

# COVER PAGE

Development Permit - Sheet List		
Number	Sheet Name	Rev.
DR0.00	COVER PAGE	A
DR0.01	PROJECT STATISTICS	A
DR0.02	SITE PHOTOS	A
DR0.03	SURVEY	A
DR0.04	SETBACK PLAN	A
DR0.05	SITE COVERAGE PLAN	A
DR0.06	PROPOSED SITE PLAN	A
DR0.07	MATERIAL BOARD	A
DR0.08	CITY OF KELOWNA REQUIREMENTS	A
DR0.09	MAIN FLOOR PLAN	A
DR0.10	LEVEL P2 & P3, P4 FLOOR PLAN	A
DR0.11	LEVEL P5 & P6 FLOOR PLAN	A
DR0.12	LEVEL P7 & TYPICAL FLOOR PLAN	A
DR0.13	LEVEL 11-12 & 28-30 & LEVEL 21-22	A
DR0.14	MECH PH PLAN & ROOF PLAN	A
DR0.15	NORTH & WEST ELEVATION	A
DR0.16	SOUTH & EAST ELEVATIONS	A
DR0.17	ST PAUL STREETScape	A
DR0.18	BUILDING SECTIONS	A
DR0.19	BUILDING SECTIONS	A
DR0.20	3D MASSINGS	A
DR0.21	3D MASSINGS	A
DR0.22	MAIN FLOOR & LEVEL P2 FAR PLAN	A
DR0.23	LEVEL P3-P4 & LEVEL P5 FAR PLAN	A
DR0.24	LEVEL P6 & LEVEL P7 FAR PLAN	A
DR0.25	LEVEL 08 - 40 FAR PLAN	A
DR0.26	LEVEL 01 & 06 COMMON & PRIVATE AMENITY SPACE	A
DR0.27	LEVEL 07 & 08-40 COMMON & PRIVATE AMENITY SPACE	A



**OWNER**

MISSION GROUP  
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KELOWNA, BC V1Y 0B5  
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PHONE: (250) 448-8810

**ARCHITECTURE**

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**MUNICIPALITY**

**City of Kelowna**  
CITY OF KELOWNA  
1435 WATER ST.,  
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EMAIL:  
PHONE: (250) 468-8800

**FACADE ARCHITECT**

**Gensler**  
GENSLER  
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NAME: CHRISTINA CHOW  
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**STRUCTURAL**

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GLTSMAN SIMPSON  
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**CIVIL**

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APLINE & MARTIN  
1258 ELLIS ST. 3, LTD.,  
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SMITH + ANDERSEN  
3477 LAKESHORE RD., UNIT 210,  
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**Smith + Andersen**  
SMITH + ANDERSEN  
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PHONE: (778) 313-6505

**LANDSCAPE**

**DIALOG**  
DIALOG  
611 ALEXANDER ST SUITE 400,  
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**GEOTECHNICAL**

**GEOPACIFIC**  
GEOPACIFIC CONSULTANTS  
1778 WEST 75TH AVENUE,  
VANCOUVER, BC V6P 8P2  
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EMAIL: AVEDIANO@GEOPACIFIC.CA  
PHONE: (604) 693-8822



1353 Ellis Street - Suite 202  
Kelowna BC V1Y 1Z9 Canada  
tel 250 990 3432  
www.arcadis.com



**1355 St Paul**

1355 St Paul St, Kelowna, BC V1Y 2E1

**DP0.00**

Issued For: **DEVELOPMENT PERMIT**

Project No: **141150**

Date: **5th Feb. 2024**

PROJECT SUMMARY

Project Name: 1355 St Paul, Kelowna, BC V1Y 2E1
Project Summary: LOT 2, PARCELA, (R27) DISTRICT LOT 139, O.D.V.D., PLAN MANS1917
Legal Description: UCI
Zoning: 8-70
Max FAR: 31368.3
Proposed FAR: 5.91
Site Area (m²): 3665.6
Site Area (ft²): 39809.9
Site Coverage: 95.6%

Building Height (m): 122.8
Building Stories: 40
Residential Units: 462
Parking Stalls: 407

Base 7.2 with 1.2 Streetscape Bonus

Proposed at Grade

Required Min. at Grade

Proposed at 1.6m

Metric (m)

Metric (ft)

Metric (m)

Metric (ft)

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CONDO BREAKDOWN

Table with columns: Level, Grossed Elevation (m), Floor to Floor (m), Number of Units, Common Areas, Commercial/Residential, Guest (m²), Residential, Amenity, Total Gross Floor Area, Parking and Services, Exclusions (m²), Common Areas, Amenity, Total Exclusions, FAR Area, FAR (Commercial), FAR (Residential), Exceptional Efficiency, Proposed at 1.6m, Metric (m), Metric (ft)

RENTAL BREAKDOWN

Table with columns: Level, Grossed Elevation (m), Floor to Floor (m), Number of Units, Common Areas, Commercial/Residential, Guest (m²), Residential, Amenity, Total Gross Floor Area, Parking and Services, Exclusions (m²), Common Areas, Amenity, Total Exclusions, FAR Area, FAR (Commercial), FAR (Residential), Exceptional Efficiency, Proposed at 1.6m, Metric (m), Metric (ft)

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ZONING BYLAW PARKING REQUIREMENTS - PER TABLE 8.5

Table with columns: Required Residential Parking, Min. Max, Bachelor, 1 Bed, 2 Bed, 3 Bed, Visitor Parking, Commercial Parking

COMMERCIAL PARKING CALCULATION

Table with columns: Commercial Parking Requirement, Commercial Parking Area, Accessible Parking Calculation, Total Accessible Stalls Required, Van Accessible Stalls Required

REQUIRED PARKING BREAKDOWN

Table with columns: Bachelor, 1 Bedroom, 2 Bedroom, Visitor, Subtotal, Required Per Bylaw

PARKING REDUCTION CALCULATION

Table with columns: 20% Rental Parking Reduction, Commercial & Visitor Combined, 20% Bicycle Parking Reduction, Total Reduction

TOTAL PARKING REQUIRED

Table with columns: Total Parking Provided, Required Per Bylaw minus Parking Reduction, See Parking Breakdown below

PARKING BREAKDOWN

Table with columns: Level 05, Level 04, Level 03, Level 02, Level 01, Total Provided

BIKE PARKING BREAKDOWN - PER TABLE 8.5

Table with columns: Long-Term Bicycle Parking, Short-Term Bicycle Parking, Entrances, Stalls

STORAGE LOCKERS

Table with columns: Long-Term Bicycle Parking, Short-Term Bicycle Parking, Entrances, Stalls, Storage Lockers

COMMON & PRIVATE AMENITY SPACE - PER TABLE 8.1.1

Table with columns: Required, Provided, Common Amenity, Private Amenity

PROJECT

1355 St Paul
1355 St Paul St, Kelowna, BC V1Y 2E1

PROJECT NO:

141150
DRAWN BY: GM
PROJECT MGR: LM
CHECKED BY: GM
APPROVED BY: LM

SHEET TITLE

PROJECT STATISTICS

SHEET NUMBER

DP0.02

ISSUE

A

MISSION GROUP
1631 Dickson Ave, 10th Floor, Kelowna, BC V1Y 0B5

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CONTRACTORS

Arcadis Architects (Canada) Inc. formerly IBI Group Architects (Canada) Inc.

ISSUES

Table with columns: No., Description, Date

CONSULTANTS



SEAL



DATE

2024-02-05

PRIME CONSULTANT



1355 Ellis Street - Suite 202 Kelowna, BC V1Y 1Z9 Canada

PROJECT

1355 St Paul
1355 St Paul St, Kelowna, BC V1Y 2E1

PROJECT NO:

141150
DRAWN BY: GM
PROJECT MGR: LM
CHECKED BY: GM
APPROVED BY: LM

SHEET TITLE

PROJECT STATISTICS

SHEET NUMBER

DP0.02

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Arcadis Architects (Canada) Inc.  
formerly IBI Group Architects (Canada) Inc.

ISSUES	DESCRIPTION	DATE
No.		
A	DEVELOPMENT PERMIT	5th Feb. 2024

**CONSULTANTS**



SEAL



2024-02-05

**PRIME CONSULTANT**



1353 Ellis Street - Suite 202  
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Tel: 250.860.1100  
www.arcadis.com

**PROJECT**

1355 St Paul  
1355 St Paul St,  
Kelowna, BC  
V1Y 2E1

**PROJECT NO.:**

141150

**DRAWN BY:**

TL

**CHECKED BY:**

GM

**PROJECT MGR:**

GM

**APPROVED BY:**

LM

**SHEET TITLE**

SITE PHOTOS

**SHEET NUMBER**

DP0.03

**ISSUE**

A



1. View facing South along St. Paul ST



2. View facing East along St. Paul ST



3. View facing North from the parking lot across UBCCO downtown development



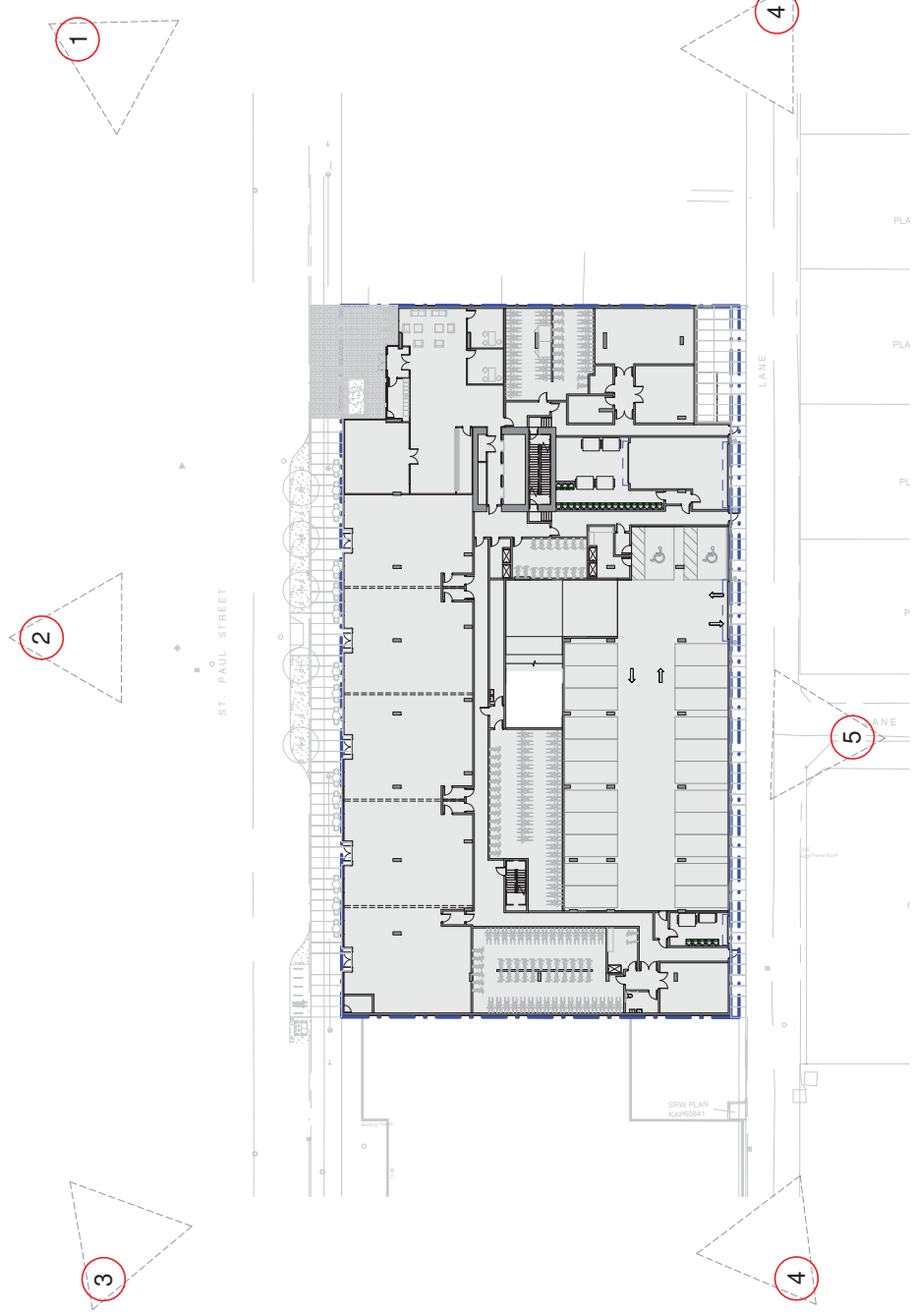
4. View facing Northwest from the back-road next to UBCCO development



5. View facing West from the end of Fuller Ave

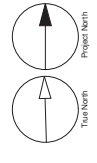


6. View facing Southwest from the parking lot of the building next door



**1 PHOTO REFERENCE PLAN**

DP0.03 / SCALE: 1/8" = 1'-0"



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PROJECT

1355 St Paul  
1355 St Paul St,  
Kelowna, BC  
V1Y 2E1

PROJECT NO.:

141150

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TL

CHECKED BY:

GM

PROJECT MGR:

GM

APPROVED BY:

LM

SHEET TITLE

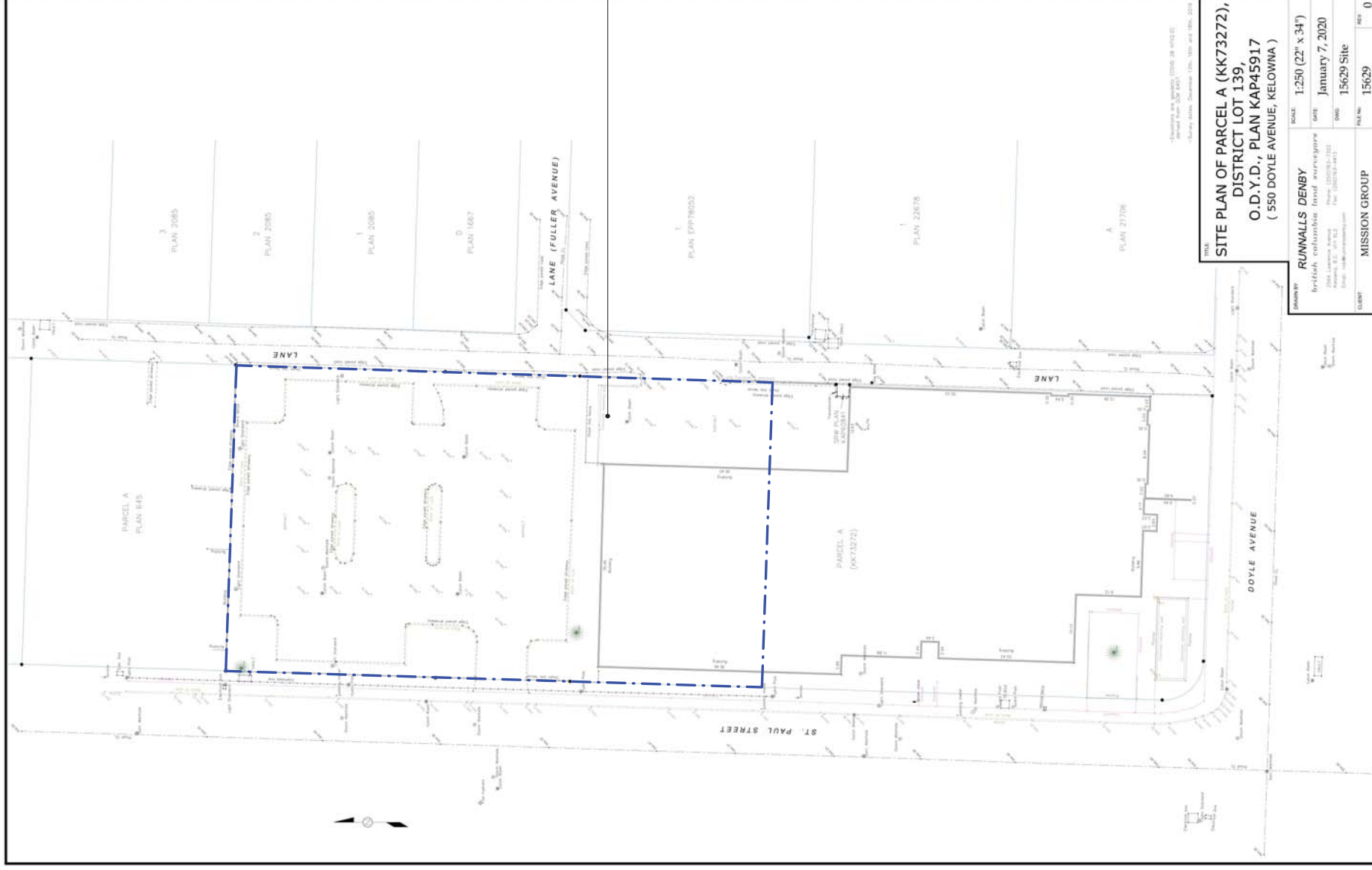
SURVEY

SHEET NUMBER

DP0.04

ISSUE

A



SUBJECT SITE FOR THIS APPLICATION

**SITE PLAN OF PARCEL A (KK73272),  
DISTRICT LOT 139,  
O.D.Y.D., PLAN KAP45917  
( 550 DOYLE AVENUE, KELOWNA )**

DESIGNED BY	RUNNALLS DENBY	SCALE	1:250 (22" x 34")
DESIGNED BY (FIRM)	British Columbia based architecture	DATE	January 7, 2020
DESIGNED BY (NAME)	John Runnalls B.Sc. P.Eng. P.L.S. P.E. (1982/83-84)	DATE	15629 Site
DESIGNED BY (PHONE)	250-860-4100	COUNTY	MISSION GROUP
DESIGNED BY (EMAIL)	john.runnalls@runnallsdenby.com	PARCEL NO.	15629
		SHEET	0



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PROJECT

1355 St Paul  
1355 St Paul St,  
Kelowna, BC  
V1Y 2E1

PROJECT NO.:

141150

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TL

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SHEET TITLE

SITE COVERAGE PLAN

SHEET NUMBER

DP0.06

ISSUE

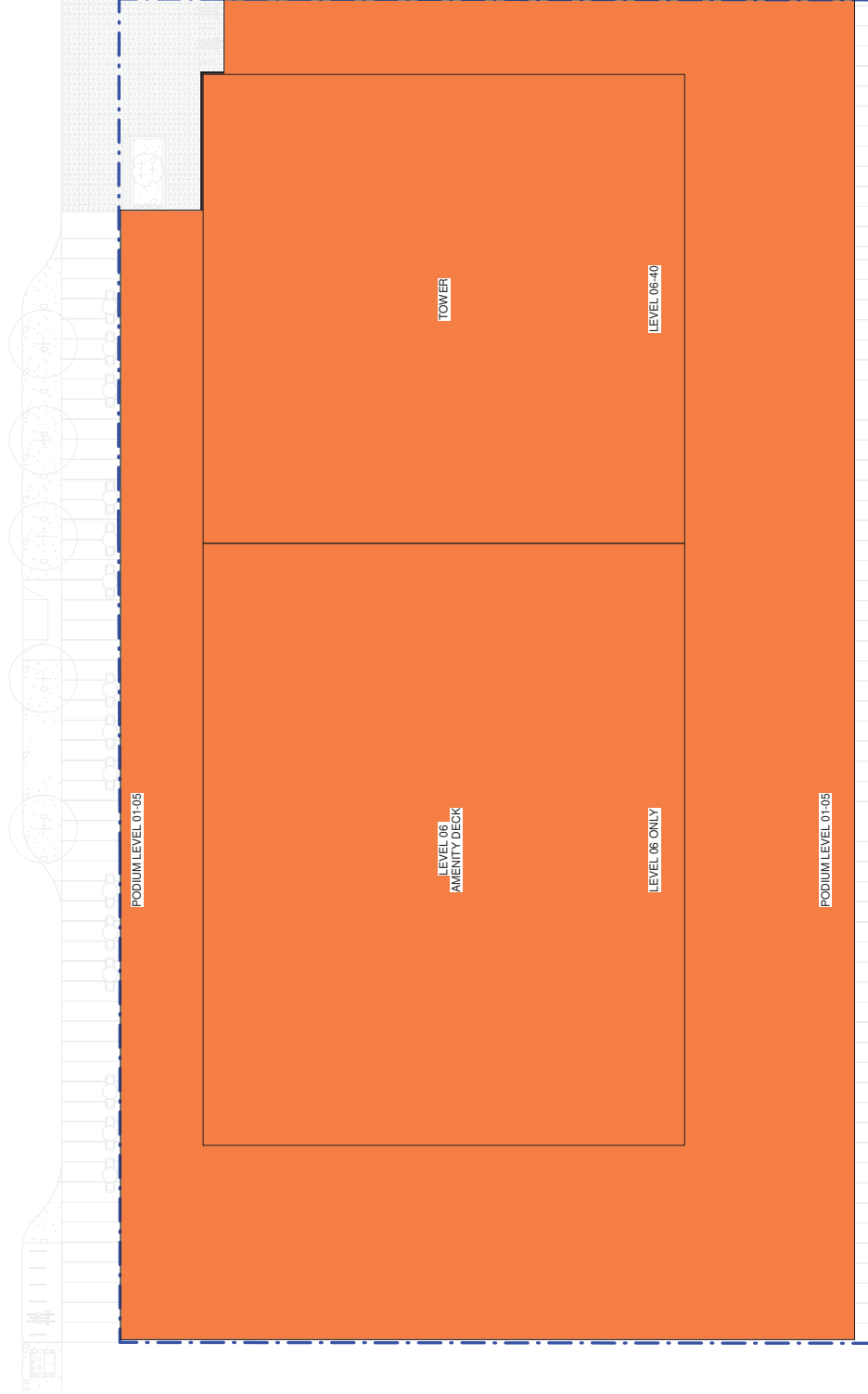
A

Site Coverage Calculation			
Foot Print (m <sup>2</sup> )	Gross Site Area (m <sup>2</sup> )	Site Coverage %	Max. Lot Coverage %
3448.44 m <sup>2</sup>	3606.553 m <sup>2</sup>	95.6%	100%

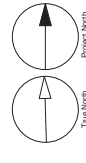
3M AM SETBACK AREA ABOVE 10M BUILDING COVERAGE

PROPERTY LINE

SETBACK LINE



1 SITE COVERAGE PLAN  
DP0.06 SCALE: 1/16" = 1'-0"



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Kelowna, BC V1Y 1Z9 Canada  
www.arcadis.com

PROJECT

1355 St Paul  
1355 St Paul St,  
Kelowna, BC  
V1Y 2E1

PROJECT NO.:

141150

DRAWN BY:

TL

CHECKED BY:

GM

PROJECT MGR:

GM

APPROVED BY:

LM

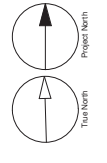
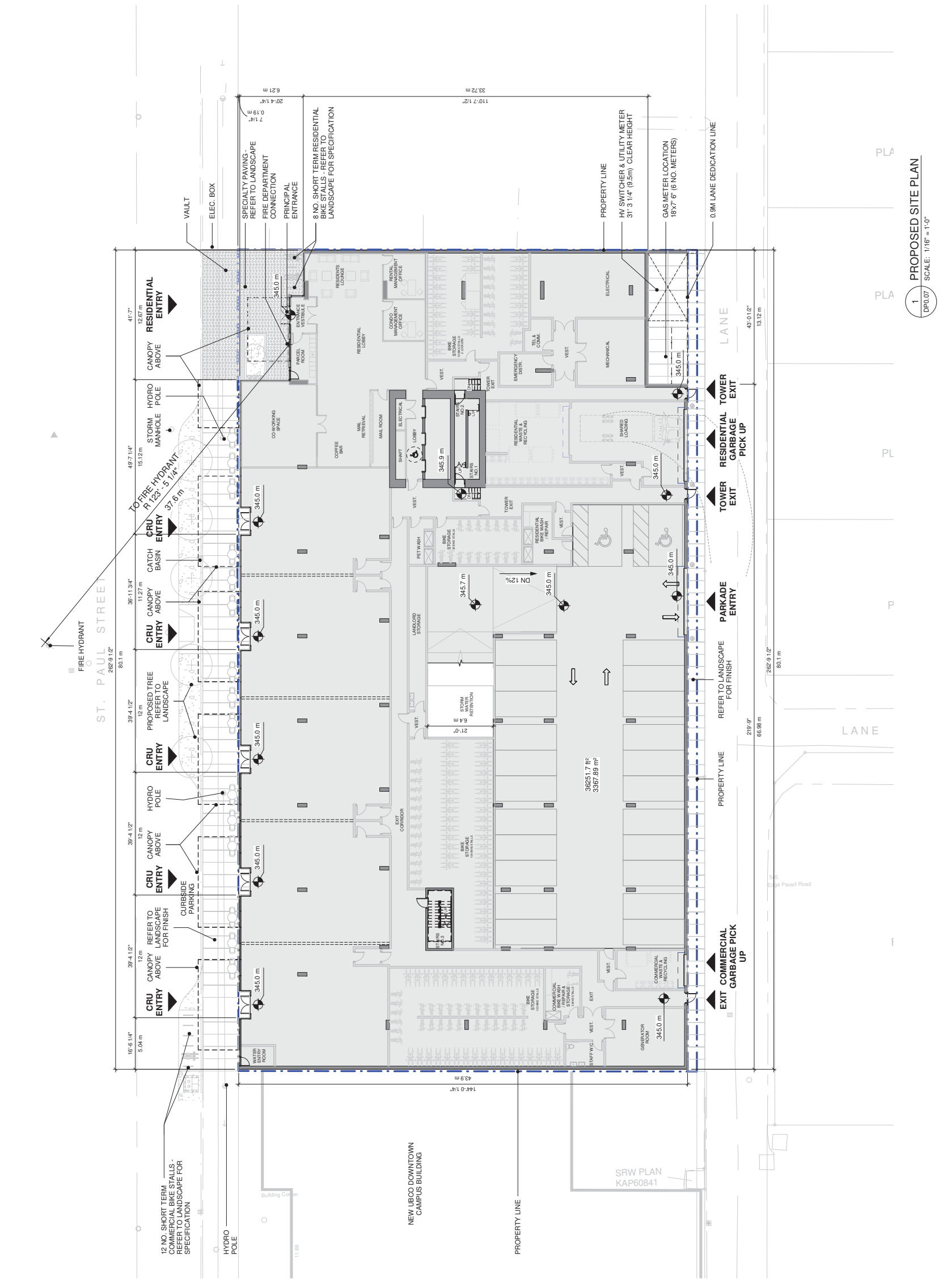
SHEET TITLE  
PROPOSED SITE PLAN

SHEET NUMBER

DP0.07

ISSUE

A



# MATERIAL BOARD

## PROJECT MATERIALS



PARKADE SCREENING:  
GREY FABRIC



GLAZED WINDOW WALL SPANDREL:  
CHARCOAL GREY



PROJECTED METAL PANEL SPANDREL:  
WHITE



MULLION PAINT:  
CHARCOAL GREY



INSULATED GLASS UNIT (IGU):  
CLEAR

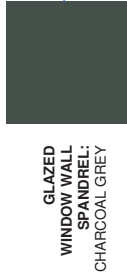
## TOWER MATERIALS



METAL PANEL:  
WHITE



INSULATED GLASS UNIT (IGU):  
CLEAR



GLAZED WINDOW WALL SPANDREL:  
CHARCOAL GREY

## PODIUM MATERIALS



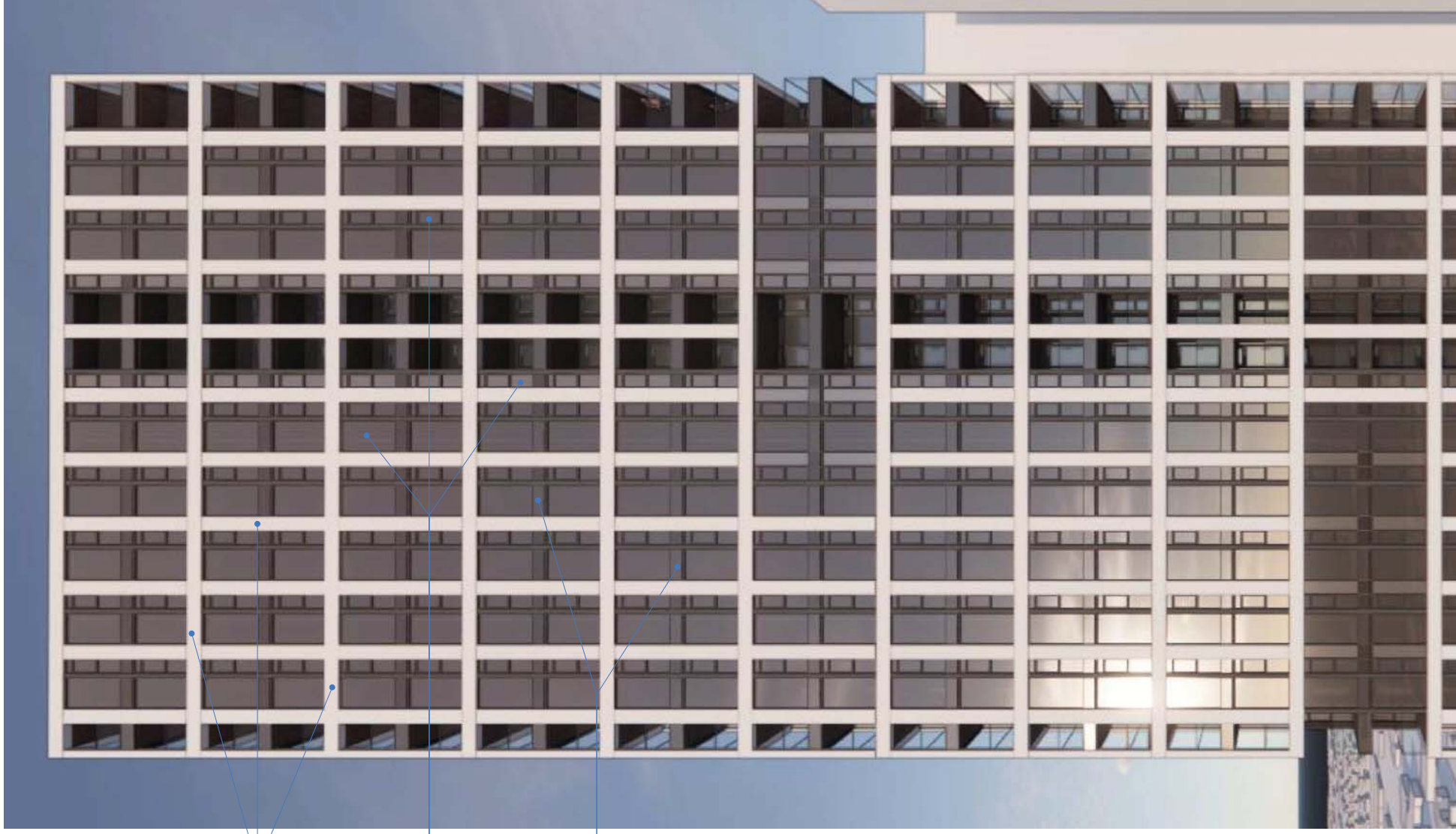
MULLION PAINT:  
CHARCOAL GREY



METAL PANEL:  
WHITE



PARKADE SCREENING:  
GREY



CLIENT

MISSION GROUP



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formerly (B) Group Architects (Canada) Inc.

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CONSULTANTS



SEAL



2024-02-05

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PROJECT

1355 St Paul  
1355 St Paul St,  
Kelowna, BC  
V1Y 2E1

PROJECT NO.:

141150

DRAWN BY:

TL

CHECKED BY:

GM

PROJECT MGR:

GM

APPROVED BY:

LM

SHEET TITLE  
MATERIAL BOARD

SHEET NUMBER

DP0.08

ISSUE

A





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PROJECT

1355 St Paul  
1355 St Paul St,  
Kelowna, BC  
V1Y 2E1

PROJECT NO:

141150

DRAWN BY:

TL

CHECKED BY:

GM

PROJECT MGR:

LM

APPROVED BY:

LM

SHEET TITLE

MAIN FLOOR FLOOR PLAN

SHEET NUMBER

DP1.01

ISSUE

A

**Parking Schedule - Overall**

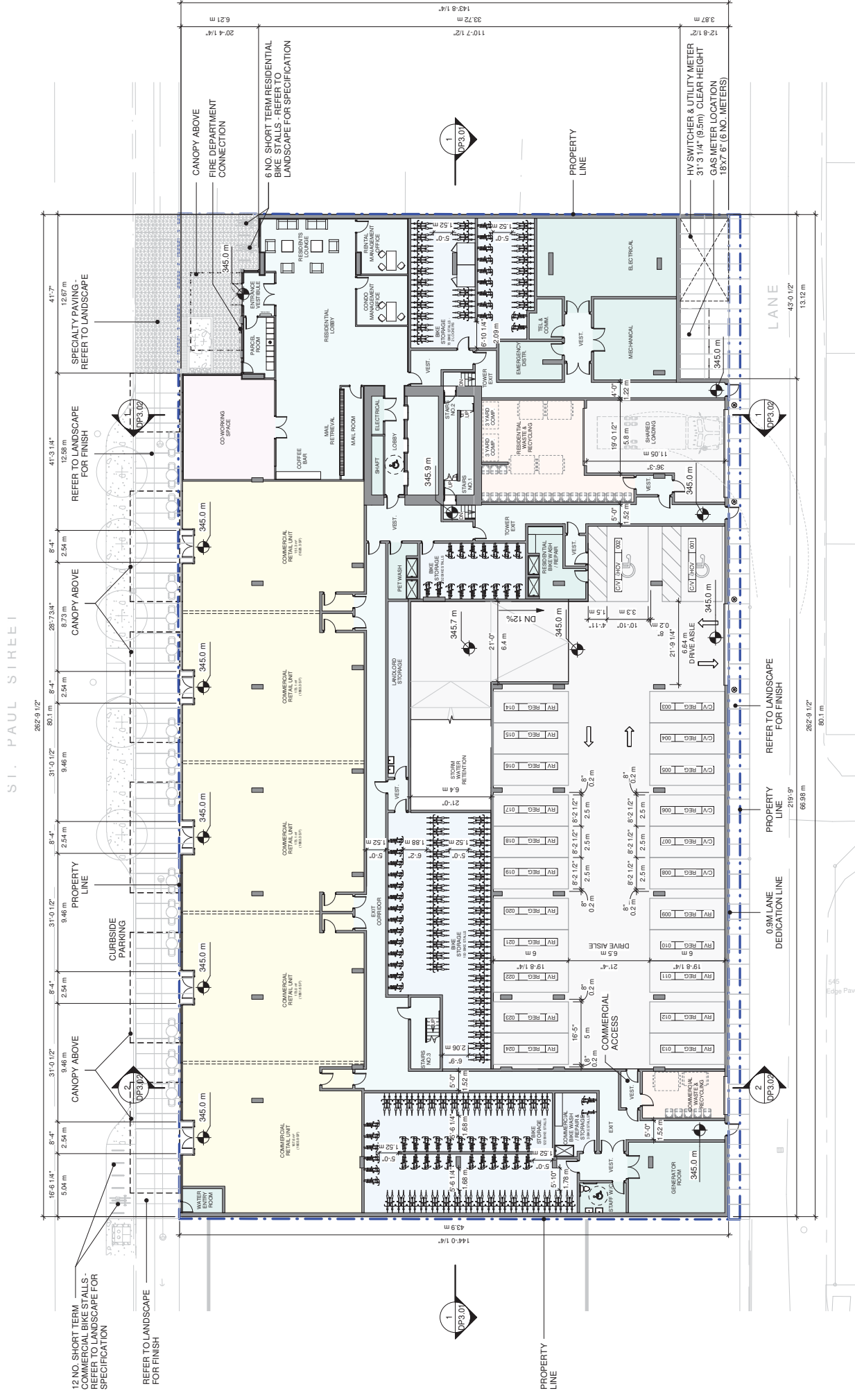
Accessible Stall	6
Regular Stall	216
Small Stall	103
Van Accessible Stall	2
<b>Total:</b>	<b>327</b>

**Parking Schedule - Level 01**

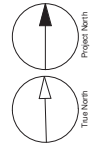
Regular Stall	22
Van Accessible Stall	2
<b>Total:</b>	<b>24</b>

**Bike Parking - Level 01**

Bike Locker	2
Floor Mounted - Bike Rack	176
Wall Mounted - Bike Rack	152
<b>Total:</b>	<b>330</b>



1 MAIN FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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PROJECT NO.: 141150  
 DRAWN BY: TL  
 CHECKED BY: GM  
 PROJECT MGR: GM  
 APPROVED BY: LM

SHEET TITLE  
**LEVEL P2 & P3-P4 FLOOR PLAN**

SHEET NUMBER  
**DP1.02**

ISSUE  
**A**

**Parking Schedule - Level P3 & P4**

Accessible Stall	2
Regular Stall	69
Small Stall	35
<b>Total:</b>	<b>106</b>

**Bike Parking - Level P3 & P4**

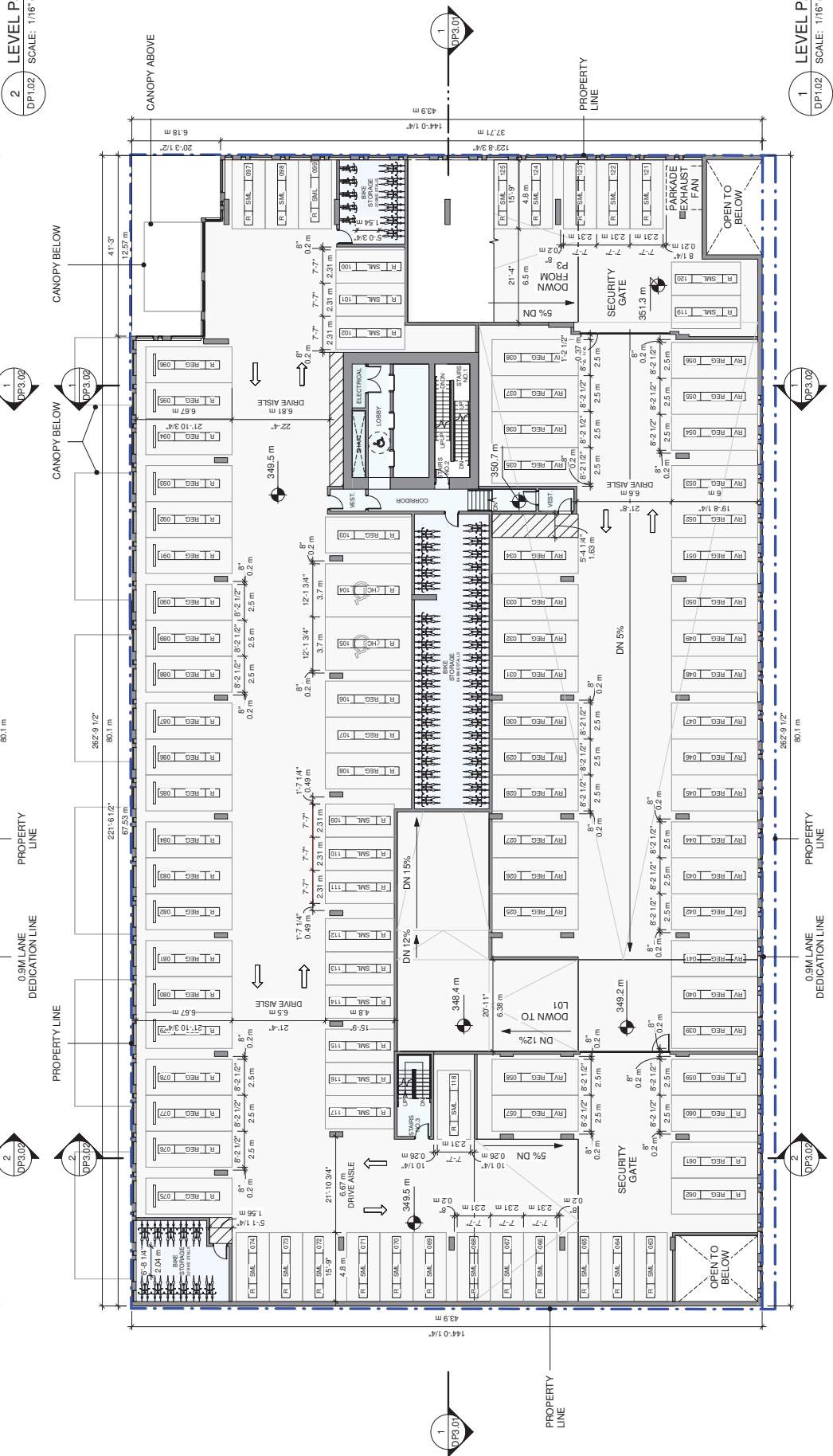
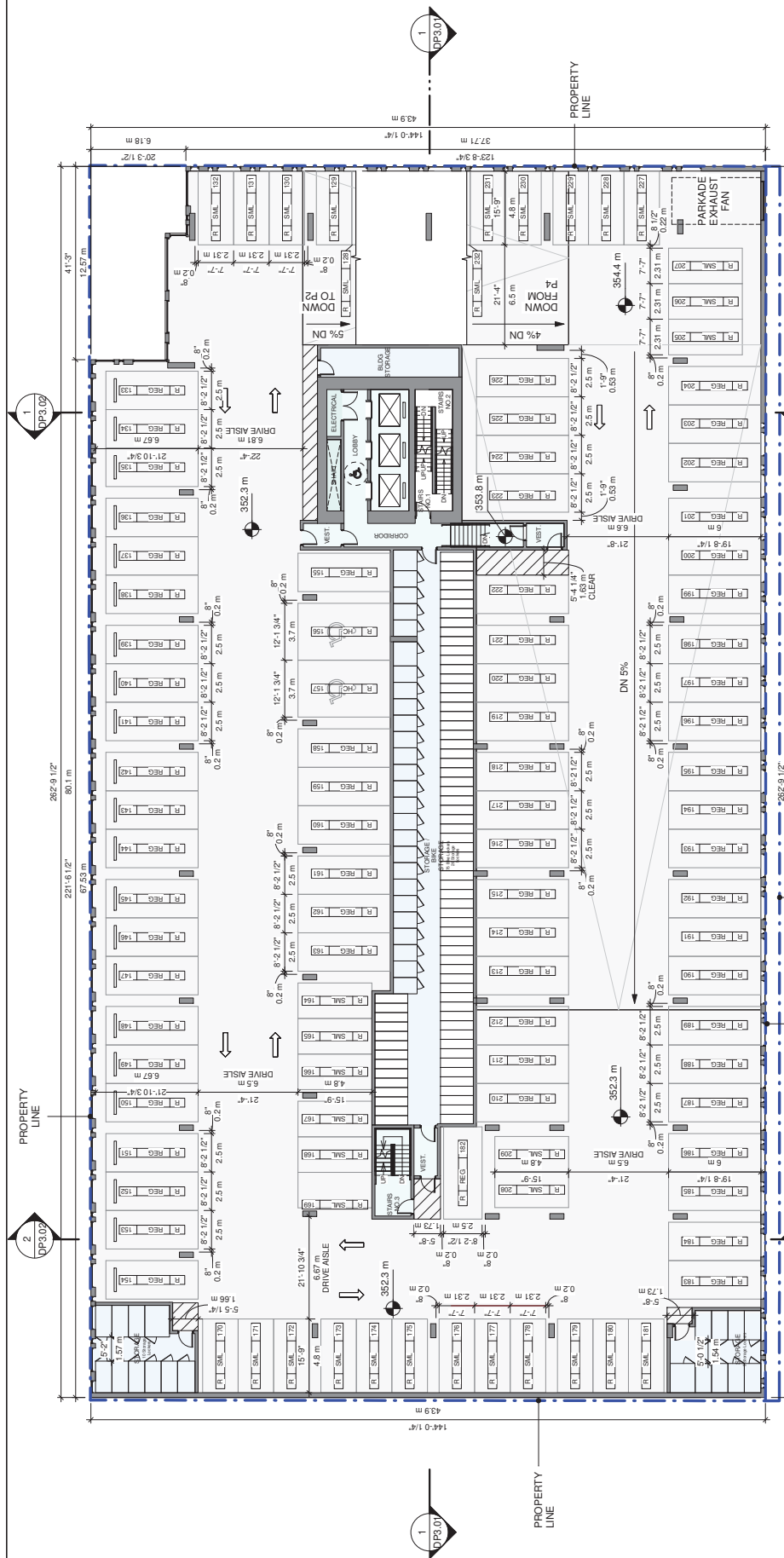
Bike Locker	75
<b>Total:</b>	<b>75</b>

**Parking Schedule - Level P2**

Accessible Stall	2
Regular Stall	64
Small Stall	39
<b>Total:</b>	<b>105</b>

**Bike Parking - Level P2**

Floor Mounted - Bike Rack	118
Wall Mounted - Bike Rack	10
<b>Total:</b>	<b>128</b>



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Kelowna, BC  
V1Y 2E1

PROJECT NO.:

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DRAWN BY:

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CHECKED BY:

GM

PROJECT MGR:

GM

APPROVED BY:

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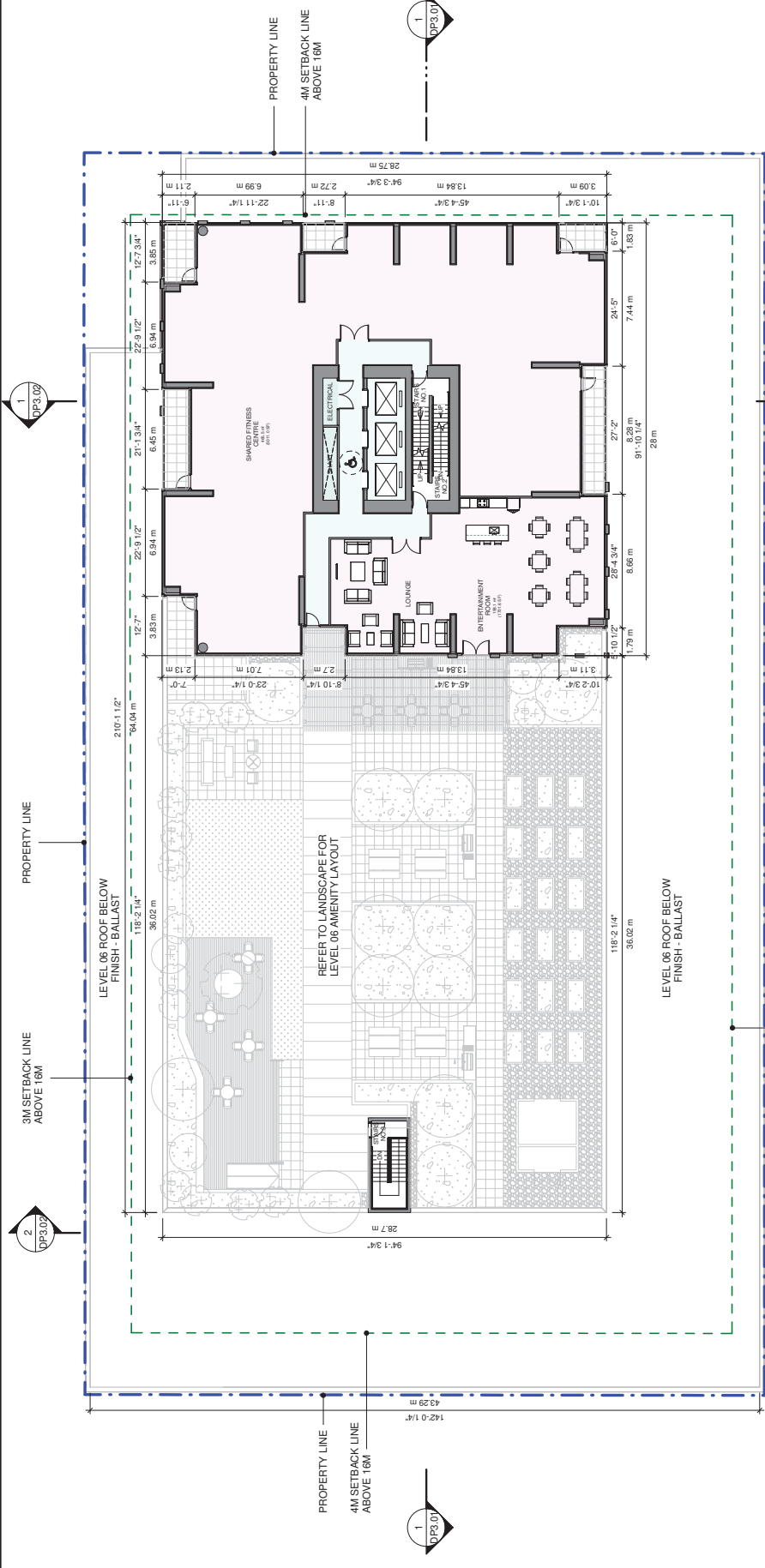
SHEET TITLE  
LEVEL P5 & 06 FLOOR PLAN

SHEET NUMBER

DP1.03

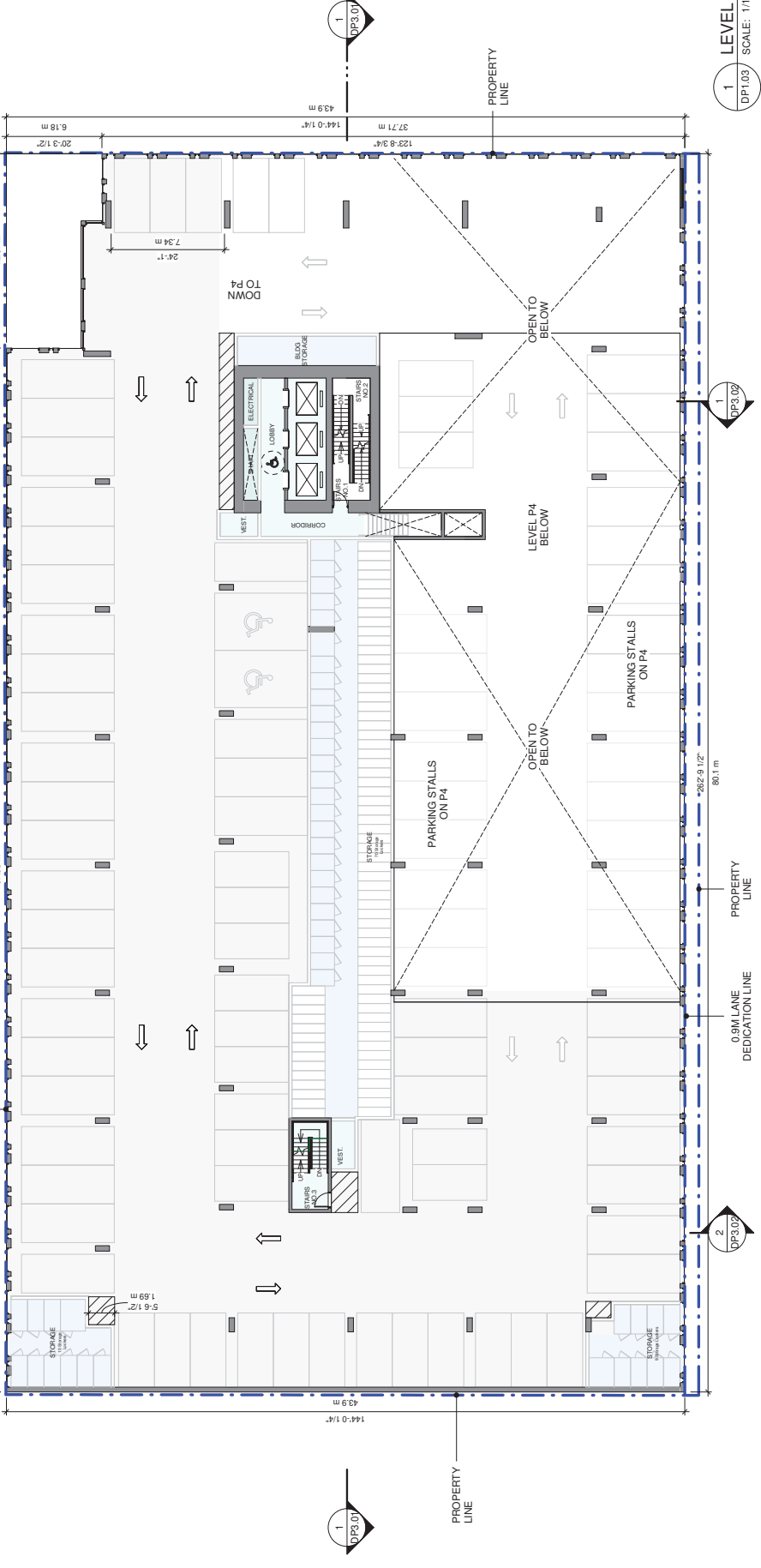
ISSUE

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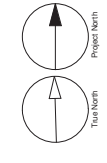


2 LEVEL 06 FLOOR PLAN  
DP1.03 SCALE: 1/16" = 1'-0"

Parking Schedule - Level P5



1 LEVEL P5 FLOOR PLAN  
DP1.03 SCALE: 1/16" = 1'-0"





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PROJECT MGR:

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SHEET TITLE

LEVEL 11-12 & 29-30 & LEVEL  
21-22

SHEET NUMBER

DP1.05

ISSUE

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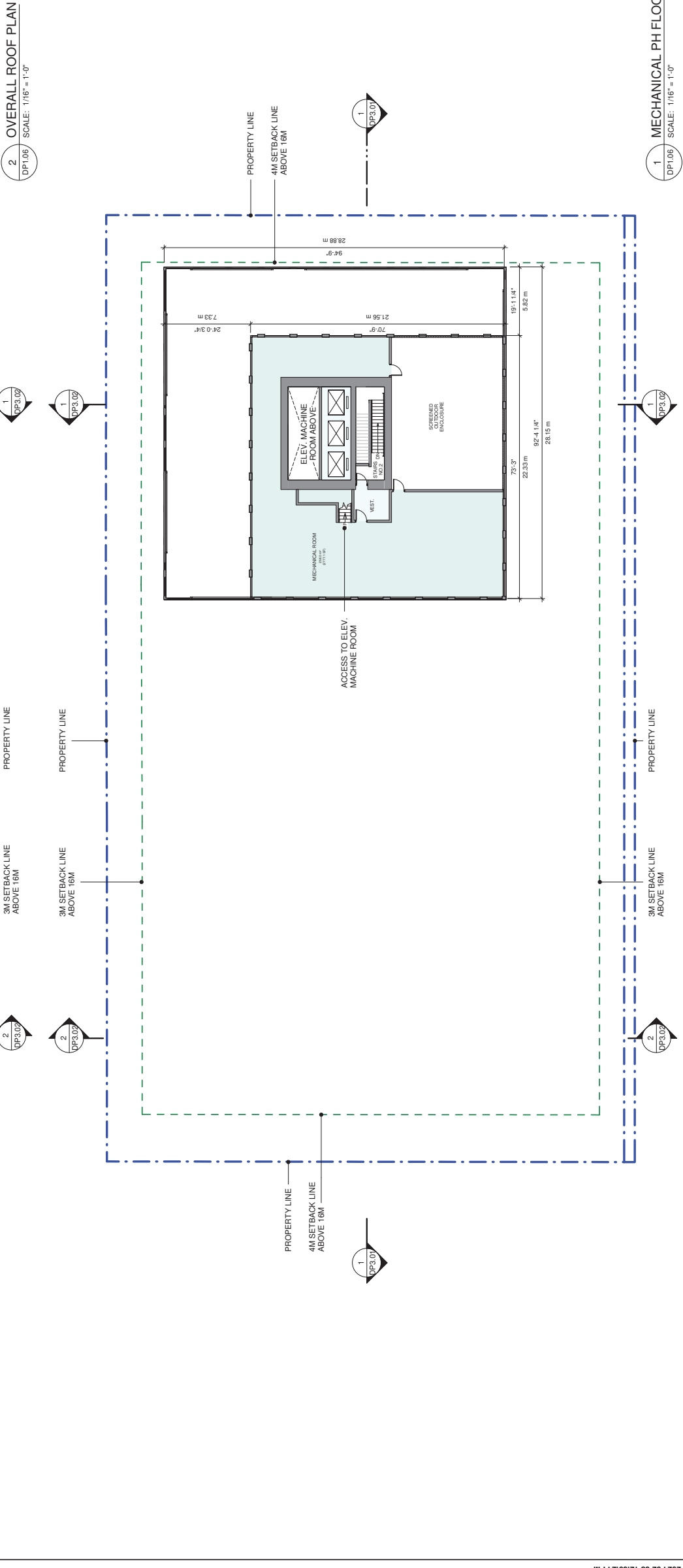
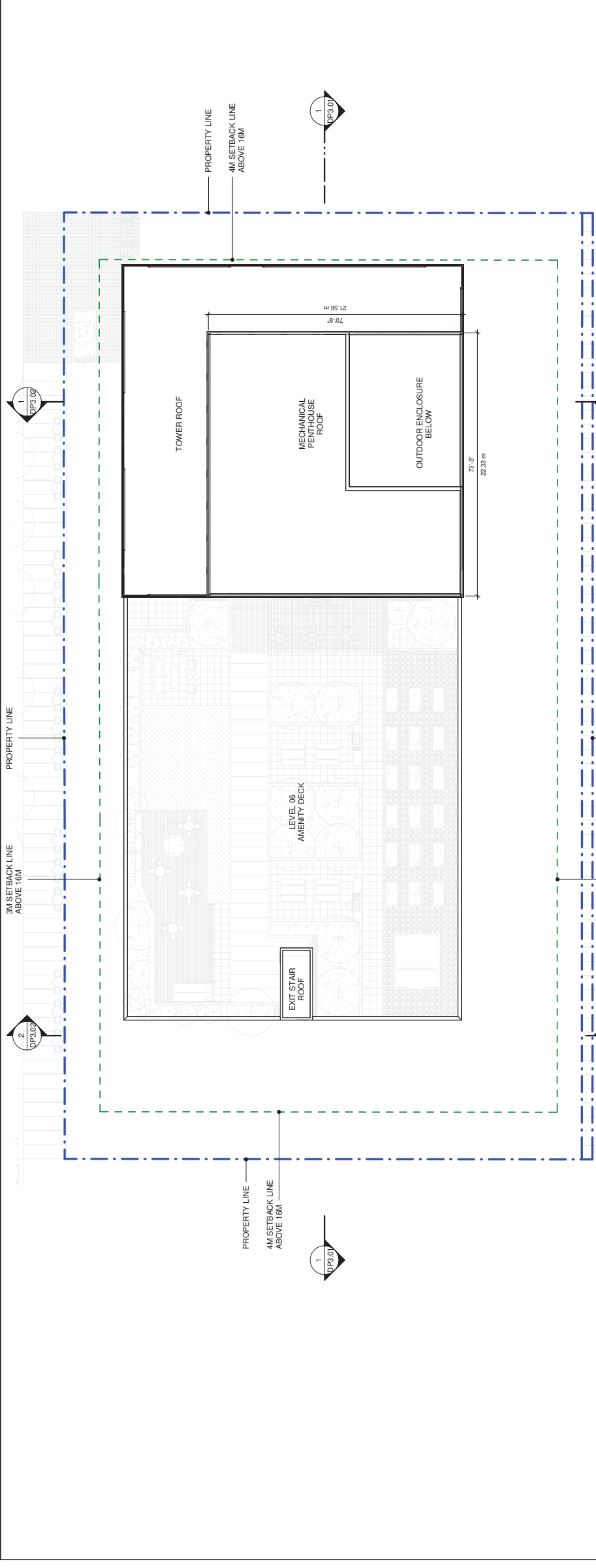
PROJECT  
 1355 St Paul  
 1355 St Paul St,  
 Kelowna, BC  
 V1Y 2E1

PROJECT NO:  
 141150  
 DRAWN BY:  
 TL  
 PROJECT MGR:  
 GM  
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SHEET TITLE  
**MECH. PH PLAN & ROOF PLAN**

SHEET NUMBER  
**DP1.06**

ISSUE  
**A**



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V1Y 2E1

PROJECT NO.:

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DRAWN BY:

TL

CHECKED BY:

GM

PROJECT MGR:

GM

APPROVED BY:

LM

SHEET TITLE  
NORTH & WEST ELEVATION

SHEET NUMBER

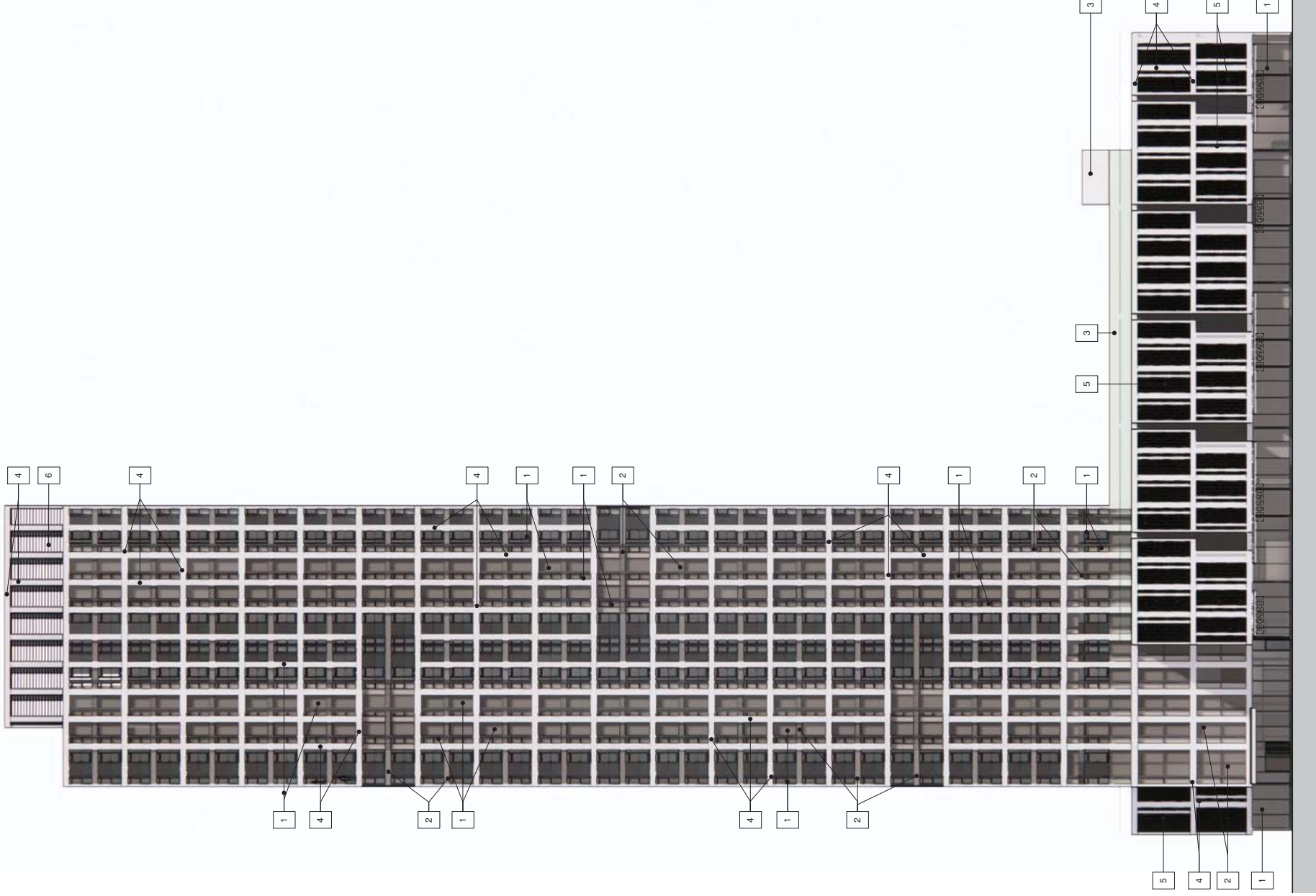
DP2.01

ISSUE

A

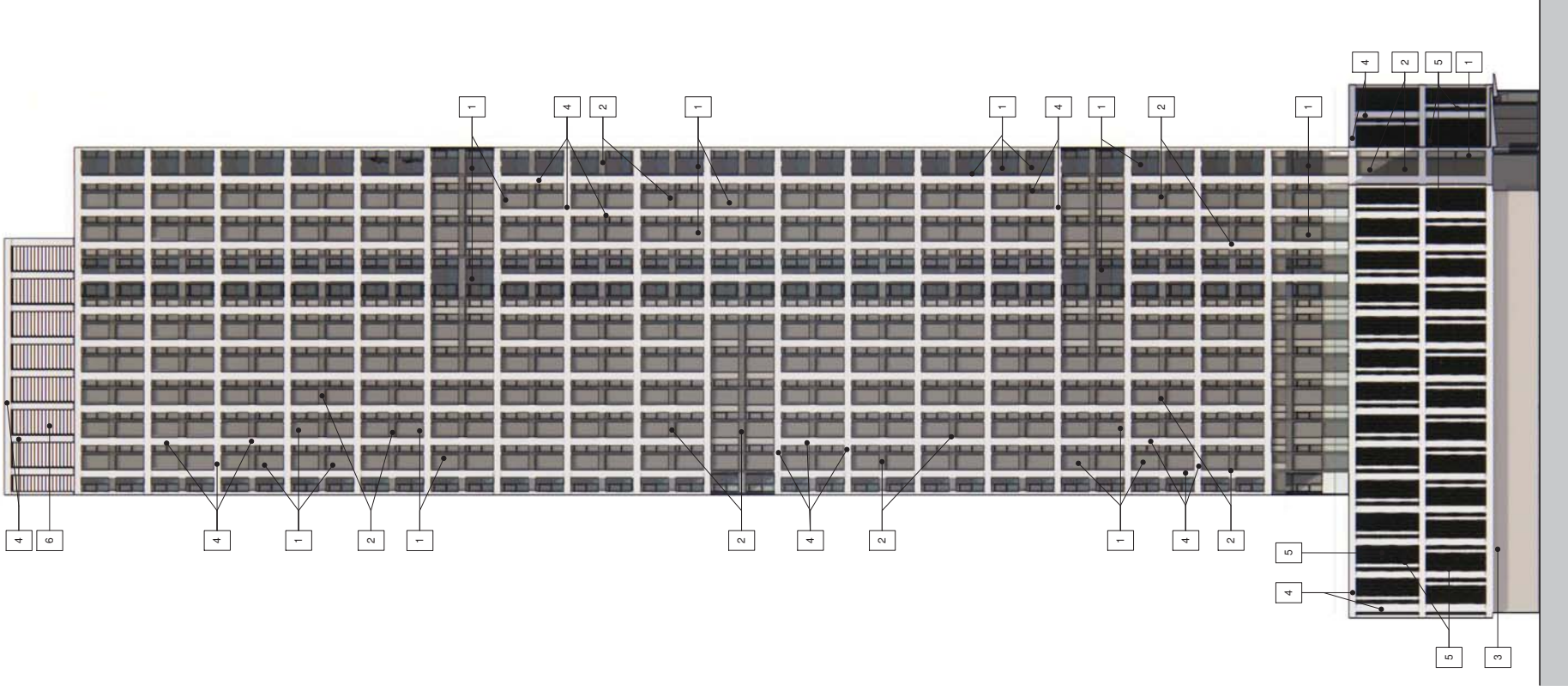
MATERIAL LEGEND

- 1 CLEAR GLASS
- 2 CHARCOAL GREY METAL SPANDREL
- 3 PAINTED CONCRETE - CHARCOAL GREY
- 4 METAL PANEL - WHITE
- 5 FABRIC SCREENING - GREY
- 6 LOUVER - WHITE



2 WEST ELEVATION

SCALE: 1:250



1 NORTH ELEVATION

SCALE: 1:250



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Kelowna, BC  
V1Y 2E1

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CHECKED BY:

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PROJECT MGR:

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APPROVED BY:

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SHEET TITLE

SOUTH & EAST ELEVATIONS

SHEET NUMBER

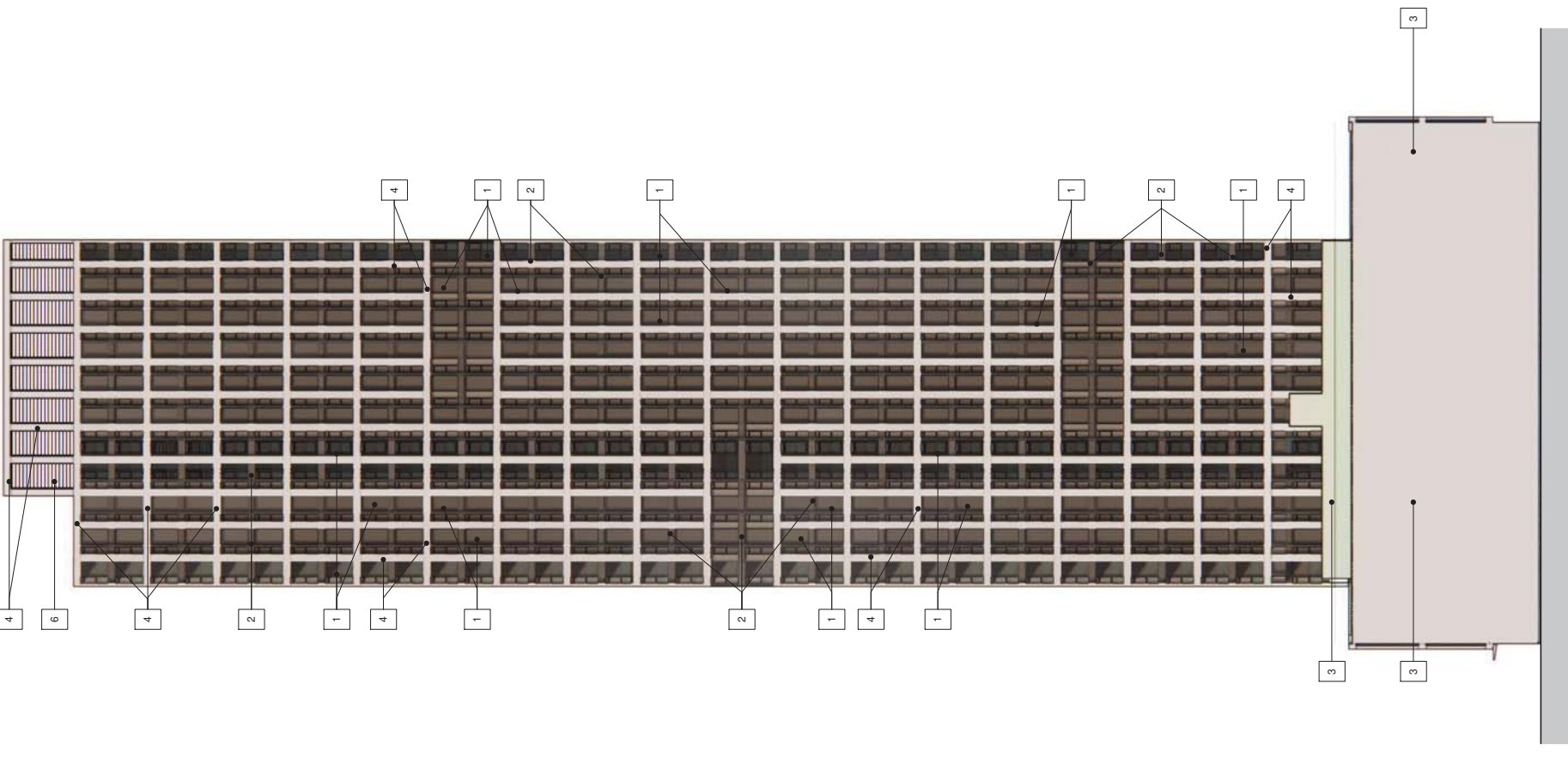
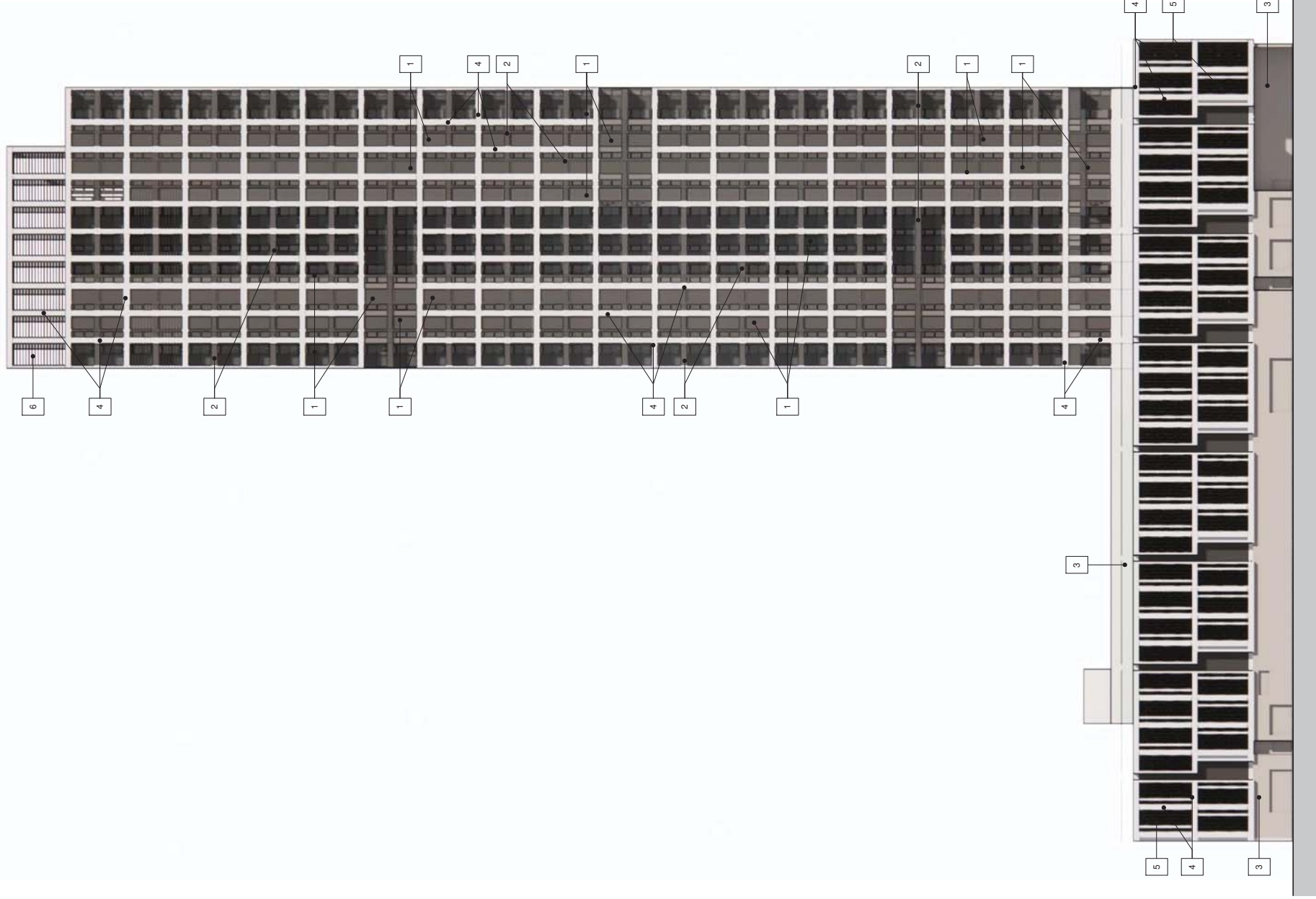
DP2.02

ISSUE

A

MATERIAL LEGEND

- 1 CLEAR GLASS
- 2 CHARCOAL GREY METAL SPANDREL
- 3 PAINTED CONCRETE - CHARCOAL GREY
- 4 METAL PANEL - WHITE
- 5 FABRIC SCREENING - GREY
- 6 LOUVER - WHITE



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V1Y 2E1

PROJECT NO.:

141150

DRAWN BY:

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GM

PROJECT MGR:

GM

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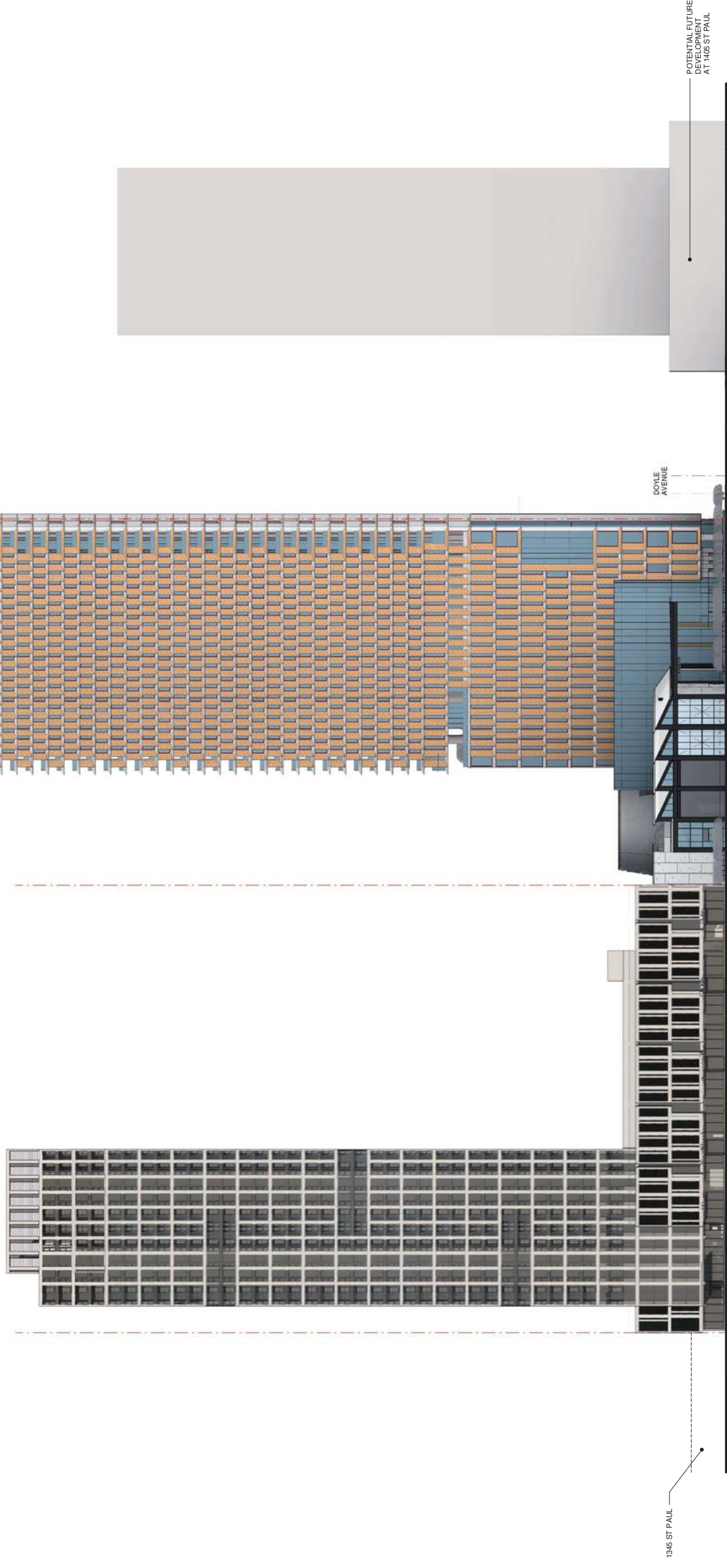
ST PAUL STREETSCAPE

SHEET NUMBER

DP2.03

ISSUE

A



SUBJECT SITE

FUTURE UBCO DOWNTOWN SITE

POTENTIAL FUTURE DEVELOPMENT AT 1405 ST PAUL

DOYLE AVENUE

1345 ST PAUL

1 ST PAUL - STREETSCAPE  
SCALE: 1/32" = 1'-0"

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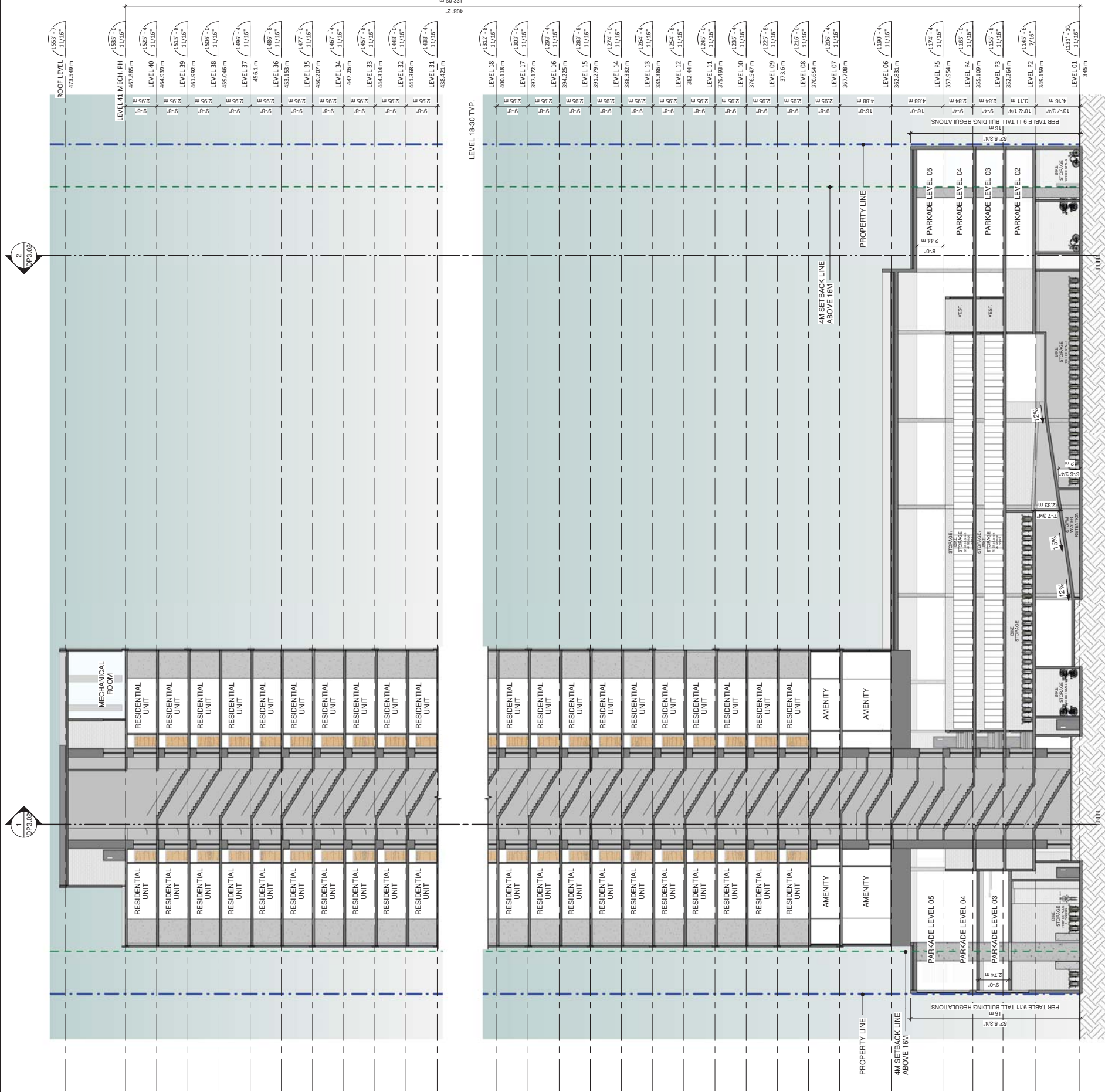
BUILDING SECTIONS

SHEET NUMBER

DP3.01

ISSUE

A



1 BUILDING SECTION 1  
DP3.01 / SCALE: 1/16" = 1'-0"

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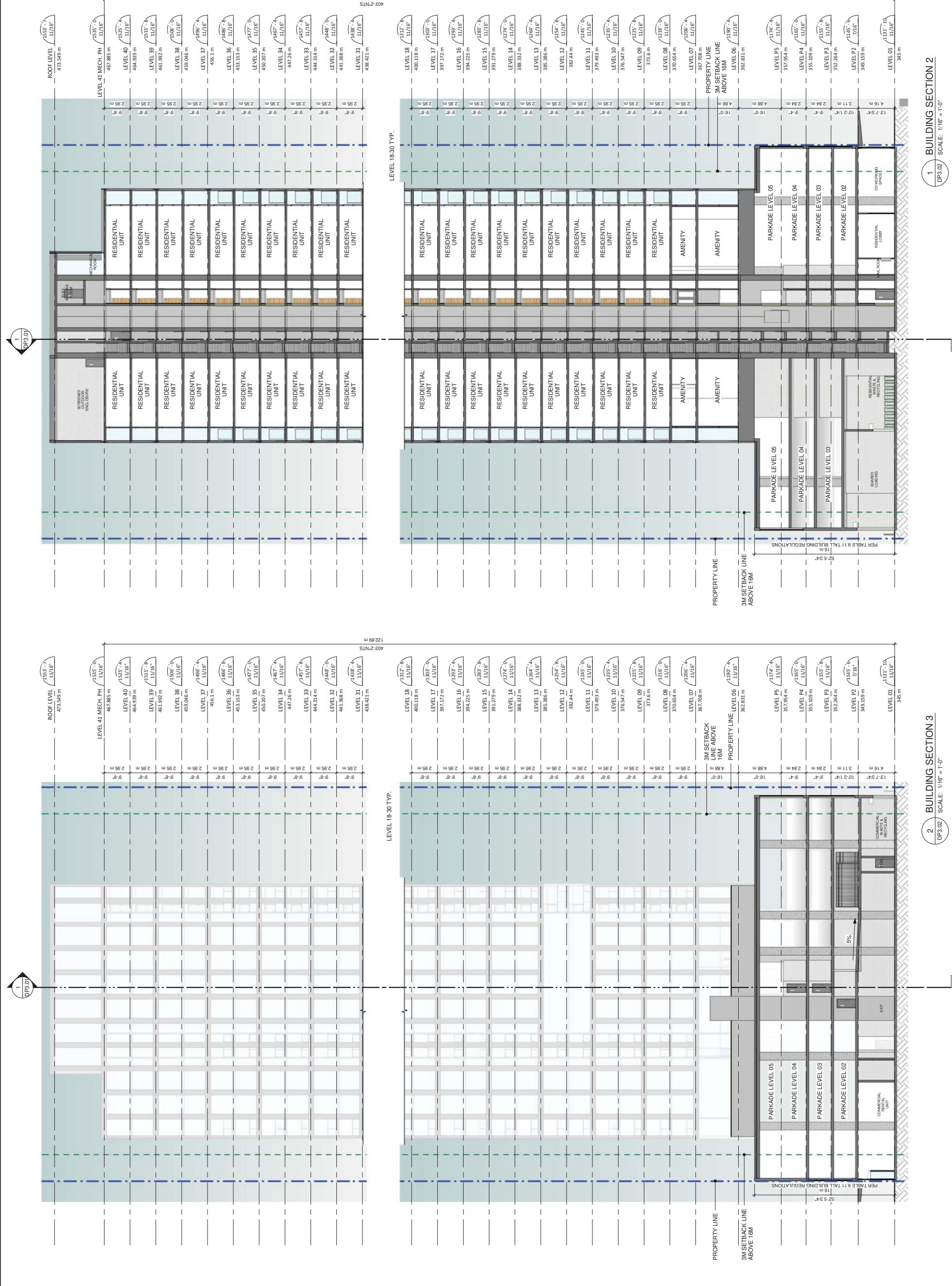
BUILDING SECTIONS

SHEET NUMBER

DP3.02

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A



1 BUILDING SECTION 2

SCALE: 1/16" = 1'-0"

2 BUILDING SECTION 3

SCALE: 1/16" = 1'-0"

3 BUILDING SECTION 1

SCALE: 1/16" = 1'-0"

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SHEET TITLE

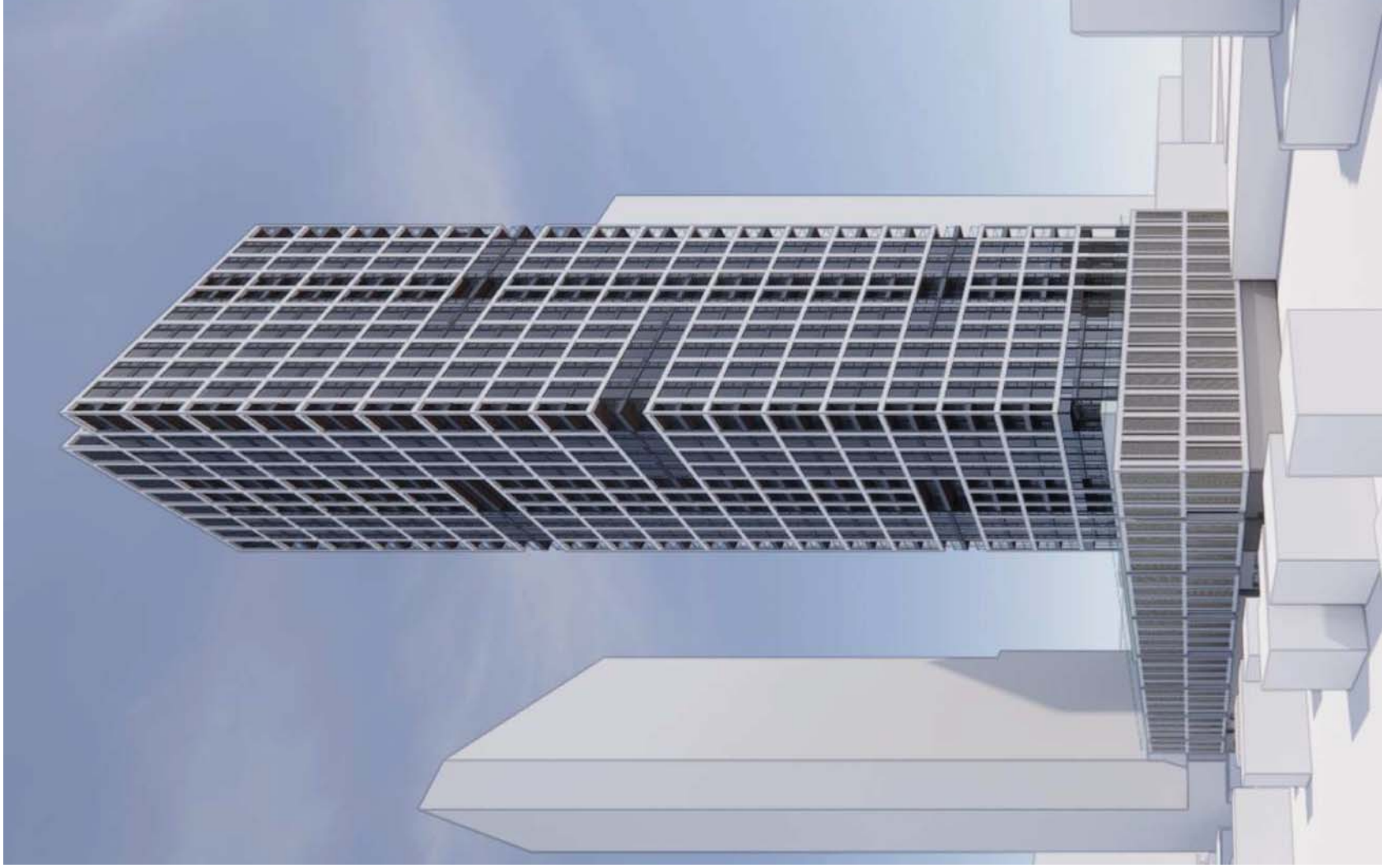
3D MASSINGS

SHEET NUMBER

DP4.01

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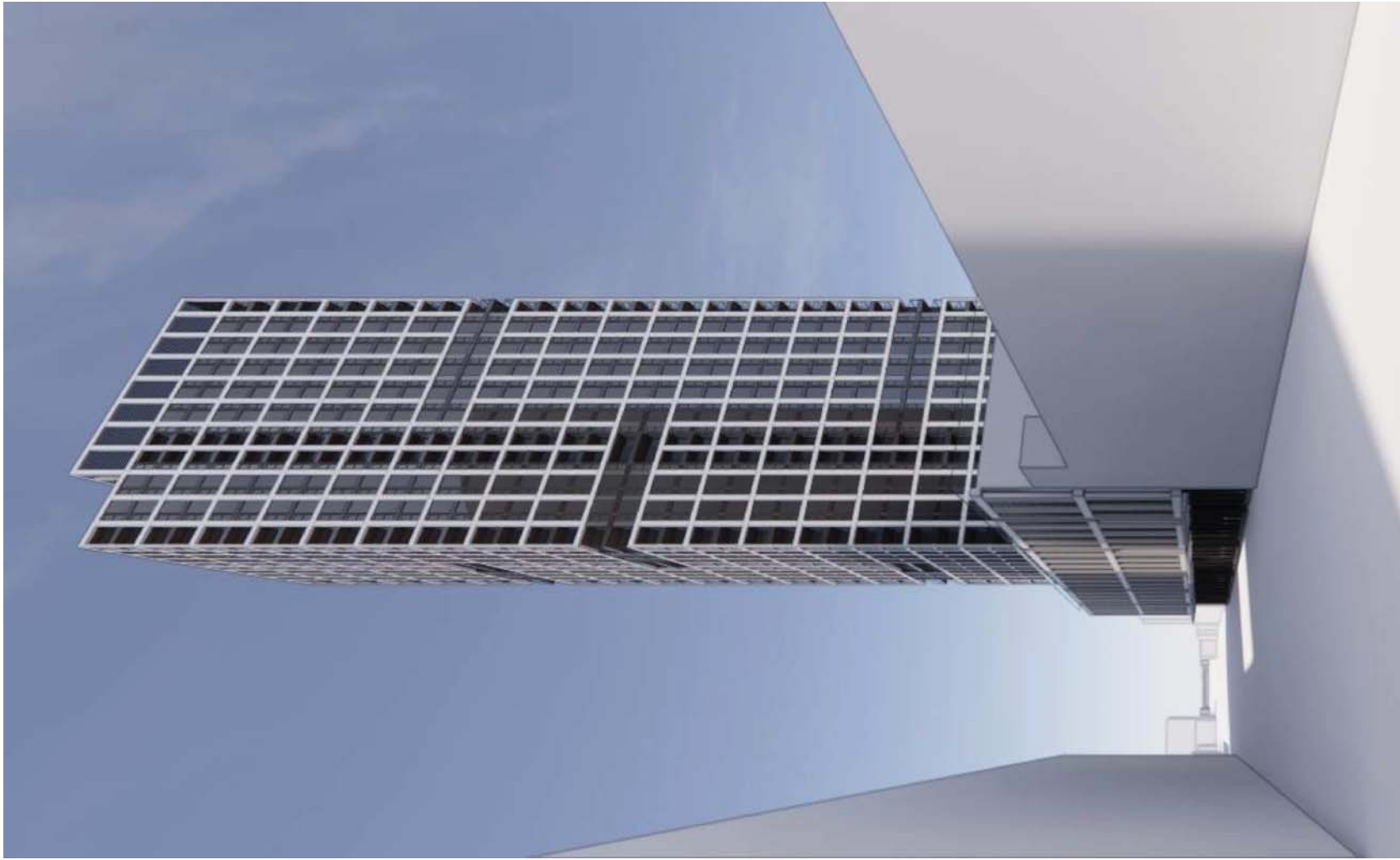
3D MASSINGS

SHEET NUMBER

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V1Y 2E1

PROJECT NO.:

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PROJECT MGR:

LM

APPROVED BY:

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SHEET TITLE

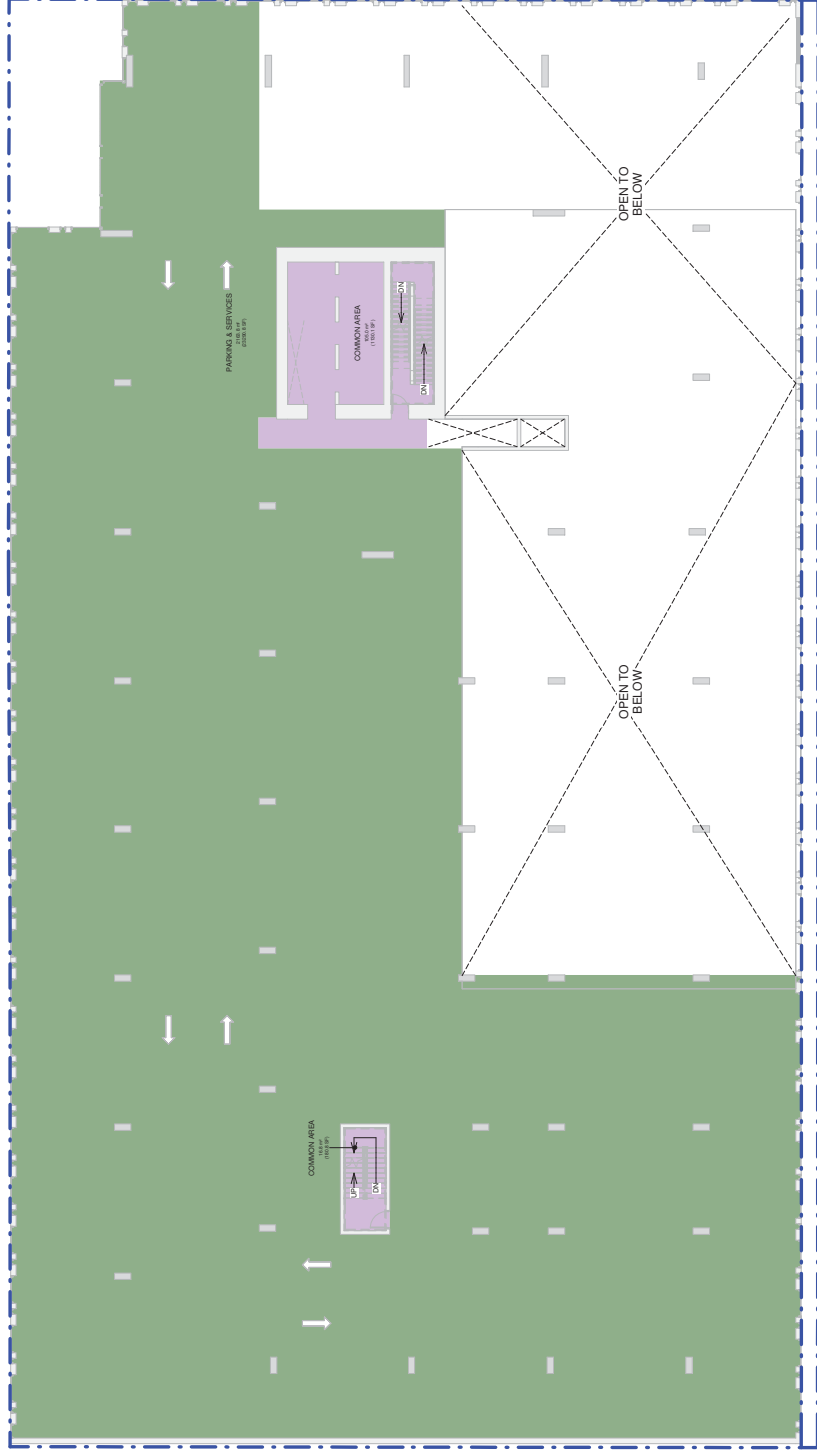
LEVEL P3-P4 & LEVEL P5 FAR PLAN

SHEET NUMBER

DP5.02

ISSUE

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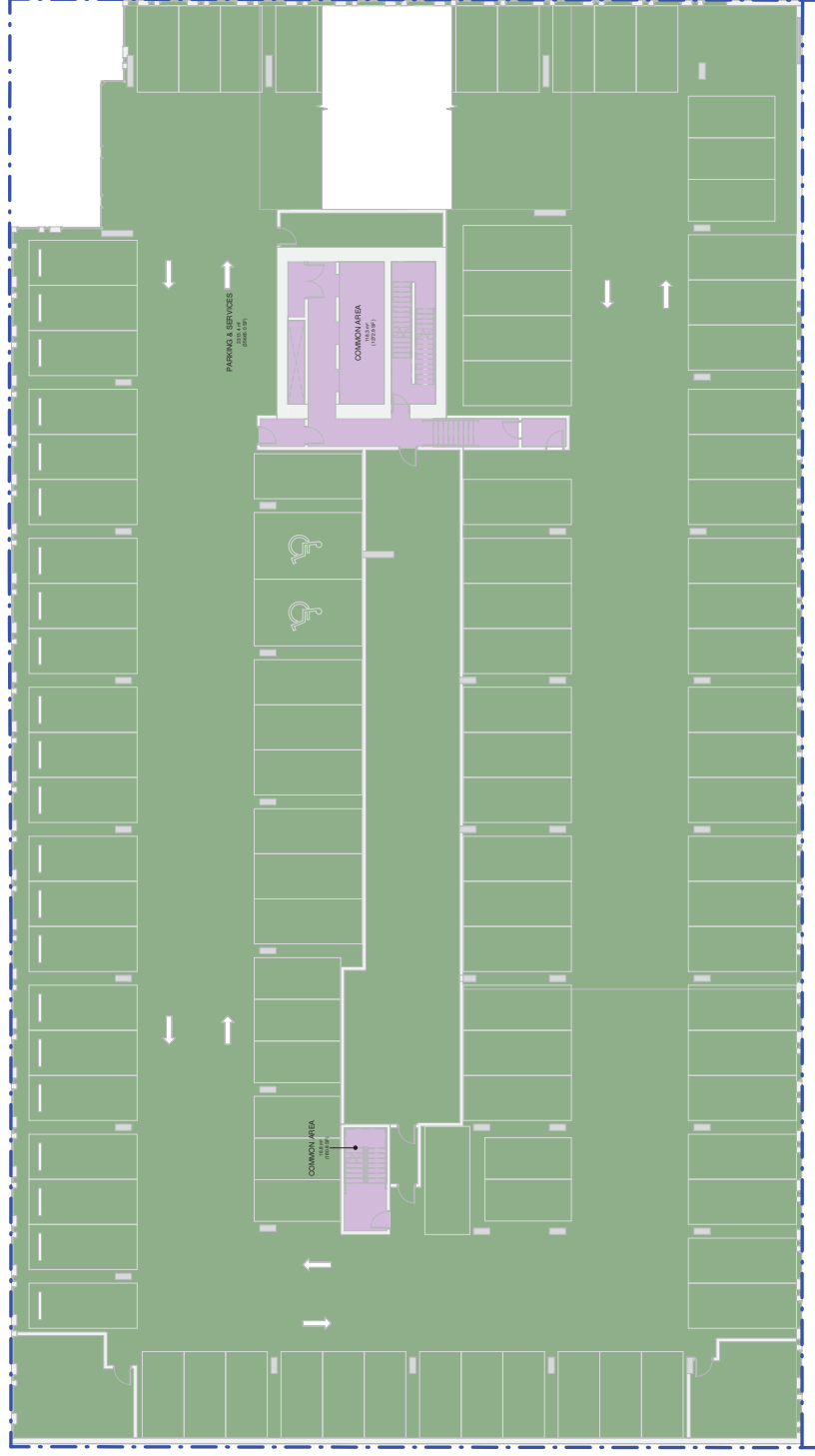
**FAR Schedule - Level P5**

Name	Area (ft²)	Area (m²)	FAR/FSR
COMMON AREA	1310.5 SF	121.78 m²	NO
PARKING & SERVICES	23290.8 SF	2163.78 m²	NO
GFA	24601.3 SF	2285.56 m²	

2 LEVEL P5 FAR PLAN

DP5.02 SCALE: 1/16" = 1'-0"

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

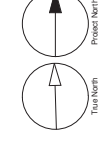


**FAR Schedule - Level P3-P4**

Name	Area (ft²)	Area (m²)	FAR/FSR
COMMON AREA	1453.0 SF	135.06 m²	NO
PARKING & SERVICES	35665.0 SF	3313.39 m²	NO
GFA	37118.7 SF	3448.44 m²	

1 LEVEL P3-P4 FAR PLAN

DP5.02 SCALE: 1/16" = 1'-0"





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Kelowna, BC  
V1Y 2E1

PROJECT NO.:

141150

DRAWN BY:

GM

CHECKED BY:

GM

PROJECT MGR:

LM

APPROVED BY:

LM

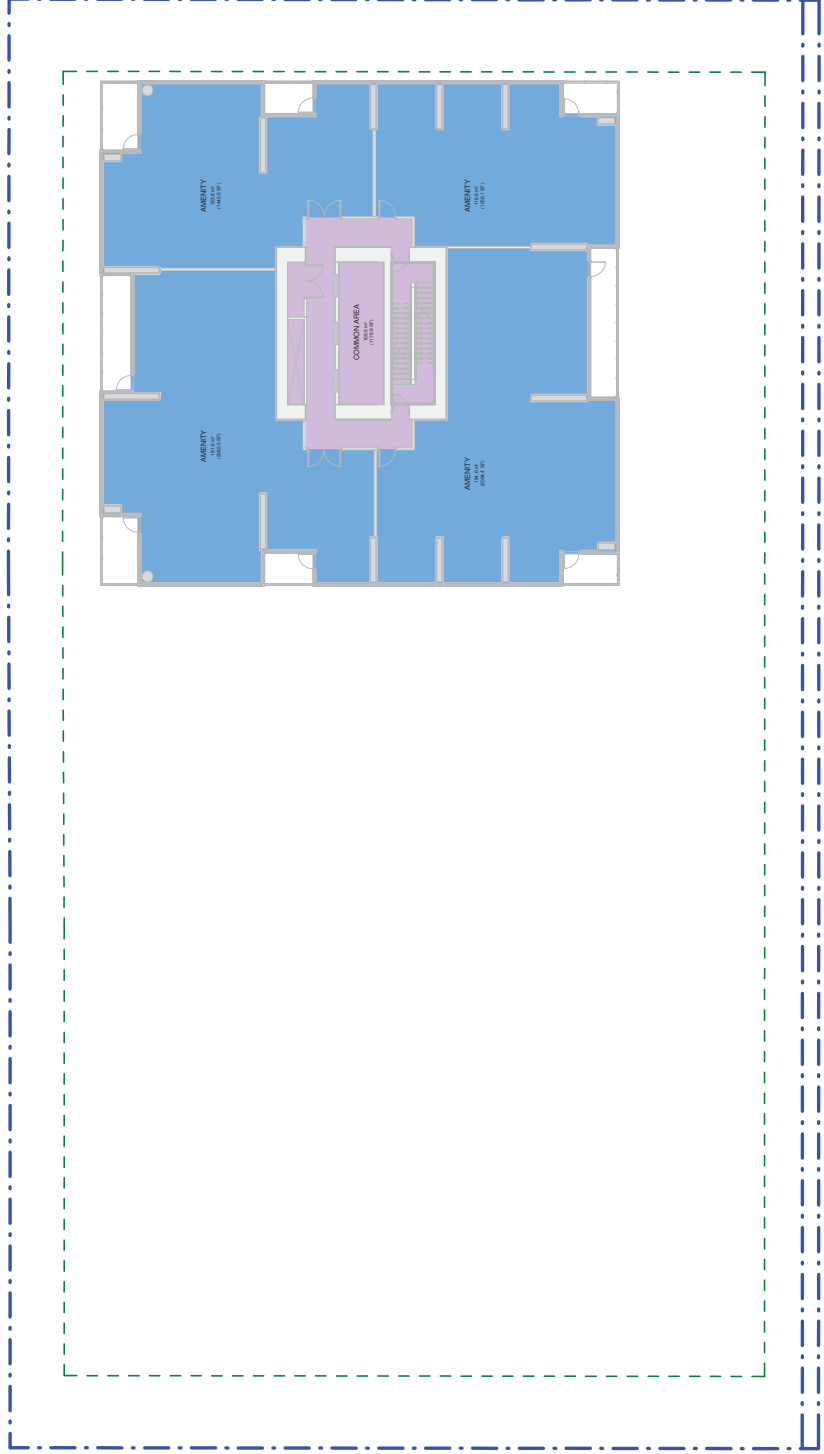
SHEET TITLE  
LEVEL 06 & LEVEL 07 FAR  
PLAN

SHEET NUMBER

DP5.03

ISSUE

A



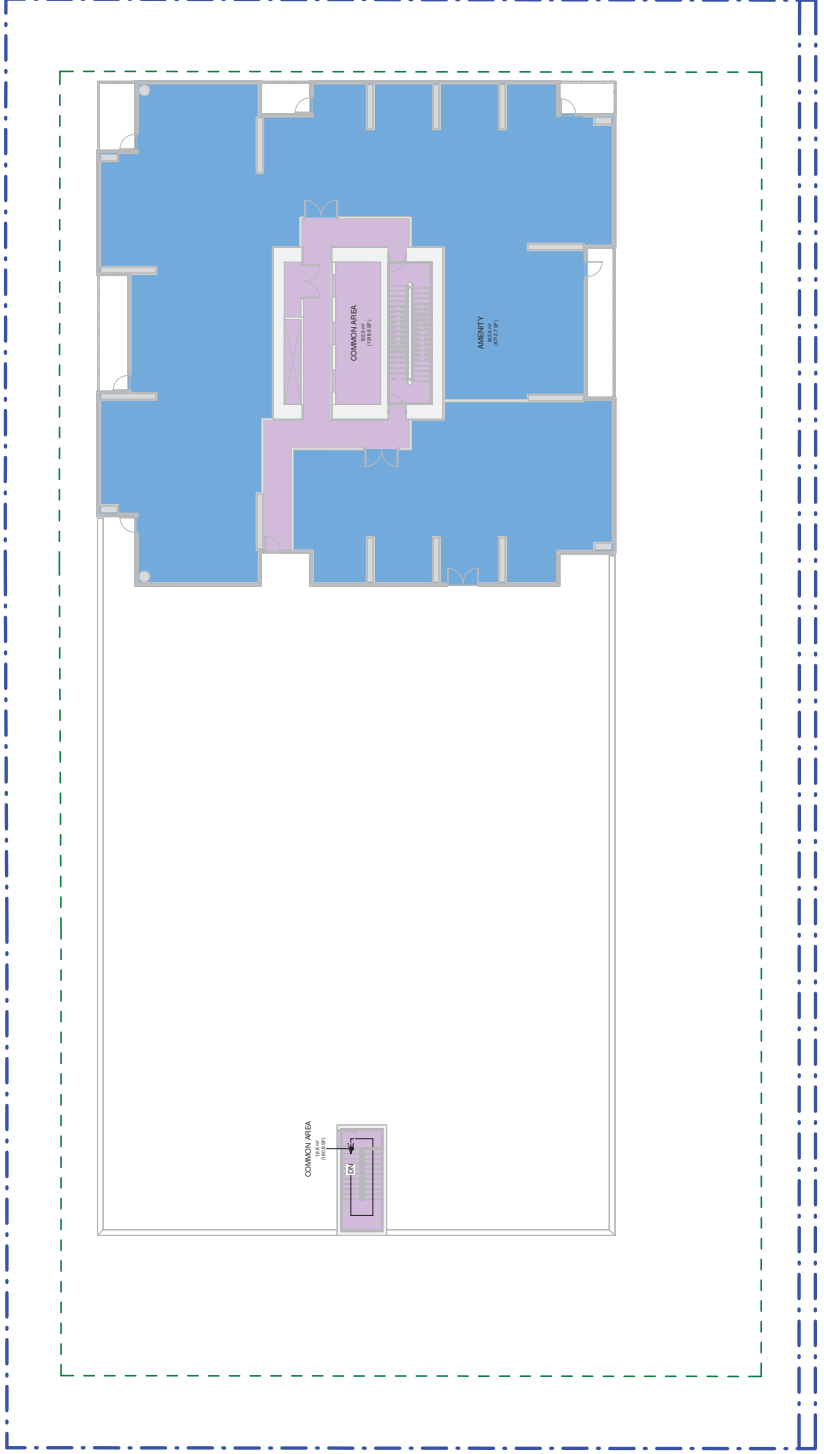
**FAR Schedule - Level 07**

Name	Area ft²	Area m²	FAR/FSR
AMENITY	6852.5 SF	636.62 m²	<table>
COMMON AREA	1178.9 SF	109.53 m²	NO
GFA	8031.4 SF	746.15 m²	

2 LEVEL 07 FAR PLAN

DP5.03 SCALE: 1/16" = 1'-0"

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

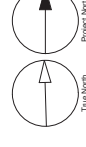


**FAR Schedule - Level 06**

Name	Area ft²	Area m²	FAR/FSR
AMENITY	6712.7 SF	623.63 m²	NO
COMMON AREA	1499.5 SF	139.31 m²	NO
GFA	8212.2 SF	762.94 m²	

1 LEVEL 06 FAR PLAN

DP5.03 SCALE: 1/16" = 1'-0"



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ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	5th Feb 2024

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SEAL



2024-02-05

PRIME CONSULTANT



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PROJECT

1355 St Paul  
1355 St Paul St,  
Kelowna, BC  
V1Y 2E1

PROJECT NO.:

141150

DRAWN BY:

TL

CHECKED BY:

GM

PROJECT MGR:

LM

APPROVED BY:

LM

SHEET TITLE

LEVEL 08 - 40 FAR PLAN

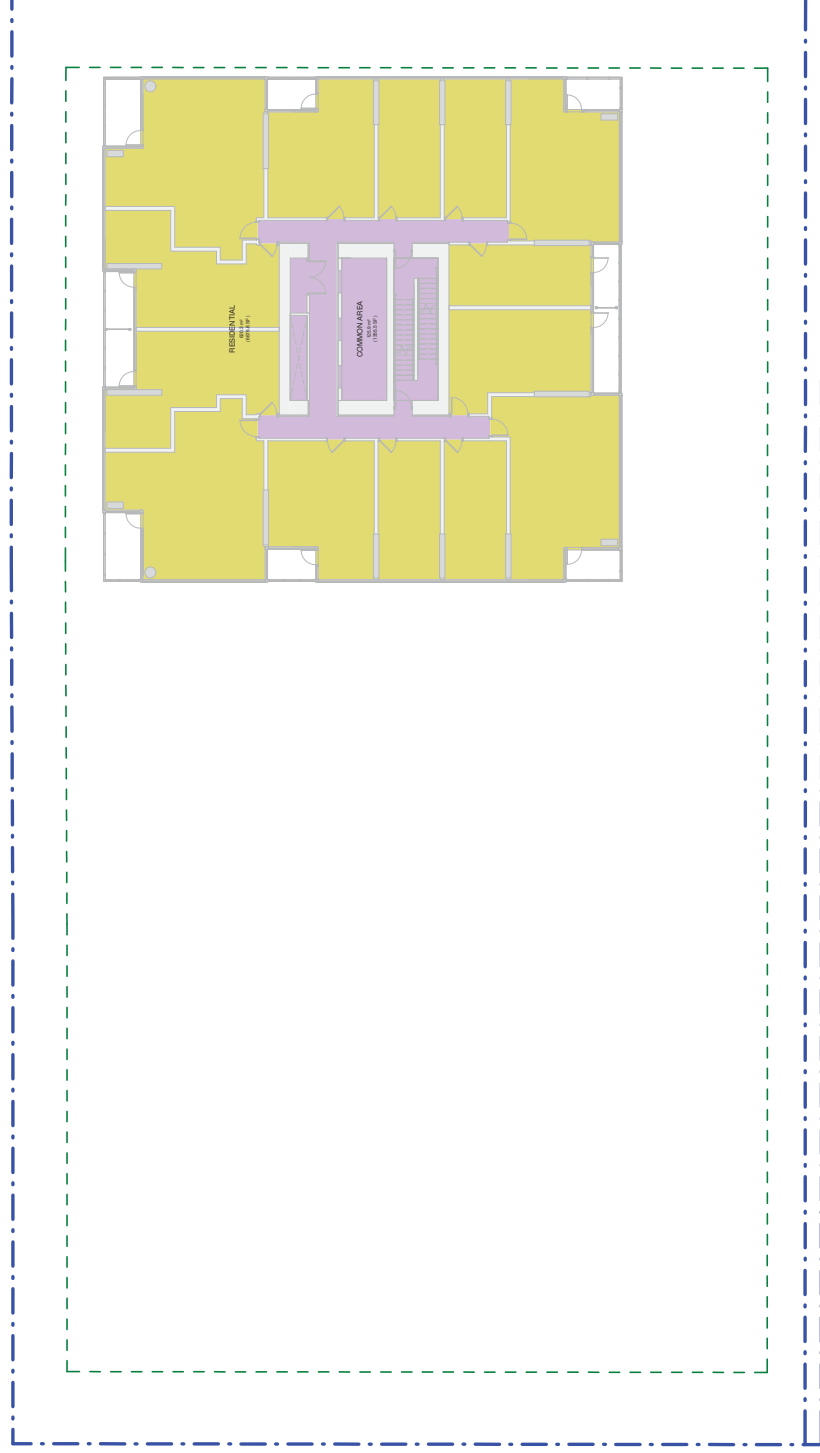
SHEET NUMBER

DP5.04

ISSUE

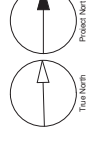
A

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



FAR Schedule - Level 08-40

Name	Area (F)	Area (M <sup>2</sup> )	FAR/FSR
COMMON AREA	1355.5 SF	125.98 m <sup>2</sup>	NO
RESIDENTIAL	6576.8 SF	620.30 m <sup>2</sup>	YES
GFA	8032.4 SF	746.28 m <sup>2</sup>	



1 LEVEL 08 - 40 FAR PLAN

SCALE: 1/16" = 1'-0"

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ISSUES	DESCRIPTION	DATE
No.		
A	DEVELOPMENT PERMIT	5th Feb. 2024

CONSULTANTS



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2024-02-05

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PROJECT

1355 St Paul  
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TL

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PROJECT MGR:

GM

APPROVED BY:

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SHEET TITLE

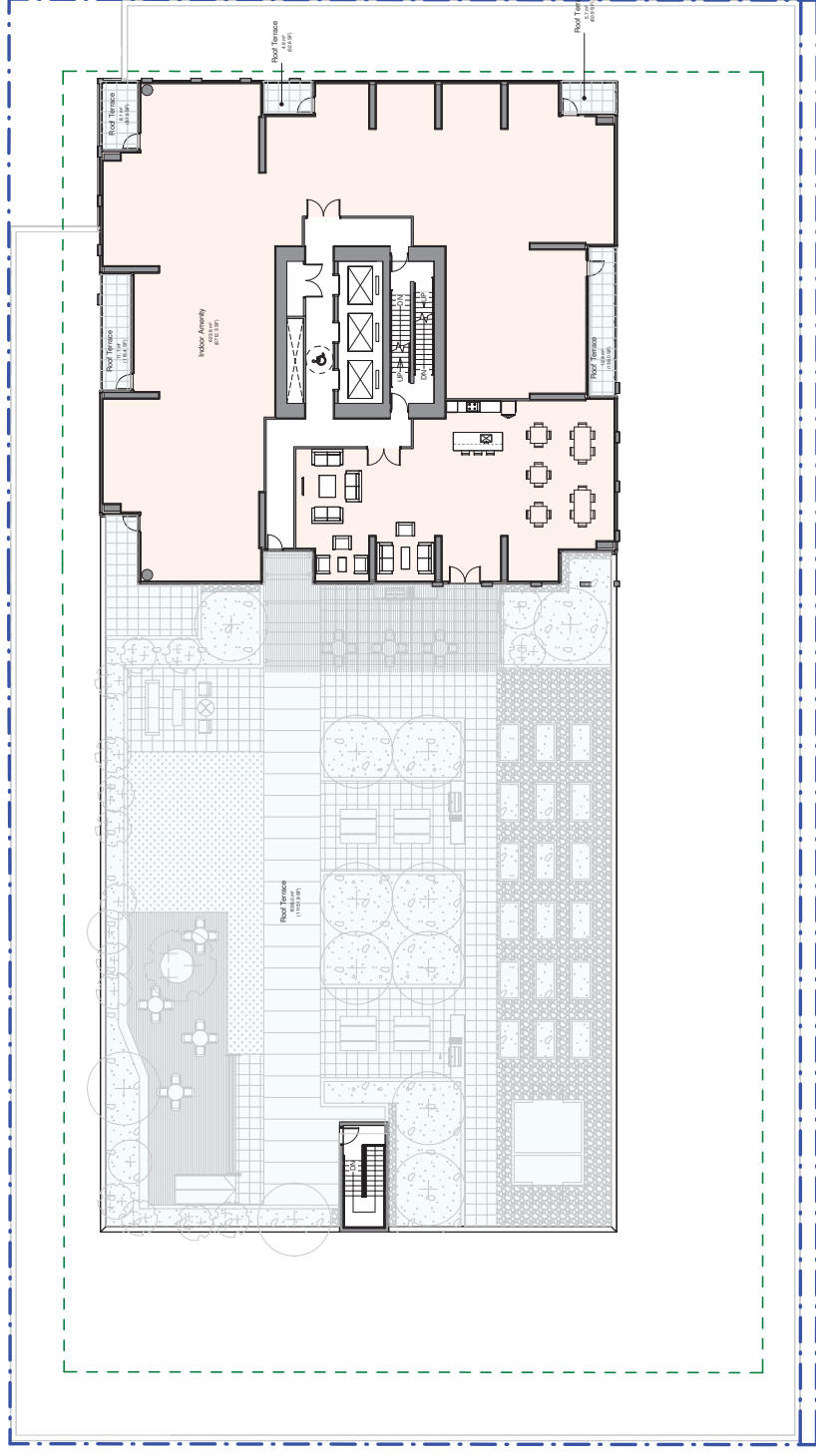
LEVEL 01 & 06 COMMON &  
PRIVATE AMENITY SPACE

SHEET NUMBER

DP6.01

ISSUE

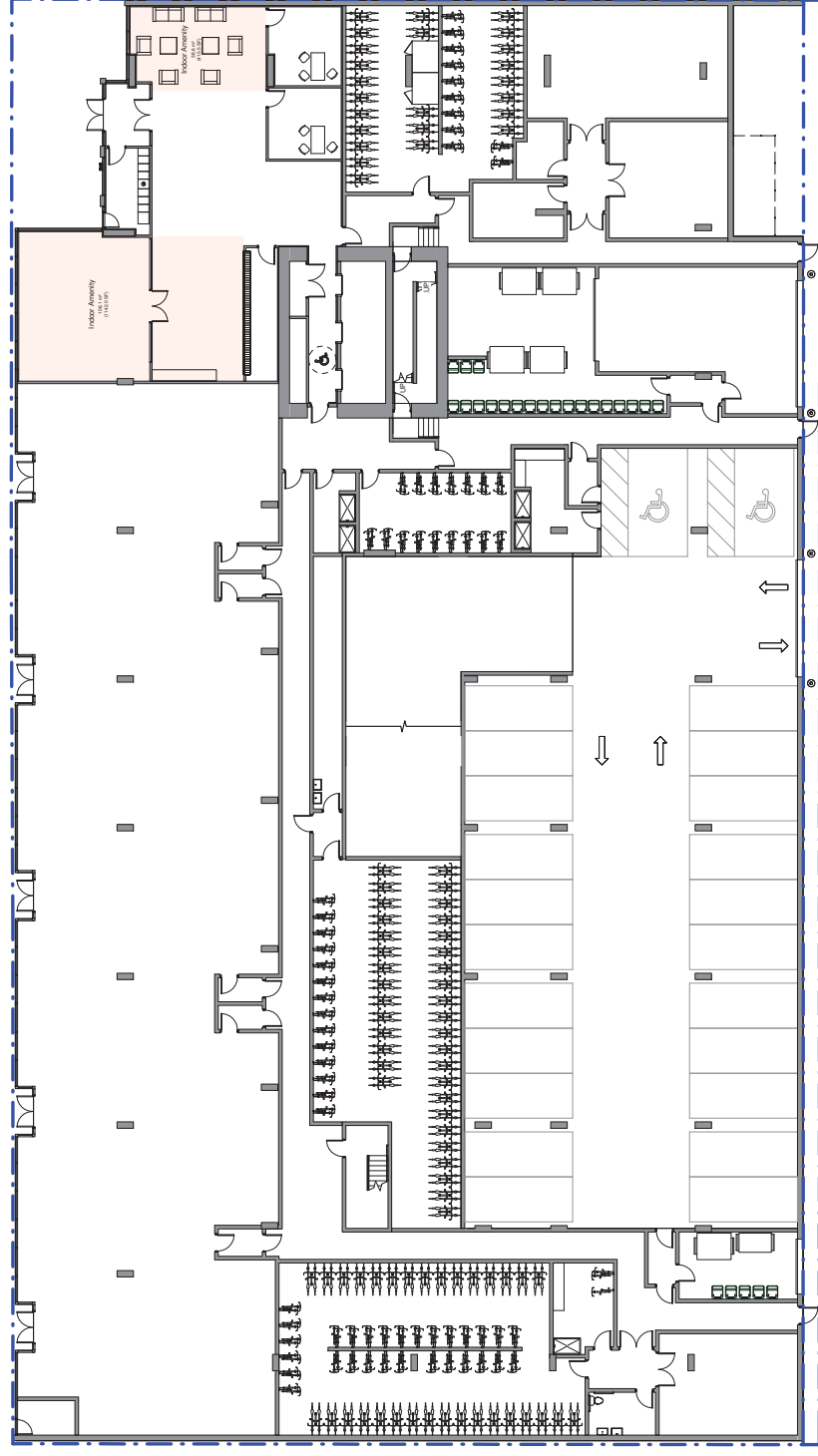
A



Legend	Usage Type	Count	Area m <sup>2</sup>	Area ft <sup>2</sup>
	Indoor Amenity	1	623.59 m <sup>2</sup>	6712.30 ft <sup>2</sup>
	Floor Terrace	6	1078.73 m <sup>2</sup>	11611.35 ft <sup>2</sup>
	Total Open Space		1702.32 m <sup>2</sup>	18323.65 ft <sup>2</sup>

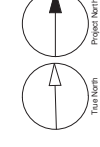
2 LEVEL 06 FLOOR PLAN  
DP6.01 SCALE: 1/16" = 1'-0"

- Balcony
- Indoor Amenity
- Roof Terrace



Legend	Usage Type	Count	Area m <sup>2</sup>	Area ft <sup>2</sup>
	Indoor Amenity	2	144.70 m <sup>2</sup>	1557.53 ft <sup>2</sup>
	Total Open Space		144.70 m <sup>2</sup>	1557.53 ft <sup>2</sup>

1 LEVEL 01 FLOOR PLAN  
DP6.01 SCALE: 1/16" = 1'-0"



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ISSUES	DESCRIPTION	DATE
No.		
A	DEVELOPMENT PERMIT	5th Feb. 2024

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2024-02-05

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PROJECT

1355 St Paul  
1355 St Paul St,  
Kelowna, BC  
V1Y 2E1

PROJECT NO:  
141150

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

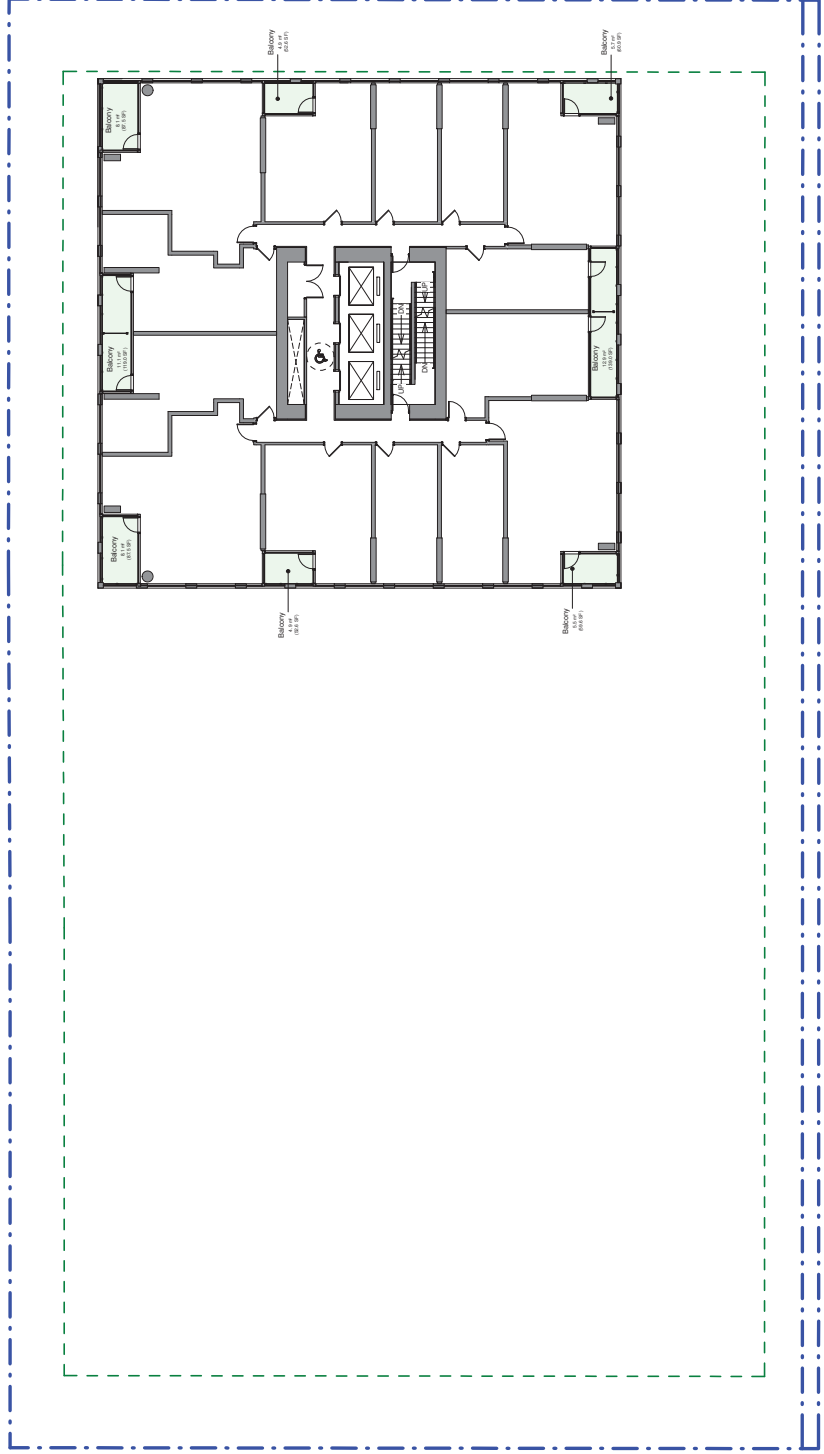
SHEET TITLE  
LEVEL 07 & 08-40 COMMON &  
PRIVATE AMENITY SPACE

SHEET NUMBER

DP6.02

ISSUE

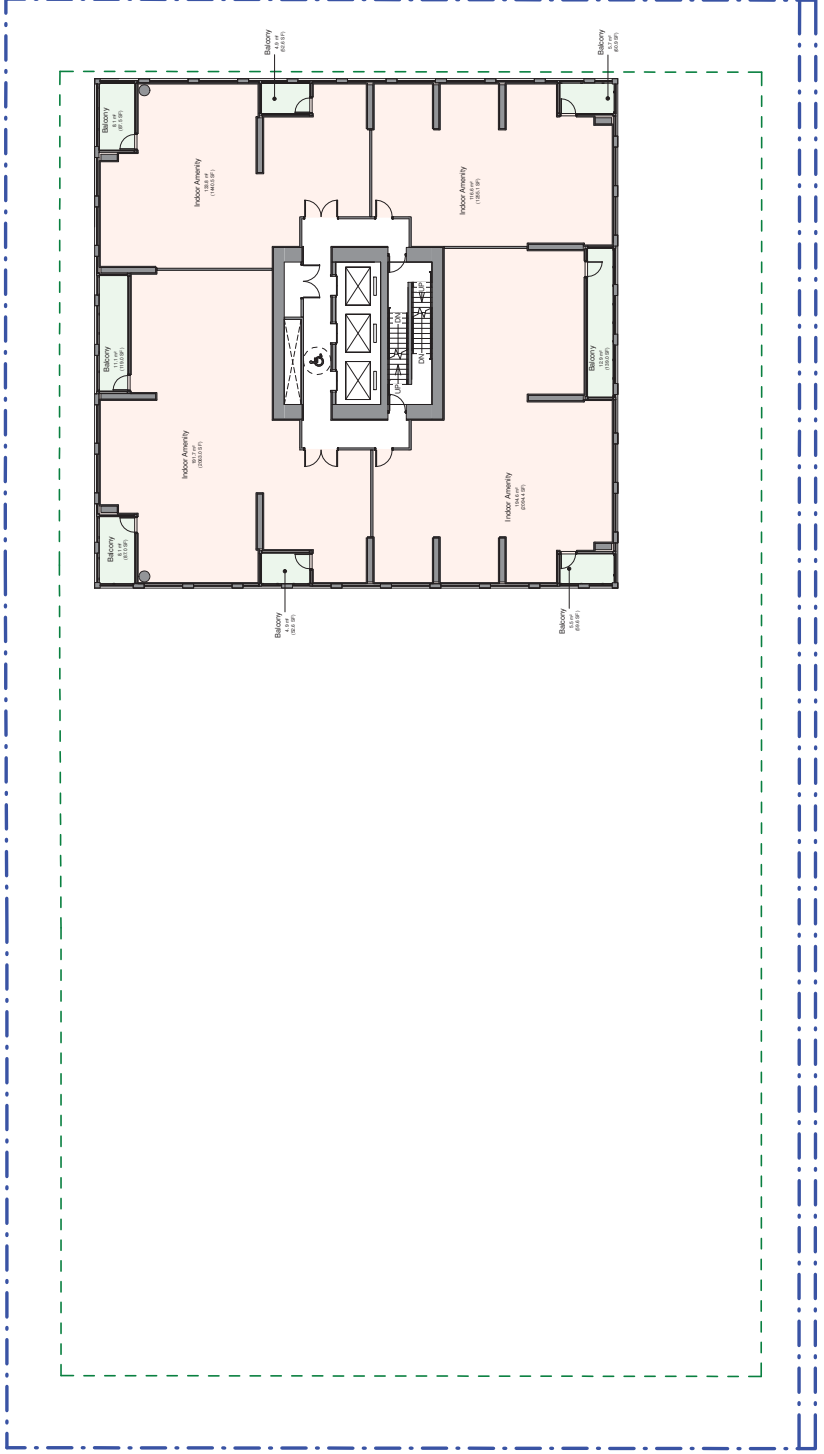
A



Common & Private Amenity Space - Level 08-40 Typ.			
Usage Type	Count	Area m <sup>2</sup>	Area ft <sup>2</sup>
Balcony	8	61.20 m <sup>2</sup>	658.72 ft <sup>2</sup>
Total Open Space		61.20 m <sup>2</sup>	658.72 ft <sup>2</sup>

2 LEVEL 08-40 FLOOR PLAN  
SCALE: 1/16" = 1'-0"

- Balcony
- Indoor Amenity
- Roof Terrace



Common & Private Amenity Space - Level 07			
Usage Type	Count	Area m <sup>2</sup>	Area ft <sup>2</sup>
Balcony	8	61.15 m <sup>2</sup>	658.21 ft <sup>2</sup>
Indoor Amenity	4	636.07 m <sup>2</sup>	6853.01 ft <sup>2</sup>
Total Open Space		697.82 m <sup>2</sup>	7511.23 ft <sup>2</sup>

1 LEVEL 07 FLOOR PLAN  
SCALE: 1/16" = 1'-0"

