



Applicant Name & Consultant List

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STRUCTURAL ENGINEER:



LANDSCAPE ARCHITECT:



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1 Summary of Refinement

1.1 City Comments Overview

We are pleased to provide this revised Development Permit and Development Variance Permit application. The package has been refined based on the comments provide by staff on August 1, 2023 as well our meeting on Friday August 18th, 2023. A summary of the refinements and changes are below.

Variances

- Implementation of a 3m setback along the lane to eliminate podium height variance
- 9 stall residential parking requirement shortfall to be paid with cash in lieu
- Eliminate retail corridor variance along St Paul St.

Public Realm

- Increase in corner plaza size from 256 sqft / 23 sqm to 1,018 sqft / 95 sqm (excluding sidewalks)
- Addition of public art and benches to the feature columns to create a public gathering space
- Relocation of commercial short-term bike stalls to allow for future bus shelter
- Addition of soil cells to support healthy tree growth
- Removal of four stall on Level 2 to increase height and solar access to the plaza
- Replacement of private amenity bike lounge with retail along St. Paul St. to align with Map 4.1 of the OCP
- Revisions to public realm cross section along Doyle Ave. and St Paul St. per city guidance
- Wider sidewalks along St Paul St. will minimize likelihood of any impacts with street trees



Figure 1-1: Previous Northeast Corner



Figure 1-2: Current Northeast Corner



Figure 1-3: Previous Bike Lounge Entrance



Figure 1-4: Current Commercial Retail Unit



Figure 1-5: Previous Northwest Corner



Figure 1-6: Current Northwest Corner

2 Executive Summary

2.1 Application Overview

Kerkhoff Construction is pleased to submit to the City of Kelowna a Development Permit and Development Variance application for the site at 1405 St. Paul St. Approximately 0.8 acres (6,163.5 sq. m) in size, this site is centrally located and an ideal location to introduce infill density and activate Kelowna's growing downtown district.

The proposed redevelopment of 1405 St. Paul St. will create a compact and central residential development within a short walk to downtown amenities, the future UBCO Downtown campus, Lake Okanagan waterfront, and the Queensway Exchange transit hub. New inner city grocery store at grade will contribute to the commercially-activated downtown public realm. The site is responsive to the Doyle Avenue mixed-use corridor, St. Paul Street's public realm, and the future UBCO campus north of the site.

UC1 (Downtown Urban Centre)

The project was initiated under the previous City of Kelowna Bylaw No. 8000 which designated the site within the C7 zone. On September 26, 2022 the site designation was changed to UC1 with the implementation of the new Zoning Bylaw No. 12375. This zoning change has altered the allowable building conditions. To meet and embody these guidelines, 1405 St. Paul St. is designed to respond to its urban context, in a human-scaled, visually interesting way, aiming to improve the public realm by creating a street edge.

"The purpose of this zone is to designate and to preserve land for the orderly development of the financial, retail and entertainment, governmental, cultural and civic core of the Downtown while also encouraging high density mixed-use buildings."

The urban design of 1405 St. Paul St. will contribute to implementing Kelowna's vision for its downtown Urban Centre and main corridor streetscapes. To meet and embody these guidelines, 1405 St. Paul St. is responsive to its urban context, is human-scaled, is visually interesting, and improves the public realm by improving the street in a welcoming, human-scaled, attractive manner.

2.2 Project Description

The proposal includes one 35-storey tower atop a 4.5-storey podium that includes above-ground parking. The site redevelopment will not change or influence connectivity patterns, and will retain the existing lane way on the east edge of the site. The development will provide 342 new housing units:

- 112 micro suites/studio apartments,
- 112 one-bedroom apartments, and
- 118 two-bedroom apartments.

The required 357 parking stalls will be met through the above ground parkade on five levels of deck as well as through cash-in-lieu payment for nine stalls. This podium is wrapped with a mixture of materials, including fibre cement board and articulated to ensure a dynamic pedestrian realm. Wood-grained baguettes and soffits, large canopies and over 600 square metres of commercial retail space ensure a human-scaled experience at grade.

The intersection of Doyle Ave and St. Paul St. will introduce a plaza. The plaza and frontages on St. Paul St. and Doyle Ave. will be designed to relate to the future UBCO campus directly north from the project site. The residential entry lobby is located off St. Paul St. The building amenities --includes a large landscaped terrace and pool on the podium roof for residents, a private co-working or business centre room, gym and yoga studio.



Figure 1-7: 1405 St. Paul St. Frontage & Residential Entrance Rendering



Figure 1-8: 1405 St. Paul St. Rendering

2.3 Public Realm Benefits

1.3.1 Streetscape, Landscape, Public Realm Design

- ✓ Trees and plantings maintain appropriate sight lines and circulation
- ✓ Corner plaza for engaging the public realm and neighboring projects
- ✓ Attractive, engaging, functional on-site open spaces with high quality, durable and contemporary materials, colours, lighting, furniture, and signage (refer to Landscape Plan for details)
- ✓ Storm water management maintains pre-development flows through water capture and infiltration
- ✓ Low maintenance, sustainable, recycled materials and furnishings
- ✓ Exterior lighting is directional, cuts off light pollution, and maintains safety and visibility at night

1.3.2 Building Articulation, Features, and Materials

- ✓ Architectural podium cutout to lighten massing at grade
- ✓ Unified architectural concept with varied facade treatments
- ✓ Balcony size variation on tower to create vertical movement
- ✓ Architectural character reflects residential use
- ✓ Substantial natural building materials are used
- ✓ Building address is identified through signage
- ✓ Durable building design for the local climate and region



Figure 1-11: Looking south from UBCO Plaza



Figure 1-9: Public Plaza

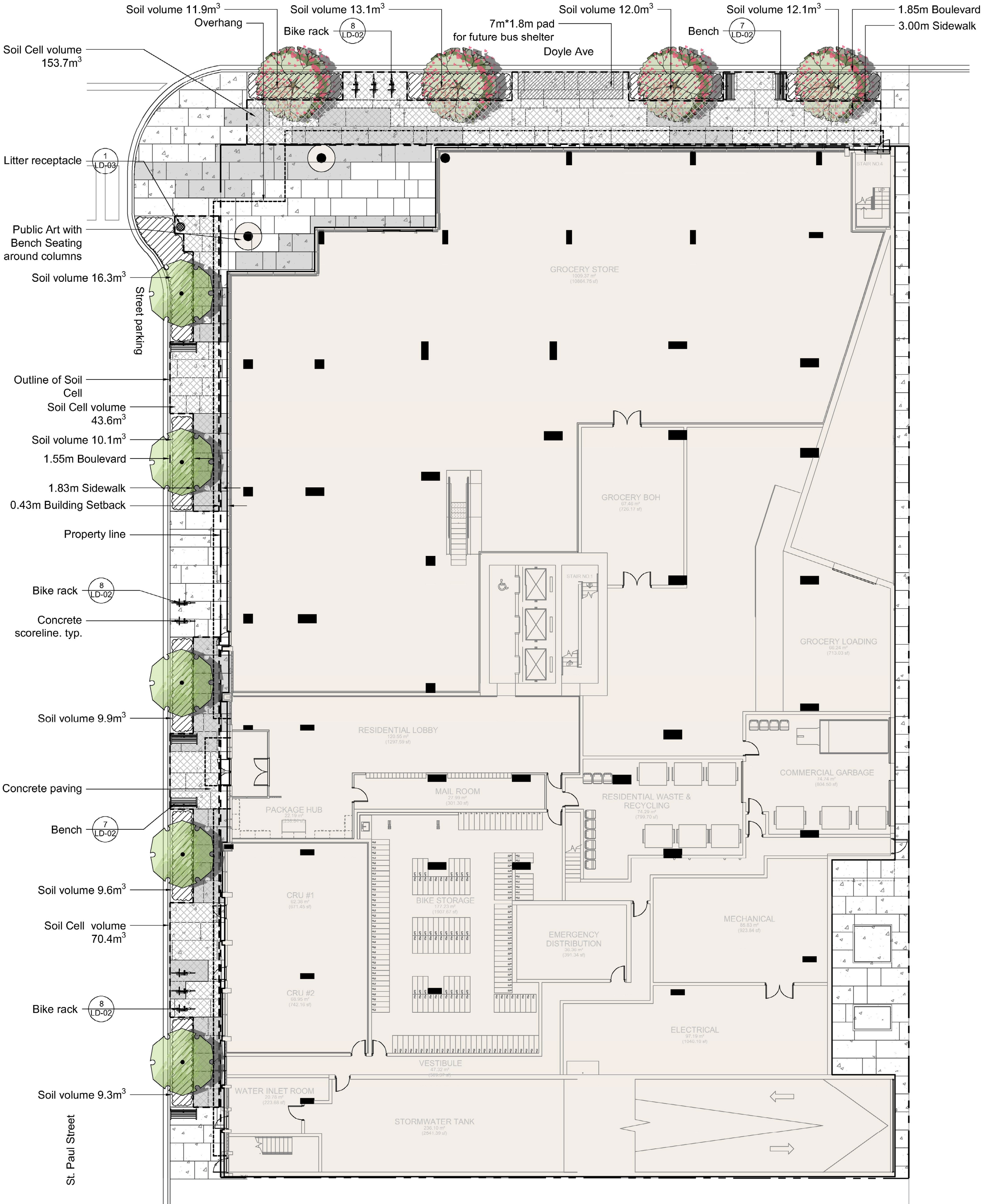


Figure 1-10: Level 1 Plan

2.4 Project Amenities

1.3.1 Streetscape, Landscape, Public Realm Design

- ✓ Attractive, engaging, functional on-site open spaces with high quality, durable and contemporary materials, colours, lighting, furniture, and signage (refer to Landscape Plan for details)
- ✓ Favourable microclimate includes outdoor spaces with ample sunlight year-round, minimal heat absorption, mix of evergreen and deciduous trees, wind buffering
- ✓ Landscape softens built form
- ✓ Native, durable, drought-tolerant trees for local climate and site conditions
- ✓ Minimal water use for irrigation
- ✓ Low maintenance, sustainable, recycled materials and furnishings
- ✓ Exterior lighting is directional, cuts off light pollution, and maintains safety and visibility at night

1.3.2 Private Amenities

- ✓ Indoor and outdoor entertainment lounges
- ✓ Indoor and outdoor kitchen space
- ✓ Pool, hot tub and outdoor deck
- ✓ Large fitness and yoga centre
- ✓ Co-work / study space
- ✓ Social laundromat
- ✓ Dog wash, lounge and outdoor run



Figure 1-12: Level 06 Pool Deck

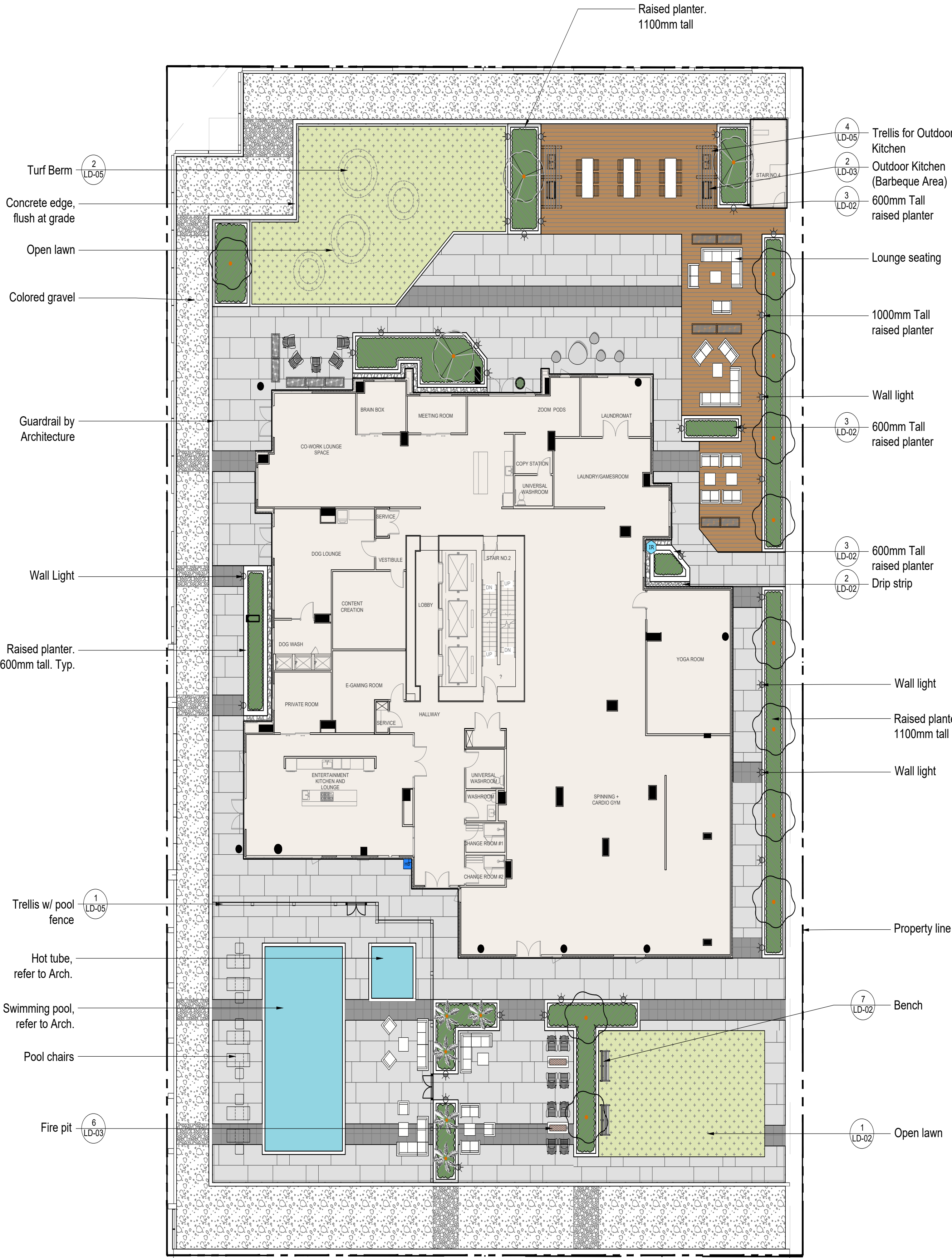


Figure 1-13: Level 06 Pool Deck - Landscape and Program

3 Location and Context

3.1 Site Description

The 0.8 acre 1405 St. Paul St. site is bound on the west by St. Paul St., on the east by a lane way, to the north by Doyle Ave., and to the south by another site at 1433 St. Paul St. Surface parking lots and lane ways connect across the block, creating an informal circulation network. The lane way does not connect through to Bernard Ave to the south.

This block is central to the development of Kelowna's urban core, and is a strategic place to accommodate population and economic growth. All sides of the site are experiencing redevelopment, streetscape improvements, and intensification. This corner site will play a key role in creating a seamless experience as residents and visitors explore Kelowna's downtown.

Legal Address:

Plan KAP25942 LOT A
DISTRICT LOT 139

3.2 Current Site Condition

The current condition of the site is a low rise commercial property with some basement units. The older building does not address the street, have ground-level uses along Doyle Ave., or clear entrances. Along St. Paul St. there is a restaurant with patio, a surface parking lot, and a building entrance facing the back of the lot. The east side of the site also contains surface parking and incorporates a loosely defined lane way that cuts through mid-block north-south, but does not connect through to Bernard Ave.

Surrounding development ranges from low to high-rise commercial, institutional, and residential buildings.

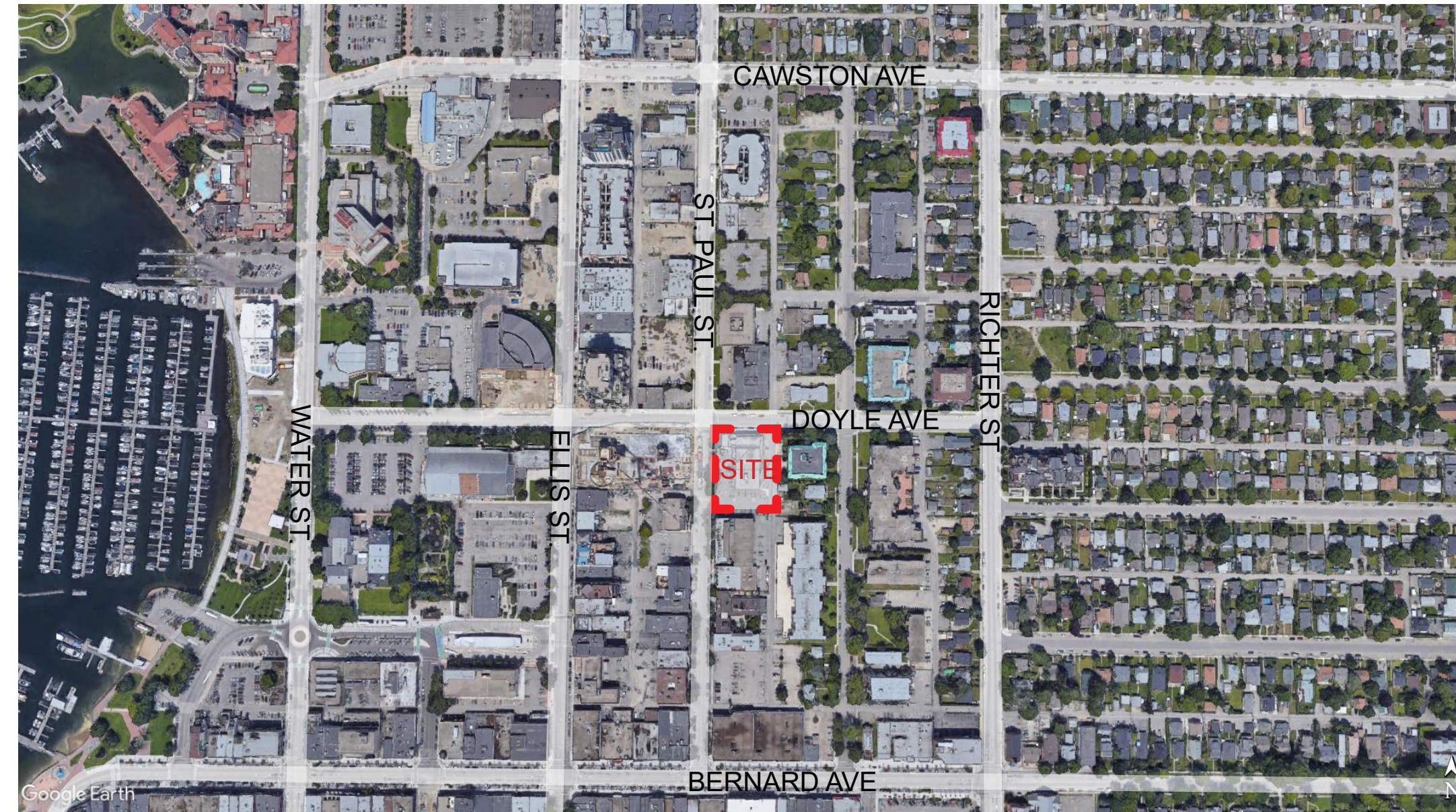


Figure 1-14: Site Location

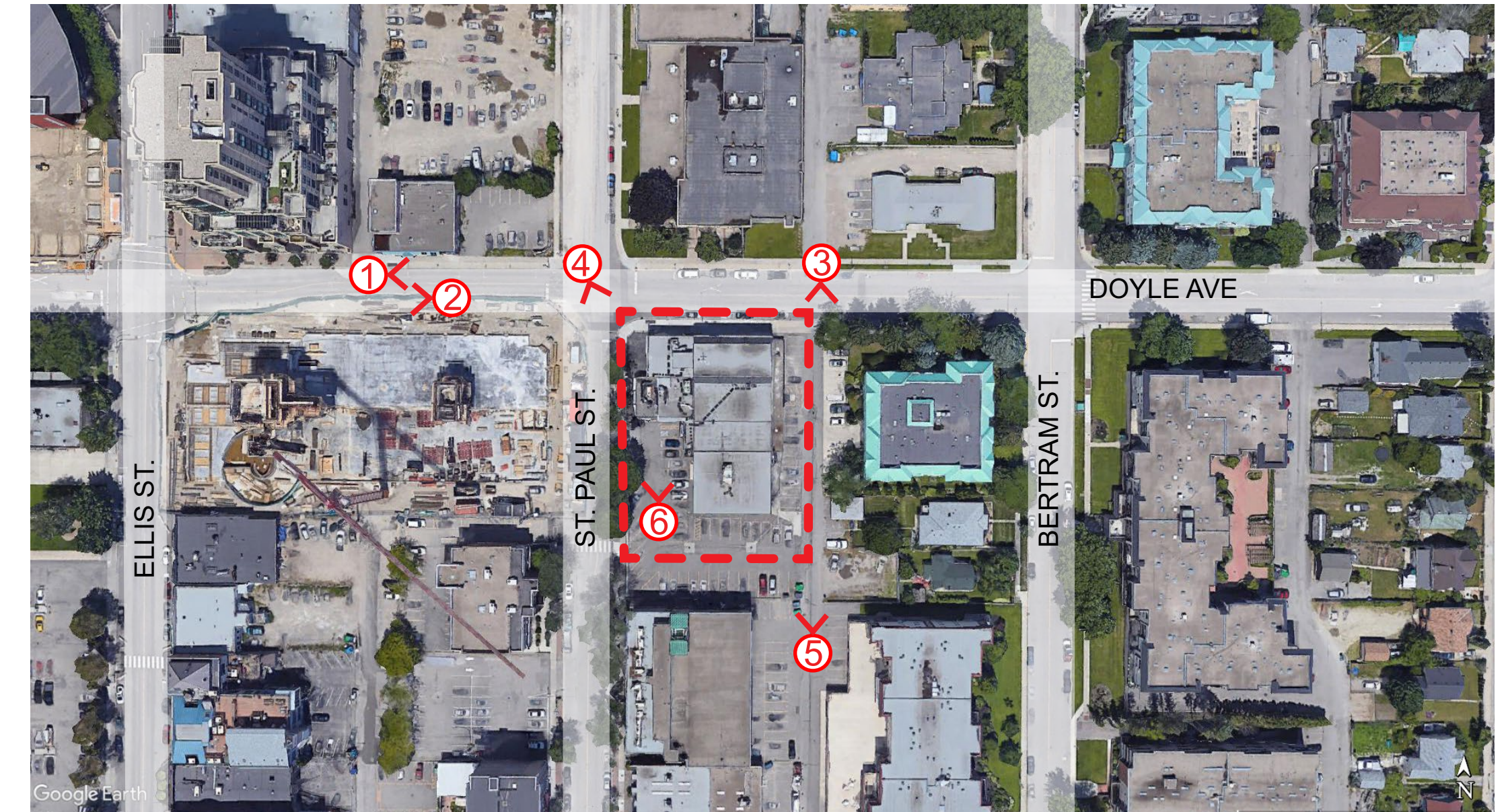


Figure 1-15: Site Condition Key Map



View facing east along Doyle Ave. with 1405 St. Paul St. in the background beyond the YMCA building



View facing south down the surface parking and alley on the east side of the site



View facing north from the surface parking lot and alley immediately south of the site, with the site in the foreground



View facing west down Doyle Ave., from approximately the northwest corner of the site



View of the site from the northwest corner of the site, facing southeast onto the current site condition



View of the current site condition - surface parking lot and low-rise commercial spaces from the south edge of the site facing north

3.3 Surrounding Land Uses

The proposed development is located in the centre of Kelowna's downtown neighborhood. Doyle Ave is a catalyst that has seen intensification and new uses including residential, commercial, community uses, innovation centers, and the future UBCO downtown campus. The subject site is surrounded by commercial uses to the south and west, and residential uses to the east. The area of Doyle Ave is the peak mix of uses and heights, as it transitions down to low-rise residential to the east and low-rise commercial and mixed uses to the west.

The area is extremely walkable to retail, services, employment zones, and Kelowna's waterfront. Within 500 m is the heart of the Cultural District including the Kelowna Art Gallery, Rotary Centre for the Arts, and Kelowna Library main branch. Entertainment including dining and sports are also a short walk away. There is excellent access to the waterfront public parks and private recreation facilities along Okanagan Lake.

- Legend
- Open Space / Park

Tourism / Entertainment

Institutional

Mixed Use
(Commercial / Residential)

Commercial

Residential

Subject Site

400 m Radius
(approx.. 5. Minute walk)

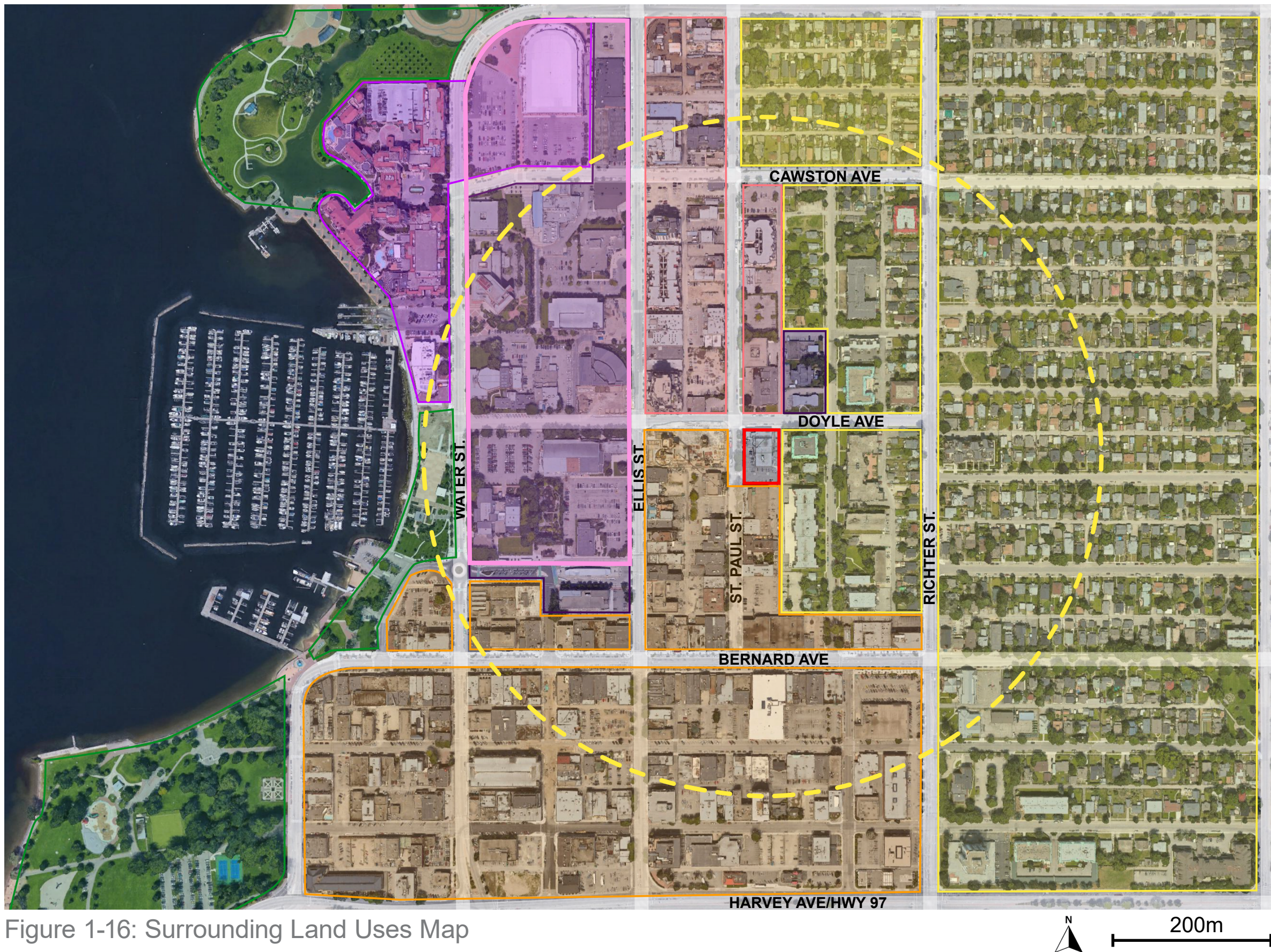


Figure 1-16: Surrounding Land Uses Map

3.4 Connectivity Network

The site is well connected by public and active transportation networks. BC Transit bus routes run along Doyle Ave directly in front of the site. The site is approximately 200 m away from the Queensway Exchange, where regional and local busses connect.

The site is also located along existing and planned bike routes, and is a short ride away from the Waterfront Promenade trail, a multi-use path that connects parks, beaches, and waterfront destinations along Lake Okanagan.

The site is approximately 600 m north of Highway 97, the main regional traffic connection.

- Legend
- Bike Lane

Future Bike Lane

BC Transit Local Bus Route

Rapid Transit Route

Subject Site

400 m Radius
(approx. 5-minute walk)

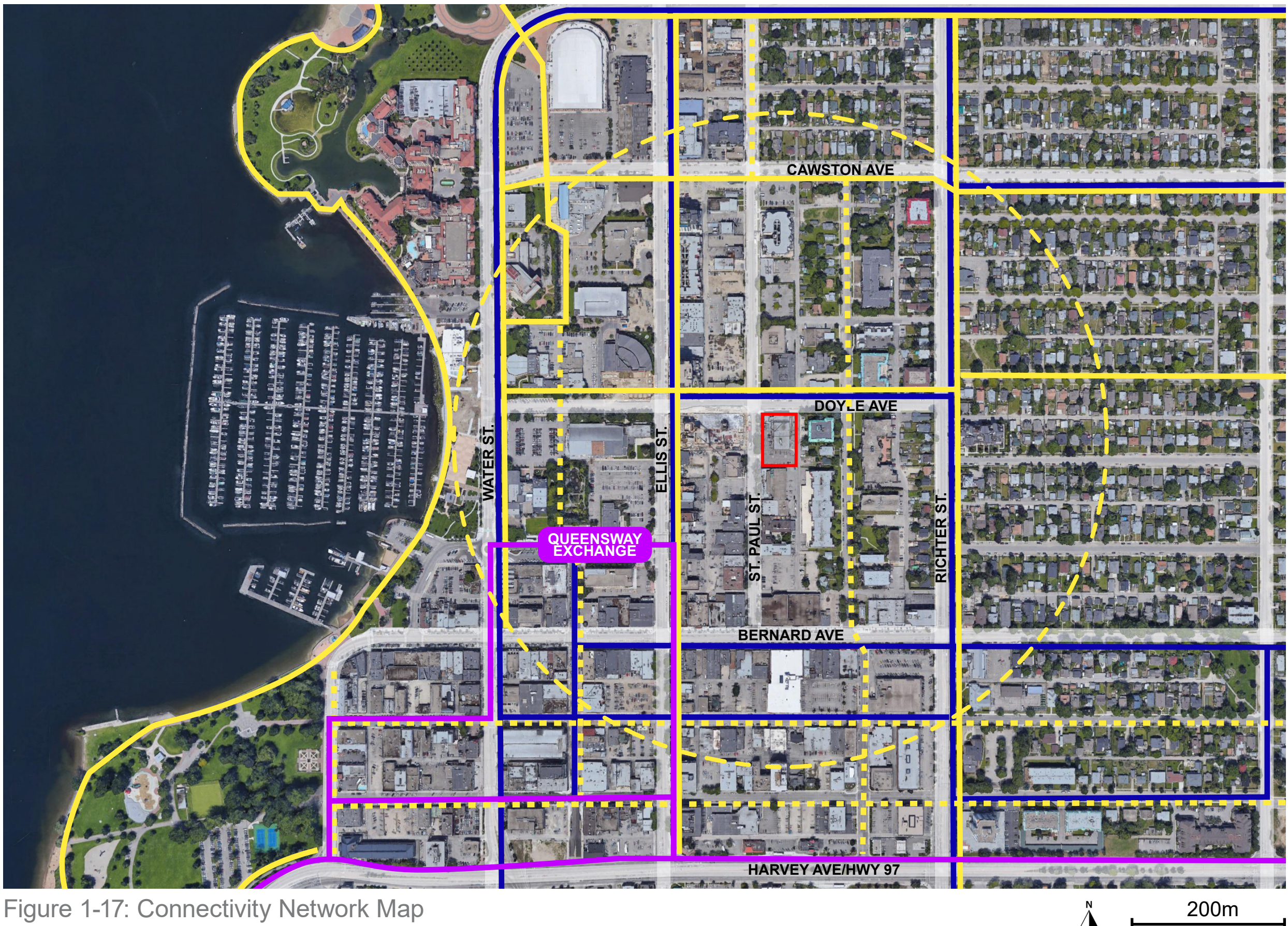


Figure 1-17: Connectivity Network Map

3.5 Surrounding Building Heights

The central downtown district surrounding 1405 St. Paul St. currently has a mix of low and medium buildings with a few taller buildings west on Doyle Ave. The core is rapidly changing and experiencing an intensification due to taller buildings in the central growth spine along Ellis and St. Paul St. The prevailing precedent for height is around 40 storeys for the immediate area, which steps down towards the water and the residential neighborhoods.

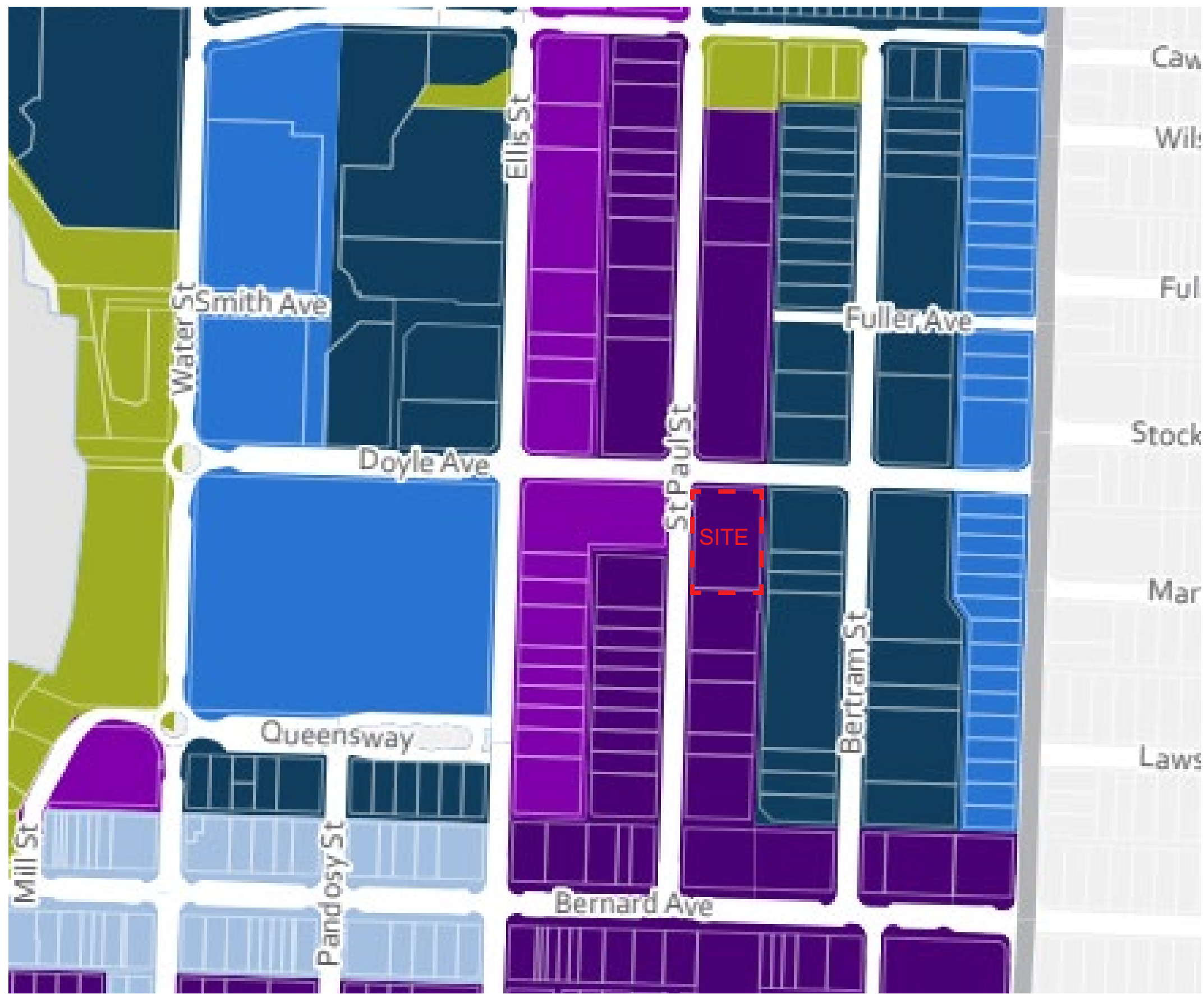


Figure 1-18: 2040 OCP Downtown Building Heights Map

3.6 Local Amenities

1405 St. Paul St. is embedded within an active, mixed use downtown district surrounded by employment uses, services, housing, and cultural amenities. This is a high-activity, walkable, connected area that leads west towards the Lake Okanagan waterfront. A short walk to the Cultural District connects the neighborhood to history, arts, performance, and community activities.

Additionally, surrounding the site are a number of innovation uses including the Kelowna Innovation Centre and future UBCO campus. This district is attractive to professionals, creatives, and innovators who want the benefits of a central neighborhood and access to services, amenities, food, and more from day to evening, year-round.

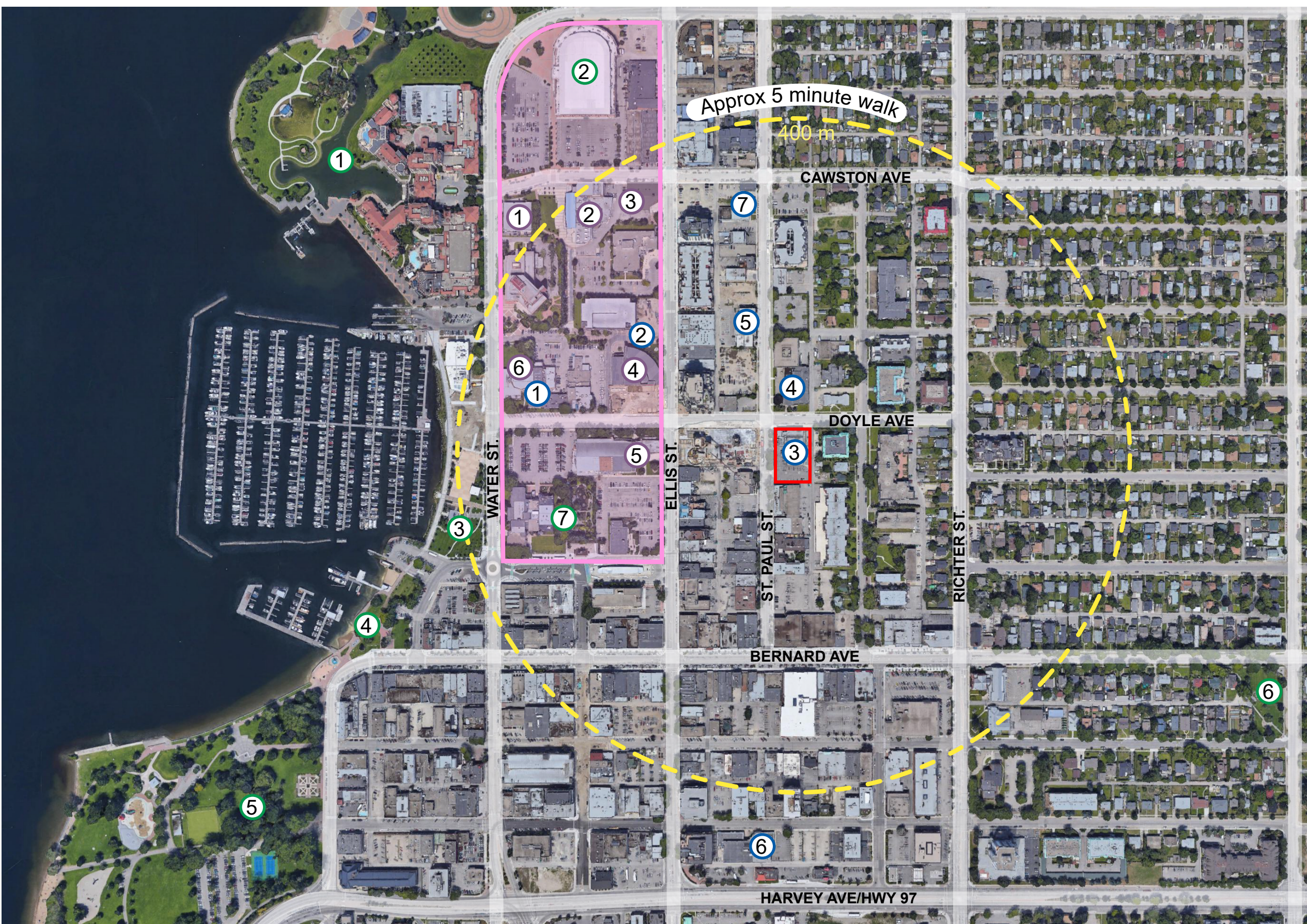


Figure 1-19: Local Amenities Map

Subject Site

3.7 Compact Communities

Intensifying urban development patterns is the most efficient way to responsibly use land, accommodate regional growth, mitigate the impacts of climate change, and foster a high quality of life in Urban Centres.



Social Benefits:

- A concentrated tax base provides new or renewed services to the area, benefiting all residents.
- Social networks and gathering places - including parks, trails, cafes, community services - are within walking distance for more people.
- A smaller development footprint allows for larger, more open common outdoor spaces.



Environmental Benefits:

- Opportunity for lower emissions, energy-efficient buildings allow for a smaller ecological footprint for residents.
- Reduced reliance on carbon-emitting individual cars due to increased walkability in a compact neighborhood.
- Local businesses gain customers in their community.
- Urban sprawl is curbed, protecting valuable ALR land and regenerating brownfield or infill sites.



Economic Benefits:

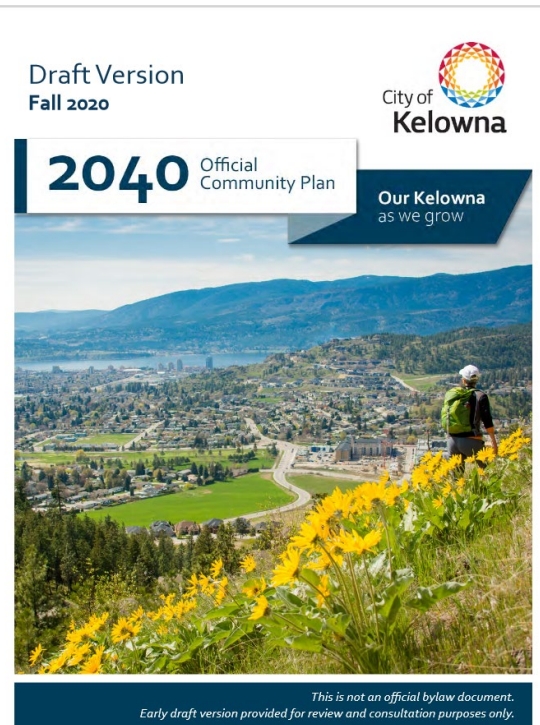
- Increases investment value of urban infrastructure, serving more people with less hardscape and servicing costs.
- Makes efficient use of the transit network by concentrating housing and jobs along transit routes.
- Smaller development footprint shared among more residents results in lower housing costs, providing attainable affordable housing for more households.

4 Policy Context

4.1 Official Plan

Kelowna 2040 Official Community Plan

In January 2022, Kelowna's 2040 Official Plan was adopted. This plan is designed for the growth scenario for 2040, which will see a projected 25,000 new units built in the city in the next two decades. Of that growth, 67% is intended for the Core Area, with 75% expected to be multi-unit housing development. The new draft Official Community Plan sets a vision for the city:



The plan outlines the role of Urban Centres as the activity hubs characterized by the largest concentration of commercial uses, cultural services, and mix of high density residential development with a high quality public realm.

Per this plan, the site is located within Kelowna's Downtown Core Urban Centre. It is also subject to the Form and Character DP Area.

4.2 Response to OCP Policies

1405 St. Paul St. is a forward-thinking proposal that responds to the future intentions and objectives of the 2040 Plan. The intensification of residential and commercial uses in this area is supported by the direction for Urban Centres in the new Official Plan.

In the OCP's "Downtown Street Character" plan, St. Paul Street and Doyle Ave are designated as "retail streets" and "Mixed Streets" respectively. As such, these streets will be commercially activated and provide a human-scaled, amenity-rich experience that enhances walkability and character in the downtown core. The site is also located between a "Transit Supportive Corridor" (Richter St.) and the Queensway Exchange transit hub, and is therefore well serviced by transit.

Per Section 14.14 of the Zoning Bylaw and Map 4.1 of the OCP, the base height and density of the site is 26 storeys with a 7.2 FAR. Through a contribution of \$700,000 to the Housing Opportunities Reserve Fund as per Bylaw No. 8593, the site is eligible for a height increase of up to 14 storeys (maximum 40 storeys). While the contribution is a fixed rate regardless of actual height, this project has a maximum requested height of 35 storeys.

This is an appropriate location for the height given that it is not directly adjacent to the waterfront or residential neighborhoods, and follows the intent of the Taller Downtown Buildings policies. It is also located within the highest downtown building heights "ridge", which will ensure that it contributes to Kelowna's downtown skyline pattern.

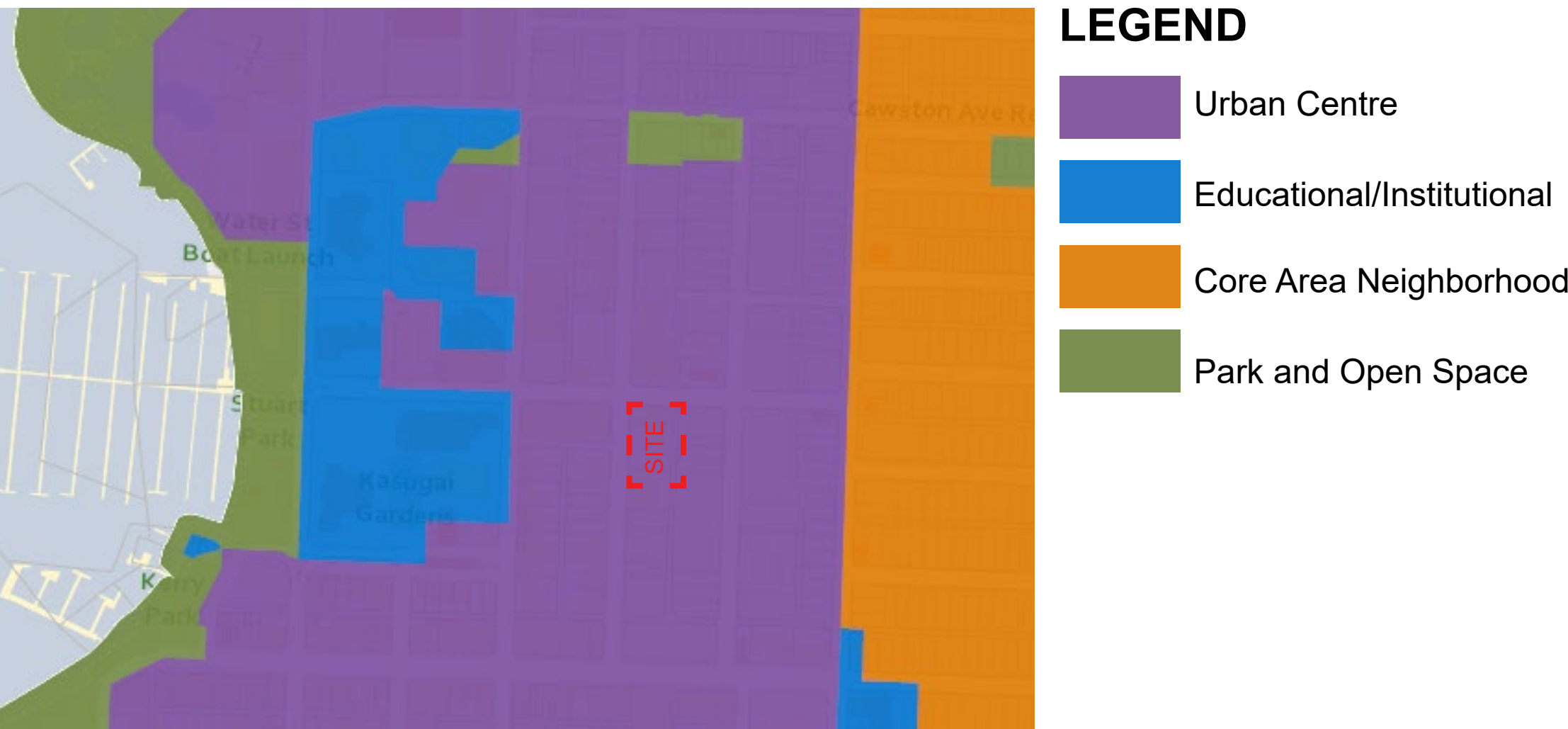


Figure 1-20: Official Plan 2040 Future Land Use Plan



Figure 1-21: Official Plan 2040 Downtown Building Heights Plan

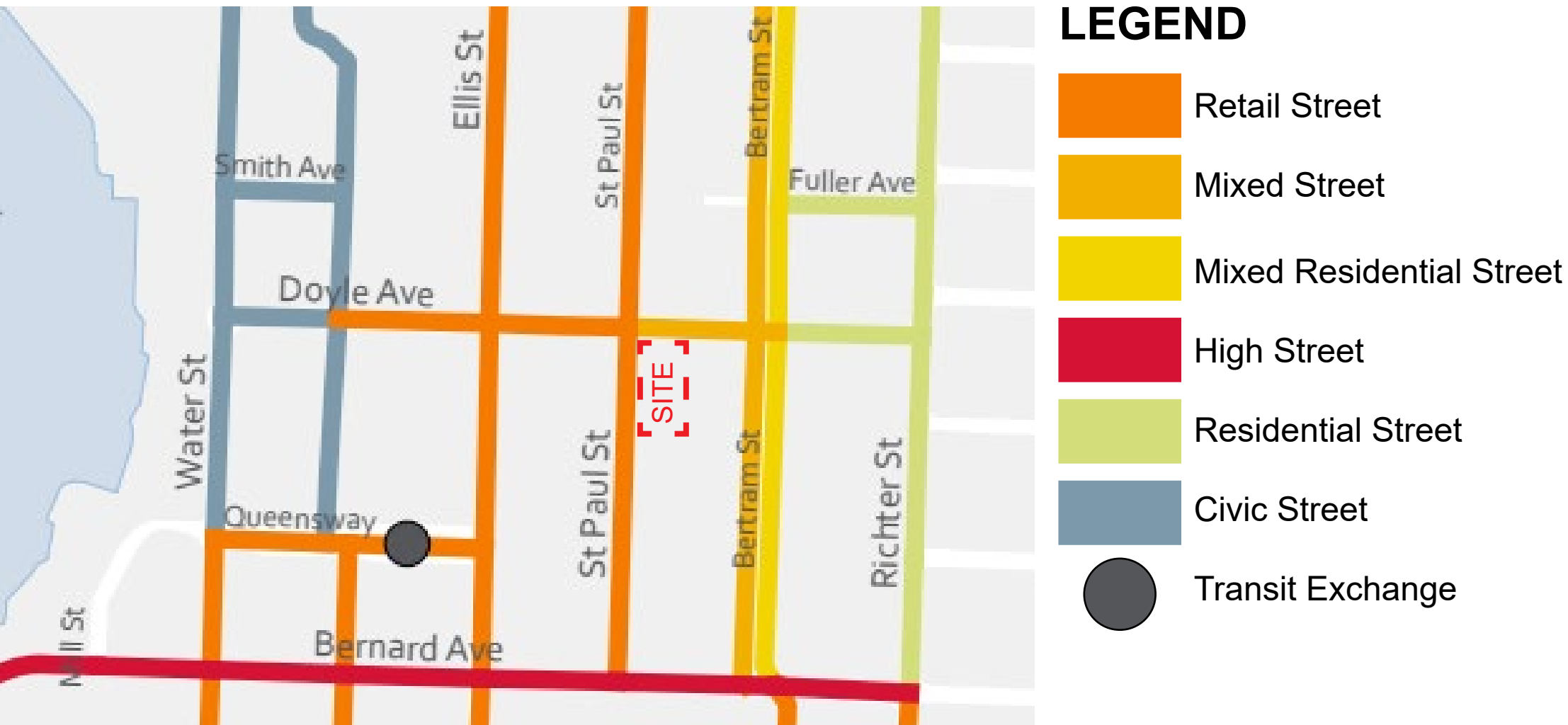


Figure 1-22: Official Plan 2040 Downtown Street Character

4.3 Form & Character Guidelines

1405 St. Paul St. falls under Kelowna's "Form and Character Development Permit Area." The 2040 OCP provides details about the foundations and guidelines for this area to ensure high quality urban design in buildings, streets, and open spaces. The foundations are:

- Facilitate active mobility
- Use placemaking to strengthen neighborhood identity
- Create lively and attractive streets and public spaces
- Design buildings to the human scale
- Strive for design excellence

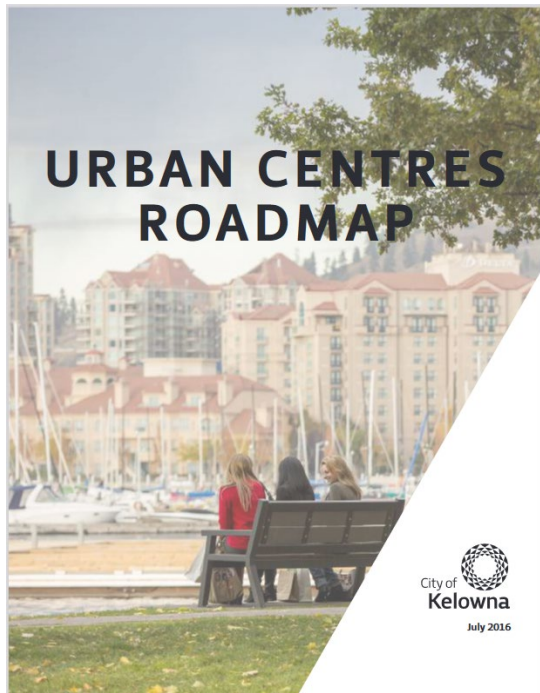
The concept for 1405 St. Paul St. implements the guidelines for High-rise Residential & Mixed Use.

- ✓ Transparent ground-floor frontages
- ✓ Commercial/retail units accessible from the street
- ✓ Structured parking located away from street frontages
- ✓ Parking screened to mitigate visual impact
- ✓ Podium frames street
- ✓ Slender, simple tower form to maximize sunlight to street
- ✓ Cohesive, balanced built form and architecture
- ✓ Distinct podium, tower, and top
- ✓ Break-up podium mass with facade articulation
- ✓ Corner plaza

4.4 Urban Centres Road map

Kelowna's new OCP's Urban Centres policies direct the continued implementation of the Urban Centres Roadmap to achieve the vision:

"A vibrant, amenity-rich area wherein different land uses frequently occur within the same building and almost always occur within a one-block area. Urban centres contain a variety of housing types, the presence of which contributes to social diversity. Urban centres are highly urbanized, pedestrian friendly environments that draw people for work, shopping, and recreation from a broad community of approximately 25,000 residents living within approximately 2 kilometers."



To achieve this vision, a set of principles and policies are provided. The 1405 St. Paul St. concept embodies and implements these directions.

Mix It Up

- The proposed site includes a mix of uses that will serve the needs of locals
- New residences will be added to a growing employment and commercial district, placing housing near jobs
- High-density residential is near frequent transit
- Public spaces and streets will be animated

Places for People

- Inviting, safe, accessible, and comfortable streets are included as part of the urban design planning including sidewalks, landscaping, and street furnishings
- Entrances are clearly visible and accessible
- Podium and ground-level floor will create a street wall that is responsive to the context and to surrounding streets (0.75:1 standard)
- Street wall and setbacks are designed to be responsive to surrounding developments in the area, and create a consistent style and character
- Commercial spaces and public realm will be well-defined and legible to residents and visitors
- A public plaza at the northeast corner will correspond with the facing UBCO campus to the north, and create room for comfort and safety for people along Doyle Ave.

Healthy Housing Mix

- A mix of unit sizes and types will provide attainable housing for diverse groups of people, including students, in a central, well-served area
- 2-bedroom units provide space for small families

Social Spaces

- A public plaza space will improve the pedestrian experience at the intersection of Doyle Ave and St. Paul St. for residents and visitors
- Outdoor patio spaces for the commercial retail units will be a neighborhood gathering space
- A "bike lounge" amenity will serve cyclists on the surrounding bike lanes, where they can rest and make repairs outside of the building
- The site is approximately a 5 minute walk (400 m) from the Lake Okanagan waterfront park and trail system. Additionally, smaller local parks surround the site within a 5-10 minute walk
- The site is also a 5-10 minute walk from many community uses including the Kelowna Downtown Library, Community Theatre, Heritage Museum, and Art Gallery
- The Kelowna Downtown YMCA is directly across St. Paul St. from the site
- Private amenities include a zen garden/yoga space, pool, and rooftop terrace which will be gathering spaces for residents' friends and family

Placemaking

- The landscape and design will draw on Kelowna culture and identity
- The street design completes and unifies the Doyle Ave and St. Paul St. corridors, and clearly identify the centre of Kelowna's downtown and innovation district

- Opportunities for public art will be explored on site

Going Green

- A private green roof will offer opportunities for gardens and landscaping
- New street trees and landscaping will green the street
- Located on the Doyle Ave bike lane, and the future St. Paul St. bike lane, the site is at a confluence of active transportation paths. The "bike lounge" will serve cyclists along these corridors as a place to rest and maintain their bikes.

People-First Transportation

- Location is directly along a bus route, and a short walk from the Queensway Exchange and Richter "Transit Supportive Corridor"
- Complete street objectives are followed to ensure pedestrian and cyclist safety
- Bike amenities are prioritized, including the "bike lounge" and bicycle parking provided on site
- A car share stall is provided on Level 1.

Make It Walkable

- Sidewalk, intersections, and crossings are designed to optimize pedestrian safety and connectivity
- Sidewalks include street furniture and landscaping that make them comfortable and safe for pedestrians

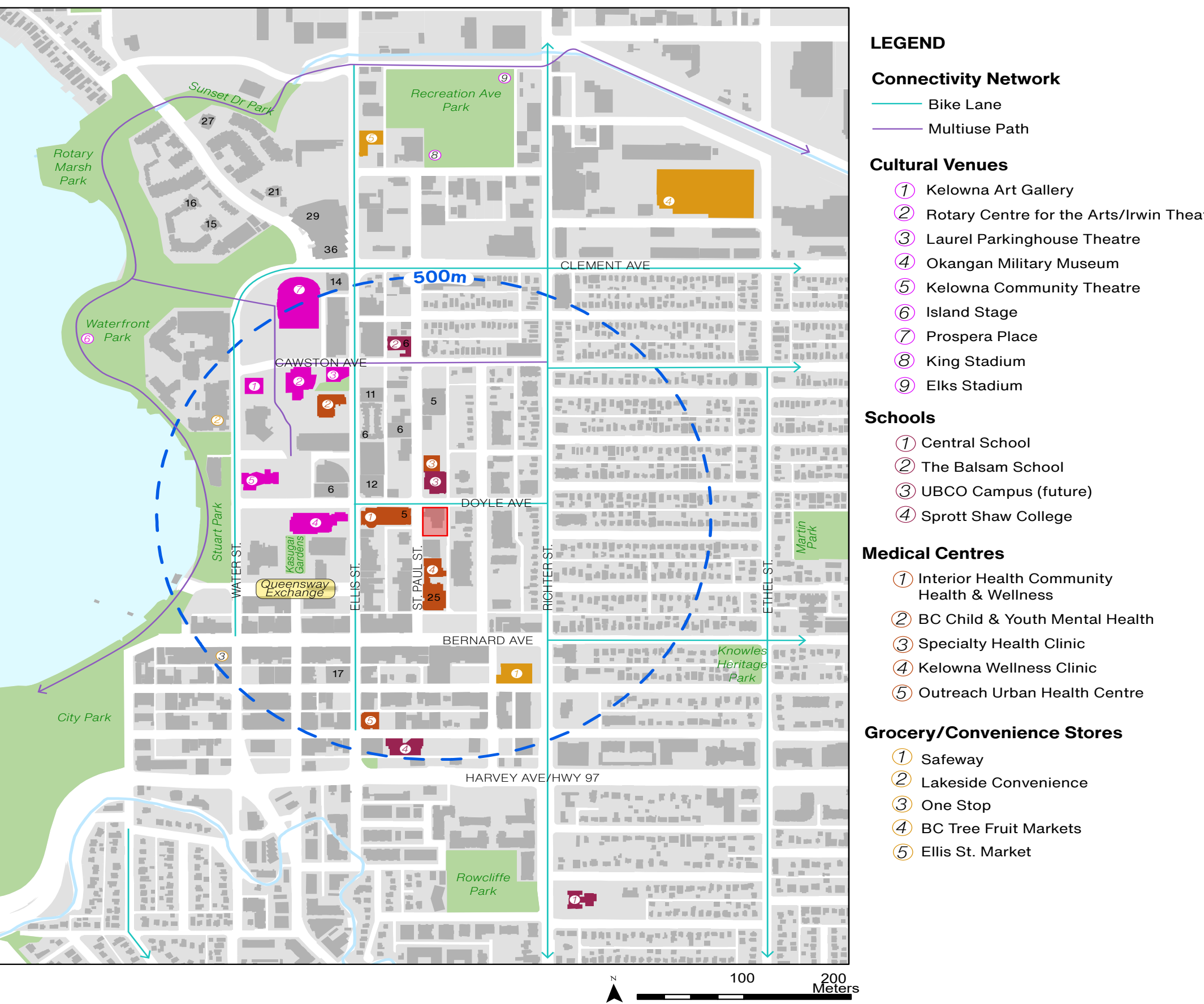


Figure 1-23: Amenity spacial analysis 500M radius around site



4.5 Why grocery stores are community builders

Grocery stores are great community builders because they bring people together in a common space, provide opportunities for social interaction, support local businesses, offer employment opportunities, and contribute to the overall well-being and vitality of the community by meeting essential needs and more. The grocery store is a defining and essential element to a thriving and connected community.

As well, streets are activated with residential uses through the presence of amenity, arrival and dwelling along their corridors. The pedestrian presence increases while amenities along the urban corridor influence engagement and support for smaller businesses. The lively street creates a sense of place and belonging. Active streets in urban centres inevitably create a communal desire to contribute to a vibrant and inclusive community.





5 Design Rationale

5.1 Design Rationale

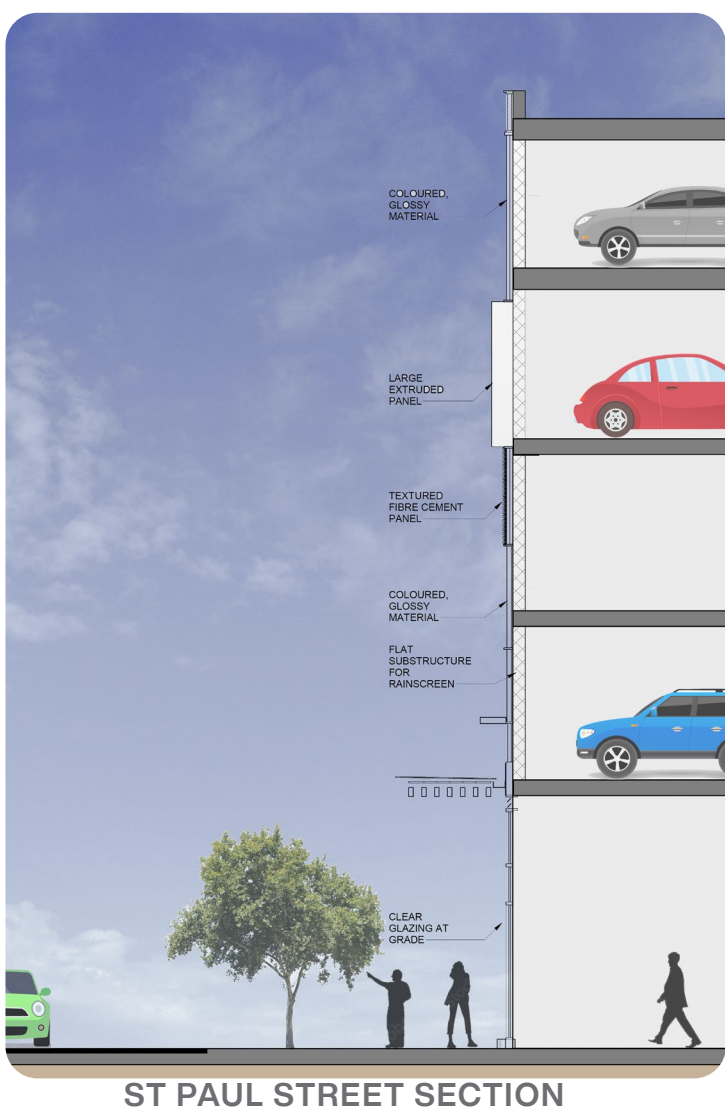
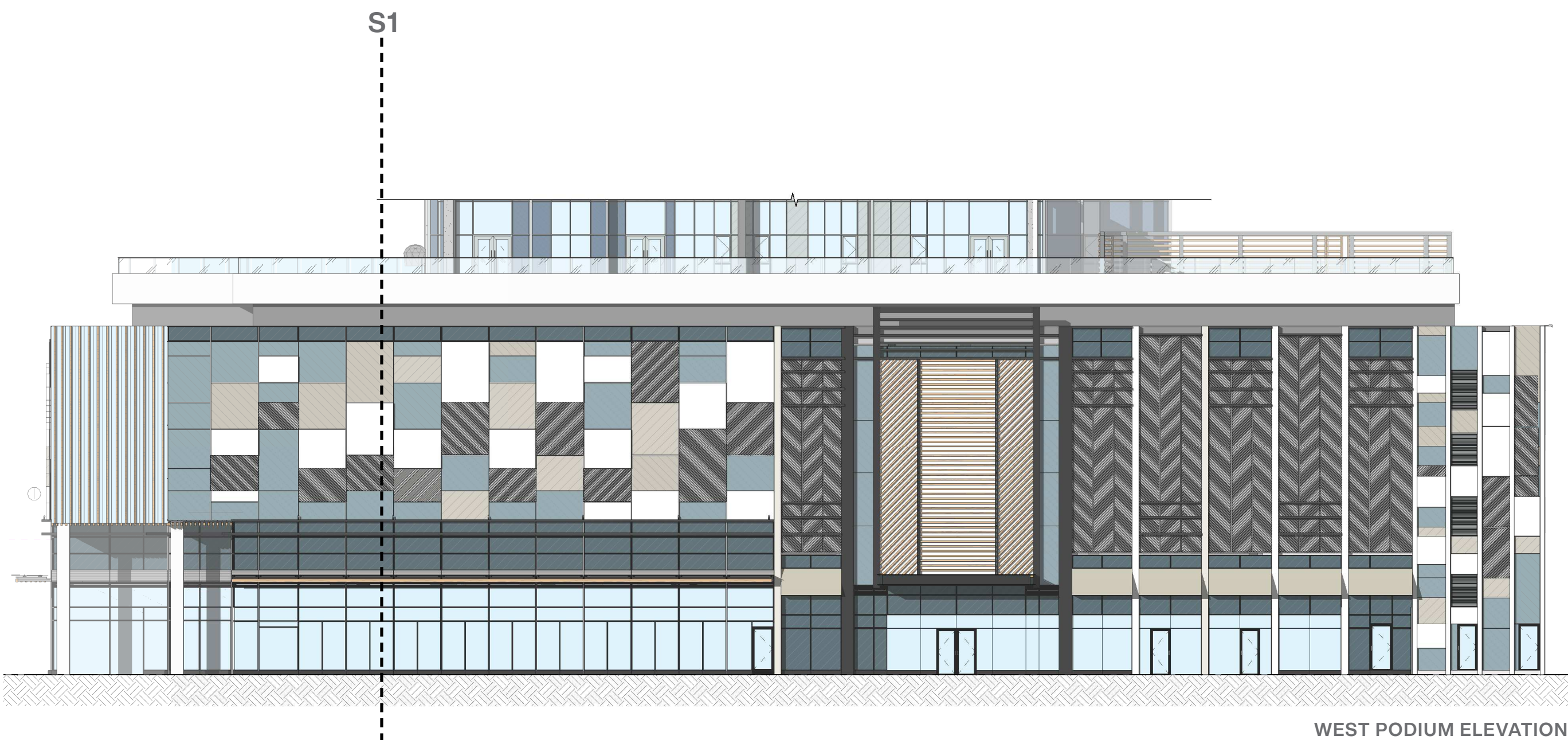
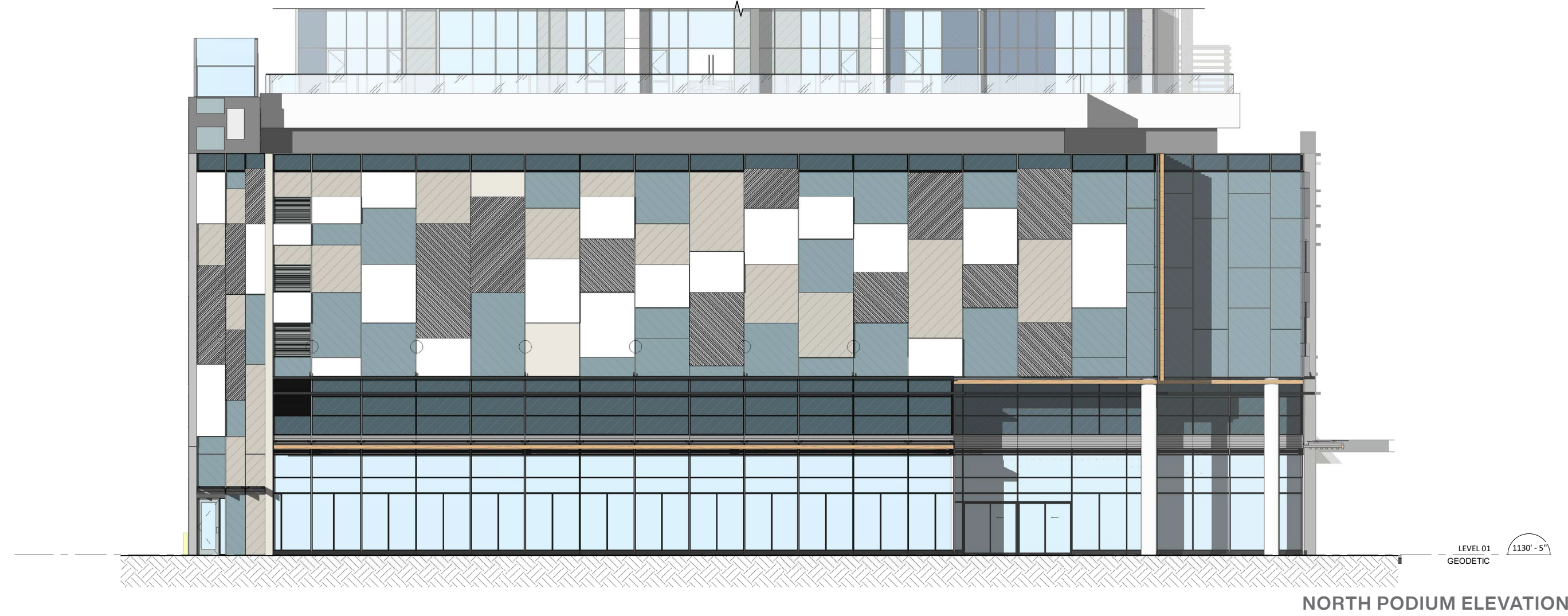
1405 St. Paul. St. will consist of a single tower and podium, with multiple programs at grade that includes a prominent grocery store. The site will not change or influence connectivity patterns, and retain the existing lane way on the east edge of the site. On-site amenities will include a rooftop terrace and pool on the podium roof, as well as a private co-working or business centre room. There is an "outdoor living room" lounge along the edge of the lane way as well.

The design intent for the podium and tower is centered around creating a visually striking and expressive architectural form. By incorporating multiple materials and finishes (glossy, matte, cement board and metal) throughout the design, the composition achieves a sense of movement and fluidity, captivating the audience of the city within the urban landscape and outside of it. The interplay of these materials, both at grade and on the tower in different forms, adds a dynamic quality.

Public Realm Design

Our podium design employs a comprehensive approach to Crime Prevention Through Environment Design. Feature signage and way finding strategies ensure communication and ownership of the building at the entrances and help to deter unwanted activity. The clear delineation of public and private spaces creates an unwritten social contract between residents and the general public. Along St. Paul and at the corner of the intersection, the public realm is activated by the uses of the building. The grocery store entrance will be a new high activity node ensuring eyes on the street in downtown Kelowna.

Animated street fronts and “eyes on the street” refer to the active and lively presence of people and activities at street level. When streets are animated, there are more people moving about, windows to look into, and storefronts to visit. The increased presence of people makes it easier to spot potential dangers or criminal activity, as there are more “eyes on the street” watching and paying attention to what is going on. Additionally, the presence of people and activity on the street can act as a deterrent to crime, as criminals are less likely to commit a crime in a well-lit and well-trafficked area.



Tower Design

The color palette and patterning of the podium is carried up into the tower in order to create a cohesive architectural expression that extends from the base to the peak. To enhance the sense of movement within the tower, material color changes and alternating patterns of spandrel panels are employed in the window wall facades. Each corner of the tower is completed in a different manner to create a sense of vertical and horizontal movement for the viewer.

By integrating the movement-driven approach of the podium into the tower, a cohesive and harmonious architectural design is achieved. The project aims to be dynamic and visually engaging throughout the entirety of the building. This integration ensures that the podium and tower are not seen as separate entities but rather as interconnected elements that contribute to the buildings overall aesthetic success.

Podium Design

The architectural podium is a crucial element in the design of the building, serving as the foundation and interface between the Kelowna community and project. The podium facade aims to create texture and articulation to enrich the overall visual experience, while tying into both the tower design and nodding to our neighbors to the North.

Our material selection considers both aesthetic and practical considerations. The glossy colored material provides a sleek and contemporary appearance, while creating depth and dimension. The fibre cement panels with grooving offers a contrasting tone with depth from light and shadows. The metal panels of varying thicknesses offer an industrial and modern touch to balance out the material composition. These materials, while distinct in their own properties and visual characteristics, work together harmoniously to create a seamless design language throughout.

Sustainability is a critical aspect of contemporary architectural design. The chosen materials of the podium and tower take into account sustainable practices. The fibre cement board is made from renewable and recyclable materials, reducing the environmental impact of the product. The panels can incorporate recycled content and are highly durable, minimizing the need for frequent replacements. Energy efficient coatings contribute to reduced energy consumption and enhancing the buildings overall sustainability.

PROJECT DESIGN PRECEDENTS



5.2 Gesture to UBCO

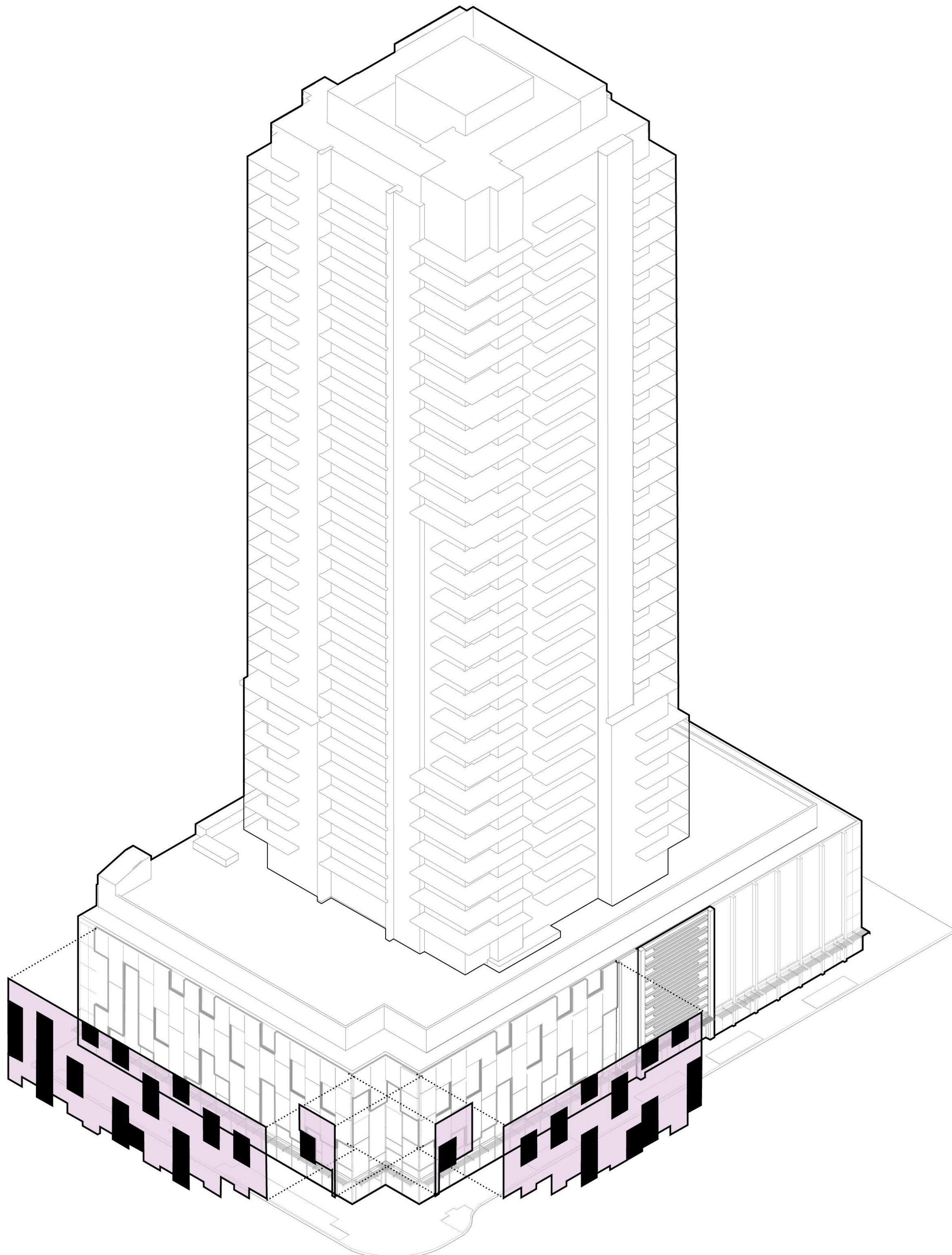
The design of the One Varsity podium's facade draws inspiration from the UBCO tower, which stands directly north of the site across Doyle Ave. The facade's pixelated composition embodies the visual language of UBCO's facade, creating a sense of connection and context within the area. However, while it pays homage to the UBCO campus, the One Varsity facade maintains its distinct identity, ensuring it remains a unique architectural feature within the area. By incorporating this design approach, the One Varsity podium contributes to the creation of a cohesive district ambiance in the downtown area. This design choice serves to strengthen the significance of the intersection at Doyle Ave and St. Paul St., transforming it into a central focal point plaza. Much like the UBCO tower's facade system, the One Varsity podium extends the tiling motif across both sides of the corner. This continuity of the tiling effect effectively reinforces the overarching theme of a meticulously framed plaza intersection, further enhancing the visual and architectural unity of the space.



RENDER VIEW OF THE UBCO TOWER ON THE CORNER OF ST. PAUL ST. AND DOYLE AVE. THE FACADE USES PREOPERATIVE PANELS THAT PROVIDE VARIATION IN WALL DEPTH.



THE FACADE SYSTEM FOR UBCO WRAPS BOTH FACES AT THE INTERSECTION REINFORCING THE CORNER PROMINENCE OF THE INTERSECTION.

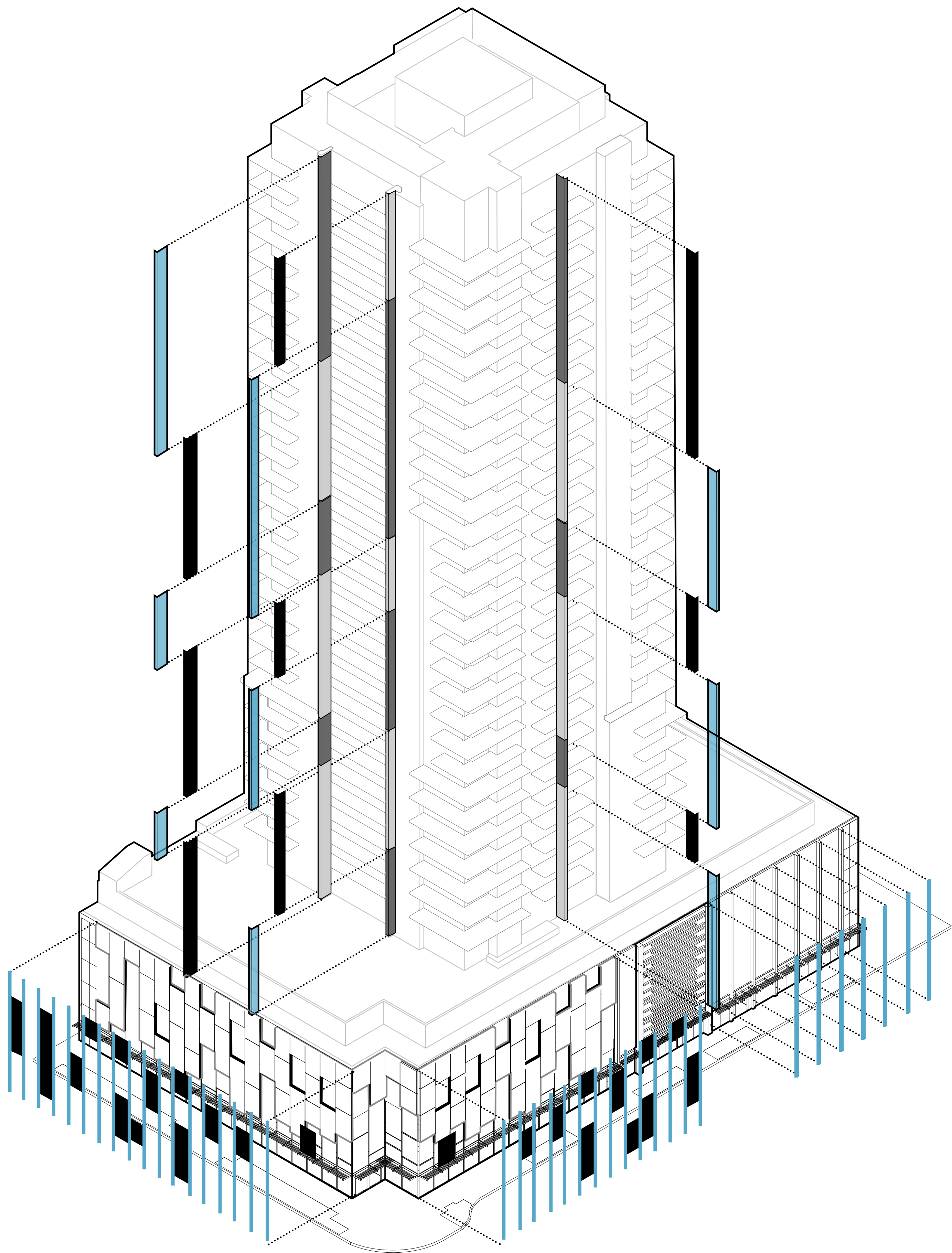


5.3 Vertical Breakdown of Massing



VIEW FROM ST. PAUL STREET ARTICULATING DIFFERENT BUILDING MATERIALS OF THE PODIUM TO THE TOWER

1405 St. Paul follows the intent of the Taller Downtown Buildings policies. It is located within the highest downtown building heights “ridge”, which will ensure that it contributes to Kelowna’s downtown skyline pattern. The site offers enhanced streetscaping, access to transit, and has a slender tower shape to mitigate view impacts and shadowing. The complimenting colours and irregular, randomized pattern reinforce the connection of the podium and tower. Colourful and structural datum lines stretch from the top of the tower to the bottom of the podium for a connected, cohesive, and interesting vertical massing.

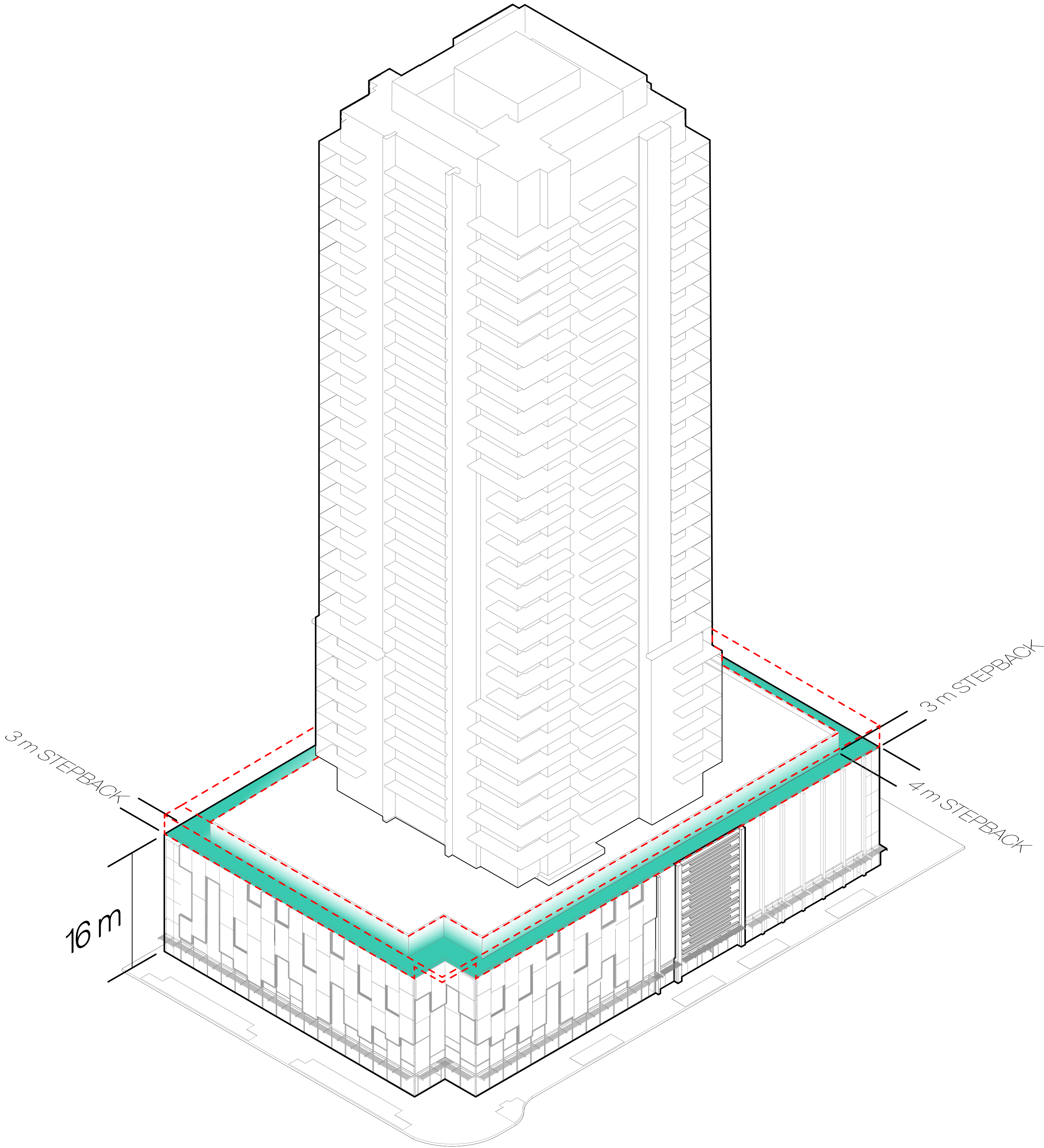


5.4 Lower Overall Height of Podium



AERIAL VIEW OF THE CORNER PLAZA AND PODIUM HEIGHT AGAINST THE HUMAN SCALE

The podium is 16 meters tall with a 3 - 4 meter setback on the podium roof. That will include a large landscaped terrace and pool, a private co-working or business centre room, gym, and yoga studio. The distinct podium, tower, and top breaks up the mass with facade articulation and highlights the corner plaza. A human-scaled experience along the ground-level floor creates a street wall responsive to the context and to surrounding streets.

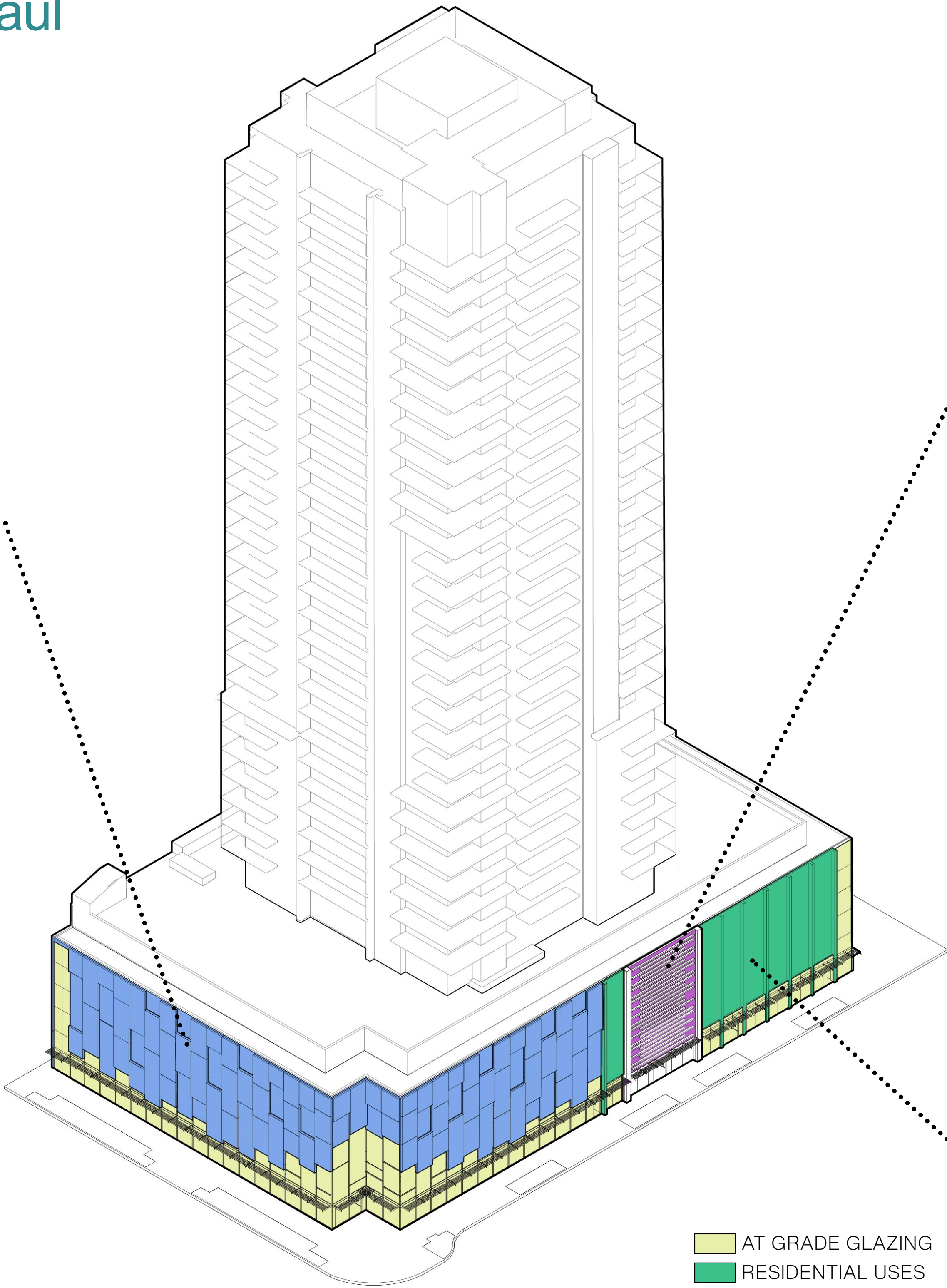


5.5 Horizontal Breakdown along St. Paul



VIEW OF ST. PAUL AND DOYLE PLAZA THAT HAS AN INCREASED SETBACK FROM THE INTERSECTION

St. Paul Street and Doyle Ave are both designated “retail streets” in the downtown street character plan of the 2040 OCP. As such, these streets will be commercially activated and provide a human-scaled, amenity-rich experience that enhances walkability and character in the downtown core. The site is also located between a “Transit Supportive Corridor” (Richter St.) and the Queensway Exchange transit hub, and is therefore well serviced by transit. The buildings facade is broken down visually into different themes to reinforce the human scale as well as provide the quicker rhythm of materials and facades typical of dynamic retail streets.



- AT GRADE GLAZING
- RESIDENTIAL USES
- GROCERY STORE FRONTAGE
- LOBBY FRONTAGE

THE FACADE IS BROKEN THEMATICALLY INTO SECTIONS TO PROMOTE A HUMAN SCALE STREETScape.



VIEW OF THE RESIDENTIAL LOBBY WITH EXPANSIVE GLASS AT THE STREET LEVEL PROVIDING EYES ON THE STREET



VIEW OF THE BIKE LOUNGE ENTRANCE ON ST. PAUL STREET. THIS PROVIDES A SAFE AND EASILY ACCESSIBLE STORAGE OPTION

5.6 Lobby Getting Prominence



INTERIOR VIEW OF THE RESIDENTIAL LOBBY THAT FACES ONTO ST. PAUL STREET

We have increased the visual presence of the residential lobby along St. Paul St. to create a sense of arrival and place for the residences of One Varsity. This also helps to break up the facade into more distinct programmatic themes which provides a more human scale rhythm for the street wall.



5.7 Placemaking for People

The landscape and design will draw on Kelowna culture and identity. The street design completes and unifies the Doyle Ave and St. Paul Street corridors, and clearly identifies the centre of Kelowna’s downtown and innovation district. Inviting, safe, accessible, and comfortable streets are created responsible to surrounding developments, participating in a consistent style and character. Commercial spaces and the public realm are well defined and welcoming to pedestrians visiting or living on site.

5.8 Social Spaces

Many amenities on site provide plenty of social opportunity. A public plaza improves the pedestrian experience at the intersection of Doyle ave and St.. Paul Street for residents and visitors alike. Outdoor patio spaces for commercial retail units become a neighborhood gathering space. A “bike lounge” serves cyclists providing space to rest and repair bikes. The site is centrally located, being a five minute walk from the Lake Okanagan waterfront park and trail system as well as a short walk from community uses and amenities such as the Kelowna Downtown Library, Community Theatre, Heritage Museum, and Art Gallery. Private amenities on site include a garden and yoga space, pool, and rooftop terrace.

5.9 OCP Urban Centres Policies

“A vibrant, amenity-rich area wherein different land uses frequently occur within the same building and almost always occur within a one-block area. Urban centres contain a variety of housing types, the presence of which contributes to social diversity. Urban centres are highly urbanized, pedestrian friendly environments that draw people for work, shopping, and recreation from a broad community of approximately 25,000 residents living within approximately 2 kilometers.”



THE INTERSECTION OF ST PAUL STREET AND DOYLE AVENUE



LOUNGE IN THE LOBBY

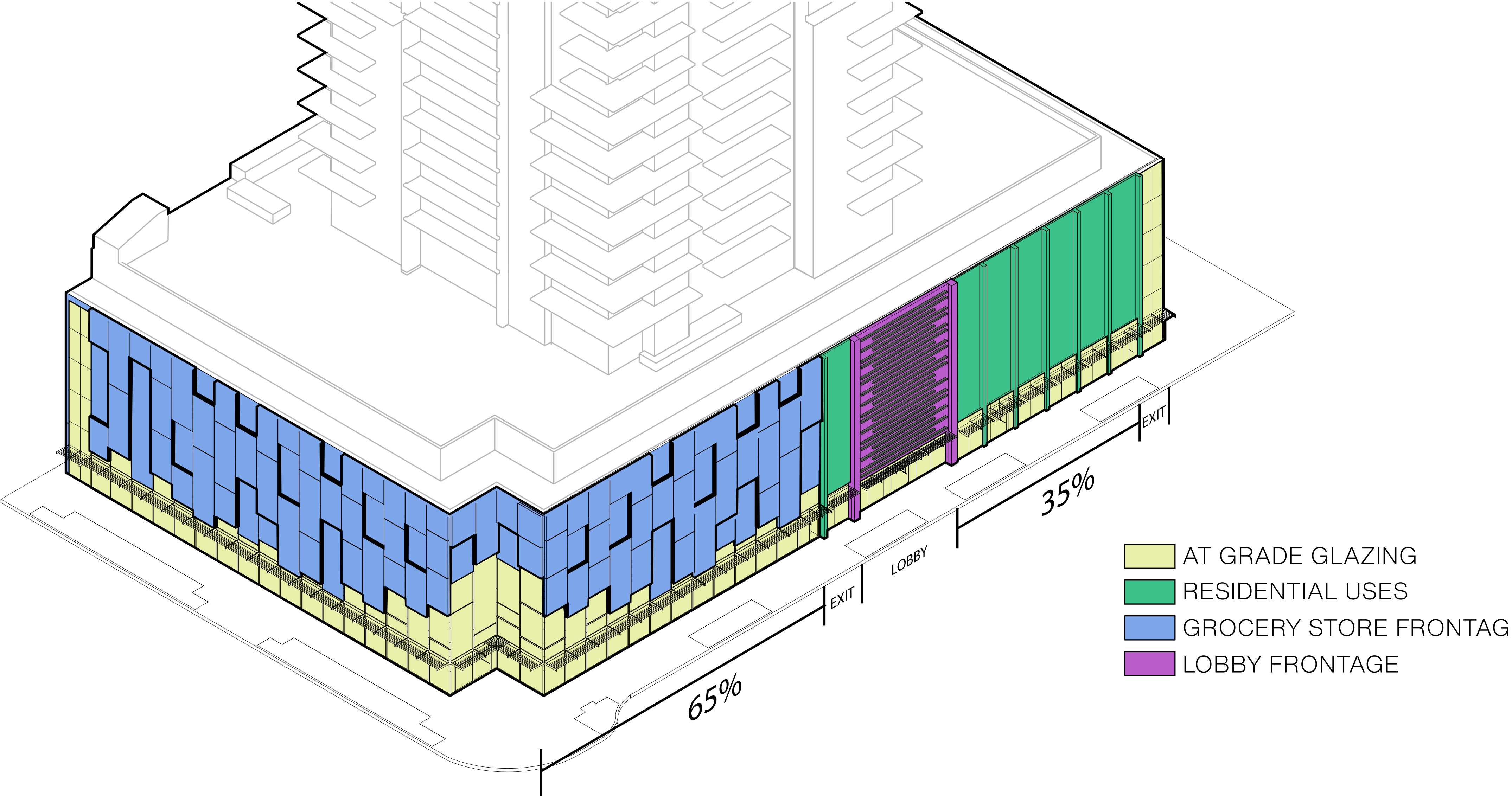


LOBBY ENTRANCE ON ST PAUL STREET

6 Bylaw Variances



SIDEWALK VIEW ALONG ST. PAUL STREET LOOKING SOUTH TOWARDS THE RESIDENTIAL LOBBY



6.1 Opportunity Through Flexible Policy

Our proposed variances stem from an intention to provide meaningful spaces for residents and the public including a dynamic amenity floor filled with high quality spaces.

While ensuring appropriate usage and continued alignment with goals of the City, variances provide flexibility to design important and usable spaces for both residents and the greater public. Within the One Varsity project, these proposed variances allow spaces that contribute to the overall quality and livability of the community by providing safe, comfortable, diverse spaces.

These variances are not in conflict with the spirit of the bylaw, but are instead the result of trying to create a project that pushes beyond the minimum requirement sets.

Innovative Bike Parking

Variance #1 - Section 8.5.6.c: Off-Street Bicycle Parking
To vary the minimum required long-term bicycle parking to be ground anchored from 50% required to 0% proposed

Variance #2 - Table 8.5.1: Minimum Dimensions for Bicycle Parking
To vary the minimum distance between bicycle racks from 0.45 m required to 0.35 m proposed

Expanded Private Indoor Amenity

Variance #3 - Table 9.11: Tall Building Regulations
To vary the maximum floor plate for residential use from 750 m2 required to 1,084 m2 for Level 6 only

Massing Articulation on Levels 7-11

Variance #4 - Table 9.11: Tall Building Regulations
To vary the maximum floor plate for residential use from 750 m2 required to 761 m2 for Level 7 to Level 12 only
Note: this variance is a new requirement in the UC1. The original concept was developed under the C7 zoning.



RESIDENTS WALKING THEIR BIKE THROUGH THE BIKE LOUNGE ADJACENT TO THE MAIN LOBBY TOWARDS THE BIKE STORAGE

6.2 Bylaw Variance: Bike Parking Requirements

Innovative Bike Parking

The implementation of the bike room accessed directly off of St. Paul St. provides a safe and convenient location for cyclists to park their bikes and have quick access to their homes via the lobby. In order to best optimize the limited area available for at grade bike storage, an advanced bike storage system has been implemented. This results in a variance where all of the bikes are in a vertical storage orientation as compared to a 50% max allowed in the bylaw. In addition, this innovative system reduces the overall width of each rack allowing for a more efficient bike room.

Therefore a bike stall variance is proposed that allows for 100% of bike stalls to be in a vertical orientation as well as a spacing allowance of 350 mm between stalls.

This variance allows the project to meet the bylaw requirement for number of bike stalls while enhancing user experience through improved security for residents and allowing 63% of stalls to be located at grade with direct access to the sidewalk on St. Paul. Per Bylaw 8.5.6, all long-term bicycle parking spaces are located on levels 1 and 2 of the podium.

BYLAW SECTIONS 8.5.6 & 8.5.1

Variance #1 - Section 8.5.6.c: Off-Street Bicycle Parking

To vary the minimum required long-term bicycle parking to be ground anchored from 50% required to 0% proposed

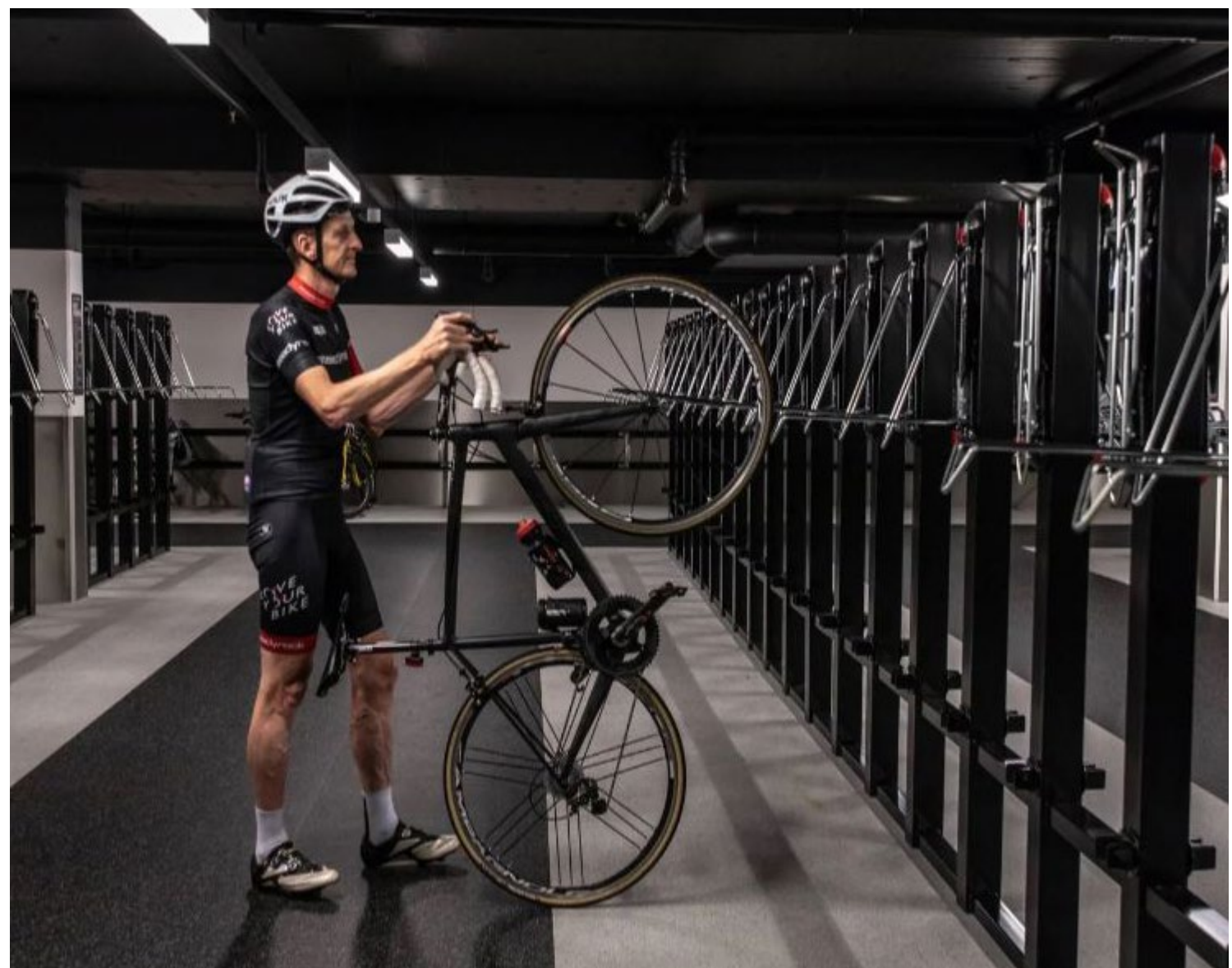
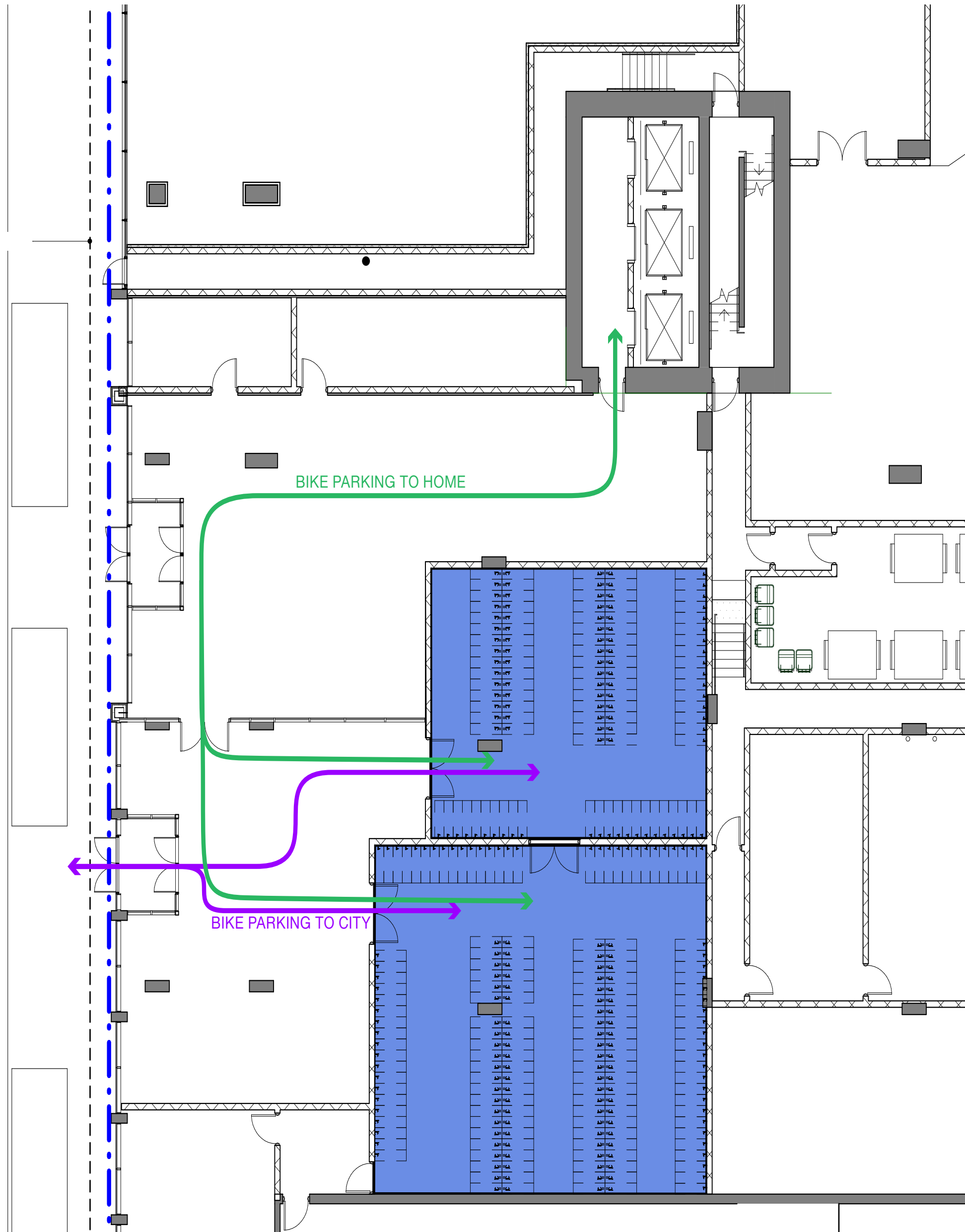
Variance #2 - Table 8.5.1: Minimum Dimensions for Bicycle Parking

To vary the minimum distance between bicycle racks from 0.45 m required to 0.35 m proposed

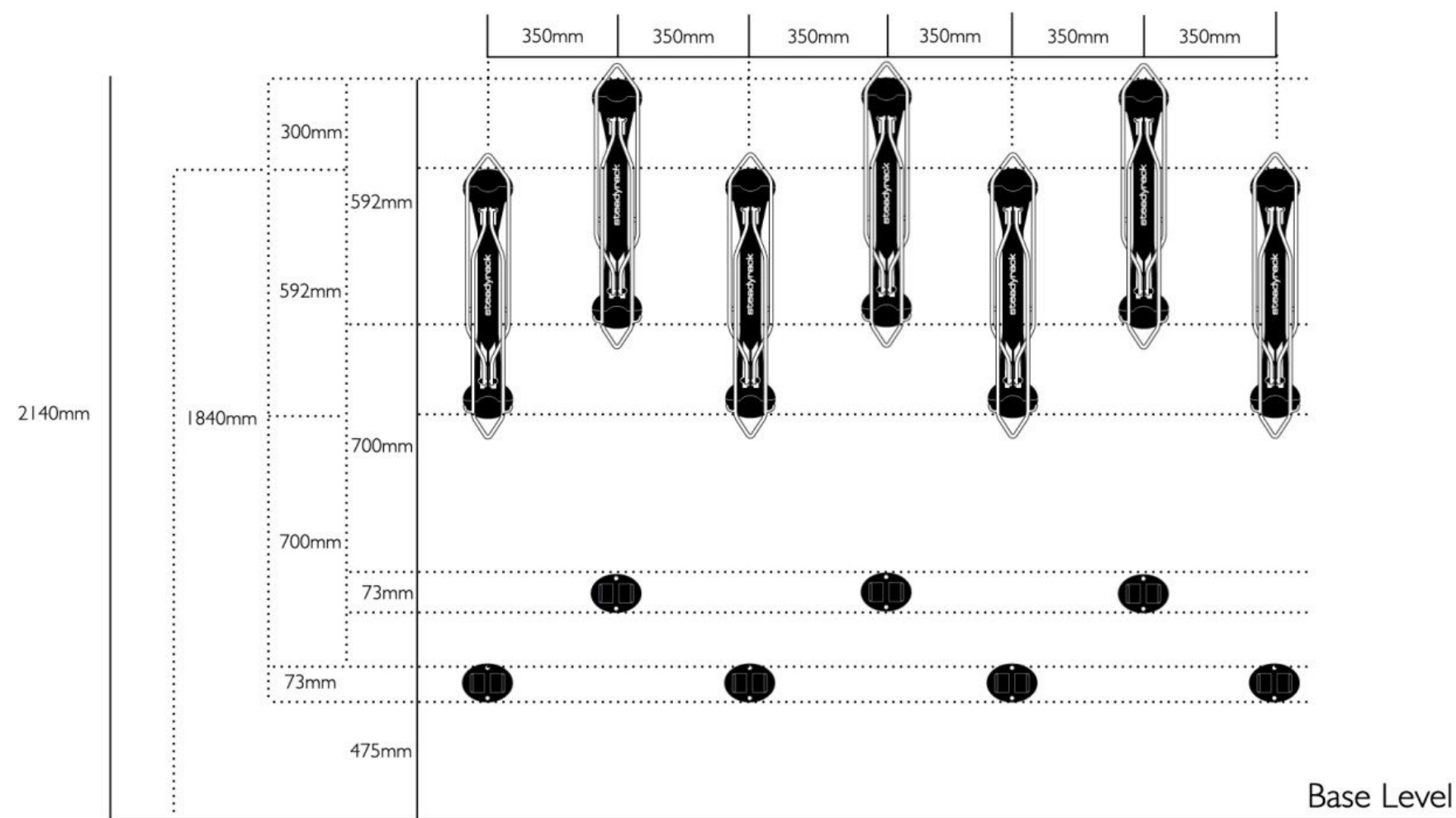
steadyrack™



ST PAUL STREET



SYSTEM PROPOSED FOR BIKE STORAGE AT ONE VARSITY



STEADYRACK BIKE RACKING SYSTEM SPACING DETAILS

Table 8.5.1 Minimum Dimensions for Bicycle Parking m = metres				
	Ground Anchored Rack		Wall Mounted Rack	
	>45 degrees	≤45 degrees	>45 degrees	≤45 degrees
Angle of rack (in an aerial perspective, measured from the plane of the nearest wall of a building)	>45 degrees	≤45 degrees	>45 degrees	≤45 degrees
Minimum space depth	1.8 m	1.45 m	1.2 m	1.2 m
Minimum aisle width	1.5 m	1.5 m	1.5 m	1.5 m
Minimum distance between bicycle racks (for racks that accommodate two or more bicycles)	0.9 m	1.3 m	0.9 m	1.3 m
Minimum distance between bicycle racks (for racks that accommodate no more than one bicycle)	0.45 m	0.65 m	0.45 m	0.65 m
Minimum distance between bicycle racks and wall, entrance door to bicycle storage facility, or another obstacle	0.6 m	0.6 m	0.6 m	0.6 m

6.3 Bylaw Variance: Floor Plate Size

Level 6 Expanded Private Amenity

Variance #3 - To vary the maximum floor plate for residential use from 750 m2 required to 1,084 m2 for Level 6 only

Level 6 is purely amenity for the benefit of its residents, not saleable area. The area of level 6 is 334m² larger than the allowance in UC1. This floor plate size is increased to allow for a highly programed amenity floor for the residents that takes advantage of the ability to have indoor outdoor programming that spills out onto the podium rooftop pool deck and lounge areas. It also is designed to promote a sense of community as the intermixing of differing amenity programming can all take place on one floorplate which increases the interactions between residents.

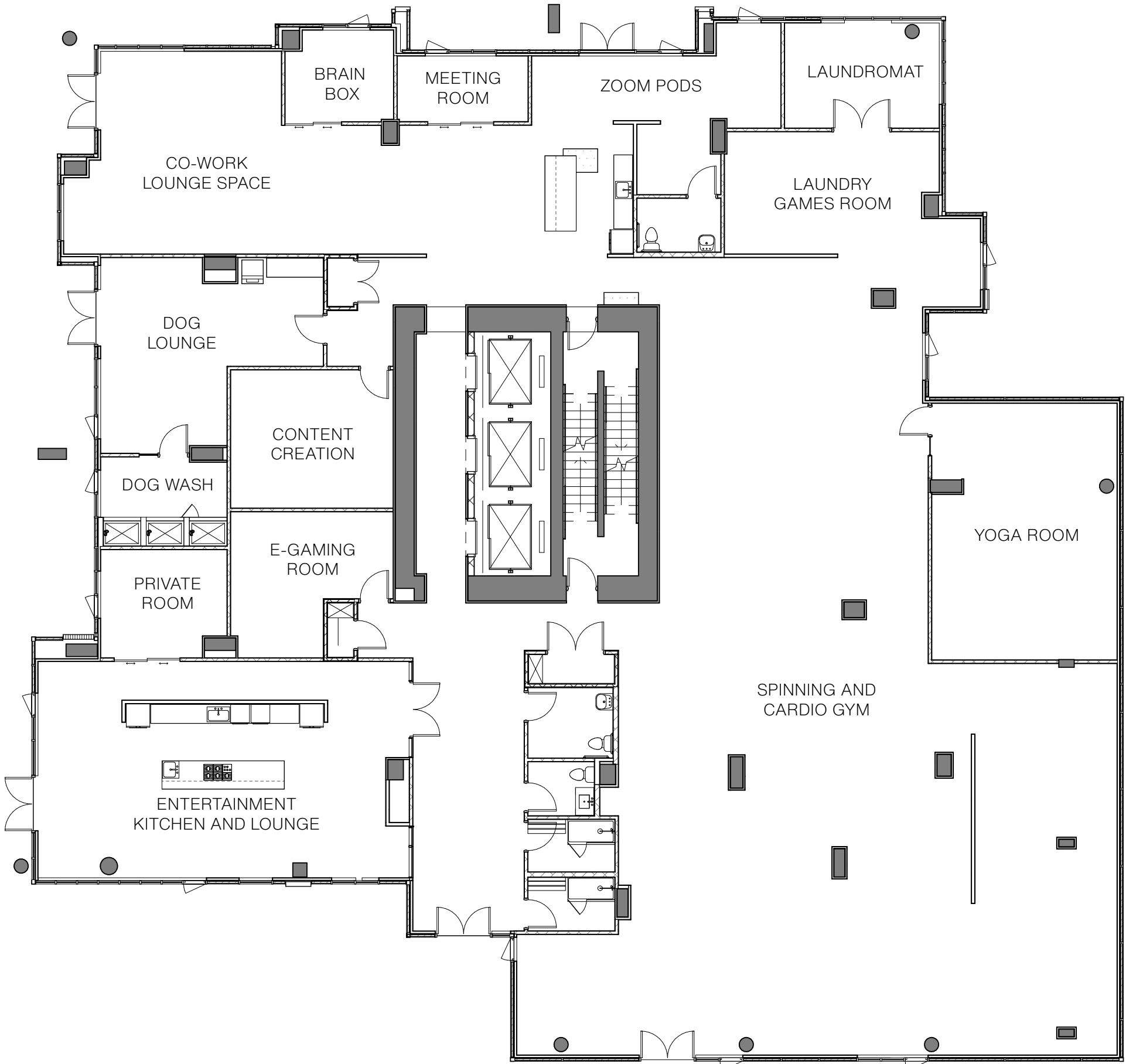
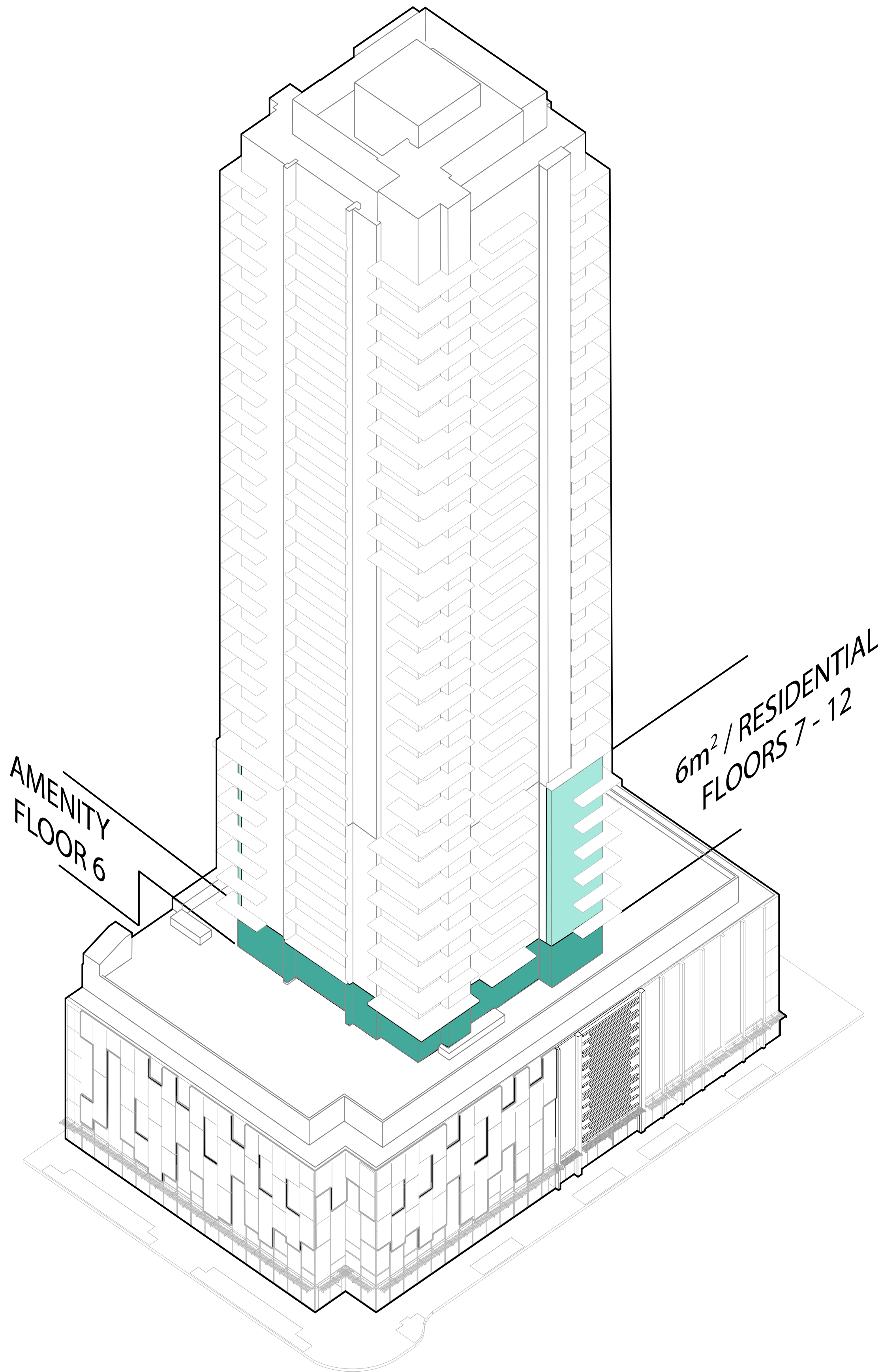
The amenities on level 6 include a co-working lounge space, a brain box, meeting room, Zoom pods, a laundromat, laundry games room, dog lounge along with a dog wash, content creation room, an e-gaming room, private room, entertainment kitchen and lounge, spinning and cardio gym, and a yoga room. All amenity spaces were designed and selected with the intention of creating spaces that will deepen resident experience and foster a strong sense of community and comfort.

Massing Articulation on Levels 7-11

Variance #4 - To vary the maximum floor plate for residential use from 750 m2 required to 761 m2 for Level 7 to Level 12 only

The building was designed under C7 Zone Design guidelines allowing 1,221 sqm area for floorplates at this level. New UC1 Design Guidelines lowered the allowance of floorplate area to 750 m²

The additional area on levels 7-12 allowed the design team to articulate the massing and create a more dynamic architecture on the tower. Level 7 through 12 further increase tower articulation and contribute to a dynamic skyline in the Downtown Core. The area of level 7 through 12 is 6m² larger than the allowance in UC1. The additional floor plate area on these levels is in a direction that is not imposing on the distance between any other tall buildings and is primarily used to reinforce a dynamic tower form.



7 Response to Zoning By-law

Zoning Analysis Table		Proposed Zone: UC1	
ALL MEASUREMENTS TO BE PROVIDED IN METRIC.			
Site Context			
Future Land Use (2040 OCP)			
Transit Supported Corridor?	No (y/n)	No	
Subdivision/Consolidation required?	No (y/n)	No	
Adjacent Land Uses:	Adjacent Zone	Adjacent Use	
North	Comprehensive Development	Post Secondary Education	
South	UC1	Commercial	
East	UC1	Residential	
West	UC1	Commercial	
Site Details	Zone Requirement	Proposal	
Site Area	200 m²	3163.458 m²	
Site Width	6 m²	45.9 m	
Site Depth	30 m²	68.9 m	
Site Coverage of building(s)	100 % max	97.7%	
Site Coverage of buildings & impermeable surfaces	100 % max	97.7%	
Vehicular Access from lane or lower classed road?	yes (y/n)	yes (y/n)	
Principal Uses	Secondary Uses		
Residential			
Commercial			
Development Regulations	Zone Requirement	Proposal	
Total Number of Units	N/A	342	
Floor Area (gross/net)	27521.86 m² max net	37874.15 m² / 19644.22 m²	
Building(s) Setbacks (east/west/north/south):			
Front _____	0 m	0 m	
Side _____	0 m	0 m	
Side _____	0 m	0 m	
Rear _____	0 m	0 m	
Rear setback to accessory buildings	N/A	N/A	
Building step back	3 m after 16 m height	3 m after 16 m height	
Min. Separation Distance between buildings	30 m	30 m	
Maximum Continuous Building Frontage	100 m	63.8 m	

Density and Height Regulations (13.6, 14.4 ...)	Zone Requirement	Proposal
Minimum Density (Transit Corridor Only)	N/A	N/A
Floor Area Ratio (FAR):		
Base FAR	7.2	6.21
Streetscape Bonus	1.5	
Rental/Affordable Bonus	N/A	N/A
Building Height (storeys/metres):		
OCP Map 4.1 Designated Height	95 m / 26 Storeys	110.9 m / 35 Storeys
Maximum Streetscape Bonus Height	+52 m / 14 Storeys	
Amenity Space (13.5, 14.11, 14.13 ...)	Zone Requirement	Proposal
Total Common Amenity Area	5470 m²	1338 m²
Total Private Amenity Area		4335 m²
Breakdown by Unit Bachelor: 1-Bed: 2-Bed: 3-Bed:	7.5 m²/Bachelor 15 m²/1 bed 25 m²/2 bed	840 m²/Bachelor 1680 m²/1 bed 2950 m²/2 bed
Landscaping Standards (7.2)	Zone	Proposed
Min. tree amount	1 / 30 m²	1 / 30 m²
Min. deciduous tree caliper	L - 5cm, M - 3cm, S - 2cm	L - 5cm, M - 3cm, S - 2cm
Min. coniferous tree height	250 cm	250 cm
Min. ratio between tree size	L - 50%, S - 25%	L - 50%, S - 25%
Min. growing medium area	75%	75%
Min. growing medium volumes per tree	L - 30m³, M - 20m³, S - 15m³	L - 30m³, M - 20m³, S - 15m³
Landscape graded areas (7.2.7)	2%	2%
Fence Height	N/A	N/A
Riparian management area?	No (y/n)	
Retention of existing trees on site?	No (y/n)	
Surface parking lot (7.2.10)?	No (y/n)	
Refuse & recycle bins screened?	Inside Parkade	
Other:		

Notes:

Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300

Response to Zoning By-law

Parking Regulations (Section 8.3)

Parking Regulations 8.3:	Zone Requirement	Proposal
Total Stalls Required:	356	356
Bachelor	45	45
1-Bed	101	101
2-Bed	118	118
3-Bed	N/A	N/A
Visitor Stalls	48	48
Rental Reduction	N/A	N/A
Car Share Reduction	N/A	N/A
Bonus Bike Parking Reduction	N/A	N/A
Accessible Stalls	7	7
Van Accessible Stalls	2	2
Other Uses:		
Commercial	3	3
Ratio of Parking Stalls	50% Regular 50% Small	69% Regular 31% Small
Drive Aisle Width	6.5 m	6.5 m
Drive Aisle Grade	8% max	5%
Loading Stalls (Section 8.4)	-	-
Bicycle Parking Regulations 8.5:	Zone Requirement	Proposal
Total Stalls Required (Required or Bonus):		
Bachelor	257	258
1-Bed		
2-Bed		
3-Bed	N/A	N/A
Short Term (within 15m of entrance)	12 Res / 2 Comm	12 Res 2 / Comm
Other Uses:		
End of Trip Facility?	No (y/n)	No (y/n)
Bike Wash and Repair Station?	No (y/n)	No (y/n)

Notes:

Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300

Zoning Analysis Table

Revised July 2022

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Specific Built Form Regulations

Ground Oriented Regulations (footnotes)	Zone Requirement	Proposal
Reduced setback	N/A	N/A
Maximum first floor height	4.5 m	4.5 m
Minimum Floor Area on First Floor	N/A	N/A
Urban & Village Centre Regulations (14.11)	Zone Requirement	Proposal
Upper Floor Setbacks abutting street	3 m	3 m
Corner Lot Triangular Setback	4.5 m	4.5 m
Urban Plaza	no (y/n)	no (y/n)
Street Type:		
Max/Min Commercial	90% min	65%
Max/Min Residential	N/A	N/A
Max Site Coverage based on Street Type	100%	97.7%
Max Parkade Exposure	0%	0%
Tall Building Regulations (9.11)	Regulation	Proposed
Min. amount of transparency on 1 st floor	75% Commercial Frontage	>75%
Min. depth of commercial unit fronting street	6 m	18 m
Triangular Setback	4.5 m	4.5 m
Max. Podium Height	16 m	16 m
Podium Rooftop	No open parking	No open parking
Building Separation	30 m	30 m
Maximum Floor Plate GFA:		Reference Stats and Variance section
Residential	750 m²	
Hotel	850 m²	
Office/Commercial	930 m²	
Tower Stepback	3 m	
Barrier free accessibility	Main Residential entrance and all commercial entrances	(y/n) yes
Other		

Notes:

Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300

Zoning Analysis Table

Revised July 2022

Page 4 of 4

Figure 1-25: Zoning Analysis Tables

8 Sustainability Plan

8.1 Green Building Design Principles

In 2018, the City of Kelowna published its Community Climate Action Plan. This includes actions for advancing towards climate targets that are led by the city, though implementation can also happen by developers and community members as the city grows and changes.

1405 St.. Paul St.. will contribute to each of the themes through its siting, planning, design, and operations. The measures taken to address these theme areas are listed on the next table.



Kelowna's Community Climate Action Plan Themes	1405 St.. Paul St. Response
1. The Way We Get Around - providing options to reduce vehicle trips and accelerate transition to low carbon transportation options	<ul style="list-style-type: none">• Located less than a 5-minute walk away from the Queensway Exchange, 1405 St.. Paul St.. will be accessible by multiple modes of transportation.• Pedestrian and cyclist amenities such as bike parking and comfortable, convenient pathways will encourage active transportation and safe access from lobby and front street.• A "bike lounge" will cater to all levels of cyclists and create a bicycle amenity hub and rest area.• The inclusion of a downtown grocery store that will reduce many vehicle trips for existing and many future residents of the district• Electric vehicle charging outlets will be included in the parkades as required.
2. The Energy We Use in Our Buildings - improving energy performance and reducing GHG emissions in new and existing buildings.	<ul style="list-style-type: none">• 1405 St.. Paul St.. will meet or exceed the standards of Kelowna's Energy Step Code 2.• Low-carbon building measures including locally manufactured materials and low-VOC emitting materials will be used where possible.• The buildings are designed to minimize air and heat transfer between units and the outside, and maximize daylight and views for regularly occupied spaces.• Energy efficient mechanical and electrical systems, including lighting and appliances, will be preferred in the building fit-out.• Specified common areas (stairwells and parking) will have occupancy sensors to limit the duration and/or intensity of operational lighting, and use LED bulbs. Outdoor lighting will be controlled by photocells and/or timers.
3. The Waste We Create - increasing the diversion of waste from the landfill.	<ul style="list-style-type: none">• Recycling facilities will be provided on site.
4. Planning Our Community - managing energy and emissions by focusing growth in urban areas so residents and workers are located closer to transit and services.	<ul style="list-style-type: none">• This key infill site is a positive opportunity to accommodate population growth within Kelowna's urban area, close to transit and services, and adding to critical inner city services with a grocery store.

1405 St. Paul

August 31, 2023

PROJECT DESCRIPTION

PROJECT NAME: 1405 St. Paul
PROJECT ADDRESS: 1405 St. Paul, Kelowna BC V1Y 9N2
LEGAL DESCRIPTION: LOT A, DISTRICT LOT 139, O.D.Y.D., PLAN 25942
ZONING: UC1
MAX FSR: 8.70
PROPOSED FSR: 6.28

SITE AREA

Site Area (m ²)	3163.43
Max FSR	8.70
Max Allowable FSR (m ²)	27521.86

Site Breakdown	FT ²	M ²
Site Area	34,051.18	3,163.43

AREA BREAKDOWN

Level	Geodetic Elevation (m)	Fir to Fir (m)	Number of Units	Gross (m ²)						Total Gross Floor Area	Exclusions (m ²)				FSR Area	Floor Effic.	FSR (Commercial / Retail)	FSR (Residential)
				Parking / Service	Common Areas	Commercial/ Retail	Residential	Amenity			Parking and Services	Common Areas	Amenity	Total Exclusions				
Level 35	451.77	3.00	6	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%	0.53	5.75	
Level 34	448.77	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 33	445.78	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 32	442.78	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 31	439.78	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 30	436.78	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 29	433.79	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 28	430.79	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 27	427.79	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 26	424.79	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 25	421.80	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 24	418.80	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 23	415.80	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 22	412.81	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 21	409.81	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 20	406.81	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 19	403.81	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 18	400.82	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 17	397.82	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 16	394.82	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 15	391.83	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 14	388.83	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 13	385.83	3.00	12	0.00	126.45	0.00	623.27	0.00	749.72	0.00	126.45	0.00	126.45	623.27	83.1%			
Level 12	382.83	3.00	12	0.00	126.45	0.00	642.27	0.00	768.72	0.00	126.45	0.00	126.45	642.27	83.6%			
Level 11	379.84	3.00	12	0.00	126.45	0.00	642.27	0.00	768.72	0.00	126.45	0.00	126.45	642.27	83.6%			
Level 10	376.84	3.00	12	0.00	126.45	0.00	642.27	0.00	768.72	0.00	126.45	0.00	126.45	642.27	83.6%			
Level 9	373.84	3.00	12	0.00	126.45	0.00	642.27	0.00	768.72	0.00	126.45	0.00	126.45	642.27	83.6%			
Level 8	370.85	3.00	12	0.00	126.45	0.00	642.27	0.00	768.72	0.00	126.45	0.00	126.45	642.27	83.6%			
Level 7	367.85	3.00	12	0.00	126.45	0.00	642.27	0.00	768.72	0.00	126.45	0.00	126.45	642.27	83.6%			
Level 6	364.85	4.50	0	20.00	81.00	0.00	0.00	901.00	1002.00	20.00	81.00	901.00	1002.00	0.00	0.0%			
Level 5	359.97	5.00	0	2810.00	98.85	0.00	0.00	0.00	2908.85	2810.00	98.85	0.00	2908.85	0.00	0.0%			
Level 4	355.55	3.00	0	2934.00	98.85	0.00	0.00	0.00	3032.85	2934.00	98.85	0.00	3032.85	0.00	0.0%			
Level 3	350.75	3.00	0	2934.00	100.68	0.00	0.00	0.00	3034.68	2934.00	100.68	0.00	3034.68	0.00	0.0%			
Level 2	347.65	3.00	0	2863.00	98.85	0.00	0.00	0.00	2961.85	2863.00	98.85	0.00	2961.85	0.00	0.0%			
Main Floor	344.55	4.20	0	914.00	211.00	1670.00	0.00	69.00	2864.00	914.00	211.00	69.00	1194.00	1670.00	58.3%			
Total Height			110.0 m	342	12475.00	4356.28	1670.00	18188.83	970.00	37660.11	12475.00	4356.28	970.00	17801.28	19858.83			
FSR Proposed														19858.83				
FSR Permitted														27521.86				

Level	Suite Types						Total Number of Units
	Micro	Studio	1 Bed	1 Bed + Den	2 Bed	3 Bed	
Level 35	-	-	-	-	6	-	6
Level 34	2	2	2	2	4	-	12
Level 33	2	2	2	2	4	-	12
Level 32	2	2	2	2	4	-	12
Level 31	2	2	2	2	4	-	12
Level 30	2	2	2	2	4	-	12
Level 29	2	2	2	2	4	-	12
Level 28	2	2	2	2	4	-	12
Level 27	2	2	2	2	4	-	12
Level 26	2	2	2	2	4	-	12
Level 25	2	2	2	2	4	-	12
Level 24	2	2	2	2	4	-	12
Level 23	2	2	2	2	4	-	12
Level 22	2	2	2	2	4	-	12
Level 21	2	2	2	2	4	-	12
Level 20	2	2	2	2	4	-	12
Level 19	2	2	2	2	4	-	12
Level 18	2	2	2	2	4	-	12
Level 17	2	2	2	2	4	-	12
Level 16	2	2	2	2	4	-	12
Level 15	2	2	2	2	4	-	12
Level 14	2	2	2	2	4	-	12
Level 13	2	2	2	2	4	-	12
Level 12	2	2	2	2	4	-	12
Level 11	2	2	2	2	4	-	12
Level 10	2	2	2	2	4	-	12
Level 9	2	2	2	2	4	-	12
Level 8	2	2	2	2	4	-	12
Level 7	2	2	2	2	4	-	12
Level 6	-	-	-	-	-	-	0
Level 5	-	-	-	-	-	-	0
Level 4	-	-	-	-	-	-	0
Level 3	-	-	-	-	-	-	0
Level 2	-	-	-	-	-	-	0
Main Floor	-	-	-	-	-	-	0
56	56	56	56	56	118	0	342
16%	16%	16%	16%	16%	35%	0%	100%

PROJECT SETBACKS

Setbacks	Required Min.		Proposed	
	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)
Triangular Set back	14.8	4.5	14.8	4.5
Front Yard	9.8	3.0	9.8	3.0
Side Yard	9.8	3.0	9.8	3.0
Side Yard	9.8	3.0	9.8	3.0
Rear Yard	13.1	4.0	13.1	4.0

*Triangular Setback 4.5 m in length abutting along the property lines that meet at each corner of an intersection

BUILDING HEIGHT

	Max Allowable Height		Proposed Height	
	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)
Height	482.3	147.0	363.7	110.9
No. of Floors	-	35.0	-	35.0

LEGEND

	Condo Units
	Amenity
	Parkade
	Main Floor / Commercial

VALUES FOR TABULATING PARKING & LOADING COUNTS

	Imperial (ft ²)	Metric (m ²)
Commercial	17975.88	1670.00
Residential Units		342 units

ZONING BYLAW PARKING REQUIREMENTS

Required Residential Parking	Micro	0.8	Note: Per Table 8.3.1 Residential Multi-Dwelling Parking
	Studio	0.8	
	1 Bed	0.9	
	2 Bed	1	
	3 Bed	1	
Required Visitor Parking		0.14	Note: Per Table 8.3.1 Residential Multi-Dwelling Parking

Type of Unit	Parking	
	# of Unit	# of Stalls
Micro	56	45.0
Studio	56	45.0
1 Bed	112	101.0
2 Bed	118	118.0
3 Bed	0	0
Visitors	0	48
Res Total	342	357
Commercial	-	15
Grand Total		372

Accessible Parking Calculation		
No. of Parking Spaces Onsite:	301-400 Stalls	Note: Per Table 8.2.17 Amount of Accessible Parking Spaces Counted in Table Above
Accessible Stalls	7 Stalls	
Van Accessible Stalls	2 Stalls	

Car-Share Calculation		
Car-Share Stalls Provided:	0 Stalls	Note: Per 8.2.11 (b) Car Share Incentives: Any commercial use (e.g. office and retail) can be reduced by five (5) parking spaces per car share vehicle.

Commercial Parking Calculation		
Commercial Parking Requirement:	0.9 Stalls per 100m ²	Note: Per Table 8.3.2 Commercial:
Commercial Parking Area:	1670 m ²	
Commercial Stalls Required:	15 Stalls	

Parking Reduction Calculation		
20% Rental Parking Reduction:	0 Stalls	Note: Per 8.2.11 (a) Rental Housing Incentives:
Car Share Stall Reduction:	0 Stalls	
Commercial & Visitor Combined:	15 Stalls	Note: Per 8.2.16 (a) Commercial and Visitor stalls to be shared
Total Parking Required:	357 Stalls	
Parking Provided:	349 Stalls	



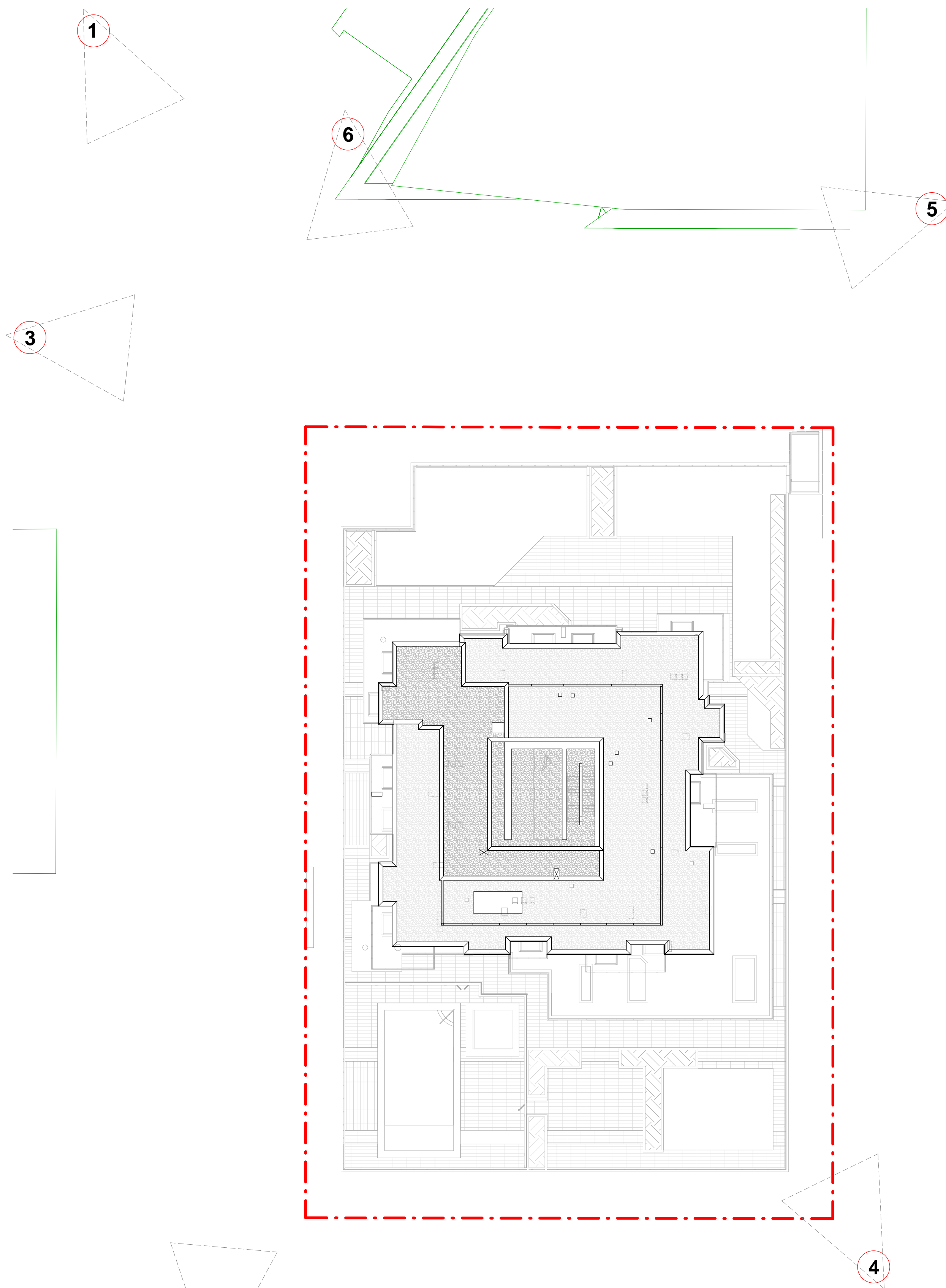
1. LOOKING SOUTH ALONG ST PAUL STREET TOWARDS SITE LOCATION



2. LOOKING NORTH ALONG ST PAUL STREET TOWARDS SITE LOCATION



3. LOOKING EAST ALONG DOYLE AVENUE TOWARDS SITE LOCATION



4. LOOKING NORTH ALONG ST PAUL STREET TOWARDS SITE LOCATION



5. LOOKING WEST ALONG DOYLE AVENUE TOWARDS SITE LOCATION



6. CORNER OF ST PAUL ST & DOYLE LOOKING SOUTH

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E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25


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2023-08-25

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PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY:
TL

PROJECT MGR:
TL

CHECKED BY:
LM

APPROVED BY:

SHEET TITLE

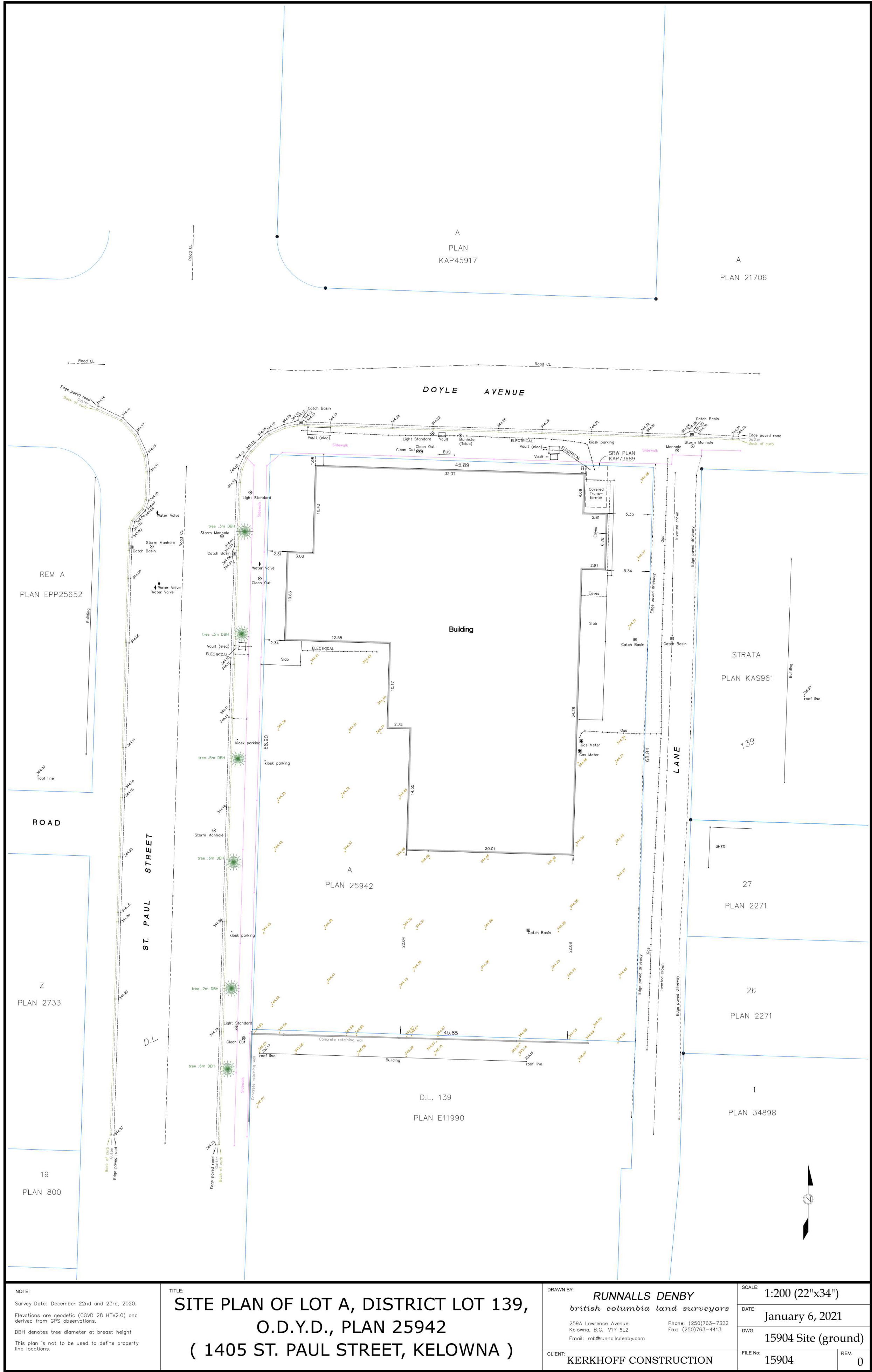
SITE PHOTOS

SHEET NUMBER

DP0.07


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V1Y 9N2

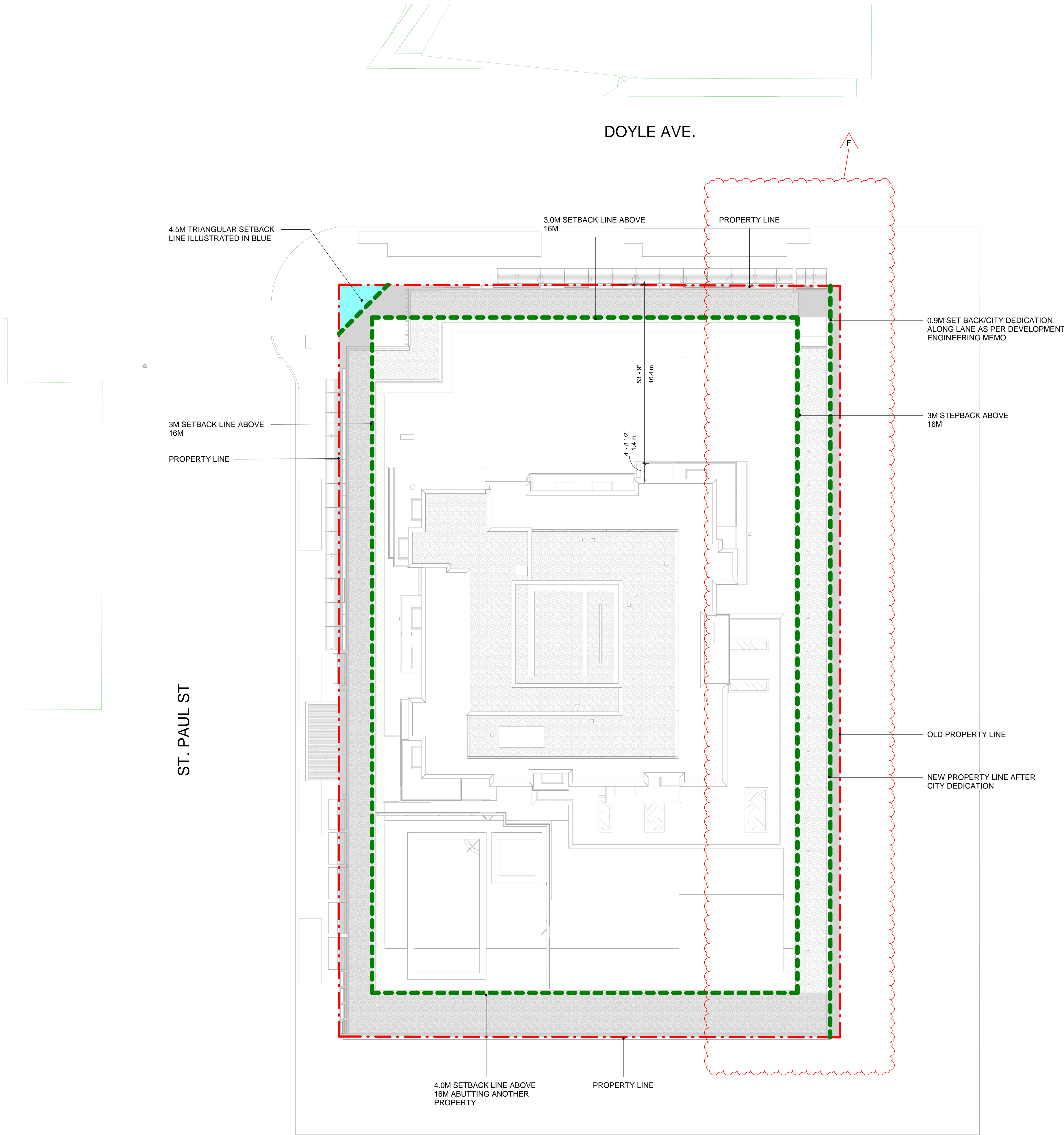
PROJECT NO:
135924

DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: TL	APPROVED BY: Approver

SHEET TITLE

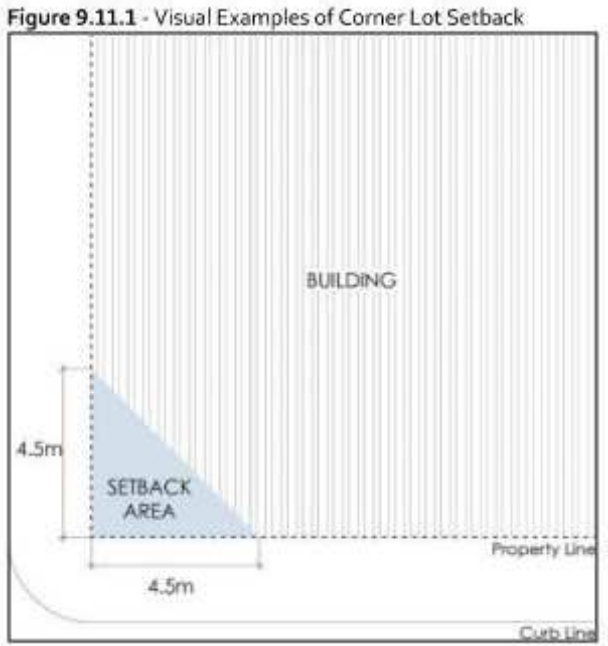
SURVEY

SHEET NUMBER	ISSUE
DP0.08	F



Section 14.11 – Commercial and Urban Centre Zone Development Regulations								
Criteria	Zones							
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4
Upper Floor Setbacks	For any portion of a building abutting a street a 3.0 m setback is required for any portion of the building above the lesser of 16 m or four storeys.							
Corner Lots	For any building greater than 18.0 m or 4.5 storeys and located on a corner lot, there shall be a triangular setback 4.5 m in length along the lot lines that meet at each corner of an intersection. This setback will only be required at the first storey. See Visual Example of Corner Lot Setbacks (Figure 9.11.1).							
Urban Plazas	Any site within an urban centre larger than 2 acre with a building length larger than 100 m shall provide an urban plaza at grade.							
Tall Building Regulations	For tower and podium regulations refer to Section 9.11 Tall Building Regulations.							
Min. and Max. Commercial or Residential Floor Area based on Fronting Street Type	<p>The commercial and residential principal use floor area restriction is based on street type as defined in the City of Kelowna's Official Community Plan (See Maps 4-2 Downtown, 4-4 Capital Landmark, 4-6 Pandosy, 4-8 Rutland, & 4-10 Midtown). Secondary uses are permitted in accordance with Section 14.9. Any building on streets classified as a:</p> <ul style="list-style-type: none">High Streets or Retail Streets shall provide ground-floor commercial principal uses, which must occupy a minimum of 90% of the street frontages. Access driveways or other portions of the street frontage not used as a building will not be considered for the purpose of this calculation. Any combination of commercial and residential principal uses is permitted above the ground-floor.Mixed Streets can contain any combination of commercial and residential principal uses at the ground floor and above.Mixed Residential Streets can contain any combination of ground-floor commercial or residential principal uses. One hundred percent (100%) of the floor area above the ground-floor shall be residential principal uses.Residential Streets shall contain one hundred percent (100%) of the floor area as residential principal uses.							
Max. Parkade Exposure	On the first floor, there shall be no parkade exposure to the primary street and the secondary street may have up to 25% of that frontage (access driveways will not be considered as exposure).							

Section 14.11 – Commercial and Urban Centre Zone Development Regulations								
Criteria	Zones							
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4
FOOTNOTES (Section 14.11):	<p>1 The minimum setback can be reduced from 3.0 m to 2.0 m for ground-oriented residential units if both of these criteria are met:</p> <p>a) The maximum first floor height above adjacent curb level for ground-oriented residential units is 1.2 m. Height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See Example Diagram.</p> <p>b) The minimum net floor area for ground-oriented residential units on the first floor is 11m². See Example Diagram.</p> <p>The minimum setback can be reduced from 3.0 m to 0.0 m for any ground-oriented commercial units if at least a 6.0 m setback in the UC2, UC3, & UC4 zones and 4.5 m setback in the UC5 zone is maintained from back-of-curb (or edge of road pavement in situations without curb) to building face.</p> <p>2 Any portion of a building above 16.0 m in height must be setback a minimum of 3.0 m from any lot line abutting a street and 6.0 m from any lot line abutting another property.</p> <p>3 Except it is 3.0 m when abutting a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the Official Community Plan.</p> <p>4 Except it is 6.0 m when abutting a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the Official Community Plan.</p> <p>5 Except if the rear setback is 3.0 m when abutting rear lane, 6.0 m when abutting a single & two dwelling zone or rural residential zone, and it is 6.0 m for hotels or motels.</p> <p>6 The minimum side yard is 4.0 m when abutting a single & two dwelling zone or rural residential zone. For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback for the parkade is 1.5 m. The site rear yard for carport structures is 1.5 m.</p> <p>7 Any building over 6 storeys in height, the portions of the building over 6 storeys must be setback a minimum of 10 m from any lot line abutting any single & two dwelling zone or rural residential zone. Bareland strata lots do not have setbacks to internal lots or common access roads. A continuous building frontage shall not exceed 100 m in length and must be designed with appropriate architectural breaks or relief where the length of the building exceeds 37 m.</p> <p>8 The maximum site coverage of all buildings, structures, and impermeable surfaces is dependent on the street type as defined in the City of Kelowna's Official Community Plan (e.g. Map 4-4, 4-6, 4-8, 4-10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 90%.</p> <p>9 The maximum height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See Visual Example of Max Floor Height for Ground-Oriented Housing.</p> <p>10 4.0 m² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and</p>							



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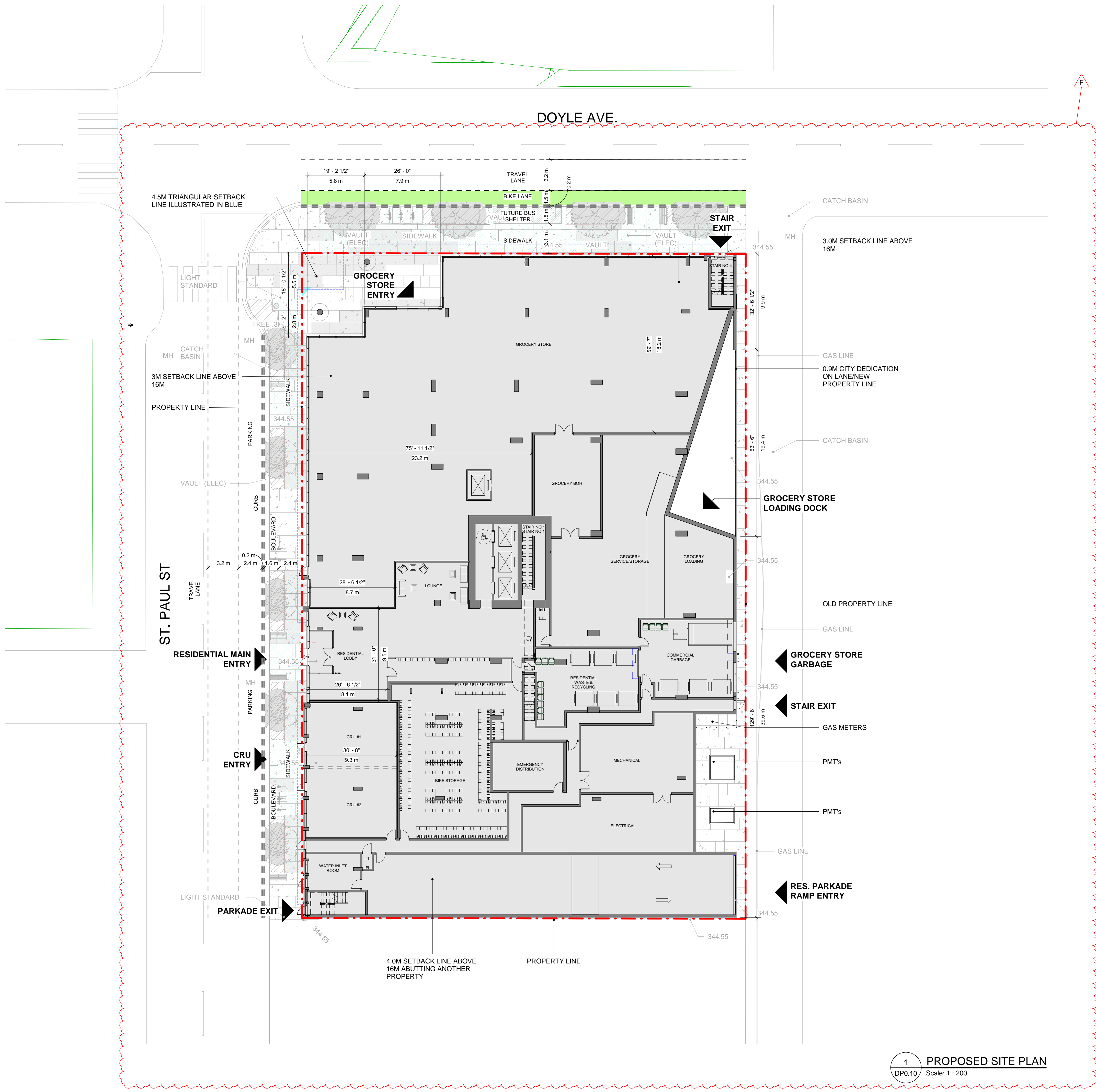
PROJECT
1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924
DRAWN BY:
TL
PROJECT MGR:
TL
CHECKED BY:
LM
APPROVED BY:

SHEET TITLE
SETBACK PLAN

SHEET NUMBER
DP0.09
ISSUE
F

2023-08-25 4:51:20 PM



1 PROPOSED SITE PLAN
DP0.10 Scale: 1 : 200

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Kelowna, BC
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PROJECT NO:
135924

DRAWN BY:
TL

PROJECT MGR:
TK

CHECKED BY:
LM

APPROVED BY:

SHEET TITLE

PROPOSED SITE PLAN

SHEET NUMBER

DP0.10

ISSUE

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Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2021-09-1405 ST. PAUL'S.DWG(SHEET)\SC\ILT\TURNING TEMPLATE- WB-19.DWG



VEHICLE: WB-19 TRACTOR-SEMITRAILER TRUCK
AS PER TAC GEOMETRIC DESIGN GUIDELINES

FRONT OVERHANG: 0.8m
WHEELBASE 1: 6.2m
WHEELBASE 2: 12.0m
REAR OVERHANG: 1.7m
LENGTH: 20.7m

CENTRE RADIUS (90° TURN): 9.6m
CENTRE RADIUS (180° TURN): 12.8m

VEHICLE WIDTH: 2.6m

CONTRACTOR TO TEST PIT IN ORDER TO
CONFIRM ALL LOCATIONS, DEPTHS, AND
TYPE OF SERVICE PRIOR TO ORDERING
MATERIALS.

CONTRACTOR TO CONTACT TELUS, BC
HYDRO, FORTISBC, AND BC ONE CALL
PRIOR TO CONSTRUCTION TO CONFIRM
LOCATIONS OF UTILITIES
AND APPURTENANCES REQUIRING
ADJUSTMENT



13	PC	Issued for DP Re-Submission	2023-08-25
12	PC	Issued for DP Re-Submission	2023-06-21
11	PC	Issued for Pricing	2022-09-20
10	PC	Issued for TRS	2022-09-14
9	PC	Issued for TRS	2022-08-02
8	PC	Issued for Pricing	2022-07-29
7	PC	Issued for 75% IFT	2022-07-12
6	PC	Issued for 50% IFT	2022-06-17
5	PC	Issued for BP	2022-05-25
4	PC	Issued for DP	2022-02-11
3	PC	Issued for DP Amendment	2021-10-07
2	PC	Issued for BP	2021-08-20
1	PC	Issued for DP	2021-05-07
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

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1	PC	Issued for Pricing RV1	2022-10-19
No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
1405 St. Paul

Location:
1405 St Paul St,
Kelowna, BC
V1Y 9N2

Drawn:
TW

Stamp:

Checked:
TW

Approved:
TW

Original Sheet Size:
24"x36"

Scale:

1:500

CONTRACTOR SHALL CHECK ALL
DIMENSIONS ON THE WORK AND REPORT
ANY DISCREPANCY TO THE CONSULTANT
BEFORE PROCEEDING ALL DRAWINGS
AND SPECIFICATIONS ARE THE EXCLUSIVE
PROPERTY OF THE OWNER AND MUST BE
RETURNED AT THE COMPLETION OF THE
WORK. ALL REVISIONS TO BE APPROVED
BY THE OWNER. DRAWINGS MUST NOT BE
REPRODUCED OR USED FOR CONSTRUCTION
UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:
VEHICLE TURNING PATH



VDZ Project #:
DP2021-09

Drawing #:
CV-01

MATERIAL BOARD

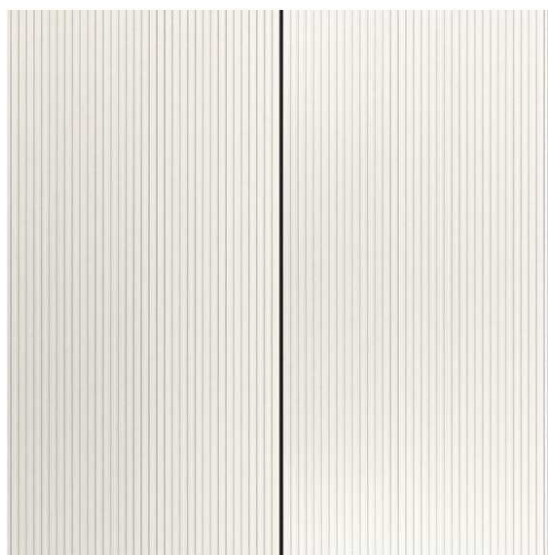
PODIUM MATERIALS



FIBRE CEMENT BOARD
COLOR: DARK STONE



FIBRE CEMENT BOARD
COLOR: LIGHT STONE



FIBRE CEMENT BOARD
TEXTURED
COLORS: WHITE, GREY

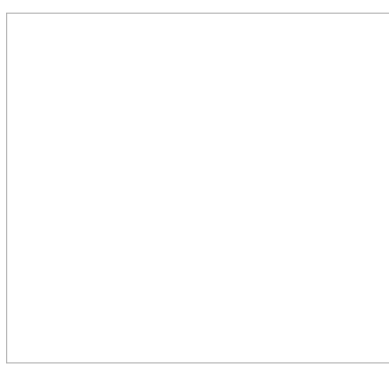
PROJECT MATERIALS



TOWER
ELEMENTS
METAL
PANEL
COLOR:
SILVER



TOWER
MULLION
COLOR: GREY
VELVET



TOWER / PODIUM
METAL PANEL
COLOR: WHITE



PODIUM WOOD
WOOD METAL
PANEL, SOFFIT
COLOR: LIGHT
WALNUT

PROJECT SPANDREL

PRIMARY COLOR: BLUE



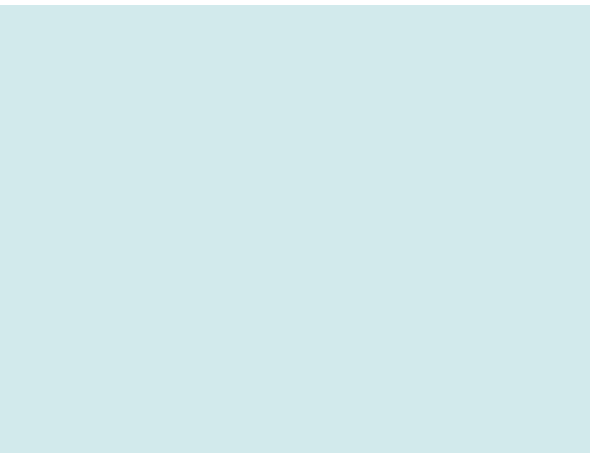
SECONDARY COLOR: WHITE



ACCENT COLOR: GREEN



ACCENT COLOR: BLUE/GREEN



ACCENT COLOR: CHARCOAL



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E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25


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2023-08-25

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PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

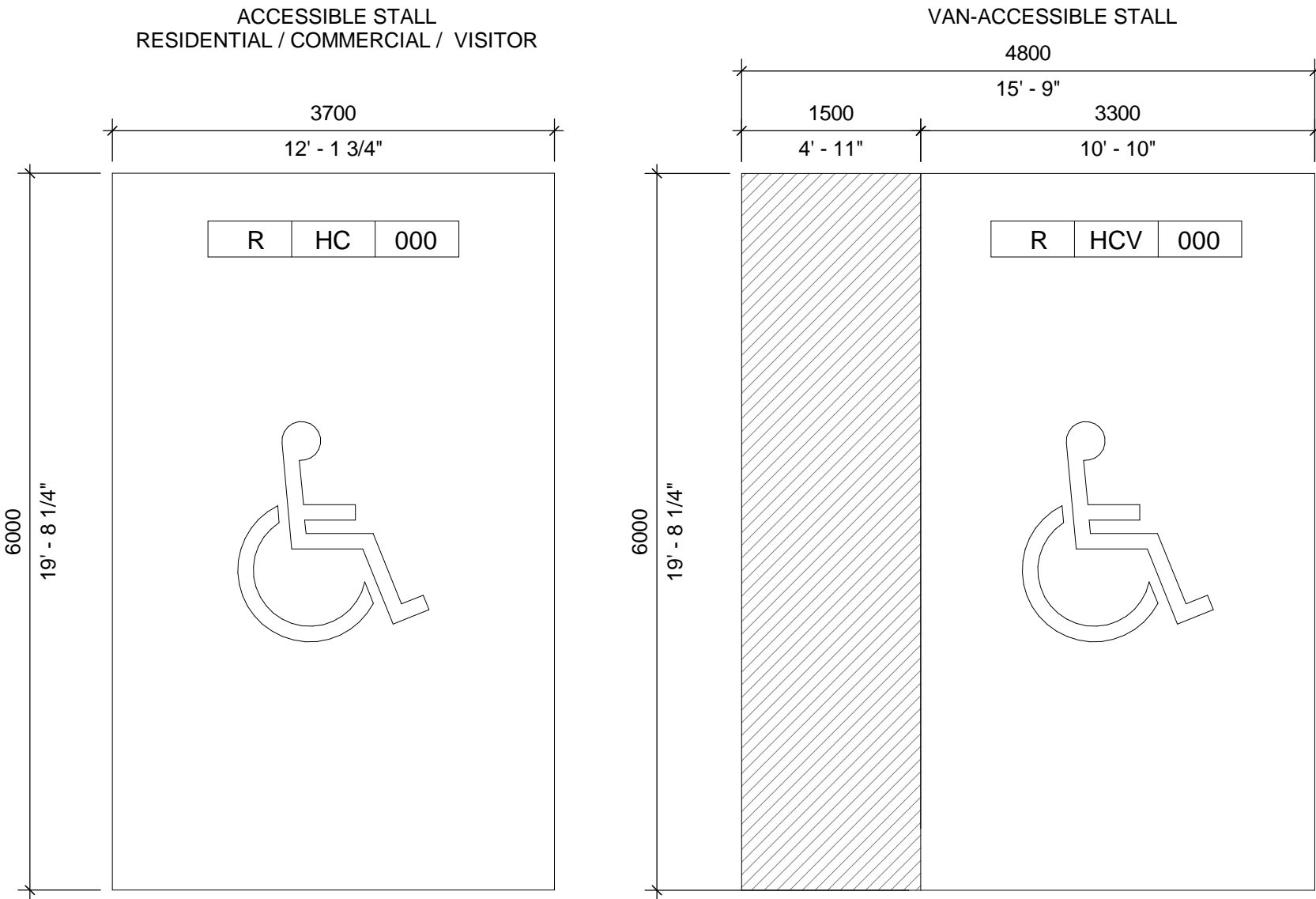
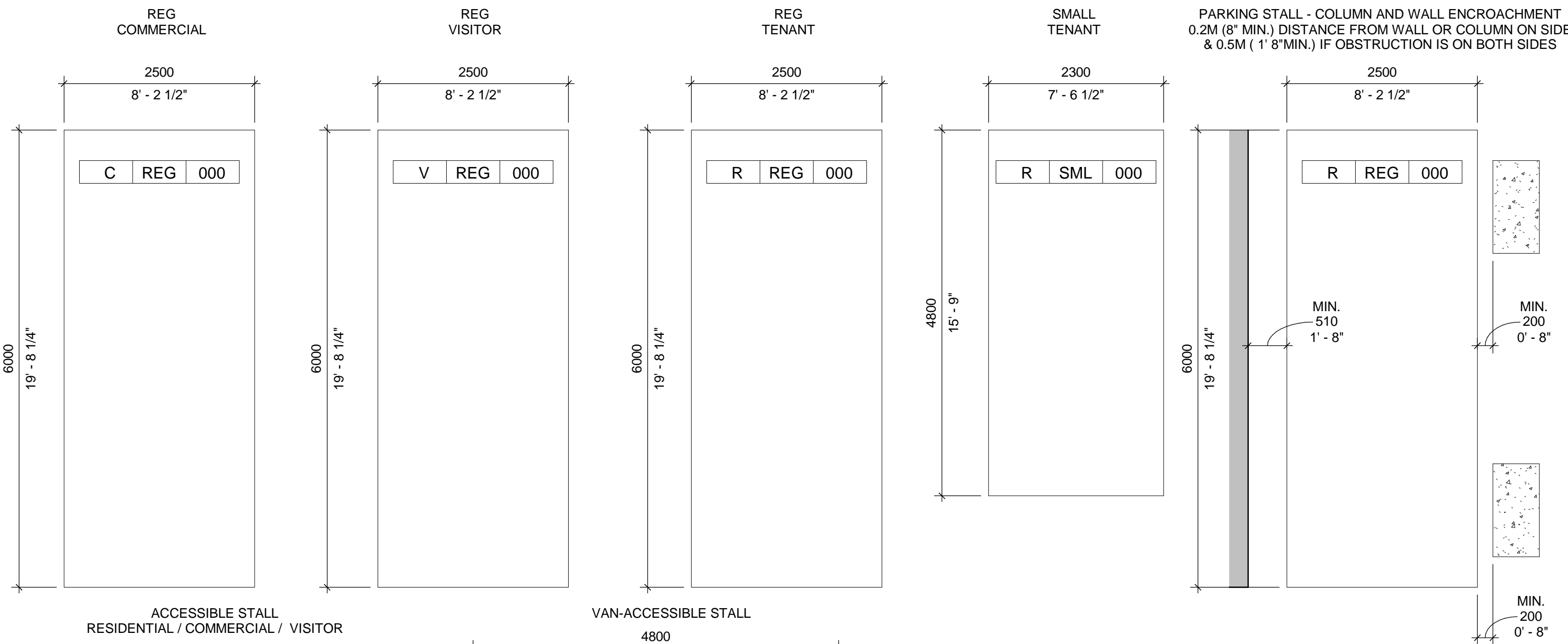
PROJECT NO:
135924

DRAWN BY: TL	CHECKED BY: LM
PROJECT MGR: TL	APPROVED BY:

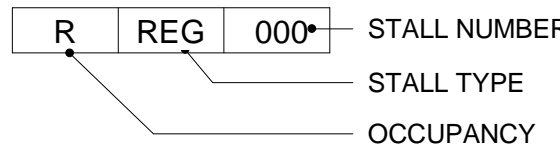
SHEET TITLE
MATERIAL BOARD

SHEET NUMBER DP0.11	ISSUE F
-------------------------------	-------------------

CITY OF KELOWNA VEHICULAR STANDARDS



PARKING TAG



OCCUPANCY LEGEND

C	COMMERICAL
R	RESIDENTIAL
V	VISITOR
C/V	COMMERCIAL / VISITOR (SHARED)
RV	RESIDENTIAL VISITOR
RT	RETAIL
EV	ELECTRIC VEHICLE
CS	CAR SHARE

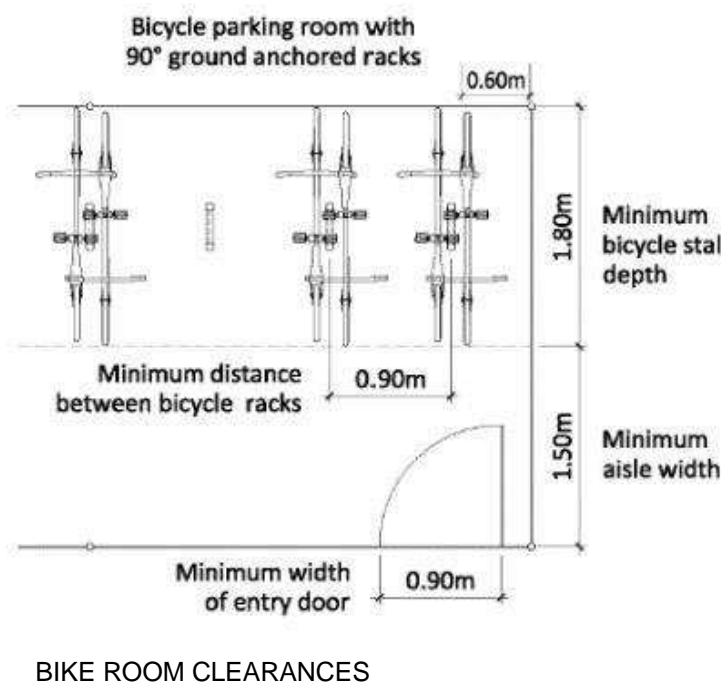
STALL TYPE

REG	REGULAR
MED	SMALL VEHICLE
HC	HANDICAP
HCV	HANDICAP VAN
L	LOADING
T	TANDEM

PER BYLAW 8.2.16 (a) NOTWITHSTANDING SECTION 8.2.16, IN MIXED-USE DEVELOPMENTS THE PARKING SPACES REQUIRED FOR OFFICES AND OTHER COMMERCIAL RELATED LAND USES CAN BE SHARED WITH THE RESIDENTIAL VISITOR PARKING REQUIREMENTS. PARKING SPACES MUST BE AVAILABLE FOR BOTH LAND USES (COMMERCIAL AND VISITOR) AT ALL TIMES.

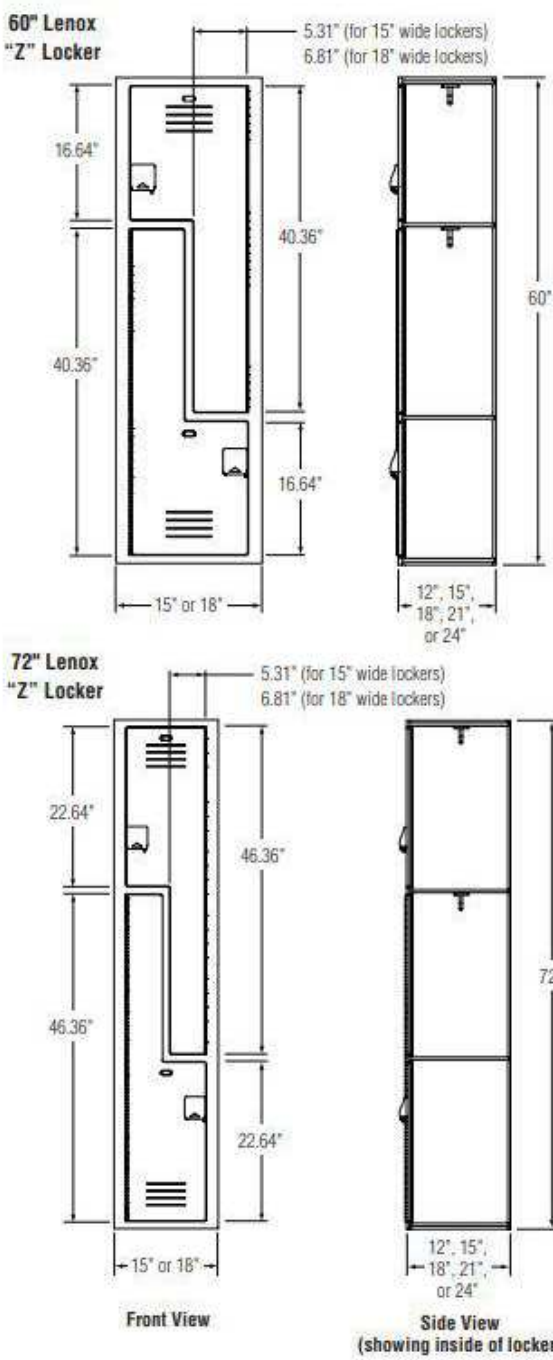
PARKING LEGEND

Scale: 1 : 50

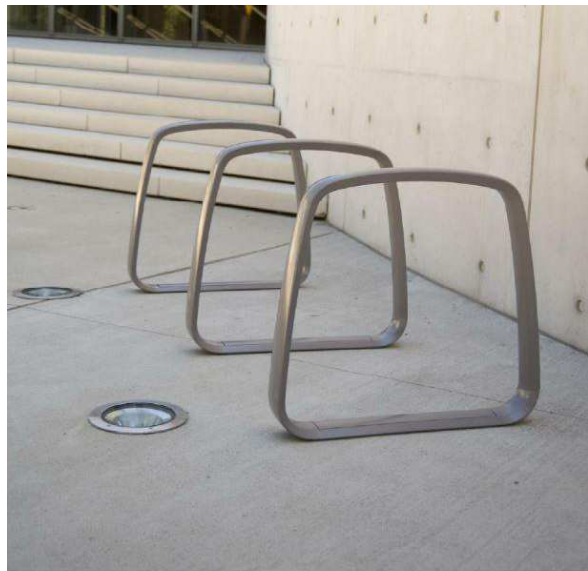


BIKE STORAGE LEGEND

Scale: 1 : 25



BIKE LOCKER DIAGRAM



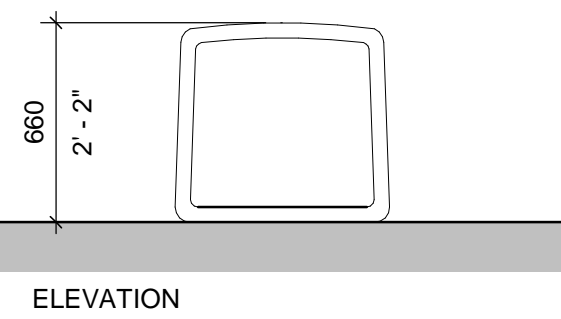
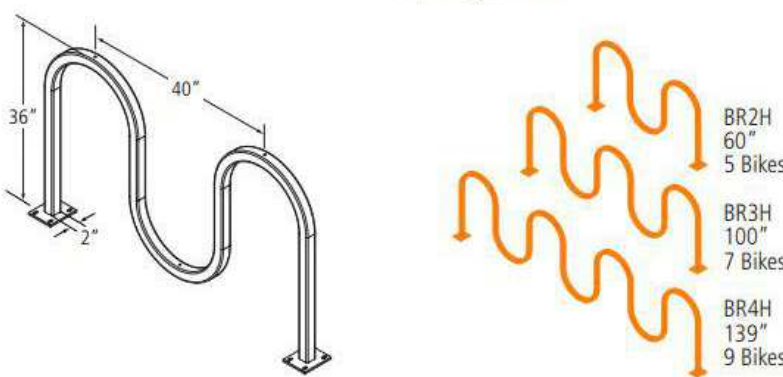
BIKE RACK: Type: Merckel Collector Colour: Silver Manufacturer: Landscape Forms www.landscapeforms.com 1-800-331-6200



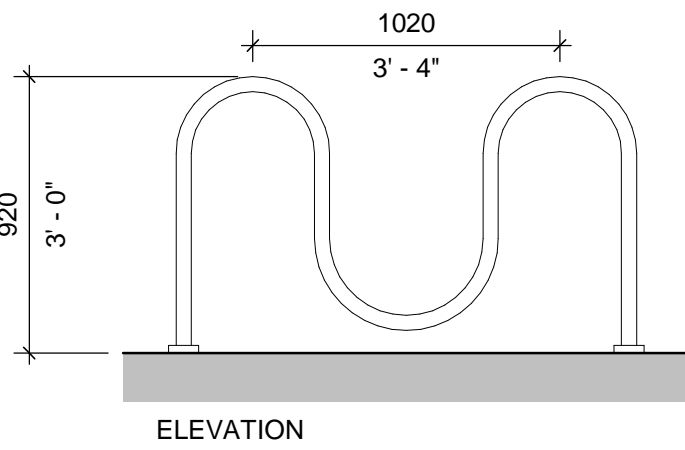
Broadway Rack

The Broadway Rack is a great fit in areas where maximum security is a top priority. Made of thick, two-inch square steel, the Broadway Rack renders pipe-cutters useless.

The Broadway Rack is available in a variety of lengths to best suit your bike parking capacity needs.



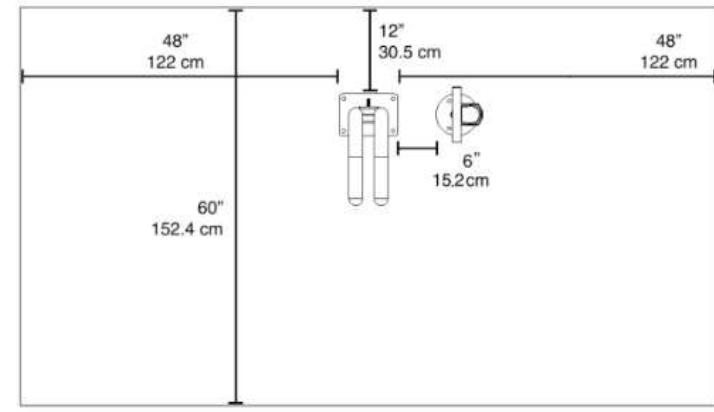
PLAN SHORTTERM BIKE STORAGE



PLAN LONGTERM BIKE STORAGE

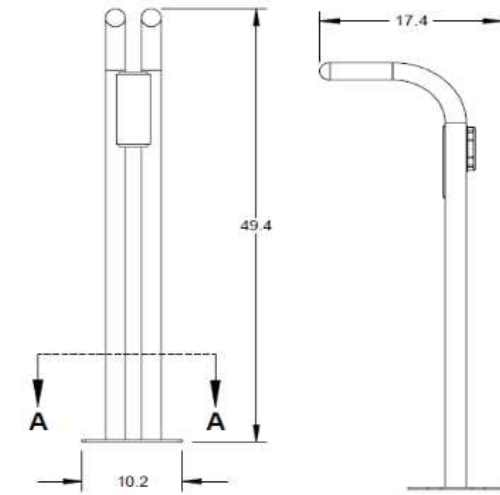
Public Work Stand

Recommended Setbacks



Site Layout:

- Minimum of 48" from side of Public Work Stand to wall or other objects
- Minimum of 12" from back of Public Work Stand to wall
- Minimum of 6" between Public Work Stand and Pump
- Minimum of 60" from perpendicular street
- Minimum of 96" from parallel street

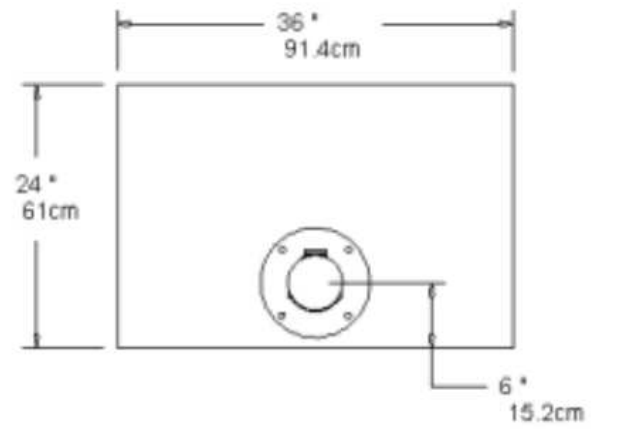


Product Specifications

- Universal bike mounting - hang by seat or top tube
- Nine common bicycle tools tethered by stainless steel aircraft cable
- Unique I-beam design eliminates possibility of locking a bike to the station
- ADA-compliant design
- QR code link to maintenance instructions for viewing from smart phone
- Installation hardware included

Bike Wash Station

Recommended Setbacks



The minimum space requirements for the Wash Station depend on whether there is a Wheel Chock, Public Work Stand, or Deluxe Public Work Stand installed.



Product Specifications

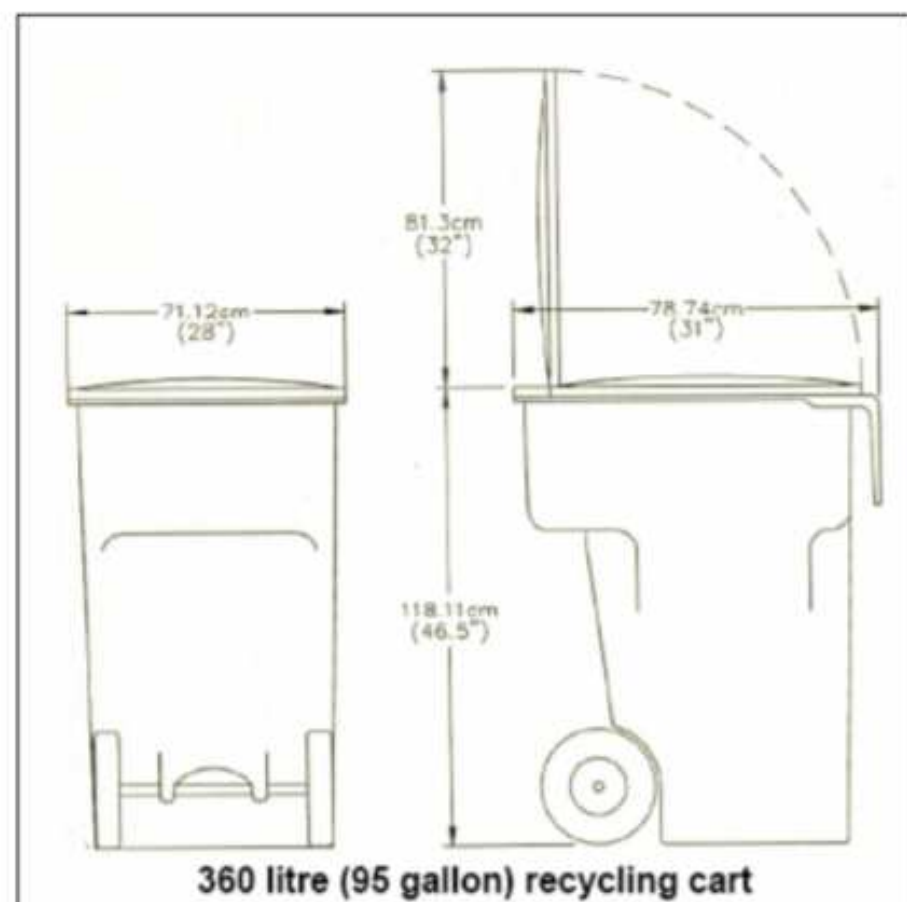
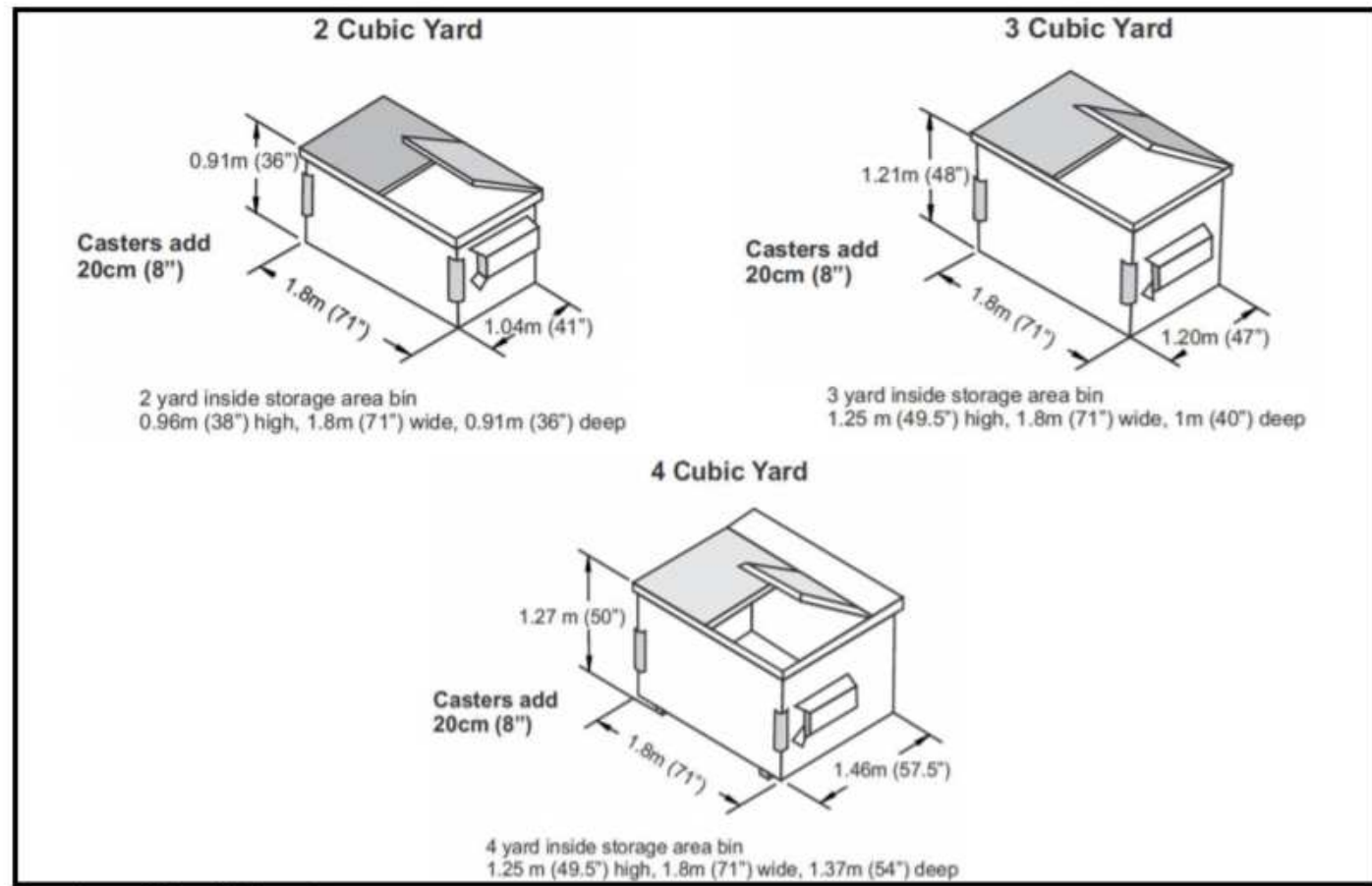
- Includes vandal-resistant hose and nozzle with stainless steel fittings
- HVLC (High Velocity Low Consumption) nozzle optimized for strong cleaning power without damaging bicycle bearings while also minimizing water usage
- Vandal-proof auto shut off water valve prevents wasted water
- Cleaning brushes attached by braided stainless steel cable to prevent theft
- Requires municipal water and sanitary drain or dry well hookup (check local codes)
- System is compliant with ADA, EPA, and Public Law 111-380 (No Lead) requirements

TYPICAL COLLECTION TRUCK DIMENSIONS (APPROX.)	
LENGTH	10.0 M - 12.4 M
WIDTH	3.2 M
MIN. INSIDE TURNING RADIUS	10 M
MIN. OUTSIDE TURNING RADIUS	12.8 M
HEIGHT CLEARANCE	6.5 M - 7.5 M
WIDTH CLEARANCE	4.0 M
LENGTH CLEARANCE	15.2 M

WASTE ROOM DESIGN	
CONCRETE PAD	ABLE TO WITHSTAND 28,00 KG COLLECTION VEHICLE
DRAINAGE	DRAIN TO SANITARY SEWER, OIL SEPARATOR REQUIRED
DOOR	DOUBLE DOORS WITH A MIN. 2M OPENING CAN BE PROPPED OR LOCKED OPEN WITH A BUMPER GUARD ON THE INSIDE FACING THE DOOR
ELECTRICITY	POWER SHALL BE PROVIDED FOR EQUIPMENT INSIDE THE AMENITY
LIGHTING	ADEQUATE LIGHTING AROUND AND INSIDE AMENITY AS REQ. BY KELOWNA BY-LAW
HOSE BIB	AT LEAST ONE (1) HOSE CONNECTION FOR CLEANING THE AREA
VENTILATION	RELEASE ODOUR/STALE AIR

WASTE MANAGEMENT LEGEND

Scale: 1 : 500



GENERAL NOTES - WASTE MANAGEMENT

- THE ARCHITECT IS NOT RESPONSIBLE FOR INFORMATION CONCERNING THE SITE AND SURVEY INFORMATION PREPARED BY OTHERS.
- THE CONTRACTOR SHALL SITE VERIFY THE SURVEY INFORMATION PRIOR TO PROCEEDING WITH THE WORK. FAILURE TO REPORT ANY DISCREPANCIES SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.
- THE CONTRACT DOCUMENTS PREPARED BY THE ARCHITECT ARE THE ARCHITECT'S COPYRIGHT PROPERTY AND SHALL BE RETURNED TO THE ARCHITECT UPON REQUEST. REPRODUCTION OF CONTRACT DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
- SCOPE OF WORK SHALL NOT BE LIMITED TO THAT SHOWN ON THE DRAWINGS AND SHALL INCLUDE WORK REQUIRED TO ELIMINATE ALL EXISTING, ABANDONED OR REDUNDANT COMPONENTS, AND TO FACILITATE PROPER EXECUTION OF THE WORK.
- PER WASTE MANAGEMENT RECOMMENDATIONS, EACH RESIDENTIAL BUILDING SHOULD CONSIST OF (2) 4-YARD CO-MINGLED RECYCLING BINS AND (2) 4-YARD GARBAGE BINS. EACH OF THESE WILL BE SERVICED 2X PER WEEK. REFER TO BIN DIAGRAM ON SHEET FOR DIMENSIONS.
A. PROVISION: ADDITIONAL 96 GALLON TOTES FOR FUTURE RECYCLING NEEDS.
- PER WASTE MANAGEMENT RECOMMENDATIONS, EACH COMMERCIAL WASTE ROOM SHOULD CONSIST OF (2) 4-YARD CO-MINGLED RECYCLING BINS AND (2) 4-YARD GARBAGE BINS. EACH OF THESE WILL BE SERVICED 1X PER WEEK. REFER TO BIN DIAGRAM ON SHEET FOR DIMENSIONS.

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F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25



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2023-08-25

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www.arcadis.com

PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:

135924

DRAWN BY:

TL

CHECKED BY:

LM

PROJECT MGR:

TL

APPROVED BY:

SHEET TITLE

CITY OF KELOWNA
REQUIREMENTS

SHEET NUMBER

DP0.12

ISSUE


F



Site Coverage Calculations		
	Metric (m²)	Imperial (ft²)
Gross Site Area	3163.46	34051.46
Foot Print	2948.26	31734.82
Site Coverage %	93.20%	
Max. Permitted Lot Coverage %	100%	

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 **REGISTERED ARCHITECT**
Lauren Macaulay
BRITISH COLUMBIA

2023-08-25

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PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE

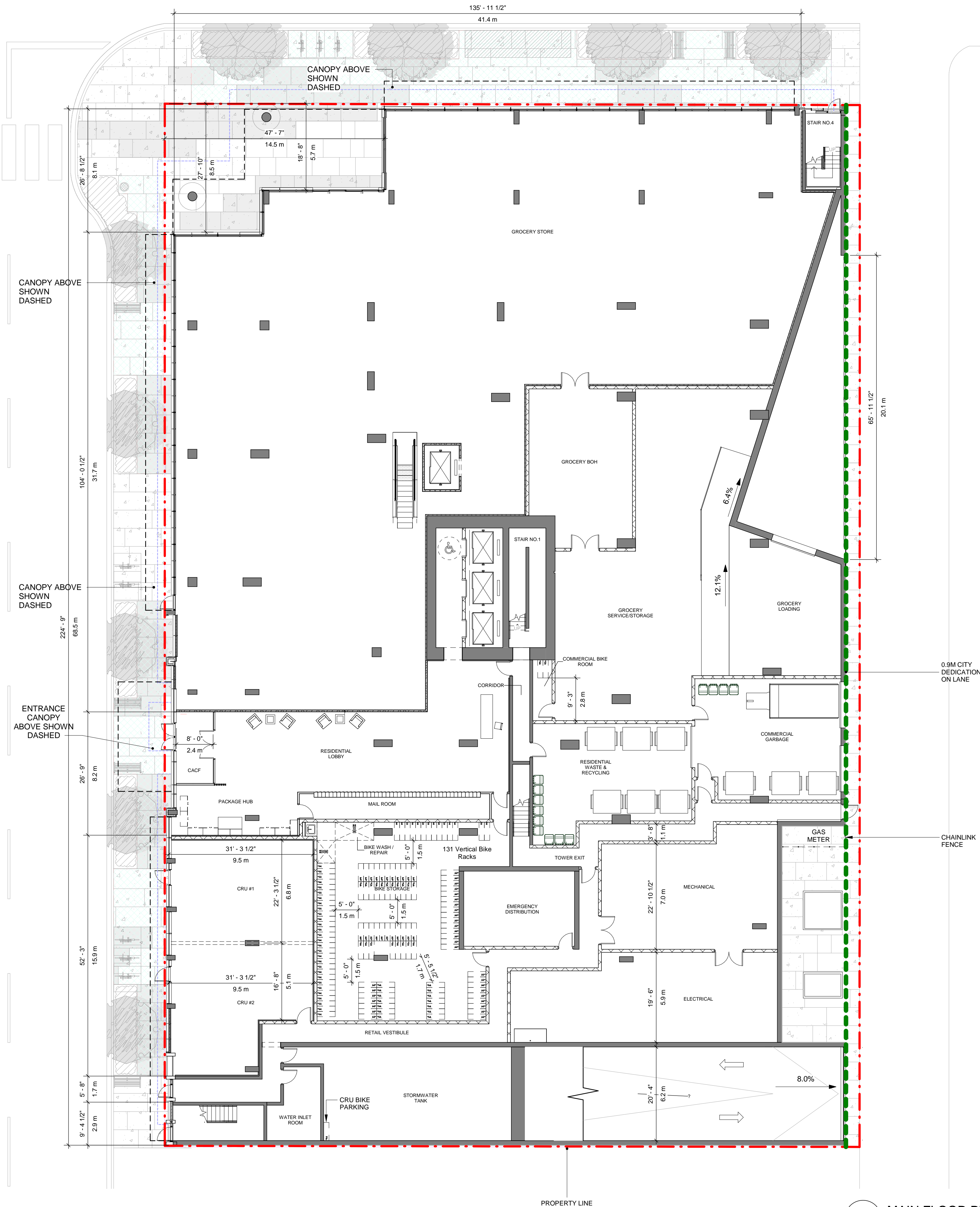
SITE COVERAGE

SHEET NUMBER	ISSUE
DP0.13	F

FAR/FSR - LEVEL 1		
NAME	AREA	FAR
LEVEL 01		
AMENITY	69.81 m²	
COMMERCIAL	1670.49 m²	
COMMON AREA	211.69 m²	NO
PARKING & SERVICES	847.21 m²	NO
GFA	2799.20 m²	

FRONTAGE CALCULATION

Total Frontage on St Paul: 68.5M
Subtraction of Lobby: -8.2M
Remaining Dim for 90% Retail: 60.3M
90% of 60.3M: 54.3M
Non-retail frontage max: 6M
Exit Stair Frontage: 2.9M
Retail Corridor Frontage: 1.7M
Total Non-Retail Frontage: 4.6M



1 MAIN FLOOR PLAN
DP1.01 Scale: 1 : 150

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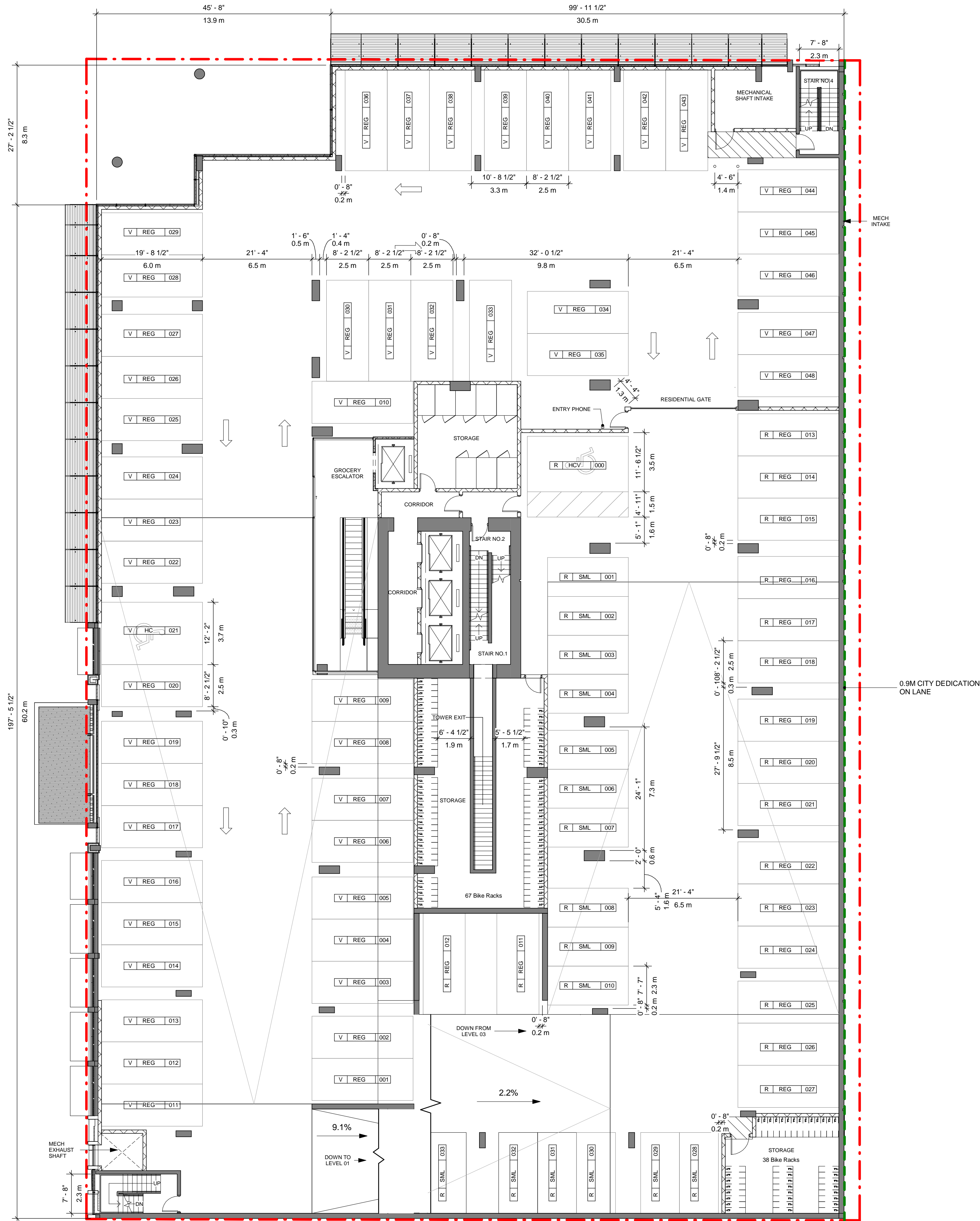
PROJECT
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V1Y 9N2

PROJECT NO:
135924
DRAWN BY:
TL
PROJECT MGR:
TL
CHECKED BY:
LM
APPROVED BY:

SHEET TITLE
MAIN FLOOR PLAN

SHEET NUMBER
DP1.01
ISSUE
F

FAR/FSR - LEVEL 2		
NAME	AREA	FAR
COMMON AREA	100.71 m²	NO
PARKING & SERVICES	2863.00 m²	NO
GFA	2963.70 m²	



1 LEVEL P2 FLOOR PLAN
DP1.02 Scale: 1 : 150

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PROJECT

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Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY:
TL

PROJECT MGR:
TL

CHECKED BY:
LM

APPROVED BY:

SHEET TITLE

LEVEL P2 FLOOR PLAN

SHEET NUMBER

DP1.02

ISSUE

F

FAR/FSR - LEVEL 3		
NAME	AREA	FAR
COMMON AREA	98.85 m²	NO
PARKING & SERVICES	2926.91 m²	NO
GFA	3025.75 m²	



1 LEVEL P3 FLOOR PLAN
DP1.03 Scale: 1" = 150'

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#1405 St Paul St.
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V1Y 9N2

PROJECT NO:

135924

DRAWN BY:

TL

CHECKED BY:

LM

PROJECT MGR:

TL

APPROVED BY:

SHEET TITLE

LEVEL P3 FLOOR PLAN

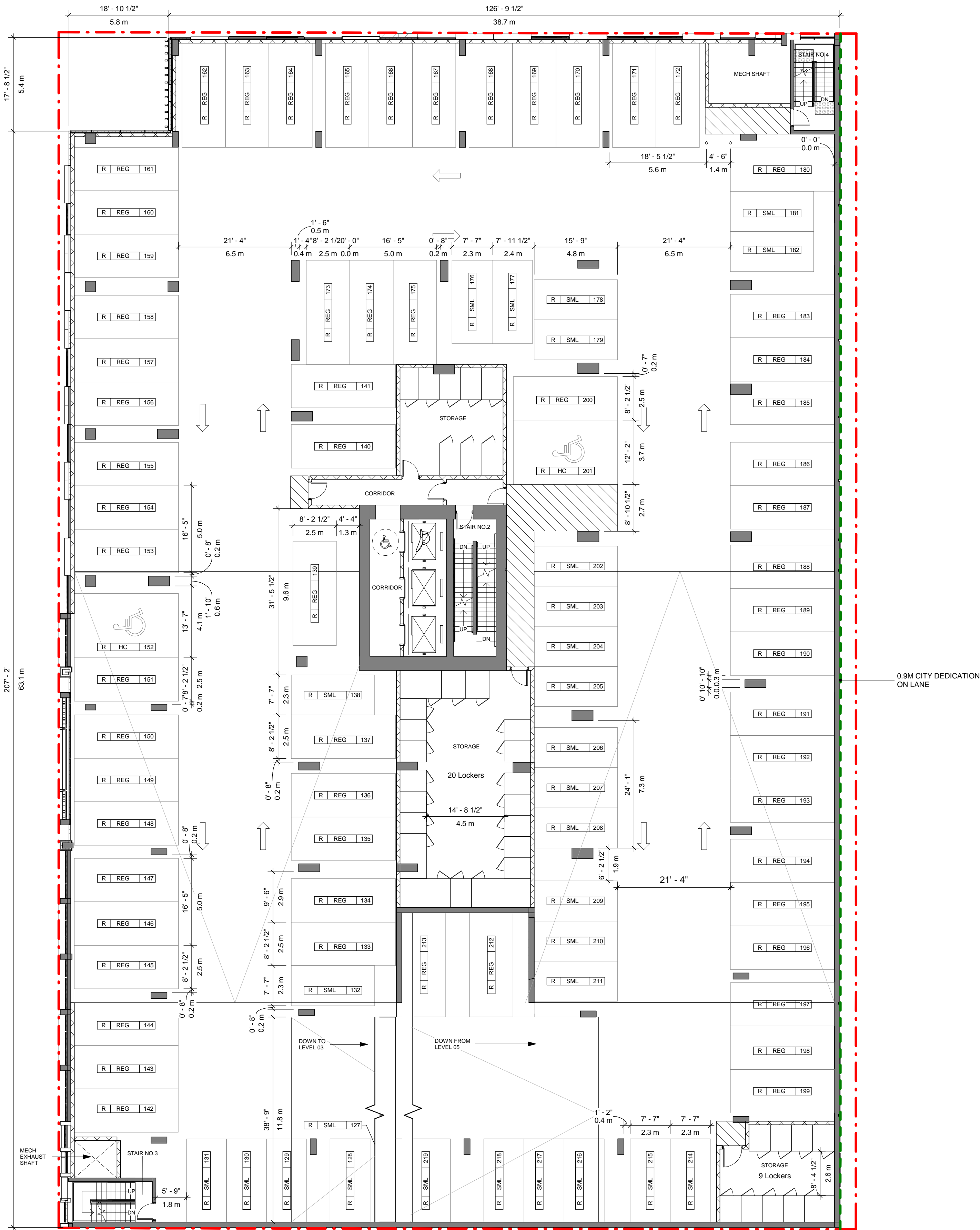
SHEET NUMBER

DP1.03

ISSUE

F

FAR/FSR - LEVEL 4		
NAME	AREA	FAR
COMMON AREA	98.85 m²	NO
PARKING & SERVICES	2926.91 m²	NO
GFA	3025.75 m²	



1 LEVEL P4 FLOOR PLAN
DP1.04 Scale: 1 : 150

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F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25



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PROJECT

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V1Y 9N2

PROJECT NO:
135924

DRAWN BY:
TL

PROJECT MGR:
TL

CHECKED BY:
LM

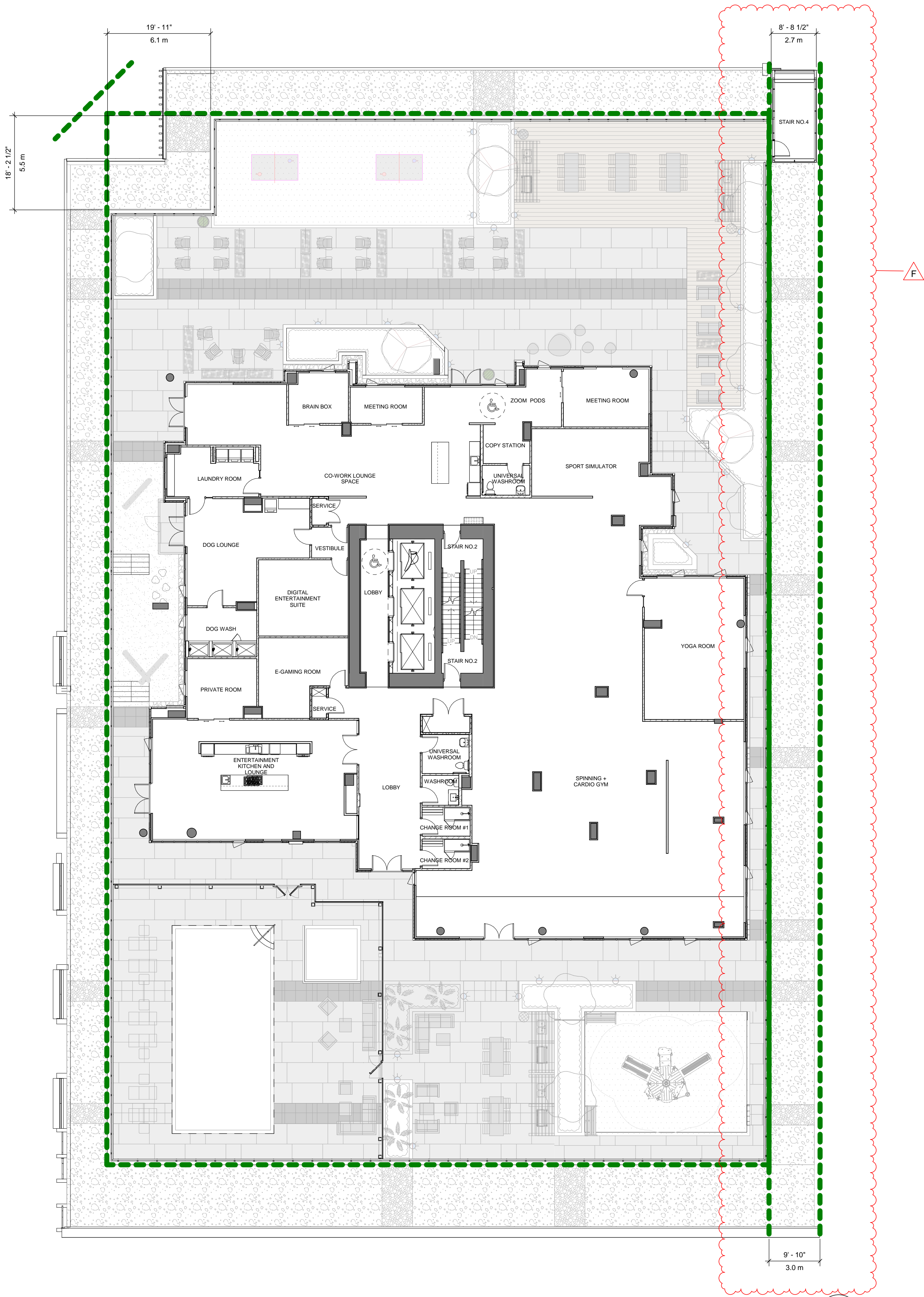
APPROVED BY:

SHEET TITLE
LEVEL P4 FLOOR PLAN

SHEET NUMBER
DP1.04

ISSUE
F

FAR/FSR - LEVEL 6		
NAME	AREA	FAR
AMENITY	900.84 m²	NO
COMMON AREA	80.79 m²	NO
PARKING & SERVICES	19.90 m²	
GFA	1001.52 m²	



1 LEVEL 06 FLOOR PLAN
DP1.06 Scale: 1 : 150

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PROJECT NO:
135924

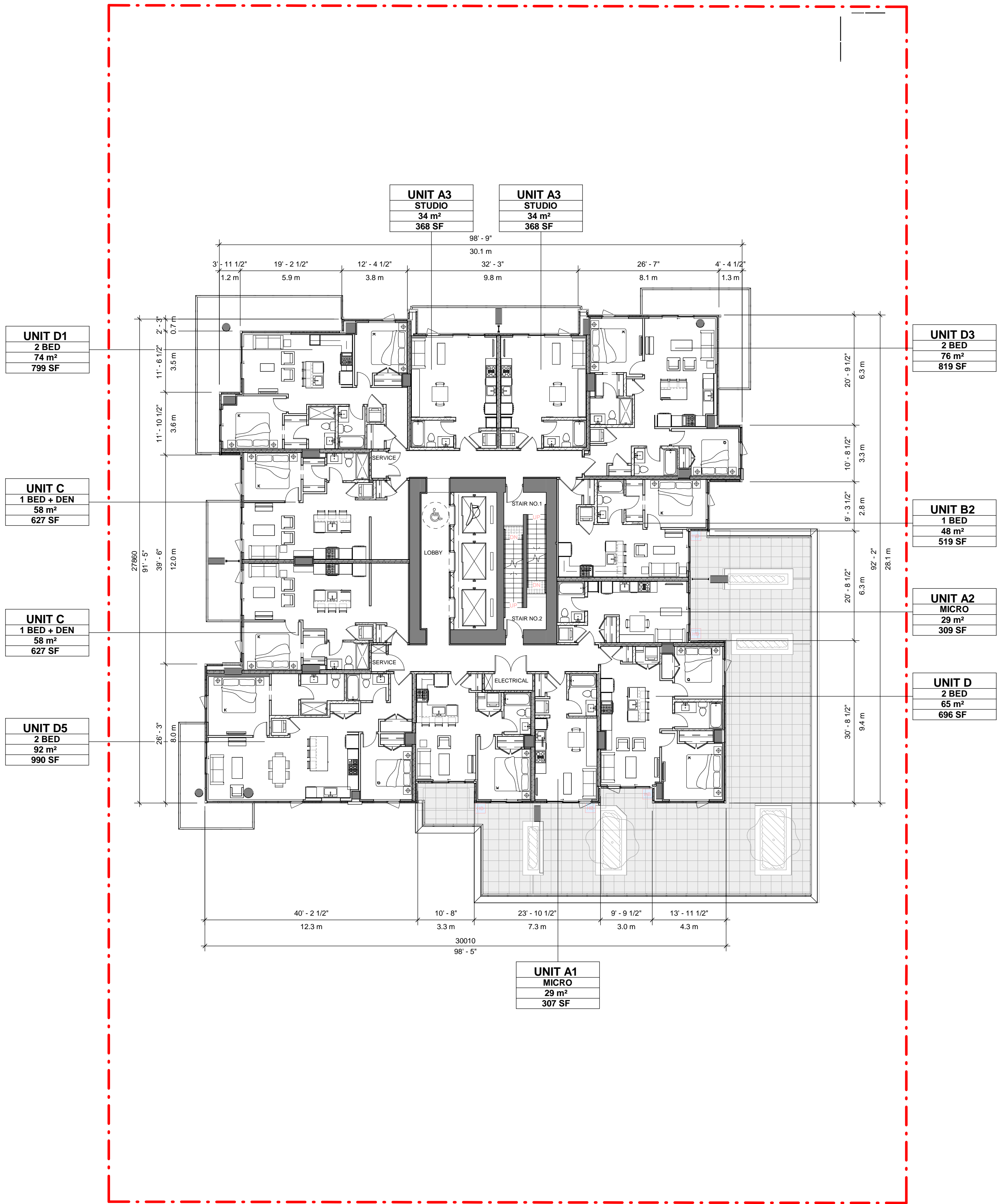
DRAWN BY: TL	CHECKED BY: LM
PROJECT MGR: TL	APPROVED BY:

SHEET TITLE

LEVEL 06 FLOOR PLAN

SHEET NUMBER	ISSUE
DP1.06	F

FAR/FSR - LEVEL 7		
NAME	AREA	FAR
COMMON AREA	126.45 m²	NO
RESIDENTIAL	642.27 m²	YES
GFA	768.73 m²	



1 LEVEL 07 FLOOR PLAN
DP1.07 Scale: 1 : 150

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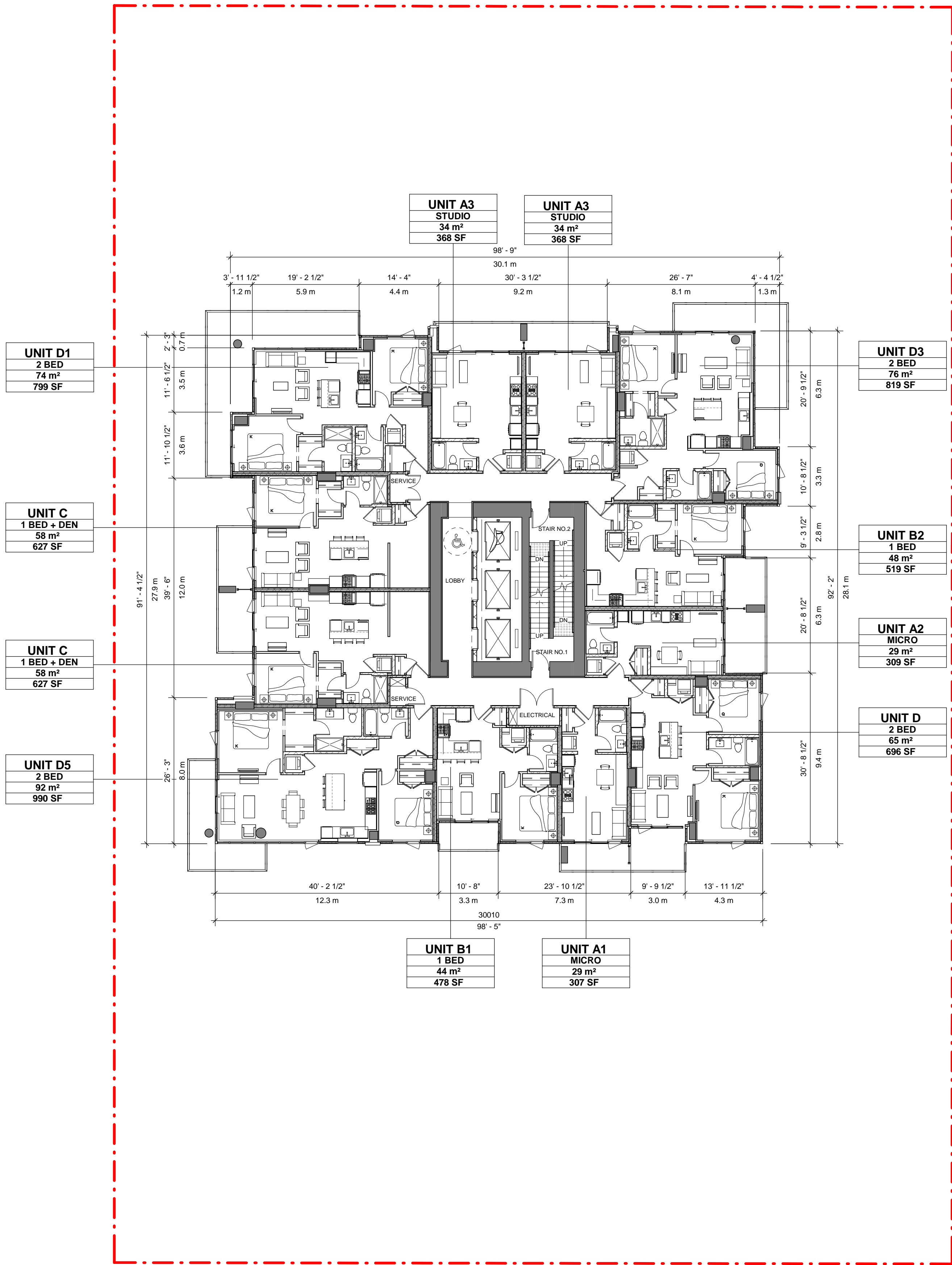
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PROJECT MGR: TL	APPROVED BY:

SHEET TITLE

LEVEL 07 FLOOR PLAN

SHEET NUMBER	ISSUE
DP1.07	F


FAR/FSR - LEVEL 08-12		
NAME	AREA	FAR
COMMON AREA	126.45 m²	NO
RESIDENTIAL	642.27 m²	YES
GFA	768.73 m²	



1 LEVEL 08-12 FLOOR PLAN
DP1.08 Scale: 1 : 150

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PROJECT MGR:
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SHEET TITLE

LEVEL 08-12 FLOOR PLAN

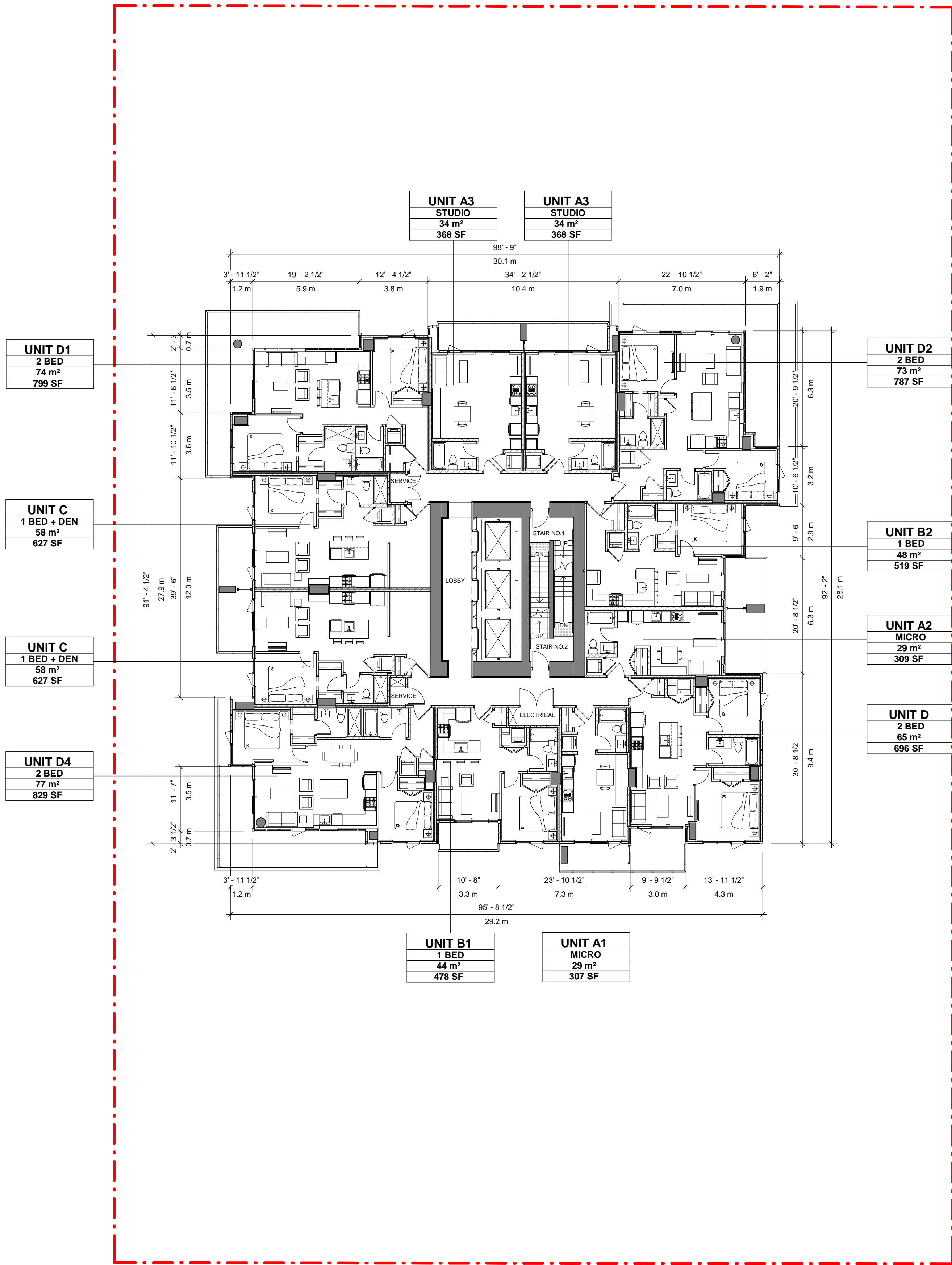
SHEET NUMBER

DP1.08

ISSUE

F

FAR/FSR - LEVEL 13-24		
NAME	AREA	FAR
COMMON AREA	126.45 m²	NO
RESIDENTIAL	623.27 m²	YES
GFA	749.73 m²	



1 LEVEL 13 FLOOR PLAN
DP1.09 Scale: 1 : 150

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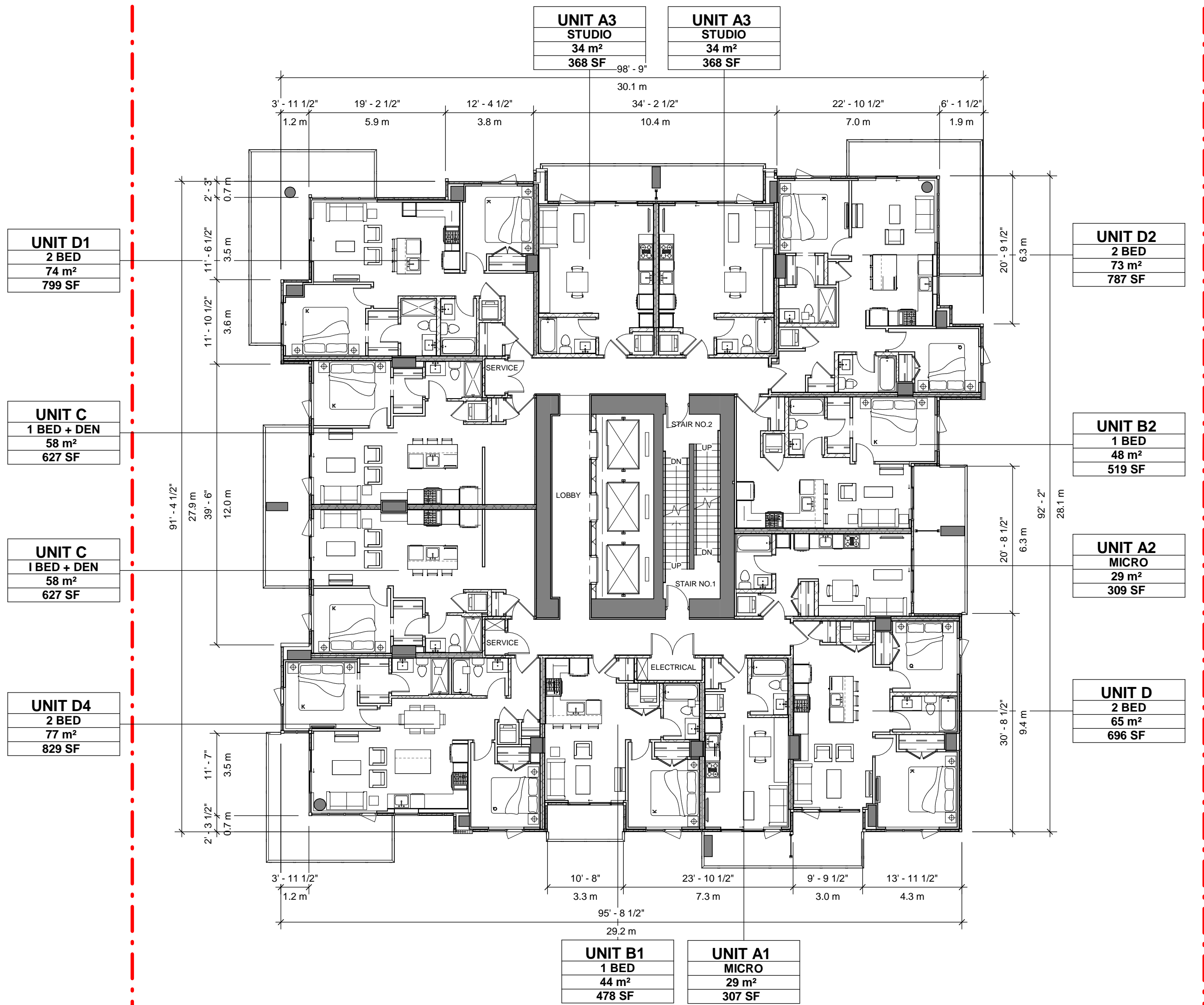
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PROJECT MGR: TL	APPROVED BY:

SHEET TITLE

LEVEL 13 FLOOR PLAN

SHEET NUMBER	DP1.09	ISSUE	F
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FAR/FSR - LEVEL 13-24		
NAME	AREA	FAR
COMMON AREA	126.45 m²	NO
RESIDENTIAL	623.27 m²	YES
GFA	749.73 m²	



1 LEVEL 14-23 FLOOR PLANS
DP1.10 Scale: 1 : 150

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PROJECT MGR:
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LEVEL 14-23 FLOOR PLAN

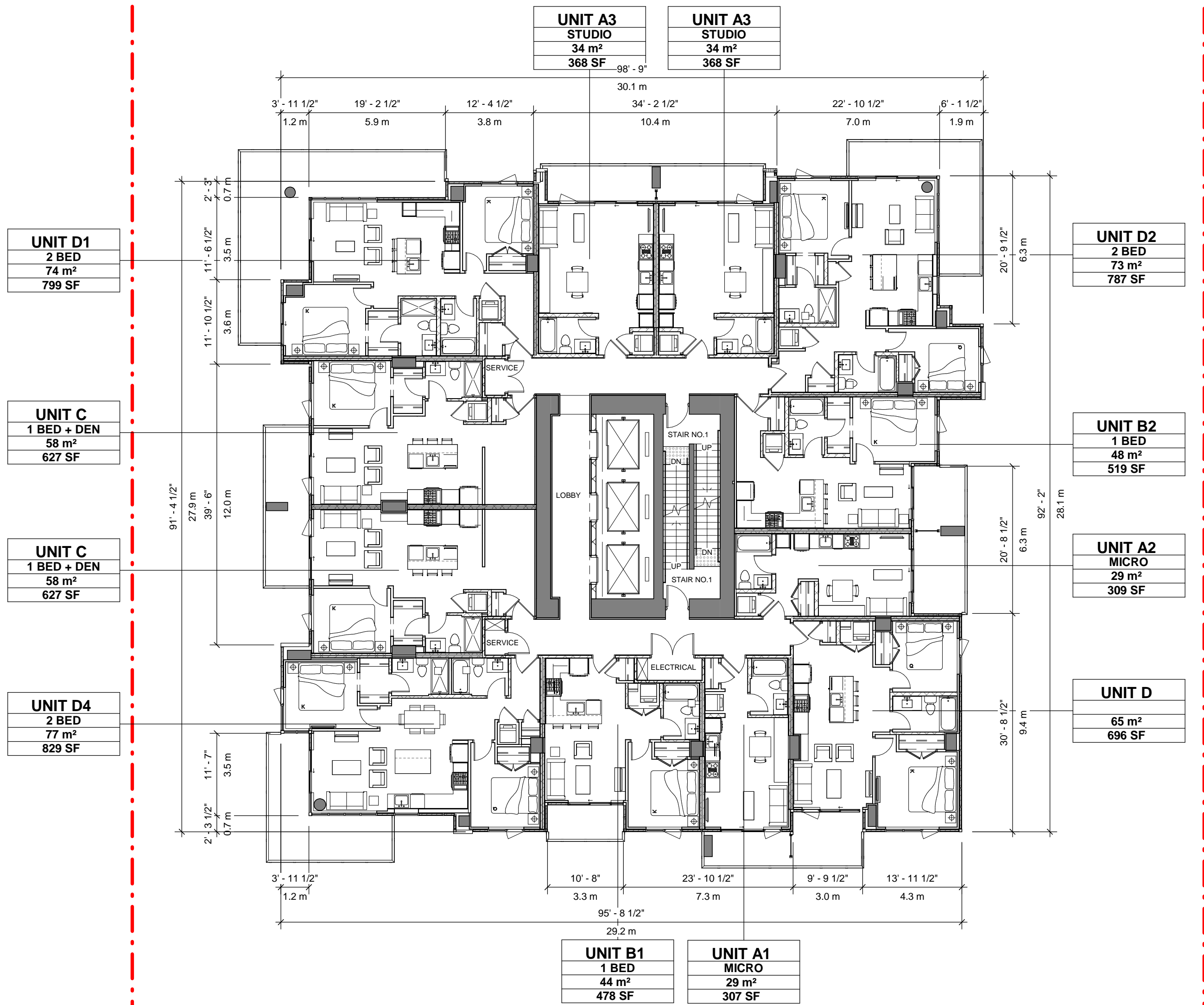
SHEET NUMBER

DP1.10

ISSUE

F


FAR/FSR - LEVEL 24-29		
NAME	AREA	FAR
COMMON AREA	126.45 m²	NO
RESIDENTIAL	623.27 m²	YES
GFA	749.73 m²	



1 LEVEL 24-29 FLOOR PLANS
DP1.11 Scale: 1 : 150

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LEVEL 24-29 FLOOR PLAN

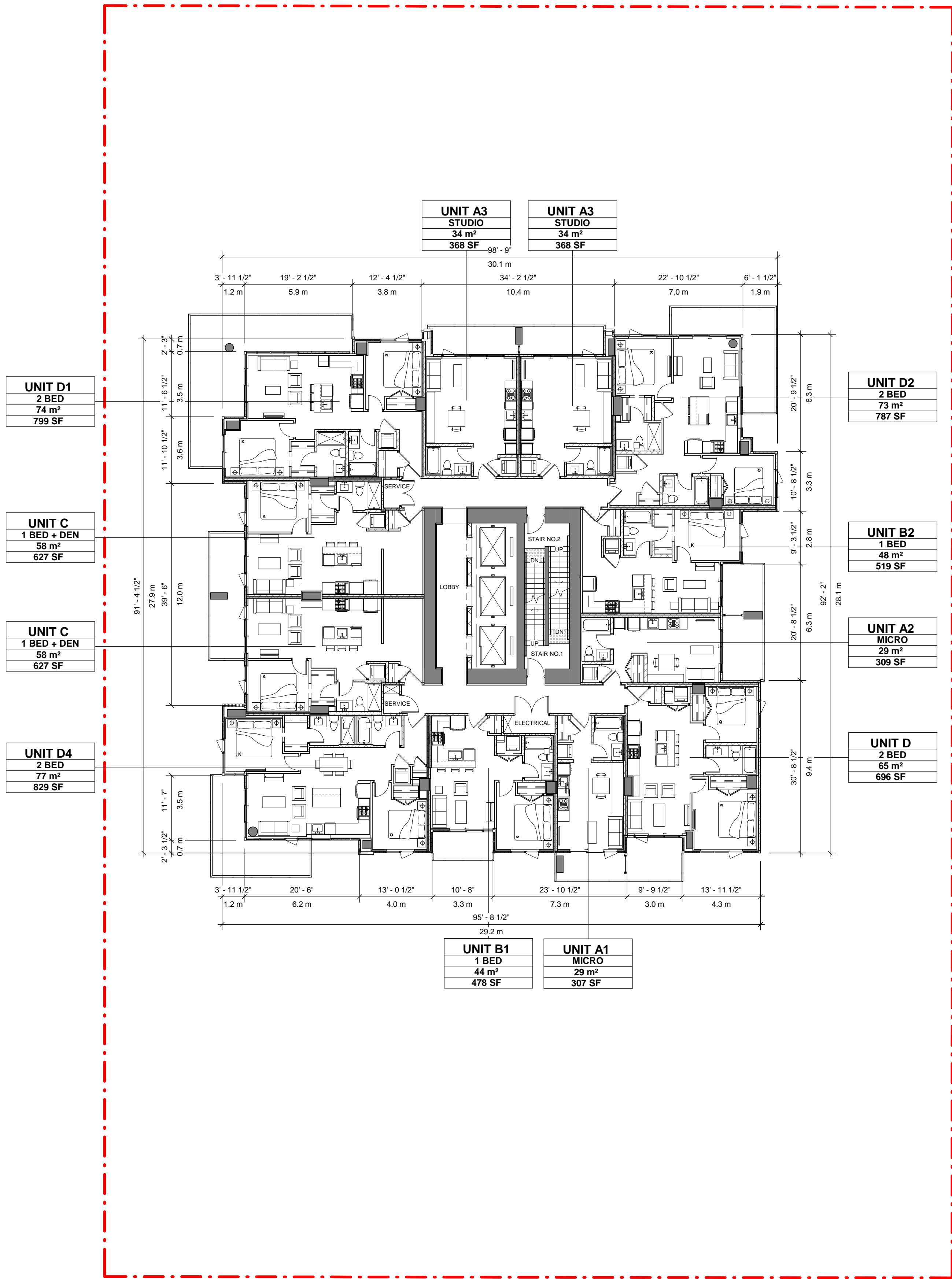
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DP1.11

ISSUE

F


FAR/FSR - LEVEL 30-34		
NAME	AREA	FAR
COMMON AREA	126.45 m²	NO
RESIDENTIAL	623.27 m²	YES
GFA	749.73 m²	



1 LEVEL 30 FLOOR PLAN
DP1.12 Scale: 1 : 150

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PROJECT MGR:
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LEVEL 30 FLOOR PLAN

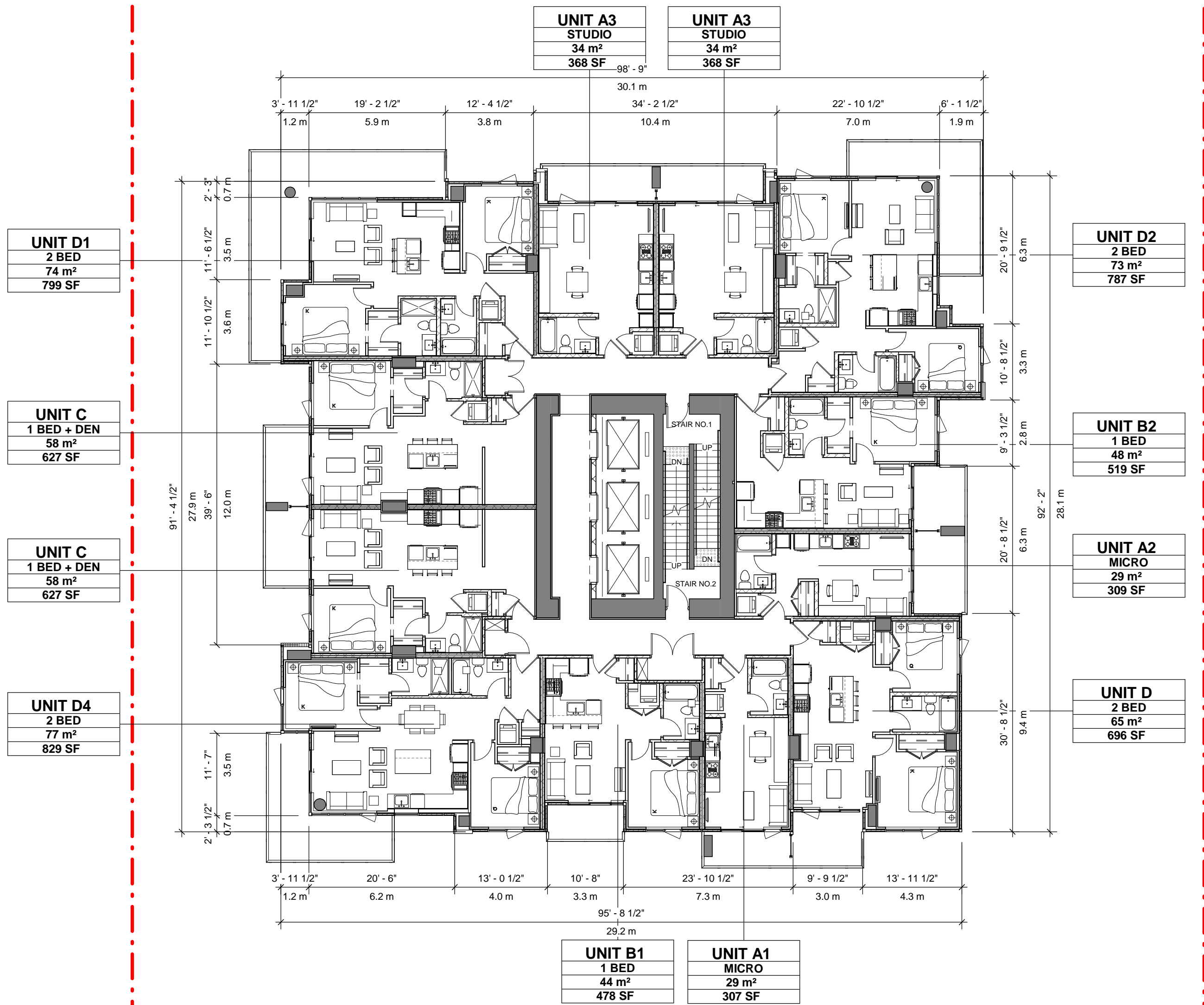
SHEET NUMBER

DP1.12

ISSUE


F

FAR/FSR - LEVEL 30-34		
NAME	AREA	FAR
COMMON AREA	126.45 m²	NO
RESIDENTIAL	623.27 m²	YES
GFA	749.73 m²	



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PROJECT MGR:
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SHEET TITLE

LEVEL 31-34 FLOOR PLAN

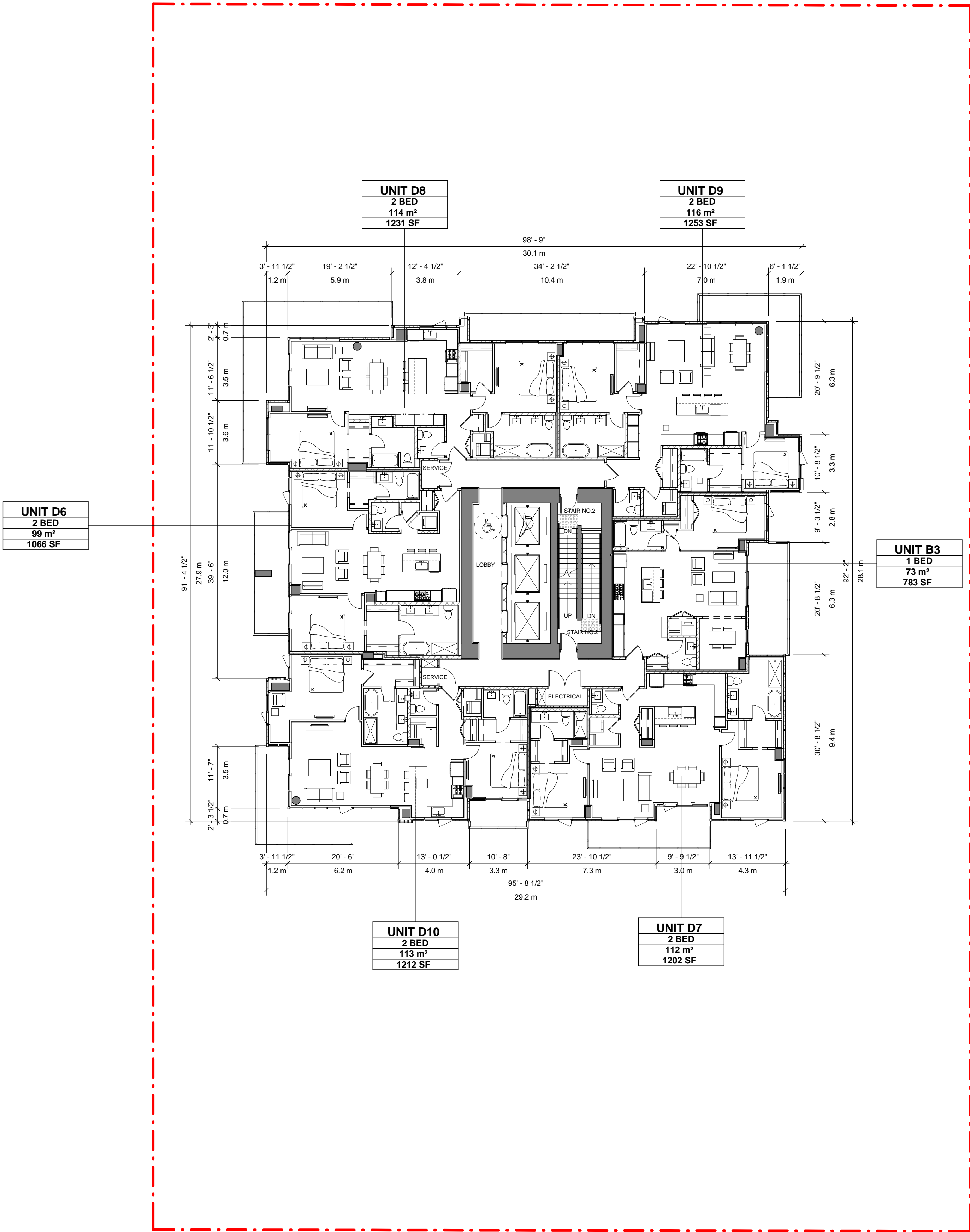
SHEET NUMBER

DP1.13

ISSUE

F

FAR/FSR - LEVEL 35		
NAME	AREA	FAR
COMMON AREA	122.34 m²	NO
RESIDENTIAL	627.39 m²	YES
GFA	749.73 m²	



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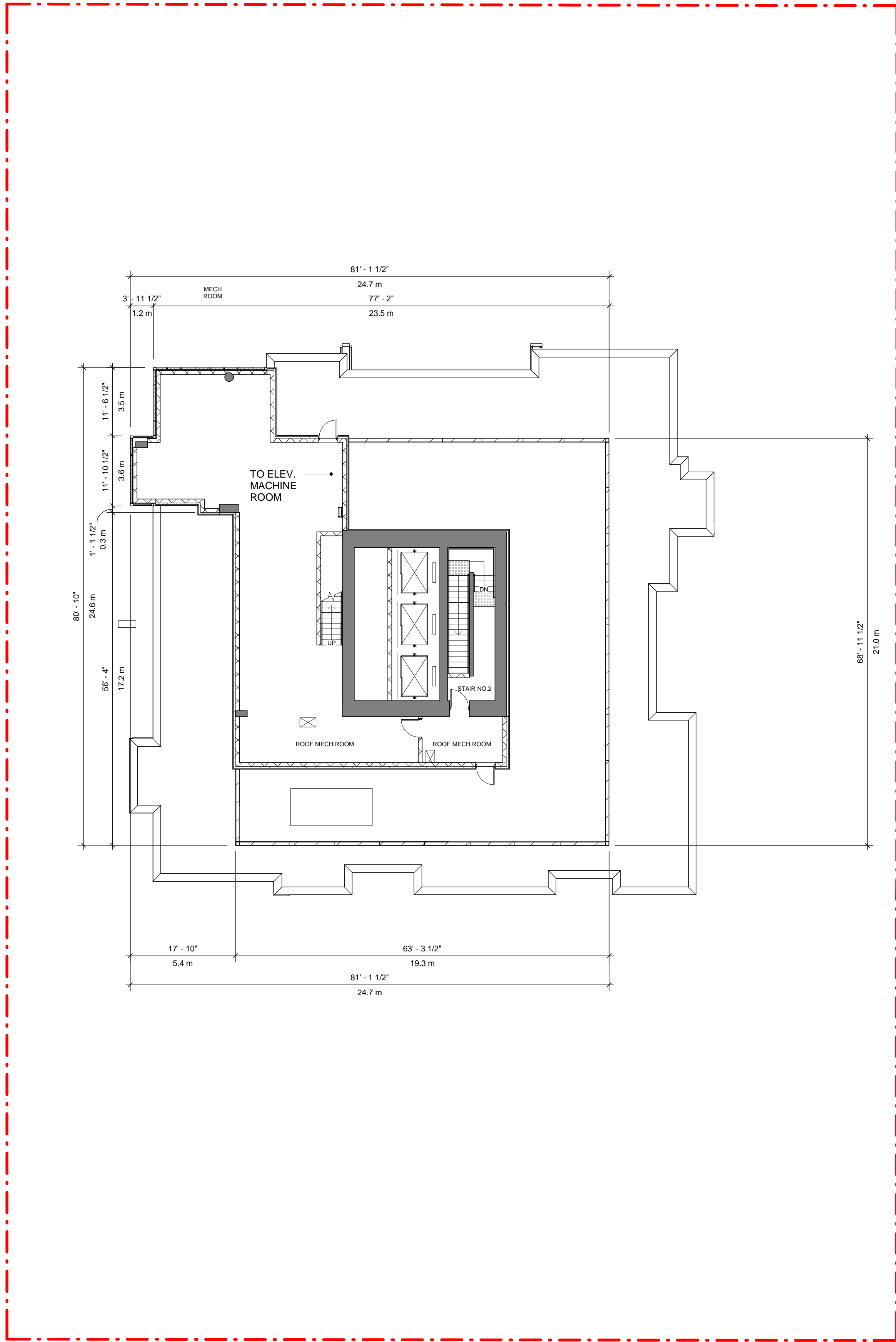
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PROJECT MGR: TL	APPROVED BY:

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LEVEL 35 PENTHOUSE FLOOR PLAN

SHEET NUMBER	DP1.14	ISSUE	F
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2023-08-25 4:52:58 PM



1 MECH. PENTHOUSE FLOOR PLAN
DP1.15 Scale: 1 : 150

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D	DEVELOPMENT PERMIT - TRS RESPONSE #3	2022-11-22
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PROJECT MGR:
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SHEET TITLE

MECHANICAL PENTHOUSE
FLOOR PLAN

SHEET NUMBER

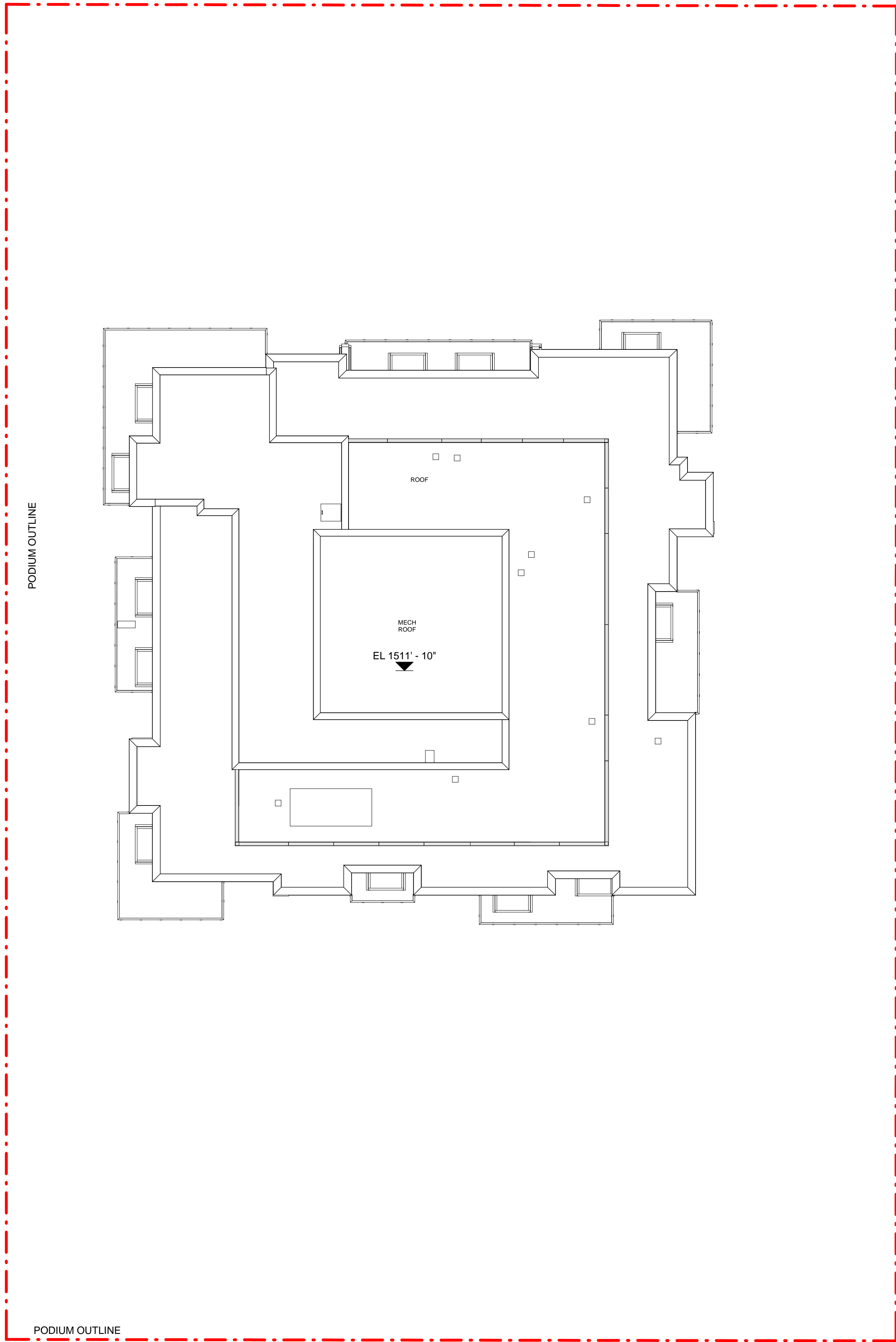
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ISSUE

F

Blm 386/135924-1405_ST_Paul_St_R2020135924_1405_St_Paul_A-2020.rvt 1/11

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1 ROOF PLAN
DP1.16 Scale: 1 : 150

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CHECKED BY:
LM

PROJECT MGR:
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APPROVED BY:

SHEET TITLE

ROOF PLAN

SHEET NUMBER

DP1.16

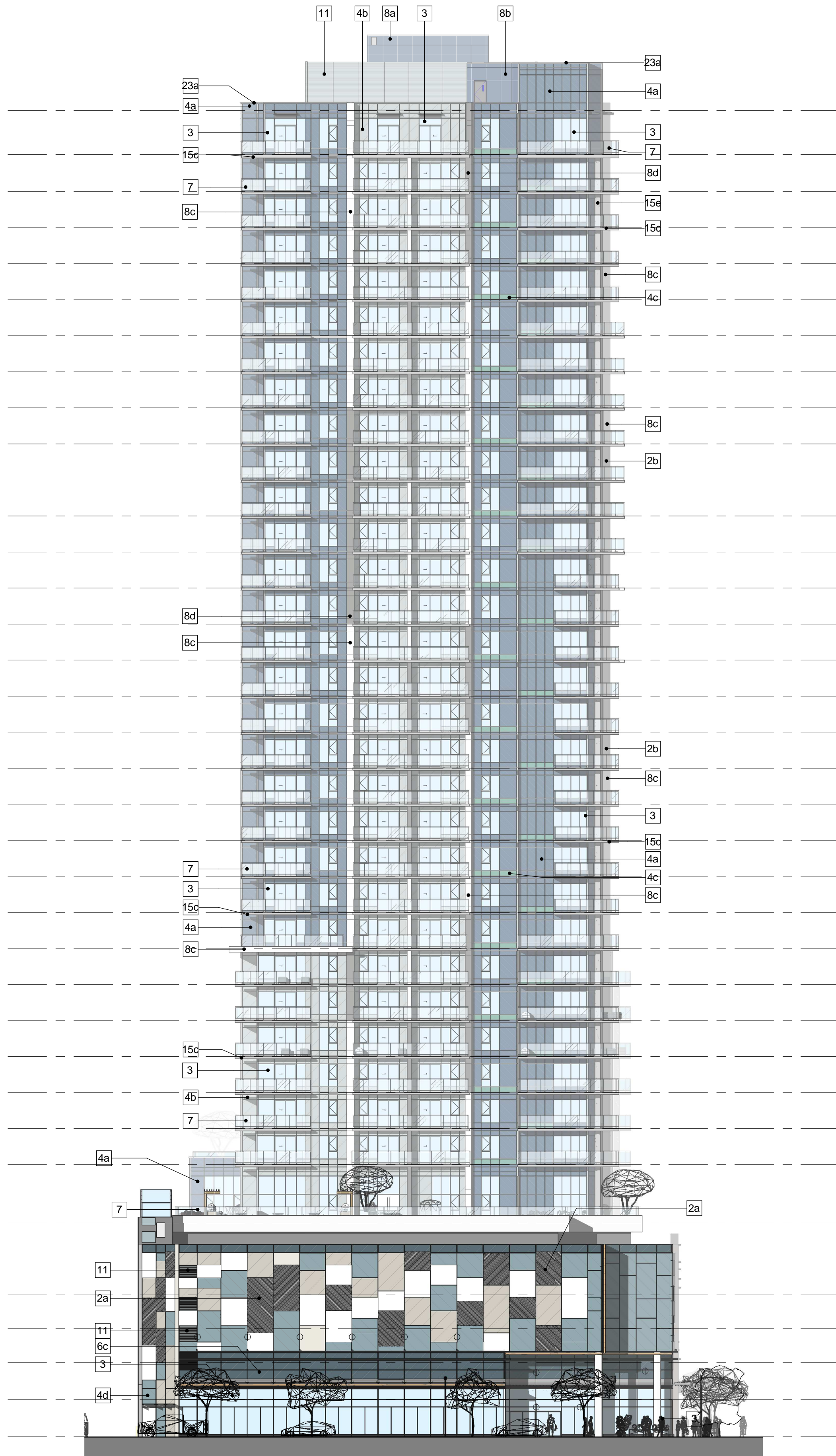
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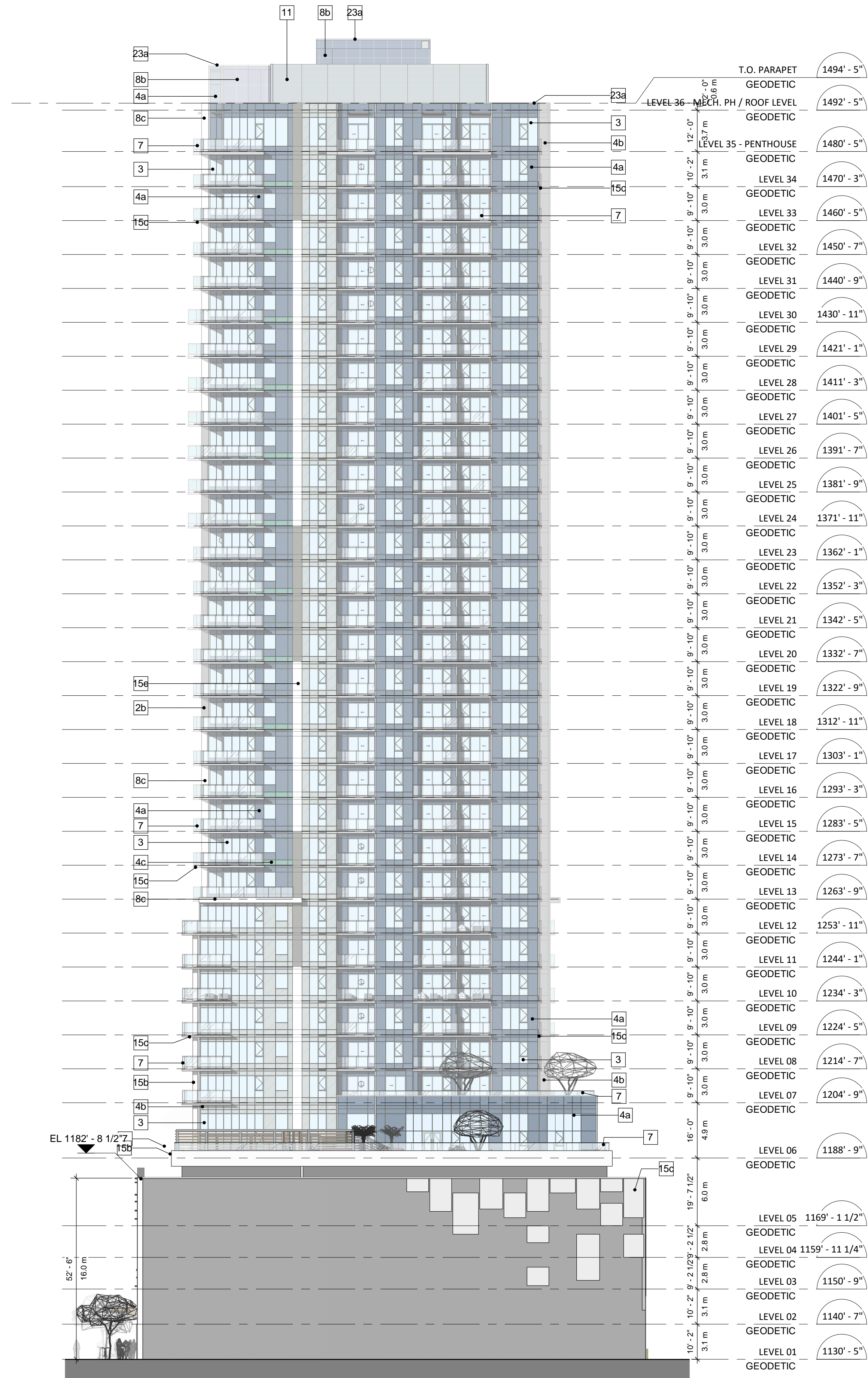
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1 OVERALL NORTH ELEVATION
DP2.01 Scale: 1 : 250



2 OVERALL SOUTH ELEVATION
DP2.01 Scale: 1 : 250



ELEVATIONS - MATERIAL LEGEND	
Key Value	Keynote Text
2a	FIBRE CEMENT CLADDING - DARK STONE
2b	FIBRE CEMENT CLADDING - LIGHT STONE
3	TYPICAL TOWER GLAZING: VITRUM 6MM CLEAR SN68# 2 1/2" WMEB - ARGON 4MM CLEAR ANNEALED - CHARCOAL ALUMINUM FRAMES
4a	SPANDREL PANEL/BACK PAINTED GLASS - CHARCOAL ALUMINUM FRAMES - BLUE
4b	SPANDREL PANEL/BACK PAINTED GLASS - CHARCOAL ALUMINUM FRAMES - WHITE
4c	SPANDREL PANEL/BACK PAINTED GLASS - CHARCOAL ALUMINUM FRAMES - GREEN
4d	STOREFRONT SPANDREL: SUPPLIER TBC - CHARCOAL ALUMINUM FRAMES - CHARCOAL
7	CLEAR TEMPERED OR LAMINATED GLAZING WITH ALUMINUM GUARDRAIL AND POSTS
8a	METAL PANEL CLADDING - HARVEST GOLD MICA
8b	METAL PANEL CLADDING - NEWBURYPORT BLUE
8c	METAL PANEL CLADDING - WHITE
8d	METAL PANEL CLADDING - GREY
11	LOUVER PANEL - COLOR TO MATCH MULLION
15b	PAINTED CONCRETE - GREY
15c	PAINTED CONCRETE - WHITE
15e	CONCRETE COLUMN CAST IN PLACE
23a	PREFINISHED ALUMINIUM CAPPING - SILVER

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F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25

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2023-08-25

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PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY:
Author

CHECKED BY:
LM

PROJECT MGR:
TL

APPROVED BY:

SHEET TITLE

NORTH & SOUTH ELEVATION

SHEET NUMBER

DP2.01

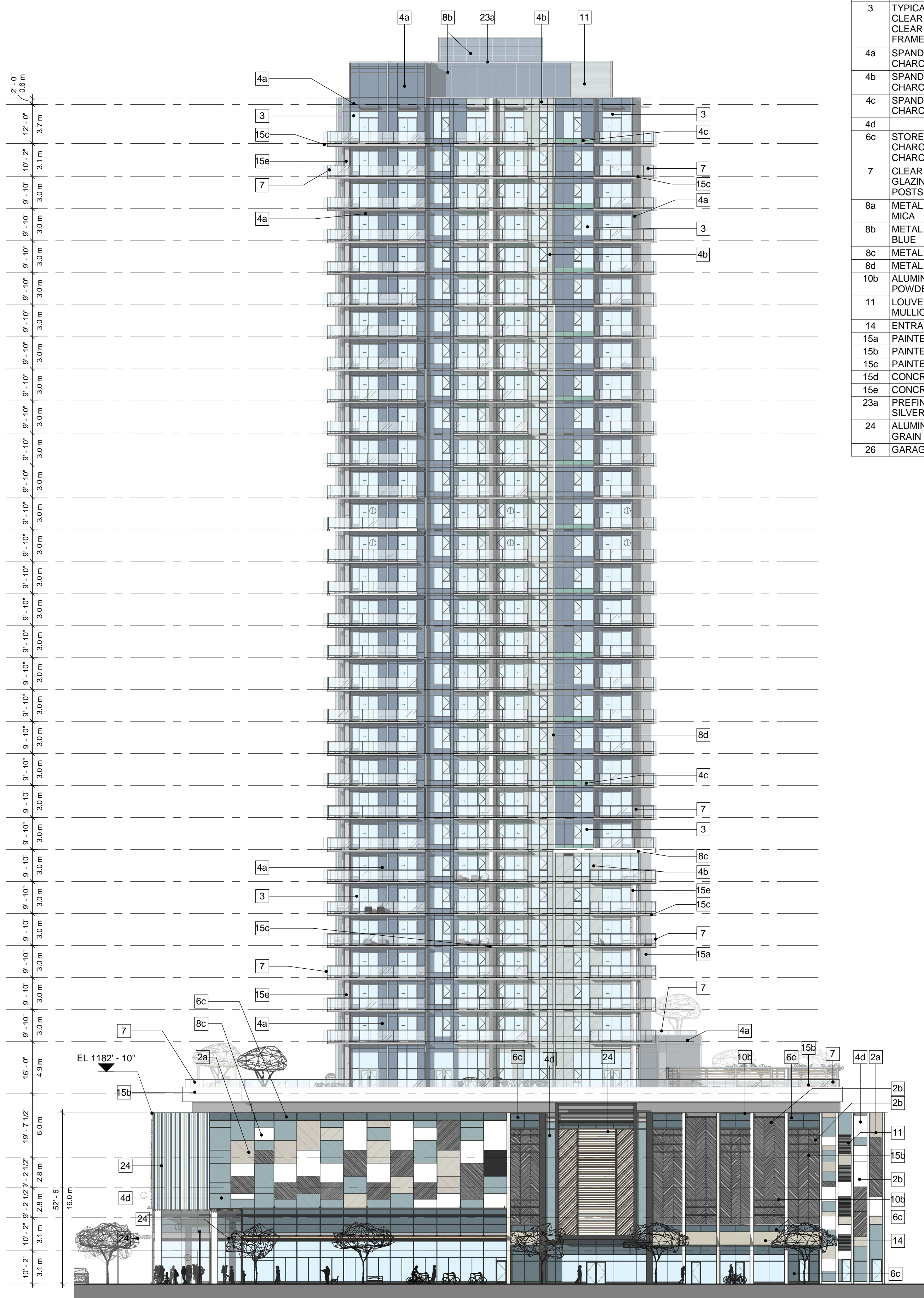
ISSUE

F

BM 380/1135924-1405_ST_Paul_St_R2020135924_1405_StPaul_A-2020.rvt 1/1



1 OVERALL EAST ELEVATION
DP2.02 Scale: 1 : 250



2 OVERALL WEST ELEVATION
DP2.02 Scale: 1 : 250

ELEVATIONS - MATERIAL LEGEND	
Key Value	Keynote Text
2a	FIBRE CEMENT CLADDING - DARK STONE
2b	FIBRE CEMENT CLADDING - LIGHT STONE
3	TYPICAL TOWER GLAZING: VITRUM 6MM CLEAR SN68# 2 1/2" WMEB - ARGON 4MM CLEAR ANNEALED - CHARCOAL ALUMINUM FRAMES
4a	SPANDREL PANEL/BACK PAINTED GLASS - CHARCOAL ALUMINUM FRAMES - BLUE
4b	SPANDREL PANEL/BACK PAINTED GLASS - CHARCOAL ALUMINUM FRAMES - WHITE
4c	SPANDREL PANEL/BACK PAINTED GLASS - CHARCOAL ALUMINUM FRAMES - GREEN
4d	
6c	STOREFRONT SPANDREL: SUPPLIER TBC - CHARCOAL ALUMINUM FRAMES - CHARCOAL
7	CLEAR TEMPERED OR LAMINATED GLAZING WITH ALUMINUM GUARDRAIL AND POSTS
8a	METAL PANEL CLADDING - HARVEST GOLD MICA
8b	METAL PANEL CLADDING - NEWBURYPORT BLUE
8c	METAL PANEL CLADDING - WHITE
8d	METAL PANEL CLADDING - GREY
10b	ALUMINUM FEATURE SCREENS - POWDERCOATED CHARCOAL
11	LOUVER PANEL - COLOR TO MATCH MULLION
14	ENTRANCE CANOPY - METAL PANEL TBC
15a	PAINTED CONCRETE - BLUE
15b	PAINTED CONCRETE - GREY
15c	PAINTED CONCRETE - WHITE
15d	CONCRETE WALL CAST IN PLACE
15e	CONCRETE COLUMN CAST IN PLACE
23a	PREFINISHED ALUMINIUM CAPPING - SILVER
24	ALUMINUM LATTICE STRUCTURE - WOOD GRAIN FINISH
26	GARAGE METAL GATE

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1405 St. Paul
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V1Y 9N2

PROJECT NO:
135924

DRAWN BY:
Author

CHECKED BY:
LM

PROJECT MGR:
TL

APPROVED BY:

SHEET TITLE

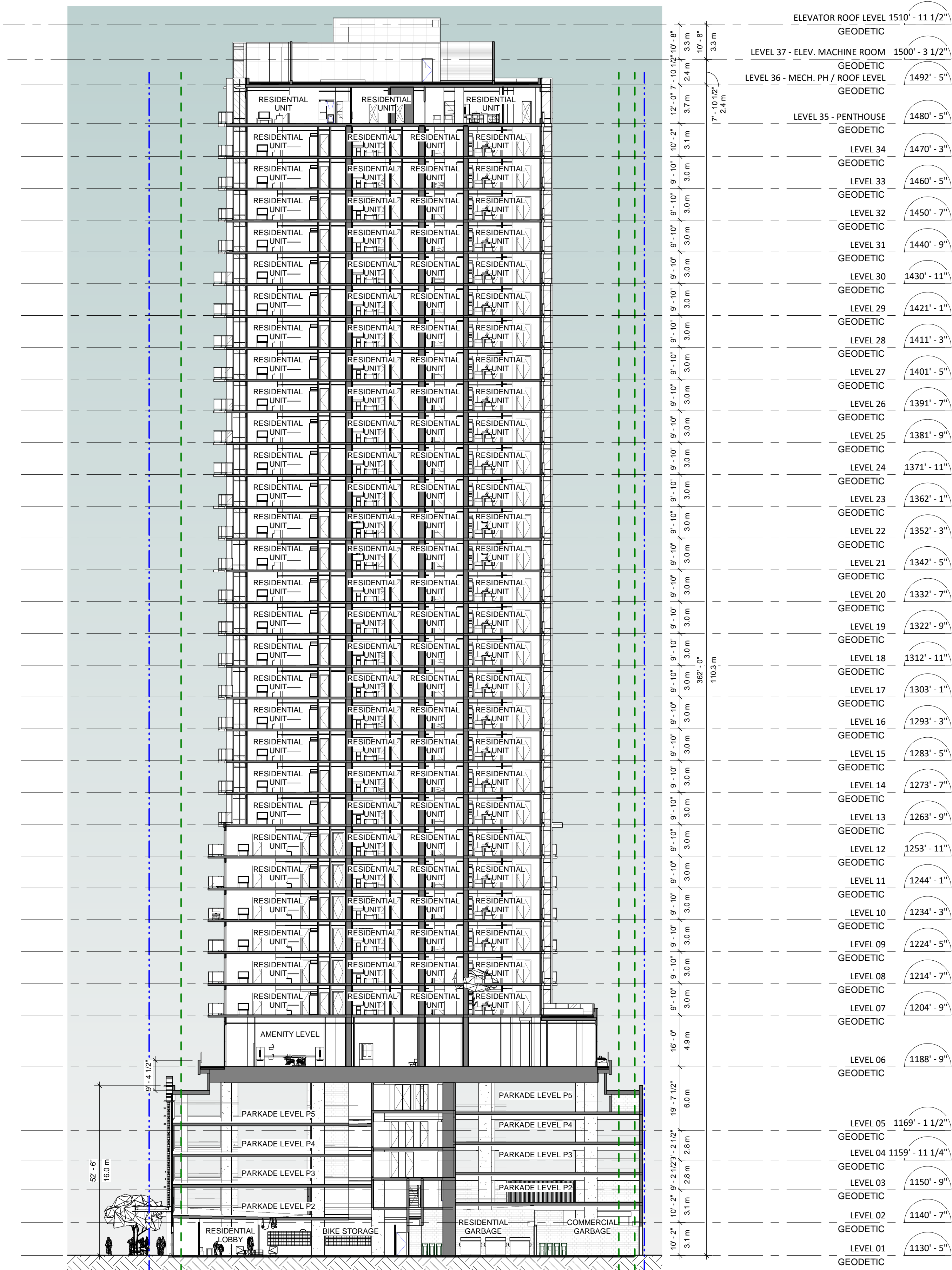
EAST AND WEST ELEVATION

SHEET NUMBER

DP2.02

ISSUE

F



1 BUILDING SECTION - EAST - WEST
DP3.01 Scale: 1 : 250

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REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA
2023-08-25

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Kelowna, BC
V1Y 9N2

PROJECT NO:
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DRAWN BY:
TL

PROJECT MGR:
TL

CHECKED BY:
LM

APPROVED BY:

SHEET TITLE

BUILDING SECTION

SHEET NUMBER

DP3.01

ISSUE

F



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PROJECT NO: 135924	CHECKED BY: LM
DRAWN BY: JM	APPROVED BY:
PROJECT MGR: TL	

SHEET TITLE
3D MASSING

SHEET NUMBER DP4.01	ISSUE F
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PROJECT
1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924
DRAWN BY:
JM
PROJECT MGR:
TL
CHECKED BY:
LM
APPROVED BY:

SHEET TITLE
3D MASSING

SHEET NUMBER DP4.02	ISSUE F
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MARCH 21

8:00 AM

2:00 PM

10:00 AM

4:00 PM

12:00 PM

6:00 PM

PROPOSED
PROJECT

JUNE 21

8:00 AM

2:00 PM

10:00 AM

4:00 PM

12:00 PM

6:00 PM


PROPOSED
PROJECT

LOCATION: KELOWNA, BC / TIMES: NOTED / POSITION: 49.8863° N, 119.4966° W / BASE PLAN: GOOGLE MAPS/CITY OF KELOWNA GIS DATA / DRAFTED BY: JL



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ISSUES		
No.	DESCRIPTION	DATE
E	DEVELOPMENT PERMIT - RESUBMISSION	2023-06-23
F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25

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PROJECT

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PROJECT NO:
135924

DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE

SHADOW STUDY

SHEET NUMBER	ISSUE
DP4.03	F

2023-08-25 5:06:48 PM

BIM 360://135924-1405_ST_Paul_St_R2020135924_1405_St_Paul_A-2020.rvt

SEPTEMBER 21

8:00 AM

2:00 PM

10:00 AM

4:00 PM

12:00 PM

6:00 PM

PROPOSED
PROJECT

DECEMBER 21

8:00 AM

2:00 PM

10:00 AM

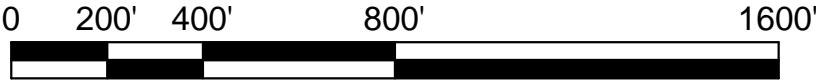
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12:00 PM

6:00 PM

PROPOSED
PROJECT

LOCATION: KELOWNA, BC / TIMES: NOTED / POSITION: 49.8863° N, 119.4966° W / BASE PLAN: GOOGLE MAPS/CITY OF KELOWNA GIS DATA / DRAFTED BY: JL



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F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25


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PROJECT

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V1Y 9N2

PROJECT NO:
135924

DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

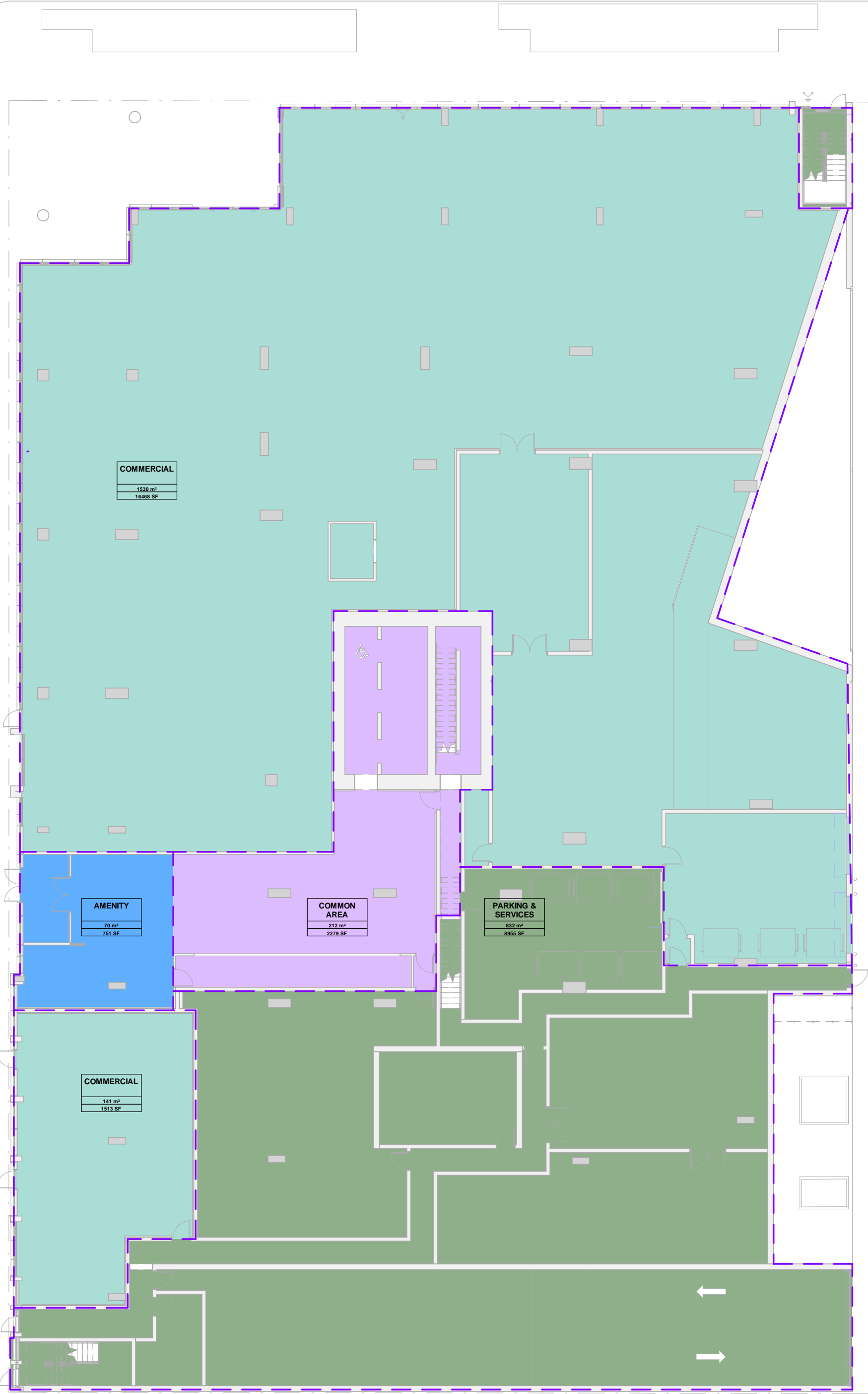
SHEET TITLE
SHADOW STUDY

SHEET NUMBER DP4.04	ISSUE F
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- AMENITY
- COMMERCIAL
- COMMON AREA
- PARKING & SERVICES
- RESIDENTIAL



1

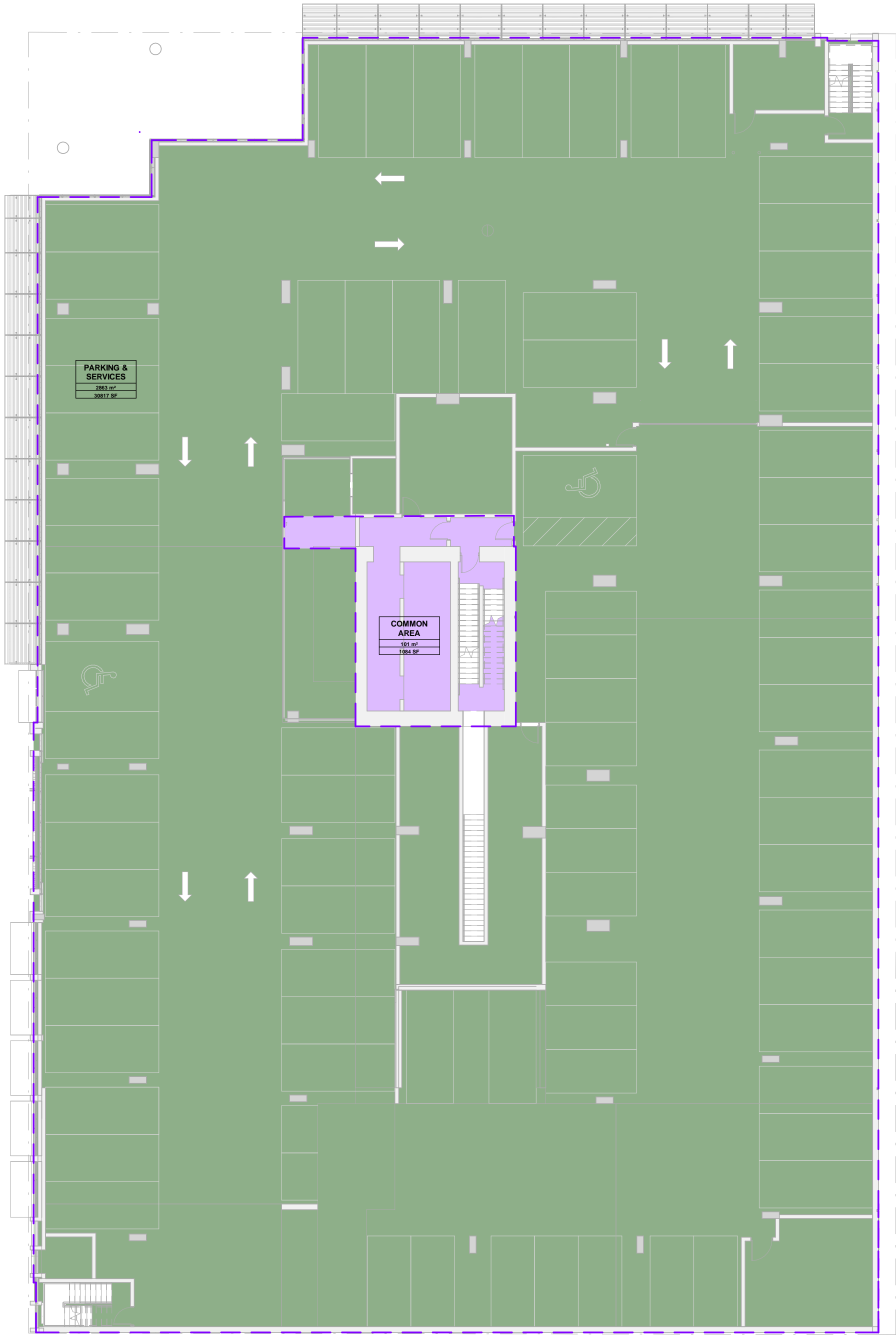
LEVEL 01 - FAR/FSR PLAN

DP5.01

Scale: 1 : 200

FAR/FSR - LEVEL 1		
NAME	AREA	FAR
LEVEL 01		
AMENITY	69.81 m²	
COMMERCIAL	1670.49 m²	
COMMON AREA	211.69 m²	NO
PARKING & SERVICES	847.21 m²	NO
GFA	2799.20 m²	

FAR/FSR - LEVEL 2		
NAME	AREA	FAR
COMMON AREA		
COMMON AREA	100.71 m²	NO
PARKING & SERVICES	2863.00 m²	NO
GFA	2963.70 m²	



2

LEVEL P2 - FAR/FSR PLAN

DP5.01

Scale: 1 : 200

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Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY:
JM

CHECKED BY:
LM

PROJECT MGR:
TL

APPROVED BY:

SHEET TITLE

MAIN FLOOR & P2 FAR PLANS

SHEET NUMBER

DP5.01

ISSUE

F

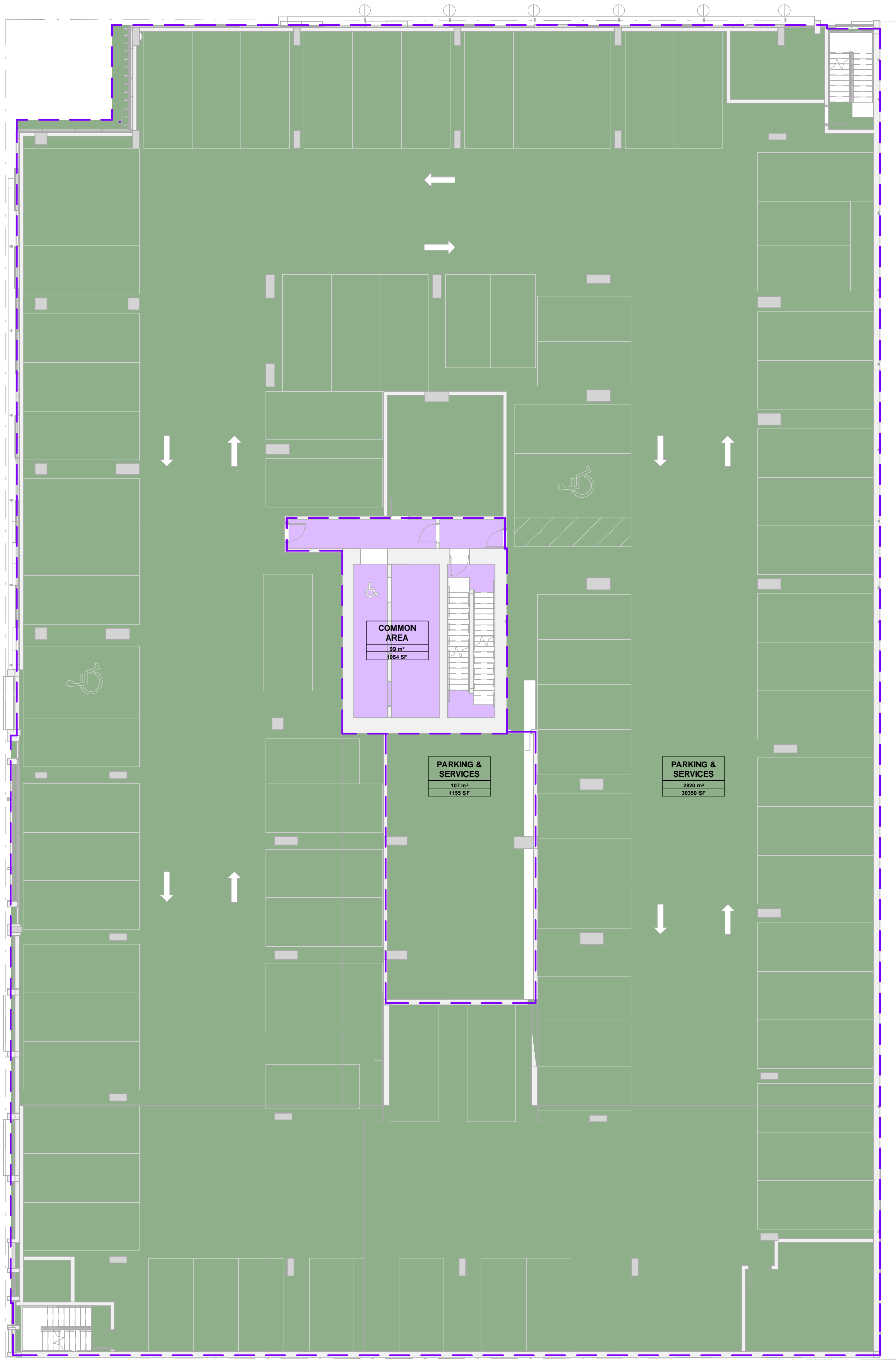
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1 m

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- AMENITY
- COMMERCIAL
- COMMON AREA
- PARKING & SERVICES
- RESIDENTIAL



1

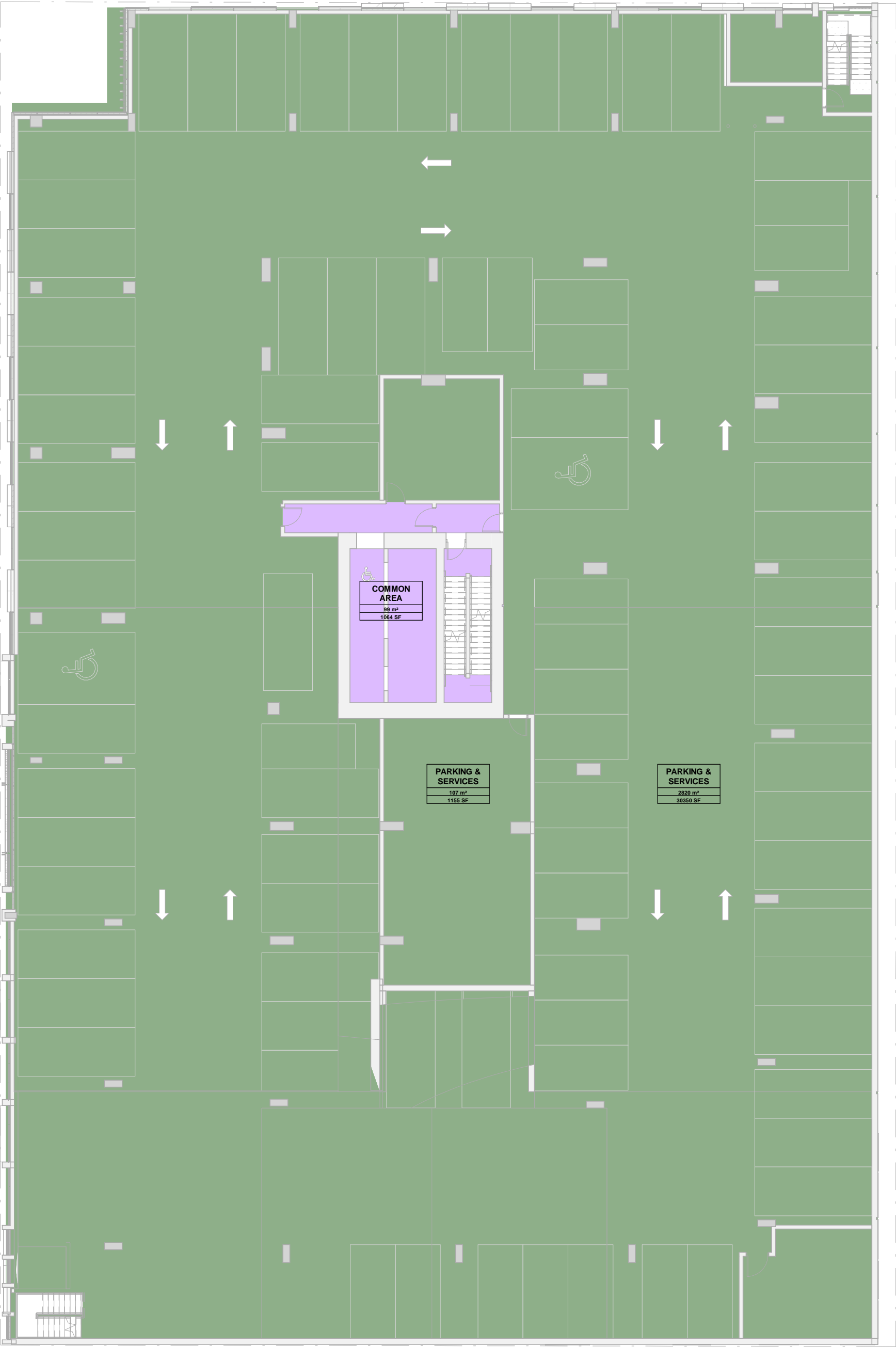
LEVEL P3 - FAR/FS PLAN

DP5.02

Scale: 1 : 200

FAR/FSR - LEVEL 3		
NAME	AREA	FAR
COMMON AREA	98.85 m²	NO
PARKING & SERVICES	2926.91 m²	NO
GFA	3025.75 m²	

FAR/FSR - LEVEL 4		
NAME	AREA	FAR
COMMON AREA	98.85 m²	NO
PARKING & SERVICES	2926.91 m²	NO
GFA	3025.75 m²	



2

LEVEL P4 - FAR/FSR PLAN

DP5.02

Scale: 1 : 200

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PROJECT NO:

135924

DRAWN BY:

JM

CHECKED BY:

LM

PROJECT MGR:

TL

APPROVED BY:

SHEET TITLE

P3 & P4 FAR PLANS

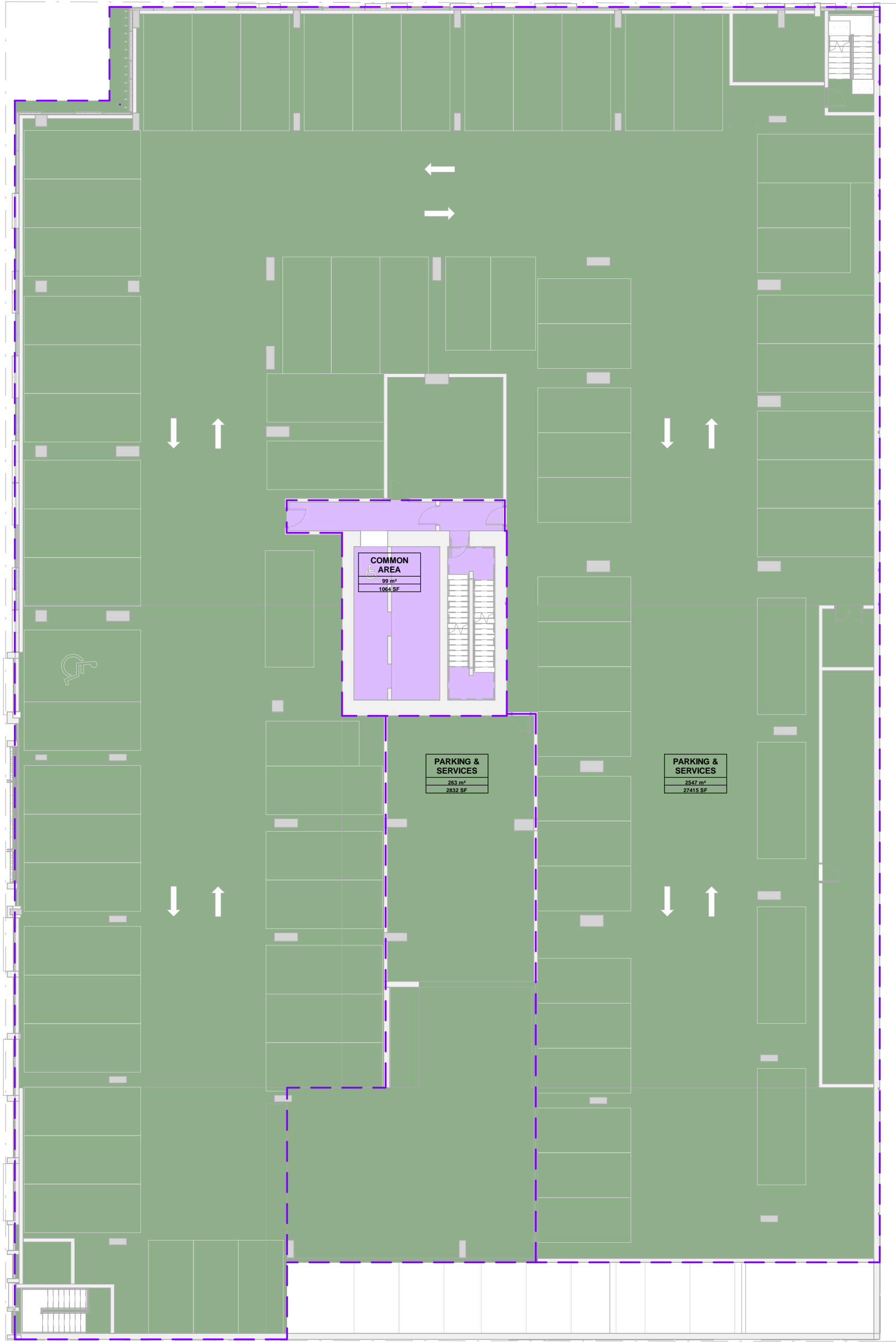
SHEET NUMBER

DP5.02

ISSUE

F

- AMENITY
- COMMERCIAL
- COMMON AREA
- PARKING & SERVICES
- RESIDENTIAL



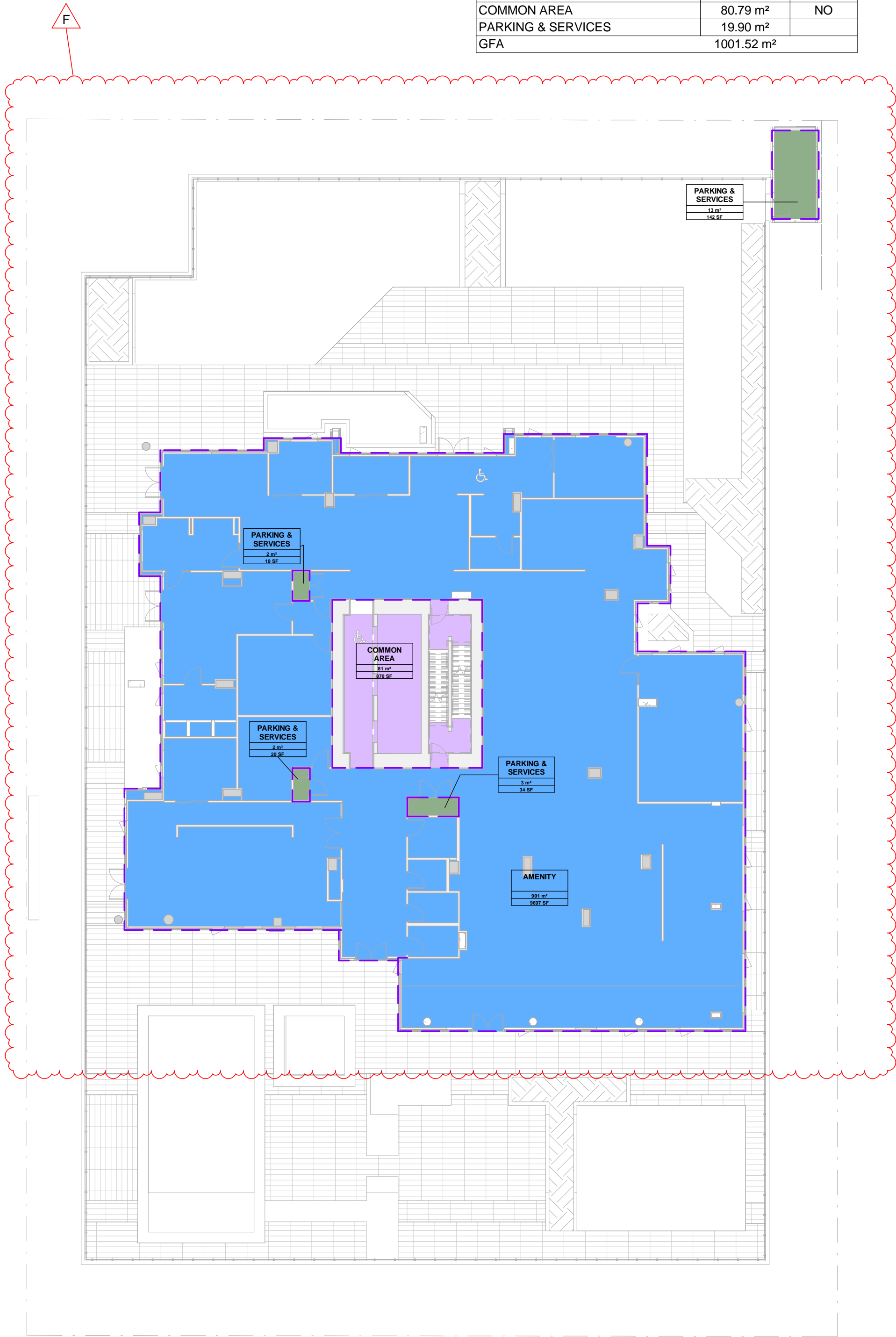
1

LEVEL P5 - FAR/FSR PLAN

DP5.03 / Scale: 1 : 200

FAR/FSR - LEVEL 5		
NAME	AREA	FAR
COMMON AREA	98.85 m²	NO
PARKING & SERVICES	2810.01 m²	NO
GFA	2908.86 m²	

FAR/FSR - LEVEL 6		
NAME	AREA	FAR
AMENITY	900.84 m²	NO
COMMON AREA	80.79 m²	NO
PARKING & SERVICES	19.90 m²	
GFA	1001.52 m²	



2

LEVEL 06 - FAR/FSR PLAN

DP5.03 / Scale: 1 : 200

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LAUREN MACAULY
BRITISH COLUMBIA

2023-08-25

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PROJECT

1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY:
JM

PROJECT MGR:
TL

CHECKED BY:
LM

APPROVED BY:

SHEET TITLE

P5 & LEVEL 06 FAR PLAN

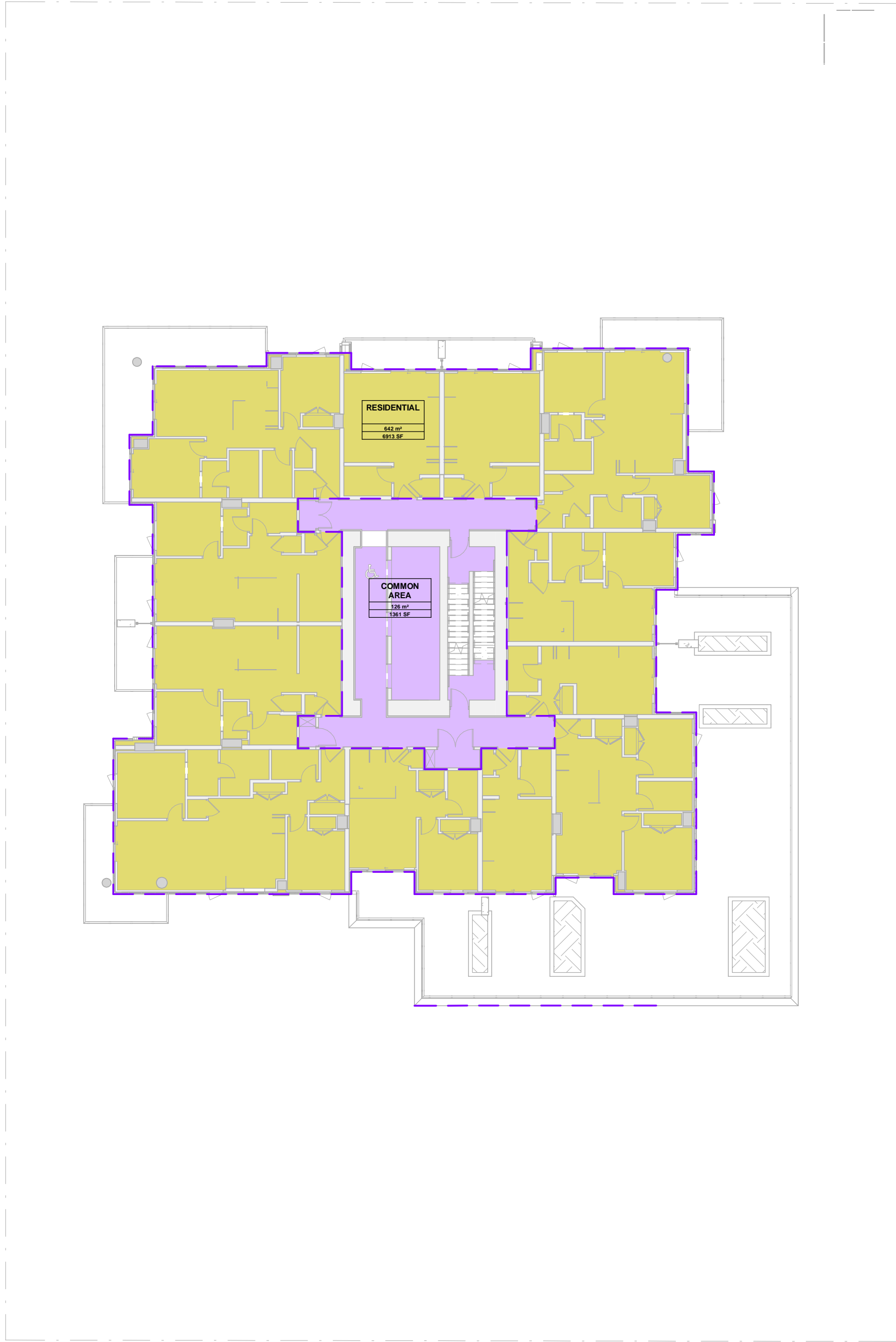
SHEET NUMBER

DP5.03

ISSUE

F

- AMENITY
- COMMERCIAL
- COMMON AREA
- PARKING & SERVICES
- RESIDENTIAL



1

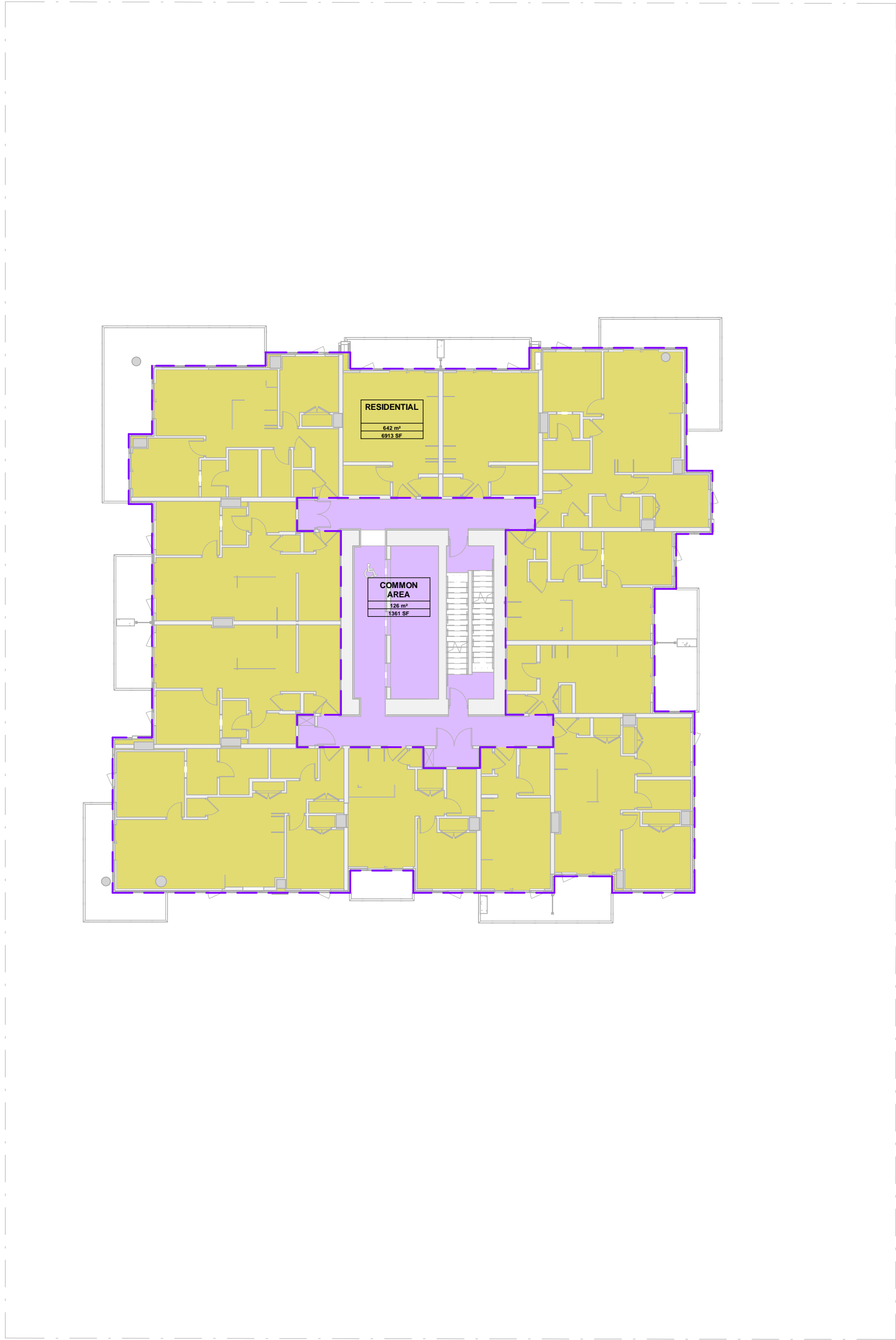
LEVEL 07 - FAR/FSR PLAN

DP5.04

Scale: 1 : 200

FAR/FSR - LEVEL 7		
NAME	AREA	FAR
COMMON AREA	126.45 m²	NO
RESIDENTIAL	642.27 m²	YES
GFA	768.73 m²	

FAR/FSR - LEVEL 08-12		
NAME	AREA	FAR
COMMON AREA	126.45 m²	NO
RESIDENTIAL	642.27 m²	YES
GFA	768.73 m²	



2

LEVEL 08-12 - FAR/FSR PLAN

DP5.04

Scale: 1 : 200

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F	DEVELOPMENT PERMIT - RESUBMISSION	2023-08-25

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BRITISH COLUMBIA

2023-08-25

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1405 St. Paul
#1405 St Paul St.
Kelowna, BC
V1Y 9N2

PROJECT NO:
135924

DRAWN BY:
JM

PROJECT MGR:
TL

CHECKED BY:
LM

APPROVED BY:

SHEET TITLE

LEVEL 07 & 08-12 FAR PLANS

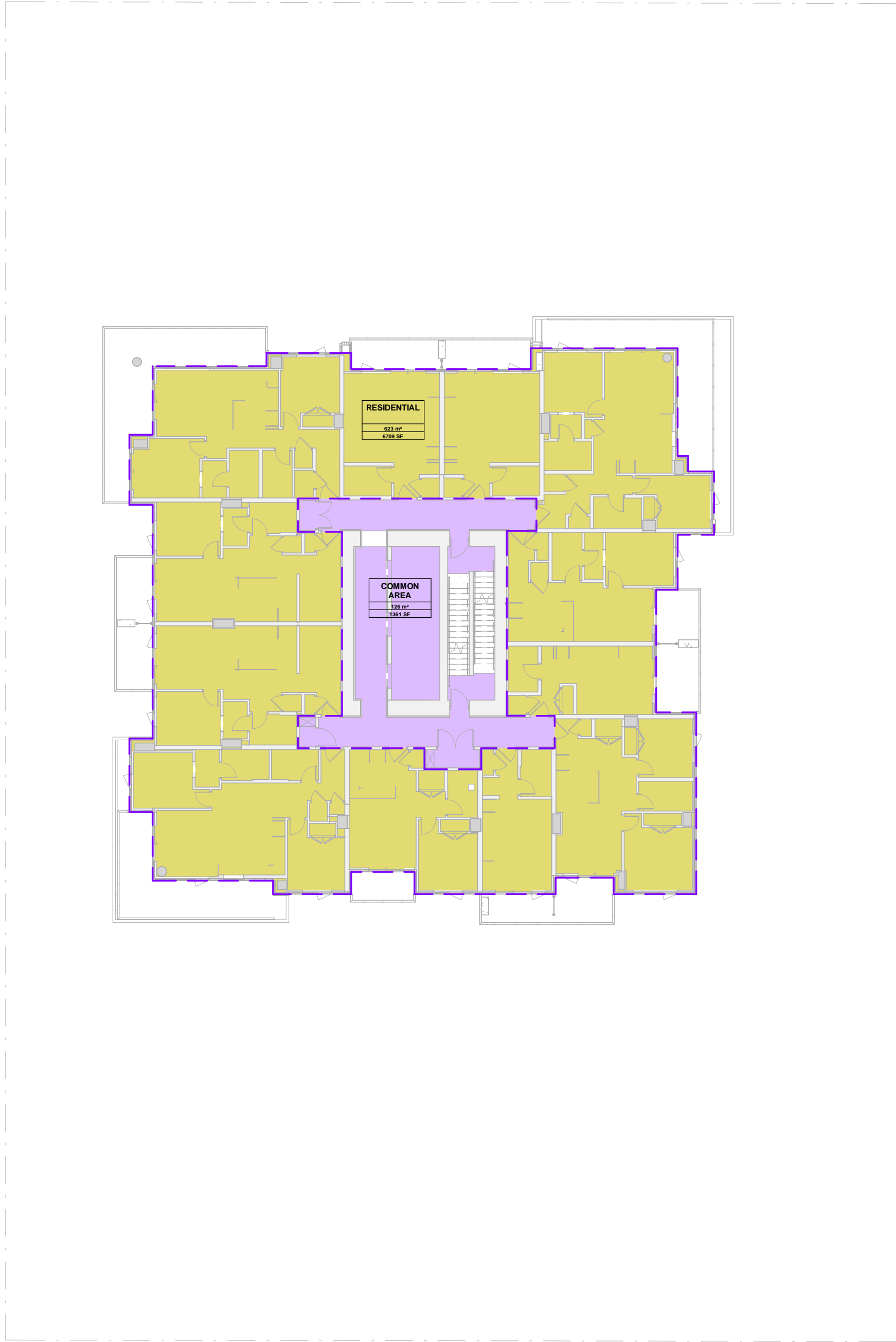
SHEET NUMBER

DP5.04

ISSUE

F

- AMENITY
- COMMERCIAL
- COMMON AREA
- PARKING & SERVICES
- RESIDENTIAL



1

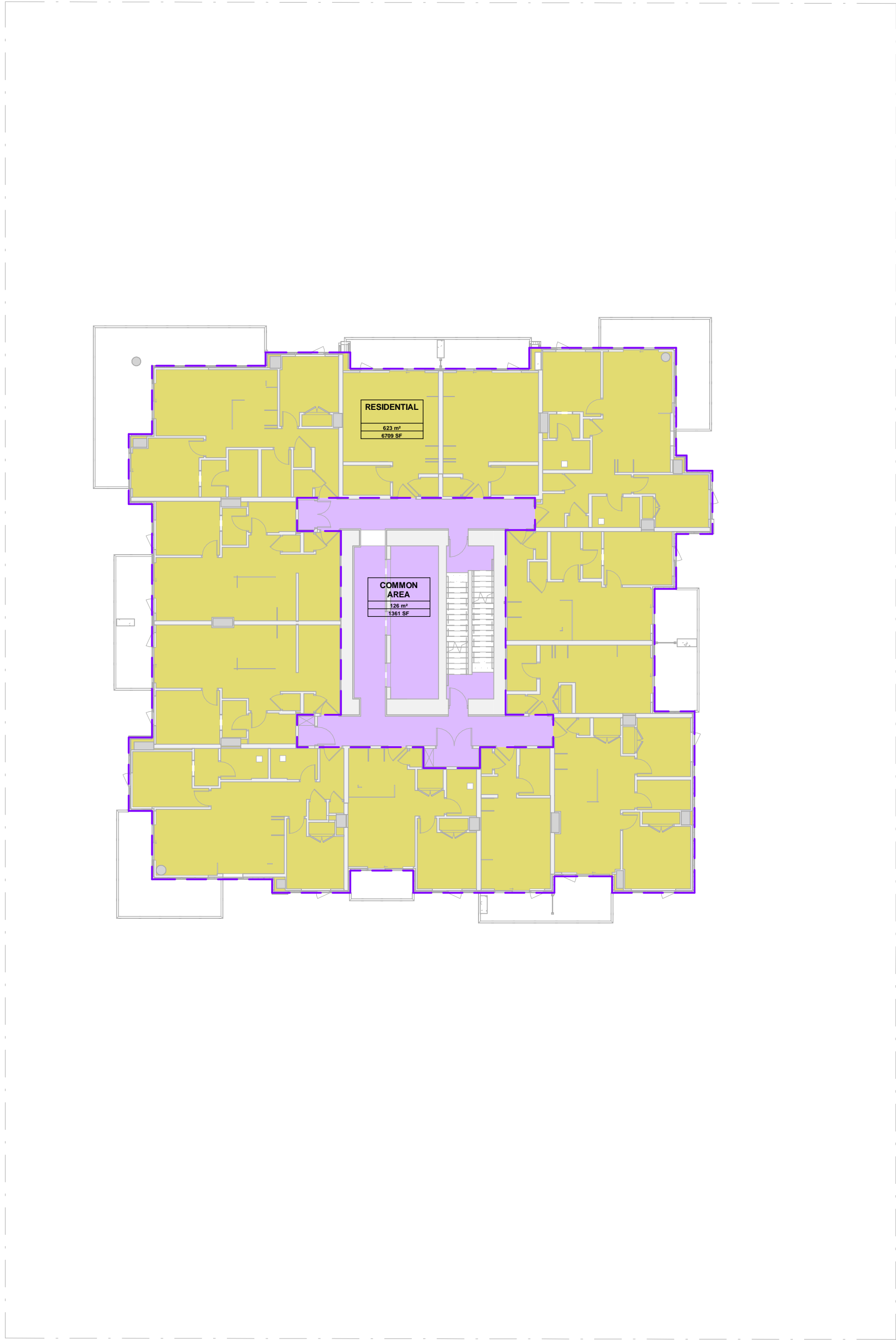
LEVEL 13-23 FAR/FSR PLAN

DP5.05

Scale: 1 : 200

FAR/FSR - LEVEL 13-24		
NAME	AREA	FAR
COMMON AREA	126.45 m²	NO
RESIDENTIAL	623.27 m²	YES
GFA	749.73 m²	

FAR/FSR - LEVEL 24-29		
NAME	AREA	FAR
COMMON AREA	126.45 m²	NO
RESIDENTIAL	623.27 m²	YES
GFA	749.73 m²	



2

LEVEL 24-29 FAR/FSR PLAN

DP5.05

Scale: 1 : 200

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SHEET TITLE

LEVEL 13-23 & 24-29 FAR
PLANS

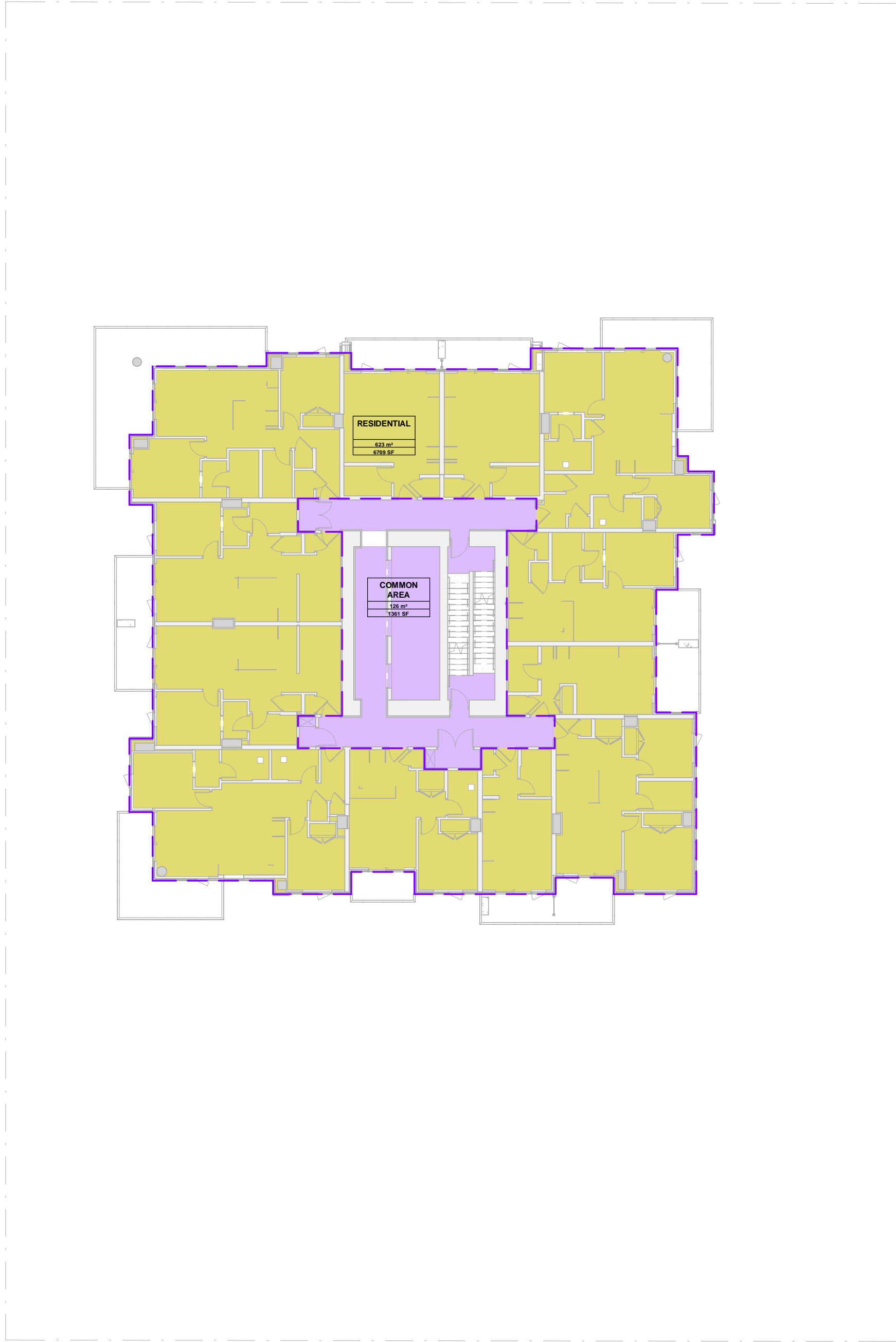
SHEET NUMBER

DP5.05

ISSUE

F

- AMENITY
- COMMERCIAL
- COMMON AREA
- PARKING & SERVICES
- RESIDENTIAL



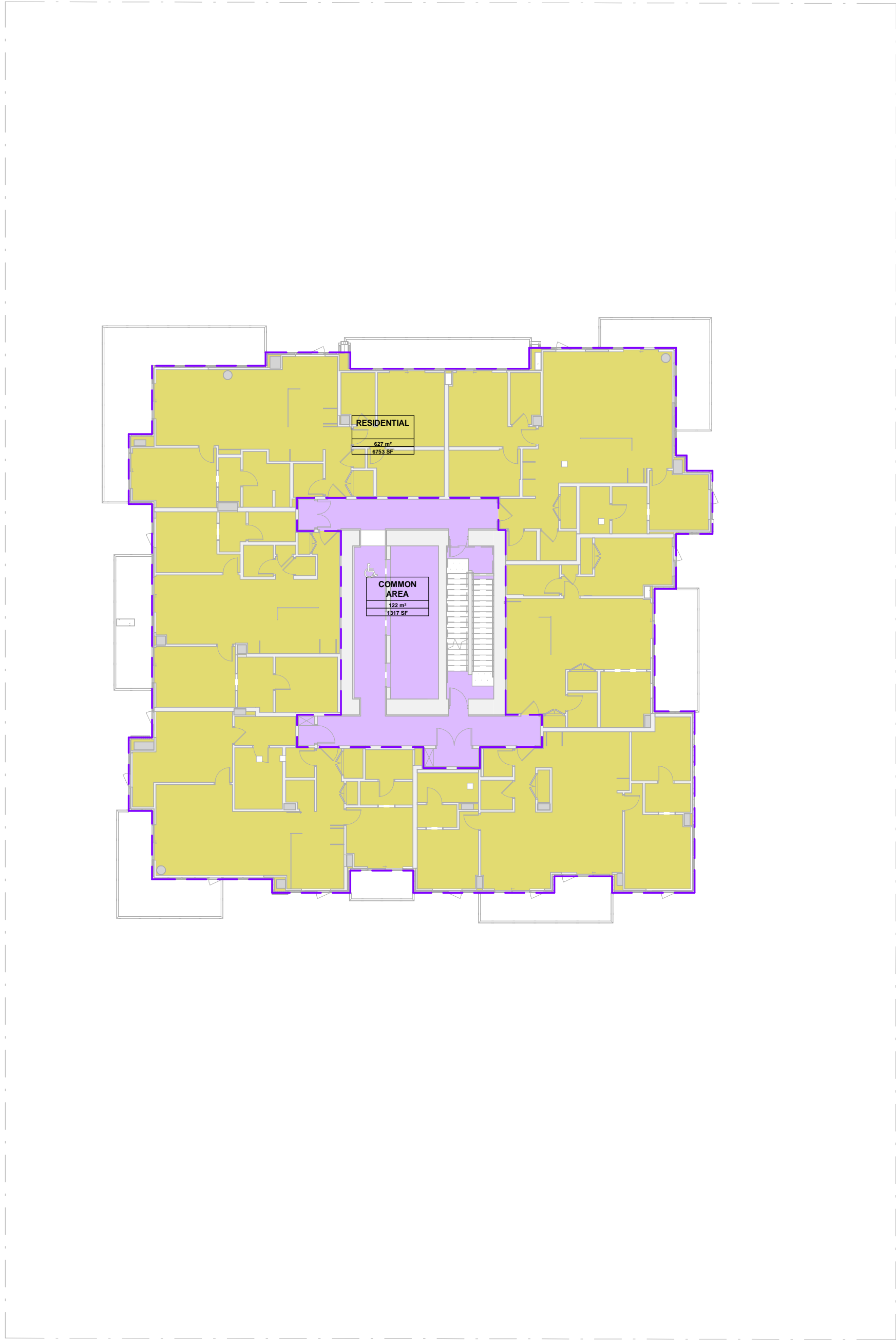
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LEVEL 30-34 FAR/FSR PLAN

DP5.06 / Scale: 1 : 200

FAR/FSR - LEVEL 30-34		
NAME	AREA	FAR
COMMON AREA	126.45 m²	NO
RESIDENTIAL	623.27 m²	YES
GFA	749.73 m²	

FAR/FSR - LEVEL 35		
NAME	AREA	FAR
COMMON AREA	122.34 m²	NO
RESIDENTIAL	627.39 m²	YES
GFA	749.73 m²	



2

LEVEL 35 - FAR/FSR PLAN

DP5.06 / Scale: 1 : 200

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PROJECT MGR:
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SHEET TITLE

LEVEL 30-34 & 35 PH FAR PLAN

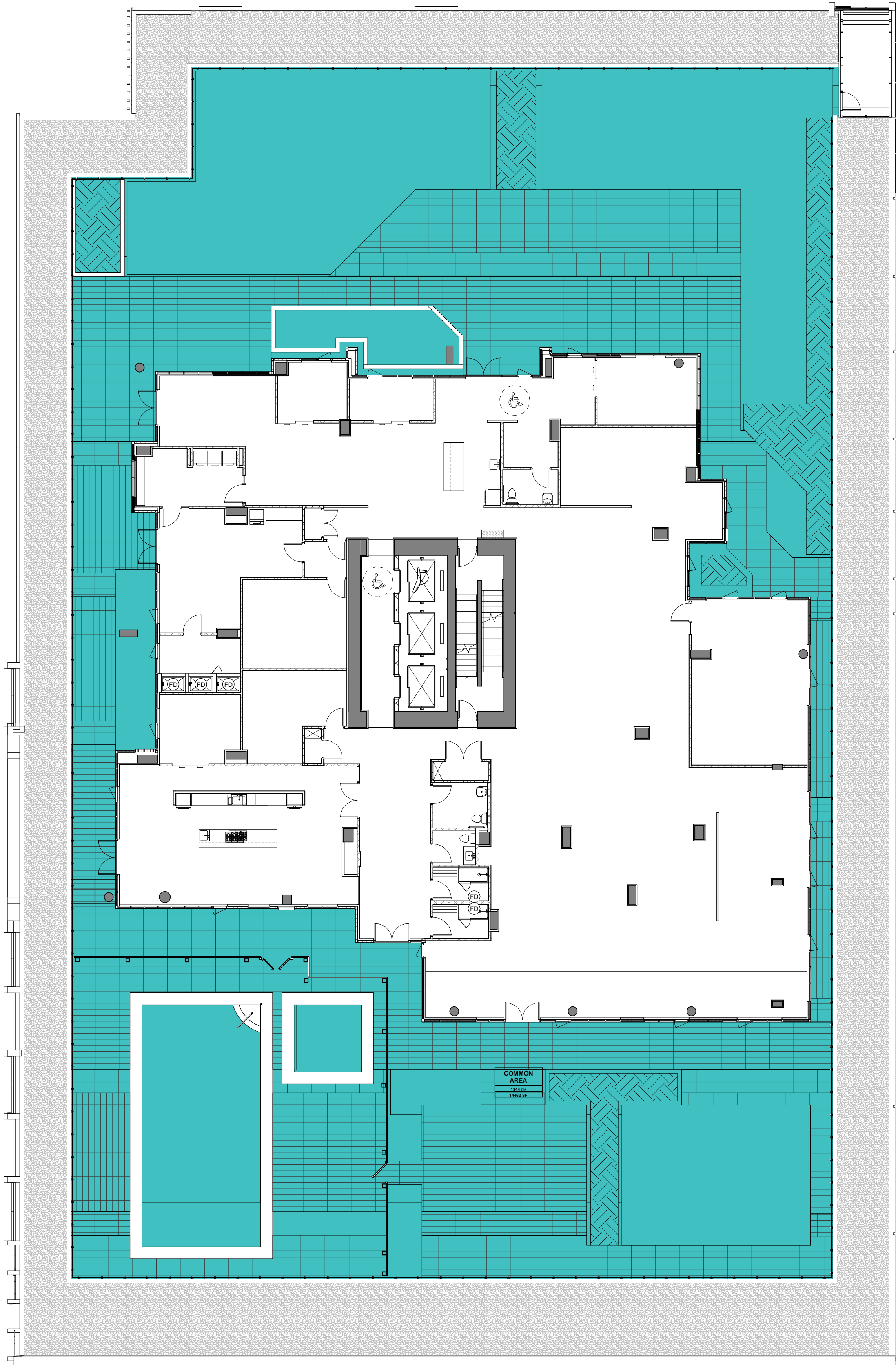
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DP5.06

ISSUE

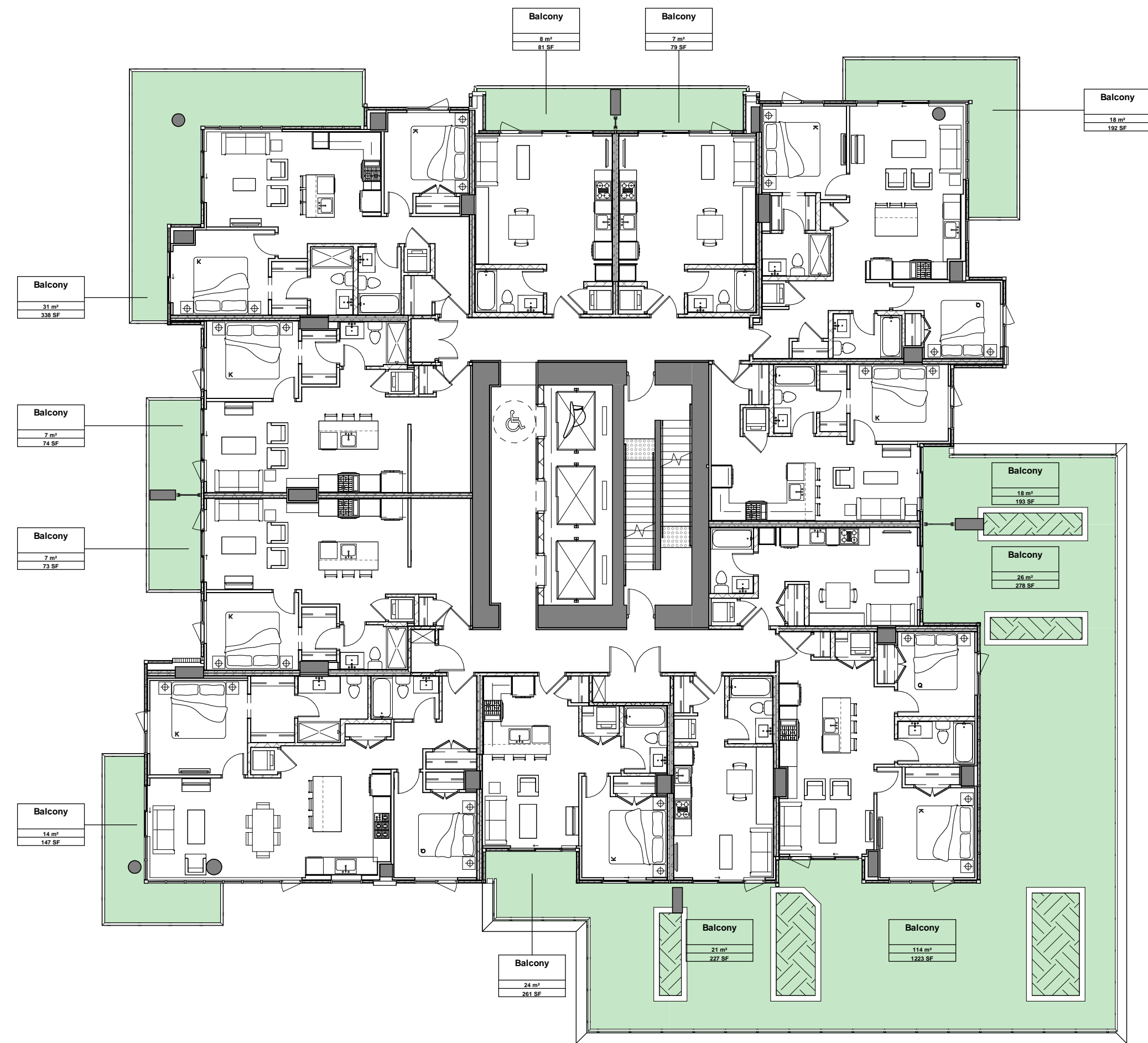
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- Balcony
- COMMON AREA
- Roof Terrace



1 LEVEL 06 - PRIVATE OPEN SPACE PLAN
DP6.01 Scale: 1 : 150

Private Open Space - Level 06			
Legend	Usage Type	Count	Area
	Private Amenity	1	14462 SF



2 LEVEL 07 - PRIVATE OPEN SPACE PLAN
DP6.01 Scale: 1 : 150

Private Open Space - Level 07			
Legend	Usage Type	Count	Area
	Balcony	12	3168 SF

Private Open Space - Level 07 Breakdown			
Legend	Usage Type	Count	Area
	Balcony	1	147 SF
	Balcony	1	261 SF
	Balcony	1	227 SF
	Balcony	1	1223 SF
	Balcony	1	278 SF
	Balcony	1	193 SF
	Balcony	1	192 SF

Private Open Space - Level 07 Breakdown			
Legend	Usage Type	Count	Area
	Balcony	1	79 SF
	Balcony	1	81 SF
	Balcony	1	338 SF
	Balcony	1	74 SF
	Balcony	1	73 SF

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LM

PROJECT MGR:
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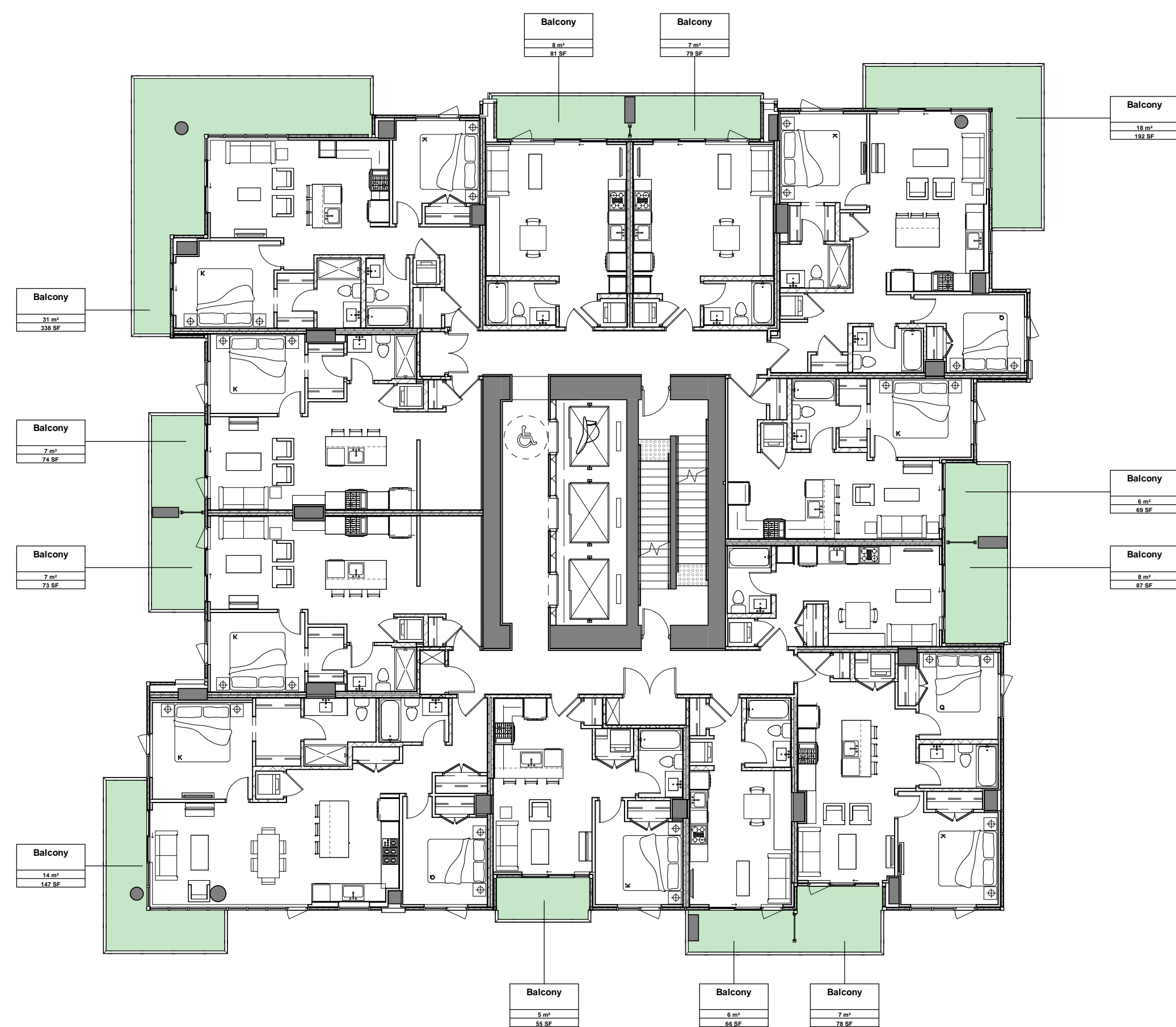
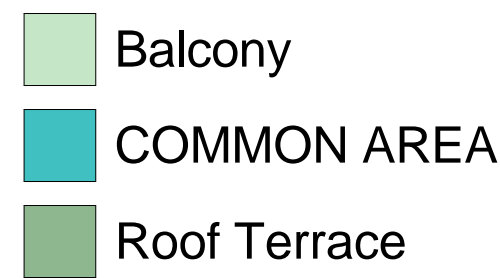
LEVEL 06 & 07 OPEN SPACE PLAN

SHEET NUMBER

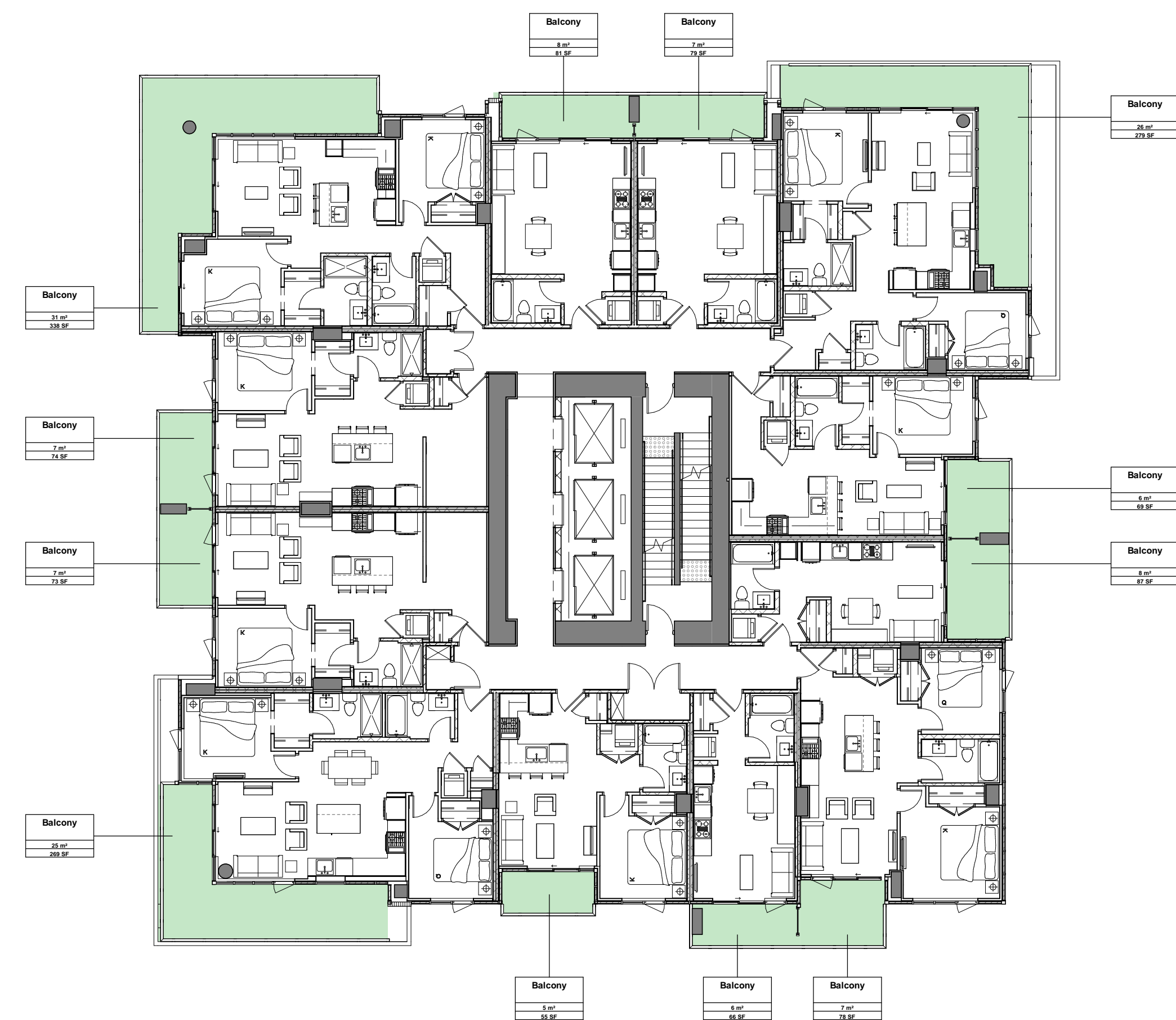
DP6.01

ISSUE


F













1 LEVEL 08-12 - PRIVATE OPEN SPACE PLAN
DP6.02 Scale: 1 : 150










2 LEVEL 13 PRIVATE OPEN SPACE PLAN
DP6.02 Scale: 1 : 150





Private Open Space - Level 08-12			
Legend	Usage Type	Count	Area
	Balcony	12	1340 SF

Private Open Space - Level 08-12 Breakdown			
Legend	Usage Type	Count	Area
	Balcony	1	147 SF
	Balcony	1	55 SF
	Balcony	1	66 SF
	Balcony	1	78 SF
	Balcony	1	87 SF
	Balcony	1	69 SF

Private Open Space - Level 08-12 Breakdown			
Legend	Usage Type	Count	Area
	Balcony	1	192 SF
	Balcony	1	79 SF
	Balcony	1	81 SF
	Balcony	1	338 SF
	Balcony	1	74 SF
	Balcony	1	73 SF

Private Open Space - Level 14-23			
Legend	Usage Type	Count	Area
	Balcony	12	1296 SF

Legend	Usage Type	Count	Area
	Balcony	1	260 SF
	Balcony	1	74 SF
	Balcony	1	73 SF
	Balcony	1	189 SF
	Balcony	1	55 SF
	Balcony	1	66 SF

Private Open Space - Level 14-23 Breakdown			
Legend	Usage Type	Count	Area
	Balcony	1	78 SF
	Balcony	1	87 SF
	Balcony	1	69 SF
	Balcony	1	183 SF
	Balcony	1	79 SF
	Balcony	1	81 SF

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SHEET TITLE

LEVEL 08-12 & 13 OPEN SPACE
PLAN

SHEET NUMBER

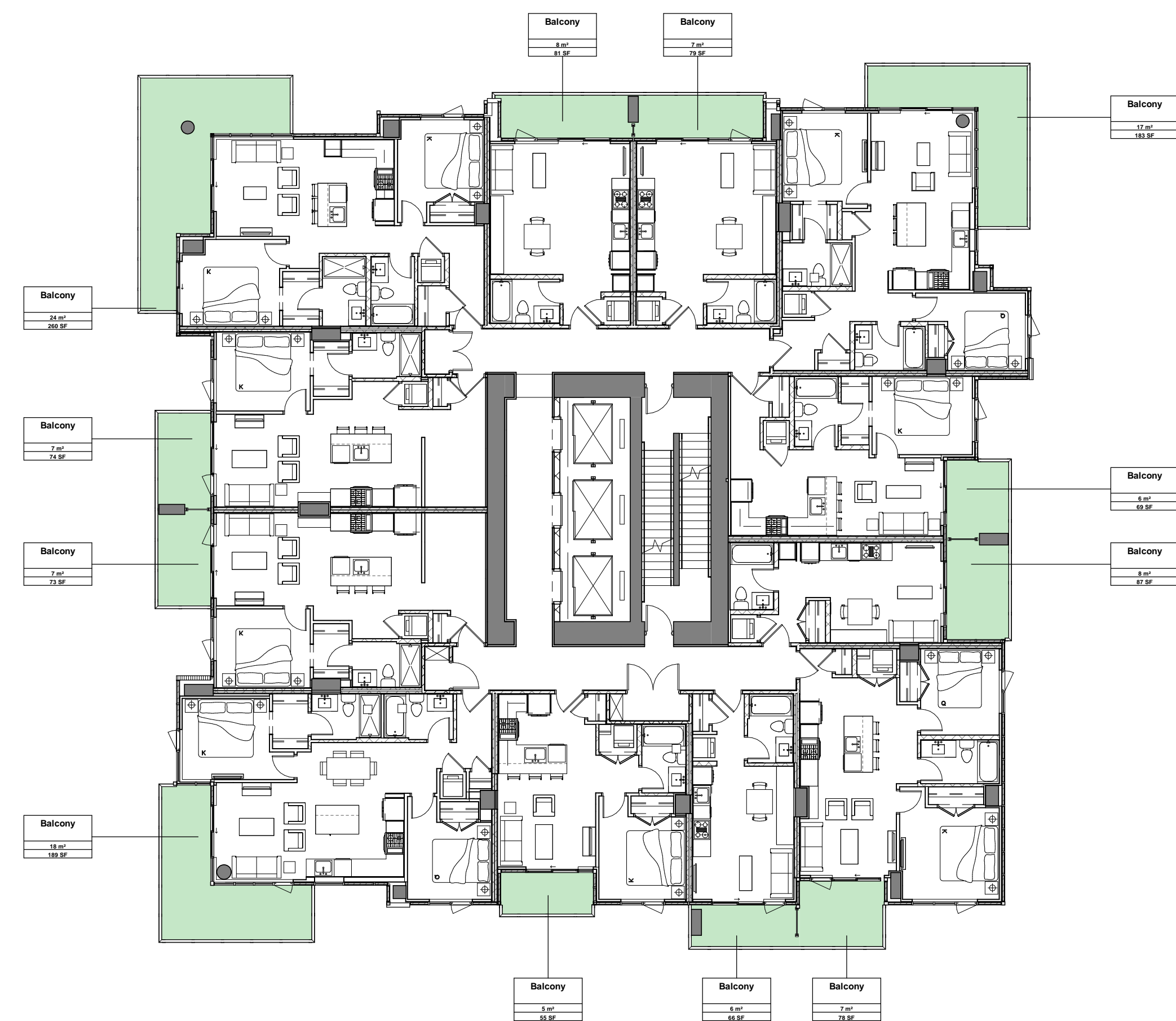
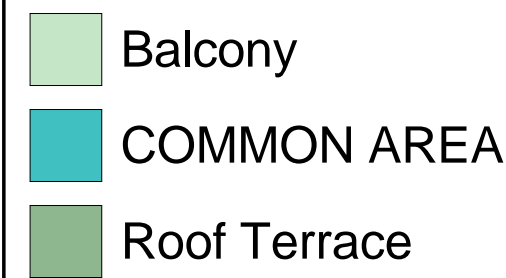
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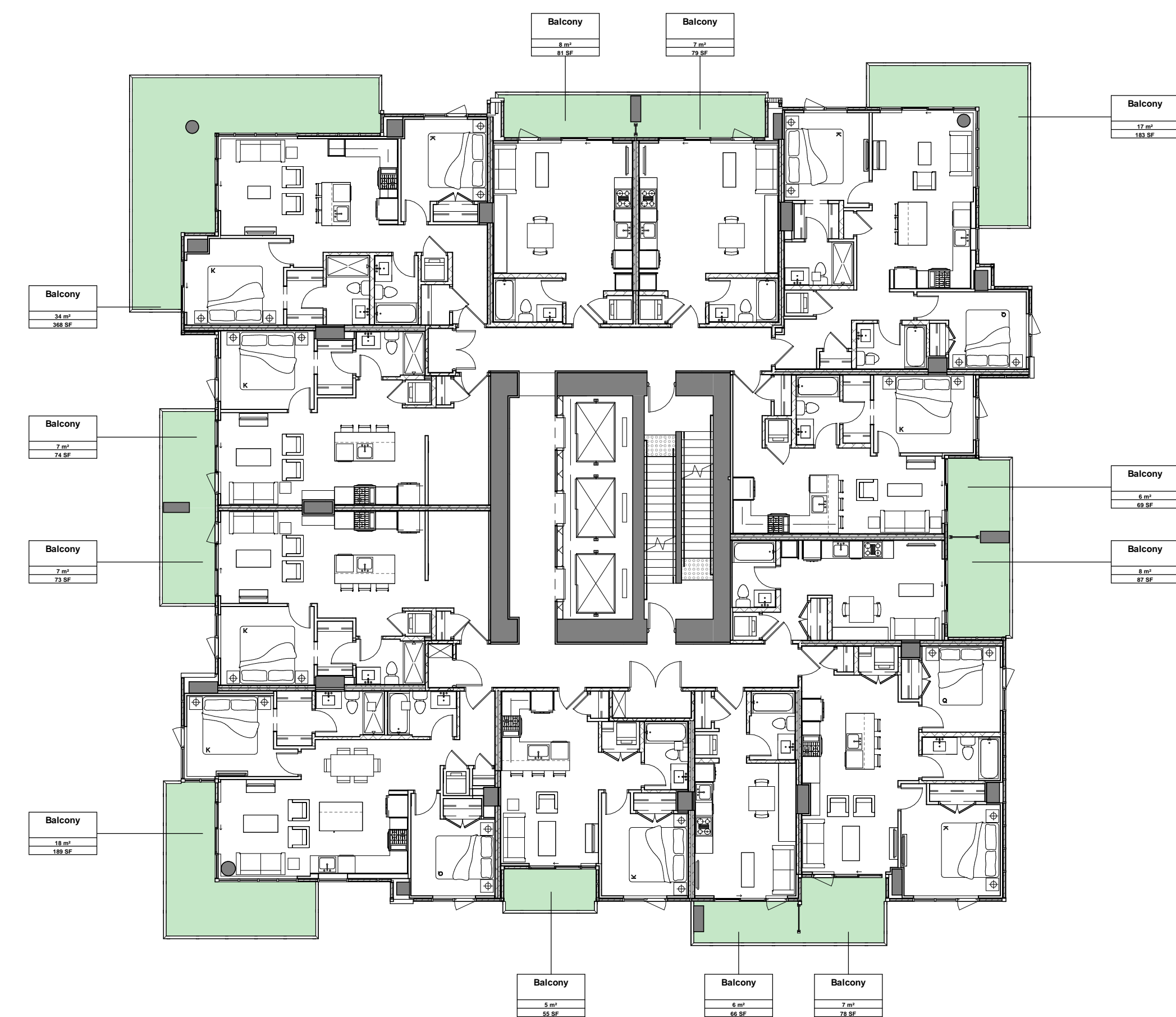
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SCALE CHECK















1 LEVEL 14-23 PRIVATE OPEN SPACE PLAN
DP6.03 Scale: 1 : 150









2 LEVEL 24-29 - Private Open Space
DP6.03 Scale: 1 : 150







Private Open Space - Level 14-23			
Legend	Usage Type	Count	Area
	Balcony	12	1296 SF

Legend	Usage Type	Count	Area
	Balcony	1	260 SF
	Balcony	1	74 SF
	Balcony	1	73 SF
	Balcony	1	189 SF
	Balcony	1	55 SF
	Balcony	1	66 SF

Legend	Usage Type	Count	Area
	Balcony	1	78 SF
	Balcony	1	87 SF
	Balcony	1	69 SF
	Balcony	1	183 SF
	Balcony	1	79 SF
	Balcony	1	81 SF

Private Open Space - Level 24-30			
Legend	Usage Type	Count	Area
	Balcony	12	1403 SF

Legend	Usage Type	Count	Area
	Balcony	1	368 SF
	Balcony	1	74 SF
	Balcony	1	73 SF
	Balcony	1	189 SF
	Balcony	1	55 SF
	Balcony	1	66 SF

Private Open Space - Level 24-30 Breakdown			
Legend	Usage Type	Count	Area
	Balcony	1	78 SF
	Balcony	1	87 SF
	Balcony	1	69 SF
	Balcony	1	183 SF
	Balcony	1	79 SF
	Balcony	1	81 SF

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SHEET TITLE
LEVEL 14-23 & 24-29 OPEN
SPACE PLAN

SHEET NUMBER

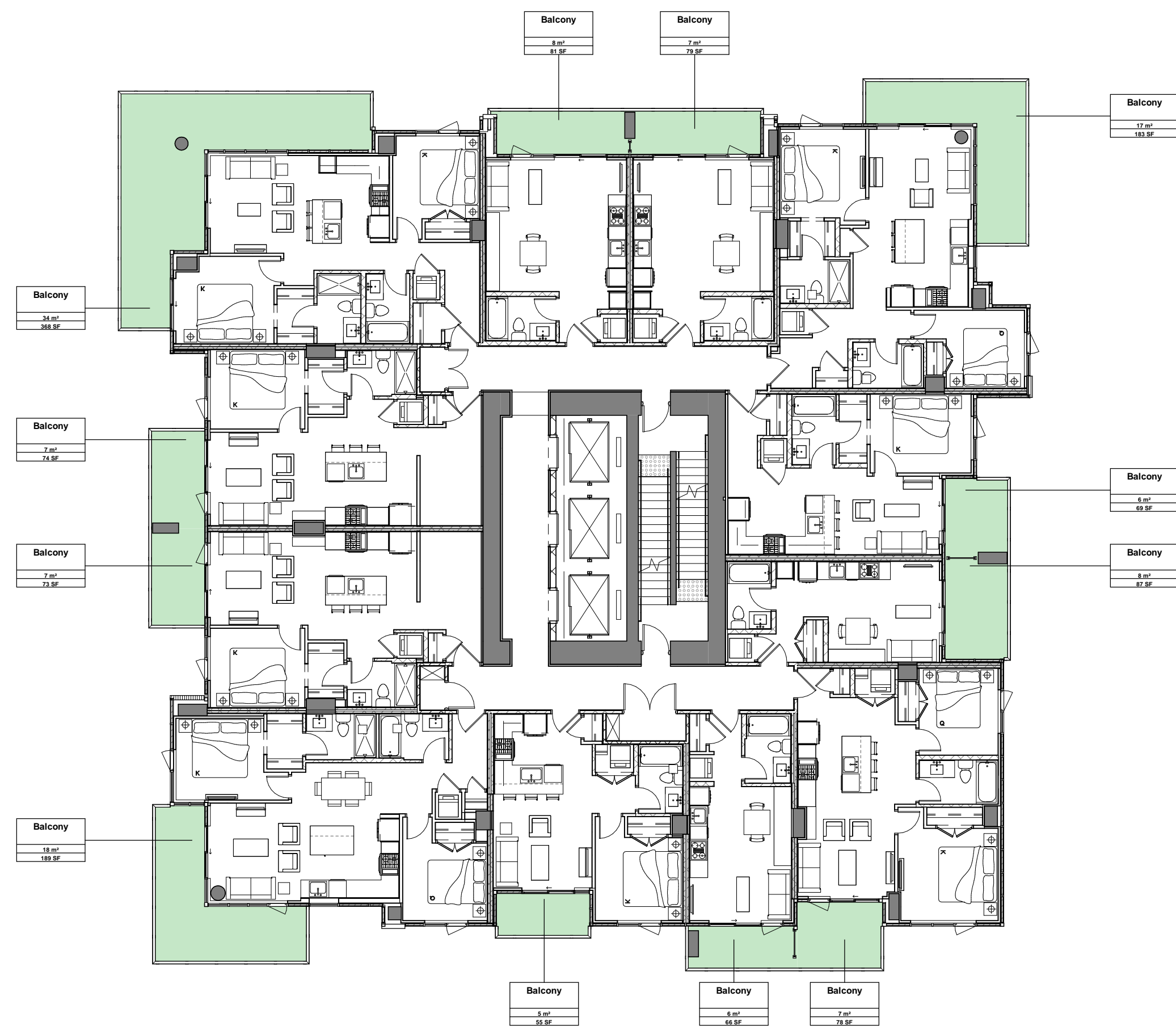
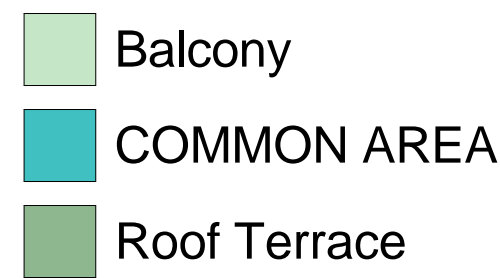
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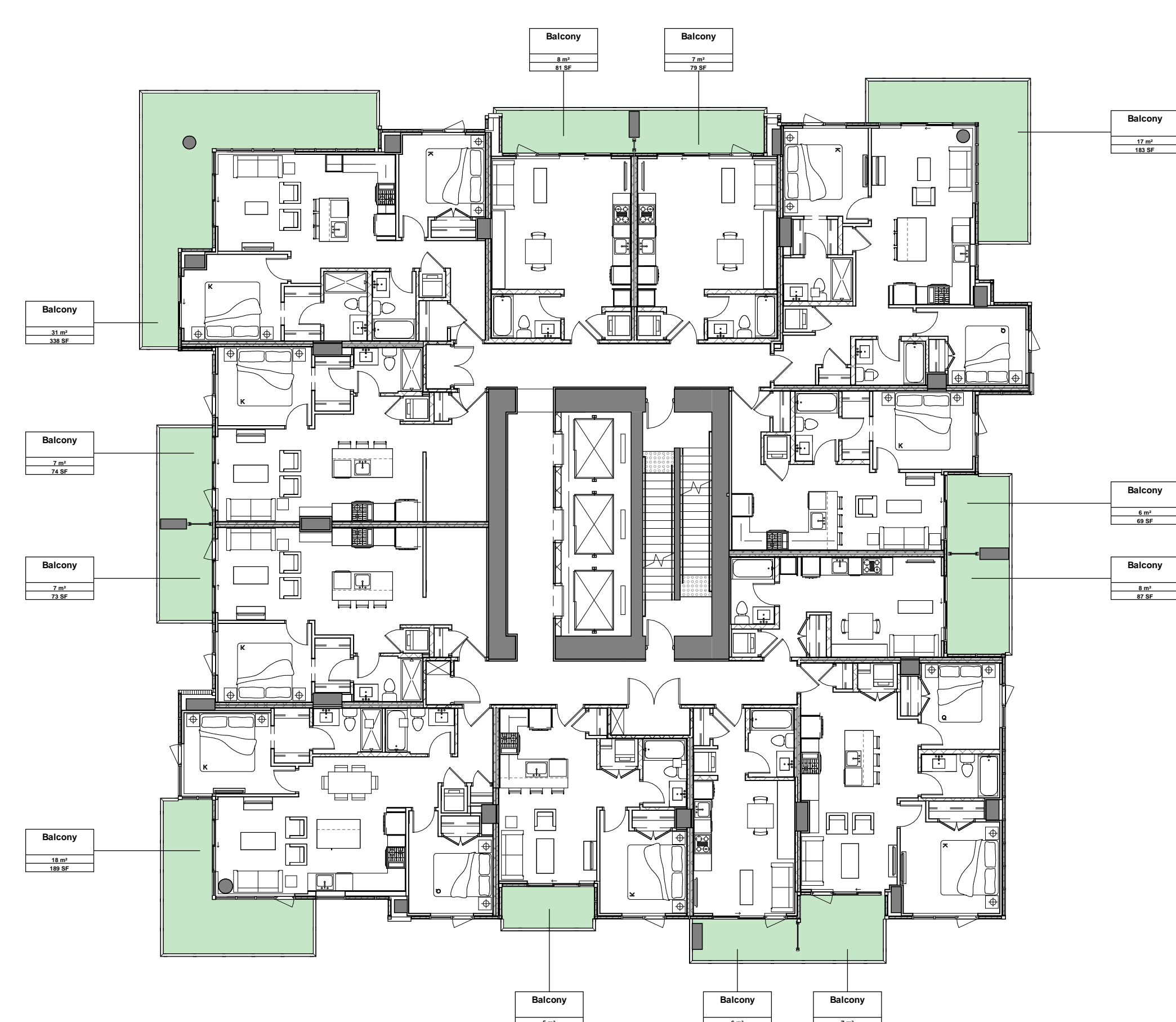


1 LEVEL 30 PRIVATE OPEN SPACE PLAN
DP6.04 Scale: 1 : 150


Private Open Space - Level 30			
Legend	Usage Type	Count	Area
	Balcony	12	1404 SF







Private Open Space - Level 30 Breakdown			
Legend	Usage Type	Count	Area
	Balcony	1	338 SF
	Balcony	1	74 SF
	Balcony	1	73 SF
	Balcony	1	189 SF
	Balcony	1	55 SF
	Balcony	1	66 SF







Private Open Space - Level 30 Breakdown			
Legend	Usage Type	Count	Area
	Balcony	1	78 SF
	Balcony	1	87 SF
	Balcony	1	69 SF
	Balcony	1	183 SF
	Balcony	1	79 SF
	Balcony	1	81 SF



2 LEVEL 30-34 PRIVATE OPEN SPACE PLAN
DP6.04 Scale: 1 : 150

Private Open Space - Level 31-34			
Legend	Usage Type	Count	Area
	Balcony	12	1373 SF

Legend	Usage Type	Count	Area
	Balcony	1	338 SF
	Balcony	1	74 SF
	Balcony	1	73 SF
	Balcony	1	189 SF
	Balcony	1	55 SF
	Balcony	1	66 SF

Legend	Usage Type	Count	Area
	Balcony	1	78 SF
	Balcony	1	87 SF
	Balcony	1	69 SF
	Balcony	1	183 SF
	Balcony	1	79 SF
	Balcony	1	81 SF

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PROJECT NO:

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PROJECT MGR:	TL
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SHEET TITLE

LEVEL 30 & 31-34 OPEN SPACE
PLAN

SHEET NUMBER

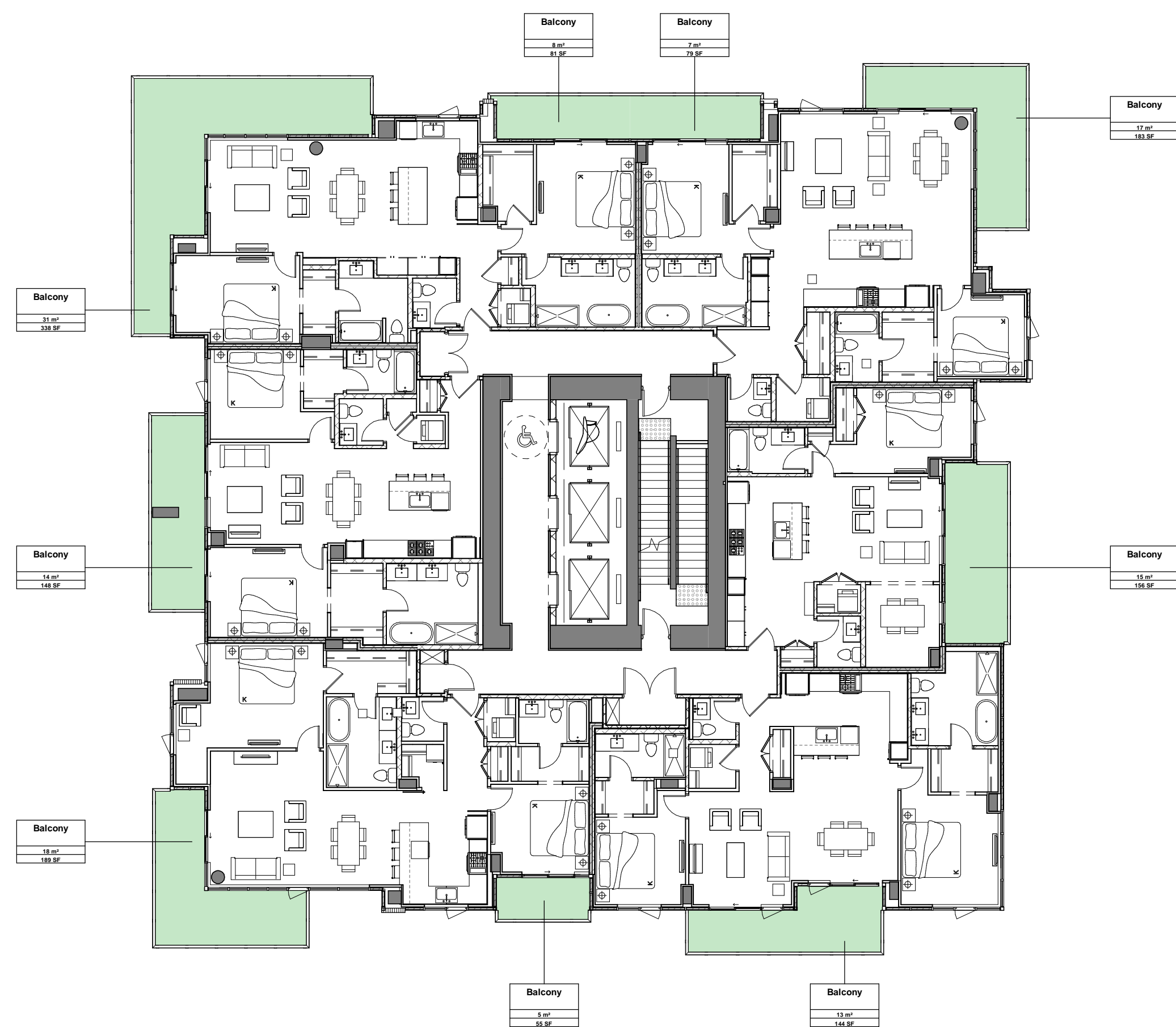
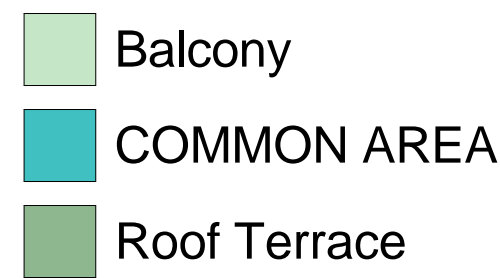
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1 LEVEL 35 - PRIVATE OPEN SPACE PLAN
DP6.05 Scale: 1 : 150

Private Open Space - Level 35			
Legend	Usage Type	Count	Area
	Balcony	9	1373 SF

Private Open Space - Level 35 Breakdown			
Legend	Usage Type	Count	Area
	Balcony	1	81 SF
	Balcony	1	79 SF
	Balcony	1	338 SF
	Balcony	1	148 SF
	Balcony	1	189 SF
	Balcony	1	55 SF

Private Open Space - Level 35 Breakdown			
Legend	Usage Type	Count	Area
	Balcony	1	144 SF
	Balcony	1	156 SF
	Balcony	1	183 SF

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Author

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LEVEL 35 OPEN SPACE PLAN

SHEET NUMBER

DP6.05

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