



the tower separation, allowable floor plate, setbacks, stepbacks, daylighting angles, and other related design criteria that have a prominent impact on the public realm and abutting parcels that anticipate redevelopment in the foreseeable future.

The applicant team proposes various changes through this revised development proposal which include: an increase in height from 26 stories to 30 stories for the northern tower and an increase to the internal tower separation from 9.29m to 19.5m. It should be noted a portion of the increased tower separation can be attributed to each tower being shifted outwards to the north and south property lines. This has resulted in a decreased setback to the north property line of 1.2m proposed from the 30 storey tower without any additional stepbacks.

#### Downtown Plan & OCP Considerations

Given how the towers are designed, the massing, influence on the public realm, dominance in the skyline, and lack of relationship to other building tower possibilities are considerable factors that stray from the vision of the Downtown Plan to integrate towers sensitively. As was evident through the Downtown Plan Charette public process, the public is becoming increasingly educated and interested in the future and image of the City. Protecting views of the lake and Okanagan vistas is important to the public. Creating a dynamic skyline, allowing strategic and sustainable density, and incorporating facilities/elements that enhance public benefits are all highly desirable public objectives.

Through this collaborative process, the subject property was noted as having the potential to support building heights of up to 26 stories. However, these height considerations were balanced with an important 36.5m tower separation provision when floor plates exceed 697m<sup>2</sup>. As proposed, the towers are sited 19.5m apart which is a substantial reduction from the required 36.5m. Furthermore, this larger height profile would only be appropriate with a slender tower conforming to the 697m<sup>2</sup> maximum floor plate area. Notably, the first 8 stories of Tower #2 have a floor plate area of 822.65 m<sup>2</sup> which is well in excess of the maximum allowable.

It is important to note that the building heights identified in the OCP do not imply or recommend that all development reach this maximum height potential. Rather, site-specific consideration of each development is required to ensure an overall improvement to the urban design and public realm of the Downtown. The evaluation criteria for tall buildings have been identified as:

- Contextual fit into the surrounding urban fabric
- Shadowing of the public realm
- View impacts
- Overlook and privacy impacts on neighbouring buildings
- Impacts on the overall skyline
- Distance between adjacent buildings above 22m in height
- Impacts on adjacent or nearby heritage structures
- Building form and massing to mitigate negative impacts of buildings over 22m in height

The proposed development is not in general conformance with this established criteria. Considering additional height above and beyond the OCP City Centre Building Height Map is not the core issue when evaluating the merits of the overall development proposal. However, approving additional height for a project that does not conform to the tower separation principles which subsequently triggers significant setback, sun angle and floor plate area variances, is of great concern.

Staff would be willing to work with the applicant on a concept dealing with additional height but respecting the Floor Plate Area regulations. Reducing the floor plate area to the Zoning Bylaw and OCP standards for both towers would reduce the visual impact, variances and tower separation issues associated with the project. Staff believe that this would also be fair to the adjacent properties that will be negatively impacted from a livability and future development point of view. This would result in a project that is in general conformance with the established criteria for assessing tall buildings within the City Centre and therefore would result in a form of development that Land Use Management Staff would be able to support.

#### Visual & Shadow Impact Assessment

The Visual and Shadow Impact analysis attached to this report show how the proposed development will impact the surrounding neighbourhood and the Downtown Urban Centre. The proposed development will be the largest and most visible buildings in the City. As a result of the proposed floor plate area and exterior horizontal dimension variances, Tower #2 has a very bulky appearance and impact. Additionally, with a 19.5m tower separation, from many perspectives the buildings still appear to be one large structure. By reducing the floor plate of Tower #2, the bulk and therefore visual impact would be greatly reduced.

#### Community Daycare Amenity & Public Art

The applicant has proposed to provide the use of 1780 sq. ft. of street level retail space as a non-profit daycare facility; the applicant has estimated the value to be \$650,000. The applicant will finish the space to a high quality so that the operator will only be solely responsible for all management and operating expenses. A covenant will be registered on title restricting the use and ensuring that the daycare is secured in perpetuity. The details of this covenant have not been fully endorsed by the City's Solicitor; however, if the proposal is approved by Council, the applicant's lawyer will be required to provide a covenant that is appropriately drafted and acceptable to the City's solicitor. The applicant will be responsible for the costs associated with the City Solicitor's review of the legal document.

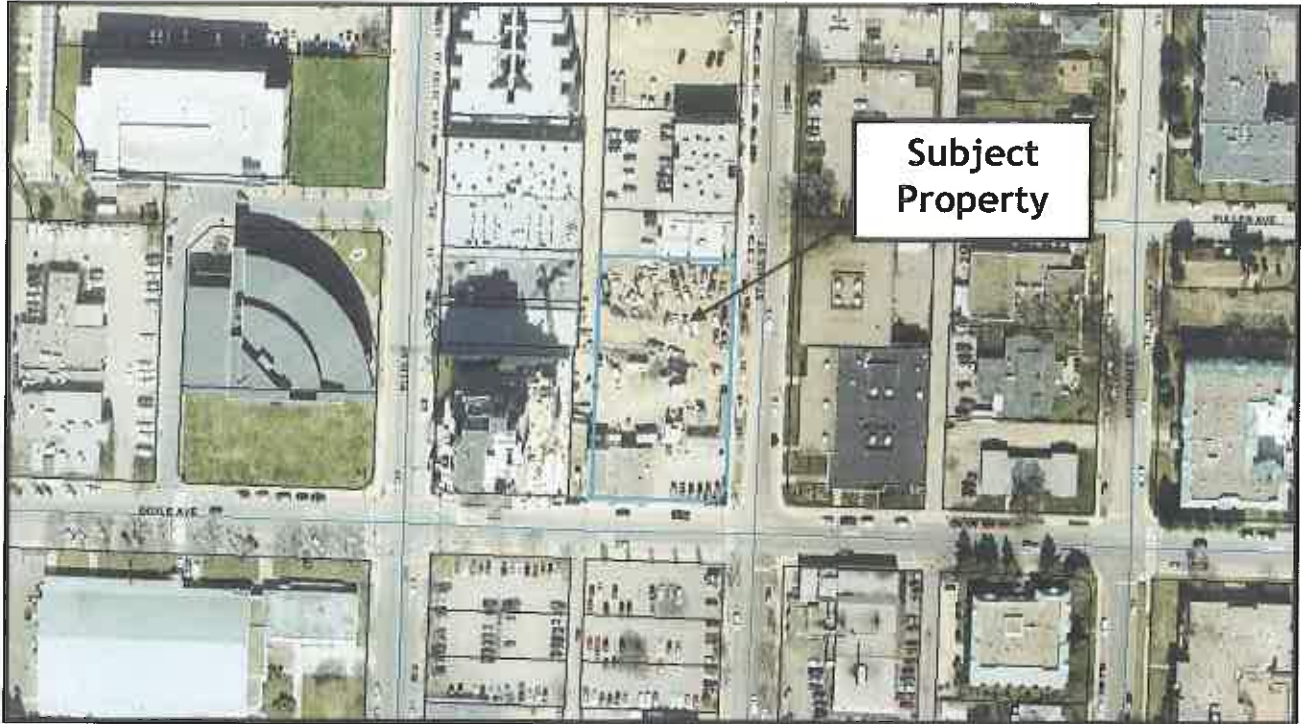
The public art component includes a sailboat at the entrance to the north tower and a bronze statue of a bicyclist on the corner of St. Paul and Doyle. The applicant has estimated the cost of these pieces at \$55,000.

In summary, there are components of the project that recognize the importance of its proximity to the Cultural District and this important transitional location. The project will add additional residential units to the Downtown area which will help to support local businesses, while the subject property is also located in close proximity to the Queensway Transit exchange. The applicant team has again made a number of improvements to the overall design of the project including a reduced floor plate for Tower #1 which has resulted in a greater tower separation. However, the impacts associated with the floor plate area of Tower #2, the 19.5m tower separation and the reduced north and south setbacks in order to accommodate the extra tower separation will still have a negative impact on surrounding properties. As mentioned, Staff are willing to work with the applicant on a development concept that considers more height as long as the floor plate area for tower #2 is reduced which in turn would help reduce most of the other variances. This would result in a project that is in general conformance with the established criteria for assessing tall buildings within the City Centre and therefore would result in a form of development that Land Use Management Staff would be able to support.

4.0 Proposal  
 4.1 Background

Council defeated a development proposal on the subject property at the April 3<sup>rd</sup>, 2012 Regular Council Meeting.

4.2 Site Context



The recently consolidated subject property is located in the Downtown Urban Centre in an area of transition. The adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	I2 - General Industrial	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

4.3 Project Description

The proposed development has a four storey podium to accommodate the required parking. Commercial and retail units will be wrapped around the exterior of the podium, while the parking will be located at the centre. The wrapping of the commercial units around the exterior of the podium provides the parking structure with a visual buffer and an active streetscape. Two residential towers will be located above the commercial / parking podium, Tower #1 is 22 storeys (65m) and tower #2 will be 30 storeys (88m). The project is comprised of a total of 161 residential units (1 three bedroom, 90 two bedroom and 70 one bedroom), 128 hotel suites and

7474m<sup>2</sup> of commercial space. While 9 variances have technically been requested (a few of the variances apply to each tower), the proposed variances are as follows:

- 1) Vary the height from 44m permitted to 65m (Tower #1) and 88m (Tower #2) proposed;
- 2) Vary the required setback from a property line abutting another property from 4.0m required to 1.22m proposed for portions of a building above 15m;
- 3) Vary the required setback from a property line abutting a street from 3.0m required to 1.24m proposed for portions of a building above 15m;
- 4) Vary the building setback from an interior lot line from 15m required to 1.22m proposed for portions of a building above 22m;
- 5) Vary the building setback from a lot line abutting a lane for Tower #2 from 10m required to 3.6m proposed for portions of a building above 22m;
- 6) Vary the separation distance between more than one tower on the same property from 30m required to 19.5m proposed for portions of a building above 22m.
- 7) Vary the maximum horizontal dimension above 15m for Tower #2 from 26m permitted to 37.8m x 31.24m proposed;
- 8) Vary the maximum floor plate area for Tower #2 from 676m<sup>2</sup> to 822.65m<sup>2</sup> (Floors 5-13) - 770.63m<sup>2</sup> (Floors 14-21) - 695.85m<sup>2</sup> (Floors 22-28);
- 9) Vary the inclined plane above 15m from 80° permitted for Tower #1 to 85.58° for western elevation and 88.65° for the eastern elevation and to vary the 80° for Tower #2 to 87.07° for the western elevation and 83.09 for the eastern elevation.

It should also be noted that the applicant will be providing cash-in-lieu of the required parking spaces. The applicant is providing 210 stalls where 316 stalls are required. In order to be deemed to meet the parking requirements, cash-in-lieu of the required parking will be provided for 106 stalls (106 x \$22,500 = \$2,385,000.00). The proposal compares to the C7 zone requirements is as follows:

CRITERIA	Original DP / DVP	Development Proposal	C7 Zone
<b>Development Regulations</b>			
Total Floor Area (m <sup>2</sup> )	27,637.9m <sup>2</sup>	26,571.3m <sup>2</sup>	
F.A.R.	7.8	7.54	FAR = 9.0
Building Height	Tower #1- 22 storeys / 63.4m* Tower #2- 26 Storeys / 74.3m*	Tower #1 - 22 storeys / 65m Tower #2- 30 Storeys / 88m	44.0m
<b>Setbacks - At Grade</b>			
Front (St. Paul St.)	0.0m	0.0m	0.0m
Rear (lane)	0.0m	0.0m	0.0m
North Side	0.0m	0.0m	0.0m
South Side	0.0m	0.0m	0.0m
<b>Setbacks - 15m above grade</b>			
East - St. Paul St.	3.0m	3.0m	3.0m
West - lane	3.6m	15.3m	3.0m
North - Property	4.46m	1.22m	4.0m
South - Doyle Ave.	3.0m	1.24m	3.0m
<b>Setbacks - 22m above grade</b>			
North - Adj. property	4.47m*	1.22m	15.0m
West - lane / Madison	3.63m*	3.6m	10.0m
Tower Separation	9.29m*	19.5m	30.0m
<b>Floor Plate</b>			

Floor Plate - Exterior horizontal dimension	37.8m x 31.24m*	Tower #1 - 25.96m x 25.96m Tower #2 - 37.8m x 31.24m	26.0m (max)
Floor Plate - Diagonal dimension	32.46m	Tower #1 - 29.72m Tower #2 - 32.46m	39m (max)
Floor Plate - Area	<p><u>Tower #1:</u> Floors 5-11 - 822.65 m<sup>2</sup>* Floors 12-18 - 716.75 m<sup>2</sup>* Floors 19-22 - 578.32 m<sup>2</sup></p> <p><u>Tower #2:</u> Floors 5-11 - 822.65 m<sup>2</sup>* Floors 12-18 - 773.9 m<sup>2</sup>* Floors 19-24 - 695.4 m<sup>2</sup>* Floors 25-26 - 627.6 m<sup>2</sup></p>	<p><u>Tower #1:</u> Floors 5 - 615.5 m<sup>2</sup> Floors 6-15 - 587.7 m<sup>2</sup> Floors 16-22 - 466.75 m<sup>2</sup></p> <p><u>Tower #2:</u> Floors 5-13 - 822.65 m<sup>2</sup> Floors 14-21 - 770.63 m<sup>2</sup> Floors 22-28 - 695.85 m<sup>2</sup> Floors 29-30 - 627.56 m<sup>2</sup></p>	676 m <sup>2</sup> (max)
Vertical Angle - 15m	86.56° proposed*	<p><u>Tower #1</u> South - 88.65° West - 85.58°</p> <p><u>Tower #2</u> West - 87.07° East - 83.09°</p>	80°
Private Open Space	Meets requirement	2,415 m <sup>2</sup> + 2,022 m <sup>2</sup> top of podium	2,065 m <sup>2</sup>
Parking Stalls (#)	226 provided (Cash in lieu for 52 stalls)	210 stalls (Cash in lieu for 106 stalls)	316 stalls
Bicycle Parking (#)	Meets Requirements	Class I: 102 Class II: 42	Class I: 94 Class II: 42
Loading Stalls (#)	2 stalls proposed	4 stalls	4 stalls
* Variances associated with application defeated by Council at the April 3 <sup>rd</sup> , 2012 Regular Meeting			

Current Proposed Variances:

1. Vary the height from 44m permitted to 65m (Tower #1) and 88m (Tower #2) proposed;
2. Vary the required setback from a property line abutting another property from 4.0m required to 1.22m proposed for portions of a building above 15m;
3. Vary the required setback from a property line abutting a street from 3.0m required to 1.24m proposed for portions of a building above 15m;
4. Vary the building setback from an interior lot line from 15m required to 1.22m proposed for portions of a building above 22m;
5. Vary the building setback from a lot line abutting a lane for Tower #2 from 10m required to 3.6m proposed for portions of a building above 22m;
6. Vary the separation distance between more than one tower on the same property from 30m required to 19.5m proposed for portions of a building above 22m.
7. Vary the maximum horizontal dimension above 15m for Tower #2 from 26m permitted to 37.8m x 31.24m proposed;
8. Vary the maximum floor plate area for Tower #2 from 676m<sup>2</sup> to 822.65m<sup>2</sup> (Floors 5-13) - 770.63m<sup>2</sup> (Floors 14-21) - 695.85m<sup>2</sup> (Floors 22-28);
9. Vary the inclined plane above 15m from 80° permitted for Tower #1 to 85.58° for western elevation and 88.65° for the eastern elevation and to vary the 80° for Tower #2 to 87.07° for the western elevation and 83.09 for the eastern elevation.

## 5.0 Current Development Policies

### 5.1 Development Process (Chapter 5) - Considerations in Reviewing Development Applications Ensure appropriate and context sensitive built form (Objective 5.5)

**Building Height (Policy .1).** In determining appropriate building height, the City will take into account such factors as:

- Contextual fit into the surrounding urban fabric
- Shadowing of the public realm
- View impacts
- Overlook and privacy impacts on neighbouring buildings
- Impacts on the overall skyline
- Distance between adjacent buildings above 22m in height
- Impacts on adjacent or nearby heritage structures
- Building form and massing to mitigate negative impacts of buildings over 22m in height

For all properties where height variances are required, a minimum separation distance of 36.5 m (120 ft.) will be sought between adjacent towers where there are floor plates larger than 697 sq. m (7,500 sq. ft.) and a minimum separation distance of 30.5 m (100 ft) will be sought between towers where floor plates are less than 697 sq. m. (7500 sq. ft.). In addition, where a height variance is required, adequate view corridors shall be provided between towers. For blocks a minimum of 100m in width, any portion of a building above 44.0m should be sited to afford existing surrounding tower development on the same block a 40 degree panoramic view, measured from the closest building face parallel to the lot line fronting a street.

Unless existing zoning provides for greater heights, building heights within the areas noted on Map 5.3 should be as noted below:

**City Centre:** For the Downtown area, building heights shall, at maximum, be as noted on the “Downtown Building Heights” map. To achieve those heights, Council may consider variances from the heights set out in the Zoning Bylaw, provided that the additional height (beyond that provided in the Zoning Bylaw) results in the creation of affordable housing or yields other significant community benefits.

## 6.0 Application Chronology

Date of Application Received: November 2<sup>nd</sup>, 2012

## 7.0 Alternate Recommendation 1

Should Council choose to support both the height and tower separation for the proposed development *subject to a reduced floor plate variance*, the following is recommended:

THAT OCP Bylaw Amendment No. OCP12-0015 for a Text Amendment to OCP Objective 5.5, Policy .1, Building Height to exclude the development proposed at 526 Doyle Avenue from the City Centre Building Heights Map in order to permit a 30 storey (88m) mixed use development be considered by Council;

AND THAT OCP Bylaw Amendment No. OCP12-0015 for a Text Amendment to OCP Objective 5.5, Policy .1, Building Height to exclude the development proposed at 526 Doyle Avenue from the 36.5m tower separation policy in order to permit a 30 storey mixed use development with two towers having a separation of 19.6m subject to the tower floor plates not exceeding 697 m<sup>2</sup>, be considered by Council;

AND FURTHER THAT the Official Community Plan Bylaw Amendment Bylaw be forwarded to a Public Hearing for further consideration.

**Alternate Recommendation 2**

However, should Council choose to support both the height and tower separation for the proposed development as proposed by the applicant, the following is recommended:

THAT OCP Bylaw Amendment No. OCP12-0015 for a Text Amendment to OCP Objective 5.5, Policy .1, Building Height to exclude the development proposed at 526 Doyle Avenue from the City Centre Building Heights Map in order to permit a 30 storey (88m) mixed use development be considered by Council;

AND THAT OCP Bylaw Amendment No. OCP12-0015 for a Text Amendment to OCP Objective 5.5, Policy .1, Building Height to exclude the development proposed at 526 Doyle Avenue from the 36.5m tower separation policy in order to permit a 30 storey mixed use development with two towers having a separation of 19.6m, be considered by Council;

AND FURTHER THAT the Official Community Plan Bylaw Amendment Bylaw be forwarded to a Public Hearing for further consideration.

Report prepared by:



Alec Warrender, Urban Land Use Planner

Reviewed by:



Shelley Gambacort, Director of Land Use Management

Approved for inclusion:

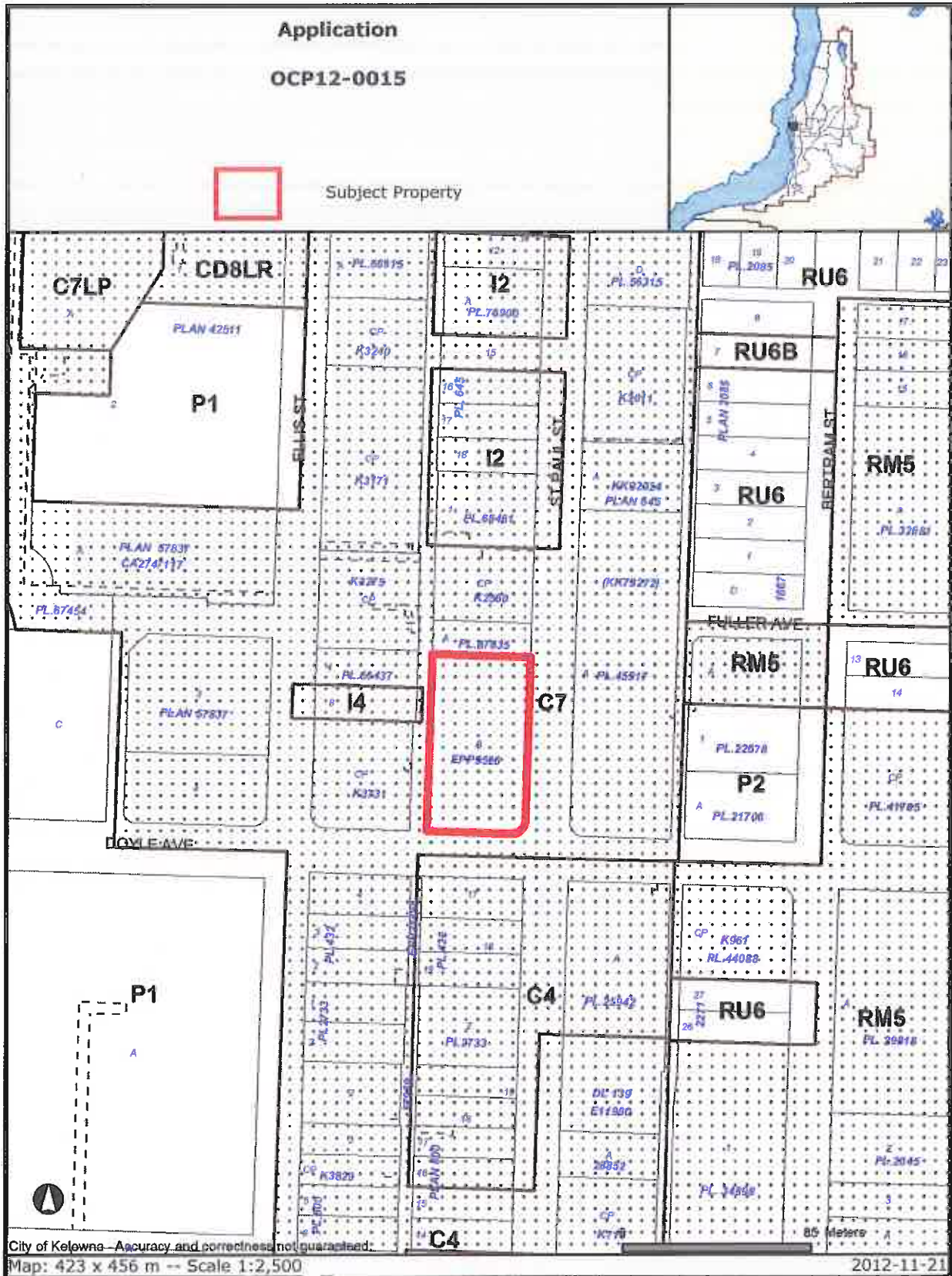


Doug Gilchrist, A/General Manager, Community Sustainability

**Attachments:**

Site Plan  
Tower Locations  
Elevations  
Renderings  
Shadow Study  
Amenity Letter  
Development Engineering Requirements

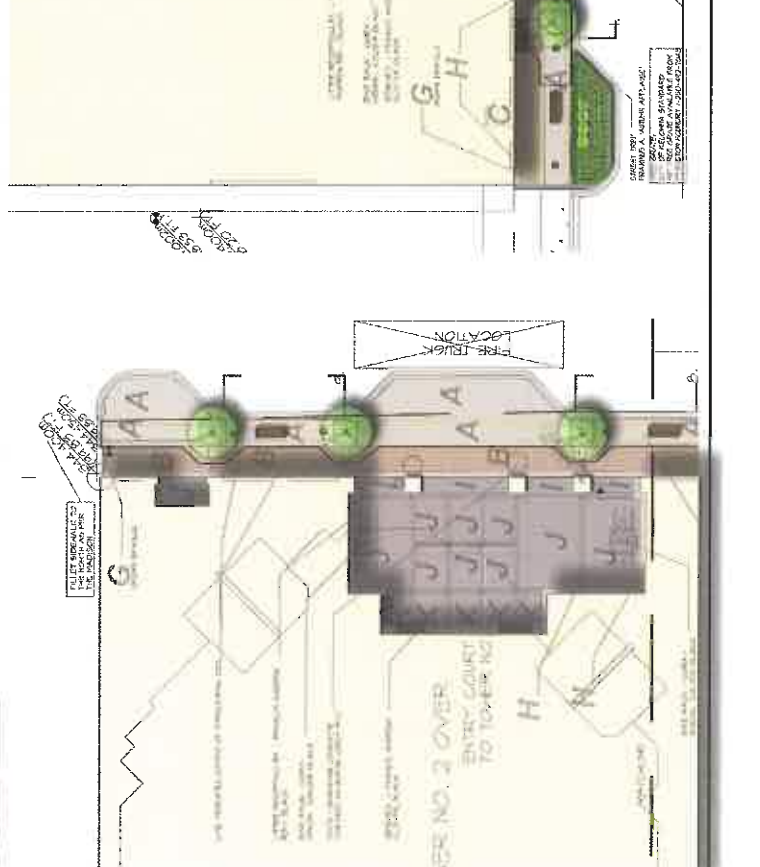
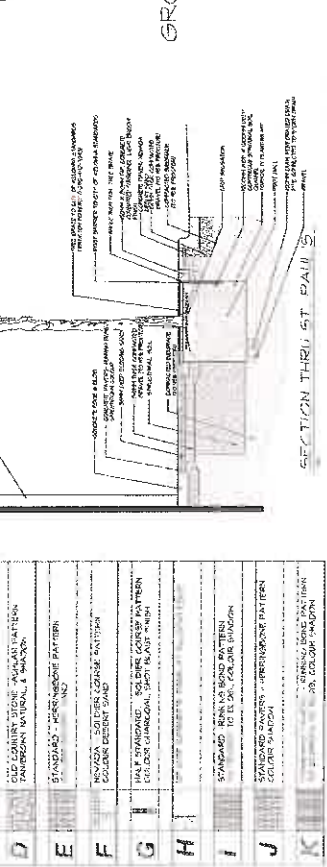
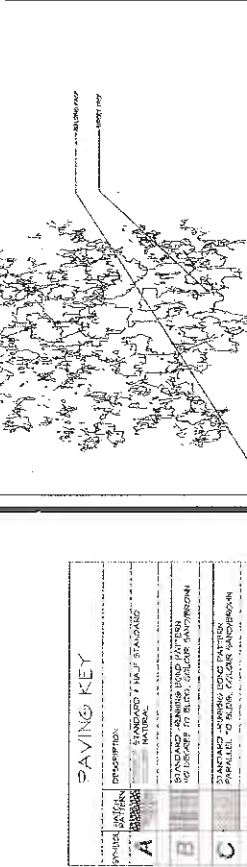




Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.

KEY SYM	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	FRAXUS AMERICANA	AMERICAN WHITE OAK	60" CAL. 30' SPAN
2	QUERCUS LAEVIS	WHITE OAK	40" CAL. 20' SPAN
3	QUERCUS LAEVIS	WHITE OAK	40" CAL. 20' SPAN
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30	QUERCUS LAEVIS	WHITE OAK	40" CAL. 20' SPAN

NOTES: PLANT SPECIES LIST ARE SPECIFIED ACCORDING TO THE LARGEST STANDARD LATEST EDITION. CONTRACTOR SHALL VERIFY ALL SPECIFICATIONS AND CONDITIONS WITH THE ARCHITECT AND LANDSCAPE ARCHITECT BEFORE PROCEEDING. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON DELIVERY.



**M2**  
**LANDSCAPE ARCHITECTURE**  
 1220 - 78th Street, Newport  
 1317 Admirals, British Columbia  
 V3M 3J7  
 Tel: 604.553.0044  
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NO.	DATE	REVISION DESCRIPTION
1	10/24/18	ISSUE FOR PERMIT
2	11/01/18	REVISED PER COMMENTS FROM ARCHITECT
3	11/01/18	REVISED PER COMMENTS FROM ARCHITECT
4	11/01/18	REVISED PER COMMENTS FROM ARCHITECT
5	11/01/18	REVISED PER COMMENTS FROM ARCHITECT
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29	11/01/18	REVISED PER COMMENTS FROM ARCHITECT
30	11/01/18	REVISED PER COMMENTS FROM ARCHITECT

**PROJECT:**  
 2 High Rises Project  
 Corner of Doyle Avenue  
 & St. Paul Street  
 Kelowna, BC

**DRAWING TITLE:**  
 STREET TREE  
 LANDSCAPE PLAN

**DATE:** 10/24/18  
**SCALE:** 1/8" = 1'-0"  
**DRAWN BY:** JLD  
**CHECKED BY:** JLD  
**DATE:** 10/24/18

**NSA PROJECT NUMBER:** 07-10





**THE MADISON**

54 SUITE CONDOMINIUM  
16 STORIES HIGH

EXTERIOR MALL AT LEVELS 8 - 16

EXTERIOR MALL AT LEVELS 4 - 7

8 STORIES HIGH ROOM

DECK/TOP OF GARAGE

**STATISTICS**

**TOWER NO. 2**

PER FLOOR: 6,793 SQ. FT. (6275/m<sup>2</sup>)

LEVELS 29 - 30

SUITES PER FLOOR X 2 LEVELS

4 SUITES

4 TWO BEDROOM SUITES

SUITE SCHEDULE

SUITE P - 2485 SQ. FT. (1 SUITE PER FLOOR)

SUITE Q - 2410 SQ. FT. (1 SUITE PER FLOOR)

CORE AREA - 90 SQ. FT.

5,185 SQ. FT.

**TOWER NO. 2 - 30 STORIES**

16 CONDOMINIUM SUITES OVERALL

LANE BELOW

REVISIONS

NOV 18, 2003	REVISED TO SHOW
MARCH 24, 2004	REVISED TO SHOW
MAY 14, 2004	REVISED TO SHOW
JAN 27, 2005	REVISED TO SHOW
FEB 10, 2005	REVISED TO SHOW
MAY 11, 2005	REVISED TO SHOW
AUG 1, 2005	REVISED TO SHOW
JAN 18, 2006	REVISED TO SHOW
MAY 13, 2006	REVISED TO SHOW
MAY 9, 2006	REVISED TO SHOW

CONSULTANT:

DR. SANDERS & COMPANY, ARCHITECTS

points west  
ARCHITECTURE

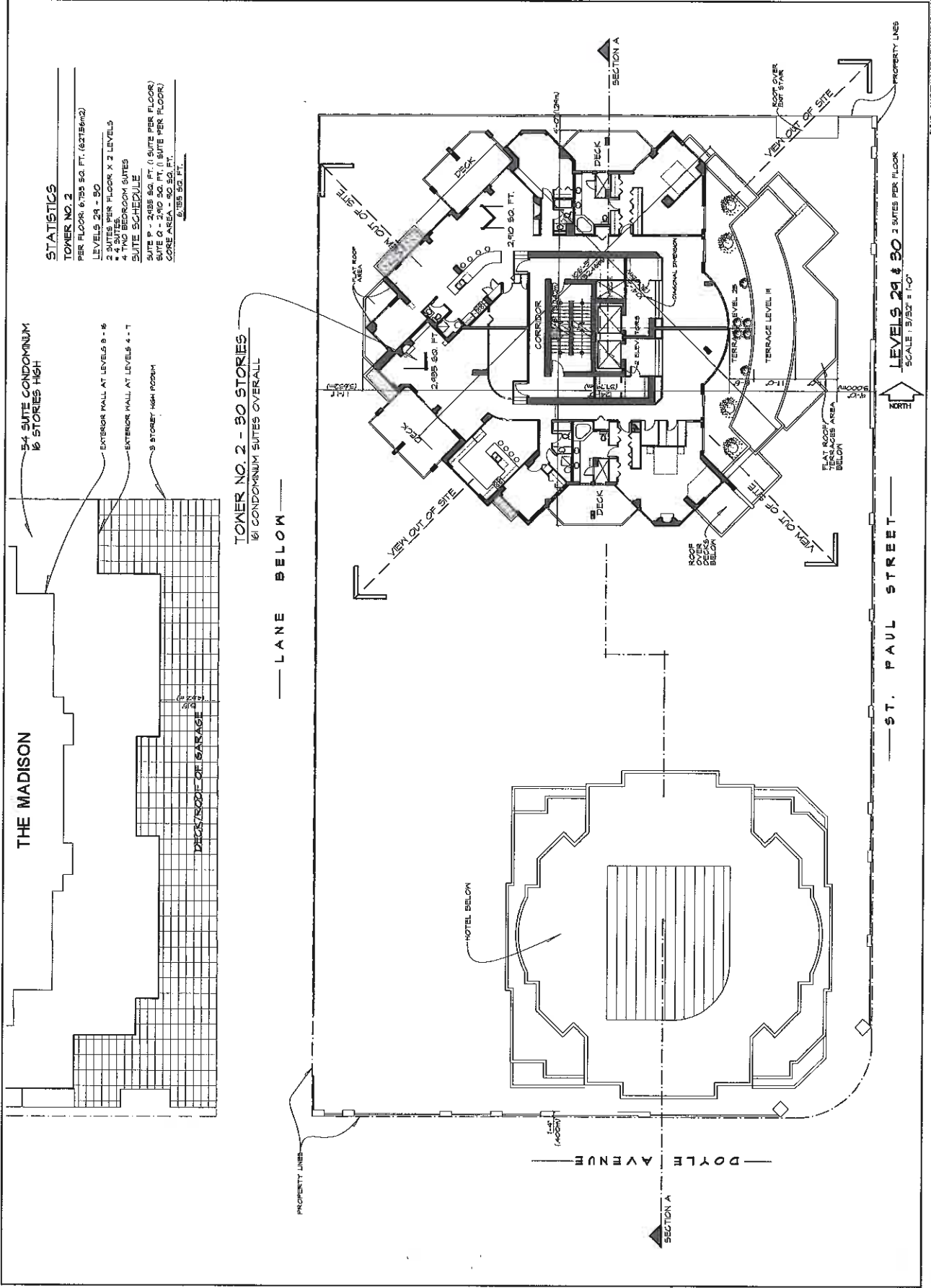
200 - 200 W. RIVERSIDE ST.  
MEMPHIS, TN 38102

PROJECT:  
DOYLE AVENUE  
2 HRISSES PROJECT  
- THE MONACO -  
150 CONDOMINIUMS, COMMERCIAL  
ROOMS, OFFICES, 63 HOTEL  
ROOMS  
DOYLE AVENUE & ST. PAUL STREET  
MEMPHIS, TN

DATE: JULY 2005  
SCALE: 3/32" = 1'-0"  
DRAWN: [Signature]

DRAWING TITLE:  
PRELIMINARY  
TYPICAL FLOOR PLANS  
UNITED STATES  
CONDOS : FLOOR 29-30

JOB NO.: 1204  
SHEET NO.: DP-10



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## Amenity Package

We propose to gift the use of 1780 sq. ft. of retail space on the street level of The Monaco as a Non Profit Daycare facility. The cost is valued at \$650,000. We will soft finish the area to a high quality finish for the operators use at our expense. The operator will be responsible for all management and operating expenses.

We will register a covenant on title restricting the use to the proposed non profit use. Since the use will be restricted by covenant any operator must meet the criteria at present and in the future.

Several local operators with experience in the field of non profit daycare have expressed interest in proceeding towards an agreement.

We expect usage from several different members of the neighborhood, employees of the upcoming Interior Health Authority building, as well as future residents and workers from The Monaco, as well as area residents and retail commercial employees in the localized area.

The art amenity aspect includes several new pieces. A sailboat at the entrance way to The North tower. Our main art contribution to the City of Kelowna is a representative bronze statue of a bicyclist on the corner of Doyle Ave and ST Paul St. We estimate the cost at \$55,000.

Tyler Dueck  
Premier Pacific Group  
Marketing VP



PREMIER PACIFIC  
GROUP

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CITY OF KELOWNA

MEMORANDUM

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**Date:** November 19, 2012  
**File No.:** OCP12-0015  
**To:** Land Use Management (AW)  
**From:** Development Engineer Manager (SM)  
**Subject:** 526 Doyle Ave, Lot A, Plan EPP9526 **The Monaco**

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The Development Engineering comments and requirements regarding this OCP amendment application to create a Comprehensive Development Zone are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under file DP12-0198.



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Steve Muenz, P. Eng.  
Development Engineering Manager

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