
CITY OF KELOWNA

MEMORANDUM

DATE: July 11, 2008

TO: City Manager

FROM: Planning and Development Services Department

APPLICATION: Z07-0056

OWNER: 754028 B.C. LTD., INC. &
Doyle Avenue Holdings CO. LTD., INC.

AT: 1372-1374, 1378, 1382, 1386 St.
Paul Street. & 526 Doyle Avenue

APPLICANT: New Town Planning Services Inc.

PURPOSE: TO REZONE THE SUBJECT PROPERTIES FROM THE
EXISTING I2 – GENERAL INDUSTRIAL ZONE TO THE
PROPOSED C7 – CENTRAL BUSINESS DISTRICT
COMMERCIAL ZONE;

EXISTING ZONE: I2 – GENERAL INDUSTRIAL

PROPOSED ZONE: C7 – CENTRAL BUSINESS DISTRICT COMMERCIAL

OCP DESIGNATION: COMMERCIAL

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0056 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 12, D.L. 139, ODYD, Plan 432, located at 1372-1374 St. Paul Street, Lot 13, D.L. 139, ODYD, Plan 432, located at 1378 St. Paul Street, Lot 14, D.L. 139, ODYD, Plan 432, located at 1382 St. Paul Street, Lot 15, D.L. 139, ODYD, Plan 432, located at 1386 St. Paul Street, Lot 16, D.L. 139, ODYD, Plan 432, Except the west 70 feet thereof, located at 526 Doyle Avenue, Kelowna B.C., from the I2 – General Industrial zone to the C7 – Central Business District Commercial zone;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the registration of a plan of subdivision to consolidate the properties into one title;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject properties;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit on the subject properties;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Inspection Services Department and Works & Utilities Department being completed to their satisfaction;



2.0 SUMMARY

The applicant is seeking to rezone the subject property from the existing I2 – General Industrial zone to the proposed C7 – Central Business Commercial zone to permit a mixed use development consisting of two residential towers located above a three storey podium.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on June 17, 2008, the APC passed the following motions:

THAT the Advisory Planning Commission support Rezoning Application No. 07-0056, for 526 Doyle Avenue, 1372-1374, 1378, 1382 & 1386 St. Paul Street, Lots 16, 12, 13, 14, 15, Plan 432, Secs. 24 & 25, Twp. 25, ODYD, by 754028 BC Ltd. (Points West Architecture), to rezone the subject properties from the existing I2 – General Industrial zone to the proposed C7 – Central Business District Commercial zone.

4.0 THE PROPOSAL

To rezone the subject property in order to develop a two tower mixed use building. As background information the proposed development is designed to have a three storey podium to accommodate the required parking. Commercial and residential space will be wrapped around the exterior of the podium, while the parking will be located at the centre. Two residential towers will be located above the 3 storey podium. In addition to the three storey podium tower #1 will be 16 storeys for a total of 19 storeys with 116 suites and tower #2 will be 20 storeys for a total of 23 storeys with an additional 146 residential suites. A further 18 residential units occupying 1,074m² will be wrapped around the second and third floors of the podium structure. There are a total of five ground floor commercial spaces occupying 509m² along the St. Paul Street and Doyle Avenue frontages. The wrapping of the commercial and residential units around the exterior of the podium provides the parking structure with a visual buffer from the street.

The podium for the proposed development has a building depth of approximately 45.9m, a width of approximately 61m and a height of 11.3m. The towers are then set back from the property line. The towers are diamond shaped and each have an exterior horizontal dimension of 32.4m. The floor plate area for each tower begins at 831.9 m² then is tapered back to 774.8 m² for the final four storeys of each tower. The C7 zone limits the floor plate area to a maximum of 676 m² and the maximum horizontal dimension to 26.0m above the 15 m level, thus triggering variances to these requirements.

The exterior of the proposed building is designed to be finished with stucco clad panels above the 3 storey high podium. The roof areas of the building incorporate strong sloped roof elements raised above the cornice lines which allow for lofted ceilings to the units located at those levels. These raised sloped roof elements also break up the length of the horizontal lines of the roof cornice.

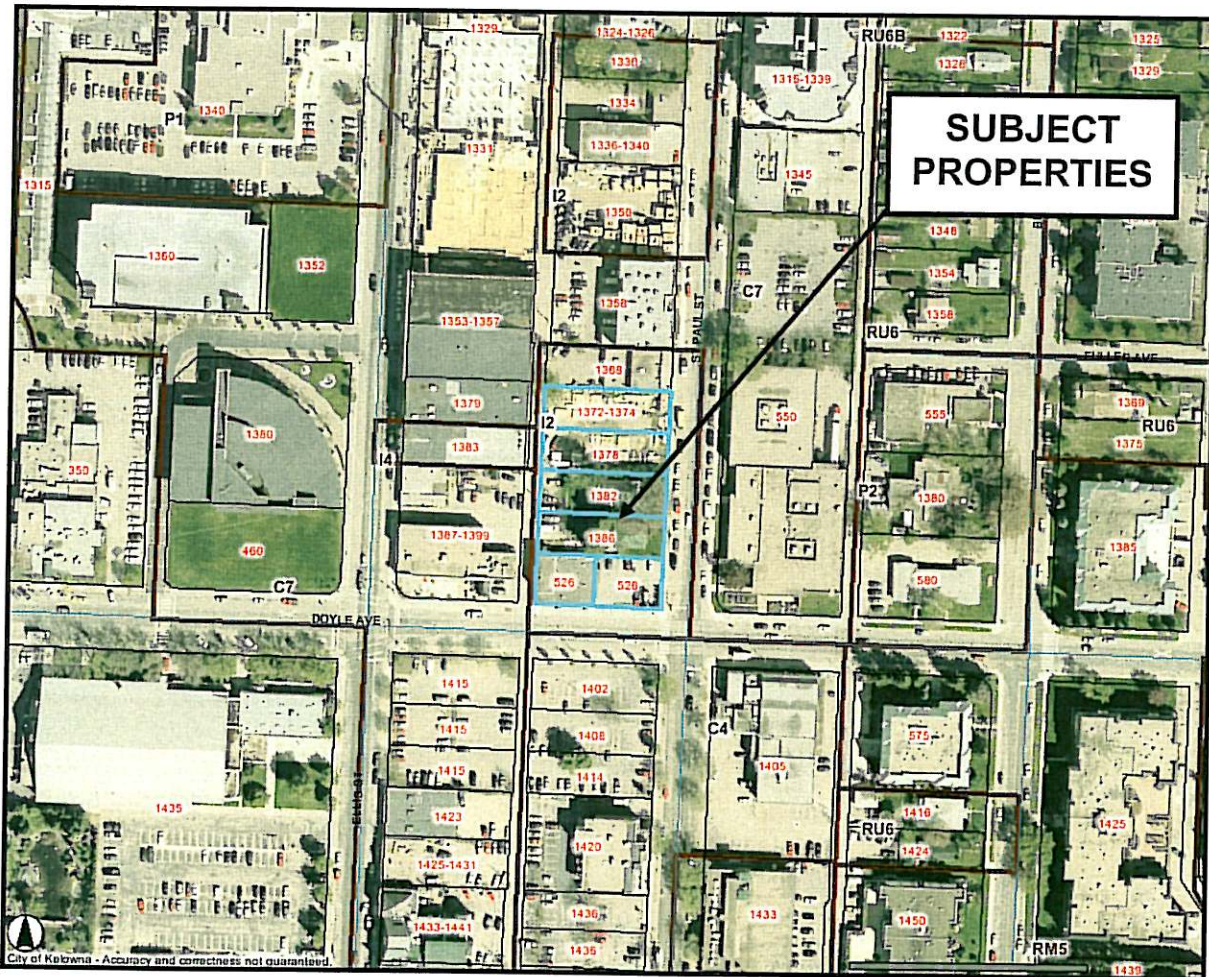
The proposed development contains a total of 220 residential units, although 60 of these units will have a lock off suite feature. Taking the lock off suite feature into account the total number of units increases to 280. It should be noted that the applicant will be providing cash-in-lieu of the required parking spaces. The applicant is providing 180 stalls where 287 stalls are required. Although 6 smart car stalls have been provided they are not recognized as parking stalls in the Zoning Bylaw.

287 stalls – 180 stalls = **107 stalls** / 107 stalls x \$7,500 per stall = **\$802,500 cash-in-lieu**

For information regarding the extent of the proposed variances, please see the development table and item 7.

4.1 Site Location Map

Corner of Doyle Avenue and St. Paul Street



4.2 Site Context

Adjacent zones and land uses are:

Direction	Zoning Designation	Land Use
North	I2 – General Industrial	Multi-tenant Industrial building
East	C7 – Central Business Commercial	Newspaper office
South	C4 – Urban Centre Commercial	Parking
West	C7 – Central Business Commercial I4 – Central Industrial	Madison Development Awning manufacturer

The proposal compares to the C7 zone requirements is as follows:

CRITERIA	PROPOSAL	C7 ZONE REQUIREMENTS
Site Area (m ²)	3,550 m ²	200 m ²
Site Depth (m)	45.93 m	6.0 m min.
Site Width (m)	61 m	30.0 m min.
Development Regulations		
Site Coverage (%) Buildings	91%	
Site Coverage (%) Buildings and Paved areas	100%	
Total Floor Area (m ²)	32,482.8 m ²	
F.A.R.	8.92	FAR = 9.0 max
Building Height m. (Storeys)	Tower #1 – 19 storeys / 54.3m Tower #2 – 23 Storeys / 65m (V1)	44.0 m
Setbacks (m) At Grade		
Front (St. Paul St.)	0.0 m	0.0 m
Rear (lane)	0.0 m	0.0 m
North Side	0.0 m	0.0 m
South Side	0.0 m	0.0 m
Setbacks (m) 15 m above grade		
East - St. Paul Street	2.66m (V2)	3.0 m
West - lane	3.3m	3.0 m
North - Adjacent property	4.6 m	4.0m (adjacent parcel)
South - Doyle Avenue	1.5 m (V3)	3.0 m
Floor Plate		
FP - Exterior horizontal dimension	38.9m x 31.7 m (V4)	26.0 m (max)
Floor Plate - Diagonal dimension	38.5 m	39 m (max)
Floor Plate - Area	831.9 m ² – 820.7 m ² – 774.8 m ² (V5)	676 m ² (max)
Vertical Angle above 15m height	85.6° / 86.5° off the lane 89.6° off Doyle Avenue 86.4° / 86.9° off St. Paul Street (V6)	80° required
Private Open Space		
Parking Stalls (#)	Meets requirement 180 provided (Cash-in-lieu) 6 smart car stalls	2,690 m ² required 287 stalls required
Bicycle Parking (#)	Class I: 140 spaces Class II: 55 spaces	Class I: 140 spaces Class II: 31 spaces
Loading Stalls (#)	1	1 stall required

(V1) Vary height of towers from 44m permitted to 54.3m and 65m proposed

(V2) Vary eastern setback for portion of building above 15m from 3.0m required to 2.66m proposed

(V3) Vary southern setback for portion of building above 15m from 3.0m required to 1.5m proposed

(V4) Vary the maximum horizontal dimension above 15m for both towers from 26m permitted to 38.9m x 31.7m proposed

(V5) Vary the maximum floor plate area from 676m² permitted to 831.9 m² – 820.7 m² – 774.8 m² proposed

(V6) Vary the inclined plane above 15m from 80° permitted to 85.6° / 86.5° off the lane, 89.6° off Doyle Avenue and 86.4° / 86.9° off St. Paul Street

5.0 CURRENT DEVELOPMENT POLICY

5.1 Development Potential

The proposed C7 – Central Business Commercial zone is to designate and preserve land for the orderly development of the financial, retail and entertainment, governmental and cultural core of the City which shall provide for high density residential and commercial uses.

5.2 Current Development Policy

5.2.1 Kelowna Official Community Plan

The proposed C7 – Central Business Commercial zone is consistent with the current future land use designation of “Commercial” in the OCP. The proposed mixed-use development is consistent with this future land use designation.

5.2.2 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan encourages the development of a more compact urban form by increasing densities through sensitive infill and redevelopment within existing urban areas and to provide for increased densities within future urban areas. Also redeveloping transitional areas to increase densities for more efficient use of existing land. In addition it is recommended that the City will emphasize a density of development higher than presently occurring to allow for more efficient use of the land.

6.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments which have been submitted are attached to this report.

7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

As the OCP's Future Land Use designation for this area is Commercial Staff do not have concerns with rezoning this property from the I2 – General Industrial zone to the C7 – Central Business District Commercial zone. Staff do have concerns in regards to the overall form and character of the proposed development. A concurrent Development Permit and Development Variance Permit will be forwarded for Council's consideration should this rezoning be give favourable consideration. At this point it should be noted that Staff are not supportive of the Development and Development Variance Permits.

The applicant is seeking a total of six variances to the C7 zone in order to permit the proposed development. Under application are variances to the C7 – Central Business Commercial zone to vary:

1. Building height – from 44 m permitted to 54.3m and 65m proposed;
(A 23% and 48% increase in zone standards)
2. 80° Vertical angle above 15 m height to 85.6° / 86.5° off the lane, 89.6° off Doyle Avenue and 86.4° / 86.9° off St. Paul Street
3. Maximum floor plate area for each tower from 676 m² permitted to 831.9m² – 820.7m² – 774.8m² proposed, **(A 23% - 21.4% - 14.6% increase in zone standards)**
4. Exterior horizontal dimension from 26 m permitted to 38.9m x 31.7m proposed,

(A 50% and 22% increase in zone standards)

5. The setback above 15m from 3.0m required to 1.5m for the Doyle Avenue frontage
6. The setback above 15m from 3.0m required to 2.7m for the St. Paul Street frontage.

Although the APC supported rezoning this property to the C7 zone, they did not support four of the five variances. The variance they did support was subject to entering into an affordable Housing Agreement with the City for 25% of the total number of units. At this point the applicant has not committed to entering into a Housing Agreement with the City.

With regards to the parking scheme the proposed cash-in-lieu for the parking shortage is substantial. While Staff are generally supportive of cash-in-lieu of parking in the Urban Centres, this project will only be providing 63% of the required parking. Providing 180 stalls where 287 stalls are required results in a development with 107 units that are not provided parking stalls. This will have a considerable impact on this area of the City and together with the variances indicates that the proposed development is a substantial overbuild of the site.


Shelley Gambacort
Planning and Development Services

SG/aw

Attach

- Location Map
- Future Land Use Map
- Colour Board
- Coloured Schematic
- Site Plan & Elevations
- Landscape Plan
- Circulation Comments
- Works & Utilities Comments

CITY OF KELOWNA
MEMORANDUM

Date: May 23, 2008
File No.: DP08-0078, DVP08-0079
To: Planning & Development Services Department (AW)
From: Development Engineering Manager
Subject: 1372 - 1386 St Paul Street 526 Doyle Ave Lots 12-16 Plan 432 2 Hi-Rises

The Works & Utilities Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is John Filipenko. AScT

1. Domestic Water and Fire Protection

- (a) The existing lots are serviced with small -diameter copper water services. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing services and the installation of a fire hydrant and one new larger metered water service.
- (c) The estimated cost of this construction for bonding purposes is **\$25,000.00**. If it is determined that upgrades to the existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (d) The existing 250mm diameter AC watermain on St Paul Street fronting this development is within 4.27m of the property line. Preloading of the development site will impact the integrating of this watermain. It is likely that this watermain fronting this development will need replacing. The estimated cost of Watermain replacement for bonding purposes is **\$45,000.00**. Should the integrity of the Watermain on Doyle Avenue also be impacted, additional bonding for it's replacement will be required.
- (e) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. The existing lots are connected with small diameter sewer services. The applicant, at his cost, will arrange for the installation of one new larger service, as well as the capping of all existing unused services at the mains. Only one service will be permitted for this development. The estimated cost for construction for bonding purposes is **\$7,000.00**
- (b) It will be necessary to replace approximately 32 lineal meters of existing substandard 150mm diameter AC sanitary main on St Paul Street with 250mm diameter PVC main. The remainder of the 150mm diameter AC main up-to the Doyle Street intersection manhole may be abandoned. The estimated cost for construction for bonding purposes is **\$18,000.00**
- (c) It is anticipated that preloading of the development site will also impact the integrating of the main on Doyle Ave. It is likely that the existing man will need to be replaced. The estimated cost of main replacement for bonding purposes is **\$25,000.00**
- (d) A flow analysis check by the developer's consulting civil engineer will be required to determine the impact of the projected flow contributions to the existing sanitary sewer system and establish if there is sufficient capacity to support the proposed development needs. If it is determined that upgrades to the existing sanitary sewer system must be made, additional bonding will be required.

3. Storm Drainage

- (a) It will be necessary for the applicant to install a storm drainage collection system in the rear lane. The cost of these works is included in the road upgrading cost estimates.
- (b) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service. The estimated cost for providing a overflow service for bonding purposes is **\$ 6,000.00**
- (c) The existing storm main on Doyle Avenue fronting this development is within 5.50m of the property line. It is anticipated that preloading of the development site will impact the integrating of this main. It is likely that the existing man will need to be replaced. The estimated cost of main replacement for bonding purposes is **\$36,000.00**

4. Road Improvements

- (a) St. Paul Street fronting this development must be upgraded to a full urban standard (match existing upgrade fronting (Lot C Plan K2560, Lot 1 Plan 68461) including a new monolithic sidewalk, curb and gutter, storm drainage system including catch basin modifications, pavement widening, landscaped boulevard, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. Preloading of the development site will impact the integrating of this frontage road. The decommissioning of existing services and installation of new services will also require road cuts. The extent of pavement restoration will be at the discretion of the City Development Engineer. The estimated cost of the road improvements and reconstruction, for bonding purposes is **\$104,000.00**. If it is determined that additional road reconstruction must be made, additional bonding will be required.
- (b) Doyle Avenue fronting this development must be upgraded to a full urban standard including a new monolithic sidewalk, curb and gutter, storm drainage system including catch basin modifications, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The decommissioning of existing services and installation of new services will also require road cuts. The extent of road restoration will be at the discretion of the City Development Engineer. The estimated cost of the road improvements and anticipated reconstruction, for bonding purposes is **\$58,000.00**. If it is determined that additional road reconstruction is required, additional bonding will be required.
- (c) The lane fronting the development site will require reconstruction to a paved commercial standard including a piped drainage system in conjunction with required lane widening. The estimated cost of this construction for bonding purposes is **\$38,000.00**

5. Road Dedication and Subdivision Requirements

- (a) Dedicate widening of the rear lane to provide the required widening to provide an ultimate 7.6m wide commercial standard lane.
 - (i) 6.0m radius corner rounding
 - (ii) Lot consolidation.
 - (iii) Grant statutory rights-of-way if required for utility services.

6. Electric Power and Telecommunication Services

- (a) The development site is within the Urban Town Center. Electrical and telecommunication services to this site as well as the local distribution wiring must be installed in an underground duct system. The existing building and the proposed new building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

7. Street Lighting

- (a) Street lights are installed on St Paul Street and Doyle Ave fronting the proposed development. Re-location or adjustments to the existing street lighting system may be required to accommodate the road upgrading construction.

8. Engineering

- (a) Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.
- (b) The Developer's Civil Consultant will inspect the condition of the existing infrastructure fronting this development and provide a pre-construction video report to the City Engineer. After preloading is complete, the condition of the infrastructure shall be inspected and a new video report provided by the consultant complete with the engineer's findings and recommendations.
- (c) The separate application will be required by the developer's consultant prior to commencement of pre-loading. The Works & Utilities will provide a "Notice to Proceed" once all the requirements are met.

9. Geotechnical Report

- (a) As a requirement of this application and / or prior to issue of a building permit, the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:
- (b) Area ground water characteristics.
- (c) Site suitability for development; i.e. unstable soils, etc.
- (d) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyze soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (e) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

10. Survey Monuments and Iron Pins

- (a) If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

11. Bonding and Levy Summary(a) Bonding

Watermain and servicing	\$ 70,000.00
Sanitary Mains and servicing	\$ 50,000.00
Storm Mains and servicing	\$ 42,000.00
St. Paul Street Rd frontage	\$104,000.00
Doyle Avenue frontage	\$ 58,000.00
Lane upgrading	\$ 38,000.00

Total Bonding

\$362,000.00

If it is determined that upgrades to the existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.

If it is determined that additional reconstruction of works including; roads, utilities, services, etc, must be made as a result of preloading, additional bonding will be required.

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format. The owner must also enter into a servicing agreement in a form provided by the City prior to 4th reading of the zone amending bylaw.

12. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as 3% of the total off-site construction costs, not including design. 5% GST will be added.

13. Latecomer Protection

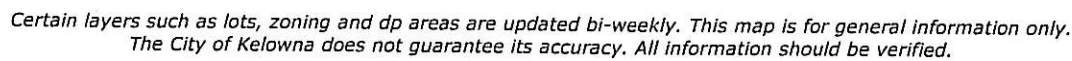
Under provisions of Section 990 of the BC Municipal Act, and in conformance with the City of Kelowna Subdivision Development & Servicing Bylaw No. 7900, the owner is eligible to apply for latecomer protection for the following:

- (i) Lane paving and storm drainage system within the lane
- (ii) St. Paul Street Sanitary Main replacement.

14. Site Related Issues

- (a) Show the proposed lane access location to the Madison Development. The centreline of the proposed access ramp location from the lane to this development is shown at approximately 14.50 meters from the Doyle Avenue frontage property line. Move the access location further from Doyle Avenue to provide more vehicular stacking distance.
- (b) Site access and egress designs as well as the parking lot configuration must be submitted for approval by the City Works & Utilities Department before issuance of the development permit. This is required to guarantee that the requirements and the limitations of access and egress required by the City have been addressed to the City's satisfaction.

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf



File: DP08-0078

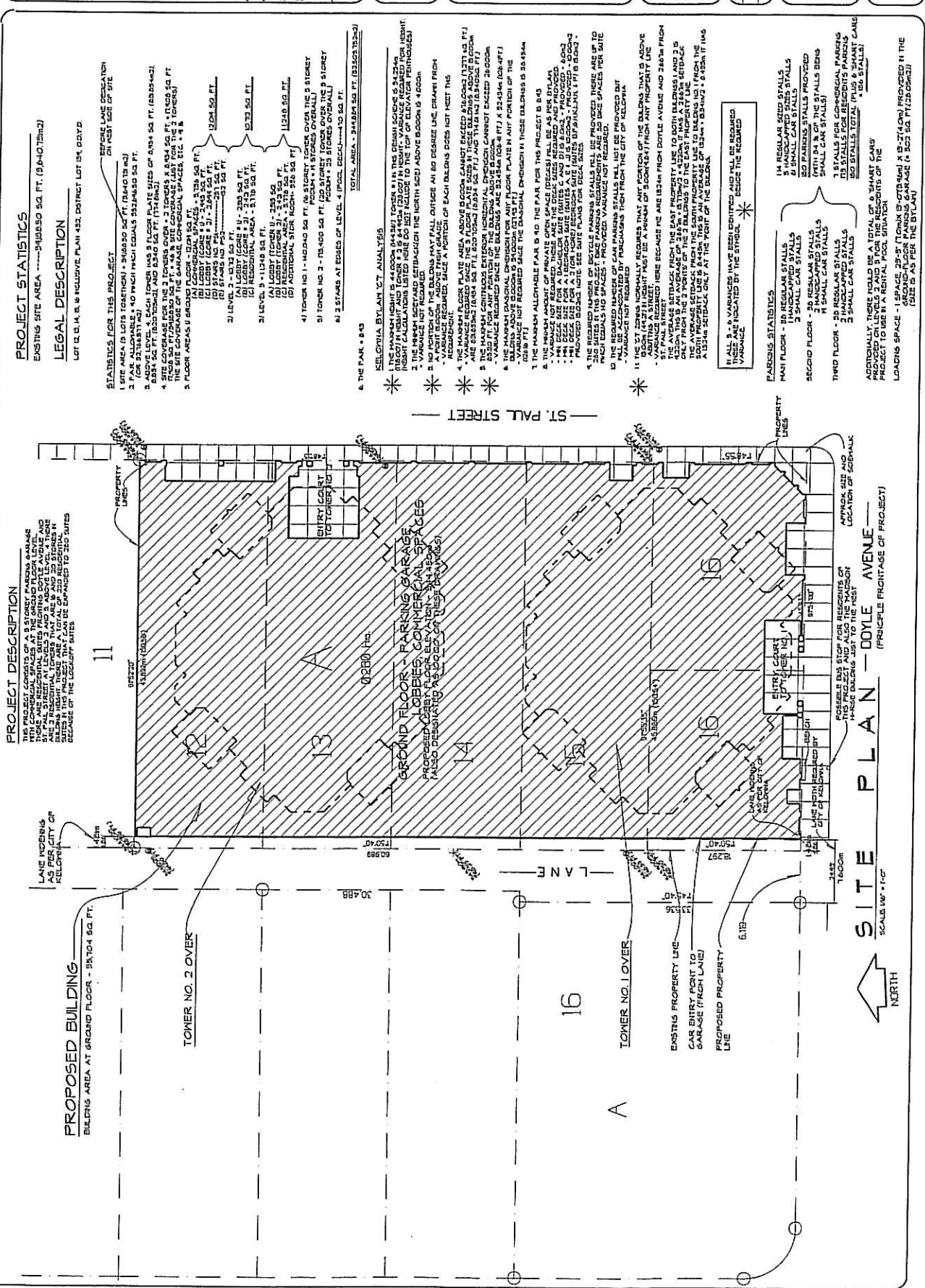
Application

File: DP08-0078

Type: DEVELOPMENT PERMIT

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2008-04-01	2008-04-01		
				Canada Post
	2008-04-01	2008-05-23		No response
				Community Development & Real Estate Mgr
	2008-04-01	2008-04-11	SALEXANDER	CD&RE Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 ? x 11 copy, of any survey plans.
				Fire Department
	2008-04-01	2008-05-05	GDAFT	Detailed building code analysis (details of equivalencies, if any) are required for proposed building. Fire protection information not provided. Engineered fire flows are required to determine if existing hydrants/fire flows are adequate. The Kelowna Fire Department Fire protection information not provided. Engineered fire flows will be required to determine if existing hydrants/fire flows are adequate and if additional hydrants are required. The Kelowna Fire Departments requirement for 'Additional Requirements for High Rise Buildings' will need to be implemented in the building plans, contact Fire Prevention Branch for details. Additional comments may be required at the Building Permit plan check
				FortisBC
	2008-04-01	2008-05-23		No response
				Inspections Department
	2008-04-01	2008-07-11		A preliminary BC Building Code compliance report to be provided for the conceptual design. To be reviewed prior to DP approval
				Kelowna Regional Transit/Operations Mgr
	2008-04-03	2008-04-08		will this interfere with vehicle traffic on Doyle?
				Mgr Policy, Research & Strategic Plannin
	2008-04-01			
				Park/Leisure Services Dir. (info only)
	2008-04-01	2008-04-01		
				Parks Manager
	2008-04-01	2008-04-10	TBARTON	We recommend that the applicant plant street trees along St. Paul St. The applicant should also consider the widening the sidewalk to accomodate the street trees (approximately 3.0m width is required: 1.5m sidewalk plus 1.2m tree pit, plus curb width).
				Public Health Inspector
	2008-04-01	2008-05-27		Pool plans require 1.H. Engineer approval - see file
				RCMP
	2008-04-01	2008-05-23		No response
				School District No. 23
	2008-04-01	2008-05-23		No response
				Shaw Cable
	2008-04-01	2008-04-07		Owner/developer to install an underground conduit system
				TDM - (Works and Utilities)
	2008-04-03			
				Telus
	2008-04-01	2008-04-22		TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.
				Terasen Utility Services
	2008-04-01	2008-04-29		No comment
				Works & Utilities
	2008-04-01	2008-06-02		see document tab



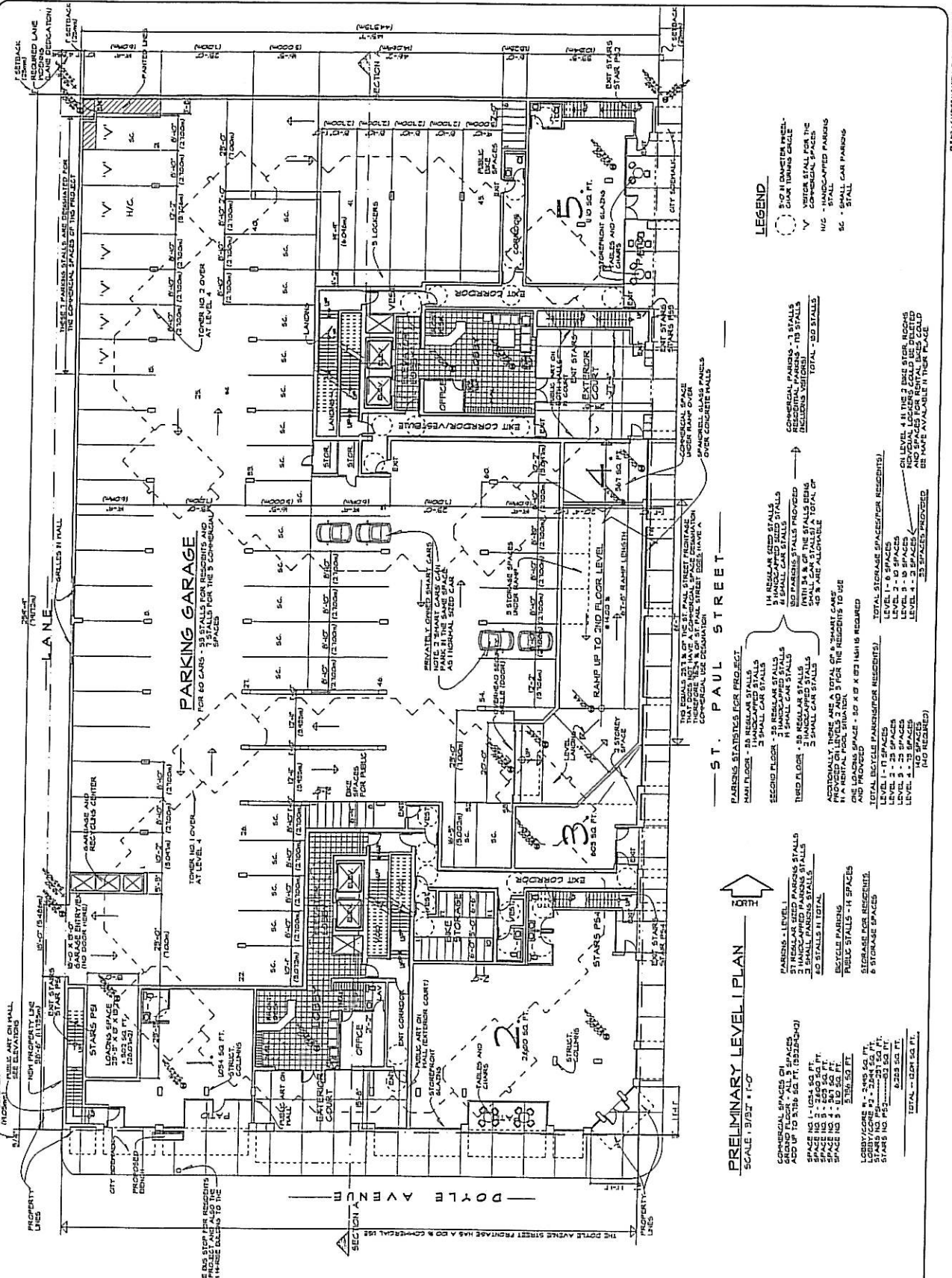


POINTS WEST ARCHITECTURE
 343 JAMES STREET
 ABBOTSFORD, B.C.
 V1T 1L6
 PHONE: 604-851-1811
 FAX: 604-851-1811
 E-mail: pw@pointswest.ca

PROJECT:
DOYLE AVENUE
 220/250 CONDOMINIUM SUITES
 AND COMMERCIAL SPACES
 1000 DOYLE AVENUE, ST. PAUL ST.
 KELLOWNA, B.C.

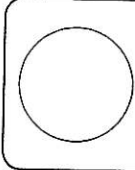
DATE: JAN. 2009
SCALE: 3/32" = 1'-0"
DRAWN: RL
DESIGNED: TLE
PRELIMINARY LEVEL 1 FLOOR PLAN (GROUND FLOOR)

ADD NO.:
0712
SHEET NO.:
DP-2



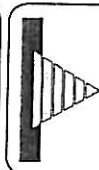
COMERCIAL SPACES ON LEVEL 1:
 ADD UP TO 2786 SQ. FT. (2228000)
 SPACE NO. 1 - 1034 SQ. FT.
 SPACE NO. 2 - 2160 SQ. FT.
 SPACE NO. 3 - 847 SQ. FT.
 SPACE NO. 4 - 847 SQ. FT.
 SPACE NO. 5 - 1100 SQ. FT.
 TOTAL - 5198 SQ. FT.

LOBBY/COMMON AREAS:
 ADD UP TO 2786 SQ. FT. (2228000)
 SPACE NO. 1 - 1034 SQ. FT.
 SPACE NO. 2 - 2160 SQ. FT.
 SPACE NO. 3 - 847 SQ. FT.
 SPACE NO. 4 - 847 SQ. FT.
 SPACE NO. 5 - 1100 SQ. FT.
 TOTAL - 5198 SQ. FT.



NOT TO SCALE - MEASURED AND RECORDED FOR THE PROJECT APPLICATION
DATE: 10/10/2008
REVISIONS:
1. THE CHANGES TO THE PROPERTY OF POINTS WEST ARCHITECTURE AND INTERIOR DESIGN ARE THE PROPERTY OF POINTS WEST ARCHITECTURE AND INTERIOR DESIGN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM POINTS WEST ARCHITECTURE AND INTERIOR DESIGN.

CORRELATION:
1. 1/2" = 1' - 0"



POINTS WEST ARCHITECTURE
311 JAMES STREET
APT 311
NEW YORK, NY 10014
PHONE: 646-464-4311
FAX: 646-464-4315
Email: pw@pointswest.com

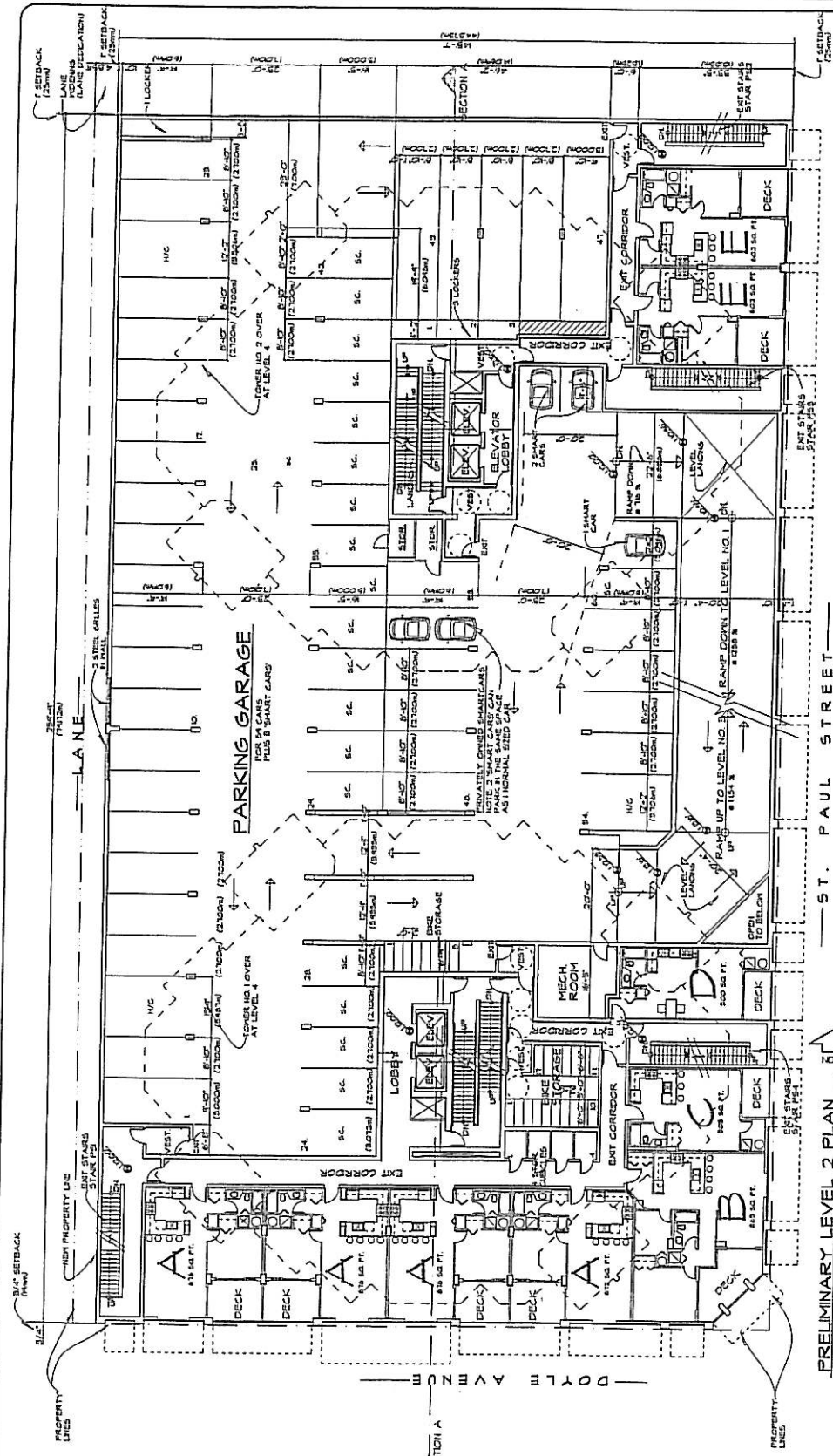
**DOYLE AVENUE
3 HI-RISES PROJECT**
334/250 CONDO-OWN SITES
AND COMMERCIAL SPACES
DOYLE AVENUE, ST. PAUL, MN
MINNESOTA, U.S.A.

DATE: JAN 2008
SCALE: 3/32" = 1'-0"
DRAWN: RJ

PRELIMINARY
LEVEL 2
FLOOR PLAN

SHEET NO.
0712
DP-3

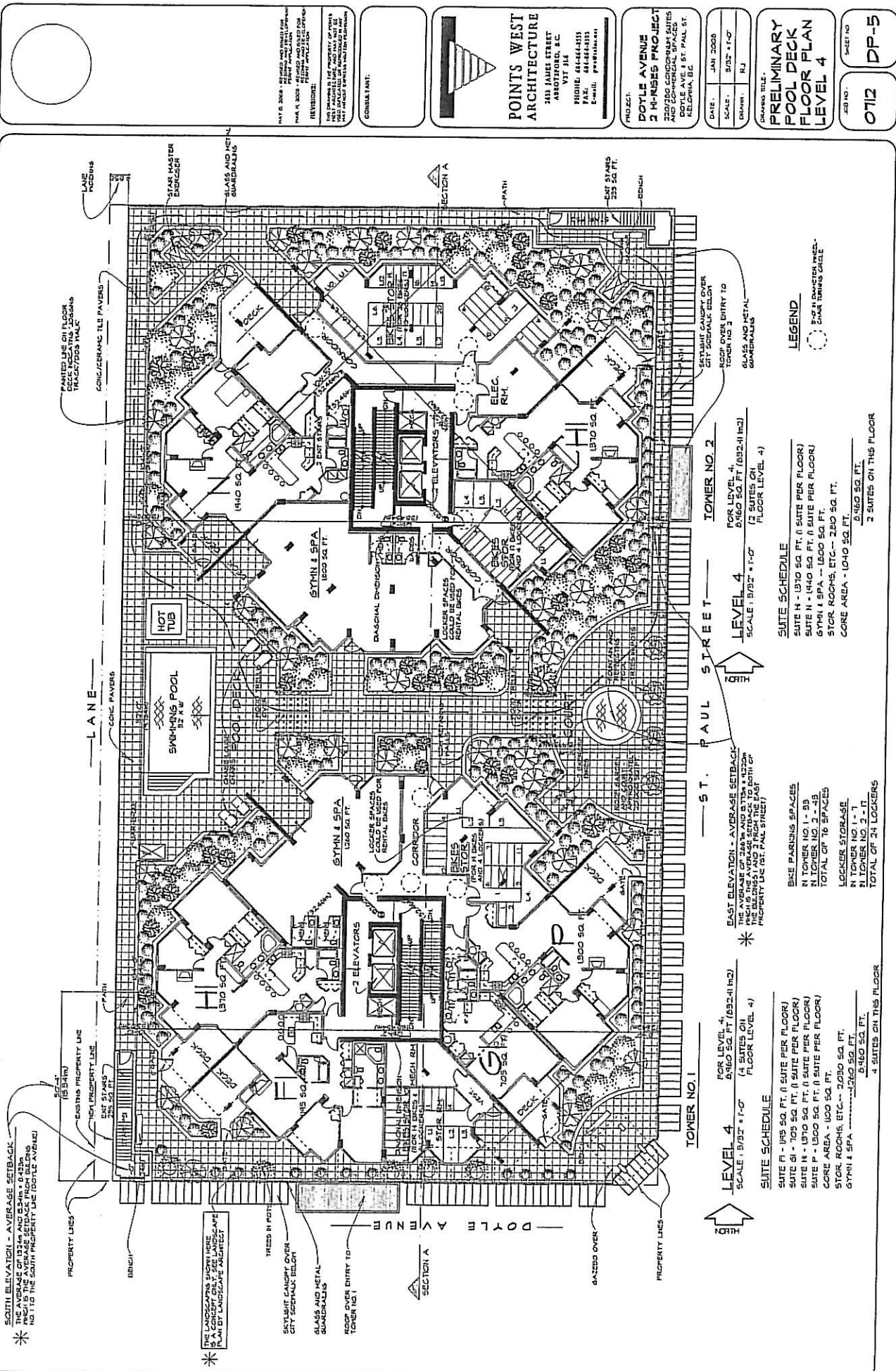
1/2" = 1' - 0" - CARROLL/DOYLE/POINTS WEST ARCHITECTURE

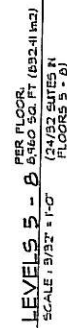


ST. PAUL STREET

PRELIMINARY LEVEL 2 PLAN
SCALE: 3/32" = 1'-0"

- LEGEND**
- 20' x 10' PARKING STALL - 20' x 10' TRUCK STALL
 - 10' x 10' PARKING STALL
 - 10' x 10' HANDICAPPED PARKING STALL
 - 10' x 10' BICYCLE PARKING STALL
 - 10' x 10' STORAGE SPACE
- NOTES**
- 1. PARKING - LEVEL 2
 - 2. 31 REGULAR PARKING SPACES
 - 3. 3 HANDICAPPED PARKING SPACES
 - 4. 24 BICYCLE PARKING SPACES
 - 5. 10 STORAGE SPACES
 - 6. TOTAL - 78 SPACES
 - 7. ADDITIONALLY, THERE ARE 9 SPACES AVAILABLE FOR THE PROJECT THE REGULAR PARKING SPACES
 - 8. BICYCLE PARKING
 - 9. FOR RESIDENTS - 25 SPACES
 - 10. STORAGE FOR RESIDENTS
 - 11. TOTAL - 675 SQ. FT.
- SITE SCHEDULE**
- SITE A - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE B - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE C - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE D - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE E - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE F - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE G - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE H - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE I - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE J - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE K - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE L - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE M - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE N - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE O - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE P - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE Q - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE R - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE S - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE T - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE U - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE V - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE W - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE X - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE Y - 210 SQ. FT. (4 SITES PER FLOOR)
 - SITE Z - 210 SQ. FT. (4 SITES PER FLOOR)





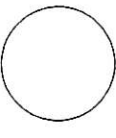
SUITE SCHEDULE

SUITE F - 150 SQ. FT. (2 SUITES PER FLOOR)
 SUITE G - 550 SQ. FT. (2 SUITES PER FLOOR)
 SUITE H - 1340 SQ. FT. (2 SUITES PER FLOOR)
 SUITE J - 160 SQ. FT. (2 SUITES PER FLOOR)
 SCORE AREA - 1120 SQ. FT.

5160 SQ. FT.
 6 CR. & SUITES PER FLOOR

OR 6 SUITES PER FLOOR

0712 DP-6



POINTS WEST ARCHITECTURE
 343 JAMES STREET
 ARLINGTOWN, N.J.
 PHONE: 864-644-3333
 FAX: 864-644-3335
 Email: pw@pointswest.com

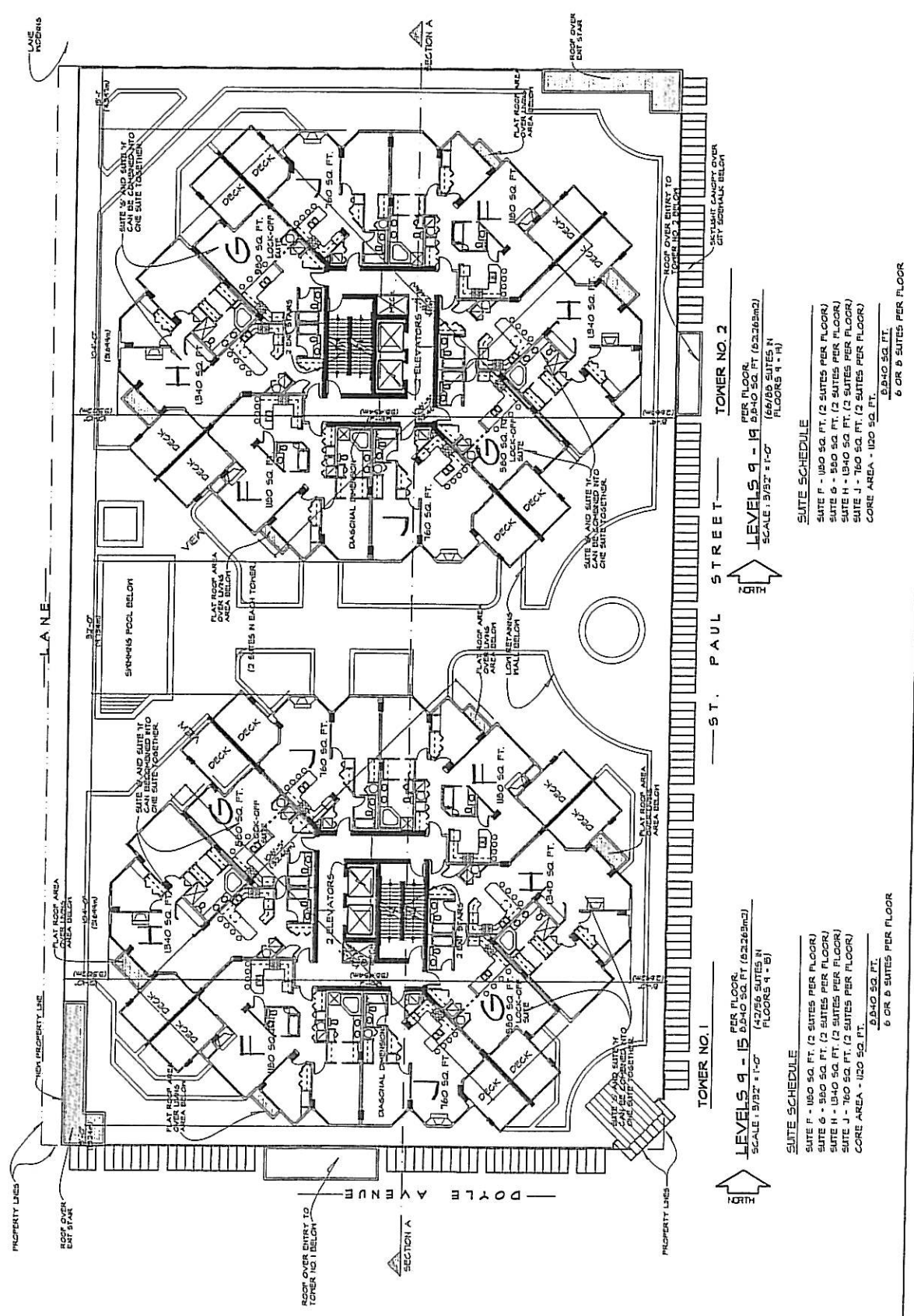
**DOYLE AVENUE
 2 HORSES PROJECT
 220/260 CIRCUMFERENCE
 AND CIRCUMFERENCE
 100' x 100' ST. PAUL ST.
 KENILWORTH, N.J.**

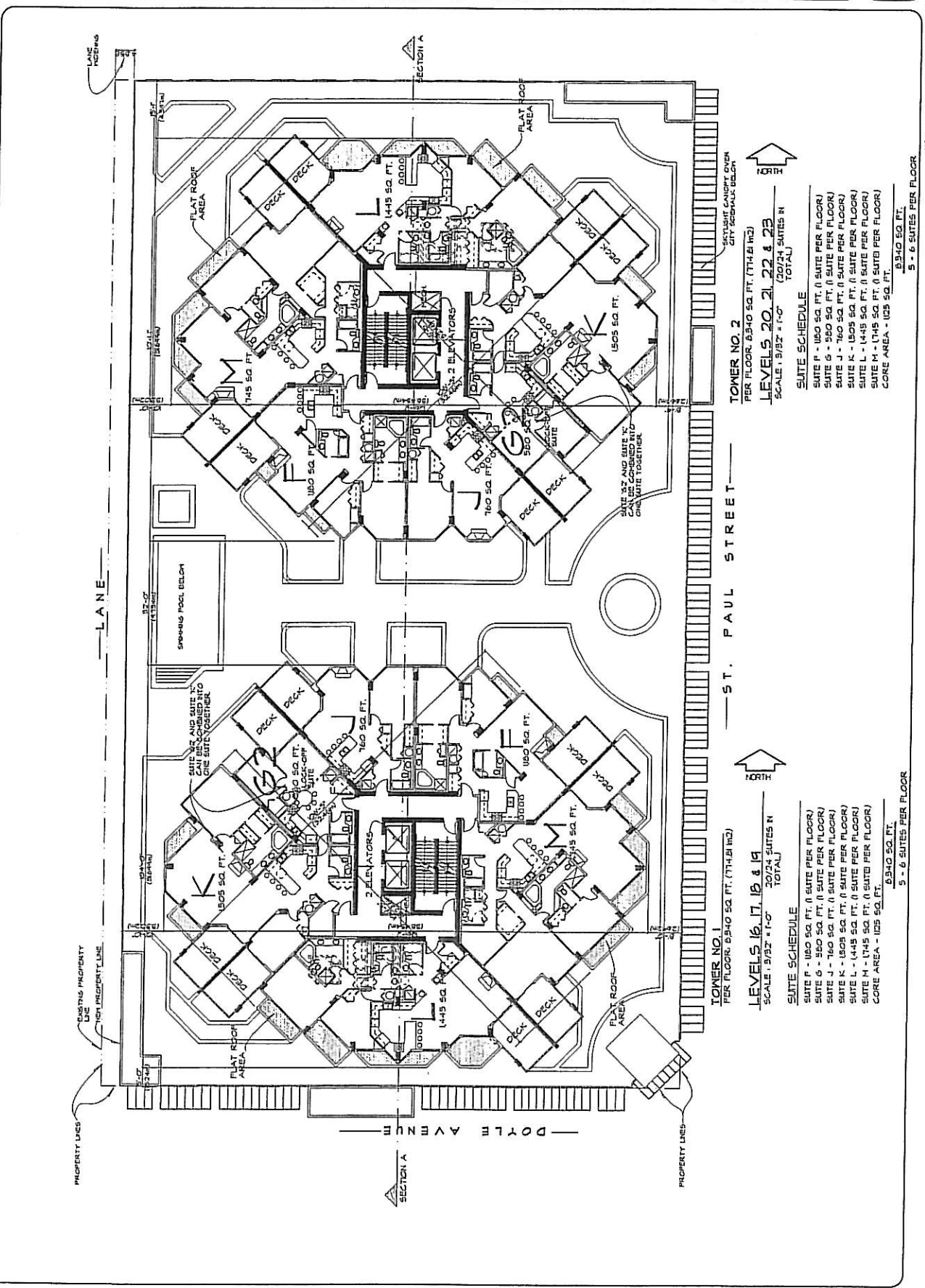
DATE: JAN 2008
 SCALE: 3/32" = 1'-0"
 DRAWN: RJ

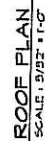
**PRELIMINARY
 FLOOR PLANS
 LEVELS 9 - 19**

SHEET NO.
0712
DP-7

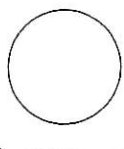
NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL ROOMS AND SUITES ARE TO BE FINISHED TO THE CENTERLINE OF THE WALL.
 3. ALL ROOMS AND SUITES ARE TO BE FINISHED TO THE CENTERLINE OF THE WALL.
 4. ALL ROOMS AND SUITES ARE TO BE FINISHED TO THE CENTERLINE OF THE WALL.
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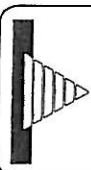


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THIS PROJECT IS THE PROPERTY OF POINTS WEST ARCHITECTURE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF POINTS WEST ARCHITECTURE.

CONCRETE TANK



POINTS WEST ARCHITECTURE
300 JAMES STREET
ARLINGTON, VA
VIT 11A
PHONE: 404-444-4933
FAX: 404-444-4935
Email: pw@pointswest.com

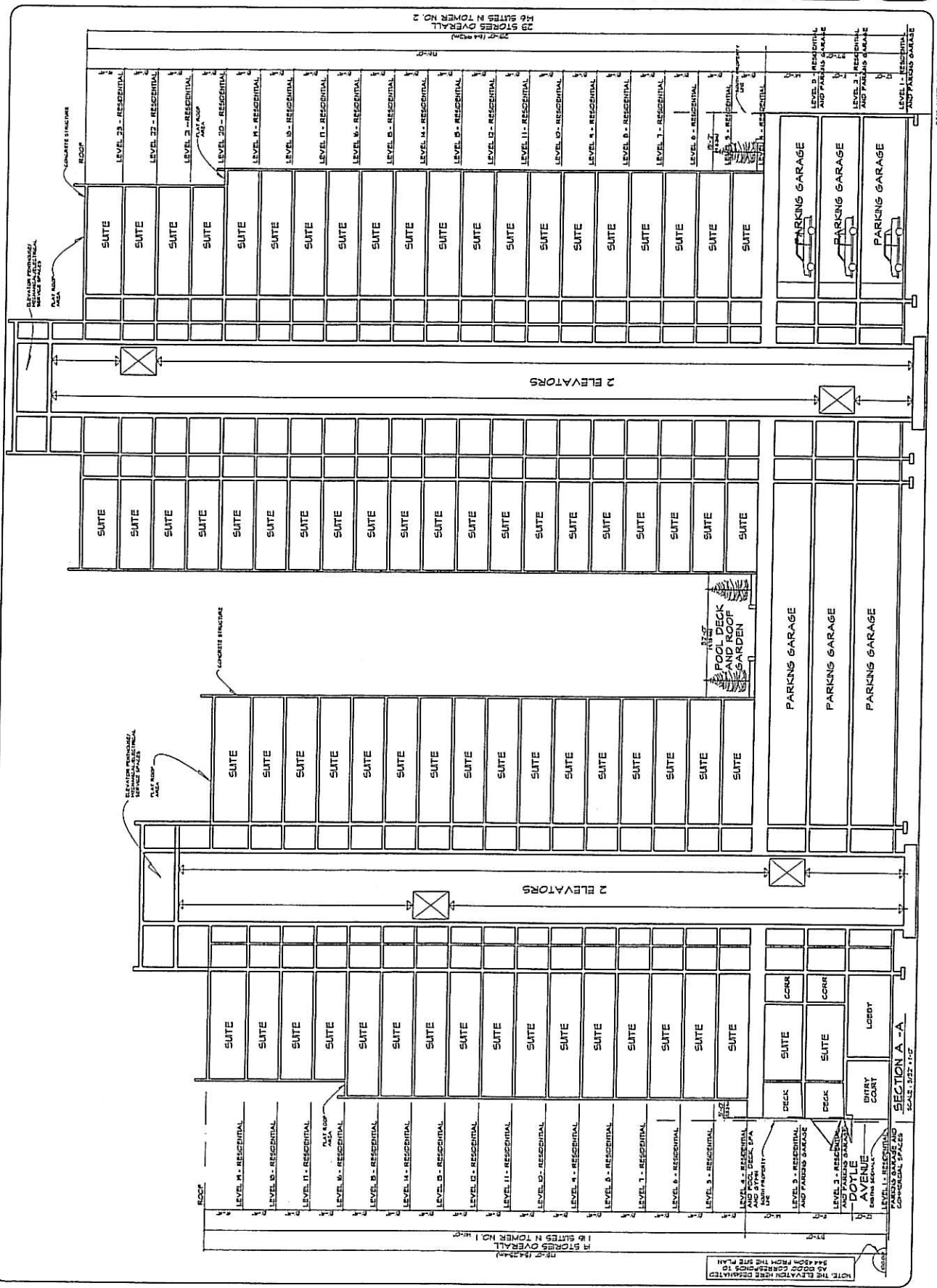
**DOYLE AVENUE
3 HORSES PROJECT**
220/240 CONDOMINIUM SITES
AND COMMERCIAL SPACES
1100 S. ST. PAUL ST.
KELORNA, B.C.

DATE: JAN 2008
SCALE: 3/32" = 1'-0"
DRAWN: RJ

SECTION A-A

0112
SHEET NO.

DP-10



NOTE: THE ELEVATOR SHAFTS ARE LOCATED 10' FROM THE BUILDING PERIMETER.

NOTES:

1. THE ELEVATION SHOWN IN THE ELEVATION MAY NOT ACTUALLY BE AS SHOWN.
2. THE ELEVATION SHOWN IN THE ELEVATION MAY NOT ACTUALLY BE AS SHOWN.
3. THE ELEVATION SHOWN IN THE ELEVATION MAY NOT ACTUALLY BE AS SHOWN.

COLOURS

ALL STUCCO AND COLOUR COLOURS BY BELLAWAY MOORE (INDICATED BY)

COLOR (A) BH - DC 11

COLOR (B) BH - HC 45

COLOR (C) BH - HC 56

PRISON COLOUR - BLUE TRIF

PRISON FRAMES COLOUR - CLEAR

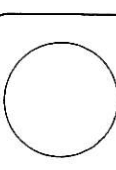
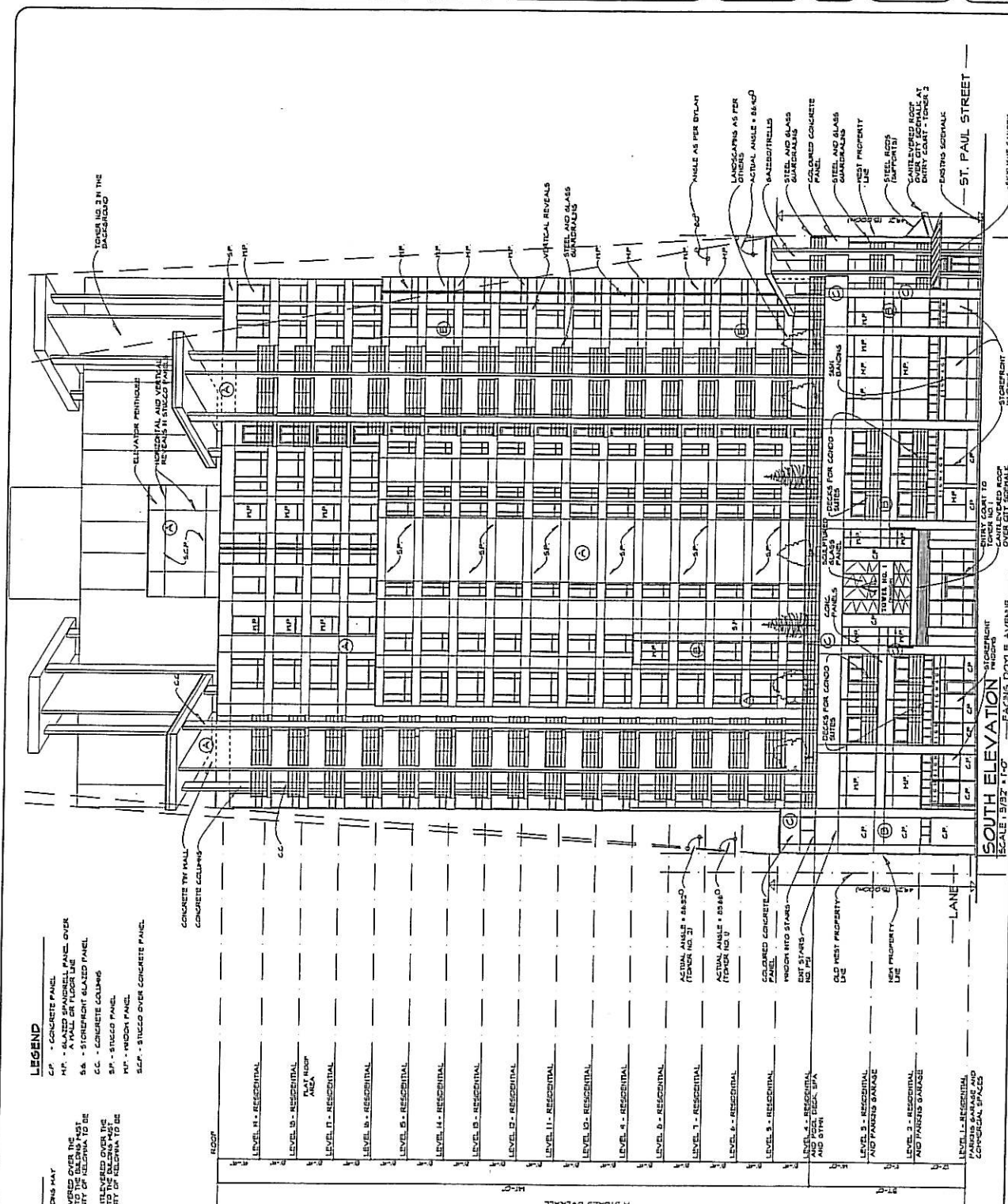
DECK BALUNES - BLACK

METAL ROOFS - BLACK

ALSO SEE COLOUR BOARDS FOR THE ACTUAL COLOURS

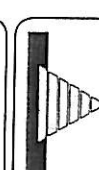
LEGEND

- CP - CONCRETE PANEL
- MP - METAL PANEL
- SA - STAINLESS STEEL GLAZED PANEL
- CC - CONCRETE COLUMN
- SP - STUCCO PANEL
- MP - METAL PANEL
- SLP - STUCCO OVER CONCRETE PANEL



JAN 1 2009 - REVISED AND ADDED THE
REVISIONS TO THE ELEVATION
MAY 15 2009 - REVISED AND ADDED THE
REVISIONS TO THE ELEVATION
MAY 15 2009 - REVISED AND ADDED THE
REVISIONS TO THE ELEVATION
MAY 15 2009 - REVISED AND ADDED THE
REVISIONS TO THE ELEVATION

CONCRETE TANT:



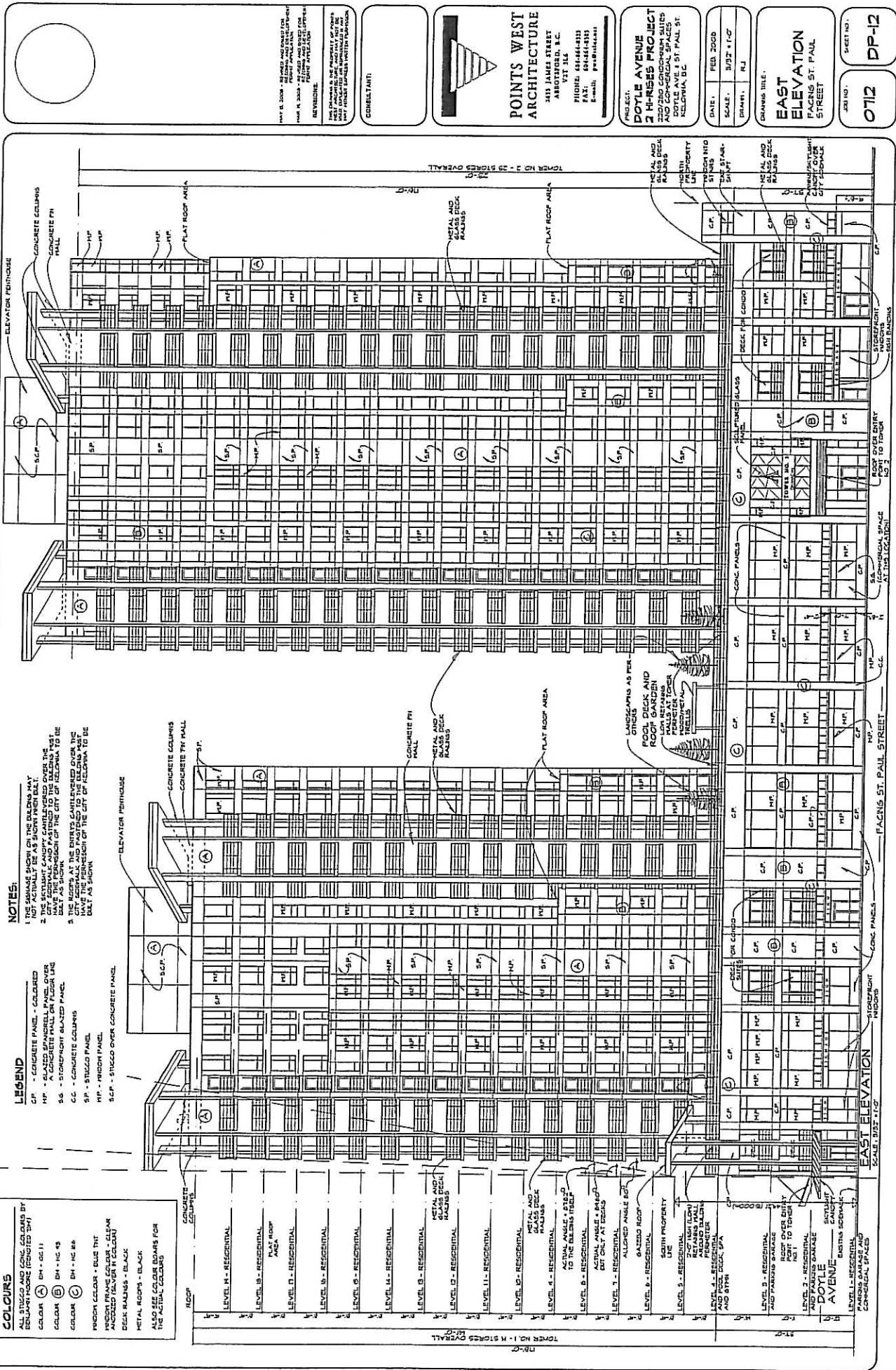
**POINTS WEST
ARCHITECTURE**
300 JAMES STREET
ANNAPOLIS, MD
20680
PHONE: 410-844-0330
FAX: 410-844-0330
E-mail: pw@pointswest.com

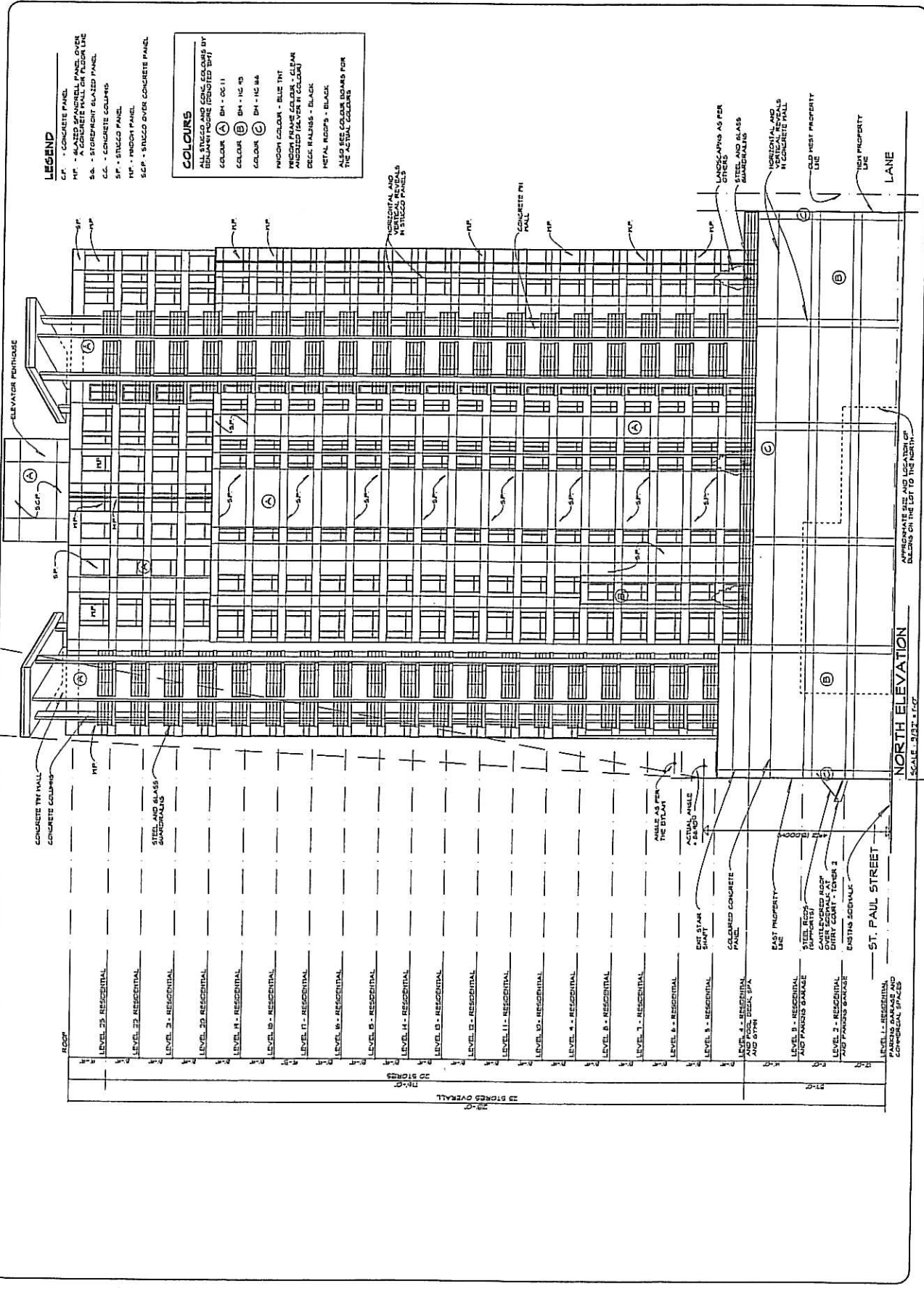
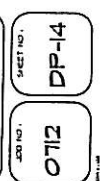
PROJECT:
**DOYLE AVENUE
2 H-RISES PROJECT**
200 200 CONDOMINIUM SUITES
DOYLE AVENUE & ST. PAUL ST.
KELOWNA, BC

DATE: FEB 2009
SCALE: 3/32" = 1'-0"
DRAWN: RJL

**SOUTH
ELEVATION**

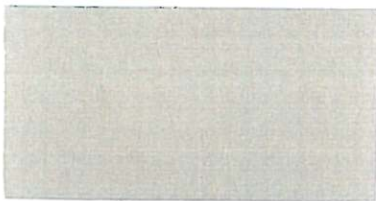
SHEET NO:
0712
DP-11





DOYLE AVENUE HI-RISES COLOUR SCHEME

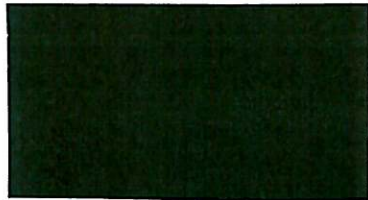
ACRYLIC STUCCO
'CLAY BEIGE' BY BENJAMIN MOORE
COLOR - OC-11 (COLOR 'A' ON DRAWINGS)



ACRYLIC STUCCO
'SAG HARBOUR GRAY' BY BENJAMIN MOORE
COLOR - HC-95 (COLOR 'B' ON DRAWINGS)



COLORLED CONCRETE/STUCCO
'KENDALL CHARCOAL' BY BENJAMIN MOORE
COLOR - HC-166 (COLOR 'C' ON DRAWINGS)



DECK RAILINGS
PREFINISHED METAL
COLOR - BLACK



ALUMINUM WINDOW FRAMES
COLOR - ANODIZED CLEAR 'SILVER'



GLASS WINDOWS
COLOR - BLUE TINT
(NOT EXACTLY AS SHOWN)

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

LANDSCAPE
PLAN

DATE	02 MAR 77
SCALE	1:200
DRAWN BY	AG
DESIGN BY	AG
INSTRUMENT	2BY
DRAWING NUMBER	
L2	
OF 3	
SHEET PROJECT NUMBER	
07-109	

2 NOV -6 1730

