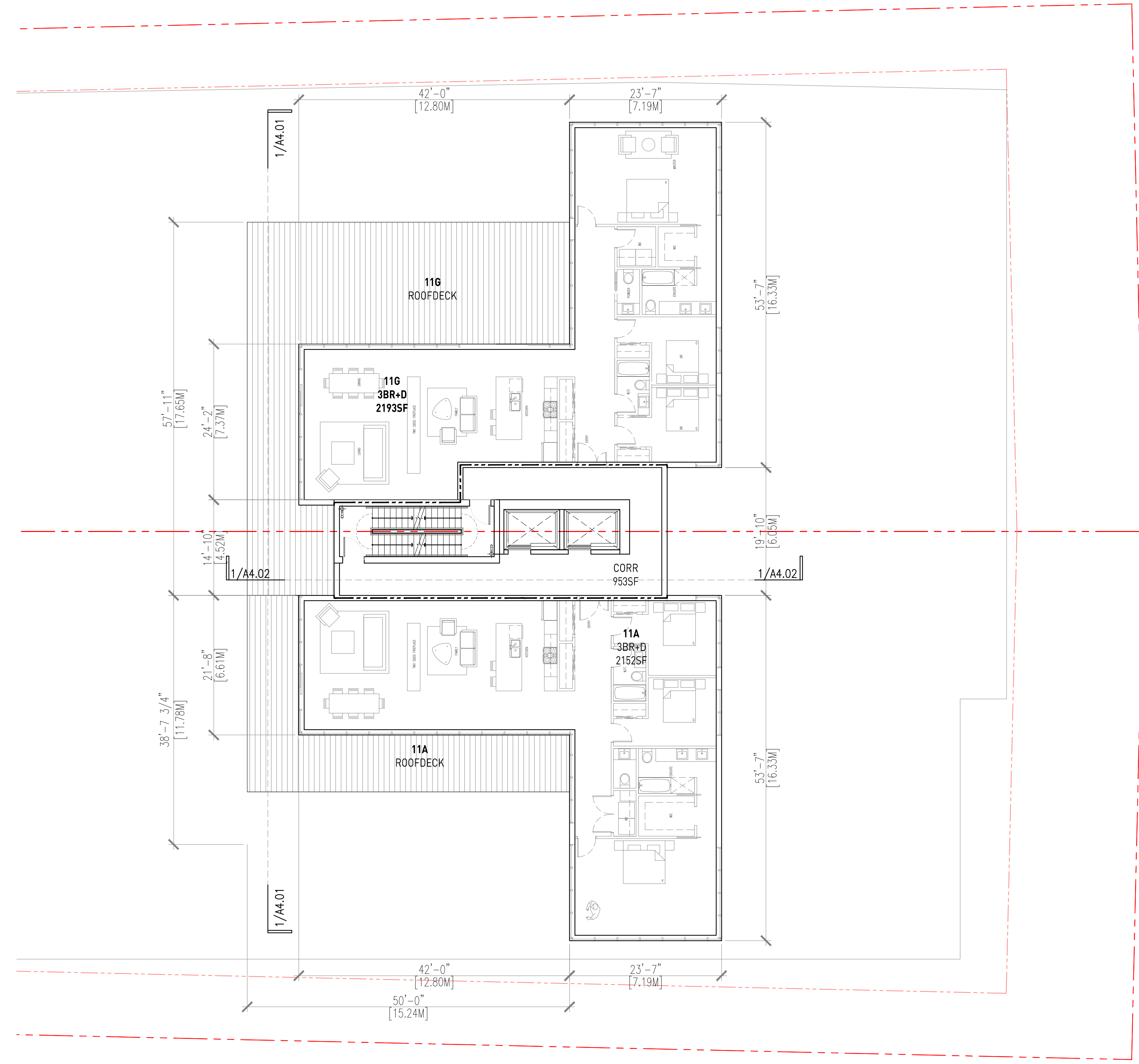
RESIDENTIAL DEVELOPMENT

**LEVEL 11 AND 12
 PLANS**

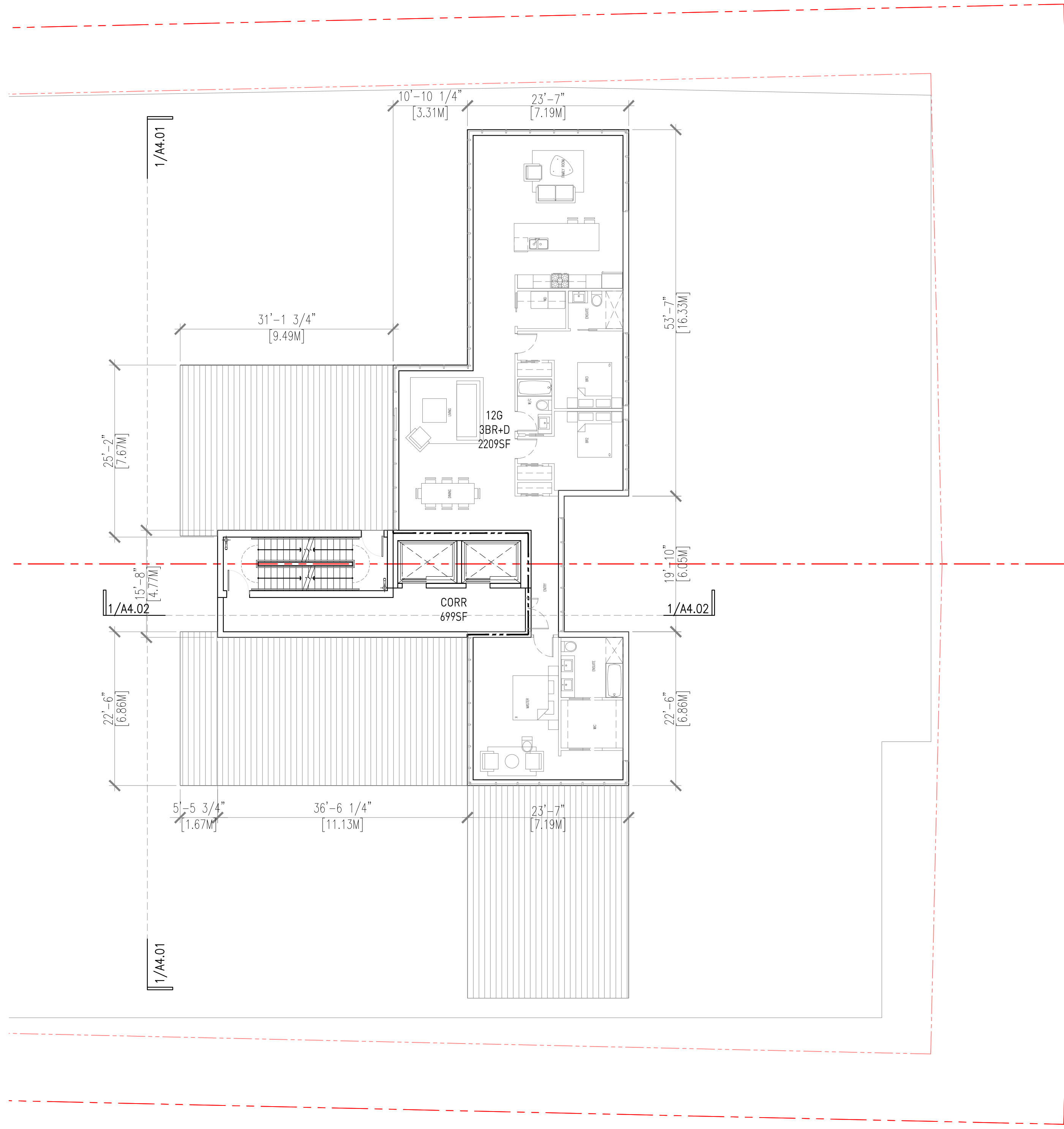
DATE	TCL
DRAWN BY	-
CHECKED BY	-
SCALE	3/16"=1'-0"
JOB NUMBER	17041



A2.10



1 LEVEL 11 FLOOR PLAN
 A2.10 3/16"=1'-0" (1:128)



2 LEVEL 12 FLOOR PLAN
 A2.10 3/16"=1'-0" (1:128)

NOTES

NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	20 DEC 2017	REZONING APPLICATION

3854 - KID679782 PL83730 LOTA
 3858 - KID675733 PL83125 LOTA

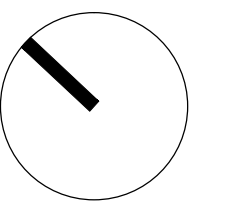
3858 TRUSWELL KELOWNA, BC

RESIDENTIAL DEVELOPMENT

ROOF PLAN

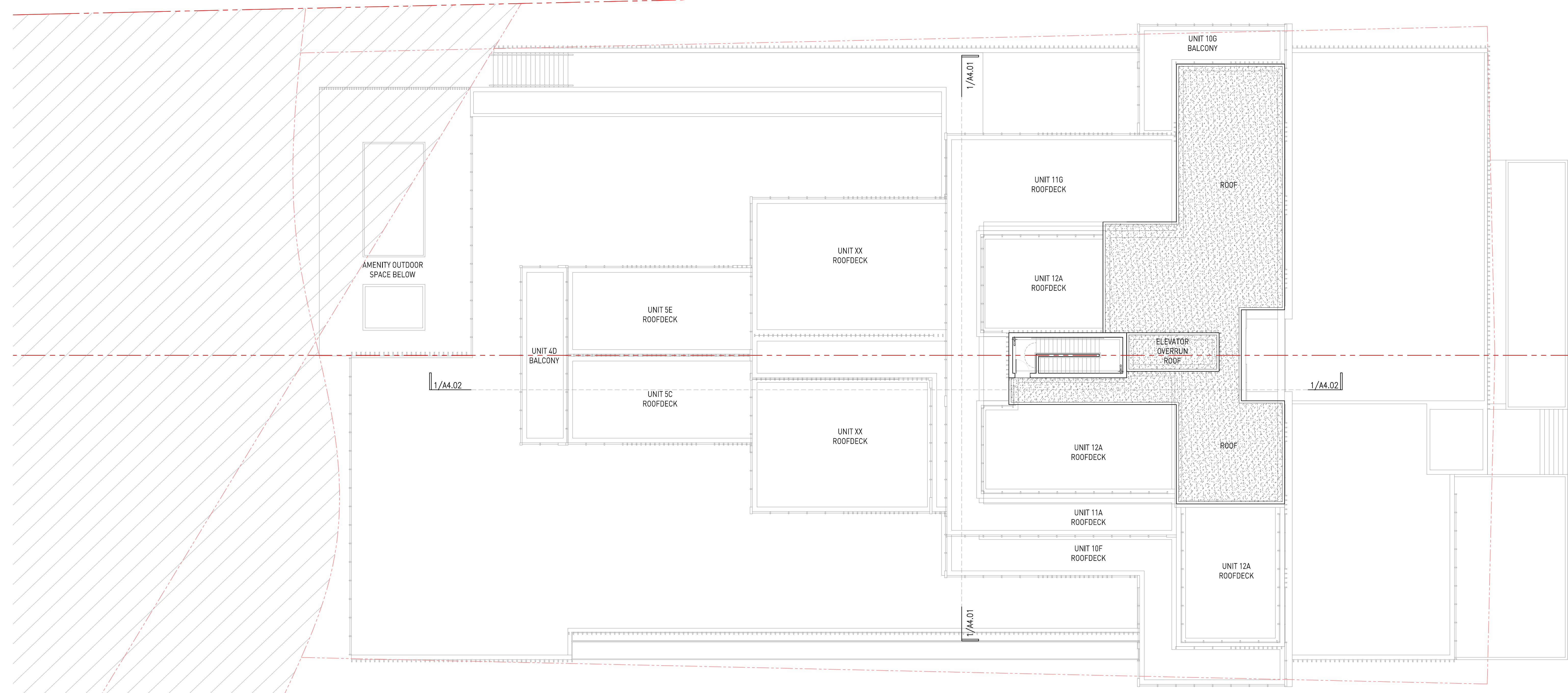
DATE
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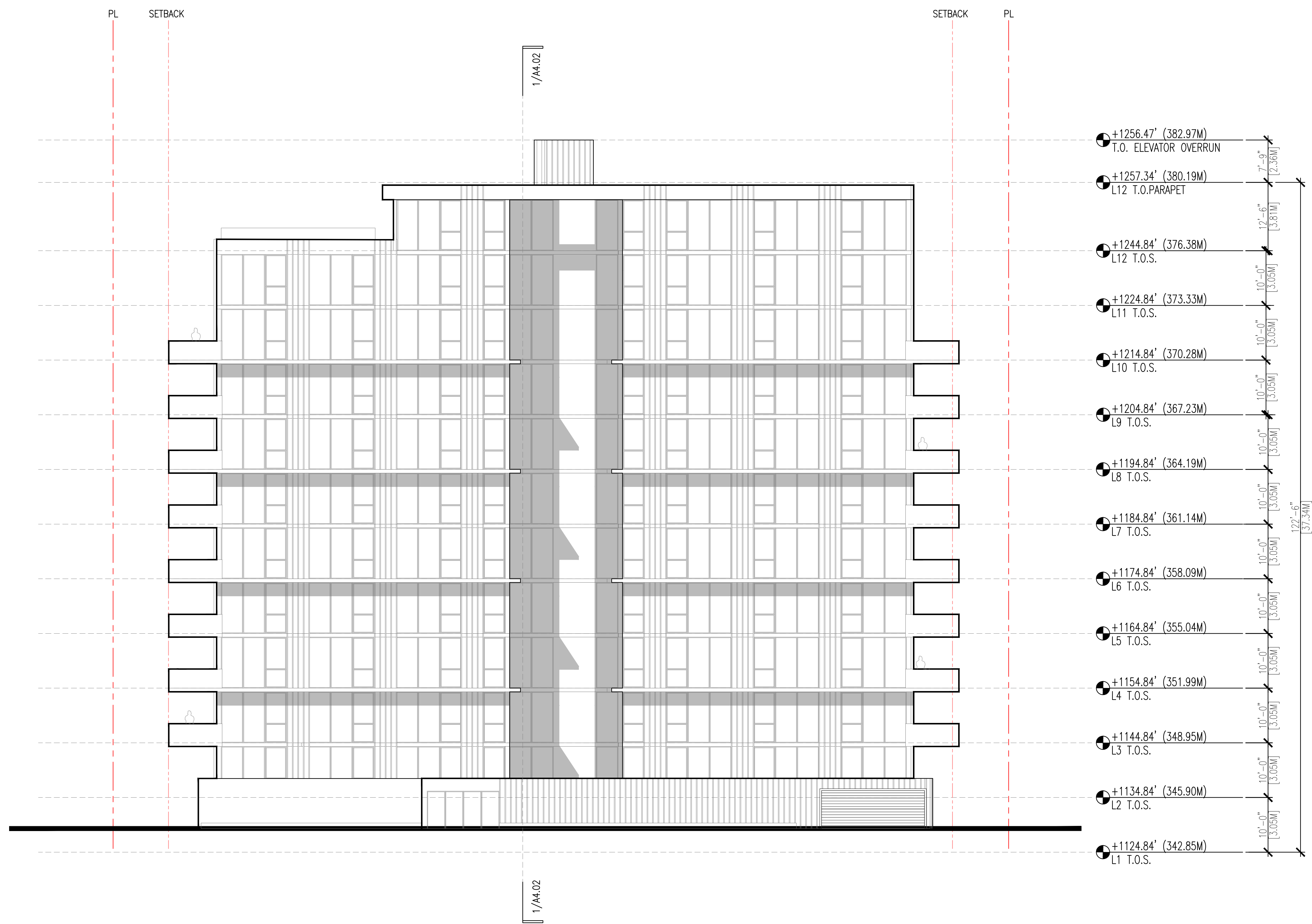
TCL
 -
 3/16"=1'-0"
 17041



A2.11

1 ROOF PLAN
 A2.11 3/16"=1'-0" (1:128)





REVISIONS

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3854 - KID679782 PL83730 LOTA
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3858 TRUSWELL
KELOWNA, BC

RESIDENTIAL DEVELOPMENT
SOUTH ELEVATION
TRUSWELL STREET

DATE	TCL
DRAWN BY	-
CHECKED BY	-
SCALE	3/16"=1'-0"
JOB NUMBER	17041

1 SOUTH ELEVATION
 A3.01 3/16"=1'-0" (1:128)

REVISIONS		
NO.	DATE	REMARKS
1	20 DEC 2017	REZONING APPLICATION

3854 - KID679782 PL83730 LOT1A
 3858 - KID675733 PL83125 LOT1A

3858 TRUSWELL KELOWNA, BC

RESIDENTIAL DEVELOPMENT

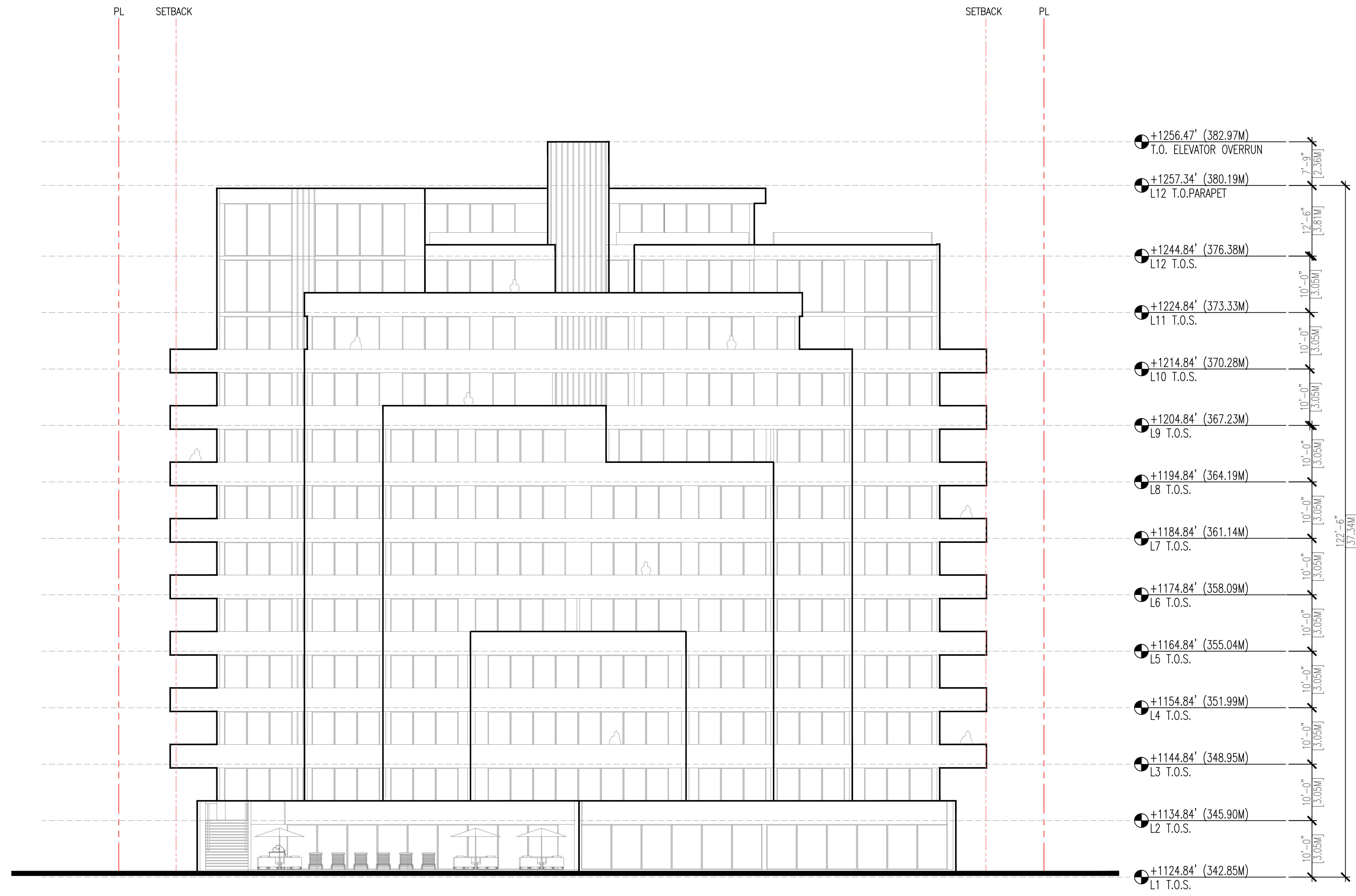
EAST ELEVATION

DATE	TCL
DRAWN BY	-
CHECKED BY	-
SCALE	3/16"=1'-0"
JOB NUMBER	17041

A3.02



1 EAST ELEVATION
 A3.02 3/16"=1'-0" (1:128)



NOTES

NO.	DESCRIPTION

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3854 - KID679782 PL83730 LOT A
 3858 - KID675733 PL83125 LOT A
3858 TRUSWELL
KELOWNA, BC

RESIDENTIAL DEVELOPMENT
NORTH ELEVATION
LAKE ELEVATION

DATE	TCL
DRAWN BY	-
CHECKED BY	-
SCALE	3/16"=1'-0"
JOB NUMBER	17041

1 NORTH ELEVATION
 A3.03 3/16"=1'-0" (1:128)

NOTES

NO DESCRIPTION

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3854 - KID679782 PL83730 LOT A
3858 - KID675733 PL83125 LOT A

3858 TRUSWELL KELOWNA, BC

RESIDENTIAL DEVELOPMENT

WEST ELEVATION

DATE	TCL
DRAWN BY	-
CHECKED BY	-
SCALE	3/16"=1'-0"
JOB NUMBER	17041

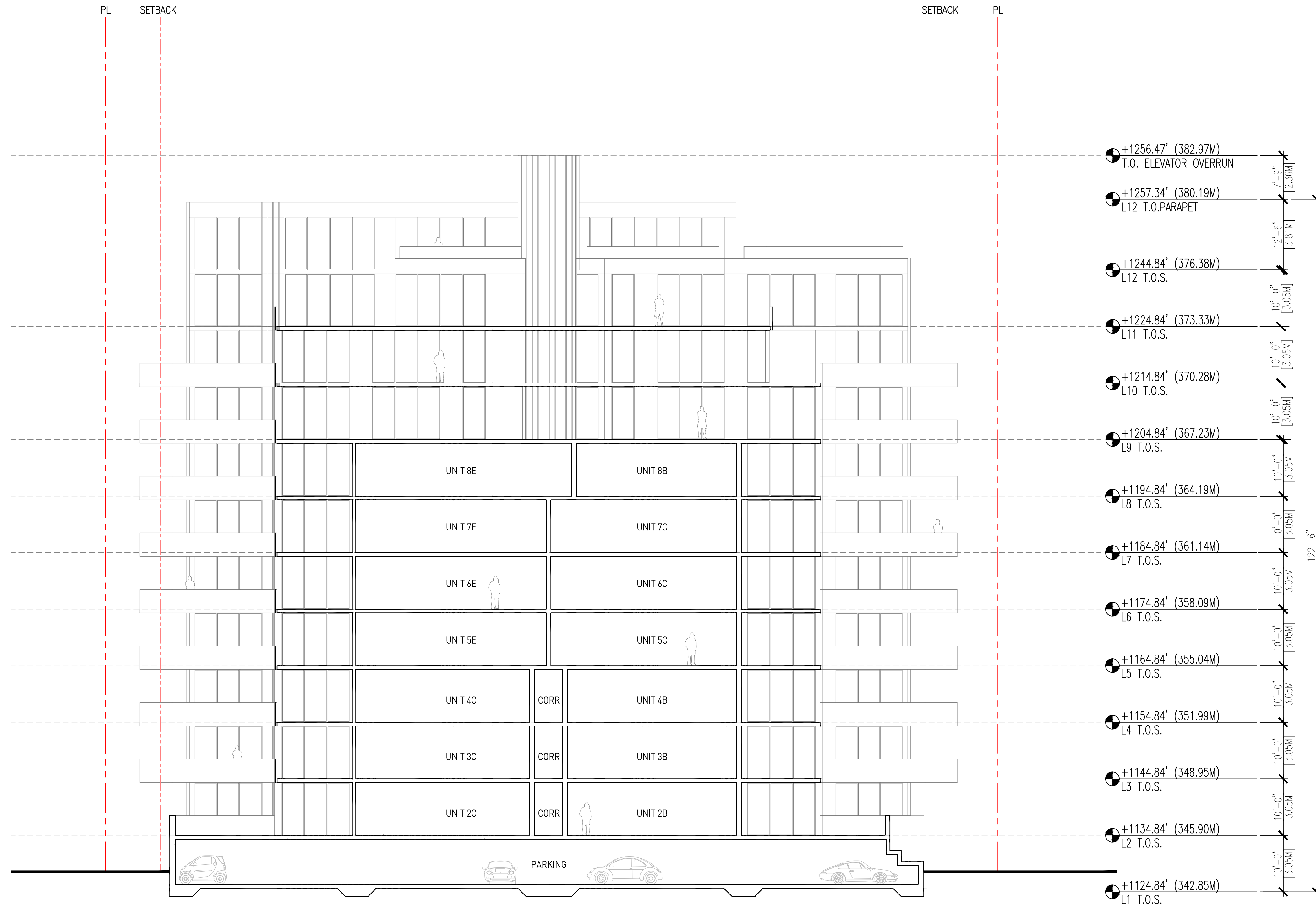
SETBACK

SETBACK

PL



1 WEST ELEVATION
A3.04 3/16"=1'-0" (1:128)



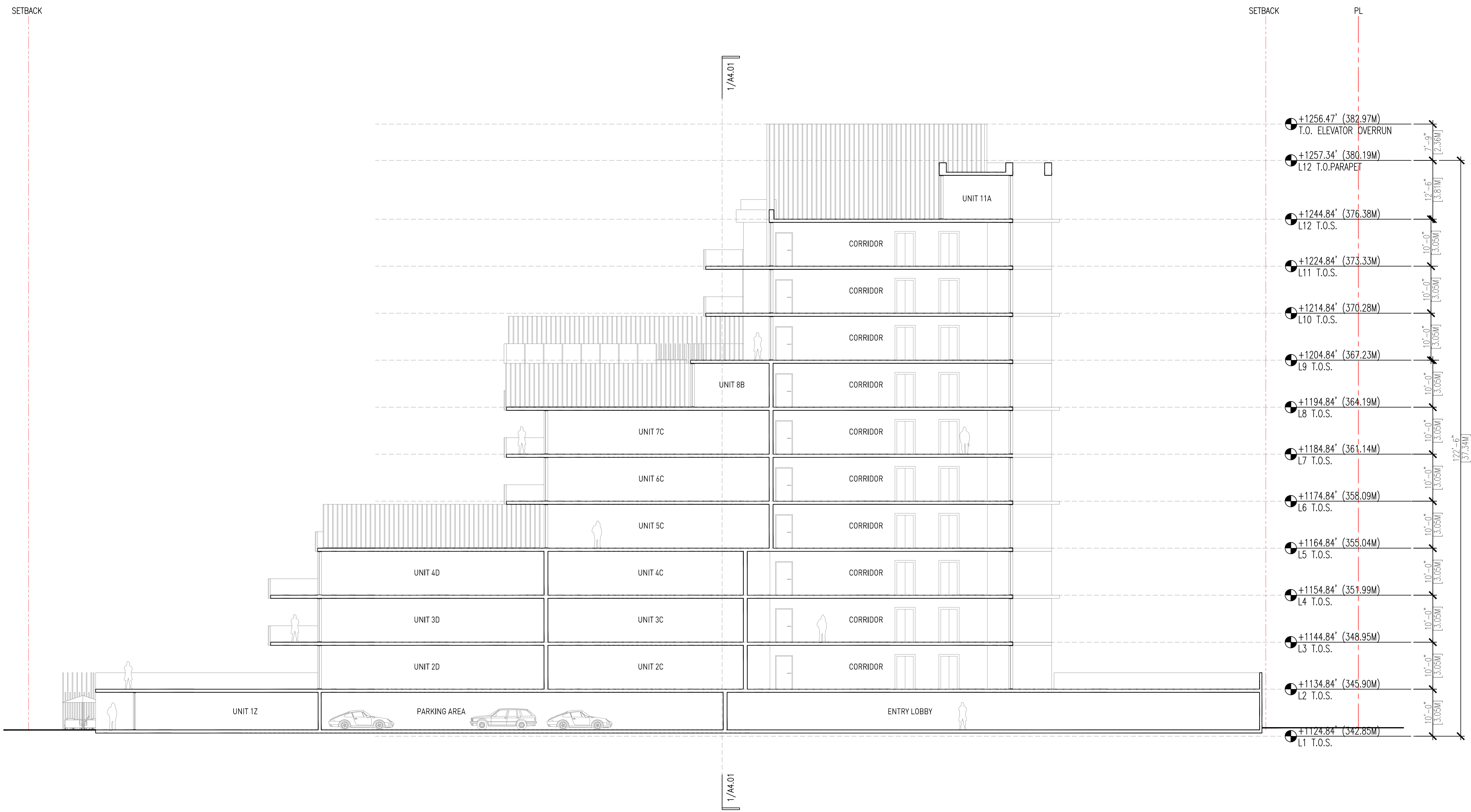
NO.	DATE	REMARKS
1	20 DEC 2017	REZONING APPLICATION

3854 - KID679782 PL.83730 LOT.A
 3858 - KID675733 PL.83125 LOT.A
3858 TRUSWELL
KELOWNA, BC

RESIDENTIAL DEVELOPMENT
SHORT SECTION

DATE	TCL
DRAWN BY	-
CHECKED BY	-
SCALE	3/16"=1'-0"
JOB NUMBER	17041

1 SHORT SECTION
 A4.01 3/16"=1'-0" (1:128)



NO.	DESCRIPTION
1	+1256.47' (382.97M) T.O. ELEVATOR OVERRUN
2	+1257.34' (380.19M) L12 T.O. PARAPET
3	+1244.84' (376.38M) L12 T.O.S.
4	+1224.84' (373.33M) L11 T.O.S.
5	+1214.84' (370.28M) L10 T.O.S.
6	+1204.84' (367.23M) L9 T.O.S.
7	+1194.84' (364.19M) L8 T.O.S.
8	+1184.84' (361.14M) L7 T.O.S.
9	+1174.84' (358.09M) L6 T.O.S.
10	+1164.84' (355.04M) L5 T.O.S.
11	+1154.84' (351.99M) L4 T.O.S.
12	+1144.84' (348.95M) L3 T.O.S.
13	+1134.84' (345.90M) L2 T.O.S.
14	+1124.84' (342.85M) L1 T.O.S.

NOTES

NO.	DATE	REMARKS
1	20 DEC 2017	REZONING APPLICATION

3854 - KID679782 PL83730 LOT1A
 3858 - KID675733 PL83125 LOT1A
3858 TRUSWELL
KELOWNA, BC

RESIDENTIAL DEVELOPMENT
LONG SECTION

DATE	TCL
DRAWN BY	-
CHECKED BY	-
SCALE	3/16"=1'-0"
JOB NUMBER	17041

1 LONG SECTION
 A4.02 3/16"=1'-0" (1:128)