



March 12, 2018

City of Kelowna

1435 Water Street

Kelowna, BC V1Y 1J4

Attention: Community Planning Department

Re: 1241 Water Street rezoning application - Letter of Rationale

SITE:

Located at Water Street and Cawston Avenue adjacent to Prospera Place Sports and Entertainment Centre, the Rotary Centre for the Arts and within the Civic Precinct Plan Area.

This site represents a noteworthy major opportunity for a development with a vibrant new mixed-use development and grow into a destination to live, work, play and learn as envisioned by the City of Kelowna's Civic Precinct Plan.

HISTORIC BACKGROUND

The property was purchased by RG (Lot 2) Ltd for future development and to be used and operated as an interim surface vehicle parking area until re-development was warranted and feasible.

OPPORTUNITY

Given the proximity to Prospera Place, the Arts centre and the Civic centre we have a unique opportunity to create a true vibrant mixed-use commercial, residential and entertainment area in the City Centre.



Creation of a well- designed entertainment district with transportation choices and access to activities and entertainment with a unique identity that is vibrant, diverse and inclusive.

Provide opportunities, by separate negotiations, which could facilitate and enhance the existing sports and entertainment centre and property that will contribute to the development and vision of the City's Civic Precinct Plan.

The unique location of this development supports the concept of smart planned growth of the community and will provide many aspects of sustainability such as driving less, walking more, cycling, and access to entertainment within Kelowna's City Centre.

CURRENT ZONING

The site is currently zoned Comprehensive Development Zone CD5, mixed use commercial/residential, Floor Area Ratio of 5, maximum building height of 12 storeys and parking requirements based on a 1976 Bylaw.

The current Zoning does not represent the best use of this prominent location designated by the City of Kelowna as within the Civic Precinct area.

OBJECT OF REZONING

This Application seeks to establish a new zoning designation with maximum density in keeping with the C7 zoning and maximum heights to a level acceptable to the City of Kelowna.

Establish parking requirement as per the current Bylaw 8000 and review overall requirements to protect the long- term interests of the City of Kelowna.

The ability to provide this quality development will be lost in absence of a rezoning which is conducive to and acts as a catalyst for achieving our vision and the City of Kelowna's vision for Civic Precinct Plan.



VISION AND BUILDING FORM.

Included with the application is an illustrative design concept that can be further developed in consultation with the City of Kelowna.

These visions are for illustrative and rezoning purpose to provide a vision for the future of this site given the creativity of the owner and his development team.

Curvilinear residential towers sit atop a retail podium offering views of the City, surrounding areas and the lake while creating a minimized footprint.

Set-out form concentric circles radiating from the exiting stadium geometry, this retail podium playfully interacts with the plaza and streetscape in a dynamic layering of retail shops and cafes.

These gently curved retail facades graciously provide spacious treelined terraces and plazas adding a rich active edge for neighbours and visitors alike.

A sun drenched, rooftop residential garden amenity, complete with water features and multipurpose open and enclosed areas provides an elevated playground for residents while framing commanding views of the majestic Okanagan Lake beyond.

Materials and final design of the proposed development will be provided with the required Development Permit application to ensure that the City of Kelowna's professional staff and political leaders are satisfied with the form and character of the development.

Yours Truly,

GSL Group

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the left.

Graham Lee

WATER ST

KELOWNA ,BC

PROPRIETARY

GSL GROUP



IDI, 1177 W Hastings St #2088,
Vancouver, BC V6E 2K3, Canadá

DESIGN CONSULTANT

EDMONDS INTERNATIONAL



Javier Barros Sierra 540
Park Plaza Torre 1 P.01-01

Santa Fe, México, D.F. 01210



RE-ZONING

OCTOBER 2017



PROJECT INFORMATION

REGISTERED OWNER
RG LOT 2 LTD

PROJECT ADDRESS
1241 WATER STREET KELOWNA
BRITISH COLUMBIA

LEGAL ADDRESS

PARCEL IDENTIFIER 023-979-011
LOT 2 DISTRICT LOT 139
OSOYOOS YALE DISTRICT

PLAN KAP60698 EXCEPT PLAN
KAP 61528

EXISTING ZONING
CD5

PROPOSED ZONING
C7

PROPOSED USES
APARTMENT / REATIL

PROPOSED HEIGHT
SOUTH TOWER - 26 STOREYS
/ 85.050 M
NORTH TOWER - 36 STOREYS
/ 116.550 M

PROPOSED F.A.R
22,691.2 M2

SITE AREA
8,306 M2

SITE COVERAGE
GROUND FLOOR BUILDING
FOOTPRINT= 5,520 M2
BUILDING FOOTPRINT +
DRIVEWAYS= 5,798 M2

SITE COVERAGE
67%

SITE COVERAGE
(INCL. DRIVEWAYS)
70%

PROJECT

WATER STREET

Kelowna, B.C.

residence - retail

LOCATION

GENERAL NOTES:

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4. THE PROJECT LEVELS INDICATED ARE RELATED TO THE TOP OF SLAB; FOR LEVELS AND DIMENSIONS VERIFY WITH CIVIL ENGINEERING.
5. FOR LEVELS AND STRUCTURAL ELEMENTS VERIFY WITH CIVIL ENGINEERING.

OWNER

RG PROPERTIES

DL 117 W Hastings St #2088, Vancouver, BC V6E 2K3, Canada

DESIGN CONSULTANT

EDMONDS INTERNATIONAL
Javier Barros Sierra 540
Park Plaza Torre 1 P.O. 01-01
Santa Fe, Mexico, D.F. 01210

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EDMONDS INTERNATIONAL 2017

PHASE

REZONING

ISSUE DATE

OCTOBER/2017

APPROVED

INITIALS

M.E.

SIGNATURE

REVISED

INITIALS

G.C.

SIGNATURE

DEVELOPMENT

INITIALS

M.D.

SIGNATURE

REVISIONS

NO.	REMARKS	DATE

CONTENT

PROJECT INFORMATION

SCALE

DIMENSION

PROJECT NUMBER

17-01-02

DRAWING NO.

A-01-101



C7 PROPOSED ZONING - MASSING

26 LEVELS
36 LEVELS

PROJECT

WATER STREET

Kelowna, B.C.

residence - retail

LOCATION

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APPROVED	INITIALS	M.E.	SIGNATURE
REVISED	INITIALS	G.C.	SIGNATURE
DEVELOPMENT	INITIALS	M.D.	SIGNATURE

REVISIONS

NO.	REMARKS	DATE

CONTENT

PROJECT MASSING

SCALE	DIMENSION
	LEVELS

PROJECT NUMBER

17-01-02

DRAWING NO.

A-01-103

NORTH TOWER AREA MATRIX

WATER STREET													RE-ZONING	
NORTH TOWER AREA MATRIX													OCTOBER 2017	
LEVEL	UNIT # AND AREA (SF)						TOTAL # OF UNITS	STUDIO	1 BED +DEN	2 BED	2 BED +DEN	3 BED	NORTH TOWER	
	1	2	3	4	5	6							GROSS AREA	NET AREA
27	2,067	1,936					2					2	5,134	3,982
26	1,948	258	248	248			2					2	6,501	5,349
25	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
24	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
23	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
22	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
21	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
20	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
19	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
18	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
17	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
16	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
15	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
14	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
13	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
12	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
11	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
10	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
9	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
8	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
7	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
6	807	807	764	1,076	980	1,163	6		3	1	2		8,094	6,942
5	807	1,076	961	581			4	1	1	1	1		5,468	4,265
4	807	1,076	1,087				3		1		2		4,724	3,658
3	807	1,076	1,087				3		1		2		4,724	3,658
2														
1														
TOTAL		21,562	18663	40,225	19600	23,260	134	1	63	21	45	4	188,431	159,752

TOTAL # OF UNITS	134
STUDIO	1
1 BED +DEN	63
2 BED	21
2 BED +DEN	4
GROSS AREA	188,431
NET AREA	159,752

PROJECT

WATER STREET

Kelowna, B.C.

residence - retail

LOCATION



GENERAL NOTES:

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5. FOR LEVELS AND STRUCTURAL ELEMENTS VERIFY WITH CIVIL ENGINEERING.

OWNER

RG PROPERTIES

 DL 117 W Hastings St #2088, Vancouver, BC V6E 2K3, Canada6

DESIGN CONSULTANT

 EDMONDS INTERNATIONAL
Javier Barros Sierra 540
Park Plaza Torre 1 P.O. 01-01
Santa Fe, Mexico, D.F. 01210

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PHASE

REZONING

ISSUE DATE

OCTOBER/2017

APPROVED	INITIALS	M.E.	SIGNATURE
REVISED	INITIALS	G.C.	SIGNATURE
DEVELOPMENT	INITIALS	M.D.	SIGNATURE

REVISIONS

NO.	REMARKS	DATE

CONTENT

AREAS NORTH TOWER

SCALE

DIMENSION

LEVELS

PROJECT NUMBER

17-01-02

DRAWING NO.

A-01-104

SOUTH TOWER AREA MATRIX

WATER STREET
SOUTH TOWER AREA MATRIX

RE-ZONING
OCTOBER 2017

LEVEL	UNIT # AND AREA (SF)						TOTAL # OF UNITS	STUDIO	1 BED +DEN	2 BED	2 BED +DEN	3 BED	SOUTH TOWER		PODIUM
	1	2	3	4	5	6							GROSS AREA	NET AREA	
37	1,485	1,207					2					2	5,122	3,992	
36	1,485	358	352	1,608			6					2	6,446	5,316	
35	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
34	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
33	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
32	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
31	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
30	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
29	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
28	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
27	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
26	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
25	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
24	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
23	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
22	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
21	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
20	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
19	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
18	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
17	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
16	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
15	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
14	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
13	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
12	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
11	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
10	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
9	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
8	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
7	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
6	797	754	786	1,076	1,022	1,122	6		3		3		7,975	6,845	
5	1,087	1,019	1,122	790			4		1		3		5,170	4,018	
4	1,087	926	570				3	1		1	1		4,273	3,218	
3	1,087	926	570				3	1		1	1		4,273	3,218	
2															21,000
1															20,602
TOTAL	30,141	27,056	26,194	34,678	30,660	33,660	198	2	91	2	95	4	264,534	225,112	41,602

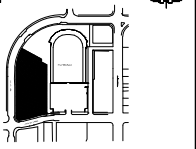
TOTAL # OF UNITS	198
STUDIO	2
1 BED +DEN	91
2 BED	2
2 BED +DEN	95
3 BED	4
GROSS AREA	264,534
NET AREA	225,112

PROJECT

WATER STREET

Kelowna, B.C.
residence - retail

LOCATION




GENERAL NOTES:


1. THE DIMENSIONS RULE THE DRAWING.
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OWNER

RG PROPERTIES

 IDL 117 W Hastings St #2086, Vancouver, BC V6E 2K3, Canada

DESIGN CONSULTANT

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Javier Barros Sierra 540
Park Plaza Torre 1 P.O. 01-01
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PHASE

REZONING

ISSUE DATE

OCTOBER/2017

APPROVED	INITIALS	M.E.	SIGNATURE
REVISED	INITIALS	G.C.	SIGNATURE
DEVELOPMENT	INITIALS	M.D.	SIGNATURE

REVISIONS

NO.	REMARKS	DATE

CONTENT

AREAS
SOUTH TOWER/
PODIUM

SCALE

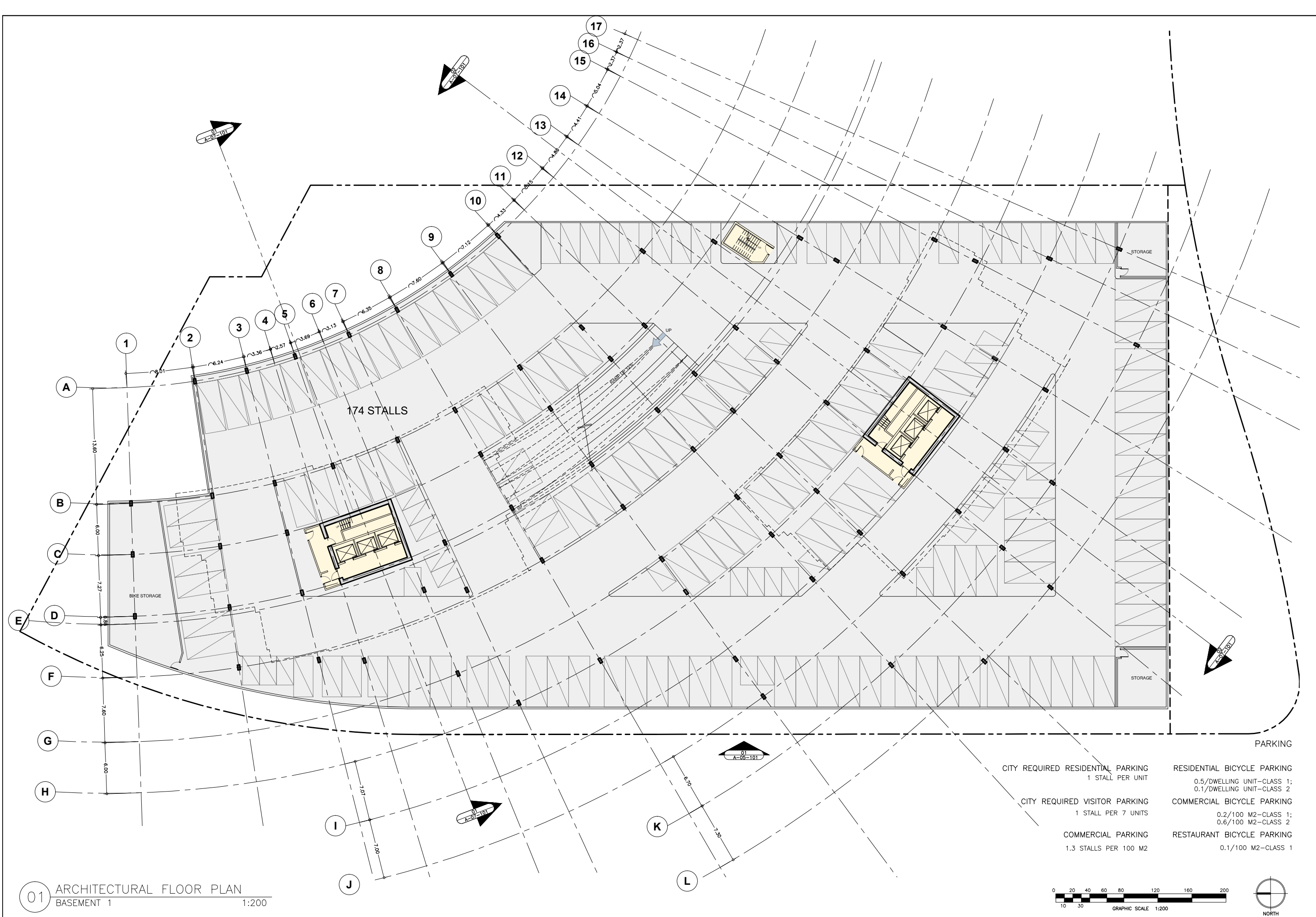
DIMENSION
LEVELS

PROJECT NUMBER

17-01-02

DRAWING NO.

A-01-105



01 ARCHITECTURAL FLOOR PLAN
BASEMENT 1 1:200

PROJECT

WATER STREET

Kelowna, B.C.
residence - retail

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REVISED	INITIALS	G.C.	SIGNATURE
DEVELOPMENT	INITIALS	M.D.	SIGNATURE

REVISIONS		
NO.	REMARKS	DATE

CONTENT	
UNDERGROUND FLOOR PLAN	
SCALE	DIMENSION
1:200	MTS
PROJECT NUMBER	LEVELS
17-01-02	MTS
DRAWING NO.	
A-02-101	



PROJECT

WATER STREET

Kelowna, B.C.

residence - retail

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ISSUE DATE

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APPROVED

INITIALS M.E. SIGNATURE

REVISED

INITIALS G.C. SIGNATURE

DEVELOPMENT

INITIALS M.D. SIGNATURE

REVISIONS

NO.	REMARKS	DATE

CONTENT

GROUND FLOOR
FLOOR PLAN

SCALE

1:200

DIMENSION

MTS

LEVELS

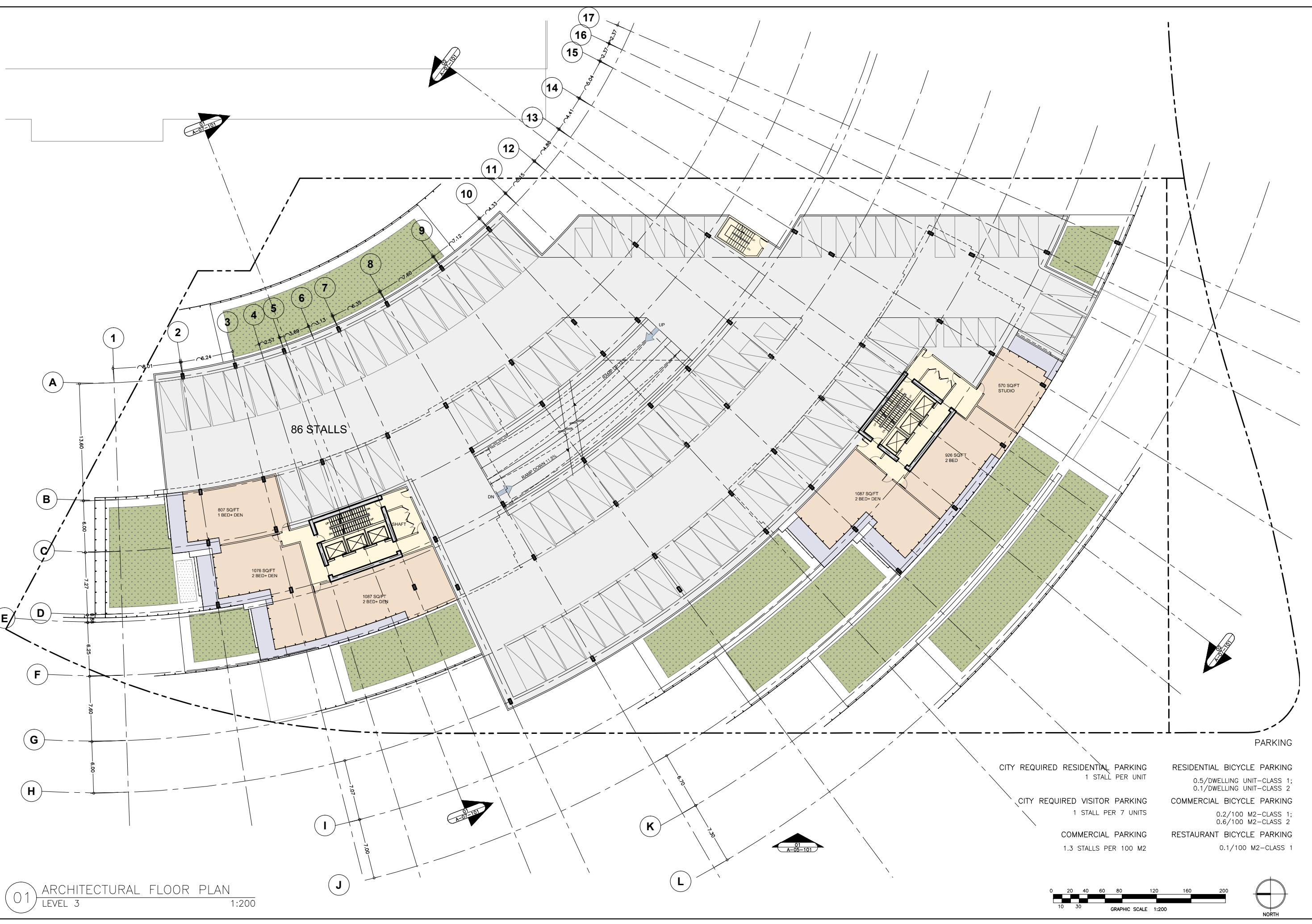
MTS

PROJECT NUMBER

17-01-02

DRAWING NO.

A-02-102



01 ARCHITECTURAL FLOOR PLAN
LEVEL 3
1:200

PROJECT

WATER STREET

Kelowna, B.C.

residence - retail

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APPROVED

INITIALS M.E. SIGNATURE

REVISED

INITIALS G.C. SIGNATURE

DEVELOPMENT

INITIALS M.D. SIGNATURE

REVISIONS

NO.	REMARKS	DATE

CONTENT

LEVEL 3
FLOOR PLAN

SCALE

1:200

DIMENSION

MTS

LEVELS

MTS

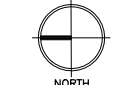
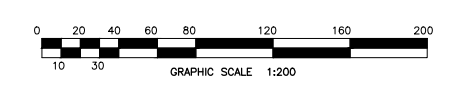
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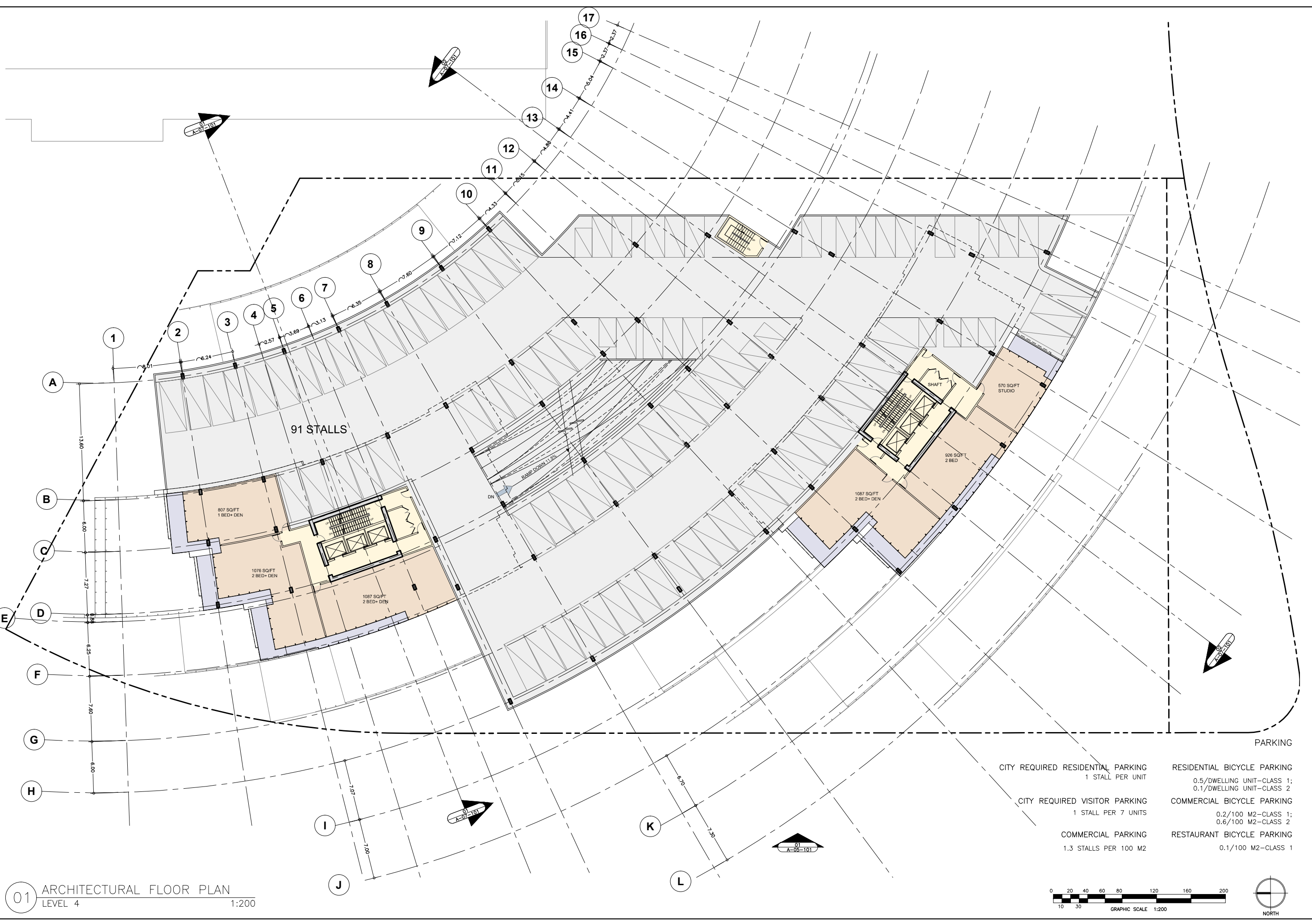
17-01-02

DRAWING NO.

A-02-104

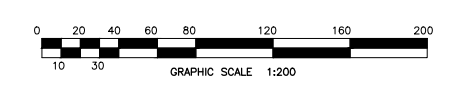
- CITY REQUIRED RESIDENTIAL PARKING
1 STALL PER UNIT
- CITY REQUIRED VISITOR PARKING
1 STALL PER 7 UNITS
- COMMERCIAL PARKING
1.3 STALLS PER 100 M2
- RESIDENTIAL BICYCLE PARKING
0.5/DWELLING UNIT-CLASS 1;
0.1/DWELLING UNIT-CLASS 2
- COMMERCIAL BICYCLE PARKING
0.2/100 M2-CLASS 1;
0.6/100 M2-CLASS 2
- RESTAURANT BICYCLE PARKING
0.1/100 M2-CLASS 1





01 ARCHITECTURAL FLOOR PLAN
LEVEL 4
1:200

- CITY REQUIRED RESIDENTIAL PARKING
1 STALL PER UNIT
- CITY REQUIRED VISITOR PARKING
1 STALL PER 7 UNITS
- COMMERCIAL PARKING
1.3 STALLS PER 100 M2
- RESIDENTIAL BICYCLE PARKING
0.5/DWELLING UNIT-CLASS 1;
0.1/DWELLING UNIT-CLASS 2
- COMMERCIAL BICYCLE PARKING
0.2/100 M2-CLASS 1;
0.6/100 M2-CLASS 2
- RESTAURANT BICYCLE PARKING
0.1/100 M2-CLASS 1



PROJECT

WATER STREET

Kelowna, B.C.
residence - retail

LOCATION

GENERAL NOTES:

1. THE DIMENSIONS RULE THE DRAWING.
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4. THE PROJECT LEVELS INDICATED ARE RELATED TO THE TOP OF SLAB; FOR LEVELS AND DIMENSIONS VERIFY WITH CIVIL ENGINEERING.
5. FOR LEVELS AND STRUCTURAL ELEMENTS VERIFY WITH CIVIL ENGINEERING.

OWNER

RG PROPERTIES

DL 117 W Hastings St #2088,
Vancouver, BC V6E 2K3, Canada

DESIGN CONSULTANT

EDMONDS INTERNATIONAL
Javier Barros Sierra 540
Park Plaza Torre 1 P.O. 01-01
Santa Fe, Mexico, D.F. 01210

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REZONING

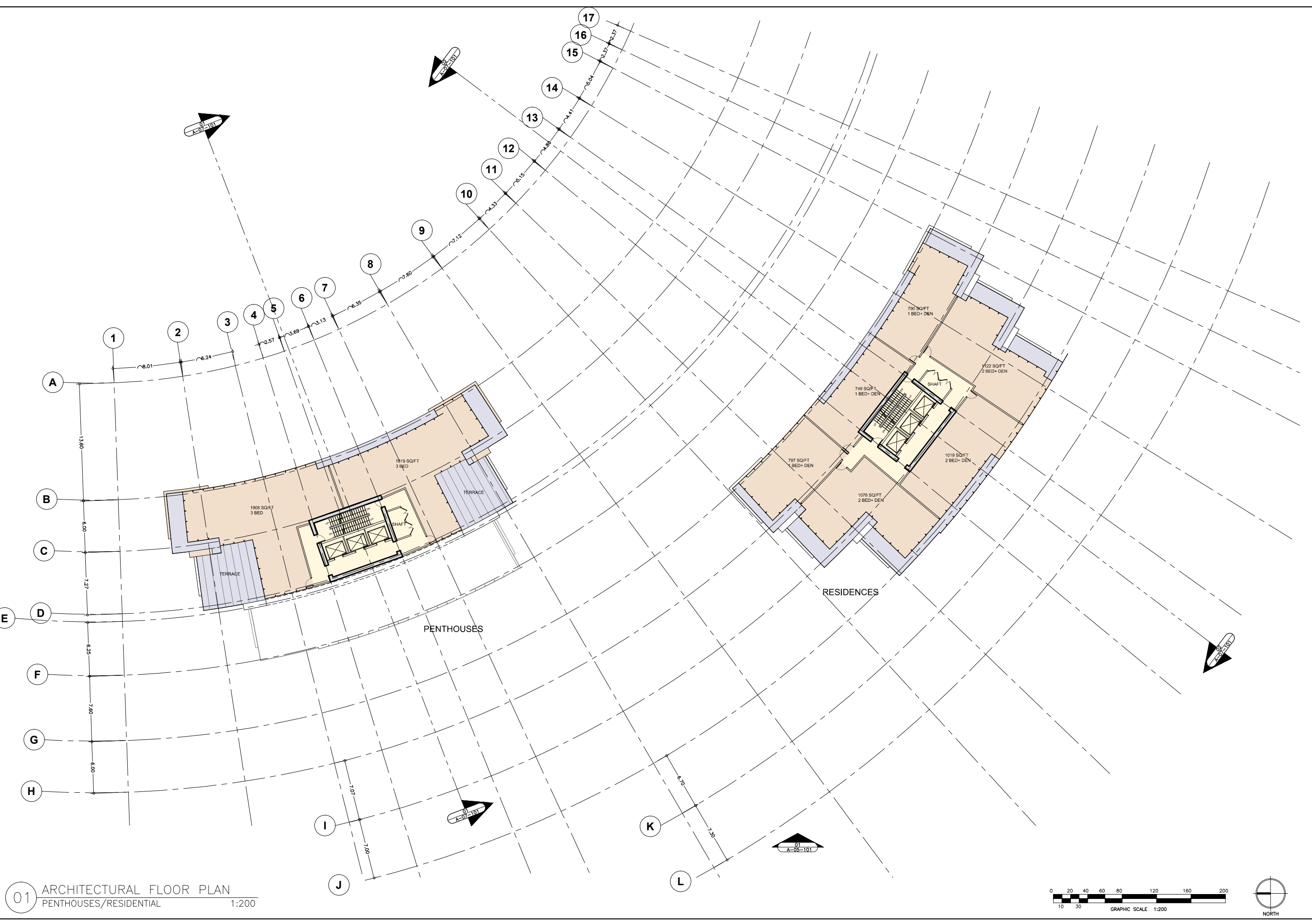
ISSUE DATE

OCTOBER/2017

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REVISED	INITIALS	G.C.	SIGNATURE
DEVELOPMENT	INITIALS	M.D.	SIGNATURE

REVISIONS		
NO.	REMARKS	DATE

CONTENT	LEVEL 4 FLOOR PLAN
SCALE	1:200
DIMENSION	MTS
LEVELS	MTS
PROJECT NUMBER	17-01-02
DRAWING NO.	A-02-105



PROJECT

WATER STREET

Kelowna, B.C.
residence - retail

LOCATION

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OWNER

RG PROPERTIES

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Vancouver, BC V6E 2K3, Canada

DESIGN CONSULTANT

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DEVELOPMENT

INITIALS M.D. SIGNATURE

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NO.	REMARKS	DATE

CONTENT

PENTHOUSES/
RESIDENTIAL
FLOOR PLAN

SCALE

1:200

DIMENSION

MTS

LEVELS

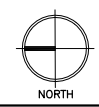
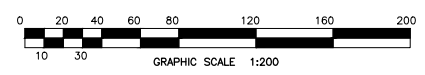
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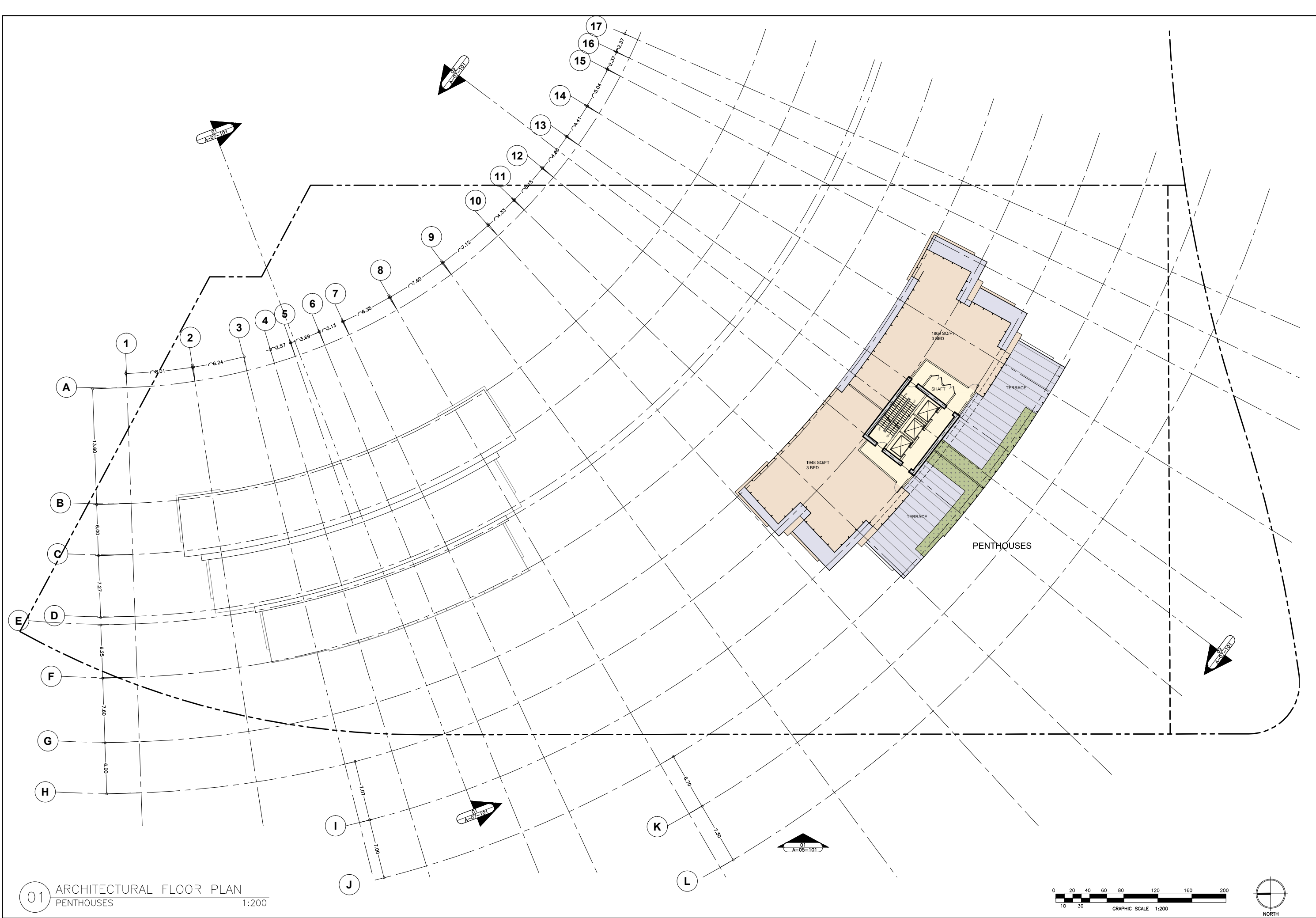
PROJECT NUMBER

17-01-02

DRAWING NO.

A-02-110





PROJECT

WATER STREET

Kelowna, B.C.

residence - retail

LOCATION

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OWNER

RG PROPERTIES

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DEVELOPMENT

INITIALS M.D. SIGNATURE

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NO.	REMARKS	DATE

CONTENT

PENTHOUSES
SOUTH TOWER
FLOOR PLAN

SCALE

1:200

DIMENSION

MTS

LEVELS

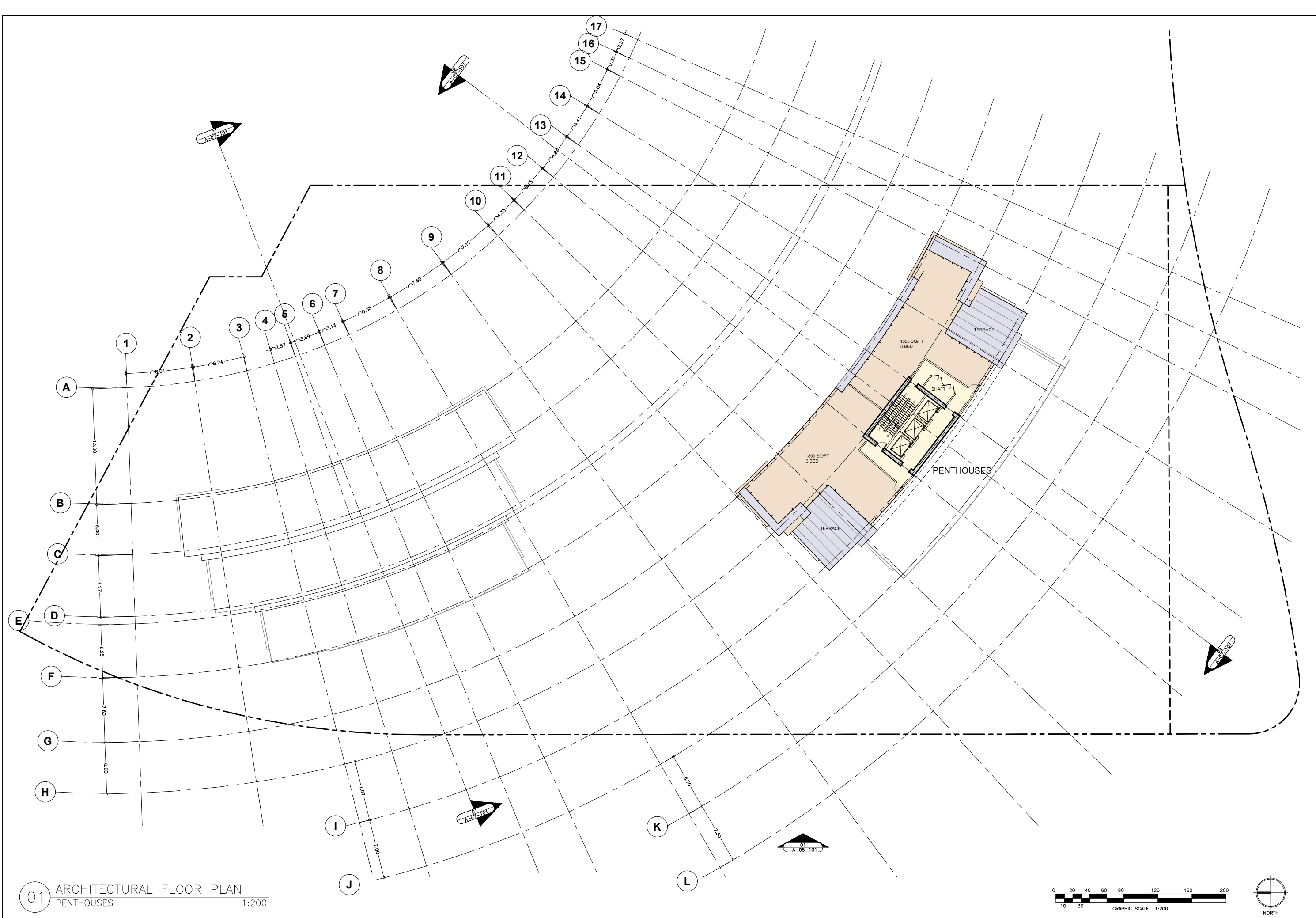
MTS

PROJECT NUMBER

17-01-02

DRAWING NO.

A-02-111



PROJECT

WATER STREET

Kelowna, B.C.

residence - retail

LOCATION

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SIGNATURE

DEVELOPMENT

INITIALS M.D.

SIGNATURE

REVISIONS

NO.	REMARKS	DATE

CONTENT

PENTHOUSES
SOUTH TOWER
FLOOR PLAN

SCALE

1:200

DIMENSION

MTS

LEVELS

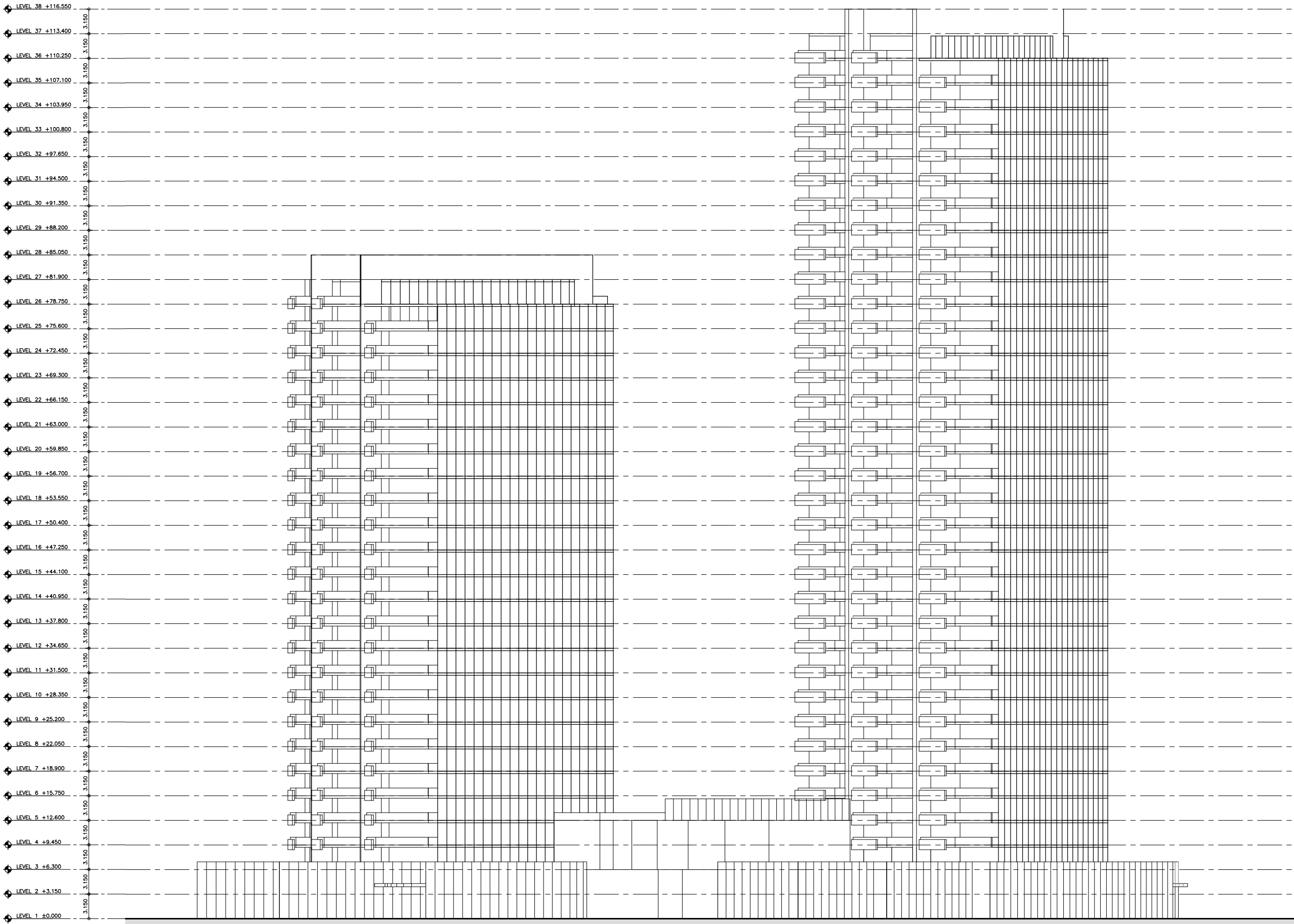
MTS

PROJECT NUMBER

17-01-02

DRAWING NO.

A-02-112



PROJECT

WATER STREET

Kelowna, B.C.

residence - retail

LOCATION

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REVISED	INITIALS	G.C.	SIGNATURE
DEVELOPMENT	INITIALS	M.D.	SIGNATURE

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NO.	REMARKS	DATE

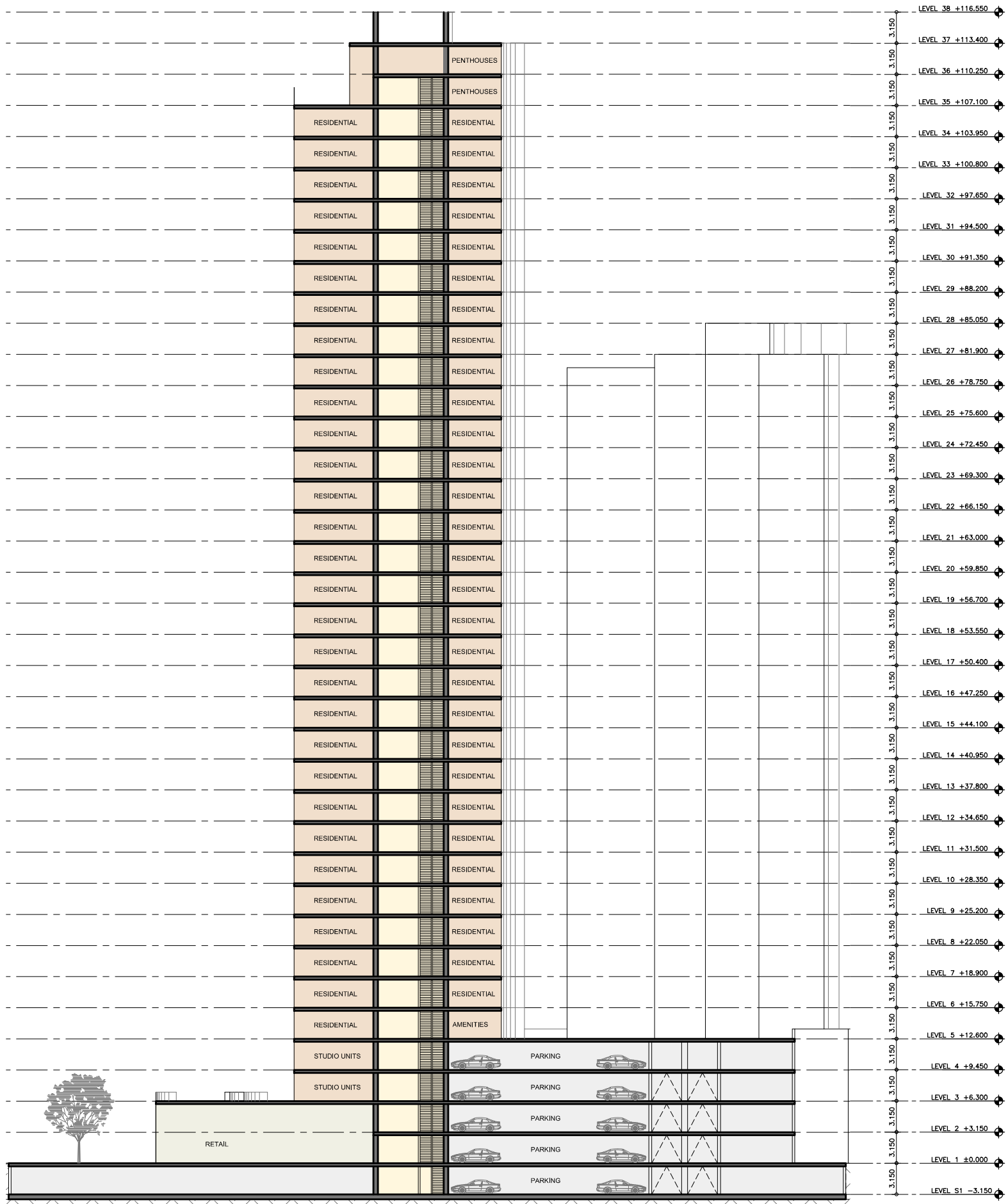
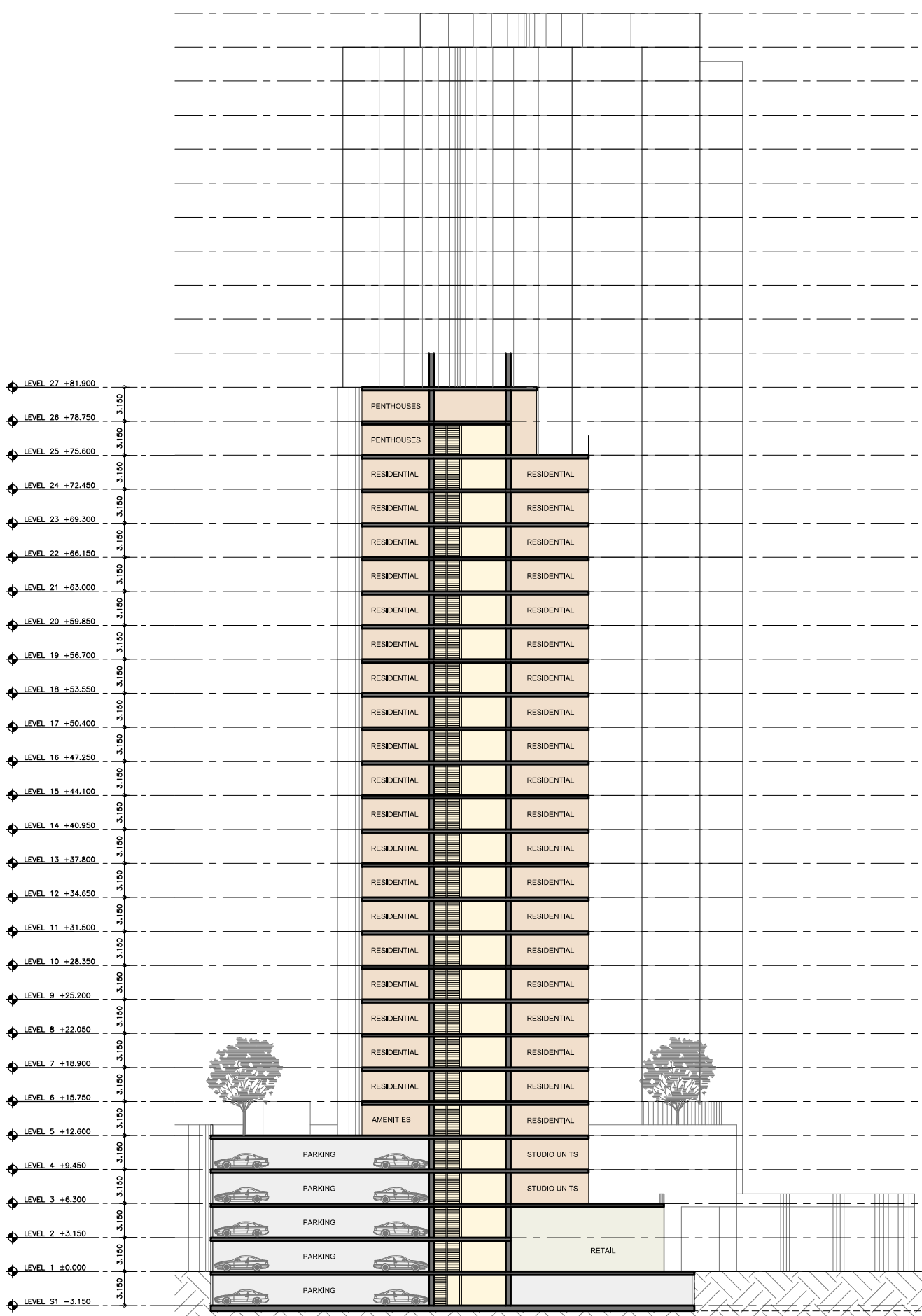
CONTENT

ELEVATION

SCALE	DIMENSION	MTS
1:250	LEVELS	MTS

PROJECT NUMBER **17-01-02**

DRAWING NO. **A-05-101**



PROJECT

WATER STREET

Kelowna, B.C.

residence - retail

LOCATION

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OWNER

RG PROPERTIES

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NO.	REMARKS	DATE

CONTENT

SECTIONS

SCALE

1:250

DIMENSION

MTS

LEVELS

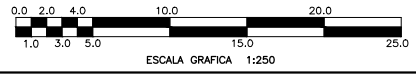
MTS

PROJECT NUMBER

17-01-02

DRAWING NO.

A-07-101






PROJECT

WATER STREET

Kelowna, B.C.

residence - retail

LOCATION



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OWNER

RG PROPERTIES

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Vancouver, BC V6E 2K3, Canada6

DESIGN CONSULTANT

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G.C.

SIGNATURE

DEVELOPMENT

INITIALS

M.D.

SIGNATURE

REVISIONS

NO.	REMARKS	DATE

CONTENT

RENDER

SCALE	DIMENSION
	LEVELS
PROJECT NUMBER	17-01-02
DRAWING NO.	A-01-106