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PARTNERS
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STEPHEN BUGBEE | ARCHITECT AAA, AIBC, SAA, MAA, NSAA, MRAIC, CAA, AIA (IA)
JAMES D BROWN | ARCHITECT AAA, AIBC, MRAIC
R. SEAN CRAWFORD | LICENSED INTERIOR DESIGNER, AAA, IDC, IDA, NCIDQ
JEAN GUY BELIVEAU
BILL MITCHELL

350 DOYLE - PROPOSED DEVELOPMENT DESIGN RATIONALE

2021-06-01

To: **City of Kelowna Planning**
ATTN: Kimberly Brunet & Terry Barton

Re: **Rezoning / Development Application for 350 Doyle Avenue, Kelowna BC.**

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

We are pleased to be making the initial rezoning application for the proposed mixed-use development located at 350 Doyle Avenue, Kelowna BC.

ART WALK EXTENSION + SITE ACCESS

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

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

We are proposing an upgrade to the Doyle Avenue street design. Widening of the existing sidewalks to align with the adjacent Innovation Centre will include landscape opportunities as well as a 2-stall vehicular lay-by to accommodate pick-ups / drop-off / deliveries / etc. This will create a more pedestrian friendly Doyle Avenue as well as provide a strong streetscape entry condition to 350 DOYLE.

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

MIXED-USE PROGRAM

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

Arts Hub – a shared cultural facility to help foster and promote the Kelowna arts community.
The second floor is dedicated primarily to Commercial Office space and residential amenity. The upper floors (Level 3-13) are proposed multi-family residential rental apartments and supporting residential amenity, including an expansive rooftop patio on Level 3, and a small viewing rooftop patio located on Level 13.

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

UNDERGROUND PARKING / PODIUM BENEFITS

We are proposing 3 levels of underground parking for 350 DOYLE. Underground parking is uncommon in Kelowna as the water table is very high, and results in expensive difficult underground construction. The result is that many proposed developments require a large above-grade parking podium on the developments. This can result in large, inactive masses above, limiting active urban engagement with the surrounding built form.

We understand that this is a very special site, and the active engagement at the podium level is a critical part of creating a great pedestrian urban experience. In that spirit, we are proposing to locate the vehicular parking in 3 level of underground parking. This allows the podium to be freed up for more active programing *(commercial retail and office)* resulting in a more pedestrian scaled podium to enhance the street experience.

EXTERIOR DESIGN INTENTIONS

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

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

The upper residential floors (Levels 3 -13) of 350 DOYLE will have a more modern aesthetic, but with careful integration with the podium design, incorporating material and colour elements to ensure an integrated and homogenous design of the development.

The L-shaped massing of the upper residential floors is being broken down by various architectural elements, in order to help reduce the apparent massing and floor plate size of the building above. This is being achieved though various architectural undulations in the building face, balcony projections that are blocked together then separated by breaks, and significant vertical architectural features. In conjunction with distinct material and colour choices for the exterior façade, these design gestures will break down the overall mass of the building to create smaller distinct massing blocks.

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End of Proposed Development Design Rationale.

Sincerely,

Tyler Loewenhardt
Intern Architect, AAA, M.Arch., B.Env.D.

cc. Greg Appelt – President, RISE Commercial Development
Rebecca Waring – VP Construction & Development, RISE Commercial Development
Kendal Harazny – Principal, Wexford Developments
Laura Fader – Development Coordinator, Wexford Developments
Jean Guy Beliveau – Partner, Zeidler Architecture

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JEAN GUY BELIVEAU
BILL MITCHELL

350 DOYLE - PROPOSED BYLAW VARIANCE SUMMARY

2021-06-01

To: **City of Kelowna Planning**
ATTN: Kimberly Brunet & Terry Barton

Re: **Rezoning / Development Application for 350 Doyle Avenue, Kelowna BC.**

Supplementary document to Development Proposal Application Form clarifying proposed bylaw variances.

Please find below a list and rationales of the 3 proposed Bylaw Variances for the development proposal located at 350 Doyle Avenue, Kelowna B.C.

1. **<u>Maximum Building Height:</u>**

   a. **<u>Bylaw Regulation:</u>**
   14.7.6 Development Regulations
   (a) The maximum allowable height shall be in accordance with the maximum allowable height within the Civic Precinct, in accordance with the C7 – Map A Downtown Height Plan.
   (Confirmed – 40m max. / ± 13 storeys.)

   b. **<u>Proposed Variance & Rationale:</u>**
   We are proposing a 13-storey building with a building height of 44.4m.

   The request for additional building height is based on several conditions to ensure the success of this development. In order to accommodate the proposed commercial tenancy on the ground and second floor, 4.5m floor to floor heights are needed in order to design acceptable leasable space with functional ceiling heights. For the upper 11 residential floors, a lightweight and efficient structural system is being proposed, resulting in a deeper floor system. In order to have market-viable ± 9' ceiling heights, and accommodate the structural floor depth, a small increase in overall building height is being requested.

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2. **Maximum Floor Plate Size:**

   a. **Bylaw Regulation:**
   14.7.6 Development Regulations
   (i) Any tower floor plate situated above 9.0 m in height but below 22.0 m in height cannot exceed 1,221.0 m^2.

   b. **Proposed Variance & Rationale:**
   We are proposing a building floor plate of 1,752.7m² (Level 3 – Level 7), requiring a bylaw variance of 531.7m²

   The maximum floor plate size bylaw requirements are intended for taller "point-tower" designs. There are currently no appropriate bylaw zoning provisions to suit the massing of our mid-rise design proposal. We have however endeavored to meet the spirit of the C7r bylaw zoning maximum floor plate size.

   As our proposed design is a mid-rise design building, and a larger floor-plate size is required. Every endeavor is being made to visually break up the massing of the building, to reduce the appearance of a large building floorplate. This is being investigated through significant architectural features, breaks / undulations in the façade, and particular attention to building façade colour / material changes.

   Please see the diagram on the following page that illustrates how we are breaking up the appearance of the building massing through "blocking" and architectural undulations / vertical features.

3. **Maximum Floor Plate Size:**

   a. **Bylaw Regulation:**
   14.7.6 Development Regulations
   (j) Any tower floor plate situated above 22.0 m in height cannot exceed 676.0 m².

   b. **Proposed Variance & Rationale:**
   We are proposing a building floor plate of 1,752.7m² (Level 7 - Level 12) and 1,598.5m² (Level 13), requiring a bylaw variance of 1,076.7m² (Level 7 - Level 12) and 922.5m² (Level 13).

   The maximum floor plate size bylaw requirements are intended for taller "point-tower" designs. There are currently no appropriate bylaw zoning provisions to suit the massing of our mid-rise design proposal. We have however endeavored to meet the spirit of the C7r bylaw zoning maximum floor plate size.

   As our proposed design is a mid-rise design building, a larger floor-plate size is required. Every endeavor is being made to visually break up the massing of the building, to reduce the appearance of a large building floorplate. This is being investigated through significant architectural features, breaks / undulations in the façade, and particular attention to building façade colour / material changes.

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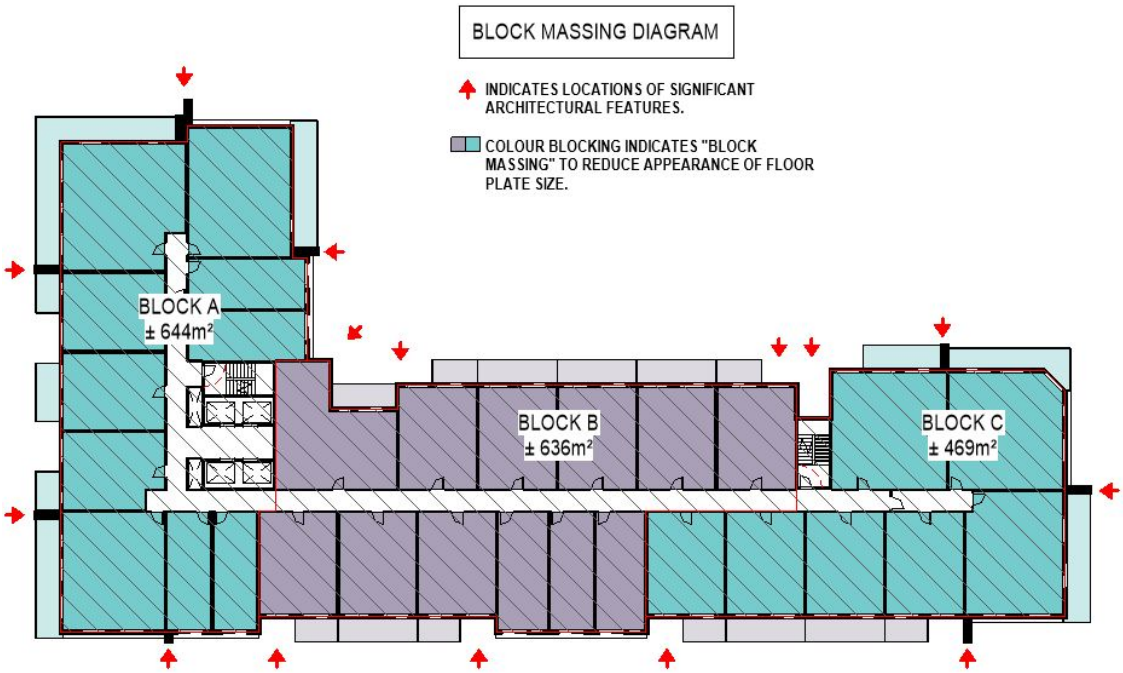
Please see the diagram below, which illustrates how we have broken up the massing of the building. The alternating colours illustrate each “massing block” and the red arrows indicate significant architectural breaks / undulations / features that help distinguish and visually separate the “massing blocks”.



End of Proposed Bylaw Variance Summary.

Sincerely,

Tyler Loewenhardt
Intern Architect, AAA, M.Arch., B.Env.D.

cc. Greg Appelt – President, RISE Commercial Development
Rebecca Waring – VP Construction & Development, RISE Commercial Development
Kendal Harazny – Principal, Wexford Developments
Laura Fader – Development Coordinator, Wexford Developments
Jean Guy Beliveau – Partner, Zeidler Architecture

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Zeidler Architecture

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REGISTERED ARCHITECT
JAMES D. BROWN
June 4 2021
BRITISH COLUMBIA

ISSUED FOR REZONING+DP+DVP

350 DOYLE

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

RISE COMMERCIAL DEVELOPMENTS

WEXFORD DEVELOPMENTS

DRAWING LIST:

ARCHITECTURAL

DP0.00 COVER SHEET
DP1.00 PROJECT INFORMATION, SITE CONTEXT INFO.
DP1.01 EXISTING SITE SURVEY (BY OTHERS)
DP1.02 SITE PLAN
DP2.01 FLOOR PLAN - UNDERGROUND PARKING P1 & P1.5
DP2.02 FLOOR PLAN - UNDERGROUND PARKING LEVEL P2
DP2.03 FLOOR PLAN - UNDERGROUND PARKING LEVEL P3
DP2.04 FLOOR PLAN - LEVEL 1
DP2.05 FLOOR PLAN - LEVEL 2
DP2.06 FLOOR PLAN - LEVEL 3
DP2.07 FLOOR PLAN - LEVELS 4 - 12 TYPICAL
DP2.08 FLOOR PLAN - LEVEL 13
DP4.01 BUILDING SECTIONS EAST - WEST
DP4.02 BUILDING SECTION NORTH - SOUTH
DP4.03 BUILDING SECTION NORTH - SOUTH

NO.	ISSUE/ REVISION	DATE
1	ISSUED FOR REZONING+DP+DVP	2021-06-01

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO. **DP0.00**

REVISION NO. 1

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1 DP1.00 SITE CONTEXT MAP

NOT TO SCALE

REQUESTED VARIANCE SUMMARY:

	VARIANCE:	BYLAW REQUIREMENT:	PROPOSED:
1.	BUILDING HEIGHT	MAX. 40m / ± 13-STOREYS	44.4m / 13-STOREYS
2.	MAX. FLOOR PLATE SIZE	MAX. = 1,221.0m² ABOVE 9.0m BUILDING HEIGHT BELOW 22.0m BUILDING HEIGHT	1,752.7m² *(LEVEL 3 - LEVEL 7)*
3.	MAX. FLOOR PLATE SIZE	MAX. = 676.0m² ABOVE 22.0m BUILDING HEIGHT	1,752.7m² *(LEVEL 7 - LEVEL 12)* 1,598.5m² *(LEVEL 13)*

ZONING BYLAW ANALYSIS + PROJECT INFORMATION

LEGAL ADDRESS: PLAN NUMBER 56114, LOT C

MUNICIPAL ADDRESS: 350 DOYLE AVENUE, KELOWNA BRITISH COLUMBIA

ZONING:
EXISTING = P1 - MAJOR INSTITUTIONAL
PROPOSED = C7R - CENTRAL BUSINESS COMMERCIAL (RESIDENTIAL RENTAL TENURE ONLY)

PARCEL AREA:
LOT WIDTH = 45.00m
LOT DEPTH = 84.45m
PARCEL AREA = 3,555.7 m²

YARDS + SETBACKS:
SOUTH (FRONT YARD) = 0.0m
EAST (SIDE YARD) = 0.0m
WEST (SIDE YARD) = 0.0m
NORTH (REAR YARD) = 0.0m

SETBACK REQUIREMENTS ABOVE 9.0m:
FRONT YARD = 3.0m *(PROPERTY LINE ABUTTING A STREET)*
SIDE YARD = 3.0m *(PROPERTY LINE ABUTTING A STREET)*
REAR YARDS = 3.0m *(PROPERTY LINE ABUTTING A STREET)*

GENERAL BUILDING INFORMATION:

GENERAL DESCRIPTION:
MULTI-FAMILY RESIDENTIAL (APARTMENT RENTAL) + COMMERCIAL OFFICE + COMMERCIAL RETAIL + CULTURAL (ARTS HUB)
13-STOREYS ABOVE GRADE; 3 LEVELS OF STRUCTURED UNDERGROUND PARKING.
INCORPORATION OF PUBLIC "KELOWNA ART-WALK" EXTENSION, INCLUDING PUBLIC PLAZA / AMPHITHEATER.

PRINCIPAL USES:
MAIN FLOOR: COMMERCIAL SERVICES *(TARGETING FOOD + BEVERAGE SERVICES)*
CULTURAL *(ARTS HUB)*
BACK-OF-HOUSE SERVICE + SUPPORT SPACES
2nd FLOOR: COMMERCIAL OFFICE + CULTURAL (ARTS HUB MEZZ.) + RESIDENTIAL AMENITY
LEVEL 3-13: MULTI-FAMILY RESIDENTIAL *(RENTAL)*

BUILDING HEIGHT:
REQUIRED: MAXIMUM BUILDING HEIGHT = 40.0m / ± 13-STOREYS
PROVIDED: MAXIMUM BUILDING HEIGHT = 44.4m / 13-STOREYS

BUILDING AREAS:

AREA SCHEDULE (GROSS FLOOR AREA)

Level	Area m²	Area ft²
LEVEL 1	2,605.2 m²	28,042 ft²
LEVEL 2	3,085.1 m²	33,207 ft²
LEVEL 3	1,771.5 m²	19,069 ft²
LEVEL 4	1,752.7 m²	18,865 ft²
LEVEL 5	1,752.7 m²	18,865 ft²
LEVEL 6	1,752.7 m²	18,865 ft²
LEVEL 7	1,752.7 m²	18,865 ft²
LEVEL 8	1,752.7 m²	18,865 ft²
LEVEL 9	1,752.7 m²	18,865 ft²
LEVEL 10	1,752.7 m²	18,865 ft²
LEVEL 11	1,752.7 m²	18,865 ft²
LEVEL 12	1,752.7 m²	18,865 ft²
LEVEL 13	1,598.5 m²	17,207 ft²
TOTAL:	24,834.1 m²	267,312 ft²

AREA SCHEDULE (NET FLOOR AREA)

Level	Area m²	Area ft²
LEVEL 1	1,880.9 m²	20,246 ft²
LEVEL 2	2,171.2 m²	23,371 ft²
LEVEL 3	1,469.1 m²	15,813 ft²
LEVEL 4	1,542.7 m²	16,605 ft²
LEVEL 5	1,542.7 m²	16,605 ft²
LEVEL 6	1,542.7 m²	16,605 ft²
LEVEL 7	1,542.7 m²	16,605 ft²
LEVEL 8	1,542.7 m²	16,605 ft²
LEVEL 9	1,542.7 m²	16,605 ft²
LEVEL 10	1,542.7 m²	16,605 ft²
LEVEL 11	1,542.7 m²	16,605 ft²
LEVEL 12	1,542.7 m²	16,605 ft²
LEVEL 13	1,389.0 m²	14,952 ft²
TOTAL:	20,794.3 m²	223,828 ft²

DENSITY - FLOOR AREA RATIO (F.A.R.):

F.A.R. REQUIRED = 9.0 MAXIMUM F.A.R.
F.A.R. PROVIDED = 5.9 F.A.R.
(NET FLOOR AREA / SITE AREA =20,890.8m² / 3,555.7m² = 5.9 F.A.R.)

RESIDENTIAL UNIT COUNT + TYPE

RESIDENTIAL UNIT COUNT BY TYPE

Name	Count
1-BED	165
2-BED	74
STUDIO	77
TOTAL:	316

PARKING REQUIREMENTS:

VEHICULAR PARKING:

RESIDENTIAL:
REQUIRED:
2-BED UNITS: 1.0 PARKING STALLS / UNIT, MINIMUM = 1.0 STALLS x 74 2-BED UNITS = 74 PARKING STALLS REQUIRED
1-BED UNITS: 0.9 PARKING STALLS / UNIT, MINIMUM = 0.9 STALLS x 165 1-BED UNITS = 149 PARKING STALLS REQUIRED
STUDIO UNITS: 0.8 PARKING STALLS / UNIT, MINIMUM = 0.8 STALLS x 77 STUDIO UNITS = 62 PARKING STALLS REQUIRED
TOTAL RESIDENTIAL PARKING REQUIRED: 285 RESIDENTIAL STALLS REQUIRED TOTAL.
RENTAL TENANCY INCENTIVE = 20% REDUCTION IN REQUIRED PARKING
20% x 285 STALLS = 57 STALL REDUCTION
= 228 RESIDENTIAL PARKING STALLS REQUIRED TOTAL
TOTAL RESIDENTIAL PARKING PROVIDED = 230 RESIDENTIAL PARKING STALLS PROVIDED TOTAL.

VISITOR / OFFICE / COMMERCIAL / CULTURAL (ARTS HUB):
RESIDENTIAL VISITOR PARKING REQUIRED:
0.14 VISITOR PARKING STALLS / RESIDENTIAL UNIT, MINIMUM = 0.14 STALLS x 316 RES. UNITS = 44 RESIDENTIAL VISITOR STALLS REQUIRED
COMMERCIAL PARKING REQUIRED:
0.9 PARKING STALLS / 100m² COMMERCIAL AREA, MINIMUM = 0.9 STALLS x 1,460.0m² / 100m² = 13 COMMERCIAL STALLS REQUIRED
CULTURAL (ARTS HUB) PARKING REQUIRED:
0.9 PARKING STALLS / 100m² CULTURAL AREA, MINIMUM = 0.9 STALLS x 557.0m² / 100m² = 5 CULTURAL STALLS REQUIRED
OFFICE PARKING REQUIRED:
0.9 PARKING STALLS / 100m² OFFICE AREA, MINIMUM = 0.9 STALLS x 2,035.2m² / 100m² = 18 OFFICE STALLS REQUIRED

TOTAL VISITOR / OFFICE / COMMERCIAL / CULTURAL (ARTS HUB) PARKING REQUIRED: 44 PARKING STALLS REQUIRED *
RENTAL TENANCY INCENTIVE = 20% REDUCTION IN REQUIRED PARKING
20% x 44 STALLS = 9 STALL REDUCTION
= 35 VISITOR / OFFICE / COMMERCIAL / CULTURAL (ARTS HUB) PARKING REQUIRED
TOTAL VISITOR / OFFICE / COMMERCIAL / CULTURAL (ARTS HUB) PARKING PROVIDED: 46 STALLS PROVIDED *(33 U/G STALLS + 13 SURFACE STALLS)*

** 8.2.17(a) IN MIXED-USE DEVELOPMENTS THE PARKING SPACES REQUIRED FOR OFFICES AND OTHER COMMERCIAL RELATED USES CAN BE SHARED WITH THE RESIDENTIAL VISITOR PARKING REQUIREMENTS.*

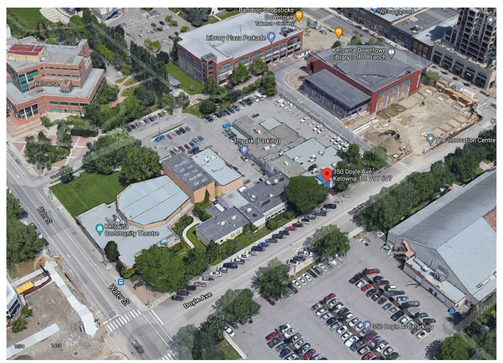
LOADING:
COMMERCIAL LOADING REQUIRED = 1 LOADING STALL / 1,900m² GFA = 4,052m² / 1,900m² = 2 LOADING STALLS REQUIRED
COMMERCIAL LOADING PROVIDED = 2 LOADING STALLS

BICYCLE PARKING:

RESIDENTIAL BICYCLE PARKING:
LONG-TERM BICYCLE PARKING REQUIRED: 0.75 STALLS PER 2-BEDROOM OR LESS DWELLING UNITS
= 237 LONG-TERM BICYCLE STALLS REQUIRED TOTAL.
LONG-TERM BICYCLE PARKING PROVIDED = 328 LONG-TERM BICYCLE STALLS PROVIDED TOTAL.
SHORT-TERM BICYCLE PARKING REQUIRED: 6 PER ENTRANCE, PLUS FOR BUILDINGS WITH GREATER THAN 70 UNITS: 1 SPACE FOR EVERY ADDITIONAL 5 UNITS
= 6 STALLS (1 PRIMARY ENTRANCE) + (316 UNITS - 70 = 246 UNITS / 5 = 49 SHORT-TERM STALLS REQUIRED.
= 54 SHORT-TERM BICYCLE STALLS REQUIRED TOTAL
SHORT-TERM BICYCLE PARKING PROVIDED = 54 SHORT-TERM BICYCLE STALLS PROVIDED TOTAL *(LOCATIONS TBD)*

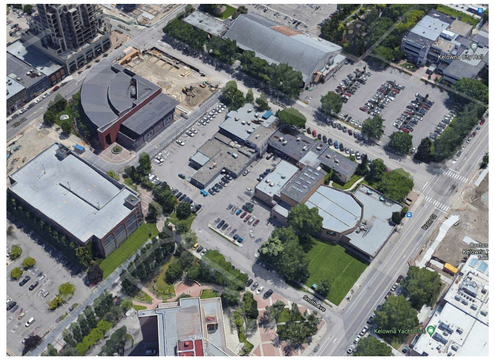
VISITOR / OFFICE / COMMERCIAL / CULTURAL (ARTS HUB) BICYCLE PARKING:
LONG-TERM BICYCLE PARKING REQUIRED: 1 STALL / 500m² GFA = 4,052m² / 500m² **= 8 LONG-TERM BICYCLE PARKING STALLS REQUIRED.**
LONG-TERM BICYCLE PARKING PROVIDED: 8 LONG-TERM BICYCLE PARKING STALLS PROVIDED *(LOCATIONS TBD)*
SHORT-TERM BICYCLE PARKING REQUIRED: 2 PER ENTRANCE OR 1 SPACE / 750m² GFA
= 28 SHORT-TERM BICYCLE STALLS REQUIRED *(14 COMMERCIAL ENTRANCES)*
SHORT-TERM BICYCLE PARKING PROVIDED: = 28 SHORT-TERM BICYCLE STALLS PROVIDED *(LOCATIONS TBD)*

SOUTHEAST STREET VIEW



SOUTHWEST AERIAL VIEW

NORTHEAST STREET VIEW



NORTHWEST AERIAL VIEW

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Calgary, Alberta T2P 1G7
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RISE COMMERCIAL DEVELOPMENTS
WEXFORD DEVELOPMENTS

NOTE

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REGISTERED ARCHITECT JAMES D. BROWN June 4 2021 BRITISH COLUMBIA

NO.	ISSUE/ REVISION	DATE
1	ISSUED FOR REZONING+DP+DVP	2021-06-01

NOT FOR CONSTRUCTION

PROJECT

350 DOYLE

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

PROJECT INFORMATION, SITE CONTEXT INFO.

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO. DP1.00

REVISION NO. 1

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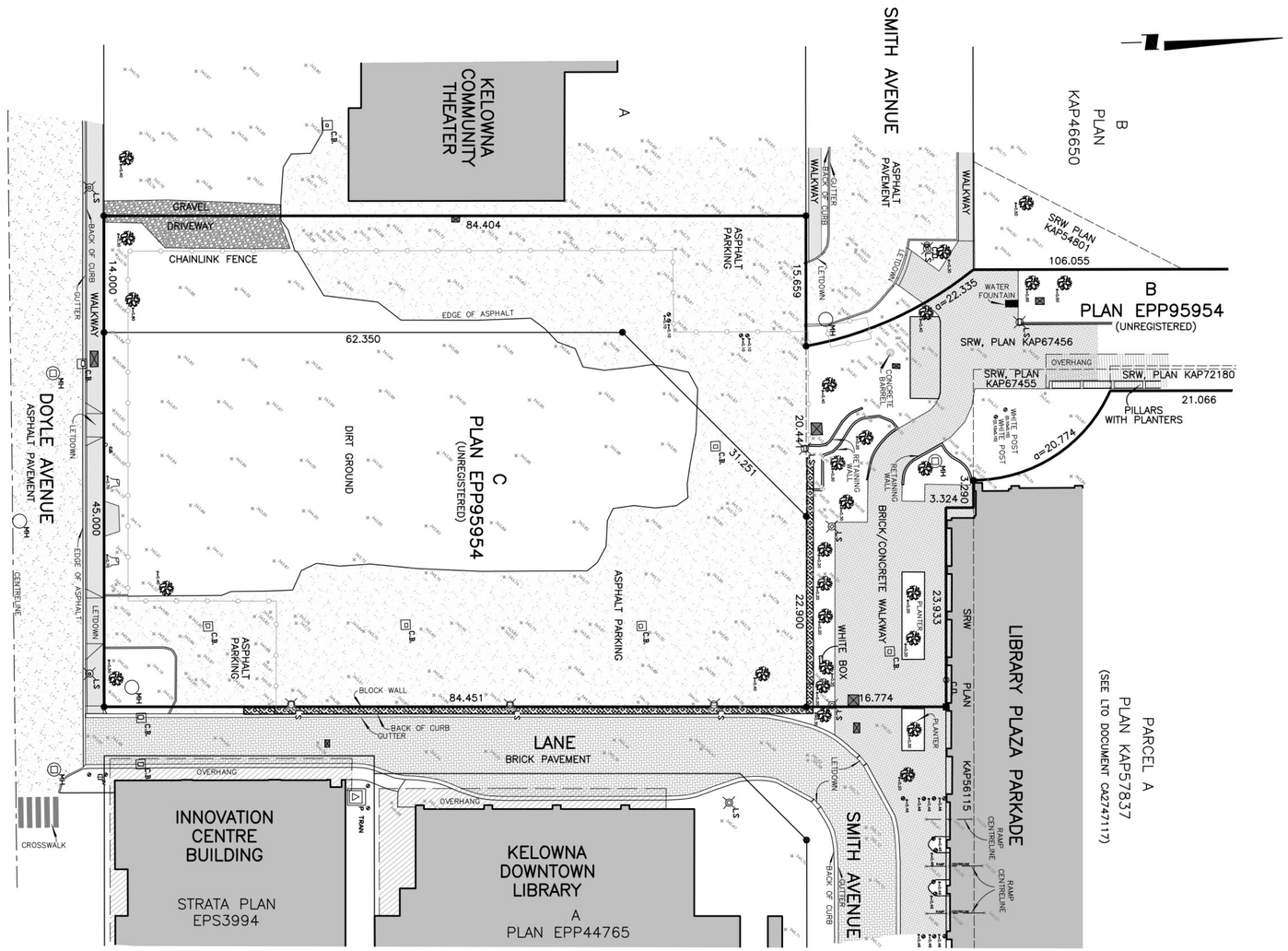
NOTE:

ALL INFORMATION OBTAINED FROM EXISTING SITE SURVEY PERFORMED BY "FERGUSON LAND SURVEYING & GEOMATICS LTD." PROFESSIONAL LAND SURVEYORS IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYORS ACT. SURVEY COMPLETED FEBRUARY 02, 2021. THE LEGAL SURVEY DEPICTED ON THIS SHEET IS FOR REFERENCE ONLY. "ZEIDLER ARCHITECTURE" ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND CONTENT OF THIS SURVEY INFORMATION DEPICTED HEREIN.

TRUE NORTH



FERGUSON Land Surveying & Geomatics Ltd.

B.C. LAND SURVEYORS
CANADA LANDS SURVEYORS
Subdivision Design
Legal, Topographic & GPS Surveys
404–1630 Pandosy St., Kelowna, B.C. V1Y 1P7
Telephone (250)763–3115 Fax (250)763–0321

LEGAL DESCRIPTION	LEGEND	NOTES	JOB NO. 22472–TOPO
LOT B AND C DISTRICT LOT 139 ODYD PLAN EPP95954 (UNREGISTERED)	SPOT HEIGHT; IRON PIN FOUND; LEAD PLUG FOUND; LAMP STANDARD; GAS VALVE; WATER VALVE; STORM MANHOLE; SANITARY SEWER MANHOLE; STORM CATCH BASIN; SANITARY SEWER CLEANOUT; PAD MOUNTED TRANSFORMER; VAULT; TREE (WITH DIAMETER); STUMP (WITH DIAMETER); BOLLARD (WITH DIAMETER); CHAINLINK FENCE; CENTRELINE; OVERHEAD CANTILEVER	ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CITY OF KELOWNA CONTROL MONUMENT NUMBER 6442 (ELEVATION=343.67m) PROPERTY LINES AND DIMENSIONS ARE ACCORDING TO UNREGISTERED SUBDIVISION PLAN EPP95954.	DATE: FEBRUARY 2, 2021
DRAWING TYPE: TOPOGRAPHIC SITE PLAN			SCALE: 1:400 METRES
CIVIC ADDRESS: 350 DOYLE AVENUE, KELOWNA			
CLIENT: RISE COMMERCIAL DEVELOPMENTS			

REVISION NO.	DESCRIPTION	BY	DATE REVISED
—	—	—	—
—	—	—	—
—	—	—	—

FIELD BOOK: SEE FILE
FIELD CREW: JF/RQ DRAWN BY: AI
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*NOTE: SURVEY DRAWING NOT TO SPECIFIC SCALE ON THIS SHEET. FOR INFORMATION ONLY.

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REGISTERED ARCHITECT JAMES D. BROWN June 4 2021 BRITISH COLUMBIA

NO.	ISSUE/ REVISION	DATE
1	ISSUED FOR REZONING+DP+DVP	2021-06-01

NOT FOR CONSTRUCTION

PROJECT

350 DOYLE

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

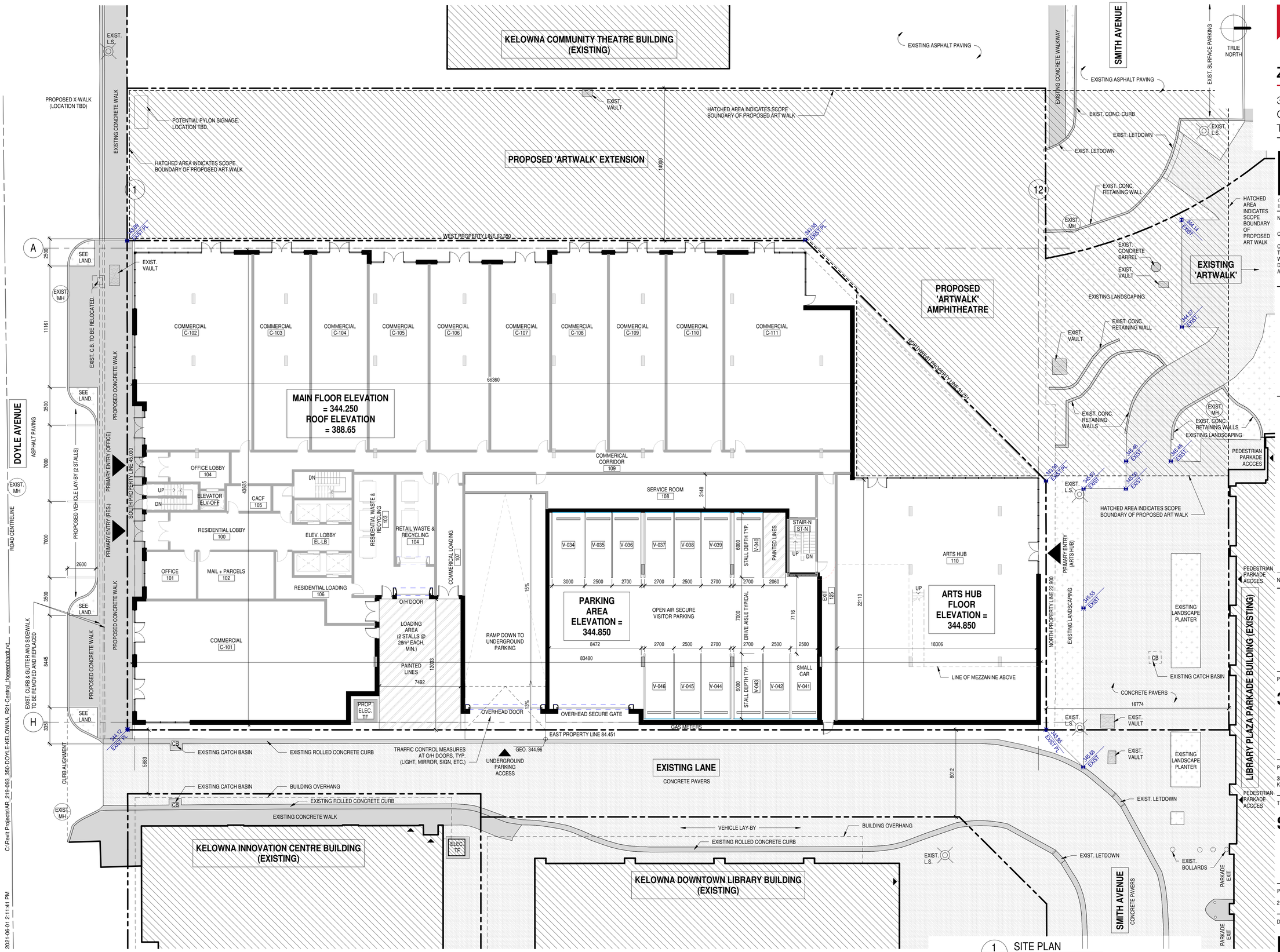
TITLE

EXISTING SITE SURVEY (BY OTHERS)

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO. **DP1.01**

REVISION NO. 1



1 SITE PLAN
DP1.02
SCALE: 1 : 150

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PROJECT

350 DOYLE

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

SITE PLAN

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO. DP1.02

REVISION NO. 1

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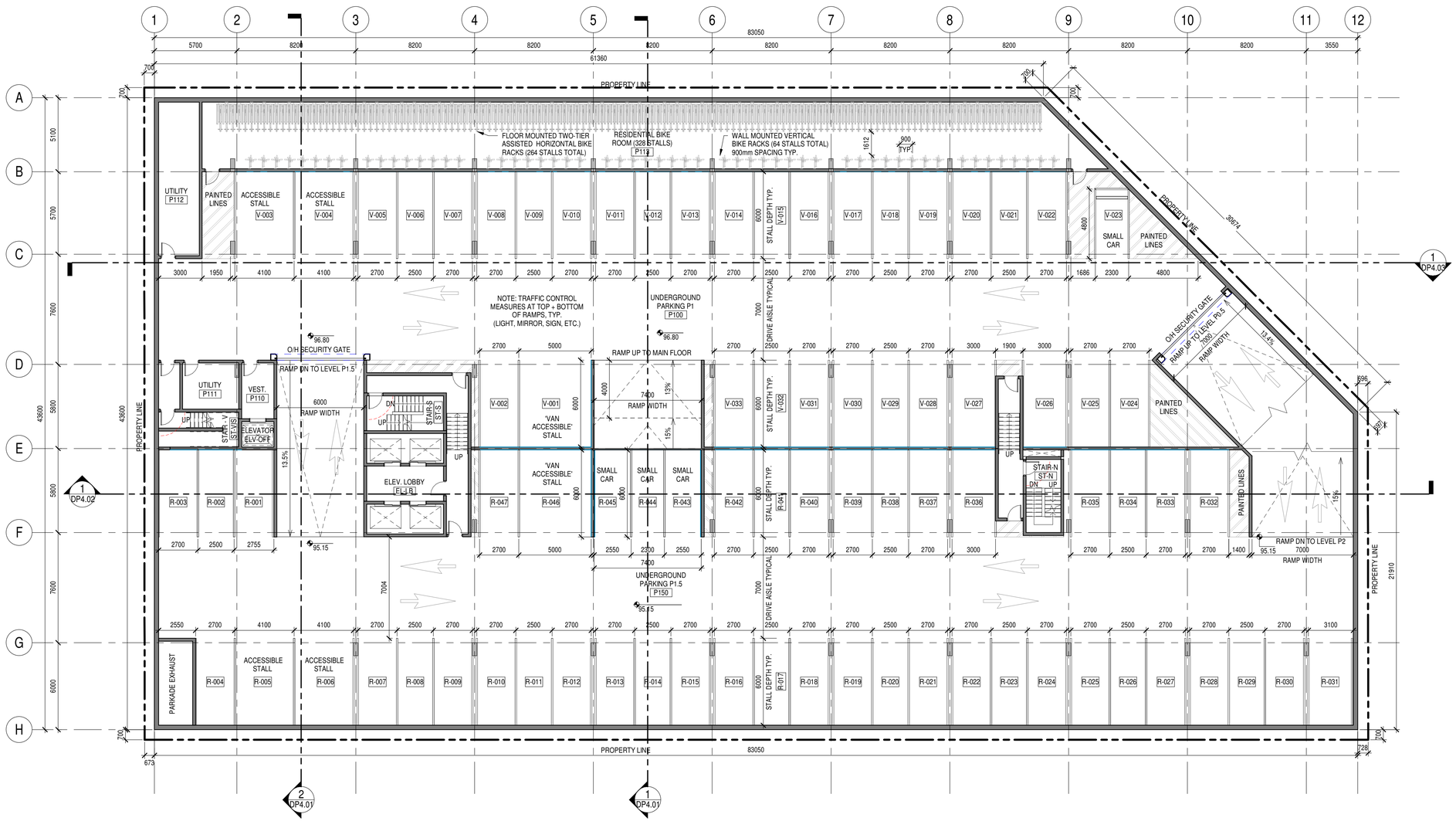

1 DP2.01 UNDERGROUND PARKING LEVEL P1 & P1.5

SCALE: 1 : 150

TRUE NORTH

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PROJECT

350 DOYLE

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

FLOOR PLAN - UNDERGROUND PARKING P1 & P1.5

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO. DP2.01

REVISION NO. 1

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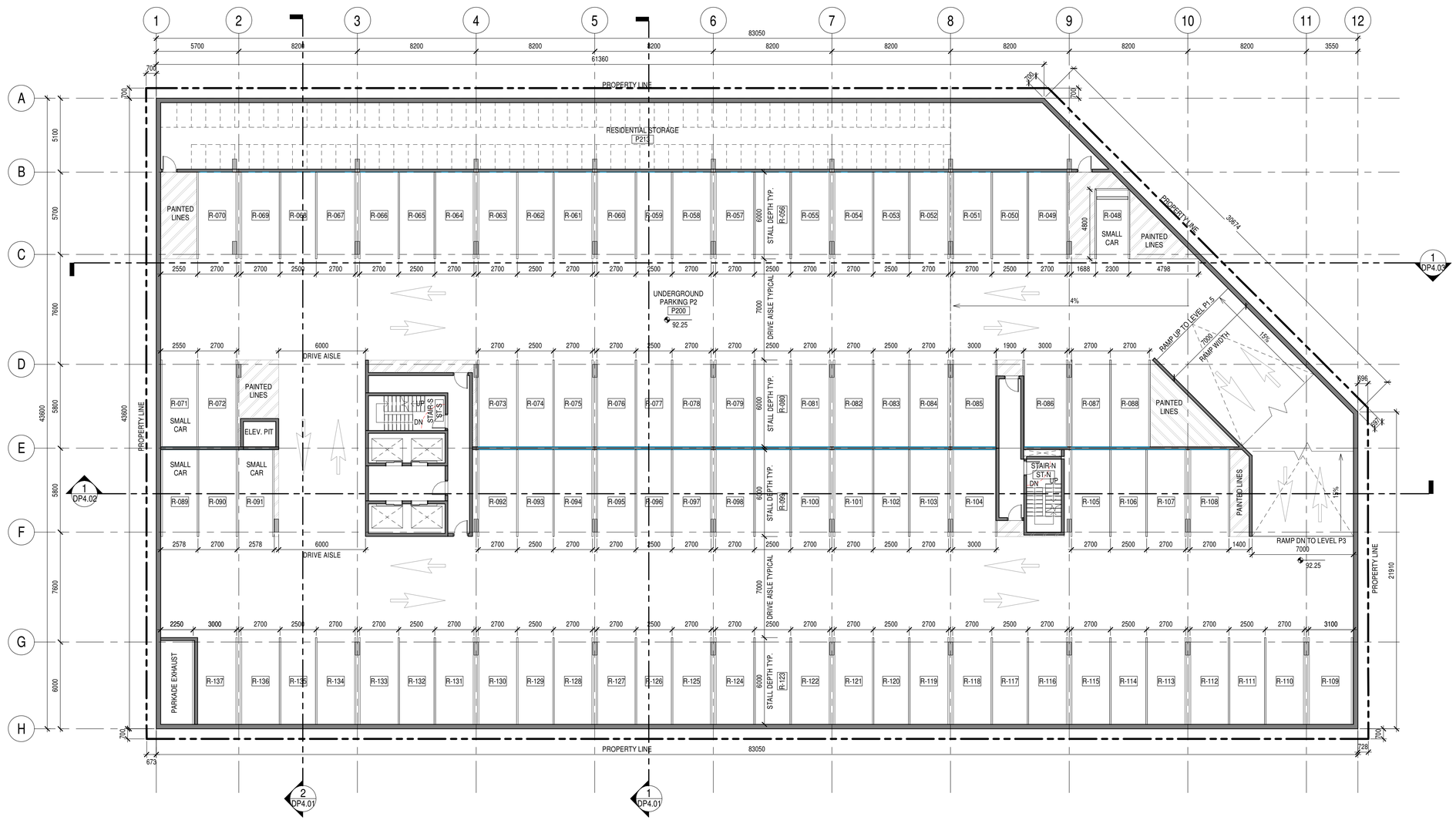

1 DP2.02 UNDERGROUND PARKING LEVEL P2

SCALE: 1 : 150

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PROJECT

350 DOYLE

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

FLOOR PLAN - UNDERGROUND PARKING LEVEL P2

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO. DP2.02

REVISION NO. 1

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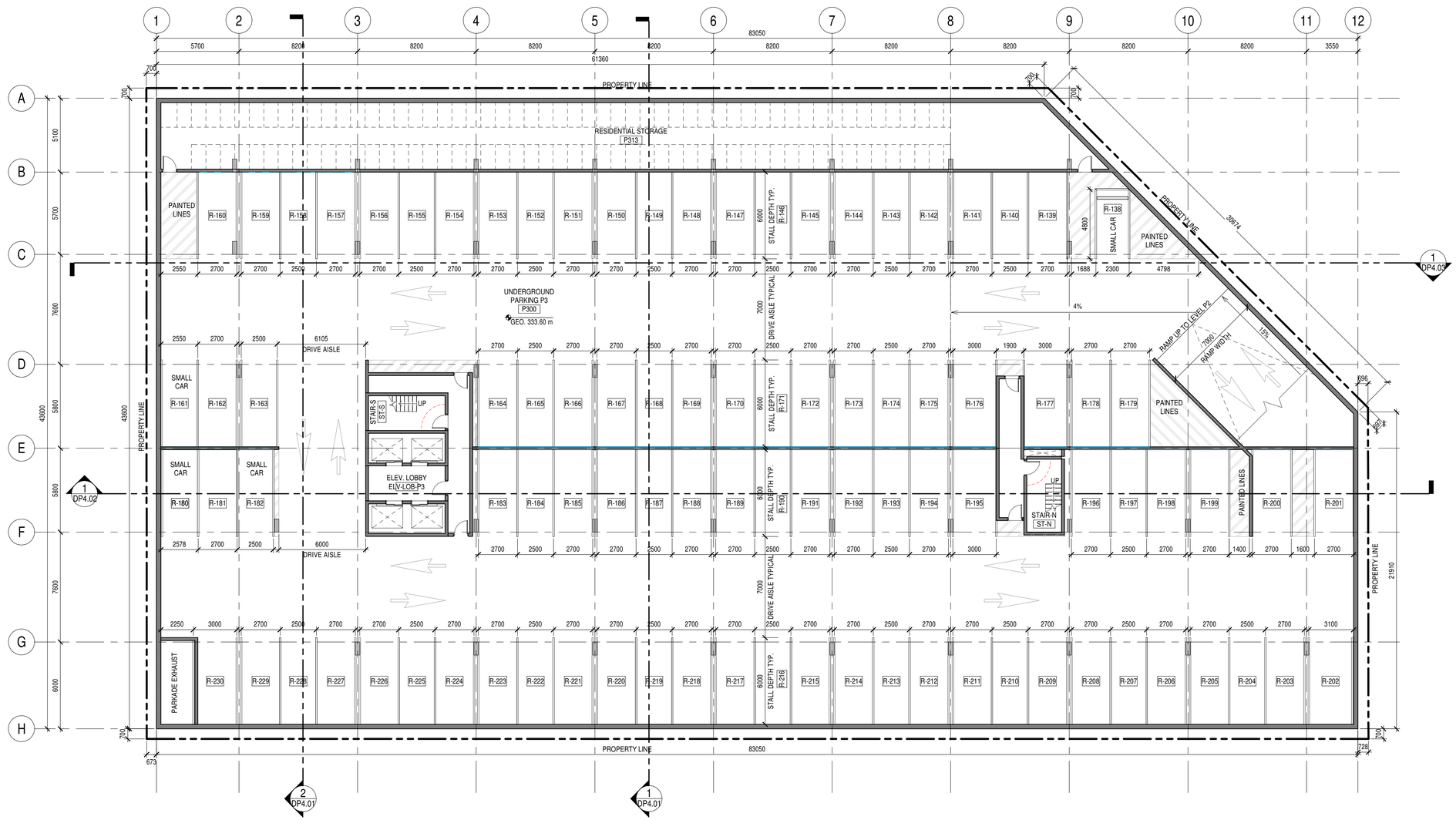

1 DP2.03 UNDERGROUND PARKING LEVEL P3

SCALE: 1 : 150

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PROJECT

350 DOYLE

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

FLOOR PLAN - UNDERGROUND PARKING LEVEL P3

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO. DP2.03

REVISION NO. 1

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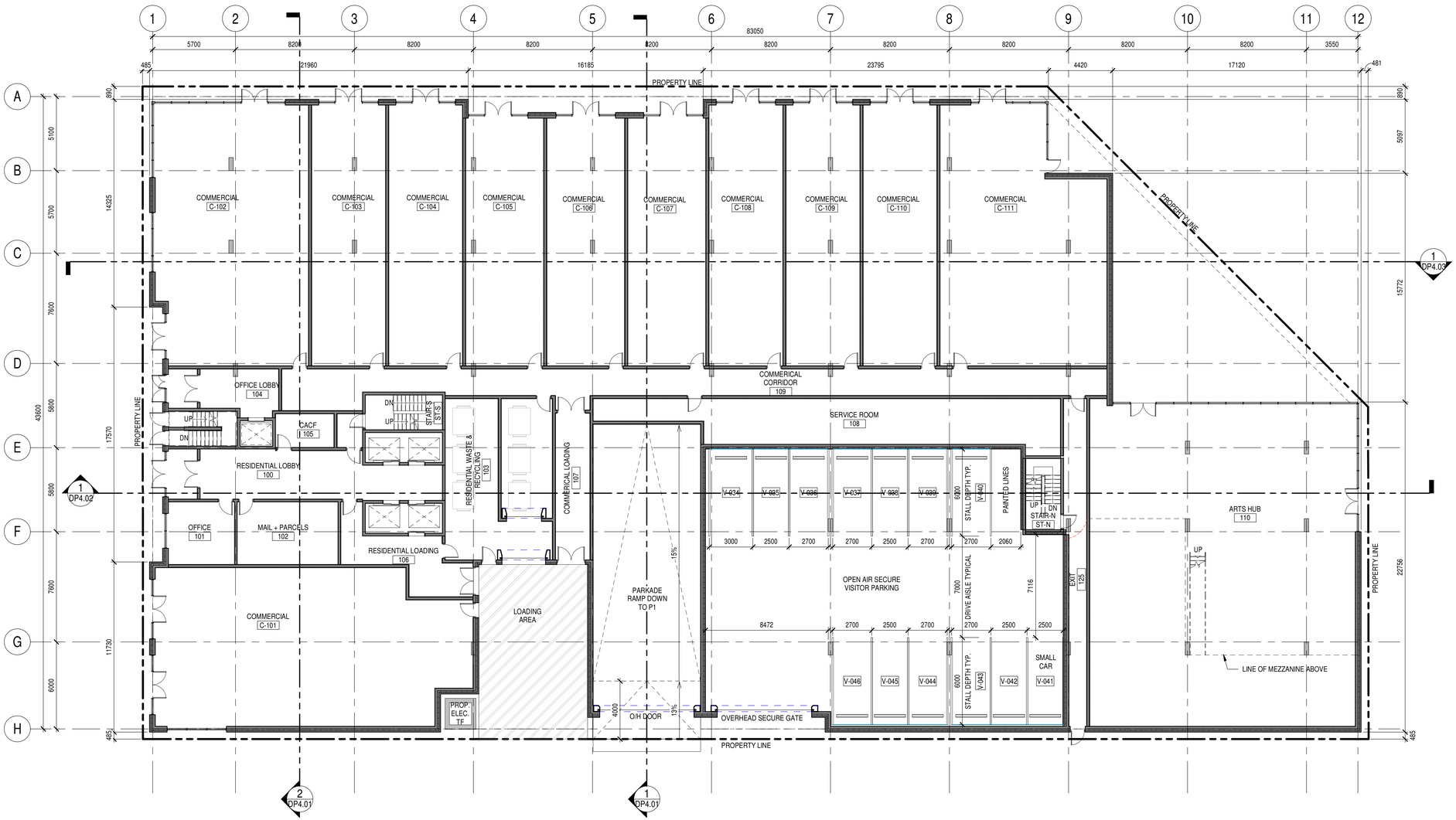

1 DP2.04 FLOOR PLAN - LEVEL 1
SCALE: 1 : 150

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350 DOYLE

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

FLOOR PLAN - LEVEL 1

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO. DP2.04

REVISION NO. 1

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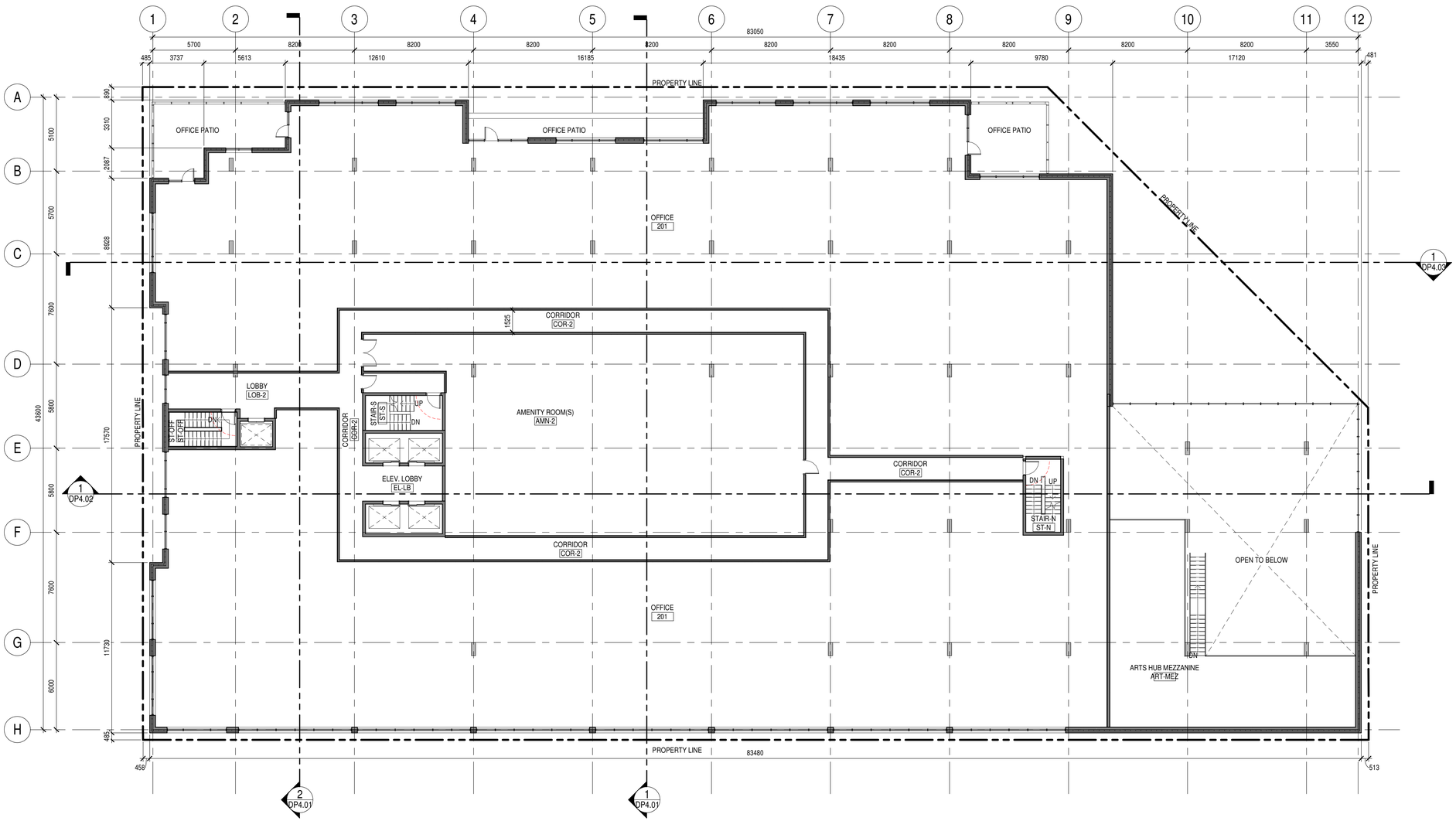

1 DP2.05 FLOOR PLAN - LEVEL 2

SCALE: 1 : 150

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KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

FLOOR PLAN - LEVEL 2

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO. DP2.05

REVISION NO. 1

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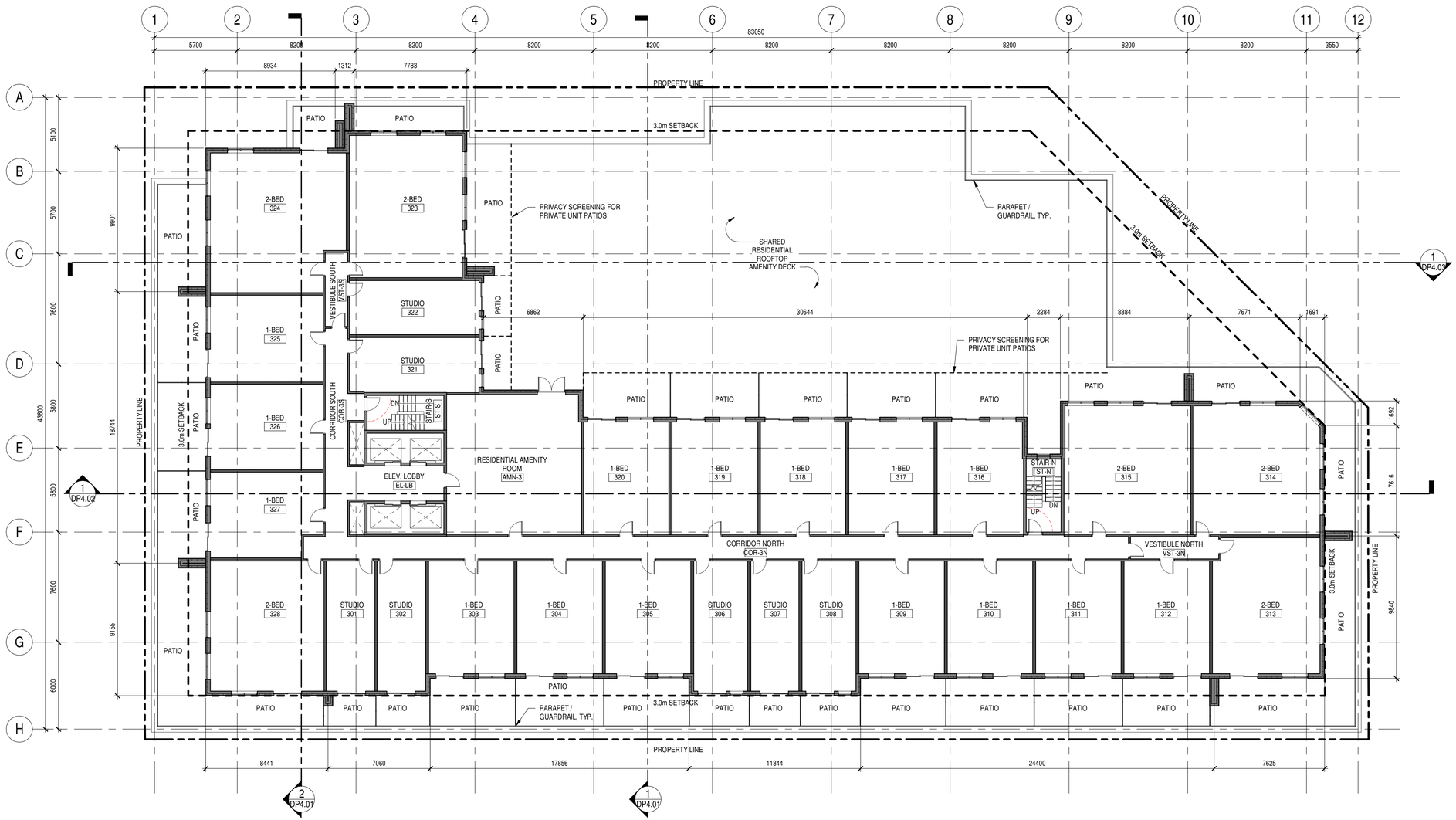

1 DP2.06 FLOOR PLAN - LEVEL 3
SCALE: 1 : 150

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PROJECT ADDRESS

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KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

FLOOR PLAN - LEVEL 3

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO. **DP2.06**

REVISION NO. 1

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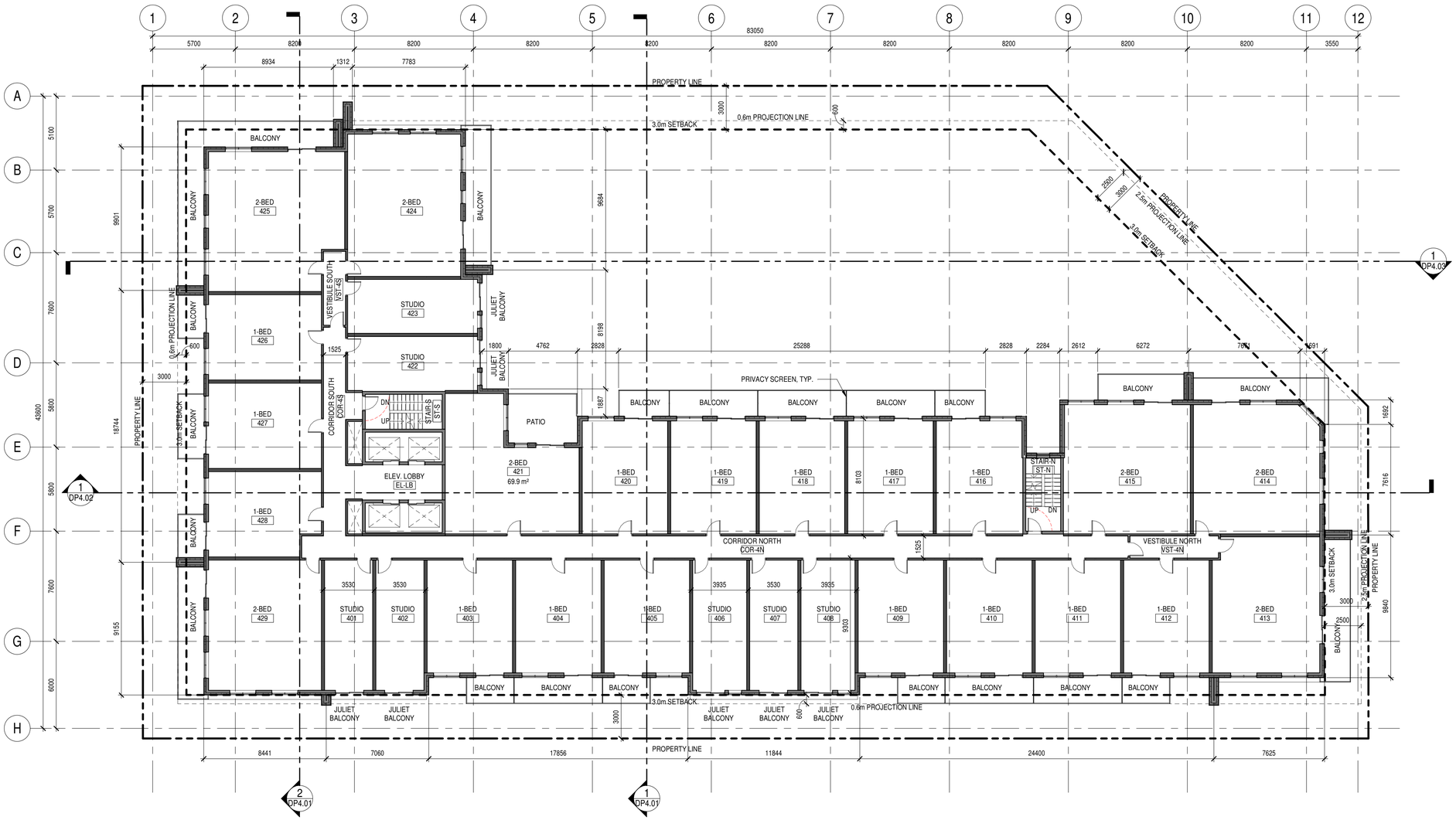

1 DP2.07 FLOOR PLAN - LEVEL 4 - 12 (TYPICAL)
SCALE: 1 : 150

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PROJECT

350 DOYLE

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

FLOOR PLAN - LEVELS 4 - 12 TYPICAL

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO. DP2.07

REVISION NO. 1

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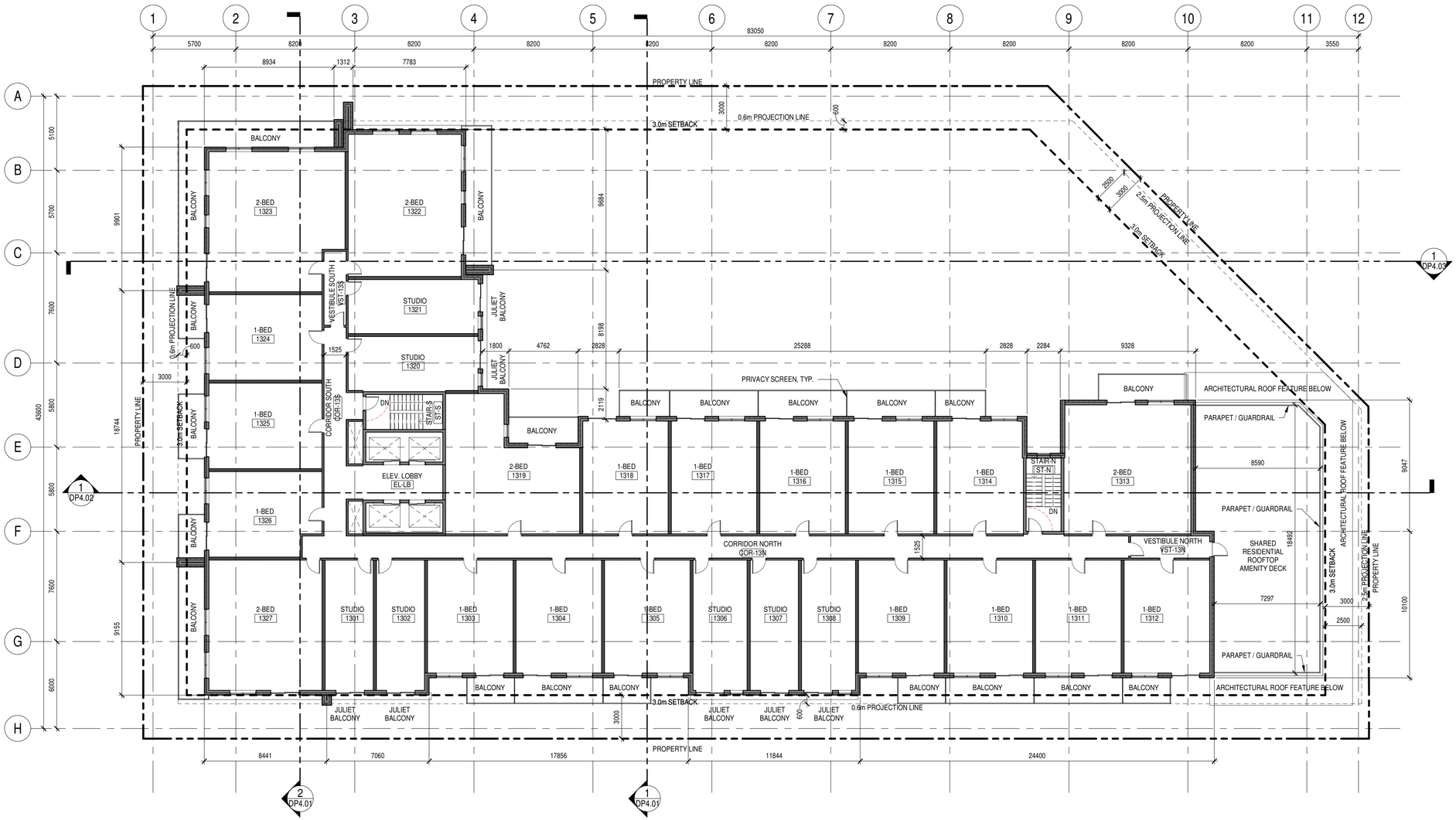

1 DP2.08 FLOOR PLAN - LEVEL 13
SCALE: 1 : 150

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350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

FLOOR PLAN - LEVEL 13

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO. DP2.08

REVISION NO. 1

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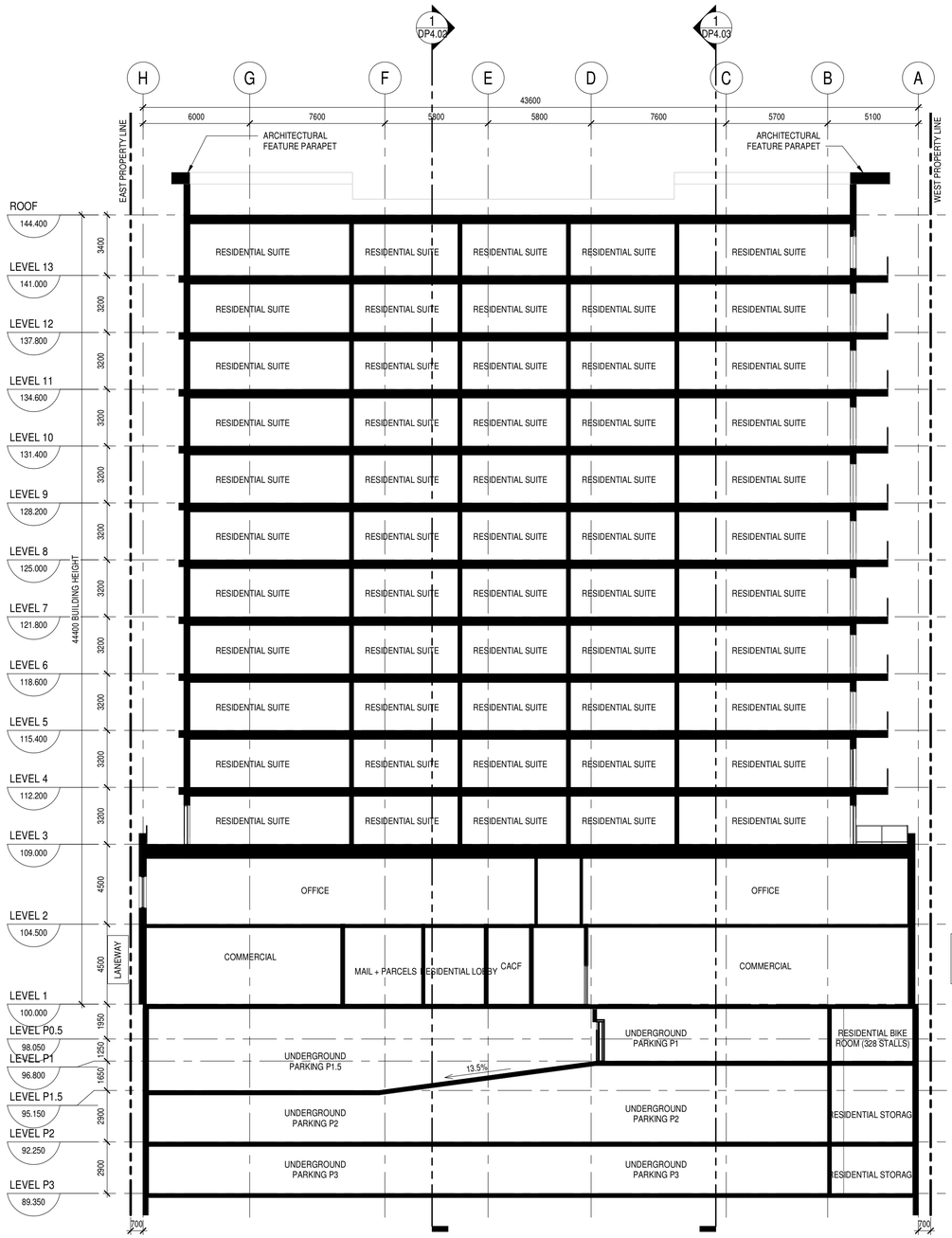
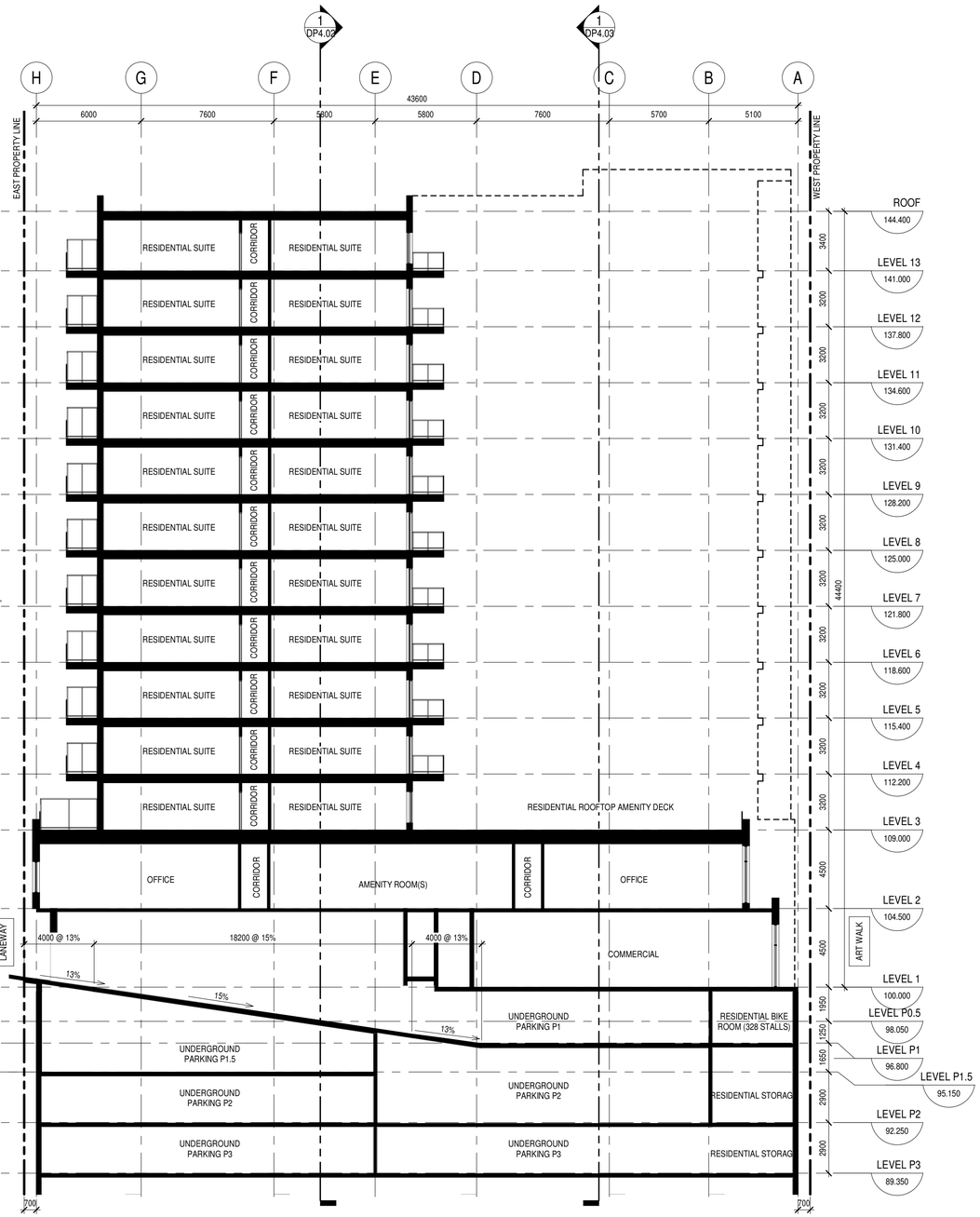


2 DP4.01 BUILDING SECTION - EAST-WEST
SCALE: 1 : 150



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

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PROJECT

350 DOYLE

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

BUILDING SECTIONS EAST - WEST

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO. DP4.01

REVISION NO.

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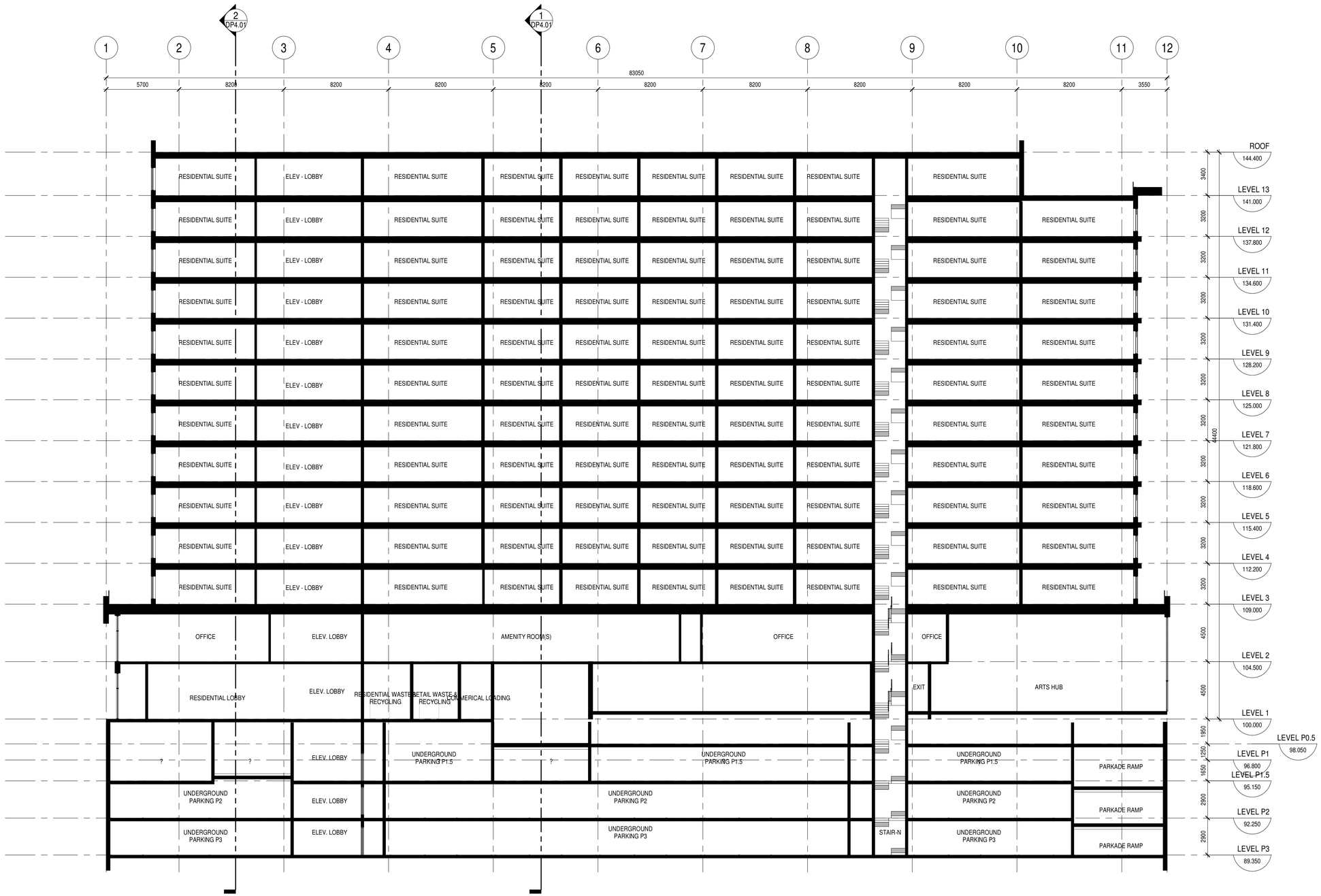

1 DP4.02 BUILDING SECTION - NORTH-SOUTH

SCALE: 1 : 150

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PROJECT

350 DOYLE

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

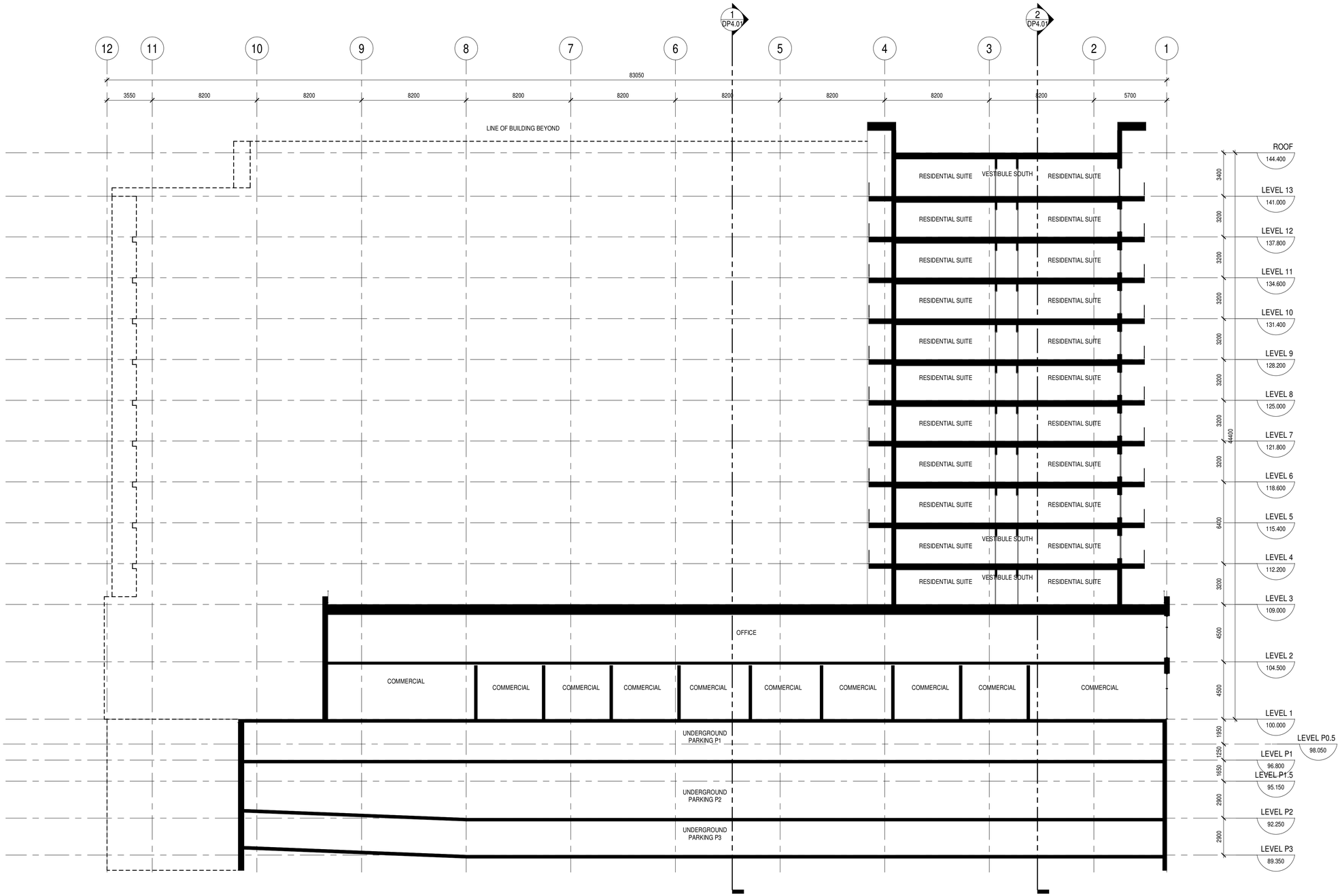
BUILDING SECTION NORTH - SOUTH

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO.

DP4.02

REVISION NO.



1 DP4.03 BUILDING SECTION - NORTH-SOUTH

SCALE: 1 : 150

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TITLE

BUILDING SECTION NORTH - SOUTH

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker

DRAWING NO. **DP4.03**

REVISION NO.