

# HOTEL DEVELOPMENT PROJECT

## 360 MILLS RD

REVISION	DESCRIPTION	DATE
01	PRELIMINARY	2024-02-07

**Client:**  
PARAMJIT CHAHAL

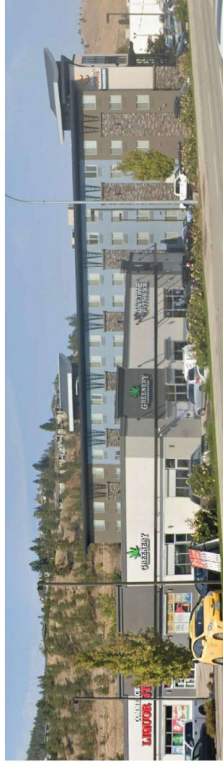
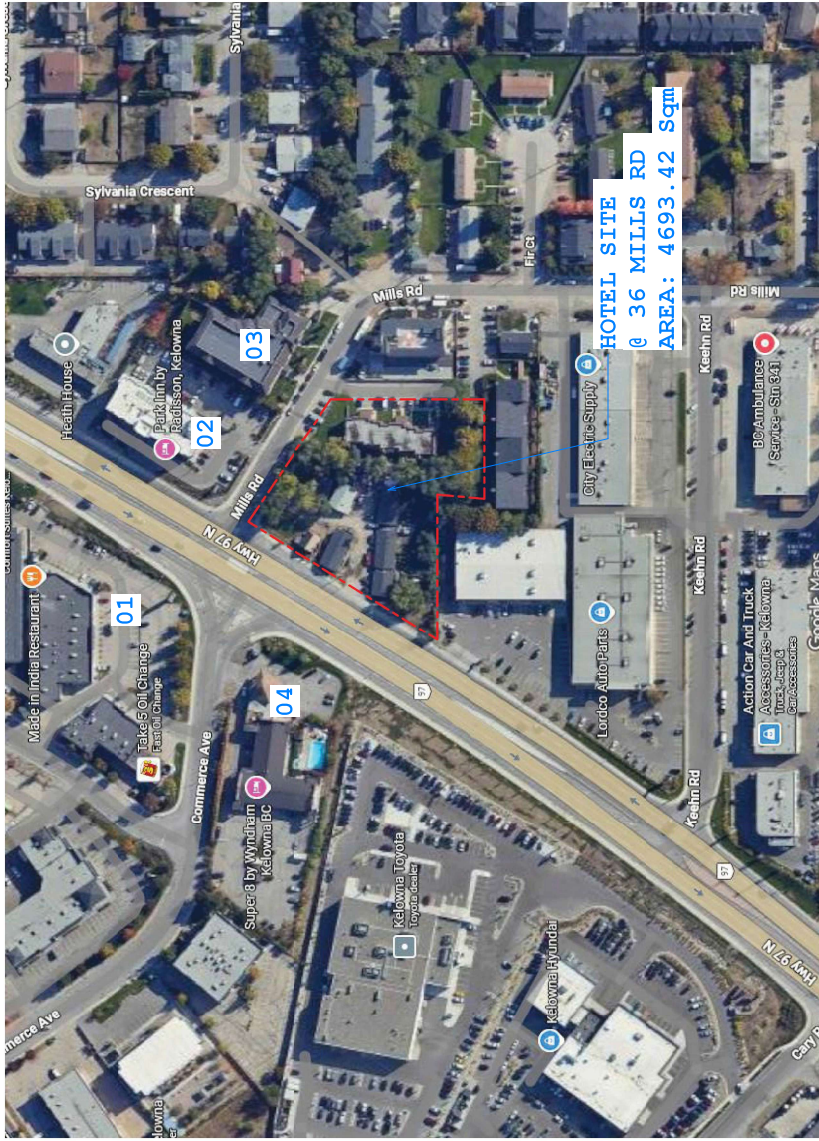
**Project Address:**  
360 MILLS ROAD, KELOWNA

**Project Description:**  
4 STOREY HOTEL KELOWNA

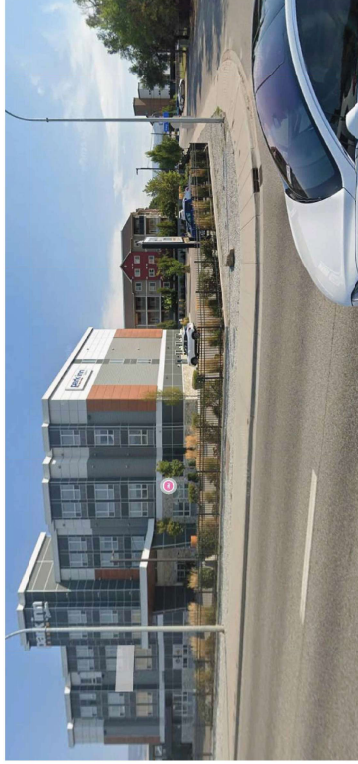
**Drawing Description:**  
COVER PAGE

<b>Project Number:</b>	2024-02-07
<b>Date:</b>	2024-02-07
<b>Drawn By:</b>	AS
<b>Checked By:</b>	AS
<b>Scale:</b>	As Shown
<b>Drawing No.:</b>	DP0.0

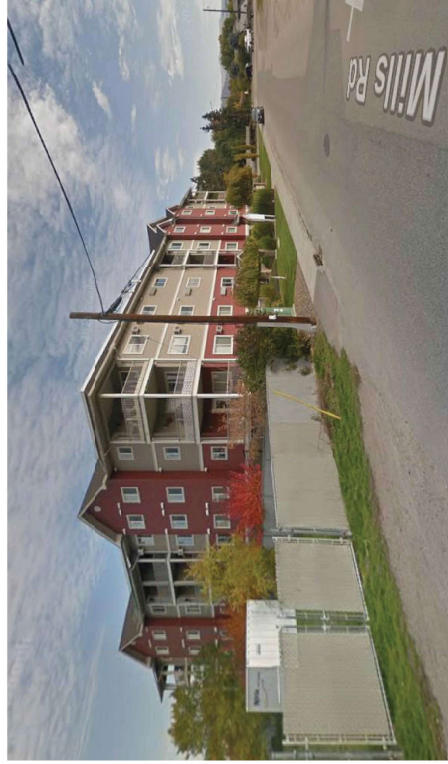




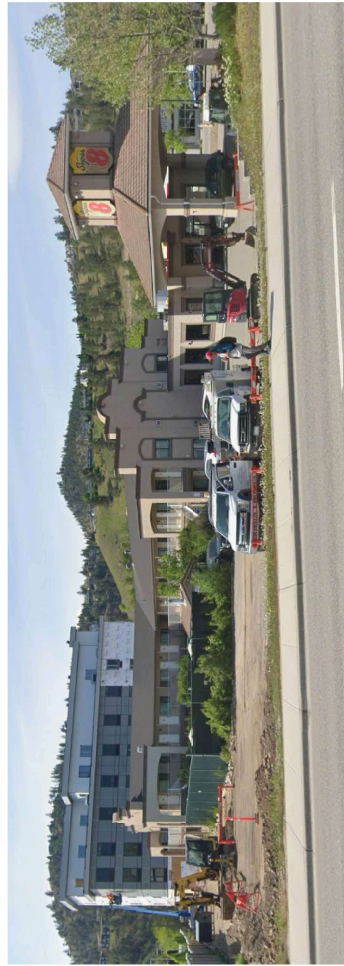
CORNER PLAZA AT HIGHWAY N 97



NEIGHBOURHOOD 4 STOREY HOTEL



NEIGHBOURHOOD 4 STOREY RESIDENTIAL DEVELOPMENT



NEIGHBOURHOOD CORNER PLAZA

REVISION	DATE	DESCRIPTION
01	2024-07-26	DP APPLICATION

**Project Description:**  
4 STOREY HOTEL KELOWNA

**Drawing Description:**  
NEIGHBOURHOOD CONTEXT PLAN

Project Number	Date
2024-07-26	2024-07-26
Drawn By	JG
Checked By	JG
Scale of Aerial Diagram	1:1
Drawing No.	DP1.0





**360 Mills Road - DESIGN RATIONALE**

Located within Kelowna's future-forward RCOM district and a designated Transit-Oriented Area, 360 Mills Road presents a rare opportunity for transformation. The subject property is proposed for a four-storey hotel development and is exceptionally well suited for a bold, signature destination that not only occupies the site, but meaningfully elevates it.

The proposed hotel breathes new life into an underutilized core, introducing a landmark presence that harmonizes with its surroundings while confidently establishing a new architectural tone. The building's scale is assertive yet respectful, providing appropriate spatial relief and aligning with the evolving rhythm of adjacent developments.

More than a standalone building, the project reflects a deep commitment to hospitality excellence. Underground parking is seamlessly integrated into the design, preserving the integrity of the landscape and allowing the southwest portion of the site to be dedicated to enhanced guest amenities and sustainable outdoor spaces. The result is a refined balance of form and function-responsive to present needs while shaping Kelowna's future hospitality offering.

**Design Goals Summary**

- **Deliver a world-class destination** in Kelowna that offers exceptional levels of service and privacy/benefits uniquely enabled by the generous site footprint.
- **Introduce a bold yet contextually appropriate form** Utilize a mid-rise massing approach atop a broad ground-level plinth to create a "Grand Hotel" presence/iconic in scale yet architecturally harmonious with the surrounding neighborhoods character. This site stands out as one of the few in town capable of accommodating such a destination-enhancing mid-rise transit accessibility.
- **Optimize site placement** Position the main hotel building centrally on the property to allow guests convenient access to the various distinct experiences offered within the grounds.
- **Respect and respond to the surrounding context** Apply appropriate transitional massing and buffering strategies to preserve the character of the area and maintain respectful distances from neighboring buildings, while also achieving a balanced, site-sensitive design composition.
- **Incorporate landscape architectural language** that adds aesthetic through an "ornamental modern" design that draws thoughtfully from both contemporary and traditional landscape architectural styles.
- **Ensure minimal impact on the surrounding area.** The design integrates several mitigation strategies such as increased setbacks, compact massing, noise and shadow control, environmental safeguards, view preservation, odour and exhaust management, traffic planning, and service logistics to ensure the new development blends seamlessly into its context with no adverse effects.

**From Town's History of Kelowna:**

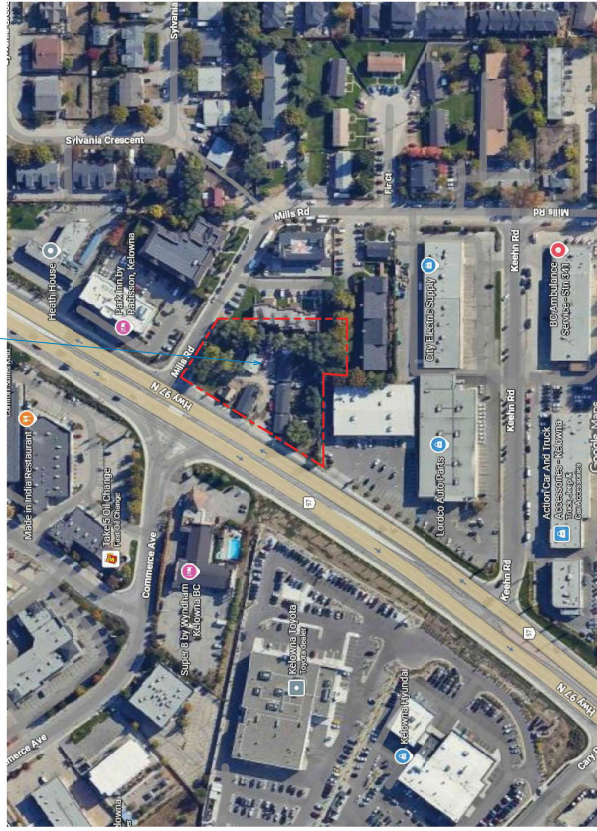
"Wealthy and middle-class family visitors came to stay for long summer vacations resulting in the enlargement of some of the older homes to accommodate children, relations, friends and servants. Small new summer residences were also constructed with widows and large airy rooms. A university campus in Kelowna area resulting in the construction of a hotel to accommodate potential future students for short term basis and adding to the over-busy rental accommodations."

The subject site has the potential to fulfill the privacy requirements that many hotel clientele seek, while offering an exclusive range of service and tourism opportunity. Guests will be able to move freely within secured boundaries of the resort's manicured grounds. The site is unique therefore it can meet these functional requirements without impacting on neighboring lands. In other targeted markets, this hotel would cater to the multi-day stay visitor who seeks superior on-site passive recreation, relaxation and dining. The hotel is complimented with top drawer special event facilities that would offer a new standard for quality and features in the City of Kelowna.

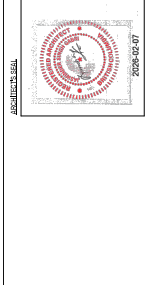
**Parking**  
The mass and scale of the proposed development does not foresee need for additional parking requirements beyond those shown. Of the calculated parking requirements, the proposed spaces will exceed required number of spaces for guests of the hotel, the restaurants, conferencing facilities for the operation of the hotel complex stipulated in the Zoning Bylaws, while addressing most overlapping events. As many as 130 parking spaces are accommodated at the p1 level and 26 parking stalls are proposed on ground level.

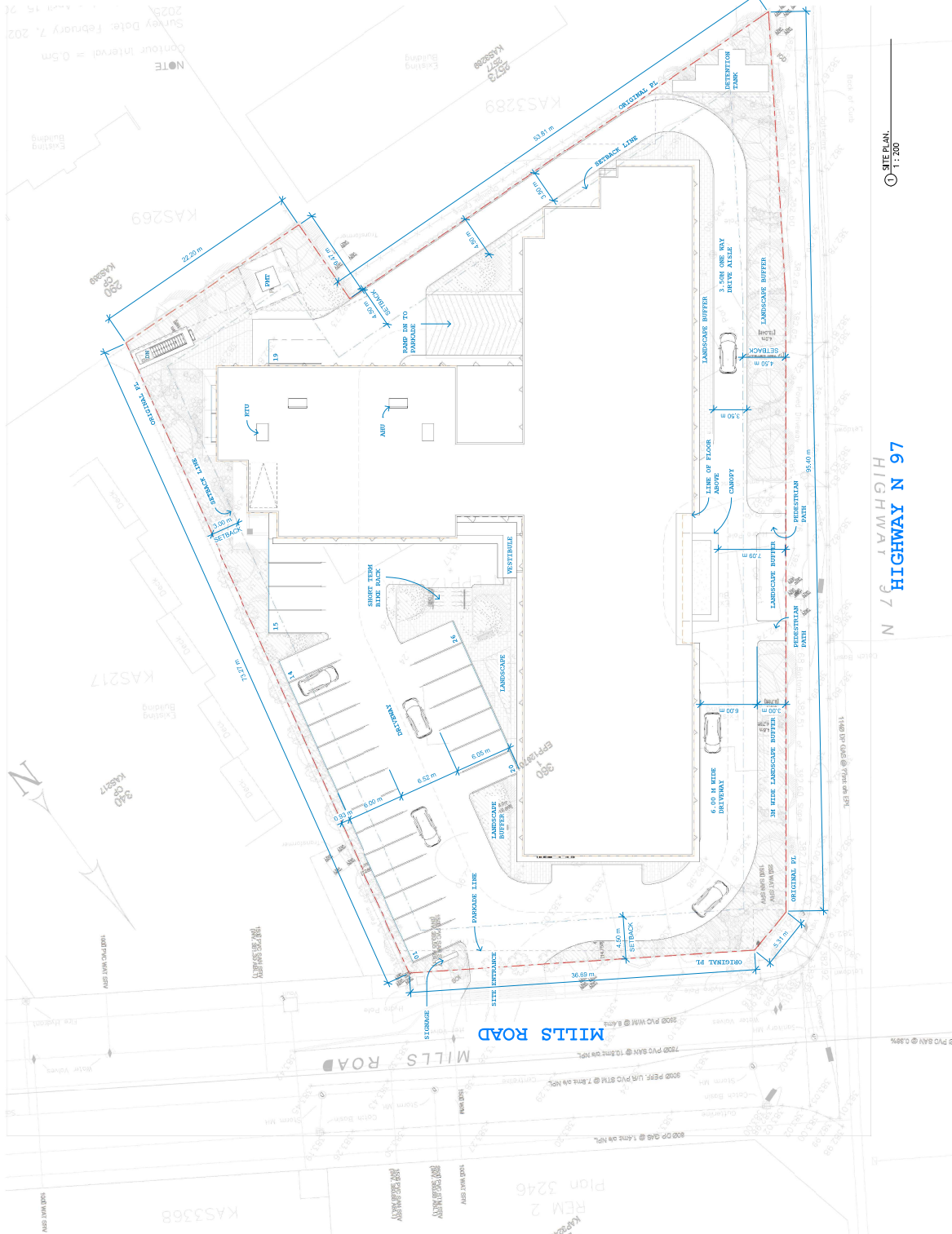
**Summation**  
This sets unique precedent specific to a unique site for which there is no comparison. This is one of the blessed sites in the City of Kelowna that could provide the backdrop for a hotel of this classification and as such it is incumbent that Developer and Community understand the mutually beneficial objectives laid out for its approval. Proposed building parts would be constructed from a high-quality architectural system to resemble various textures of natural finish. We are working with this mandate but have opened the exterior character to limit the elements to a simplified feature. What wraps around the public conference functions of the main floor. This cleanly-defined architectural language that encompasses the perimeter of the hotel floor levels with its rusticated walls set behind, this element forms a base or "plinth"

HOTEL SITE  
360 MILLS RD  
AREA: 4693.42 Sqm



REVISION	DESCRIPTION	DATE





① SITE PLAN  
1:200

**ZONING INFORMATION:**  
 CIVIC ADDRESS: 360 MILLS RD, KELOWNA  
 LEGAL DESCRIPTION: LOT 1, PLAN EPP126701, DISTRICT LOT 125,  
 OSOYOOS DIV OF VALE LAND DISTRICT

**ZONE:**  
 EXISTING: MF2  
 PROPOSED: -CM-1

**LOT AREA:**  
 GROSS SITE AREA: 4693.42 Sqm  
 NON-DEVELOPMENT AREA: 1149.82 Sqm  
 NET DEVELOPABLE AREA: 3543.59 Sqm

**SETBACKS:**  
 FRONT YARD: 4.5M  
 SIDE YARD: 4.5M  
 REAR YARD: 4.5M

**TOTAL SITE COVERAGE:**  
 Main Building: 1763.34 Sqm  
 PROPOSED: 1763.34 Sqm / 3543.59 Sqm = 49.75%  
 IMPERMEABLE: 131.14

**MAIN BUILDING:**  
 TOTAL NO. OF STOREYS: 04  
 TOTAL HEIGHT OF THE BUILDING: 18 m

**TOTAL BUILT UP AREA:**  
 MAIN FLOOR: 1379.54 Sqm  
 2nd FLOOR THROUGH 4th FLOOR: 3 x 1725.91 Sqm (Area per floor) = 5177.73 Sqm  
 TOTAL AREA ON ALL THE FLOORS: 6555.27 Sqm  
 TOTAL FAR: 6646.97 Sqm / 3543.59 Sqm = 1.87

**TOTAL NO. OF ROOM PROPOSED PER FLOOR:**  
 49  
 3\*49 = 147

**PARKING REQUIREMENT:**  
 TOTAL NUMBER OF REQUIRED PARKING: 1 PER DWELLING UNIT  
 2nd FLOOR THROUGH 4th FLOOR: 3 x 1725.91 Sqm (Area per floor) = 5177.73 Sqm  
 REQUIRED ACCESSIBLE STALLS: 4 STALLS  
 REQUIRED VAN ACCESSIBLE STALLS: 1 STALLS

**TOTAL NUMBER OF PROPOSED PARKING SURFACE:**  
 26 STALLS  
 130 STALLS (INCLUDING ACCESSIBLE STALLS)  
 ACCESSIBLE PARKING: 04 STALLS  
 TOTAL NUMBER OF PARKING PROPOSED: 134 STALLS

**BIKE STALLS REQUIREMENT:**  
 SHORT TERM BIKE STALL: 10 STALLS  
 LONG TERM BIKE STALL: 10 STALLS  
 BIKE STALL PROVIDED: 20 STALLS  
 SHORT TERM BIKE STALL: 10 STALLS  
 LONG TERM BIKE STALL: 10 STALLS



Project Number	2026739
Date	2024/03/04
Drawn By	JC
Checked By	JC
Scale of final Drawing	1:200
Drawing No.	DP1.1

Project Description:  
**4 STOREY HOTEL KELOWNA**

Drawing Description:  
**SITE PLAN & PROJECT DATA**

Client:  
**PARAMJIT CHahal**

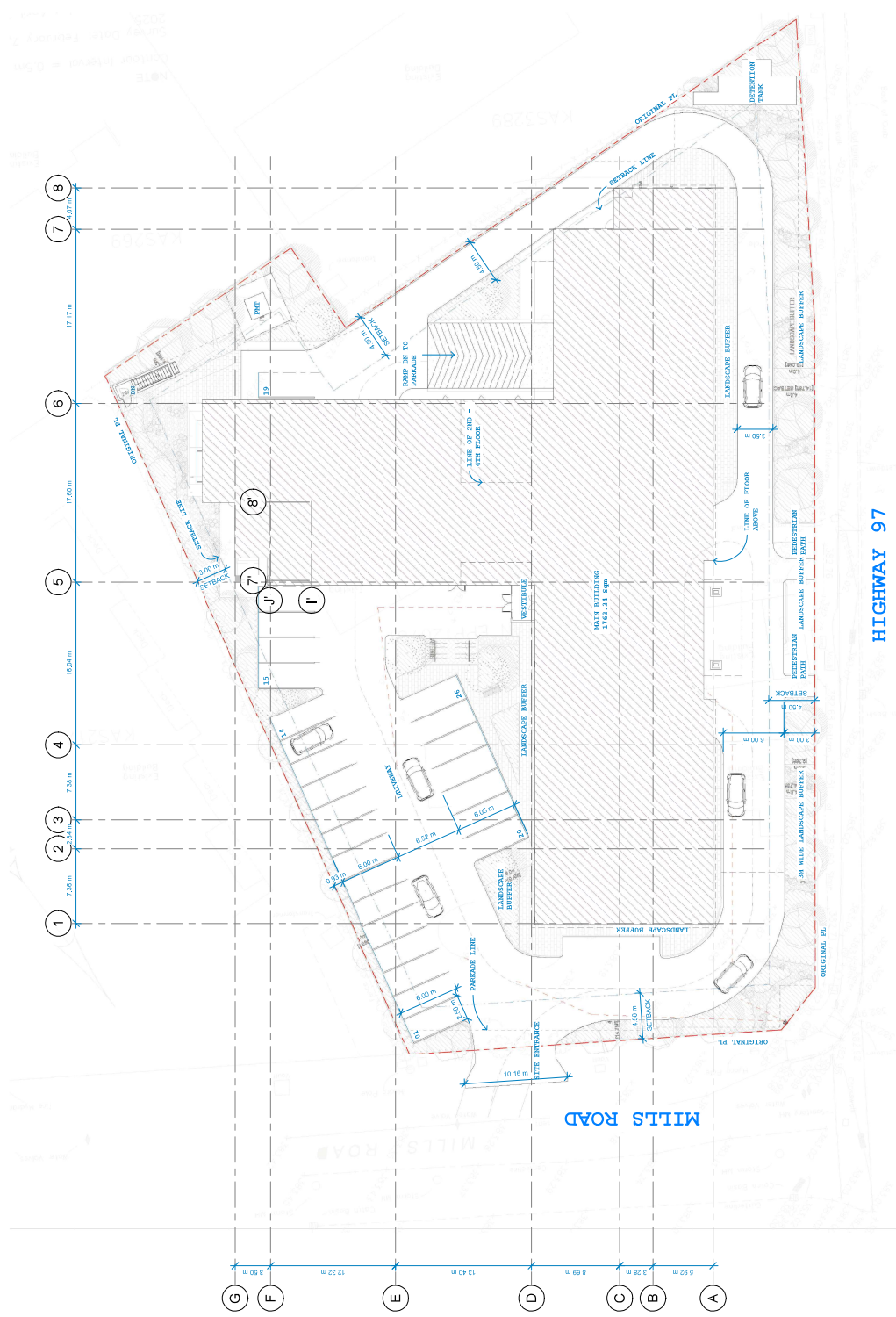
Project Address:  
**360 MILLS ROAD, KELOWNA**

REVISION	DATE	DESCRIPTION
1	2024/03/04	DP1.1 (EXISTING)

**cre8** ARCHITECTURE ltd  
 4145 UNIVERSITY STREET, SUITE 200, VANCOUVER, B.C. V6R 4G1  
 TEL: 604-268-2222

**PARAMJIT CHahal**  
 P.Eng. (2026739)  
 2024/03/04

**cre8** ARCHITECTURE ltd  
 4145 UNIVERSITY STREET, SUITE 200, VANCOUVER, B.C. V6R 4G1  
 TEL: 604-268-2222



① SITE & BUILDING COVERAGE  
1:1,200

**ZONING INFORMATION:**  
 ZONING: MFZ  
 EXISTING: CM-1  
 PROPOSED: MFZ

**LOT AREA:**  
 GROSS SITE AREA: 4693.42 Sqm  
 NON-DEVELOPABLE AREA: 1149.63 Sqm  
 NET DEVELOPABLE AREA: 3543.59 Sqm

**TOTAL SITE COVERAGE:**  
 MAIN BUILDING: 1763.34 Sqm  
 PROPOSED: 1763.34 Sqm/3443.59 Sqm = 49.75%  
 TOTAL SITE COVERAGE PERCENTAGE: 49.75%  
 IMPERVIOUSNESS: 15.1%

Project Number	256
Date	2020/07/08
Drawn By	JG
Checked By	JG
Scale of this Drawing	1:200
Drawing No.	DP1.1(A)

Client: **PARAMJIT CHAHAL**  
 Project Name: **360 MILLS ROAD, KELOWNA**  
 Drawing Description: **4 STOREY HOTEL KELOWNA**  
 Drawing Description: **SITE & BUILDING COVERAGE**

REVISION	DATE	DESCRIPTION

ARCHITECT: **cre8 ARCHITECTURE ltd**  
 807 LANGRISH RD. BURNBY, B.C. V0K 1G7  
 TEL: 250-227-2736

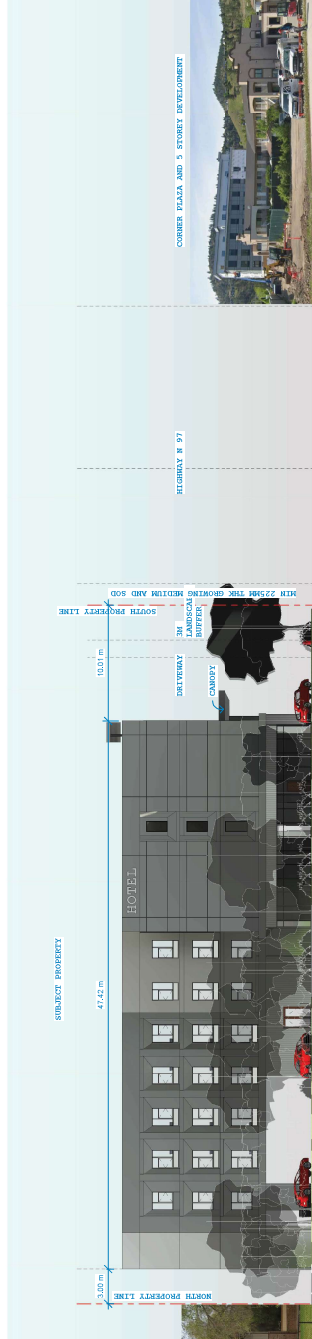
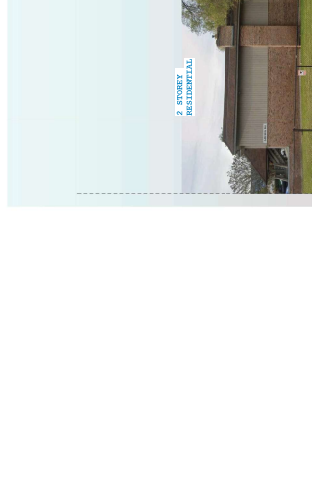
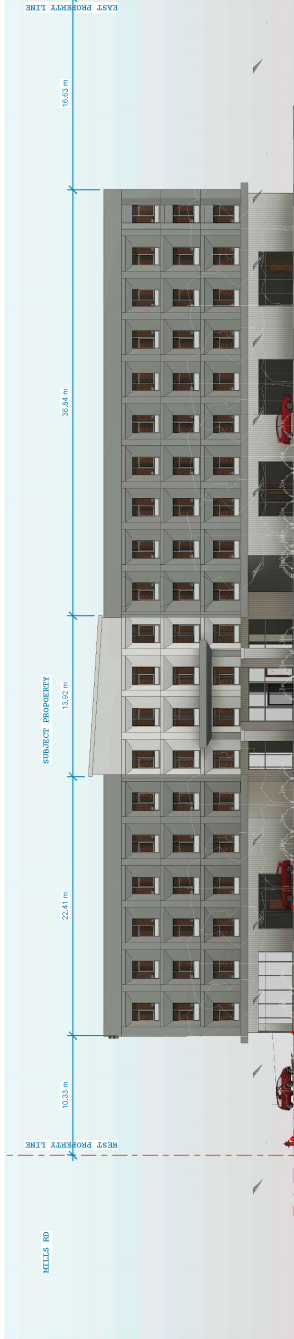
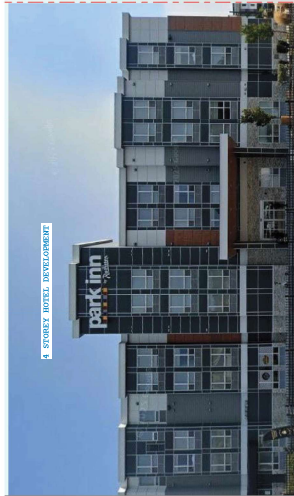
LANDSCAPE ARCHITECT: **LANDSCAPE ARCHITECTURE**  
 SUITE 201 - 1080 SHELBOURNE BURNBY, B.C. V0K 1G8  
 PHONE: 250-240-9071

APPROVED BY: **PARAMJIT CHAHAL**  
 360 MILLS ROAD, KELOWNA, B.C. V1Y 8Z7  
 TEL: 250-866-6775

DATE: 2020/07/08

cre8 ARCHITECTURE ltd





**cre8** ARCHITECTURE LTD.  
807 AVENUE ROAD, SUITE 200, VANCOUVER, BC V6Z 1R1  
TEL: 604-273-8888

**cre8** ARCHITECTURE LTD.  
SUITE 200 - 4080 SHELL COAST DRIVE, BURNABY, BC V5A 4G6  
PHONE: 604-294-9071

**cre8** ARCHITECTURE LTD.  
4750 KINGSWAY STREET, BURNABY, BC V5C 1S6  
TEL: 604-998-2323

REVISION	DATE
01	2024-07-26

Client: **PARAMJIT CHAHAL**  
Project Address: **360 MILLS ROAD, KELOWNA**

Project Description: **4 STOREY HOTEL KELOWNA**  
Drawing Description: **STREETSCAPE**

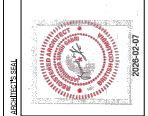
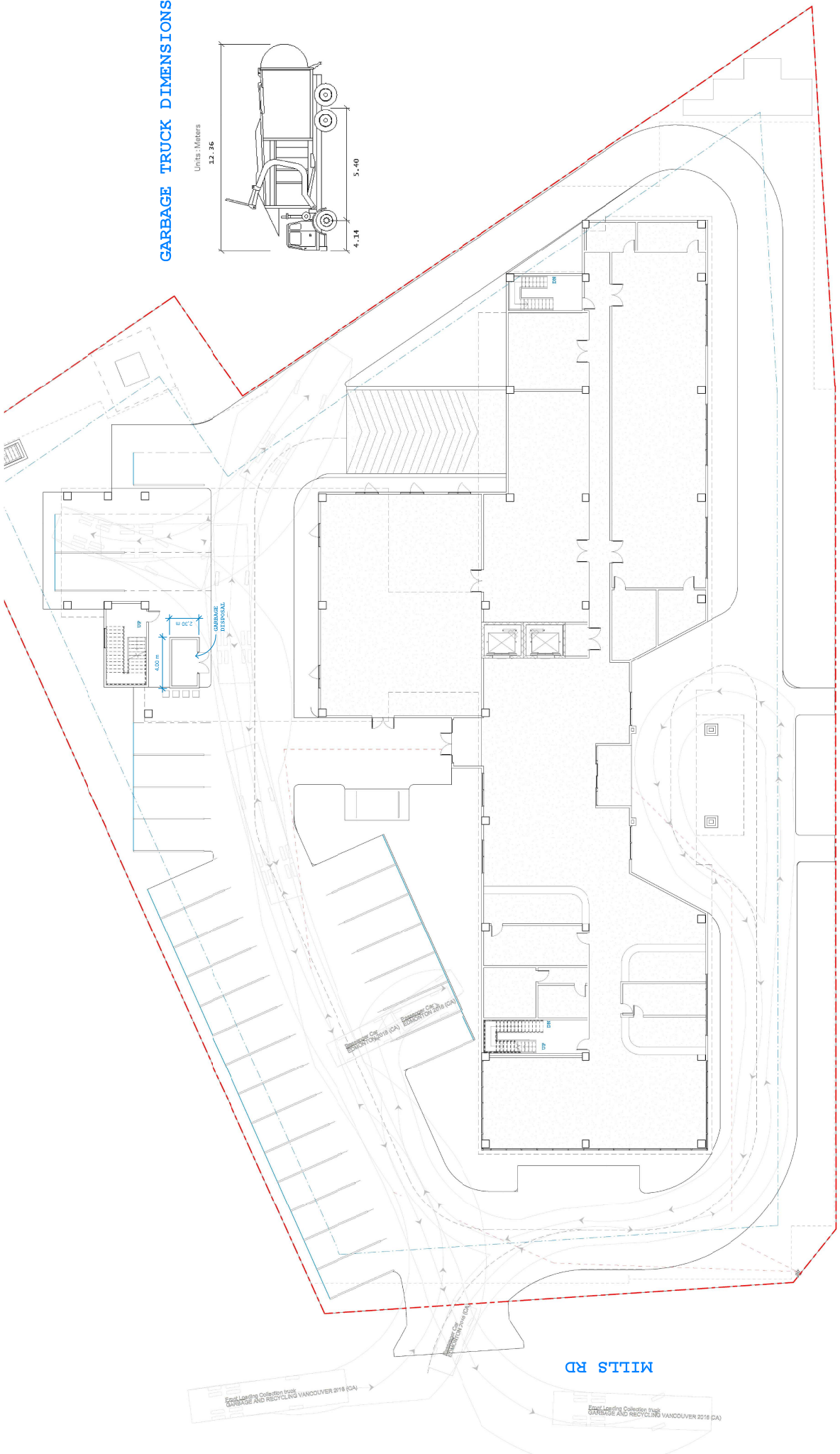
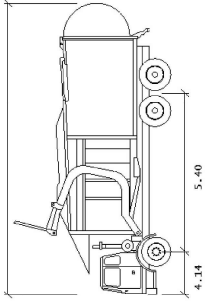
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Date: **2024-07-26**  
Drawn By: **JG**  
Checked By: **JG**  
Scale: **As Shown**  
Drawing No.: **1-201**



**DP1.1(B)**

**GARBAGE TRUCK DIMENSIONS**

Units: Meters  
1:2.36



Project Number	20-02-07
Date	2020/07/09
Drawn By	Atina
Checked By	Chahal
Scale at final Document	1:128
Drawing No.	DP.2.0

Project Description:  
**4 STOREY HOTEL KELOWNA**

Drawing Description:  
**TURNING MOVEMENTS**

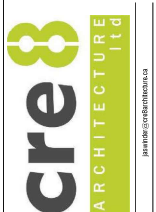
Client:  
**PARAMJIT CHAHAL**

Project Address:  
**360 MILLS ROAD, KELOWNA**

REVISION	DATE	DESCRIPTION

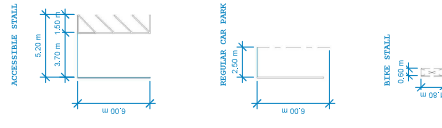
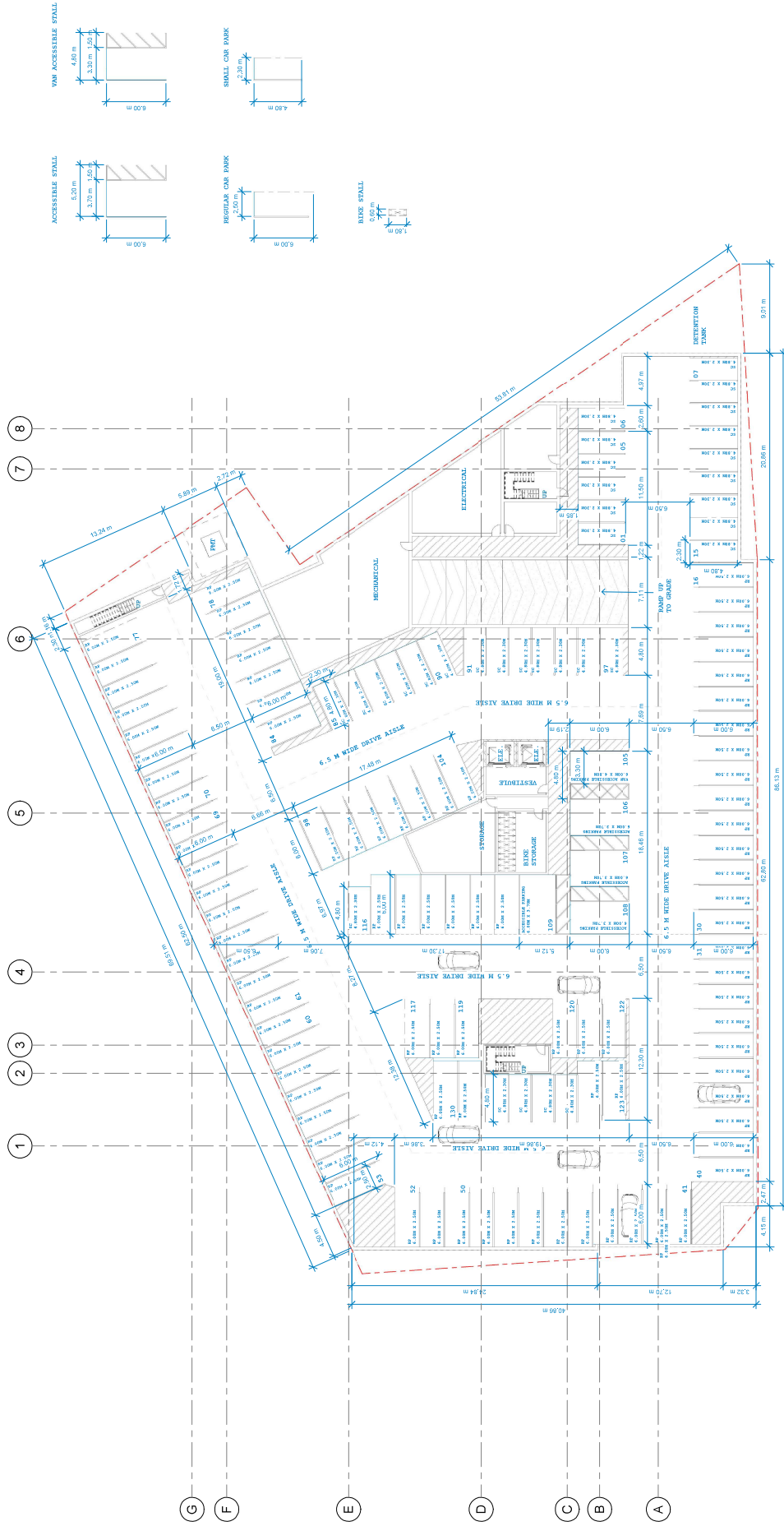
**ARCHITECTURE**  
807 AVENUE ROAD, SUITE 201, LONDON, ONT. N6G 1E7  
TEL: 519-884-6775

**ARCHITECTURE**  
807 AVENUE ROAD, SUITE 201, LONDON, ONT. N6G 1E7  
TEL: 519-884-6775



PARAMJIT.CHAHAL@CRE8ARCHITECTURE.COM





LVL P1  
1:192

PROJECT NUMBER: 2024/07/01  
DATE: 2024/07/01  
DRAWN BY: ALLEN  
CHECKED BY: CHEN  
SCALE: AS SHOWN  
DRAWING NO.: DP.2.1

PROJECT DESCRIPTION:  
4 STOREY HOTEL KELOWNA  
DRAWING DESCRIPTION:  
PARAKADE LVL P1

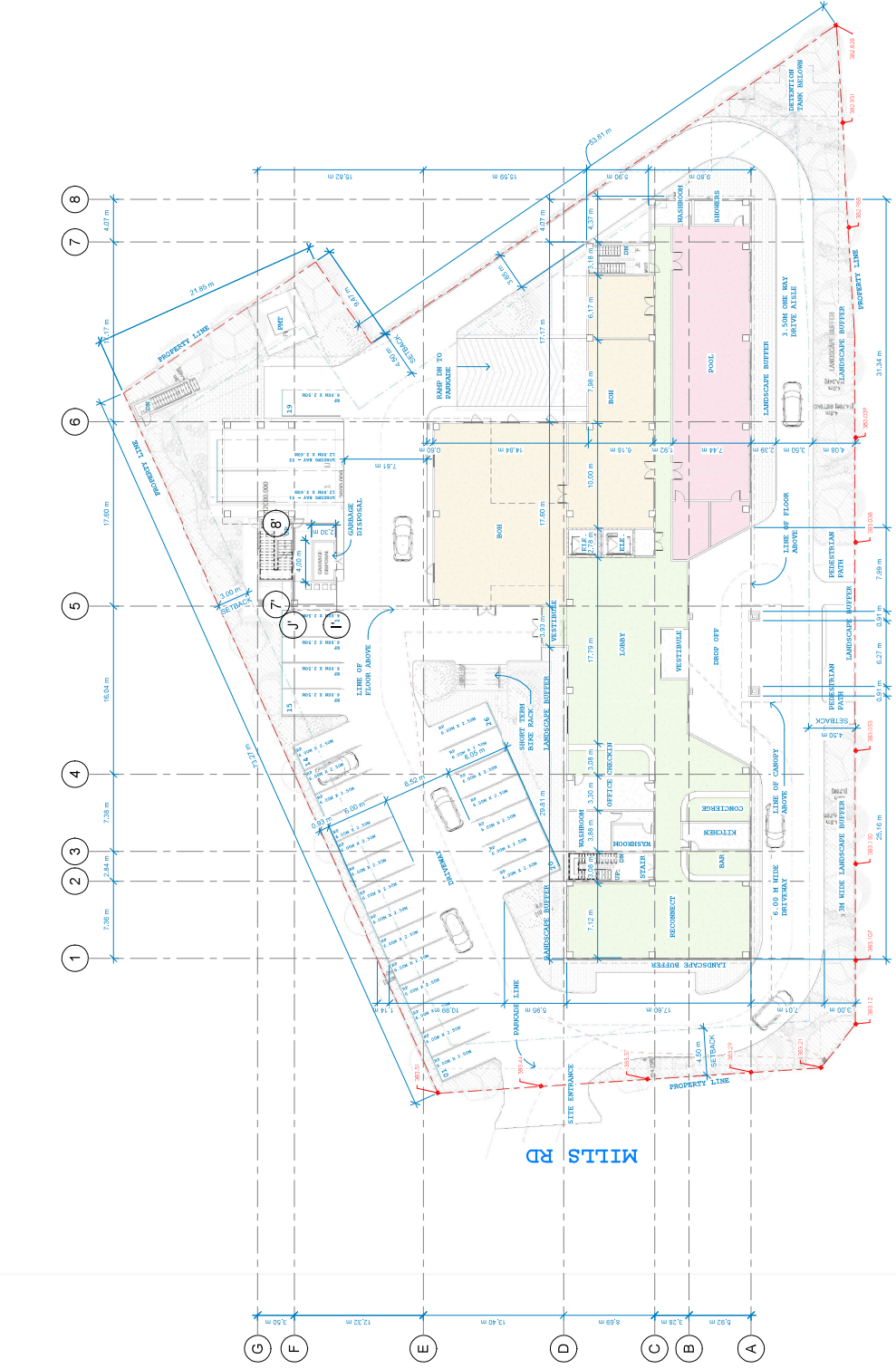
CLIENT:  
PARAMUT CHAHAL  
PROJECT ADDRESS:  
360 MILLS ROAD, KELOWNA

REVISION	DATE
1	2024/07/01
2	
3	
4	
5	
6	
7	
8	

ARCHITECT:  
CRE8 ARCHITECTURE LTD.  
807 AVENUE ROAD, SUITE 101, KELOWNA, B.C. V1Y 1R7  
TEL: 250-860-6775

ENGINEER:  
ALLEN CHEN  
1000 UNIVERSITY STREET, SUITE 100, KELOWNA, B.C. V1Y 1R7  
TEL: 250-860-6775

360 MILLS ROAD, KELOWNA, B.C. V1Y 1R7  
TEL: 250-860-6775



HIGHWAY 97

① Main Floor Level  
1 : 200



Project Number	2024-02-07
Date	2024-02-07
Drawn By	Archi
Checked By	Archi
Scale	1 : 200
Drawing No.	DP.2.2

Project Description:  
**4 STOREY HOTEL KELOWNA**

Drawing Description:  
**LEVEL 1 (MAIN FLOOR)**

Client:  
**PARAMJIT CHahal**

Project Address:  
**360 MILLS ROAD, KELOWNA**

REVISION	DATE
1	2024-02-07
2	
3	
4	
5	
6	
7	
8	
9	
10	

APPROVED FOR CONSTRUCTION BY THE PROJECT ARCHITECT

DATE: 2024-02-07

PROJECT ADDRESS: 360 MILLS ROAD, KELOWNA, B.C. V1Y 1E7

TEL: 718-284-6715

APPROVED FOR CONSTRUCTION BY THE PROJECT ARCHITECT

DATE: 2024-02-07

PROJECT ADDRESS: 360 MILLS ROAD, KELOWNA, B.C. V1Y 1E7

TEL: 718-284-6715

**cre8** ARCHITECTURE ltd

360 MILLS ROAD, KELOWNA, B.C. V1Y 1E7  
TEL: 718-284-6715





Project Number	2026-0739
Date	2024-02-07
Drawn By	Atina
Checked By	Chahal
Scale	1:100
Scale of Plot	As per Plot
Drawing No.	DP.2.4

Project Description:  
**4 STOREY HOTEL KELOWNA**

Drawing Description:  
**ROOF PLAN**

Client:  
**PARAMJIT CHahal**

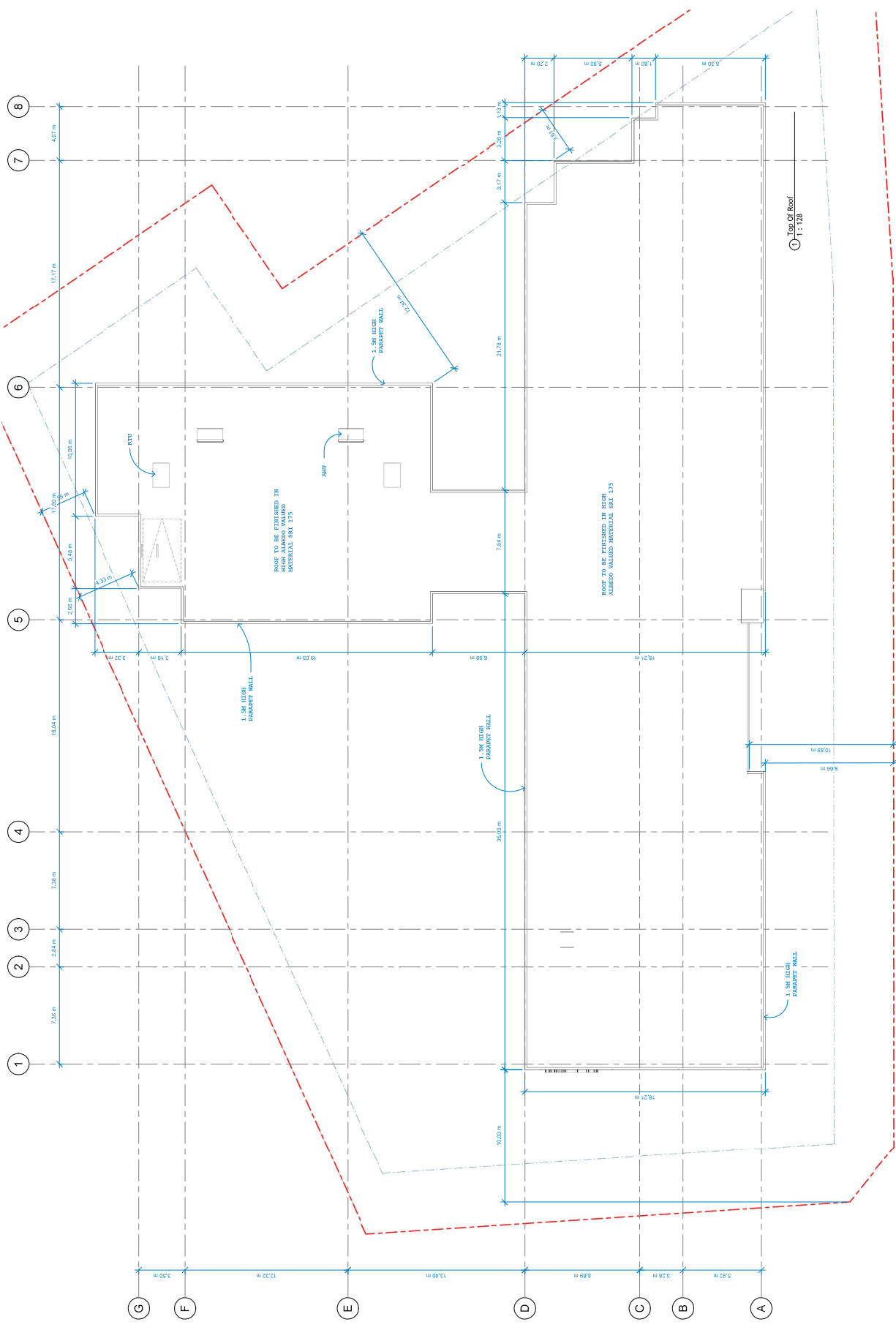
Project Address:  
**360 MILLS ROAD, KELOWNA**

Revision	By	Date

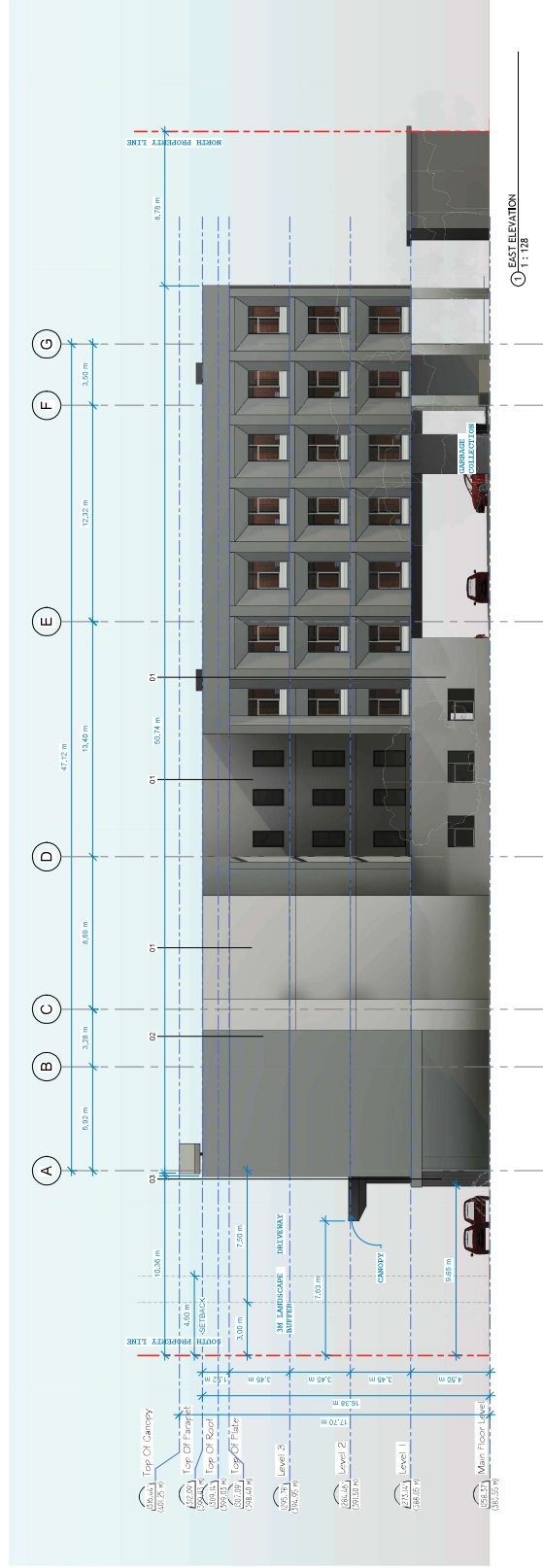
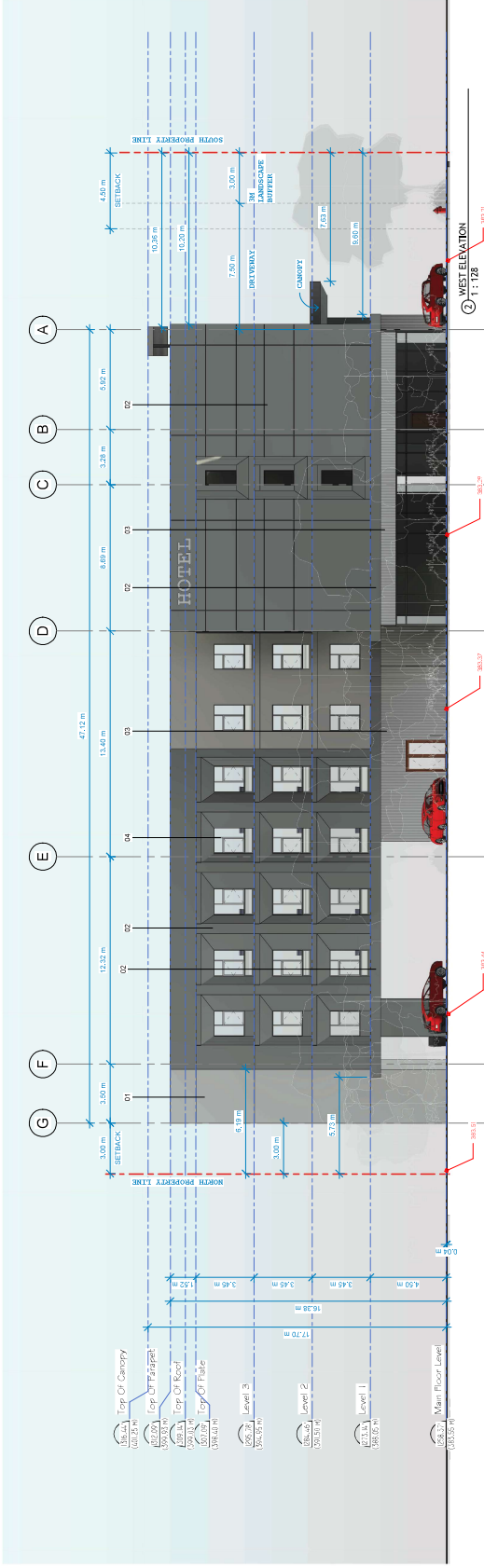
**ARCHITECTURE**  
 807 AVENUE ROAD, SUITE 201, LONDON, ONT. N6G 1E7  
 TEL: 519-846-6775

**PARAMJIT CHahal**  
 ARCHITECT  
 417 SPADINA AVENUE, SUITE 200, TORONTO, ONT. M5S 2A1  
 PHONE: 416-593-9071

**CRE8**  
 ARCHITECTURE LTD.  
 417 SPADINA AVENUE, SUITE 200, TORONTO, ONT. M5S 2A1  
 TEL: 416-593-9071







1. LONG BOARD METAL PANEL: TO MATCH "ANODIC ICE"
2. CORRUGATED METAL PANEL: TO MATCH "ANODIC ICE"
3. CORRUGATED METAL PANEL: TO MATCH "ANODIC ICE"
4. FASCIA / TRIM / REVEAL: TO MATCH "MUSSET GREY"



Project Number	2024-02-07
Date	2024-02-07
Drawn By	Archi
Checked By	Archi
Scale	1:128
Scale if not Dimensioned	
Drawing No.	DP.3.2

Project Description:  
**4 STOREY HOTEL KELOWNA**

Drawing Description:  
**ELEVATIONAL VIEWS**

Client:  
**PARAMJIT CHahal**

Project Address:  
**360 MILLS ROAD, KELOWNA**

REVISION	DATE	DESCRIPTION
01	2024-02-07	DP APPLICATION

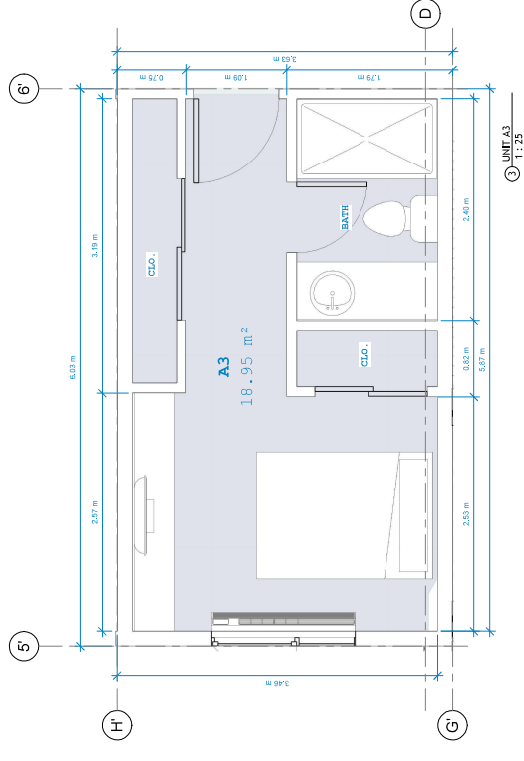
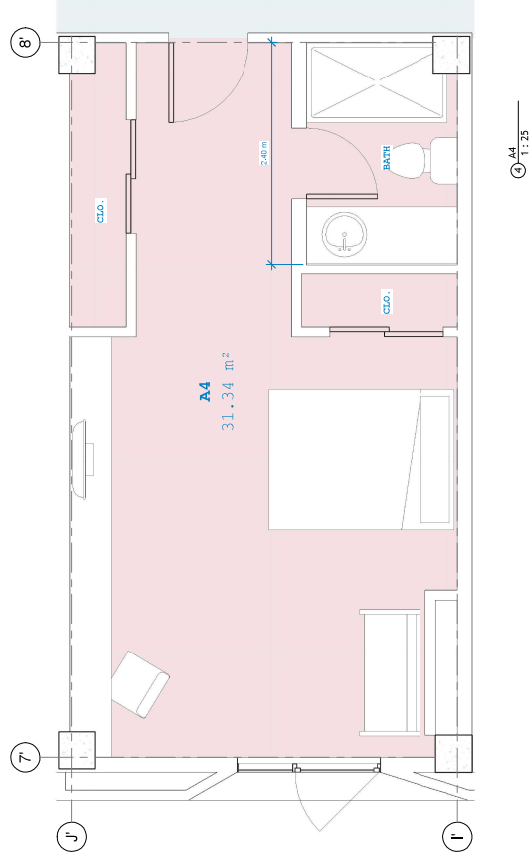
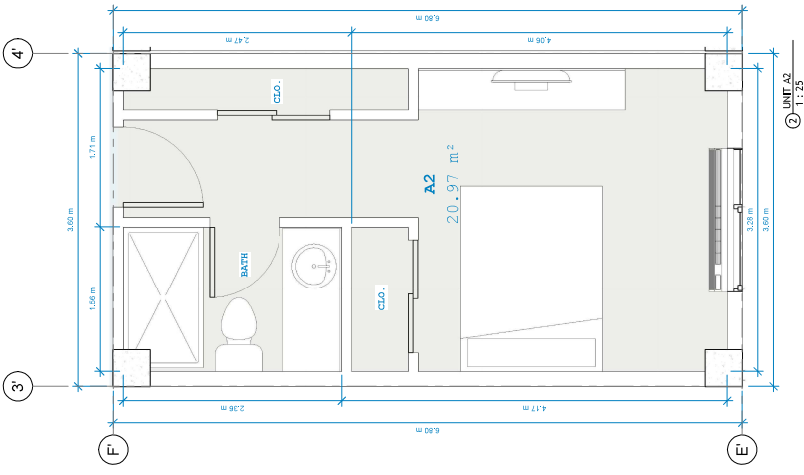
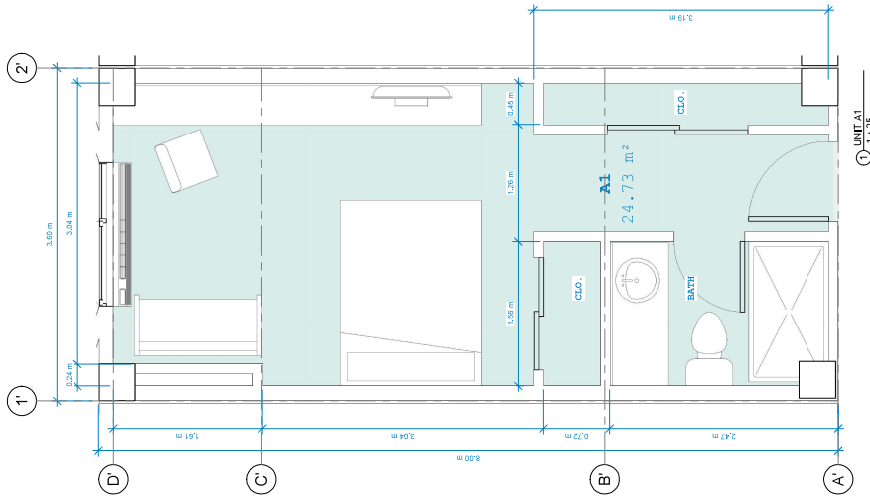
**ARCHITECT**  
 PARAMJIT CHahal ARCHITECTURE LTD  
 807 AVENUE ROAD, BURNABY, B.C. V5A 1E7  
 604-505-8015  
 1188-1187 ST  
 TEL: 778-284-6715

**ENGINEER**  
 SURE CHAN - P. ENG. (S.E.C.E.)  
 4150 KINGSWAY STREET, BURNABY, B.C. V5A 1K1  
 PHONE: 604-291-9911  
 TEL: 604-998-2323









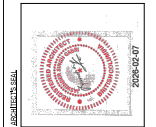
UNIT AREAS	TYPE	AREA	UNIT PER FLOOR
A1	24.73	SQM	42
A2	20.97	SQM	04
A3	18.95	SQM	02
A4	31.36	SQM	01

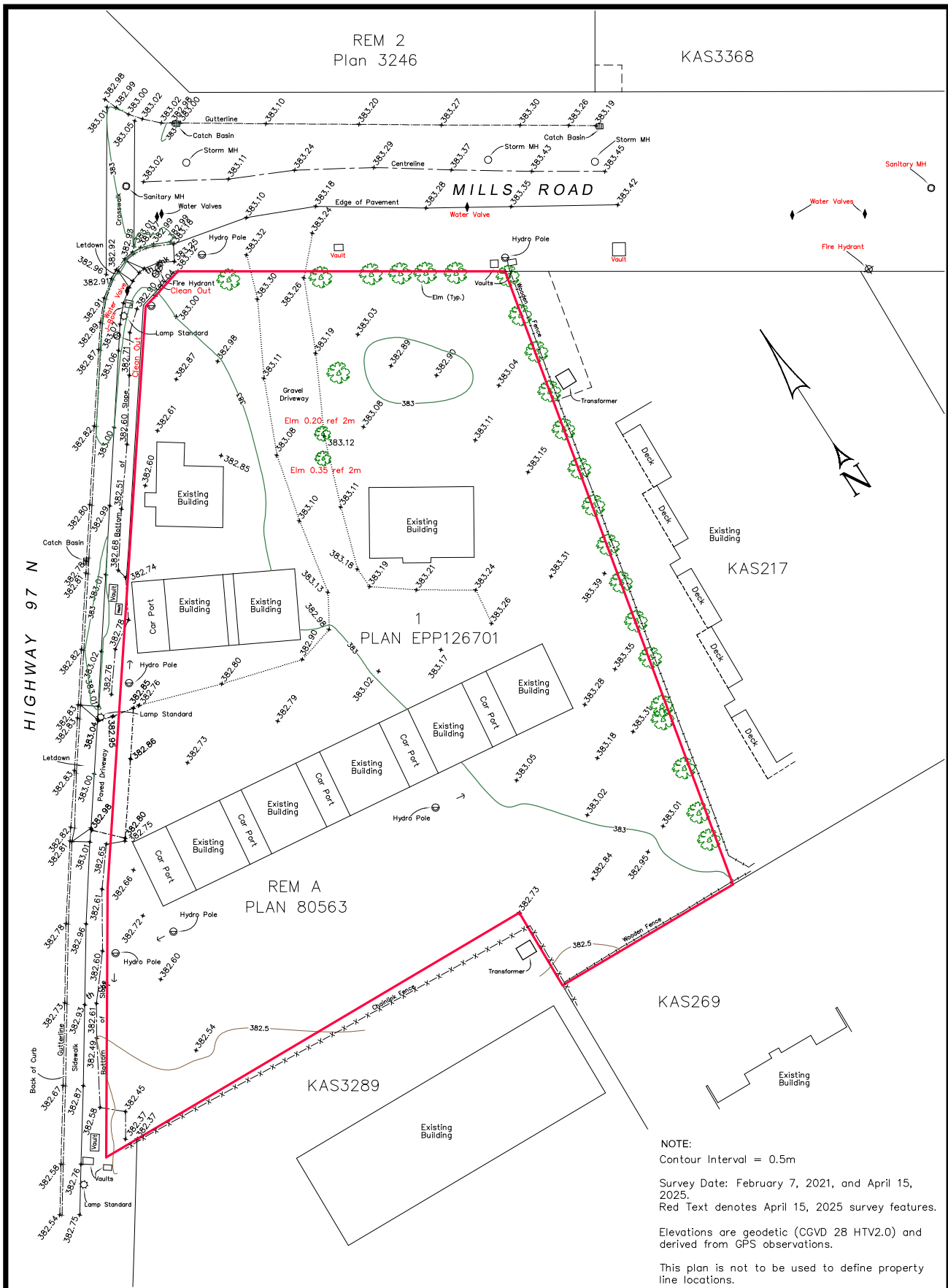
**cre8** ARCHITECTURE itd  
 1st Floor, 380 Mills Road, Kelowna, BC V1Y 9S1  
 TEL: 250-860-2322

Client: **PARAMJIT CHAHAL**  
 Project Address: **380 MILLS ROAD, KELOWNA**

Project Description: **4 STOREY HOTEL KELOWNA**  
 Drawing Description: **UNIT PLANS**

Project Number: \_\_\_\_\_  
 Date: 2023/07/08  
 Drawn By: Arjun  
 Checked By: Chander  
 Scale: As Indicated  
 Drawing No: **U.P.1**





NOTE:  
 Contour Interval = 0.5m  
 Survey Date: February 7, 2021, and April 15, 2025.  
 Red Text denotes April 15, 2025 survey features.  
 Elevations are geodetic (CGVD 28 HTV2.0) and derived from GPS observations.  
 This plan is not to be used to define property line locations.

TITLE: **SITE PLAN OF LOT 1, DISTRICT LOT 125, OSOYOOS DIVISION YALE DISTRICT, PLAN EPP126701 (2591 Hwy 97 N and 360 Mills Road, Kelowna)**

DRAWN BY: **RUNNALLS DENBY**  
*british columbia land surveyors*  
 259A Lawrence Avenue Kelowna, B.C. V1Y 6L2 Phone: (250)763-7322 Email: rob@runnallsdenby.com

SCALE: 1:400 (11" x 17")  
 DATE: April 25, 2025  
 DWG: 16344 SITE

CLIENT: 1318302 BC LTD. FILE No.: 16344 REV. 1

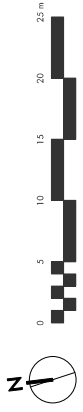


**LEGEND: TREE ASSESSMENT**

- DRY RISK** (Red dashed circle)
- TRUNK & CATEGORY** (Red solid circle)
- DBH** (Red solid circle)
- TF: GOOD** (Green circle)
- TF: POOR** (Red circle)
- TF: EXCLUDE/REMOVE** (Red circle with slash)
- PROPERTY LINE** (Dashed line)
- FENCE LINE** (Dotted line)

**TREE ASSESSMENT TABLE - ABBREV.**

ID#	Latin Name	Common Name	Recommendations	DBH	Category
11	Ulmus parviflorus	Slabwood elm	Remove	110	Good
12	Ulmus parviflorus	Slabwood elm	Remove	110	Good
13	Ulmus parviflorus	Slabwood elm	Remove	110	Good
14	Ulmus parviflorus	Slabwood elm	Remove	110	Good
15	Ulmus parviflorus	Slabwood elm	Remove	110	Good
16	Ulmus parviflorus	Slabwood elm	Remove	110	Good
17	Ulmus parviflorus	Slabwood elm	Remove	110	Good
18	Ulmus parviflorus	Slabwood elm	Remove	110	Good
19	Ulmus parviflorus	Slabwood elm	Remove	110	Good
20	Ulmus parviflorus	Slabwood elm	Remove	110	Good
21	Ulmus parviflorus	Slabwood elm	Remove	110	Good
22	Ulmus parviflorus	Slabwood elm	Remove	110	Good
23	Ulmus parviflorus	Slabwood elm	Remove	110	Good
24	Ulmus parviflorus	Slabwood elm	Remove	110	Good
25	Ulmus parviflorus	Slabwood elm	Remove	110	Good
26	Ulmus parviflorus	Slabwood elm	Remove	110	Good
27	Ulmus parviflorus	Slabwood elm	Remove	110	Good
28	Ulmus parviflorus	Slabwood elm	Remove	110	Good
29	Ulmus parviflorus	Slabwood elm	Remove	110	Good
30	Ulmus parviflorus	Slabwood elm	Remove	110	Good
31	Ulmus parviflorus	Slabwood elm	Remove	110	Good
32	Ulmus parviflorus	Slabwood elm	Remove	110	Good
33	Ulmus parviflorus	Slabwood elm	Remove	110	Good
34	Ulmus parviflorus	Slabwood elm	Remove	110	Good
35	Ulmus parviflorus	Slabwood elm	Remove	110	Good
36	Ulmus parviflorus	Slabwood elm	Remove	110	Good
37	Ulmus parviflorus	Slabwood elm	Remove	110	Good
38	Ulmus parviflorus	Slabwood elm	Remove	110	Good
39	Ulmus parviflorus	Slabwood elm	Remove	110	Good
40	Ulmus parviflorus	Slabwood elm	Remove	110	Good
41	Ulmus parviflorus	Slabwood elm	Remove	110	Good
42	Ulmus parviflorus	Slabwood elm	Remove	110	Good
43	Ulmus parviflorus	Slabwood elm	Remove	110	Good
44	Ulmus parviflorus	Slabwood elm	Remove	110	Good
45	Ulmus parviflorus	Slabwood elm	Remove	110	Good
46	Ulmus parviflorus	Slabwood elm	Remove	110	Good
47	Ulmus parviflorus	Slabwood elm	Remove	110	Good
48	Ulmus parviflorus	Slabwood elm	Remove	110	Good



Pre-Development Tree Inventory  
 Scale: 1:200

1

2

3

4

1

2

3

4

















