# 'MUSE' (350 DOYLE) DESIGN RATIONALE / EXECUTIVE SUMMARY

ISSUED AS SUPPLEMENTAL INFORMATION FOR REZONING Z21-0061 / DP21-0136 / DVP21-0137 - REVISION 2

2022-05-09



ARTIST RENDERING IMAGES ARE FOR VISUALIZATION ONLY AND MAY NOT DEPICT FINAL CONSTRUCTED RESULT.





### 'MUSE' (350 DOYLE)

### **DESIGN RATIONALE** / **EXECUTIVE SUMMARY**

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#### **APPLICATION OVERVIEW**

Zeidler Architecture, on behalf of Appelt Properties (formerly RISE Commercial Developments) and Wexford Developments, is pleased to make this revised Development Permit / Development Variance Permit application for the site located at 350 Doyle Avenue, located in the heart of the Kelowna Civic Precinct. This Rezoning/DP/DVP application is proposing rezoning from the current P1 Major Institutional zoning to C7r Central Business Commercial (Residential Rental Tenure Only).

This combined Rezoning/DP/DVP application was initially submitted June 01, 2021, and an updated revised application, providing more design detail, was submitted to City of Kelowna Planning September 12th, 2021. City Council held 1st Reading on October 18th, 2021, and subsequently 2nd and 3rd readings / public hearing were held on November 16th, 2021. Community and neighbourhood consultation requirements under Policy 367 have, to date, been completed. Additional neighbourhood consultation will be conducted prior to 4th reading and the DVP Public Hearing.

City of Kelowna Planning provided the Technical Review Summary on November 26, 2021.

#### ZONING

#### C7r Zone (Central Business Commercial - Residential Rental Tenure Only):

The architectural and urban design elements of MUSE (350 DOYLE) project will contribute to The City of Kelowna's overall vision for its downtown core and Civic Precinct. The proposed mixed-use program includes the 6,000 ft<sup>2</sup> Kelowna Arts Hub (cultural use), active commercial retail uses at grade, supported by commercial office space on the 2nd floor, and further supported by 259 rental residential units in the tower above. We believe that this mixed-use program will provide a vibrant and active urban development in Kelowna's growing urban

#### **Future Zoning**

#### (UC1r Downtown Urban Centre – Rental Only):

The draft Kelowna Zoning Bylaw has identified that the new zoning will be UC1r once officially approved and adopted. The purpose of this new zoning aligns with the current C7r zoning, in that "the purpose of this zone is to designate and to preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use buildings."











#### 3. PROJECT DESCRIPTION

The current development proposal for MUSE (350 DOYLE) includes a mixed-use program consisting of the following:

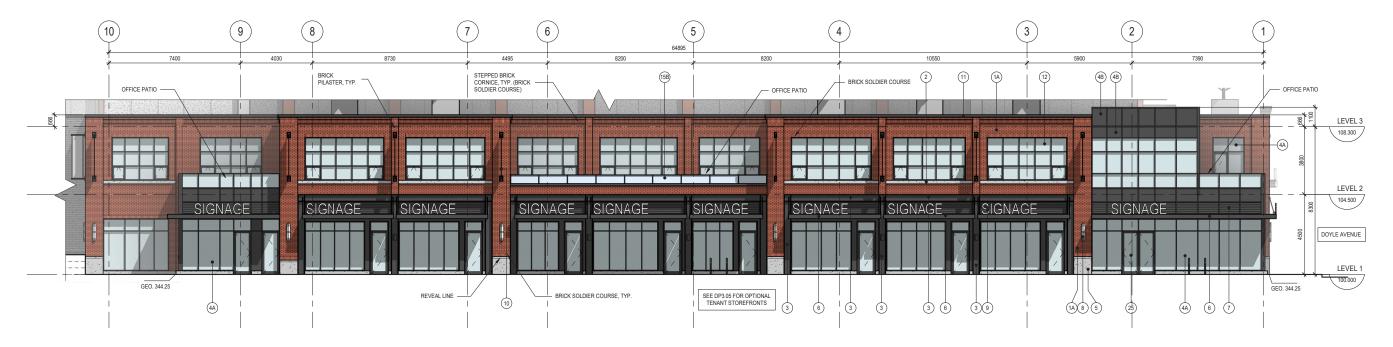
- 259 New Residential Rental Apartments, including:
- · 60 x 2-Bedroom Units
- · 99 x 1-Bedroom Units
- · 100 x Studio Units; and
- ± 1,303m<sup>2</sup> (14,025ft<sup>2</sup>) Commercial Office Space;
- ± 1,384m² (14,900ft²) Commercial Retail Space;
- 557m² (6,000ft²) Cultural Space for the Kelowna Arts Hub;
- Secure Bicycle Parking:
- · Providing additional stall requirements to meet bonus requirements;
  - · 305 secure long-term bicycle stalls provided total
- · Includes 'End-of-Trip' facilities; and
- Vehicular parking to meet bylaw requirements supporting the above noted program:
  - Five surface stalls in lane and 204 stalls in secure above grade parking.
- Total Gross Floor Area = 27,073m<sup>2</sup>
- Floor Area Ratio (F.A.R.) = 4.4 (allowable F.A.R. = 9.0)

The proposal includes one 20-storey tower atop a five-storey, two-tiered podium, including the above-ground parking required to support the program.

Strong urban edges will be created on the property, enhanced by the proposed lower twostorey podium. Doyle Avenue and the extension of the Kelowna Art Walk will be fronted by commercial retail uses at grade, creating a vibrant, active urban condition. These at-grade commercial retail spaces will be targeting active tenancies that may include restaurants, cafés, wine-bars, and other uses that will provide an urban vitality to Doyle Avenue and the Art Walk. Located on the second floor of the podium, commercial office space looks out to the active Kelowna Art Walk and Doyle Avenue. This lower podium is designed to evoke feelings of a historic Kelowna context, achieved through strong architectural detailing, including but not limited to historic tumbled red brick, extensive masonry details (soldier courses, cornices, sills, pilasters and pilaster bases), gridded 'warehouse-feel' windows and trellised canopies, with c-channel and tie-back detailing. These well-planned details enhance the human-scale of the lower podium while honouring Kelowna's historic built form and materials that contribute to the downtown core's character and charm. Commercial retail tenants will have several storefront options that allow flexibility for patio use and open-air dining opportunities, connecting the street with the building. All glazing at grade will be clear to allow for transparency into these spaces to further enhance the connection to the public realm and create a varied and diverse street experience along the length of the Art Walk. Podium design and detailing carries around the southeast corner of Doyle Avenue, down the south end of the lane to maintain the design continuity across from the Kelowna Innovation Centre. This podium design provides an attractive and welcoming human-scale to Doyle Avenue and the Kelowna Art Walk extension.

The proposed  $557m^2$  (6,000 ft²) Kelowna Arts Hub space is located at the north end of the property adjacent to the Kelowna Art Walk Civic Plaza further enhancing the cultural use of this area. As a result of further dialogue with the City of Kelowna, the footprint of the Kelowna Arts Hub has been enlarged by  $\pm 140m^2$  ( $\pm 1,500$  ft²) to  $557m^2$  (6,000 ft²) on one level. This larger 2-storey volume will provide more opportunity and flexibility for the potential program and fit-out of the Kelowna Arts Hub.

At-grade primary access is proposed off Smith Avenue, near the existing Kelowna Library Plaza Parkade. We are proposing a potential 'Art Wall' on the northwest façade of the Kelowna Arts Hub (facing the Art Walk Plaza), that could engage local artists in creating murals or installations. The Kelowna Arts Hub has a distinct exterior design from the rest of the podium, distinguishing the space as unique.



PROPOSED WEST PODIUM ELEVATION (FACING KELOWNA ART WALK EXTENSION)







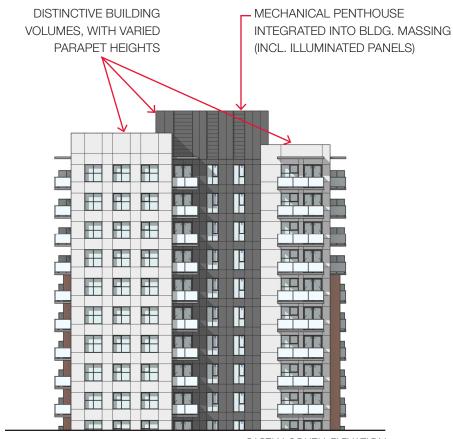


The second tier of the podium (levels 3 – 5) provides the screened vehicular parking for the development. Vehicular parking meets bylaw requirements to not put any undue strain on street parking in the surrounding area. Based on discussions with City of Kelowna Planning, it was suggested that the above grade parking maximize the setback distance from Doyle Avenue and the proposed Art Walk extension and give these two boundaries priority over the lane setback. To further reduce the building's massing, the roof of the top parking level (level 6 resident amenity rooftop) is pulled back further than the level below. The proposed above ground parking is screened with perforated metal panels, and framed by solid pilasters that align with the brick pilasters of the lower podium, creating a bridging element to unify the lower podium design and upper residential tower. Finally, trees in planters are proposed on the second floor roof setback of the lower podium area along Doyle Avenue and the Art Walk extension, providing additional landscape softness and visual interest to the podium.

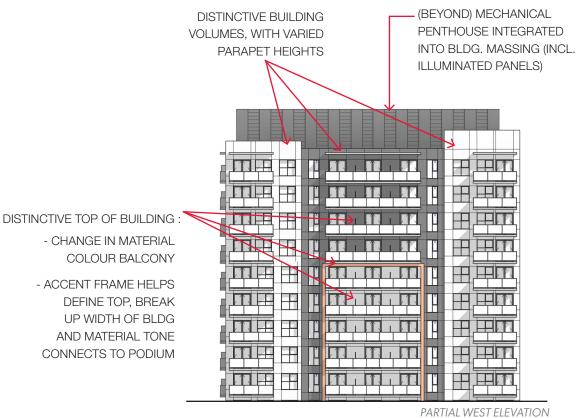
The residential component of the development is a 20-storey tower above the five-storey podium. In response to neighbourhood feedback, and conversations with City of Kelowna Planning, the tower is located at the north of the site to help preserve important view corridors to Lake Okanagan from adjacent properties. The residential units are organized (within the 750m² floor plate) to maximize views to the lake, mountains and surrounding city. Amenity features for residents include private balconies, common indoor and outdoor rooftop amenity at the sixth floor, along with additional programmed indoor amenity on the ground floor. The design of the tower features elements to visually break-up the massing and create distinctive components that result in thin vertical proportions. Varied parapet heights, changes in material colour, and an illuminated and integrated mechanical penthouse provide a distinct visual top to the tower.

Secure bicycle parking is provided in excess of bylaw requirements for both residents and commercial retail and office employees to encourage alternative, active and sustainable transportation modes. The secure bicycle parking is conveniently located in a basement level below the Kelowna Arts Hub, with easy access both from inside the building and from the lane. Also included are 'End-of-Trip' facilities, and bike repair and wash stations, creating further ease for those using bicycles.

Parkade access, loading, waste and recycling, and service and utility access all occur from the existing lane, aligning with the Kelowna OCP guidelines. Also included along the lane are



PARTIAL SOUTH ELEVATION (TOP OF TOWER)



five visitor parking stalls. MH TOWER (RESIDENTIAL UNITS) ▗▗▗▗▗▗<mark>▗▗</mark>▗▗<mark>▗▗▗▄</mark>▗▗ HHM HHM **KELOWNA** ARTS HUB **UPPER PODIUM** (PARKING) 

HIM

WEST BUILDING ELEVATION

Appelt properties

zeidler **DESIGN**WORKSHOP



LOWER PODIUM

(RETAIL + OFFICE)

(TOP OF TOWER)

#### **KELOWNA ART WALK EXTENSION**

The vision of the Kelowna Art Walk extension is to create a world-class flexible and active public space that provides year-round opportunities for a variety of events, supporting the local arts community. In addition, the Art Walk extension will provide Kelowna with its first pedestrian-oriented retail experience. To achieve this exciting vision for the Kelowna Art Walk extension, international design firm Design Workshop are engaged as the Landscape Architect designer. Design Workshop has a history of creating world-class public spaces of different scales, around the world. As such, they have the experience and knowledge to support the development of an iconic landmark for the Civic Precinct and Kelowna community.

The Art Walk extension between MUSE (350 DOYLE) and the Kelowna Performing Arts Complex has the potential to become Kelowna's next premier public space. We have an opportunity to build onto the dynamism of Kelowna's incredible summers while simultaneously extending downtown's seasonal use and functionality to create a memorable place loved by locals and visitors alike. The design approach to the extension is focused on people, acknowledging how great public space begins with an understanding of what will encourage lingering, socialization and ultimately the feeling of a comfortable urban environment. This is achieved by designing for the human scale and experience by composing spaces that encourage visitors to find prospect, refuge, and moments to gather. Building on the city's previous planning efforts for the space, the proposed design for the Art Walk is comprised of two main components: the promenade and the plaza.

#### Promenade

The 'walk' portion of the Art Walk extension creates an intimate atmosphere between the KPAC and MUSE (350 DOYLE). The promenade takes full advantage of the ground floor retail, dining and entertainment offerings that MUSE (350 DOYLE) will house. Along this building's edge is an active corridor for circulation along these storefront as well as a flexible zone which accommodates outdoor dining. An amenity zone adjacent to this flex zone hosts furnishings, light poles, seating, bicycle racks and trees commonly seen along urban street edges. This amenity zone also features urban trees providing sufficient soil volume these trees will need to thrive. A 4m walkway makes a north / south connection to the existing Art Walk, large enough to hold the throngs of people who will move through the space in the events season, yet intimate enough to feel comfortable for everyday use. This walk is bound between the amenity zone elements and seat walls that delineate native and adapted shrub planting areas along the edge of the KPAC. This simple design move directs pedestrian traffic to social eddies along the way, including a potential sea can village accommodating artist studios near the south entrance and the expanded paving with overhead festoon lighting that will act as a "marquee" and accommodate patrons cued for the Black Box theatre.





#### Plaza

The plaza is an expansive and multifunctional area at the nexus of Smith Avenue and the existing Art Walk. At the intersection of these two axes, a future art installation is contemplated, acting as both a beacon to attract people into the space providing shade for the plaza throughout summer months. Special attention has been paid to define edges that visually enclose the space, using the grade change at Smith Avenue to create a grand stair and tiered amphitheatre seating to hold the east edge of the plaza. While the KPAC is being planned and funded, potential sea cans housing artist studios could hold the western edge and shield cars and back-of-house operations from the plaza. The plaza is built for a flexible program, providing space for large gatherings, summer concerts, farmers markets, etc. When programmed events aren't happening, an informal playscape inspired by the natural beauty of the Okanagan creates a spectacle for young families in the region.

In sum, the promenade and plaza of the Art Walk collectively create a series of spaces that encourage a variety of experiences that will both enhance the existing art walk and bolster the growing need for functional, open space options throughout downtown Kelowna.

INSPIRATION PRECEDENT IMAGE



ART WALK EXTENSION -ARTIST RENDERING ONLY















#### 4. COMMUNITY BENEFIT

MUSE (350 DOYLE) will become a vibrant urban addition to Kelowna's developing downtown core and civic precinct. The mixed-use program, urban density, and thoughtful attention to the urban realm will help create a unique destination in the heart of Kelowna. This proposed development will provide numerous public benefits to Kelowna, which include:

#### Mixed-Use Program:

- · Promotes 24/7 use of both the building and the site
  - · creates an active urban location to live, work, create and play.
  - · additional 'eyes-on-the-street' CPTED principal benefit

#### · Residential:

Added Urban Density - additional 259 residential rental units to help with Kelowna's growing housing needs

#### · Commercial Retail + Commercial Office:

- Employment beyond the jobs created through the design and construction of this development, the commercial retail and commercial office spaces proposed will provide local employment opportunities.
- Active Streets the commercial retail spaces have been proposed along Doyle
   Avenue and the pedestrian oriented Kelowna Art Walk extension, to help create
   dynamic streets, fronted with active retail uses (targeting food + beverage use)

#### Cultural:

• The Kelowna Creative Art Hub provides on-site space for the local Kelowna arts community to create and share with the larger community.

#### • Kelowna Art Walk Extension and Civic Plaza:

- · Provides additional urban public open space for Kelowna's growing downtown
  - pedestrian oriented design promotes walkability within Kelowna's downtown
- · Provides additional urban public space for artists to engage and present their work
- · Will create a distinct urban destination in Kelowna
- · Designed with flexibility in mind:
  - · to accommodate various scales of events
  - to accommodate various types of events (dynamic performances, static installations, festivals, etc.)
  - · designed to promote year-round use and extend the downtown's seasonal use
  - design integrated with building design to promote engagement along the Art Walk
- Hardscaping balanced with shrub planters and trees to create a flexible but welcoming place.



#### 2040 OFFICIAL COMMUNITY PLAN

In January of 2022, the City of Kelowna adopted the 2040 Official Community Plan (OCP). The intent of the 2040 OCP is to provide a statement of objectives and policies to guide planning for the growth scenario for 2040, including a projection of approximately 45,000 additional residents in the next two decades. One of the pillars of the 2040 OCP is to focus investment on Urban Centres, creating vibrant hubs of activity by providing more jobs, housing, transportation options, parks, and other amenities in and around Urban Centres.

The proposed MUSE mixed-use development (350 DOYLE) supports this growth plan in numerous ways, but not limited to:

- Housing: adding 259 residential purpose-built rental units to the heart of Kelowna's downtown urban core;
- Jobs: adding jobs through commercial retail and office program components;
- Parks + Amenities: the inclusion of the Kelowna Arts Hub and the extension to the Kelowna Art Walk (including a new public plaza) to create a vibrant outdoor public space, and provide a unique public amenity for Kelowna;
- Transportation Options: vehicular parking meets bylaw requirements, bicycle parking is maximized, and the central urban location provides an excellent walkability/transit/bicycle score:







#### 6. FORM + CHARACTER GUIDELINES

The 'Design Foundations for General Residential and Mixed-Use' laid out in the 2040 OCP were key guiding factors in developing the design of MUSE (350 DOYLE), which include:

- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Facilitate Active Mobility
- Use Place-making to Strengthen Neighbourhood Identity
- Strive for Design Excellence

Furthermore, the 2040 OCP 'Design Guidelines for High Rise Residential & Mixed Use' have been incorporated into the design of MUSE (350 DOYLE), and include:

- Minimum 4.5m first floor height
- Activate the street(s) with transparent frontages and commercial & retail accessible from the street(s)
- Provide access to parking and loading via laneways
- Site podiums to frame and activate the street(s)
- Design buildings to balance a cohesive architectural look with a distinctly articulated podium, tower, and top.
- Break up podium mass by providing simple vertical and horizontal articulations of façades, including using colour & texture.
- Provide opportunities for mid-block connections, corner plazas and other open spaces to increase pedestrian connectivity throughout the city

#### 7. SUSTAINABILITY

MUSE (350 DOYLE) is proposed to be LEED v4 for Building Design and Construction: New Construction Certified. Beyond this sustainability certification, the existing site is a brown-field location, centrally located in an Urban Centre allowing for alternative transportation options and supports increased urban density thus reducing impacts on urban sprawl.













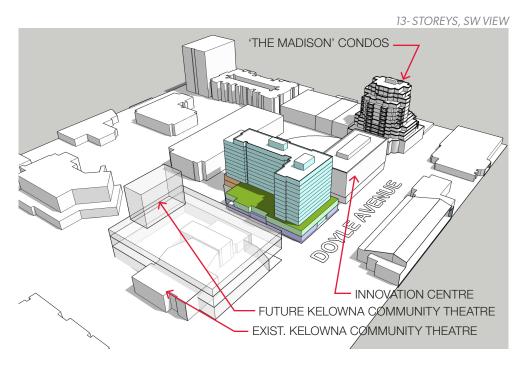
#### 8. REVISED BUILDING MASSING

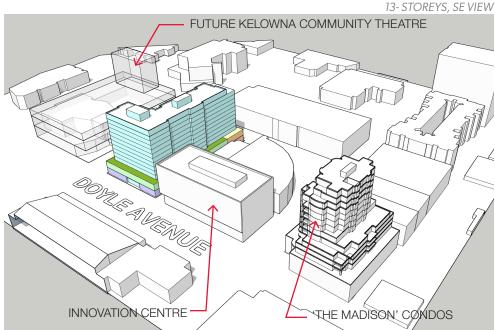
Extensive public engagement was conducted through the design process for MUSE (350 DOYLE). We reached out to immediate neighbours, the greater community and the art community. Since submitting the 350 DOYLE Rezoning/DP/DVP Rev.1 application on 2021-09-12 and completing the first round of consultation, we have also continued to work closely with The City of Kelowna to better understand the needs and desires that were raised by various stakeholders through this process. This additional work has led the design team to present this redesign application.

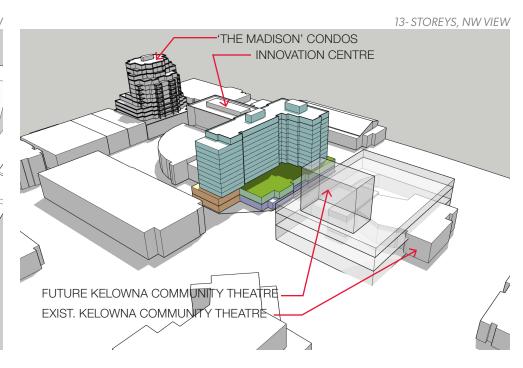
Although the previous 13-storey mid-rise building form was generally well-received, concerns were also expressed about the impact of the building form on the ground level public spaces and on neighbouring properties where shadowing and viewscapes were also impacted. Working with guidance from The City, we have replaced the original form with a taller, more slender and vertical tower design. The slimmer and more elegant building form, which also steps back from Doyle Avenue and the Art Walk at the 3rd and 6th floors, creates a greater sense of openness for both Doyle Avenue and the proposed Kelowna Art Walk extension.

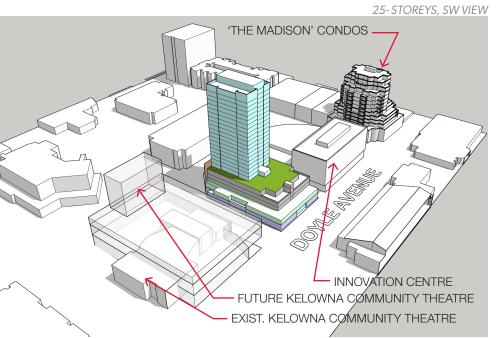
The slimmer tower design also preserves existing view corridors from the east towards Lake Okanagan for the Kelowna Innovation Centre and 'The Madison' condominiums (located at Ellis St. and Doyle Ave.).

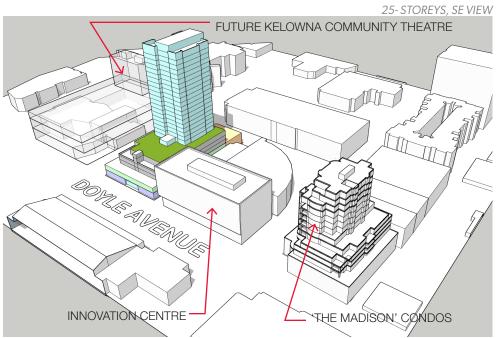
Although a mid-rise building form is more efficiently operated for rental residential applications (better building efficiency, lower cost) than a tower configuration, however the taller slimmer tower design is reflective of a more modern urban design approach, an important consideration in planning for Kelowna's downtown.

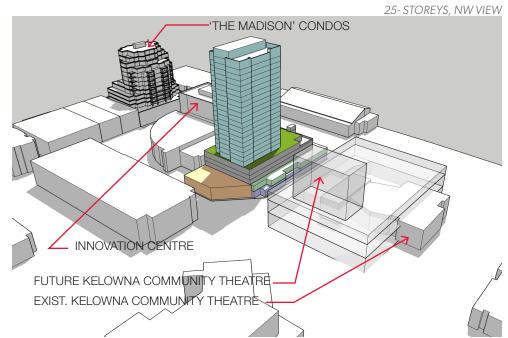












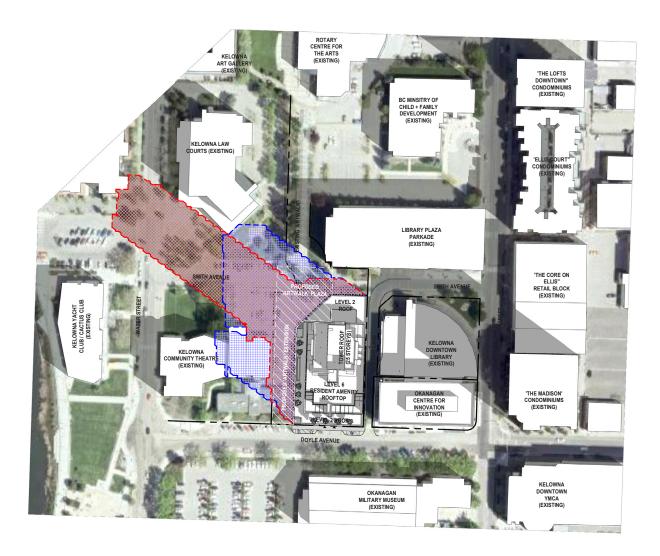


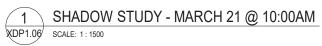


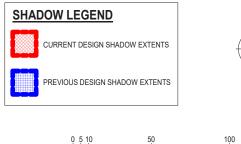


#### 9. REVISED BUILDING MASSING – SHADOW STUDY COMPARISON

The revised tower design scheme also has shadowing advantages over the previous mid-rise design. While the taller tower design projects a longer shadow than the mid-rise design, it is a more slender shadow that moves across the area faster, thus providing more sunlight to the Art Walk and adjacent public and private areas, and a warmer, more welcoming ground experience. See Shadow Study Comparisons below.

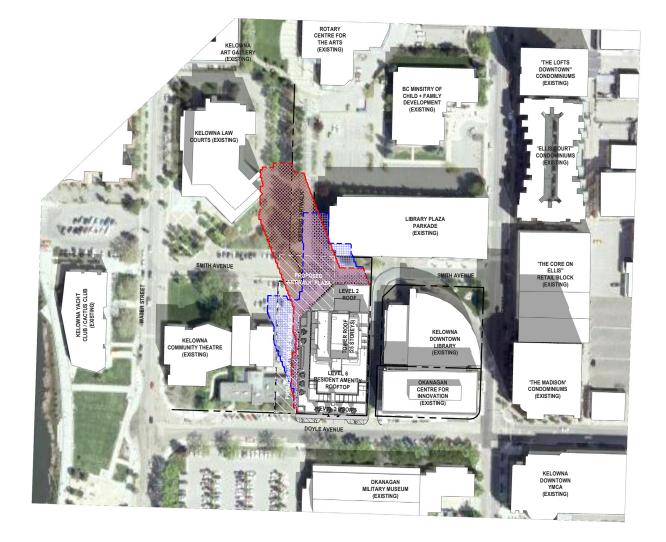


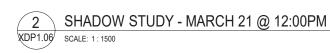










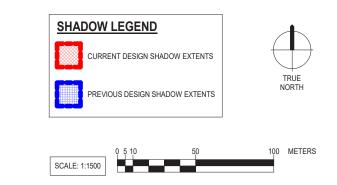


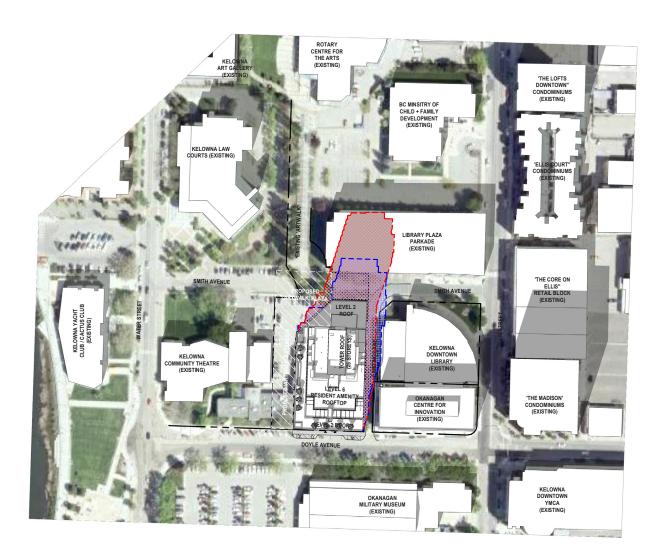




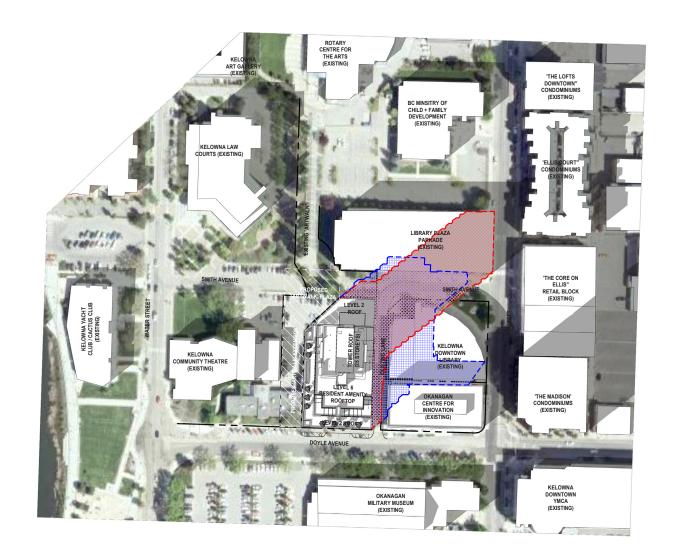








3 SHADOW STUDY - MARCH 21 @ 2:00PM SCALE: 1:1500



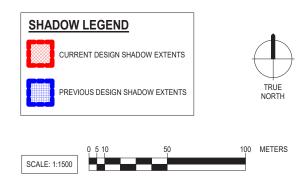


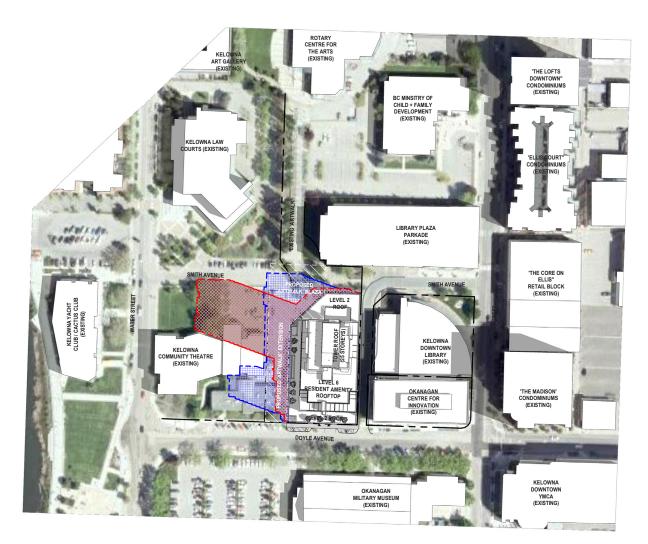




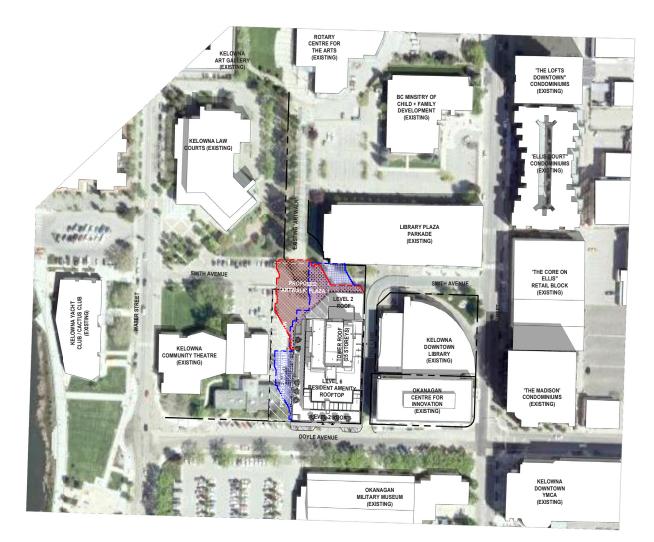


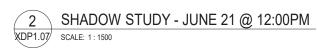






1 SHADOW STUDY - JUNE 21 @ 10:00AM SCALE: 1:1500



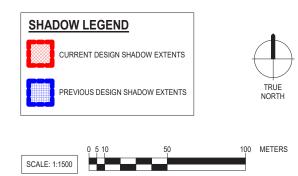


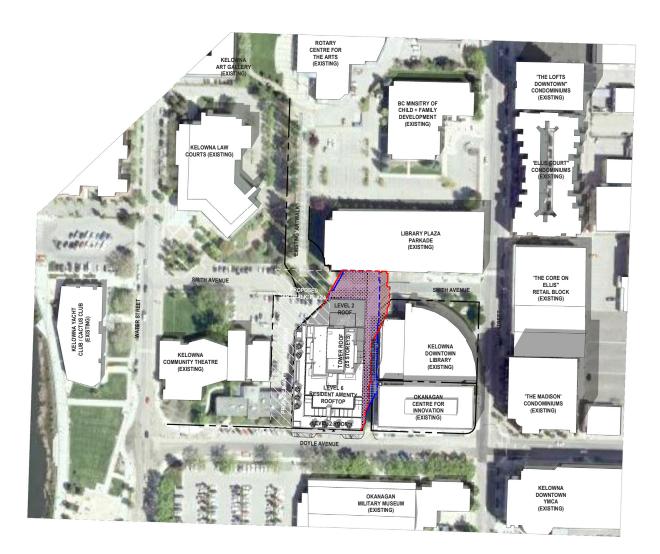




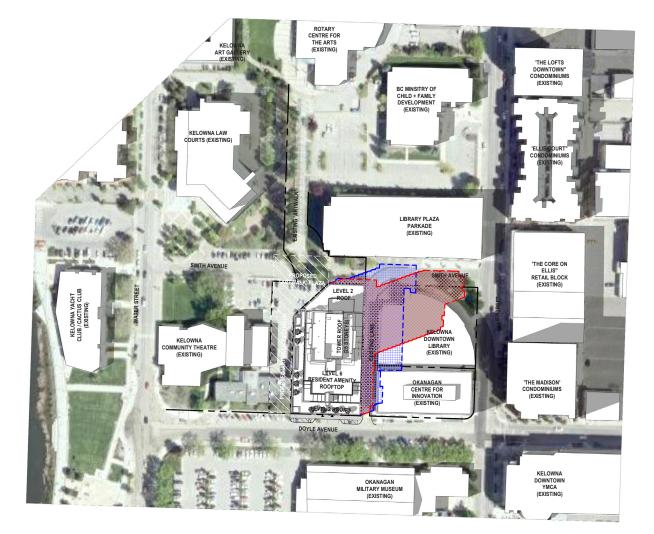








3 SHADOW STUDY - JUNE 21 @ 2:00PM STUDY - SCALE: 1:1500



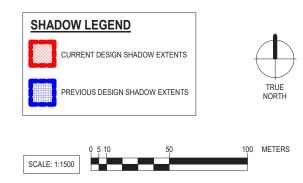
4 SHADOW STUDY - JUNE 21 @ 4:00PM STUDY - SCALE: 1:1500

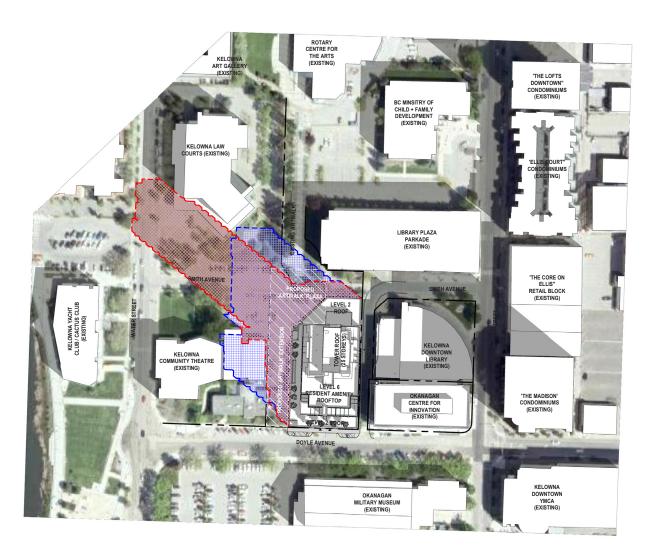




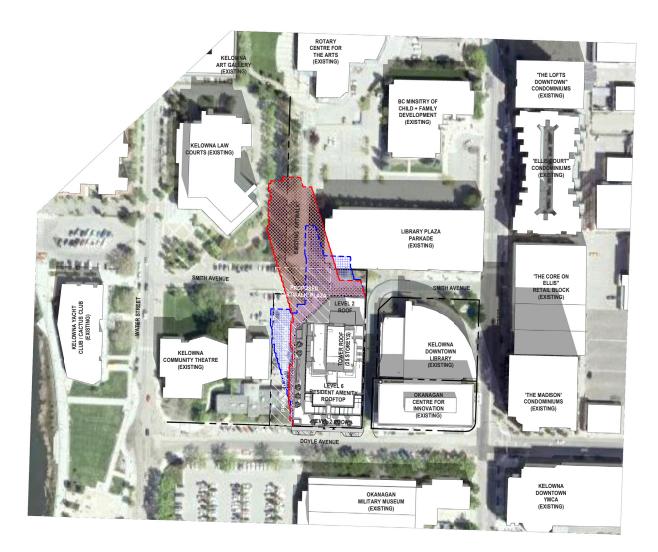








3 SHADOW STUDY - SEPTEMBER 21 @ 10:00AM SCALE: 1:1500



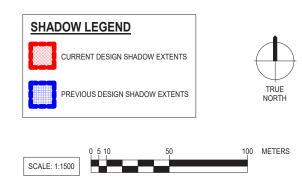
4 SHADOW STUDY - SEPTEMBER 21 @ 12:00PM SCALE: 1:1500





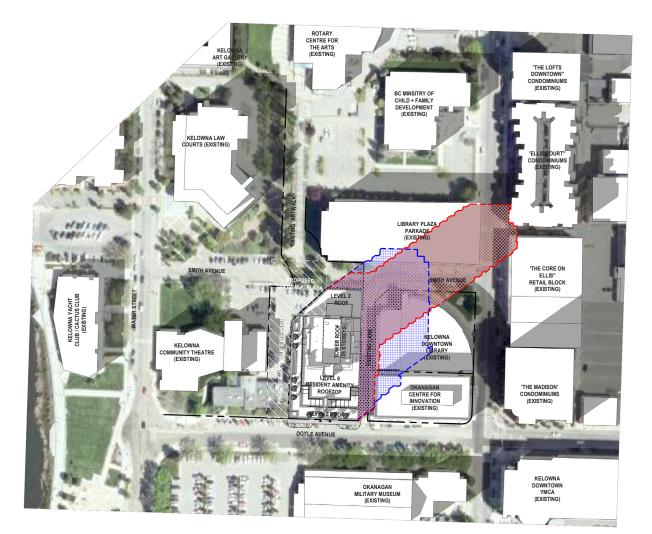








SHADOW STUDY - SEPTEMBER 21 @ 2:00PM SCALE: 1:1500















RENDERED IMAGES ARE FOR VISUALIZATION PURPOSES ONLY AND MAY NOT DEPICT FINAL CONSTRUCTED RESULT

**LANDSCAPE** 

ART WALK CONCEPT PLAN

ART WALK CONCEPT REFERENCE SECTIONS

# ISSUED FOR REZONING+DP+DVP - REV.2

<u>CIVIL</u>

C100 SITE UTILITY PLAN

C110 SITE GRADING PLAN

'MUSE' (350 DOYLE)

350 DOYLE AVENUE KELOWNA, BRITISH COLUMBIA V1Y 6V7



### **DRAWING LIST:**

### **ARCHITECTURAL**

DP1.00 PROJECT INFORMATION, SITE CONTEXT INFO. DP1.01 EXISTING SITE SURVEY (BY OTHERS)

DP1.02 SITE PLAN DP1.03 SHADOW STUDIES - MARCH 21

DP1.04 SHADOW STUDIES - JUNE 21 DP1.05 SHADOW STUDIES - SEPTEMBER 21

DP2.01 FLOOR PLAN - BASEMENT DP2.02 FLOOR PLAN - LEVEL 1

DP2.03 FLOOR PLAN - LEVEL 2 DP2.04 FLOOR PLAN - LEVEL 3

DP2.05 FLOOR PLAN - LEVEL 4

DP2.06 FLOOR PLAN - LEVEL 5 DP2.07 FLOOR PLAN - LEVEL 6

DP2.08 FLOOR PLAN - LEVEL 7 - 25 TYPICAL

DP2.09 FLOOR PLAN - ROOF DP3.01 BUILDING ELEVATIONS

DP3.02 BUILDING ELEVATIONS

DP3.03 BUILDING ELEVATIONS DP3.04 ENLARGED ELEVATIONS

DP3.05 RETAIL STOREFRONT OPTIONS (WEST ELEVATION)

DP3.06 3D VIEWS DP4.01 BUILDING SECTIONS EAST - WEST

DP4.02 DP BUILDING SECTIONS EAST-WEST DP4.03 BUILDING SECTION NORTH - SOUTH

DP4.04 BUILDING SECTION NORTH - SOUTH

Appelt properties





### **Zeidler Architecture**

300, 640 - 8 Avenue SW Calgary, Alberta T2P 1G7 T 403 233 2525 | zeidler.com







**ELECTRICAL** 



**LANDSCAPE** 





3 ISSUED FOR REZONING+DP+DVP - REV.2 2 ISSUED FOR REZONING+DP+DVP - REV.1 1 ISSUED FOR REZONING+DP+DVP

NO. ISSUE/ REVISION

DRAWN

PROJECT NO. 219-093

DRAWING NO.



Checker

REVISION NO.

2022-05-09

2021-09-12

2021-06-01

AND LEVEL 8 (4.3m VERTICAL))







NORTHEAST STREET VIEW

### **ZONING BYLAW ANALYSIS + PROJECT INFORMATION**

PLAN NUMBER 56114, LOT C LEGAL ADDRESS:

MUNICIPAL ADDRESS: 350 DOYLE AVENUE, KELOWNA BRITISH COLUMBIA

EXISTING = P1 - MAJOR INSTITUTIONAL

PROPOSED = C7R - CENTRAL BUSINESS COMMERCIAL (RESIDENTIAL RENTAL TENURE ONLY)

PARCEL AREA: LOT WIDTH = 45.00m

SITE COVERAGE = 89% LOT DEPTH = 84.45m

PARCEL AREA =  $3,555.7 \text{ m}^2$ 

SOUTH - DOYLE AVENUE (FRONT YARD) = 0.0m EAST - LANE (SIDE YARD) = 0.0mWEST - ART WALK (SIDE YARD) = 0.0m NORTH - SMITH AVENUE (REAR YARD) = 0.0m

SETBACK REQUIREMENTS ABOVE 9.0m: SOUTH - DOYLE AVENUE (FRONT YARD) = 3.0m (PROPERTY LINE ABUTTING A STREET) (SIDE YARD) = 3.0m (PROPERTY LINE ABUTTING A STREET) WEST - ART WALK (SIDE YARD) = 4.0m (PROPERTY LINE ABBUTTING A PROPERTY) NORTHWEST - ART WALK (REAR YARD) = 4.0m (PROPERTY LINE ABBUTTING A PROPERTY)

NORTH - SMITH AVENUE (REAR YARD) = 3.0m (PROPERTY LINE ABUTTING A STREET)

#### GENERAL BUILDING INFORMATION:

YARDS + SETBACKS:

MULTI-FAMILY RESIDENTIAL (APARTMENT RENTAL) + COMMERCIAL OFFICE + COMMERCIAL RETAIL + CULTURAL (ARTS HUB), AND THE INCORPORATION OF PUBLIC "KELOWNA ART-WALK" EXTENSION. INCLUDING PUBLIC PLAZA / AMPHITHEATER.

#### PRINCIPAL USES:

BASEMENT: SECURE LONG-TERM BICYCLE PARKING MAIN FLOOR: COMMERCIAL SERVICES (TARGETING FOOD + BEVERAGE SERVICES)

BACK-OF-HOUSE SERVICE + SUPPORT SPACES + RESIDENTIAL AMENITY RESIDENTAIL + OFFICE ENTRY LOBBIES COMMERCIAL OFFICE + SECURE VEHICULAR PARKING

SECURE VEHICULAR PARKING LEVEL 3 - 5: MULTI-FAMILY RESIDENTIAL UNITS (RENTAL) + RES. AMENITY ROOM + RES. AMENITY ROOFTOP MULTI-FAMILY RESIDENTIAL UNITS (RENTAL) LEVEL 7-25: MECHANICAL PENTHOUSE ROOFTOP:

#### **BUILDING HEIGHT:**

REQUIRED: MAXIMUM BUILDING HEIGHT = 40.0m / ± 13-STOREYS PROVIDED: BUILDING HEIGHT = 77.4m / 25-STOREYS + MECHANICAL PENTHOUSE = 81.9m

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

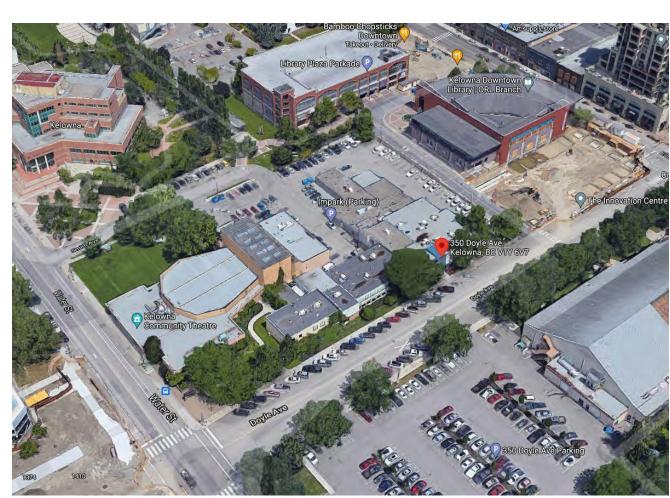
F.A.R. REQUIRED = 9.0 MAXIMUM F.A.R. F.A.R. PROVIDED = 4.4 F.A.R.

(NET FLOOR AREA / SITE AREA =  $15,764.1m^2/3,555.7m^2 = 4.4 F.A.R.$ )

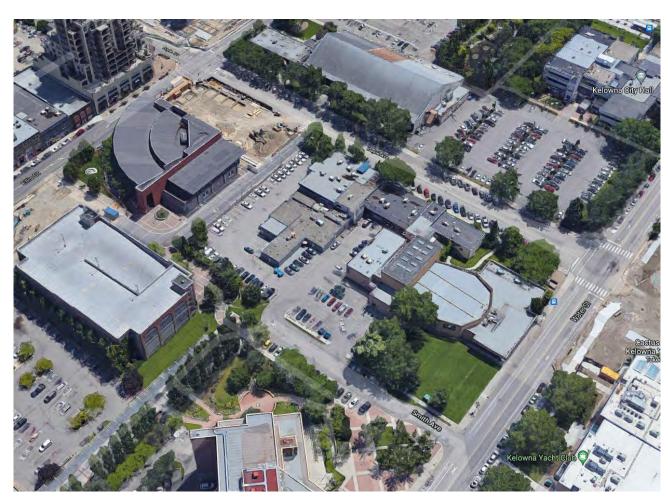
CULTURAL (ARTS HUB)

#### PROGRAM AREAS:

COMMERICAL RETAIL: 1,384.0m<sup>2</sup> COMMERICAL OFFICE: 1,305.3m<sup>2</sup> CULTURAL (ARTS HUB): RESIDENTIAL SUITES: 12,324.2m<sup>2</sup> (259 UNITS)



SOUTHWEST AERIAL VIEW



NORTHWEST AERIAL VIEW

#### **BUILDING AREAS:**

AREA SCHE	DULE (GROSS FI	LOOR AREA)	AREA SCHE	DULE (NET FLC	OR AREA)
Level	Area m²	Area ft²	Level	Area m²	Area ft²
LEVEL 4	0.005.4.3	00 044 63	N ( D)	0.0.3	2.5
LEVEL 1	3,085.4 m <sup>2</sup>	33,211 ft²	Not Placed	0.0 m <sup>2</sup>	0 f
LEVEL 2	2,622.0 m <sup>2</sup>	28,222 ft²	LEVEL 1	2,187.9 m²	23,550 f
LEVEL 3	2,104.5 m <sup>2</sup>	22,653 ft <sup>2</sup>	LEVEL 2	1,252.4 m²	13,481 f
LEVEL 4	2,104.5 m <sup>2</sup>	22,653 ft <sup>2</sup>	LEVEL 6	570.8 m²	6,144 f
LEVEL 5	2,104.5 m <sup>2</sup>	22,653 ft <sup>2</sup>	LEVEL 7	618.6 m <sup>2</sup>	6,658 f
LEVEL 6	802.8 m <sup>2</sup>	8,642 ft²	LEVEL 8	618.6 m <sup>2</sup>	6,658 f
LEVEL 7	750.0 m <sup>2</sup>	8,073 ft <sup>2</sup>	LEVEL 9	618.6 m <sup>2</sup>	6,658 f
LEVEL 8	750.0 m <sup>2</sup>	8,073 ft²	LEVEL 10	618.6 m <sup>2</sup>	6,658 f
LEVEL 9	750.0 m <sup>2</sup>	8,073 ft <sup>2</sup>	LEVEL 11	618.6 m <sup>2</sup>	6,658 f
LEVEL 10	750.0 m <sup>2</sup>	8,073 ft <sup>2</sup>	LEVEL 12	618.6 m <sup>2</sup>	6,658 f
LEVEL 11	750.0 m <sup>2</sup>	8,073 ft <sup>2</sup>	LEVEL 13	618.6 m <sup>2</sup>	6,658 f
LEVEL 12	750.0 m <sup>2</sup>	8,073 ft <sup>2</sup>	LEVEL 14	618.6 m <sup>2</sup>	6,658 f
LEVEL 13	750.0 m <sup>2</sup>	8,073 ft <sup>2</sup>	LEVEL 15	618.6 m <sup>2</sup>	6,658 f
LEVEL 14	750.0 m <sup>2</sup>	8,073 ft <sup>2</sup>	LEVEL 16	618.6 m <sup>2</sup>	6,658 f
LEVEL 15	750.0 m <sup>2</sup>	8,073 ft <sup>2</sup>	LEVEL 17	618.6 m <sup>2</sup>	6,658 f
LEVEL 16	750.0 m <sup>2</sup>	8,073 ft <sup>2</sup>	LEVEL 18	618.6 m <sup>2</sup>	6,658 f
LEVEL 17	750.0 m <sup>2</sup>	8,073 ft <sup>2</sup>	LEVEL 19	618.6 m <sup>2</sup>	6,658 f
LEVEL 18	750.0 m <sup>2</sup>	8,073 ft <sup>2</sup>	LEVEL 20	618.6 m <sup>2</sup>	6,658 f
LEVEL 19	750.0 m <sup>2</sup>	8,073 ft <sup>2</sup>	LEVEL 21	618.6 m <sup>2</sup>	6,658 f
LEVEL 20	750.0 m <sup>2</sup>	8,073 ft <sup>2</sup>	LEVEL 22	618.6 m <sup>2</sup>	6,658 f
LEVEL 21	750.0 m <sup>2</sup>	8,073 ft²	LEVEL 23	618.6 m <sup>2</sup>	6,658 f
LEVEL 22	750.0 m <sup>2</sup>	8,073 ft <sup>2</sup>	LEVEL 24	618.6 m <sup>2</sup>	6,658 f
LEVEL 23	750.0 m <sup>2</sup>	8,073 ft <sup>2</sup>	LEVEL 25	618.6 m <sup>2</sup>	6,658 f
LEVEL 24	750.0 m <sup>2</sup>	8,073 ft²	TOTAL:	15,764.1 m <sup>2</sup>	169,684 f

750.0 m<sup>2</sup> 8,073 ft<sup>2</sup>

27,073.1 m<sup>2</sup> 291,412 ft<sup>2</sup>

#### **RESIDENTIAL UNIT COUNT + TYPE:**

MAXIMUM FLOOR PLATE SIZE:

ABOVE 9.0m BUILDING HEIGHT BELOW 22.0m BUILDING HEIGHT

ABOVE 22.0m BUILDING HEIGHT MAX. = 676.0m<sup>2</sup>

 $MAX. = 1,221.0m^2$ 

RESIDENTIAL UNIT COUNT BY TYPE		
Name	Count	
1 BED	99	
2 BED	60	
STUDIO	100	
TOTAL:	259	

# WEXFORD

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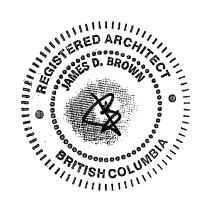
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#### PARKING REQUIREMENTS:

LEVEL 25

RESIDENTIAL PRIVATE OPEN SPACE (AMENITY) REQUIREMENTS:

RESIDENTIAL PRIVATE OPEN SPACE (AMENITY) REQUIRED:

6.0m<sup>2</sup> / STUDIO UNIT = 6.0m<sup>2</sup> X 100 UNITS = 600.0m<sup>2</sup>  $10.0m^2 / 1-BEDROOM UNIT = 10.0m^2 X 99 UNITS = 990.0m^2$ 15.0m<sup>2</sup> / 2-BEDROOM UNIT = 15.0m<sup>2</sup> X 60 UNITS = 900.0m<sup>2</sup>

= 2,490m<sup>2</sup> TOTAL PRIVATE OPEN SPACE REQUIRED.

LEVEL 06 SHARED AMENITY ROOFTOP + INDIVIDUAL PATIOS = 958.1m<sup>2</sup> INDIVIDUAL UNIT BALCONIES (TOTAL, ALL FLOORS) = 1,672.0m<sup>2</sup>

= 2,878.8m<sup>2</sup> TOTAL PRIVATE OPEN SPACE (AMENITY) PROVIDED

(= 11.1m<sup>2</sup> PRIVATE OPEN SPACE PROVIDED / UNIT)

RESIDENTIAL PRIVATE OPEN SPACE (AMENITY) PROVIDED: LEVEL 01 INTERIOR AMENITY ROOM = 154.1m<sup>2</sup> LEVEL 06 INTERIOR AMENITY ROOM = 94.6m<sup>2</sup>

#### **VEHICULAR PARKING**

### **RESIDENTIAL:**

2-BED UNITS: 1.0 PARKING STALLS / UNIT, MINIMUM = 1.0 STALLS x 60 2-BED UNITS = 60 PARKING STALLS REQUIRED 1-BED UNITS: 0.9 PARKING STALLS / UNIT, MINIMUM = 0.9 STALLS x 99 1-BED UNITS = 89 PARKING STALLS REQUIRED STUDIO UNITS: 0.8 PARKING STALLS / UNIT, MINIMUM = 0.8 STALLS x 100 STUDIO UNITS = 80 PARKING STALLS REQUIRED

TOTAL RESIDENTIAL PARKING REQUIRED: 229 RESIDENTIAL STALLS REQUIRED TOTAL. RENTAL TENANCY INCENTIVE = 20% REDUCTION IN REQUIRED PARKING 20% x 229 STALLS = 46 STALL REDUCTION

= 183 RESIDENTIAL PARKING STALLS REQUIRED TOTAL BICYCLE PARKNIG INCENTIVE = 20% REDUCTION (UP TO 5 STALLS) = - 5 STALLS

= 178 RESIDENTIAL PARKING STALLS REQUIRED TOTAL TOTAL RESIDENTIAL PARKING PROVIDED = 180 RESIDENTIAL PARKING STALLS PROVIDED TOTAL. (INCLUDES 66 SMALL CAR STALLS = 37%)

### VISITOR / OFFICE / COMMERCIAL / CULTURAL (ARTS HUB):

0.14 VISITOR PARKING STALLS / RESIDENTIAL UNIT, MINIMUM = 0.14 STALLS x 259 RES. UNITS = 36 RESIDENTIAL VISITOR STALLS REQUIRED RENTAL TENANCY INCENTIVE = 20% REDUCTION IN REQUIRED PARKING = 20% X 36 STALLS = -7 STALLS = 29 RESIDENTIAL VISITOR STALLS REQUIRED.

0.9 PARKING STALLS / 100m<sup>2</sup> COMMERCIAL AREA, MINIMUM = 0.9 STALLS x 1,384.0m<sup>2</sup> / 100m<sup>2</sup> = 12 COMMERCIAL STALLS REQUIRED CULTURAL (ARTS HUB) PARKING REQUIRED:

0.9 PARKING STALLS / 100m<sup>2</sup> CULTURAL AREA, MINIMUM = 0.9 STALLS x 557.4m<sup>2</sup> / 100m<sup>2</sup> = 5 CULTURAL STALLS REQUIRED

0.9 PARKING STALLS / 100m² OFFICE AREA, MINIMUM = 0.9 STALLS x 1,305.3m² / 100m² = 12 OFFICE STALLS REQUIRED TOTAL COMMERCIAL / OFFICE / CULTURAL PARKING REQUIRED: 29 STALLS REQUIRED.

TOTAL RESIDENTIAL VISITOR / OFFICE / COMMERCIAL / CULTURAL (ARTS HUB) PARKING REQUIRED: 58 PARKING STALLS REQUIRED\* \* 8.2.17(a) IN MIXED-USE DEVELOPMENTS THE PARKING SPACES REQUIRED FOR OFFICES AND OTHER COMMERCIAL RELATED USES CAN BE SHARED WITH THE RESIDENTIAL VISITOR PARKING REQUIREMENTS.

TOTAL RESIDENTIAL VISITOR / OFFICE / COMMERCIAL / CULTURAL (ARTS HUB) PARKING REQUIRED: 29 STALLS REQUIRED. TOTAL VISITOR / OFFICE / COMMERCIAL / CULTURAL (ARTS HUB) PARKING PROVIDED: 29 STALLS PROVIDED.

COMMERCIAL LOADING REQUIRED = 1 LOADING STALL / 1,900m<sup>2</sup> GFA = 4,541m<sup>2</sup> / 1,900m<sup>2</sup> = (1.7) 2 LOADING STALLS REQUIRED COMMERCIAL LOADING PROVIDED = 2 LOADING STALLS PROVIDED IN 1 LOADING AREA (66.3m² TOTAL LOADING AREA)

### BICYCLE PARKING:

#### RESIDENTIAL BICYCLE PARKING LONG-TERM BICYCLE PARKING REQUIRED:

BASE LONG-TERM REQUIREMENTS:

0.75 STALLS PER 2-BEDROOM OR LESS DWELLING UNITS = 0.75 x 259 RESIDENTIAL UNITS = 194 (194.25) LONG-TERM BICYCLE STALLS REQUIRED TOTAL. **BONUS LONG-TERM REQUIREMENT:** 

1.0 STALL PER 1-BEDROOM OR STUDIO UNIT 1.5 STALLS PER 2-BEDROOM UNIT = 1.0 STALLS x 199 1-BED/STUDIO UNITS = 199 STALLS REQUIRED = 1.5 STALLS x 60 2-BED UNITS = 90 STALLS REQUIRED

= 289 LONG-TERM BICYCLE PARKING STALLS REQUIRED. LONG-TERM BICYCLE PARKING PROVIDED = 293 LONG-TERM BICYCLE STALLS PROVIDED - LOCATED IN SECURE BASEMENT SHORT-TERM BICYCLE PARKING REQUIRED: 6 PER ENTRANCE, PLUS FOR BUILDINGS WITH GREATER THAN 70 UNITS: 1 SPACE FOR EVERY ADDITIONAL 5 UNITS

= 6 STALLS (1 PRIMARY ENTRANCE) + (259 UNITS - 70 = 189 UNITS / 5 = 38 (37.8) SHORT-TERM STALLS REQUIRED. = 44 SHORT-TERM BICYCLE STALLS REQUIRED TOTAL SHORT-TERM BICYCLE PARKING PROVIDED = \*6 SHORT-TERM BICYCLE STALLS PROVIDED TOTAL - LOCATED ON DOYLE AVE.. \*(SHORT-TERM BICYCLE PARKING PROVIDED FOR RESIDENTIAL COMPONENT BASED ON NEW DRAFT BYLAW

#### OFFICE / COMMERCIAL / BICYCLE PARKING: LONG-TERM BICYCLE PARKING REQUIRED:

 $1 \text{ STALL} / 500\text{m}^2 \text{ GFA} = 2,689.3\text{m}^2 / 500\text{m}^2 = 5.5 \text{ STALLS}$ = 6 LONG-TERM BICYCLE PARKING STALLS REQUIRED. **BONUS LONG-TERM REQUIREMENTS:** 

REQUIREMENTS: 6 STALLS PER ENTRANCE)

 $2 \text{ STALLS} / 500 \text{m}^2 \text{ GFA} = (2,689.3 \text{m}^2 / 500 \text{m}^2) \times 2 = (10.7) 11 \text{ STALLS}$ = 11 LONG-TERM BICYCLE PARKING STALLS REQUIRED. LONG-TERM BICYCLE PARKING PROVIDED: 11 LONG-TERM BICYCLE PARKING STALLS PROVIDED - LOCATED IN SECURE BASEMENT.

SHORT-TERM BICYCLE PARKING REQUIRED: 2 PER ENTRANCE OR 1 SPACE / 750m² GFA (WHICHEVER IS GREATER)

SHORT-TERM BICYCLE PARKING PROVIDED: = 26 SHORT-TERM BICYCLE STALLS PROVIDED - LOCATED ON DOYLE AVE. + THROUGHOUT THE ART WALK. CULTURAL (ARTS HUB) BICYCLE PARKING:

LONG-TERM BICYCLE PARKING REQUIRED: 1 STALL / 15 EMPLOYEES = 1 STALL REQUIRED. SHORT-TERM BICYCLE PARKING REQUIRED: 2 STALLS PER ENTRANCE (FOR BUILDINGS LESS THAN 1,000m²) = 2 STALLS REQUIRED (557m²) (LOCATIONS TBD) LONG-TERM BICYCLE PARKING PROVIDED: 1 STALL - LOCATED IN SECURE BASEMENT SHORT-TERM BICYCLE PARKING PROVIDED: 2 STALLS - LOCATED ON DOYLE AVE. + THROUGHOUT THE ART WALK.

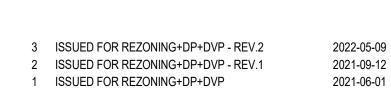
### **END OF TRIP FACILITIES:**

COMMERCIAL LONG-TERM BICYCLE PARKING REQUIRED = 11 STALLS, THEREFORE END OF TRIP FACILITIES ARE REQUIRED INCLUDING A BICYCLE WASH & REPAIR STATION END OF TRIP FACILITIES ARE LOCATED ON THE MAIN FLOOR, ADJACENT TO THE ACCESS FOR THE SECURE BICYCLE STORAGE ROOM BASEMENT. TOILETS PROVIDED = 2

TOILETS REQUIRED = 2 SINKS REQUIRED = 2 SHOWERS REQUIRED = 2 STORAGE LOCKERS REQUIRED = 0.5 LOCKERS / SPACE = (5.5) 6

SINKS PROVIDED = 2 SHOWERS PROVIDED = 2 STORAGE LOCKERS PROVIDED = 6

**= 26 SHORT-TERM BICYCLE STALLS REQUIRED** (12 COMMERCIAL ENTRANCES + 1 OFFICE ENTRANCE)



NO. ISSUE/ REVISION

### NOT FOR CONSTRUCTION

# 'MUSE' (350 DOYLE)

### PROJECT ADDRESS

350 DOYLE AVENUE KELOWNA, BRITISH COLUMBIA V1Y 6V7

## **PROJECT** INFORMATION, SITE CONTEXT INFO.

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker
DRAWING NO.		REVISION NO.

**DP1.00** 



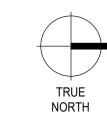








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3 ISSUED FOR REZONING+DP+DVP - REV.2 2022-05-09 ISSUED FOR REZONING+DP+DVP - REV.1 2021-09-12 ISSUED FOR REZONING+DP+DVP 2021-06-01

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# 'MUSE' (350 DOYLE)

PROJECT ADDRESS

NO. ISSUE/ REVISION

350 DOYLE AVENUE KELOWNA, BRITISH COLUMBIA V1Y 6V7

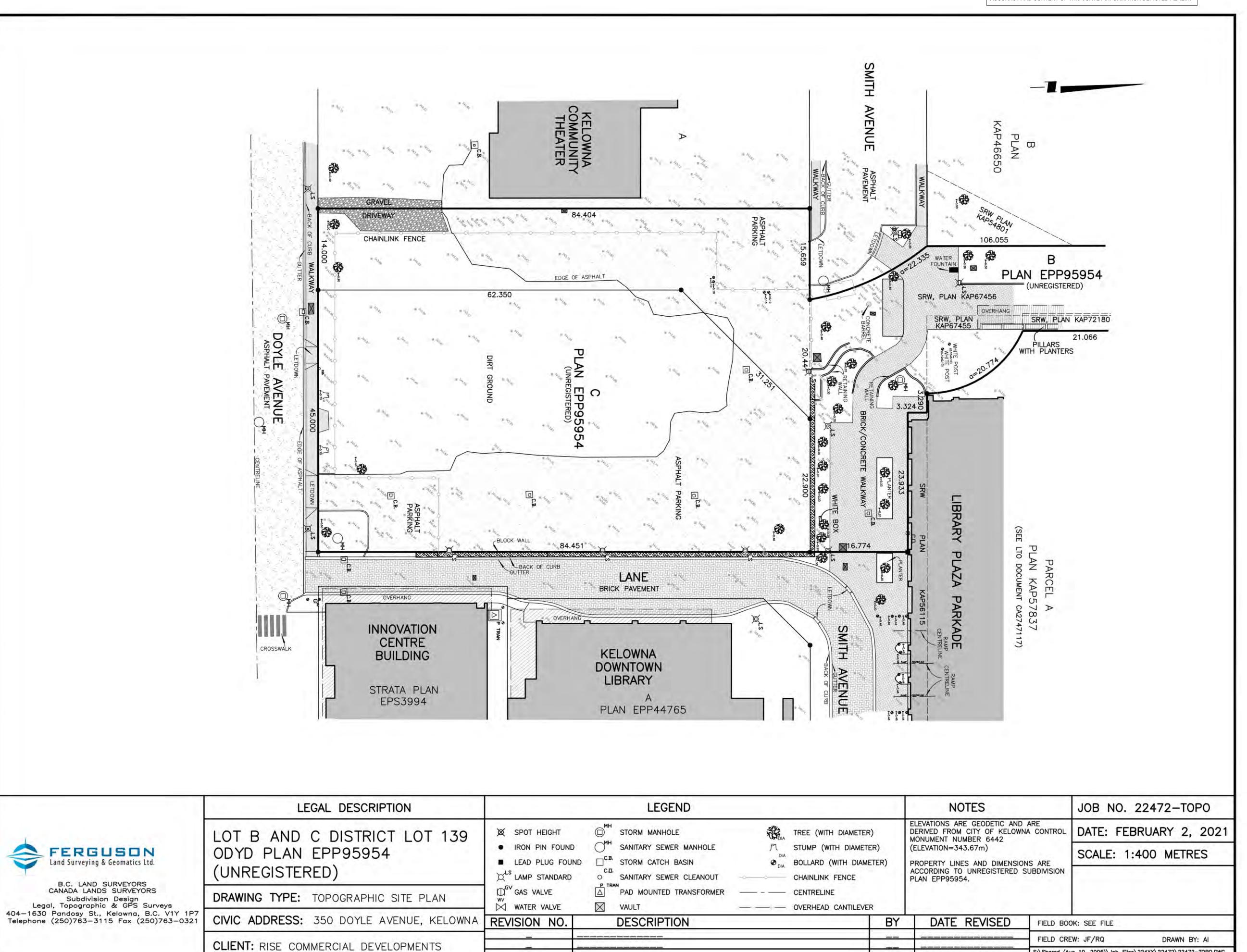
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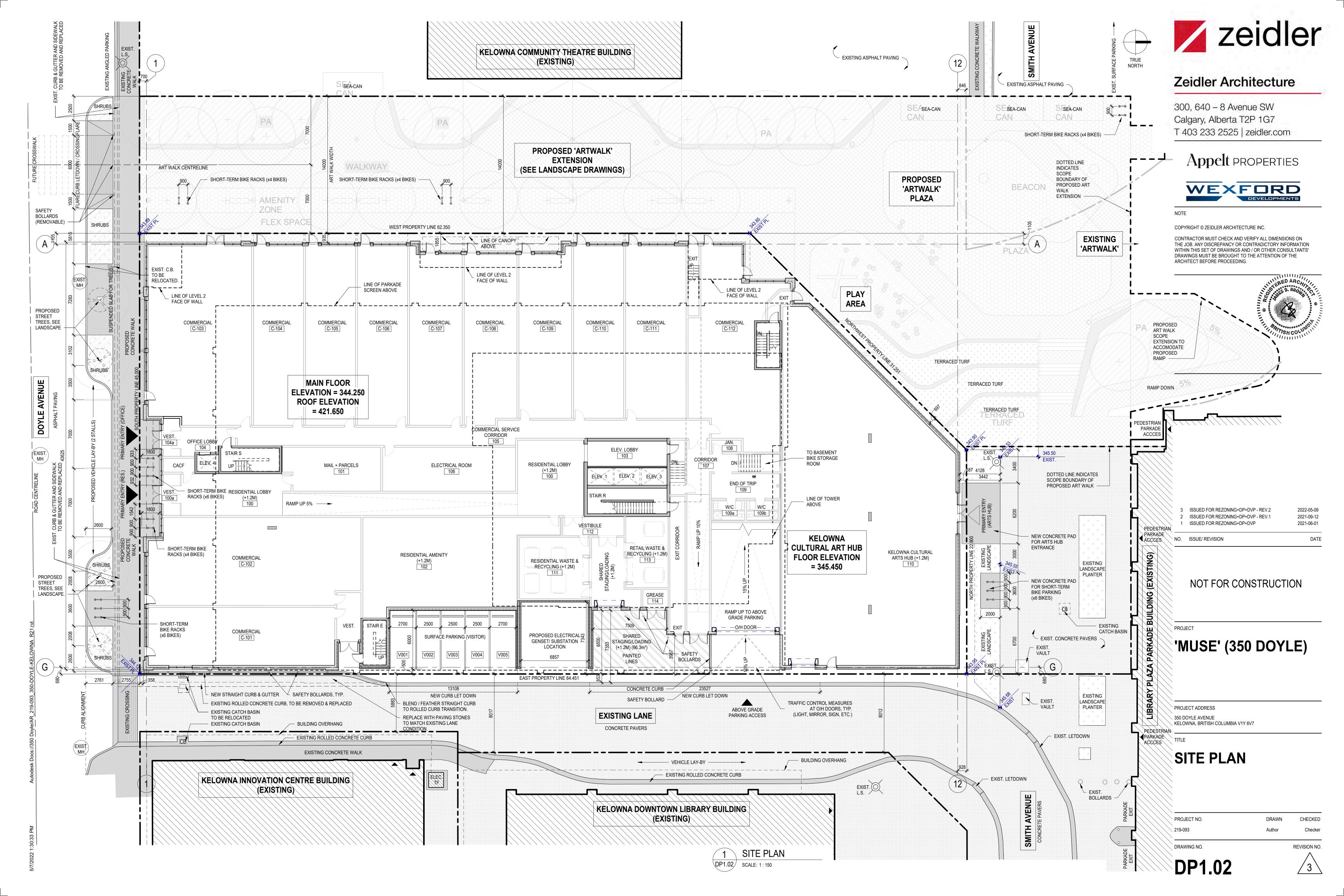
# **EXISTING SITE SURVEY (BY OTHERS)**

PROJECT NO. 219-093

DRAWING NO. **DP1.01** 

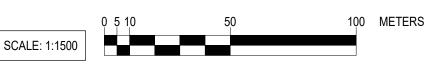


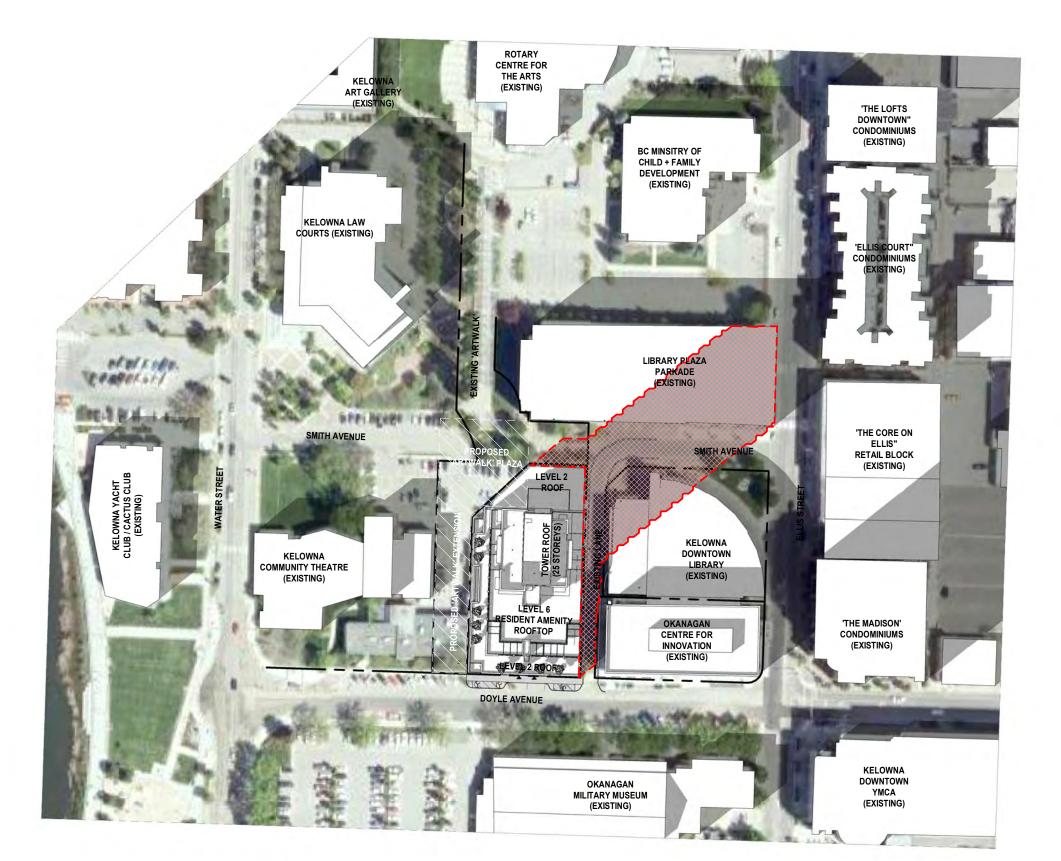




SHADOW LEGEND

CURRENT DESIGN SHADOW EXTENTS





SHADOW STUDY - MARCH 21 @ 4:00PM DP1.03 SCALE: 1:1500

LIBRARY PLAZA PARKADE (EXISTING)

OKANAGAN CENTRE FOR INNOVATION (EXISTING)

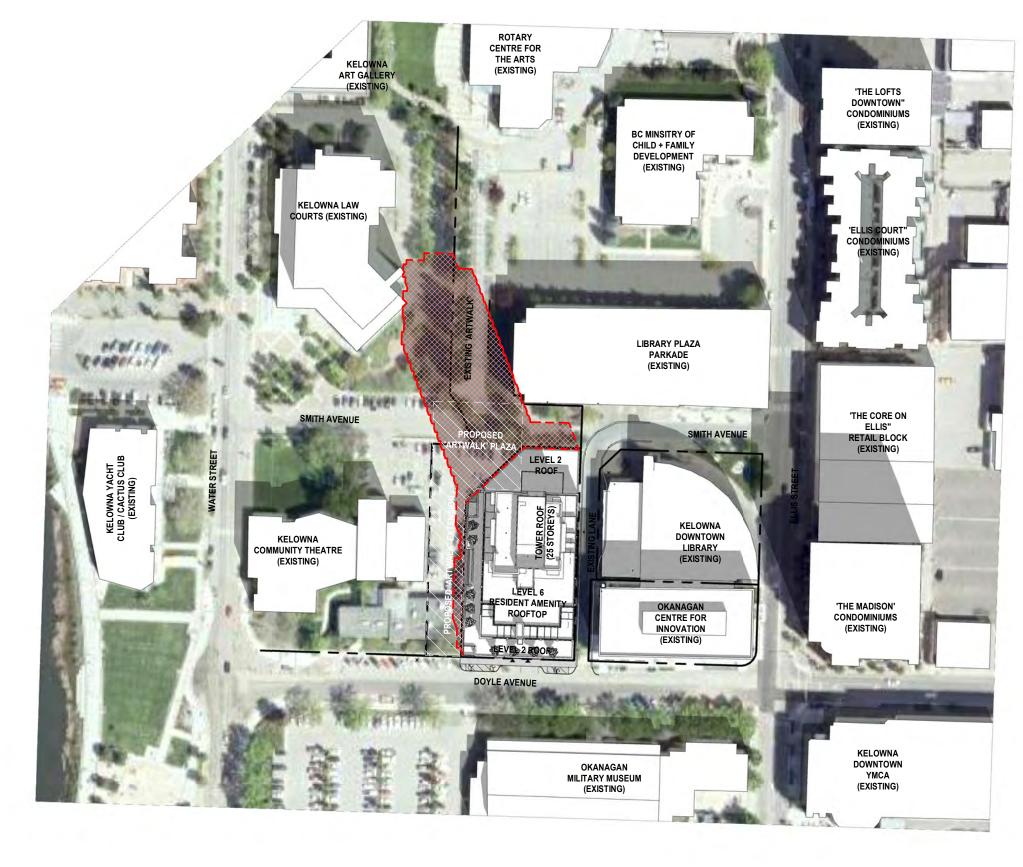
OKANAGAN MILITARY MUSEUM (EXISTING)

DP1.03 SCALE: 1:1500

'THE CORE ON ELLIS" RETAIL BLOCK (EXISTING)

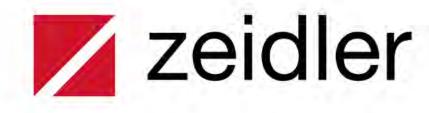
'THE MADISON' CONDOMINIUMS (EXISTING)

SHADOW STUDY - MARCH 21 @ 2:00PM



SHADOW STUDY - MARCH 21 @ 12:00PM DP1.03 SCALE: 1:1500





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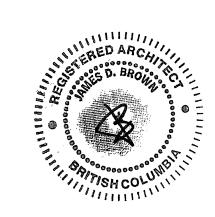
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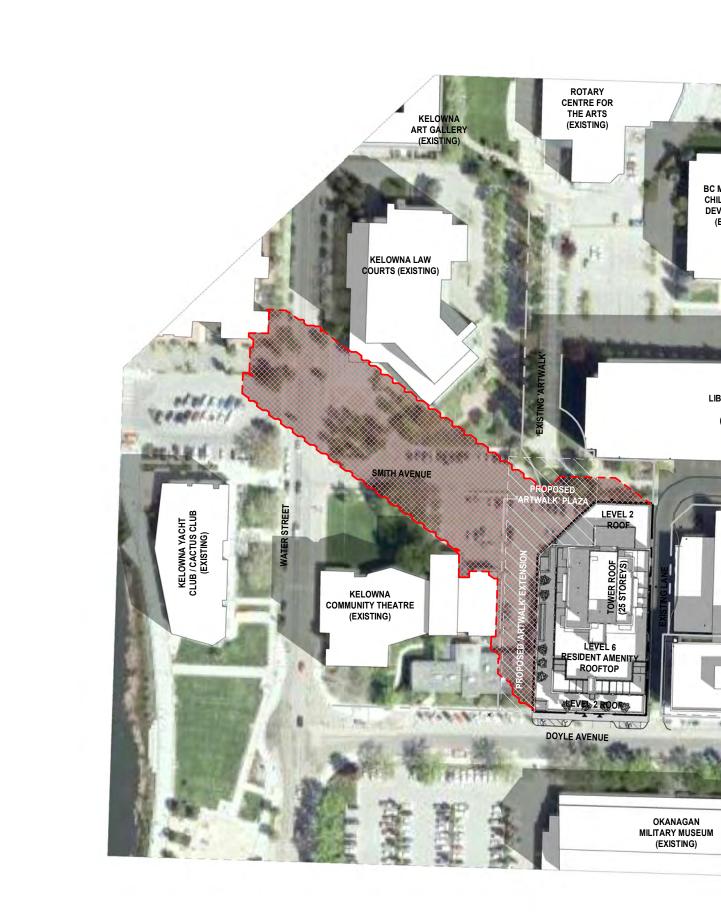




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SHADOW STUDY - MARCH 21 @ 10:00AM DP1.03 SCALE: 1:1500

OKANAGAN
CENTRE FOR
INNOVATION
(EXISTING)

'THE CORE ON ELLIS" RETAIL BLOCK (EXISTING)

'THE MADISON' CONDOMINIUMS (EXISTING)

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NOT FOR CONSTRUCTION

'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE KELOWNA, BRITISH COLUMBIA V1Y 6V7

**SHADOW STUDIES -**MARCH 21

PROJECT NO.	DRAWI	N CHECKED
219-093	JB	TL
DRAWING NO		REVISION NO

**DP1.03** 

CURRENT DESIGN SHADOW EXTENTS

SHADOW LEGEND



4 SHADOW STUDY - JUNE 21 @ 4:00PM DP1.04 SCALE: 1:1500

LIBRARY PLAZA PARKADE (EXISTING)

KELOWNA DOWNTOWN LIBRARY (EXISTING)

OKANAGAN
CENTRE FOR
INNOVATION
(EXISTING)

OKANAGAN MILITARY MUSEUM (EXISTING)

'THE CORE ON ELLIS" RETAIL BLOCK (EXISTING)

'THE MADISON' CONDOMINIUMS (EXISTING)



2 SHADOW STUDY - JUNE 21 @ 12:00PM DP1.04 SCALE: 1:1500





### **Zeidler Architecture**

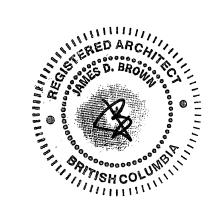
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# Appelt PROPERTIES



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'THE CORE ON ELLIS" RETAIL BLOCK (EXISTING) 'THE MADISON' CONDOMINIUMS (EXISTING) OKANAGAN
CENTRE FOR
INNOVATION
(EXISTING) OKANAGAN MILITARY MUSEUM (EXISTING)

1 SHADOW STUDY - JUNE 21 @ 10:00AM DP1.04 SCALE: 1:1500

1 ISSUED FOR REZONING+DP+DVP - REV.2 NO. ISSUE/ REVISION

NOT FOR CONSTRUCTION

# 'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE KELOWNA, BRITISH COLUMBIA V1Y 6V7

### **SHADOW STUDIES -JUNE 21**

PROJECT NO. 219-093 DRAWING NO. REVISION NO.

**DP1.04** 



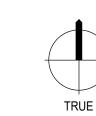
SHADOW LEGEND

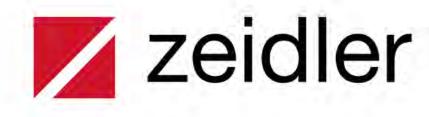
CURRENT DESIGN SHADOW EXTENTS



2 SHADOW STUDY - SEPTEMBER 21 @ 12:00PM DP1.05 SCALE: 1:1500

KELOWNA DOWNTOWN YMCA (EXISTING)





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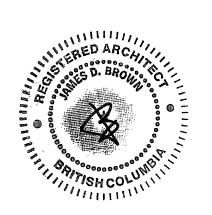
# Appelt properties

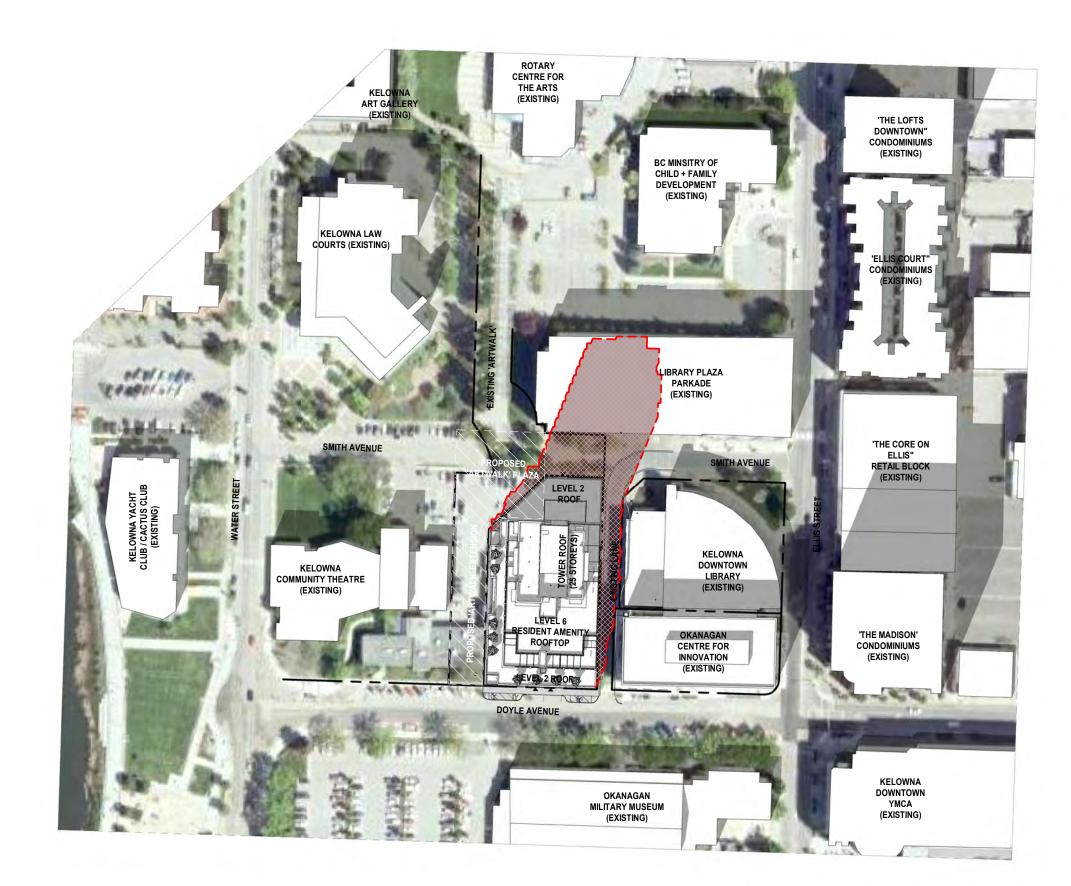


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4 SHADOW DP1.05 SCALE: 1:1500

ROTARY CENTRE FOR THE ARTS (EXISTING)

> BC MINSITRY OF CHILD + FAMILY DEVELOPMENT (EXISTING)

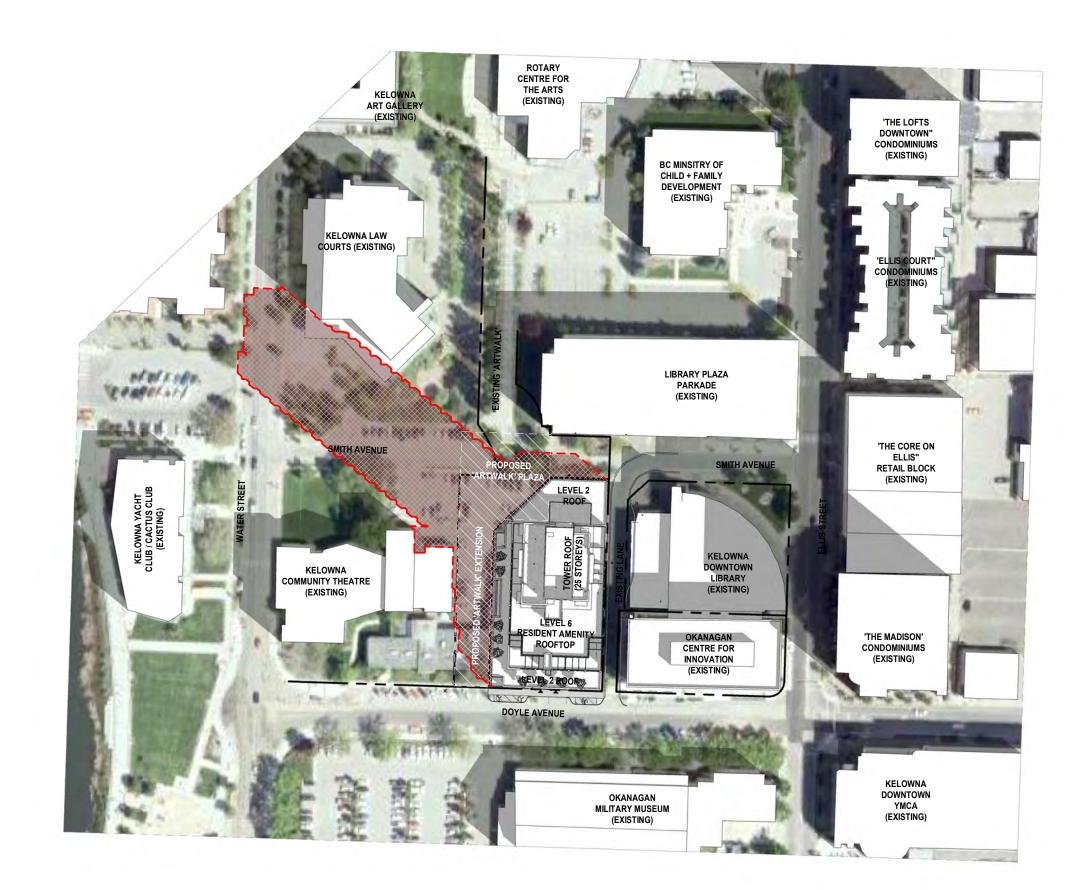
> > OKANAGAN CENTRE FOR INNOVATION (EXISTING)

'THE LOFTS DOWNTOWN" CONDOMINIUMS (EXISTING)

'THE CORE ON ELLIS" RETAIL BLOCK (EXISTING)

> KELOWNA DOWNTOWN YMCA (EXISTING)

SHADOW STUDY - SEPTEMBER 21 @ 4:00PM



1 SHADOW STUDY - SEPTEMBER 21 @ 10:00AM SCALE: 1:1500

1 ISSUED FOR REZONING+DP+DVP - REV.2 2022-0
NO. ISSUE/ REVISION

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PROJE

'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

SHADOW STUDIES -SEPTEMBER 21

DDAWING NO		DEVICION NO
219-093	JB	TL
PROJECT NO.	DRAWN	CHECKED

**DP1.05** 

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0000 4.44.00 DM



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2022-05-09

2021-09-12

2021-06-01

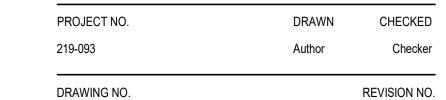
NO. ISSUE/ REVISION

# 'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE KELOWNA, BRITISH COLUMBIA V1Y 6V7

### FLOOR PLAN -**BASEMENT**



**DP2.01** 



 $\left(\mathsf{B}\right)$ 

FLOOR MOUNTED - VERTICAL SECURE BIKE RACK, TYP.

WALL MOUNTED
VERTICAL SECURE

BIKE RACK TYP.

FLOORPLAN - BASEMENT

DP2.01 SCALE: 1:150

25355 9000

LOCKERS (

EAST PROPERTY LINE

FLOOR MOUNTED HORIZONTAL SECURE BIKE RACK, TYP.

STORM WATER RETENTION TANK

(UNDER PARKADE

STORAGE LOCKERS (13)

8955

15390

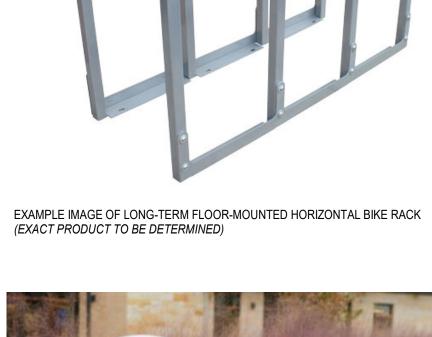
ROOM 305 LONG TERM BIKE STALLS PROVIDED



EXAMPLE IMAGE OF LONG-TERM FLOOR-MOUNTED VERTICAL BIKE RACK (EXACT PRODUCT TO BE DETERMINED)

EXAMPLE IMAGE OF LONG-TERM WALL-MOUNTED VERTICAL BIKE RACK

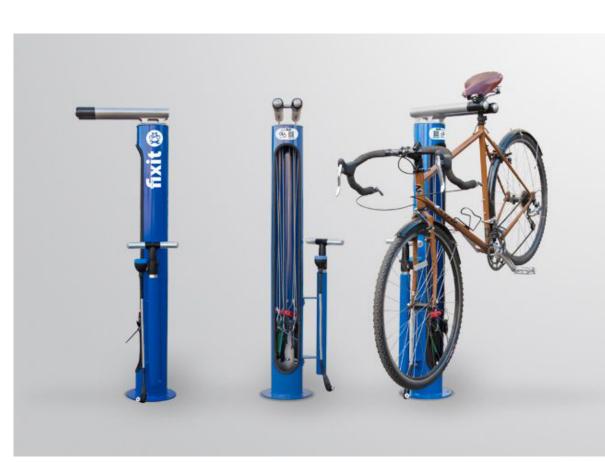
(EXACT PRODUCT TO BE DETERMINED)





EXAMPLE IMAGE OF SHORT-TERM BIKE RACK (EXACT PRODUCT TO BE DETERMINED)





EXAMPLE IMAGE OF BIKE REPAIR STATION (EXACT PRODUCT TO BE DETERMINED)





EXAMPLE IMAGE OF BIKE WASH STATION (EXACT PRODUCT TO BE DETERMINED)

(2)



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 2
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PROJECT

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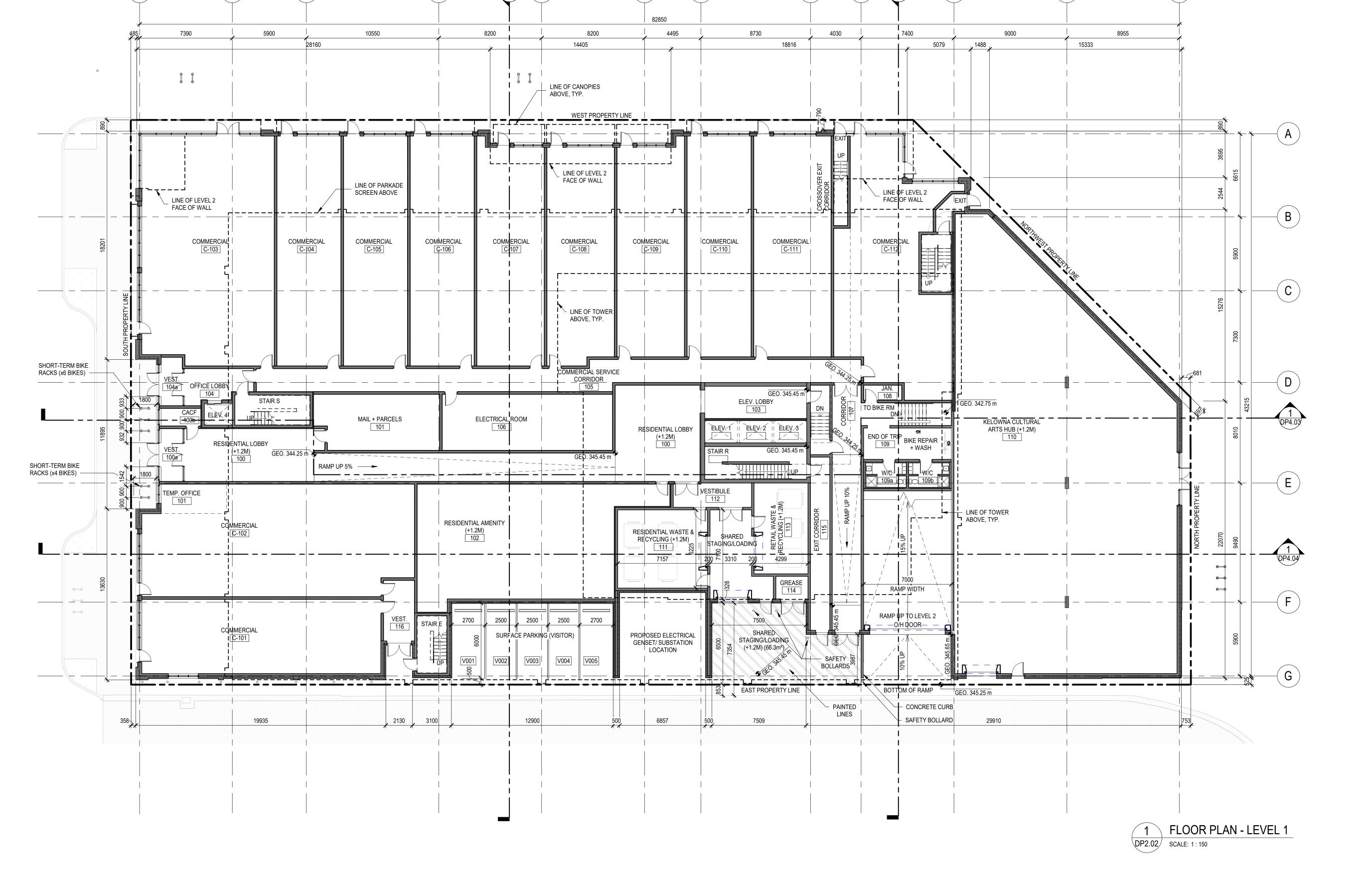
PROJECT ADDRESS

350 DOYLE AVENUE KELOWNA, BRITISH COLUMBIA V1Y 6V7

TITLE

FLOOR PLAN -LEVEL 1

PROJECT NO.	DRAWN	CHECKE
219-093	Author	Check







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1	ISSUED FOR REZONING+DP+DVP	2021-06-01
2	PROGRESS SET	2021-08-26
3	ISSUED FOR REZONING+DP+DVP - REV.1	2021-09-12
4	ISSUED FOR REZONING+DP+DVP - REV.2	2022-05-09

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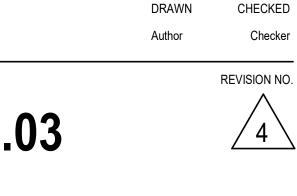
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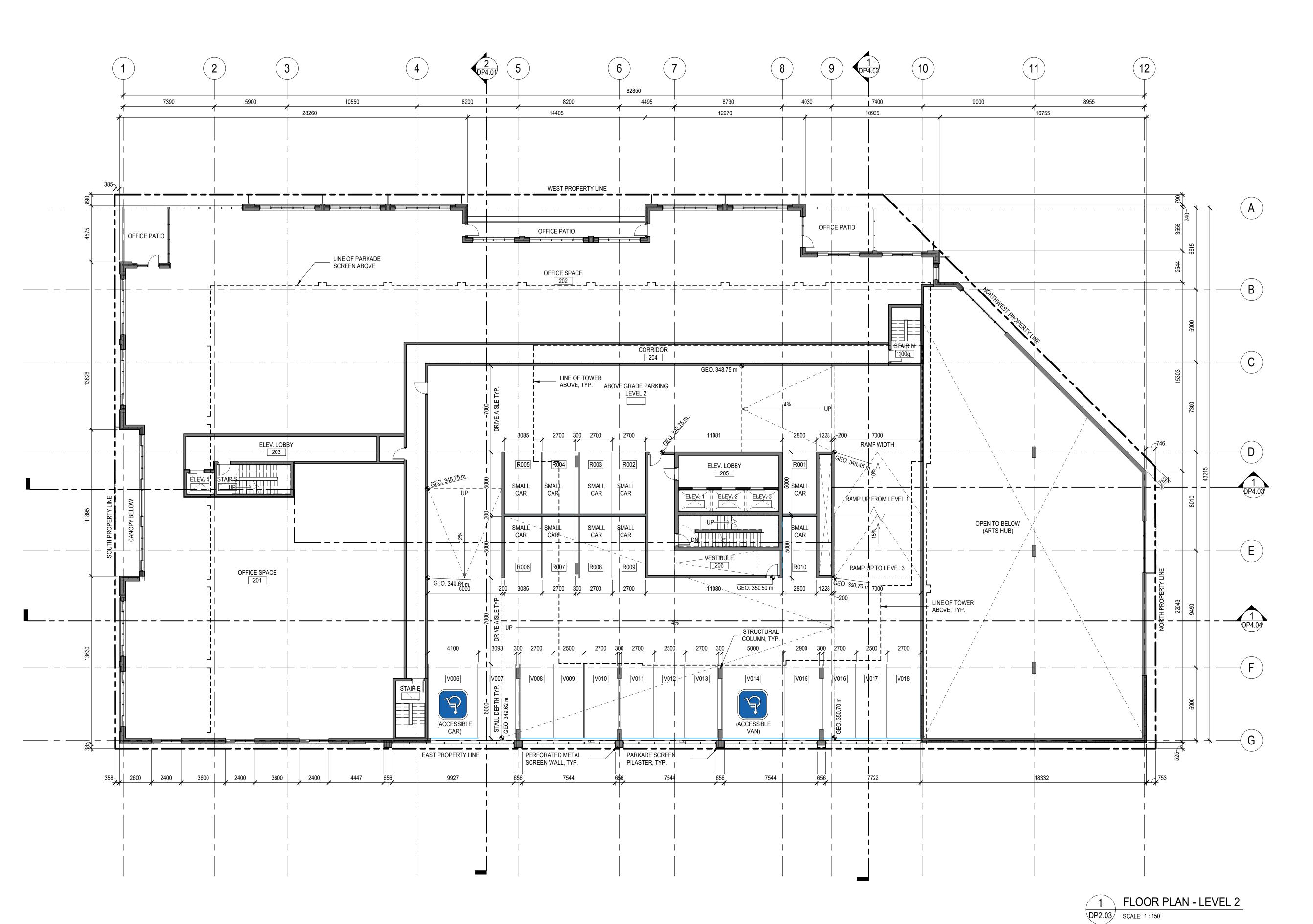
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# FLOOR PLAN -LEVEL 2

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PROJECT NO.	DRAWN	CHECKE
219-093	Author	Checke
DRAWING NO		REVISION N







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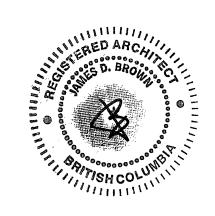




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PROJECT

# 'MUSE' (350 DOYLE)

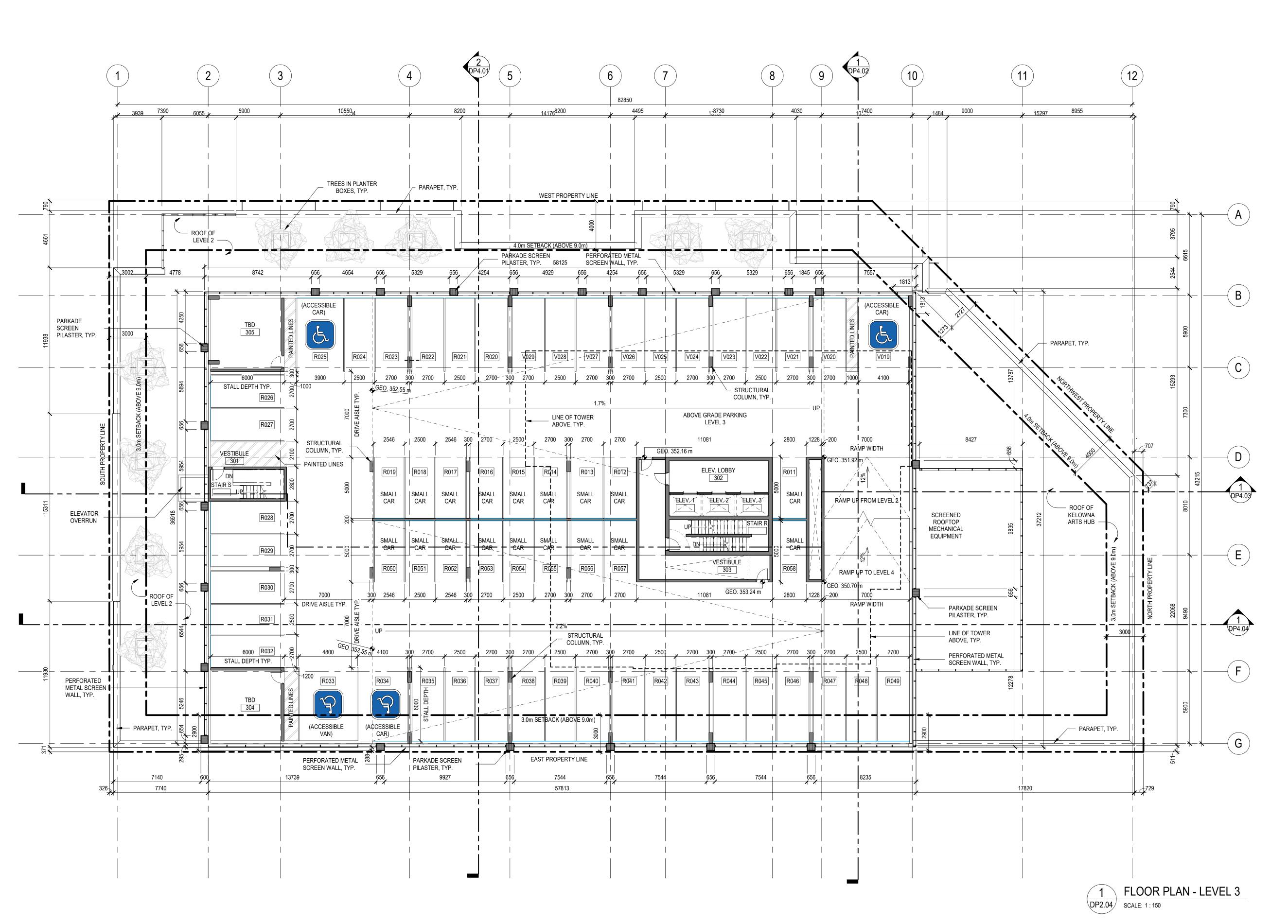
PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

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# FLOOR PLAN -LEVEL 3

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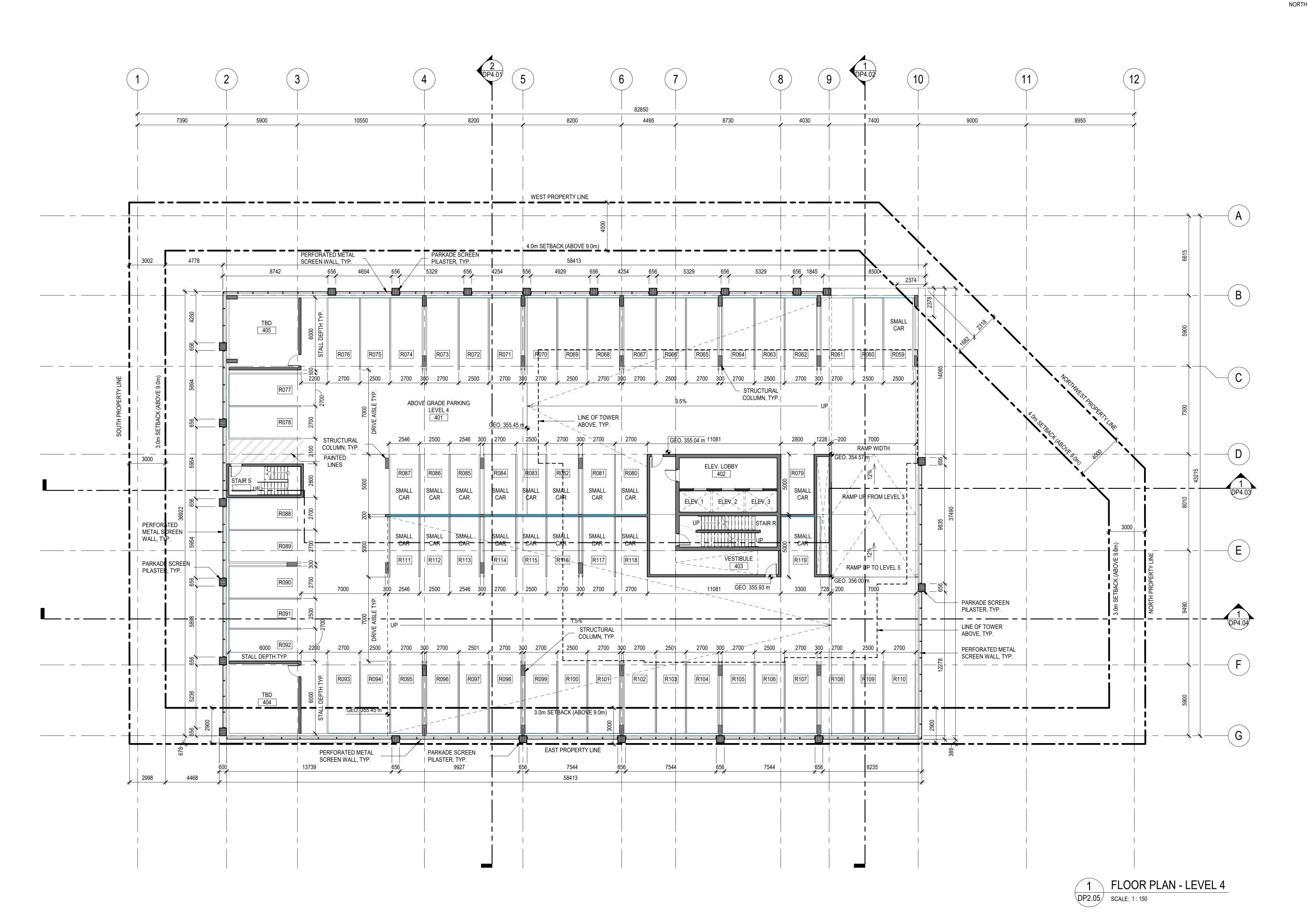
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# **FLOOR PLAN - LEVEL**

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219-093	Author	Check
DRAWING NO		REVISION N

**DP2.05** 







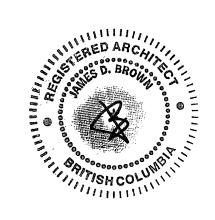
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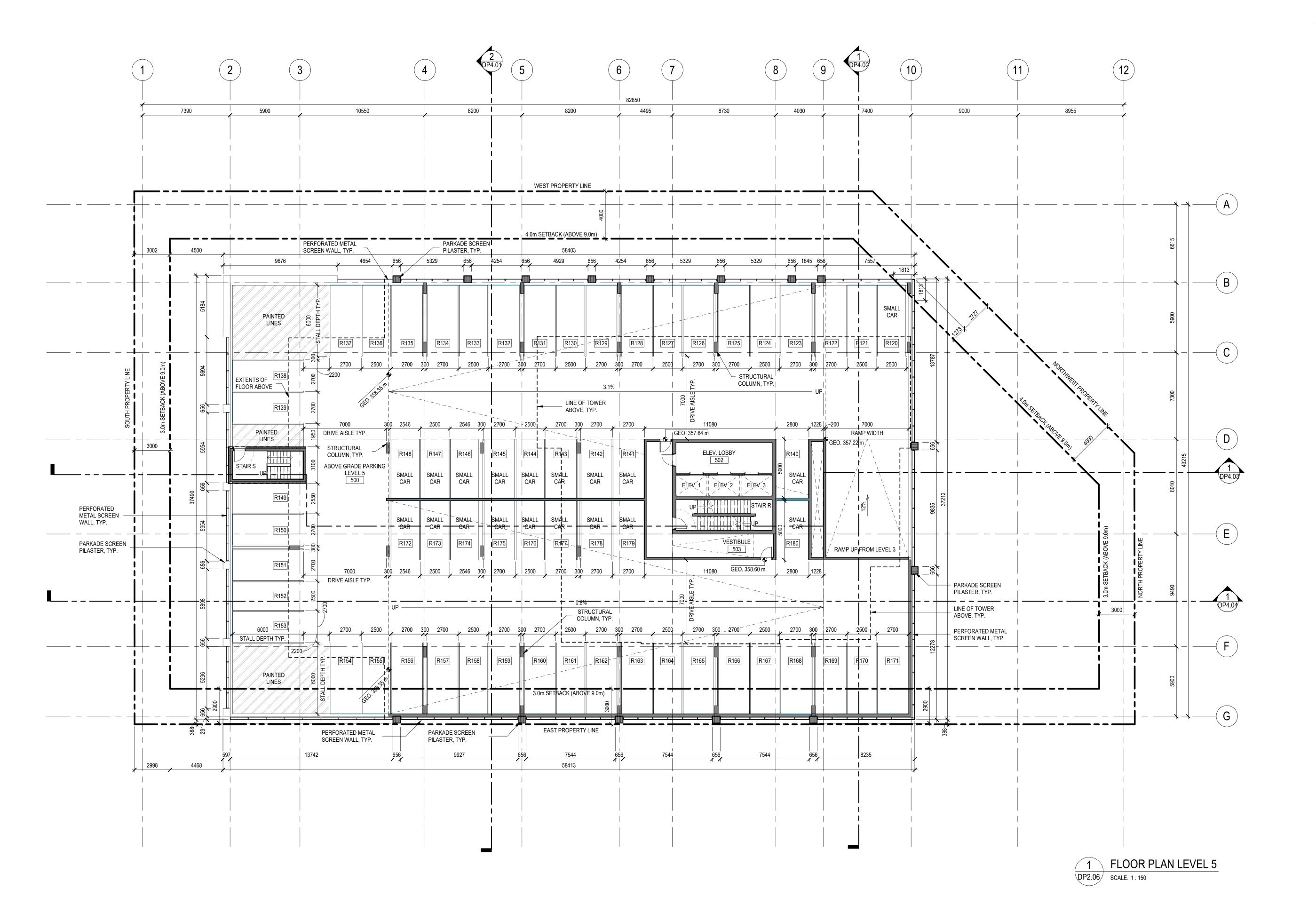
PROJECT ADDRESS

350 DOYLE AVENUE KELOWNA, BRITISH COLUMBIA V1Y 6V7

**FLOOR PLAN - LEVEL** 

PROJECT NO.	DRAWN	CHECK
219-093	Author	Chec
DRAWING NO		REVISION







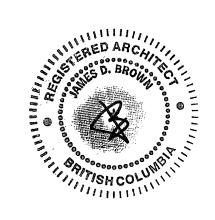
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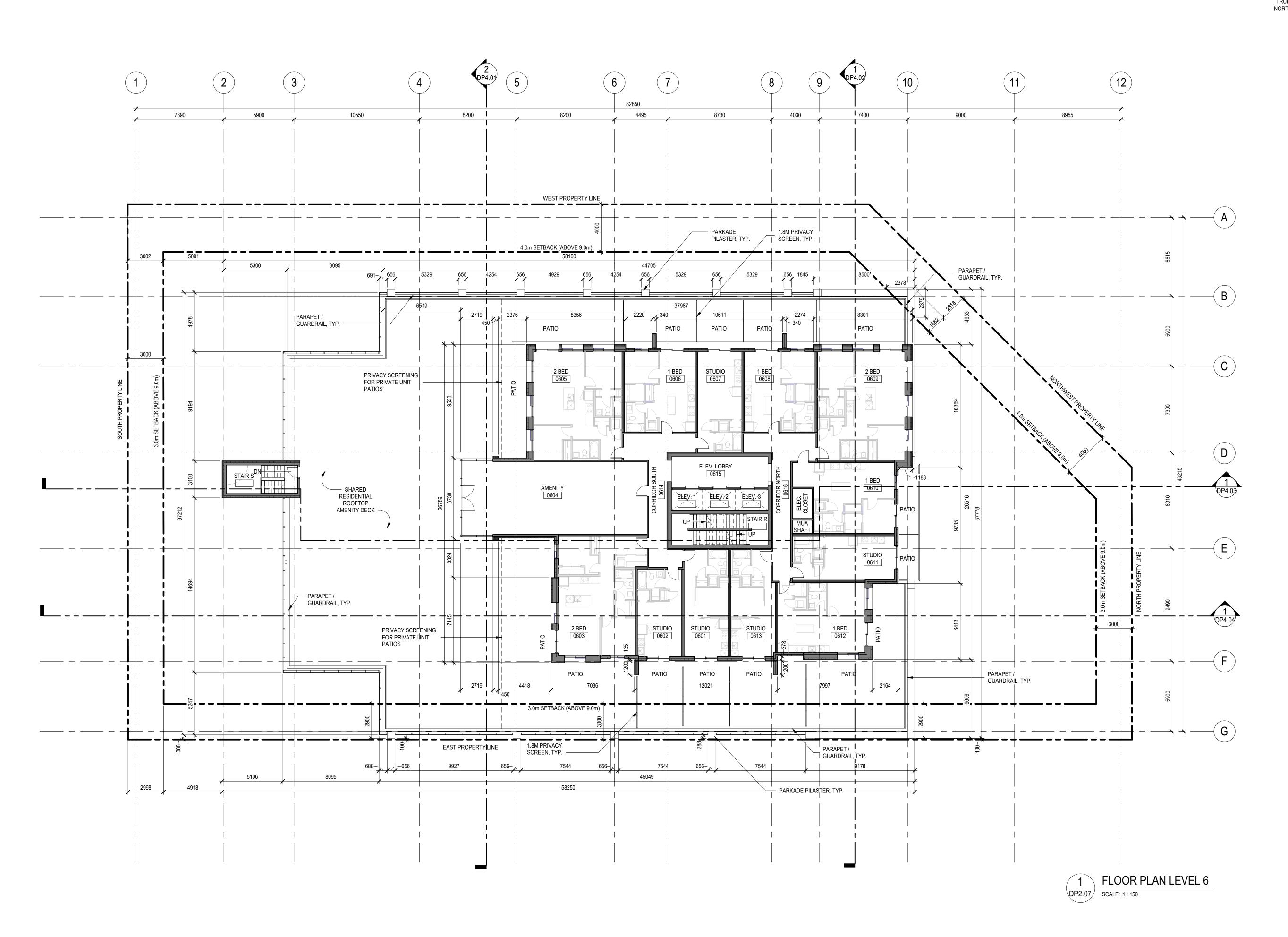
FLOOR PLAN -LEVEL 6

PROJECT NO.

DRAWING NO. REVISION NO.

**DP2.07** 

219-093



PARAPET BELOW

DP2.08 SCALE: 1:150

3 LEVEL 24 DP2.08 SCALE: 1:150

DP2.08 SCALE: 1:150

4 LEVEL 7 ALTERNATE BALCONY AT AMENITY

8730 10611

BALCONY

LEVEL 24 - 25 ALTERNATE BALCONY

8730

BALCONY

LEVEL 24 - 25 ALTERNATE BALCONY

1.8M PRIVACY

SCREEN, TYPICAL.

BALCONY

BALCONY

1.8M PRIVACY SCREEN, TYPICAL.

BALCONY

4030



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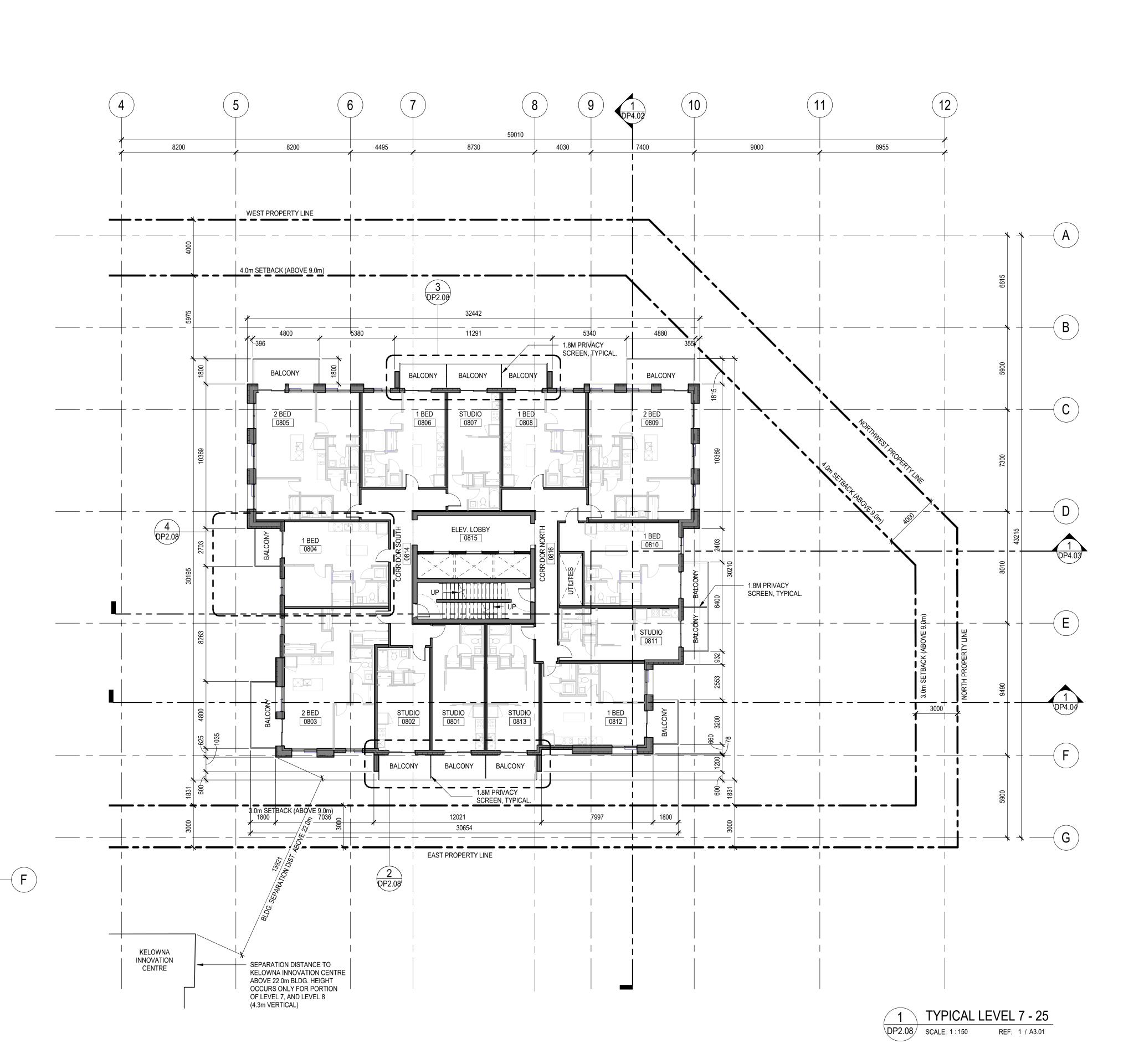
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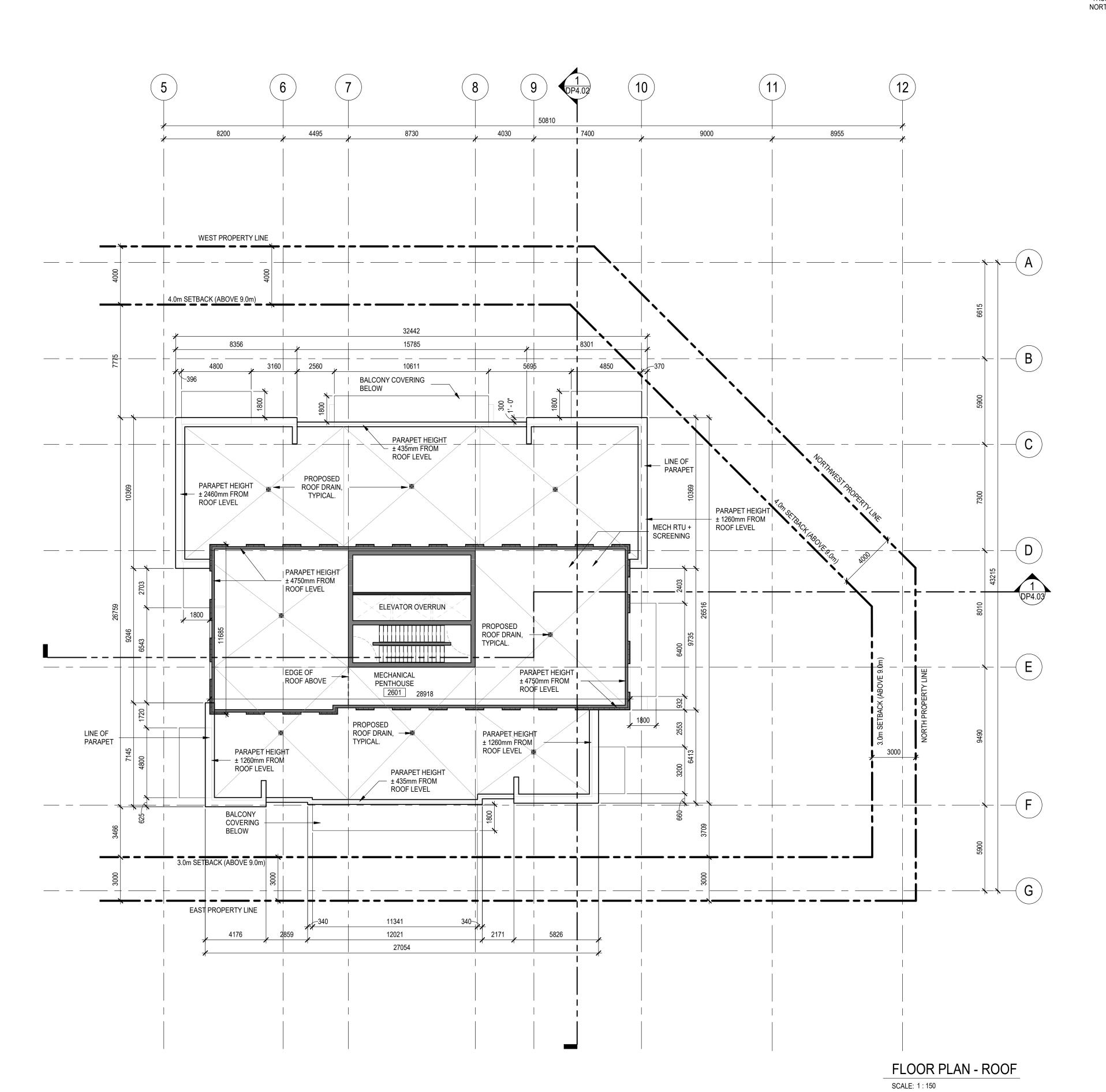
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DRAWING NO		REVISION NO







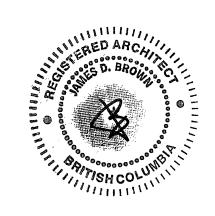
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PROJECT

'MUSE' (350 DOYLE)

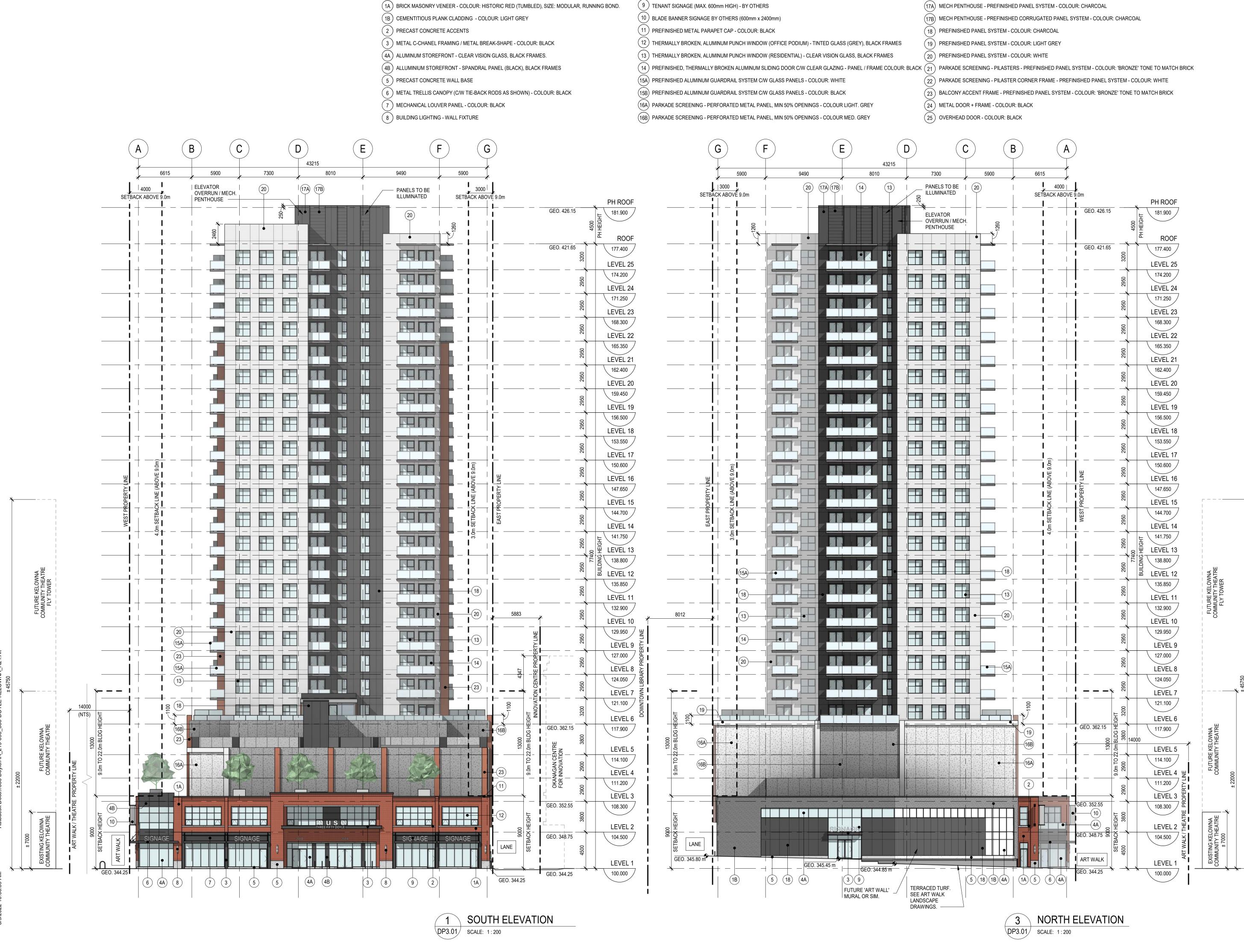
PROJECT ADDRESS

350 DOYLE AVENUE KELOWNA, BRITISH COLUMBIA V1Y 6V7

FLOOR PLAN - ROOF

DDAWING NO		DEVICIONA
219-093	Author	Check
PROJECT NO.	DRAWN	CHECKE





**EXTERIOR MATERIALS LEGEND** 



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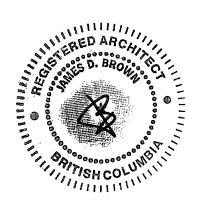




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PROJECT

# 'MUSE' (350 DOYLE)

PROJECT ADDRESS
350 DOYLE AVENUE

350 DOYLE AVENUE KELOWNA, BRITISH COLUMBIA V1Y 6V7

# BUILDING ELEVATIONS

PROJECT NO. DRAWN CHECKED

219-093 Author Checker

DRAWING NO. REVISION NO.



**EXTERIOR MATERIALS LEGEND** (1A) BRICK MASONRY VENEER - COLOUR: HISTORIC RED (TUMBLED), SIZE: MODULAR, RUNNING BOND. (17A) MECH PENTHOUSE - PREFINISHED PANEL SYSTEM - COLOUR: CHARCOAL (9) TENANT SIGNAGE (MAX. 600mm HIGH) - BY OTHERS (10) BLADE BANNER SIGNAGE BY OTHERS (600mm x 2400mm) ig( 1B ig) CEMENTITIOUS PLANK CLADDING  $\, ext{-}$  COLOUR: LIGHT GREY (17B) MECH PENTHOUSE - PREFINISHED CORRUGATED PANEL SYSTEM - COLOUR: CHARCOAL 2 ) PRECAST CONCRETE ACCENTS (11) PREFINISHED METAL PARAPET CAP - COLOUR: BLACK 18) PREFINISHED PANEL SYSTEM - COLOUR: CHARCOAL 3 ) METAL C-CHANEL FRAMING / METAL BREAK-SHAPE - COLOUR: BLACK 12 ) THERMALLY BROKEN, ALUMINUM PUNCH WINDOW (OFFICE PODIUM) - TINTED GLASS (GREY), BLACK FRAMES (19) PREFINISHED PANEL SYSTEM - COLOUR: LIGHT GREY ig( 4A ig) ALUMINUM STOREFRONT - CLEAR VISION GLASS, BLACK FRAMES. ig( 13 ig) THERMALLY BROKEN, ALUMINUM PUNCH WINDOW (RESIDENTIAL) - CLEAR VISION GLASS, BLACK FRAMES 20) PREFINISHED PANEL SYSTEM - COLOUR: WHITE ig(  $4 extsf{B}\,ig)\,$  ALLUMINIUM STOREFRONT - SPANDRAL PANEL (BLACK), BLACK FRAMES PARKADE SCREENING - PILASTERS - PREFINISHED PANEL SYSTEM - COLOUR: 'BRONZE' TONE TO MATCH BRICK 22 PARKADE SCREENING - PILASTER CORNER FRAME - PREFINISHED PANEL SYSTEM - COLOUR: WHITE 5 ) PRECAST CONCRETE WALL BASE (15A) PREFINISHED ALUMINUM GUARDRAIL SYSTEM C/W GLASS PANELS - COLOUR: WHITE 6 ) METAL TRELLIS CANOPY (C/W TIE-BACK RODS AS SHOWN) - COLOUR: BLACK BALCONY ACCENT FRAME - PREFINISHED PANEL SYSTEM - COLOUR: 'BRONZE' TONE TO MATCH BRICK 15B) PREFINISHED ALUMINUM GUARDRAIL SYSTEM C/W GLASS PANELS - COLOUR: BLACK ) MECHANICAL LOUVER PANEL - COLOUR: BLACK (24) METAL DOOR + FRAME - COLOUR: BLACK (16A) PARKADE SCREENING - PERFORATED METAL PANEL, MIN 50% OPENINGS - COLOUR LIGHT. GREY (8) BUILDING LIGHTING - WALL FIXTURE (25) OVERHEAD DOOR - COLOUR: BLACK (16B) PARKADE SCREENING - PERFORATED METAL PANEL, MIN 50% OPENINGS - COLOUR MED. GREY (2) (3) 5 8 (10) 6 9 82850 8200 8955 10550 8200 4030 9000 3000 3000 SETBACK ABOVE 9.0m SETBACK ABOVE 9.0m PH ROOF GEO. 426.15 181.900 ELEVATOR OVERRUN / PANELS TO BE MECH. PENTHOUSE ILLUMINATED **BEYOND** 177.400 GEO. 421.65 LEVEL 25 174.200 LEVEL 24 171.250 LEVEL 23 168.300 LEVEL 22 165.350 LEVEL 21 162.400 LEVEL 20 159.450 LEVEL 19 156.500 LEVEL 18 153.550 LEVEL 17 150.600 H LEVEL 16 147.650 LEVEL 15 LEVEL 14 141.750 LEVEL 13 138.800 LEVEL 12 135.850 LEVEL 11 132.900 LEVEL 10 129.950 LEVEL 9 127.000 LEVEL 8 124.050 LEVEL 7 121.100 RESIDENTIAL ROOFTOP AMENITY LEVEL 6 GEO. 362.15 117.900 114.100 LEVEL 4 LEVEL 3 **AVENUE** 104.500 GEO. 348.75 DOYLE AVENUE GEO. 345.81 SURFACE PARKING 100.000 EXISTING LINE OF GRADE (T.O. CΨRB IN LANE) 19 23 25 24 19 5 AA 12 2

> LOADING/STAGING AREA

PARKADE ACCESS



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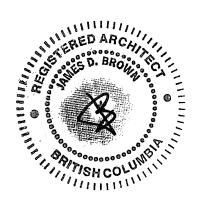
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PROJECT

# 'MUSE' (350 DOYLE)

PROJECT ADDRESS
350 DOYLE AVENUE

KELOWNA, BRITISH COLUMBIA V1Y 6V7

# BUILDING ELEVATIONS

PROJECT NO. DRAWN CHECKED
219-093 Author Checker

DRAWING NO. REVISION NO.

**DP3.02** 

EAST ELEVATION



104.500

100.000

FUTURE 'ART WALL

GEO. 345.85

TERRACED TURF. SEE ART WALK LANDSCAPE GEO. 344.24

GEO. 344.25

EXTERIOR MATERIALS LEGEND (17A) MECH PENTHOUSE - PREFINISHED PANEL SYSTEM - COLOUR: CHARCOAL ig( 1A ig) BRICK MASONRY VENEER - COLOUR: HISTORIC RED (TUMBLED), SIZE: MODULAR, RUNNING BOND. 9 TENANT SIGNAGE (MAX. 600mm HIGH) - BY OTHERS 10 ) BLADE BANNER SIGNAGE BY OTHERS (600mm x 2400mm) 1B) CEMENTITIOUS PLANK CLADDING - COLOUR: LIGHT GREY [7B] MECH PENTHOUSE - PREFINISHED CORRUGATED PANEL SYSTEM - COLOUR: CHARCOAL ) PRECAST CONCRETE ACCENTS PREFINISHED METAL PARAPET CAP - COLOUR: BLACK 18 ) PREFINISHED PANEL SYSTEM - COLOUR: CHARCOAL ) METAL C-CHANEL FRAMING / METAL BREAK-SHAPE - COLOUR: BLACK [2] THERMALLY BROKEN, ALUMINUM PUNCH WINDOW (OFFICE PODIUM) - TINTED GLASS (GREY), BLACK FRAMES 19 PREFINISHED PANEL SYSTEM - COLOUR: LIGHT GREY 13 ) THERMALLY BROKEN, ALUMINUM PUNCH WINDOW (RESIDENTIAL) - CLEAR VISION GLASS, BLACK FRAMES 4A) ALUMINUM STOREFRONT - CLEAR VISION GLASS, BLACK FRAMES. 20 ) PREFINISHED PANEL SYSTEM - COLOUR: WHITE 4B ) ALLUMINIUM STOREFRONT - SPANDRAL PANEL (BLACK), BLACK FRAMES 14 ) PREFINISHED, THERMALLY BROKEN ALUMINUM SLIDING DOOR C/W CLEAR GLAZING - PANEL / FRAME COLOUR: BLACK (21) PARKADE SCREENING - PILASTERS - PREFINISHED PANEL SYSTEM - COLOUR: 'BRONZE' TONE TO MATCH BRICK (15A) PREFINISHED ALUMINUM GUARDRAIL SYSTEM C/W GLASS PANELS - COLOUR: WHITE 22) PARKADE SCREENING - PILASTER CORNER FRAME - PREFINISHED PANEL SYSTEM - COLOUR: WHITE 5 ) PRECAST CONCRETE WALL BASE METAL TRELLIS CANOPY (C/W TIE-BACK RODS AS SHOWN) - COLOUR: BLACK 5B) PREFINISHED ALUMINUM GUARDRAIL SYSTEM C/W GLASS PANELS - COLOUR: BLACK 23) BALCONY ACCENT FRAME - PREFINISHED PANEL SYSTEM - COLOUR: 'BRONZE' TONE TO MATCH BRICK MECHANICAL LOUVER PANEL - COLOUR: BLACK (24) METAL DOOR + FRAME - COLOUR: BLACK 16A) PARKADE SCREENING - PERFORATED METAL PANEL, MIN 50% OPENINGS - COLOUR LIGHT. GREY 8 BUILDING LIGHTING - WALL FIXTURE (16B) PARKADE SCREENING - PERFORATED METAL PANEL, MIN 50% OPENINGS - COLOUR MED. GREY (25) OVERHEAD DOOR - COLOUR: BLACK 5 (12) (10) 6 2 8955 9000 4030 4495 8200 10550 5900 7390 8200 (13) 3000 3000 SETBACK ABOVE 9.0m SETBACK ABOVE 9.0m PH ROOF GEO. 426.15 181.900 PANELS TO BE **ELEVATOR** ILLUMINATED OVERRUN / MECH. PENTHOUSE GEO. 421.65 177.400 LEVEL 25 174.200 LEVEL 24 171.250 LEVEL 23 168.300 LEVEL 22 165.350 LEVEL 21 162.400 LEVEL 20 159.450 LEVEL 19 156.500 LEVEL 18 153.550 LEVEL 17 150.600 LEVEL 16 147.650 LEVEL 15 144.700 LEVEL 14 141.750 LEVEL 13 138.800 LEVEL 12 135.850 LEVEL 11 132.900 LEVEL 10 129.950 LEVEL 9 127.000 LEVEL 8 LEVEL 7 121.100 LEVEL 6 117.900 LEVEL 5 114.100 SMITH AVENUE LEVEL 4 111.200 LEVEL 3 LEVEL 3 108.300 108.300 LEVEL 2 LEVEL 2



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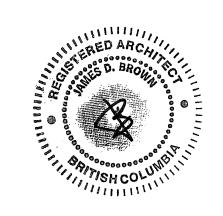
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1 ISSUED FOR REZONING+DP+DVP - REV.2 2022-05

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# 'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA V1Y 6V7

\_\_\_\_\_

104.500

LEVEL 1

100.000

WEST ELEVATION

DOYLE AVENUE

GEO. 344.25

DP3.03 SCALE: 1:200

5 4A | 6 4B

# BUILDING ELEVATIONS

DRAWING NO.		REVISION NO.
219-093	Author	Checker
PROJECT NO.	DRAWN	CHECKED



#### **EXTERIOR MATERIALS LEGEND**

- (1A) BRICK MASONRY VENEER COLOUR: HISTORIC RED (TUMBLED), SIZE: MODULAR, RUNNING BOND.
- ( 1B ) CEMENTITIOUS PLANK CLADDING COLOUR: LIGHT GREY
- 2 ) PRECAST CONCRETE ACCENTS
- 3 ) METAL C-CHANEL FRAMING / METAL BREAK-SHAPE COLOUR: BLACK
- (4A) ALUMINUM STOREFRONT CLEAR VISION GLASS, BLACK FRAMES.
- (4B) ALLUMINIUM STOREFRONT SPANDRAL PANEL (BLACK), BLACK FRAMES
- 5 ) PRECAST CONCRETE WALL BASE
- ) METAL TRELLIS CANOPY (C/W TIE-BACK RODS AS SHOWN) COLOUR: BLACK

6615

(4B)—

10—

(4A)-

GEO. 344.25 m

| 5

ART WALK

- (9) TENANT SIGNAGE (MAX. 600mm HIGH) BY OTHERS
- 11) PREFINISHED METAL PARAPET CAP COLOUR: BLACK

7300

REVEAL LINE ——/ OFFICE ENTRY —

SIGNAGE

- (13) THERMALLY BROKEN, ALUMINUM PUNCH WINDOW (RESIDENTIAL) CLEAR VISION GLASS, BLACK FRAMES

- (15B) PREFINISHED ALUMINUM GUARDRAIL SYSTEM C/W GLASS PANELS COLOUR: BLACK

5900

SEE DP3.05 FOR OPTIONAL TENANT STOREFRONTS

**BRICK** 

PILASTER, TYP.

- ) MECHANICAL LOUVER PANEL COLOUR: BLACK
- (8) BUILDING LIGHTING WALL FIXTURE

- (10) BLADE BANNER SIGNAGE BY OTHERS (600mm x 2400mm)
- (12) THERMALLY BROKEN, ALUMINUM PUNCH WINDOW (OFFICE PODIUM) TINTED GLASS (GREY), BLACK FRAMES
- (14) PREFINISHED, THERMALLY BROKEN ALUMINUM SLIDING DOOR C/W CLEAR GLAZING PANEL / FRAME COLOUR: BLACK (21) PARKADE SCREENING PILASTERS PREFINISHED PANEL SYSTEM COLOUR: 'BRONZE' TONE TO MATCH BRICK
- (15A) PREFINISHED ALUMINUM GUARDRAIL SYSTEM C/W GLASS PANELS COLOUR: WHITE
- (16A) PARKADE SCREENING PERFORATED METAL PANEL, MIN 50% OPENINGS COLOUR LIGHT. GREY
- (16B) PARKADE SCREENING PERFORATED METAL PANEL, MIN 50% OPENINGS COLOUR MED. GREY

D

43215

STEPPED BRICK CORNICE, TYP.

RESIDENTIAL ENTRY -

(BRICK SOLDIER COURSE)

8010

- (17A) MECH PENTHOUSE PREFINISHED PANEL SYSTEM COLOUR: CHARCOAL
- 17B) MECH PENTHOUSE PREFINISHED CORRUGATED PANEL SYSTEM COLOUR: CHARCOAL
- 18 ) PREFINISHED PANEL SYSTEM COLOUR: CHARCOAL
- 19) PREFINISHED PANEL SYSTEM COLOUR: LIGHT GREY
- 20 PREFINISHED PANEL SYSTEM COLOUR: WHITE
- 22 ) PARKADE SCREENING PILASTER CORNER FRAME PREFINISHED PANEL SYSTEM COLOUR: WHITE
- 23) BALCONY ACCENT FRAME PREFINISHED PANEL SYSTEM COLOUR: 'BRONZE' TONE TO MATCH BRICK
- (24) METAL DOOR + FRAME COLOUR: BLACK
- (25) OVERHEAD DOOR COLOUR: BLACK

9490

3 | ? 5 8

**BRICK SOLDIER COURSE** 



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LEVEL 3 108.300

LEVEL 2 104.500

LEVEL 1 100.000

LANE

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**ENLARGED SOUTH ELEVATION - PODIUM FACING** DOYLE AVENUE DP3.04 SCALE: 1:100

7 3 6 4A

"ART WALK"

DP3.04 SCALE: 1:100

- BRICK SOLDIER COURSE, TYP.

5900

(11) (1A) (12) (2)

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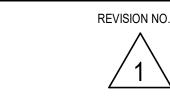
# 'MUSE' (350 DOYLE)

PROJECT ADDRESS

350 DOYLE AVENUE KELOWNA, BRITISH COLUMBIA V1Y 6V7

**ENLARGED ELEVATIONS** 

PROJECT NO. 219-093 DRAWING NO.





INDIVIDUAL C.R.U. BAYS MAY BE COMBINED FOR LARGER TENANTS, DURING FUTURE LEASING. BASELINNE C.R.U. STOREFRONTS CAN BE SWITCHED OUT FOR VARIOUS STOREFRONT OPTIONS TO ACCOMODATE & ENCOURAGE OPEN-AIR DINING AND PATIO ACCESS. (2 C.R.U. BAYS SHOWN)









DP3.05 SCALE: 1:75

COMBINED STOREFRONT



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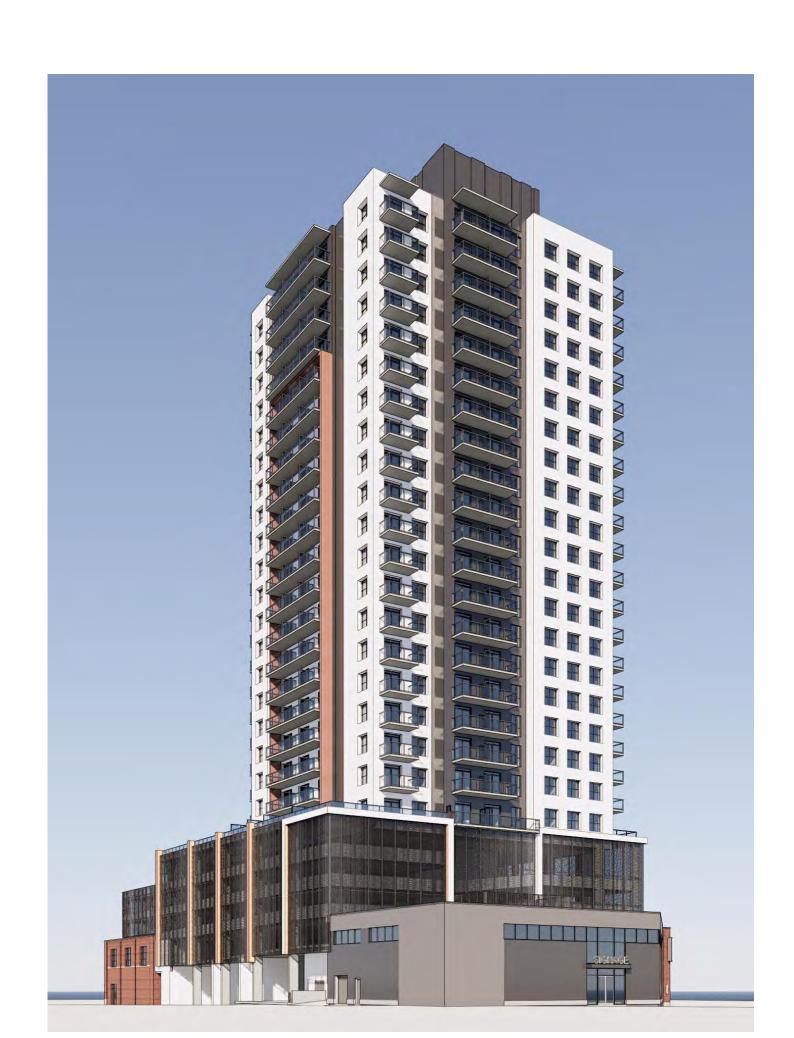
# RETAIL STOREFRONT **OPTIONS (WEST ELEVATION)**

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checker
DRAWING NO		REVISION NO





DOYLE AVENUE NORTHWEST PERSPECTIVE



DOYLE AVENUE NORTHEAST PERSPECTIVE



DOYLE AVENUE SOUTHEAST PERSPECTIVE



DOYLE AVENUE SOUTHWEST PERSPECTIVE



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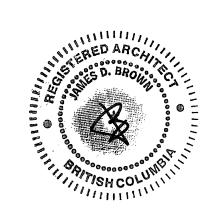




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1 ISSUED FOR REZONING+DP+DVP - REV.1 2021-0
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'MUSE' (350 DOYLE)

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TITLE

**3D VIEWS** 

PROJECT NO. DRAWN CHECKED 219-093 Author Checked

**DP3.06** 

DRAWING NO.



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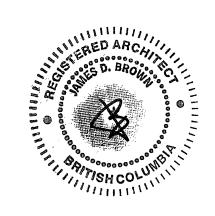




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4	ISSUED FOR REZONING+DP+DVP - REV.2	2022-05-09
3	ISSUED FOR REZONING+DP+DVP - REV.1	2021-09-12
2	PROGRESS SET	2021-08-26
1	ISSUED FOR REZONING+DP+DVP	2021-06-01

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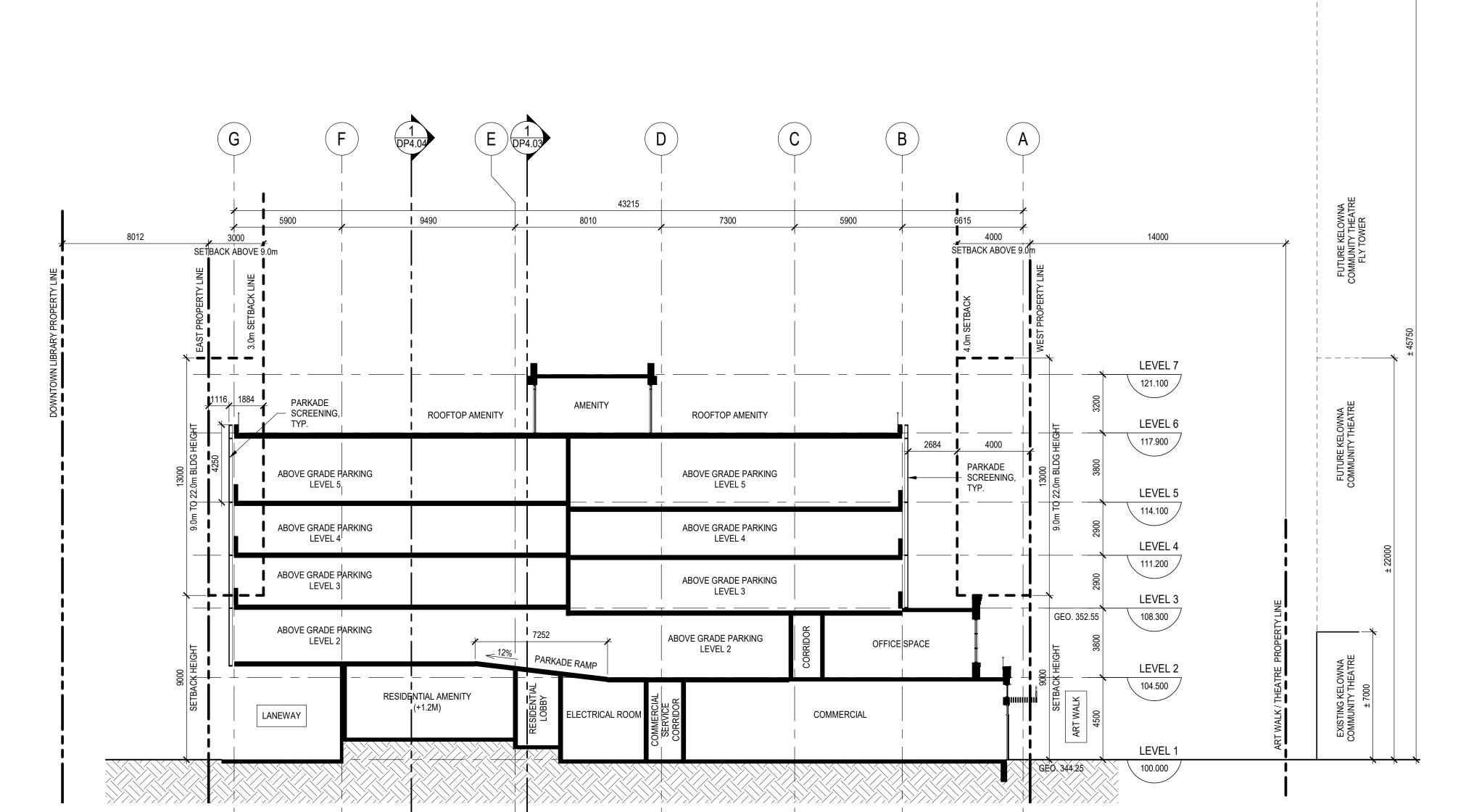
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# BUILDING SECTIONS EAST - WEST

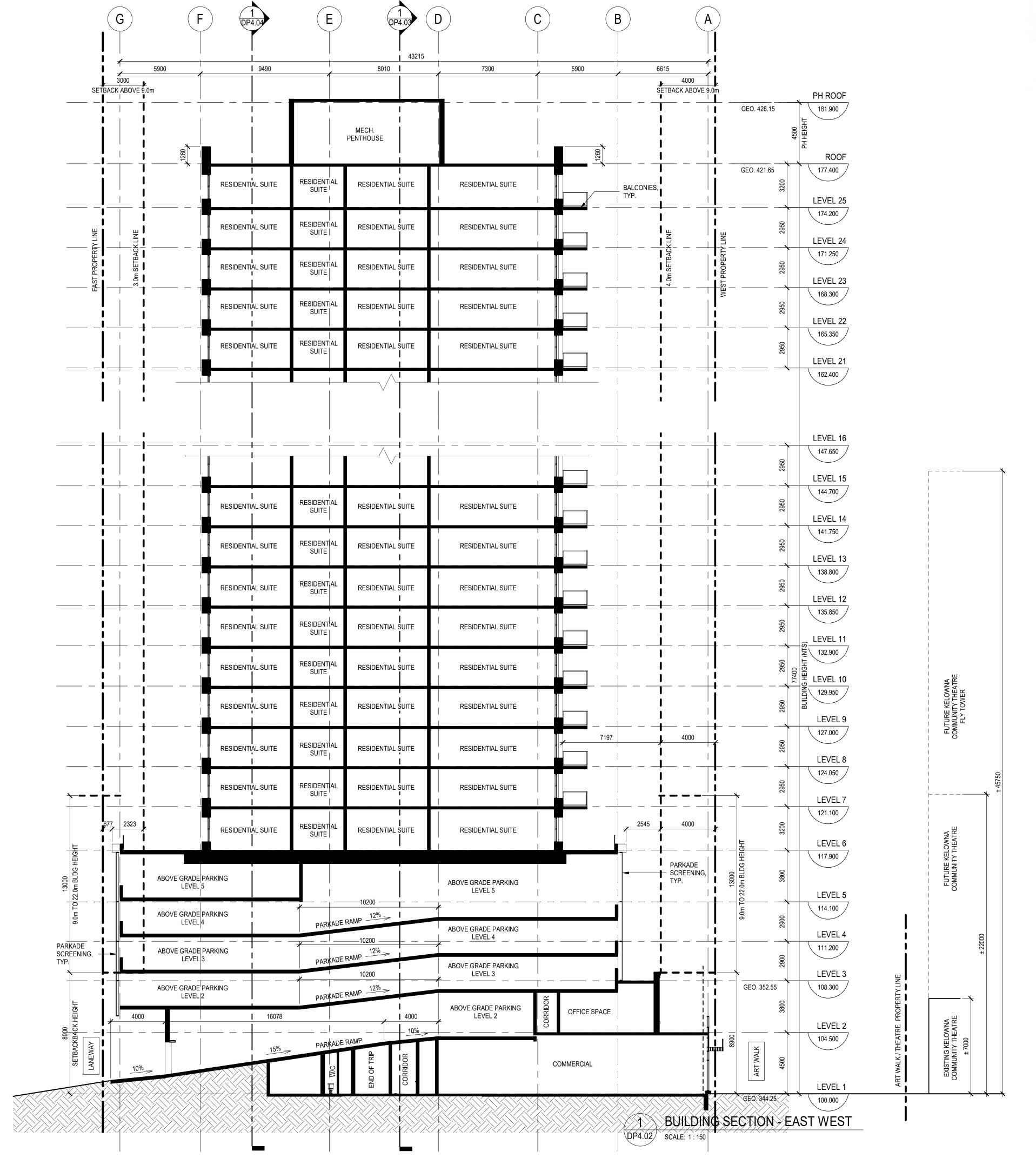
PROJECT NO.	DRAWN	CHECKE
219-093	Author	Checke
DRAWING NO.		REVISION N

**DP4.01** 











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# DP\_BUILDING SECTIONS EAST-WEST

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**DP4.02** 

DRAWING NO.



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3	ISSUED FOR REZONING+DP+DVP - REV.1	2021-09-12
2	PROGRESS SET	2021-08-26
1	ISSUED FOR REZONING+DP+DVP	2021-06-0°

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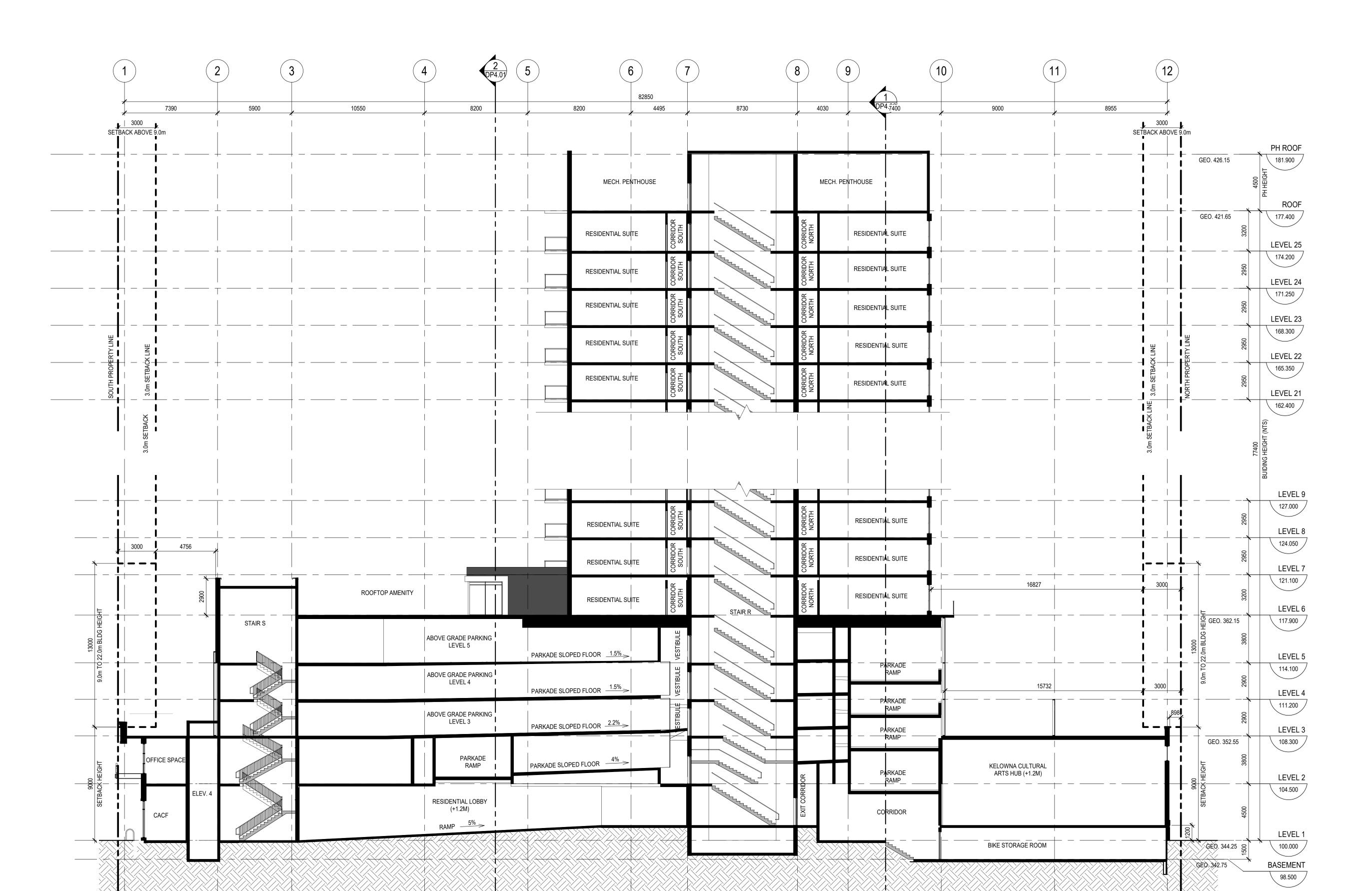
PROJECT ADDRESS 350 DOYLE AVENUE KELOWNA, BRITISH COLUMBIA V1Y 6V7

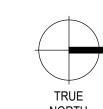
### **BUILDING SECTION NORTH - SOUTH**

PROJECT NO.	DRAWN	CHECKED
219-093	Author	Checke
DRAWING NO		REVISION NO

**DP4.03** 









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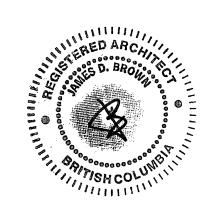


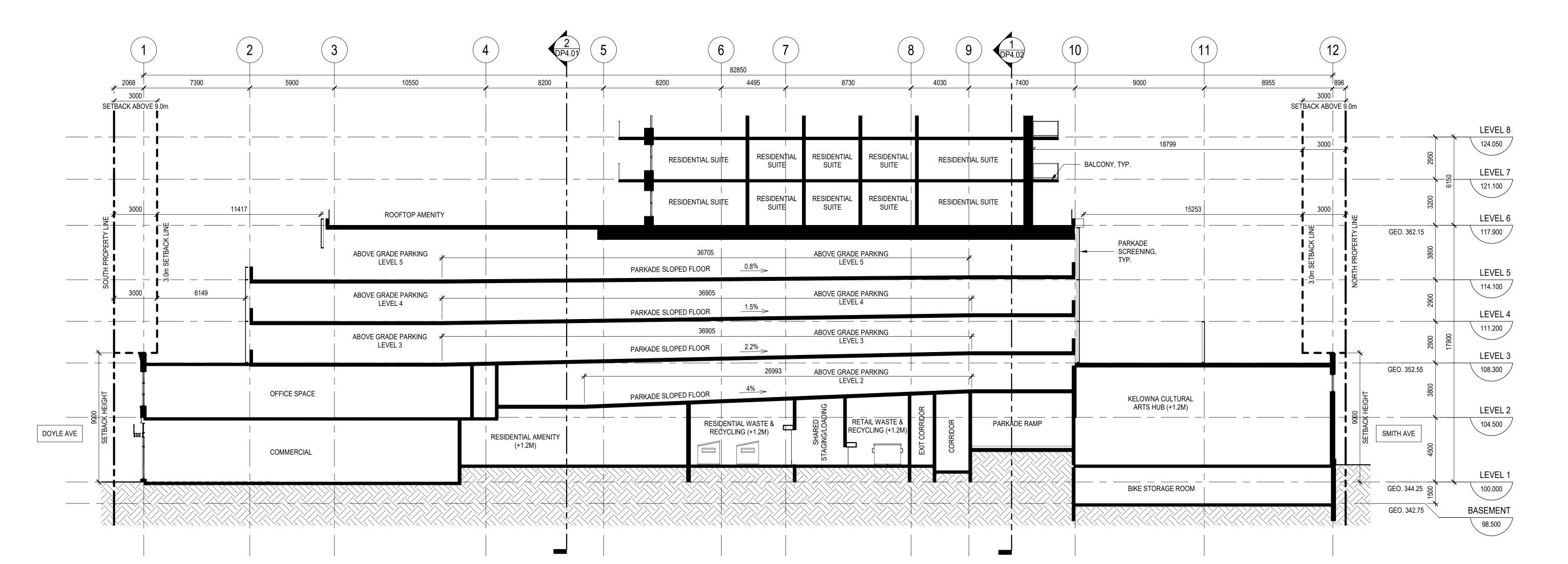


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1 BUILDING SECTION - NORTH-SOUTH
DP4.04 SCALE: 1:150

3	ISSUED FOR REZONING+DP+DVP - REV.2	2022-0
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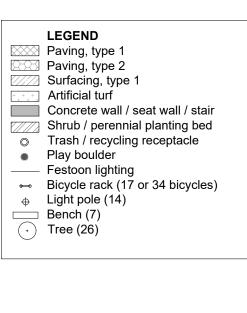
BUILDING SECTION NORTH - SOUTH

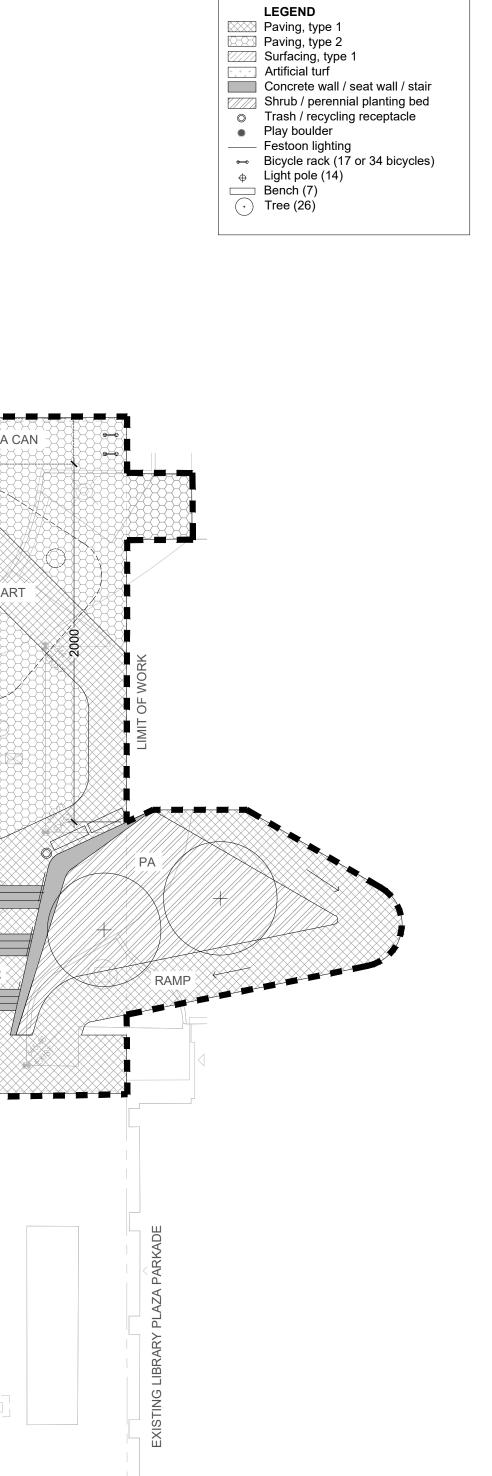
PROJECT NO. DRAWN CHECK
219-093 Author Chec

DRAWING NO. REVISION

**DP4.04** 









2021-09-12

2021-06-01

3 ISSUED FOR REZONING+DP+DVP - REV.2 2 ISSUED FOR REZONING+DP+DVP - REV.1

1 ISSUED FOR REZONING+DP+DVP

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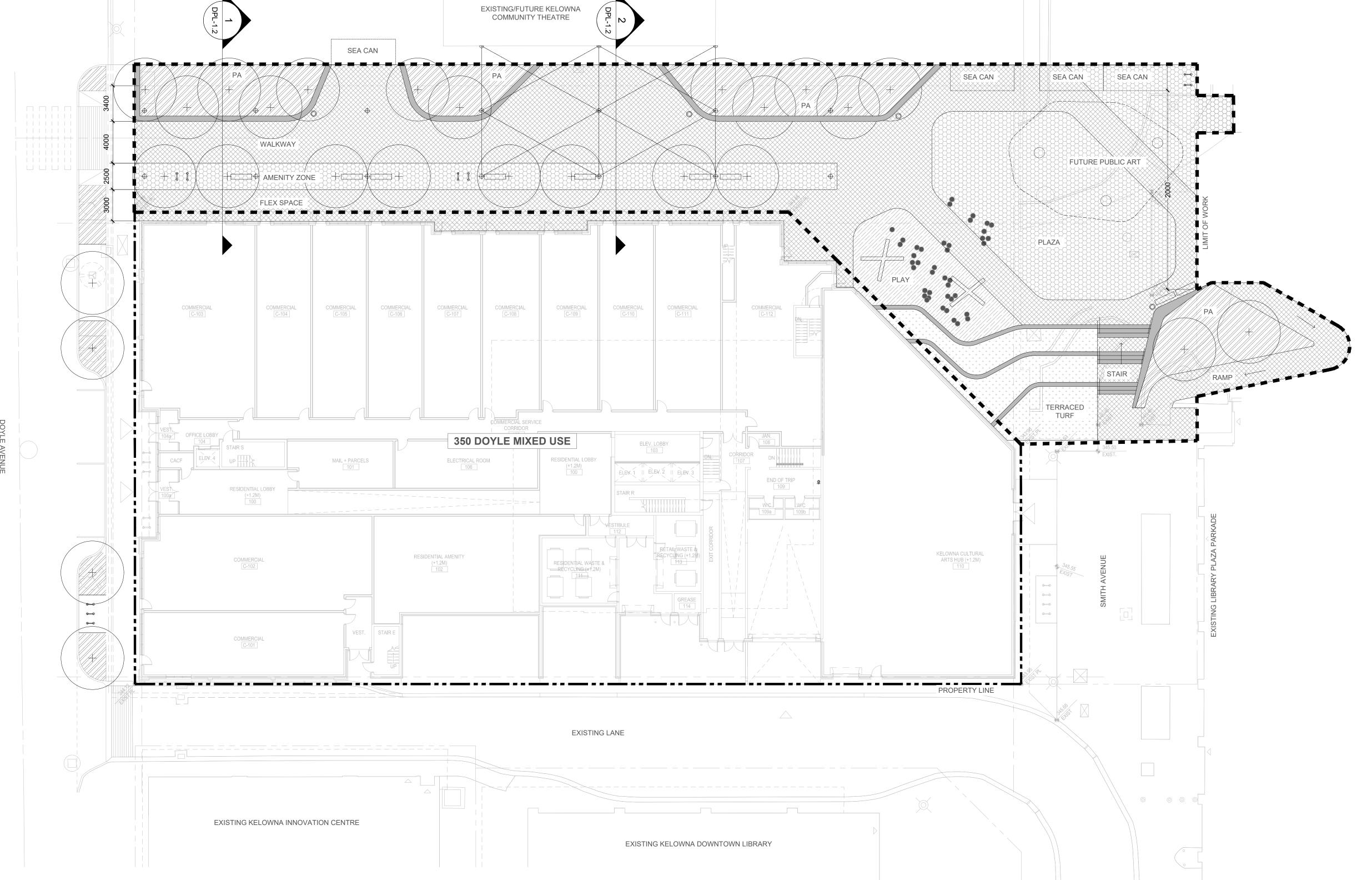
# **ART WALK CONCEPT PLAN**

PROJECT NO. 219-093

DRAWING NO. **DPL-1.1** 

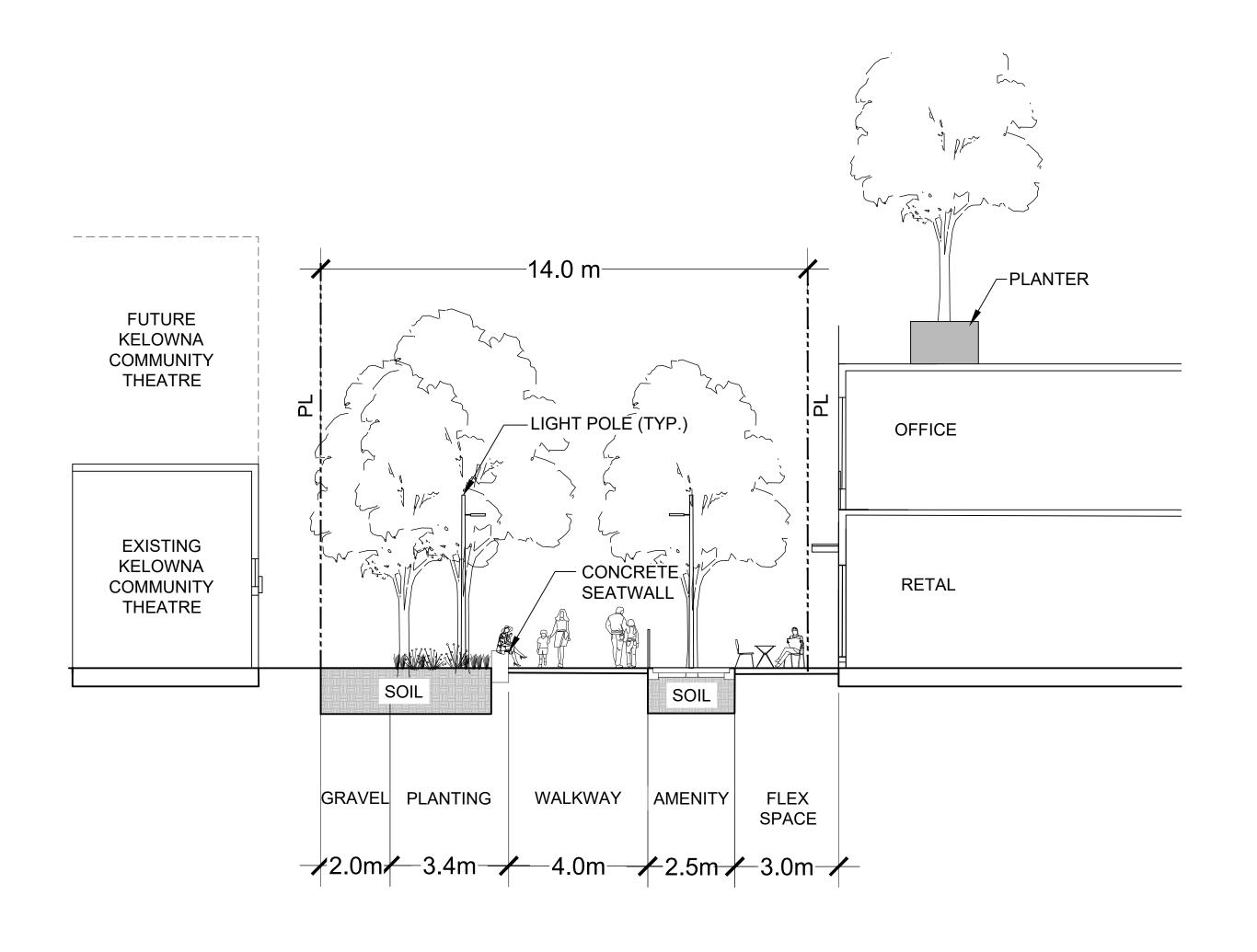


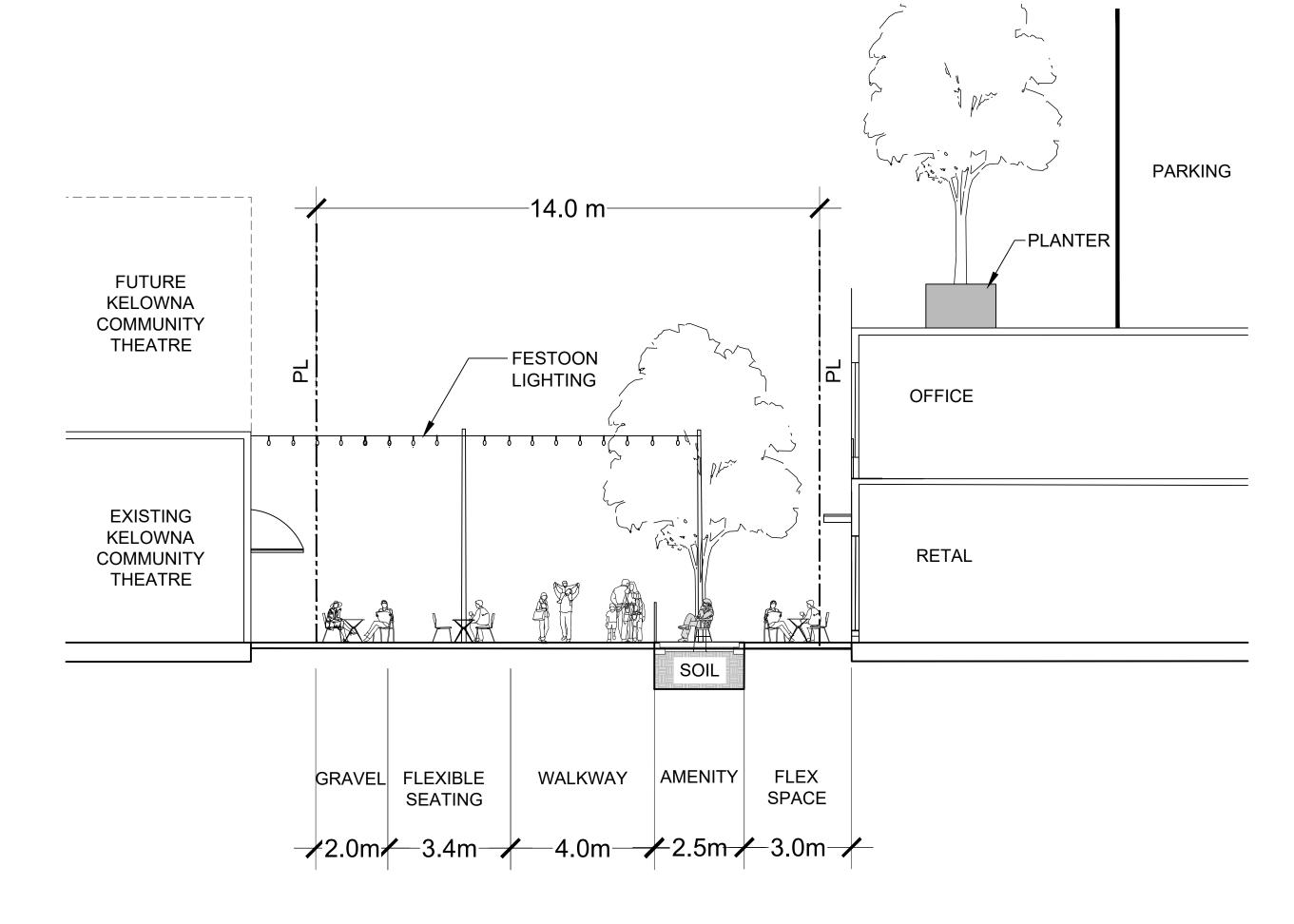
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Art Walk Concept Plan

DPL- 1.1 SCALE: 1:200





1 REFERENCE SECTION
SCALE: 1:100

2 REFERENCE SECTION



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# ART WALK CONCEPT REFERENCE SECTIONS

PROJECT NO. DRAWN CHECKED

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DRAWING NO. REVISION NO.

**DPL-1.2** 

\<u>3</u>\

