



HOTEL DEVELOPMENT PROJECT

360 MILLS RD



Revision	Description	Date
01	DP APPLICATION	2026.02.06

Client:
PARAMJIT CHAHAL

Project Address:
360 MILLS ROAD, KELOWNA

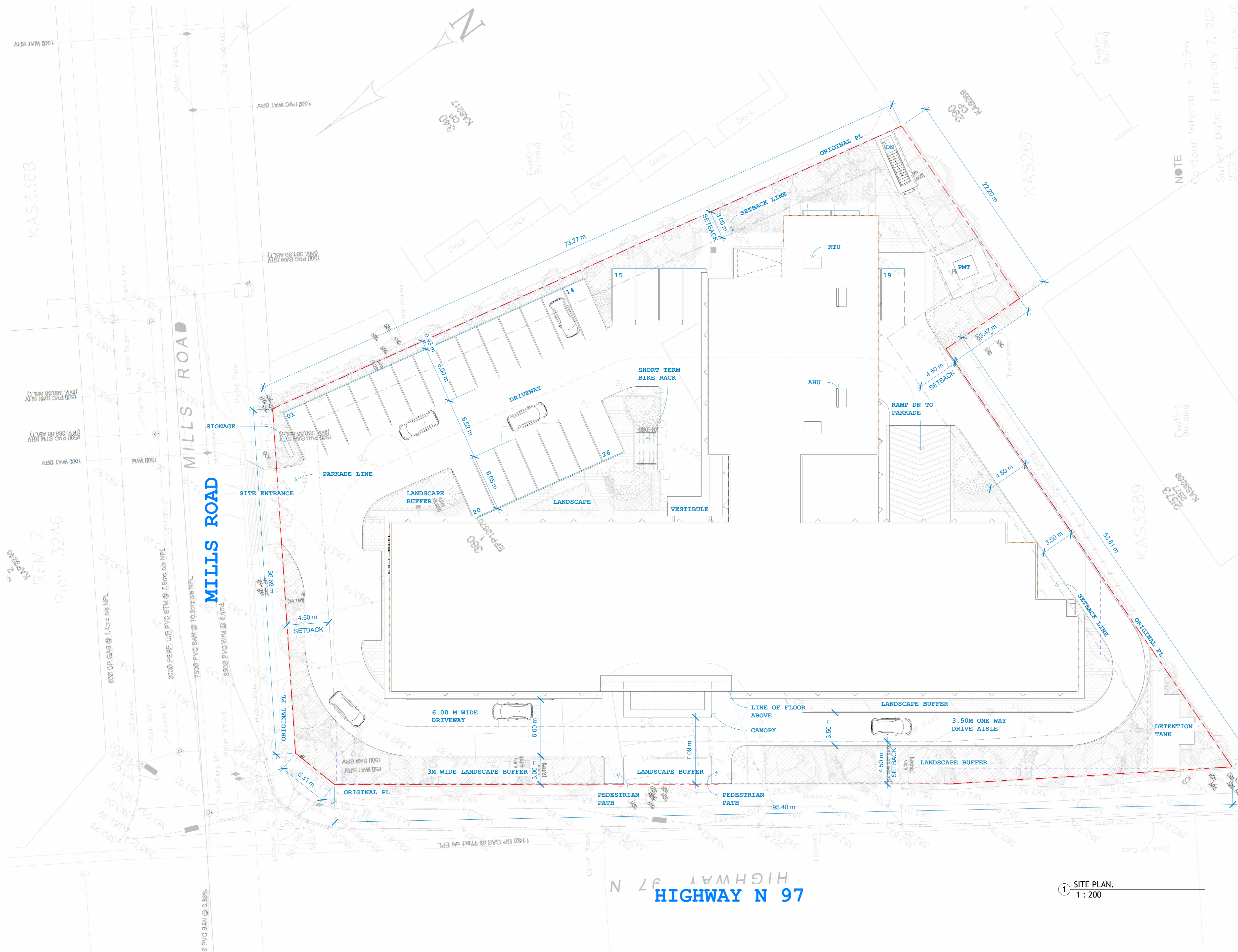
Project Description:
4 STOREY HOTEL KELOWNA

Drawing Description:
COVER PAGE

Project Number	25-
Date	2026.01.30
Drawn By	JG
Checked By	JG
Scale at ANSI Standard D	
Drawing No.	DPO.0

ARCHITECT'S SEAL





NOTE
Contour Interval = 0.5m
Survey Date: February 7, 2023
April 15, 2023

ZONING INFORMATION:

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

ZONE:	
EXISTING	:MF2
PROPOSED	:CA-1
LOT AREA:	
GROSS SITE AREA	:4693.42 Sqm
NON-DEVELOPMENT AREA	:1149.83 Sqm
NET DEVELOPABLE AREA	:3543.59 Sqm
SETBACKS	
FRONT YARD	:4.5M
SIDE YARD	:4.5M
SIDE YARD	:3.0M
REAR YARD	:4.5M
TOTAL SITE COVERAGE	
Main Building	:1763.34 Sqm
PROPOSED	
TOTAL SITE COVERAGE PERCENTAGE	:1763.34 Sqm / 3543.59 Sqm = 49.75%
IMPERMEABLE	:15.1%
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 1755.81 Sqm (Area per floor) = 5267.43 Sqm
TOTAL AREA ON ALL THE FLOORS	:6646.97 Sqm
TOTAL FAR	:6646.97 Sqm / 3543.59 Sqm = 1.87
TOTAL NO. OF ROOM PROPOSED	
PER FLOOR	:49
LVL2 - LVL4	:3*49 = 147
PARKING REQUIREMENT	
TOTAL NUMBER OF REQUIRED PARKING	:1 PER DWELLING UNIT
TOTAL NUMBER OF ROOMS 147	:1 X 147 = 147 STALLS
REQUIRED ACCESSIBLE STALLS	:4 STALL
REQUIRED VAN ACCESSIBLE STALLS	:1 STALLS
TOTAL NUMBER OF PROPOSED PARKING	
SURFACE	:26 STALLS
PARKADE	:130 STALLS (INCLUDING ACCESSIBLE STALLS)
ACCESSIBLE PARKING	:04 STALLS
VAN ACCESSIBLE STALL	:01 STALLS
TOTAL NUMBER OF PARKING PROPOSED	:156 STALLS
BIKE STALL REQUIREMENT	
SHORT TERM BIKE STALL	:6.0 BIKE SPACE PER ENTRANCE
LONG TERM BIKE STALL	:1.0 BIKE SPACE PER / 20 SLEEPING UNITS
BIKE STALL PROVIDED	
SHORT TERM BIKE STALL	:6.0 BIKE SPACE PER ENTRANCE
LONG TERM BIKE STALL	:10 BIKE SPACE

① SITE PLAN.
1 : 200



ARCHITECT
Cre8 Architecture Ltd.
6321 KING GEORGE BLVD. SURREY, B.C.V3X 1G1
604-333-5518

LANDSCAPE ARCHITECT
pmg LANDSCAPE ARCHITECTS
SUITE C100 - 4185 STILL CREEK DRIVE BURNABY, B.C. V5C 6G9.
PHONE: 604-294-0011

CIVIL
VECTOR ENGINEERING SERVICES LTD.
#105 6450 ROBERT STREET, BURNABY, B.C. V5G4E1
TEL: 604-298-2333

ARBORIST:
SEED & SPARROW DESIGN
#202 - 251 LAWRENCE AVE., KELOWNA B.C. V1Y 612
TEL: 778 940-6175

Revision	Description	Date
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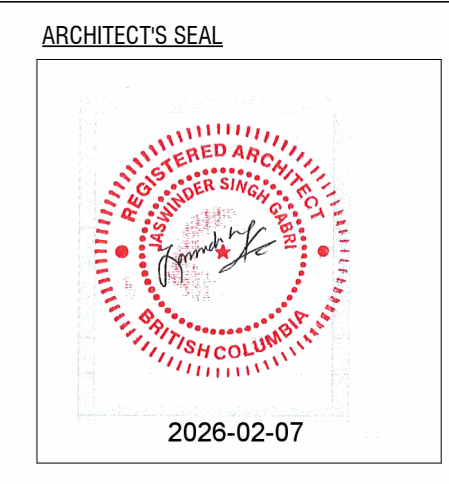
Client:
PARAMJIT CHAHAL

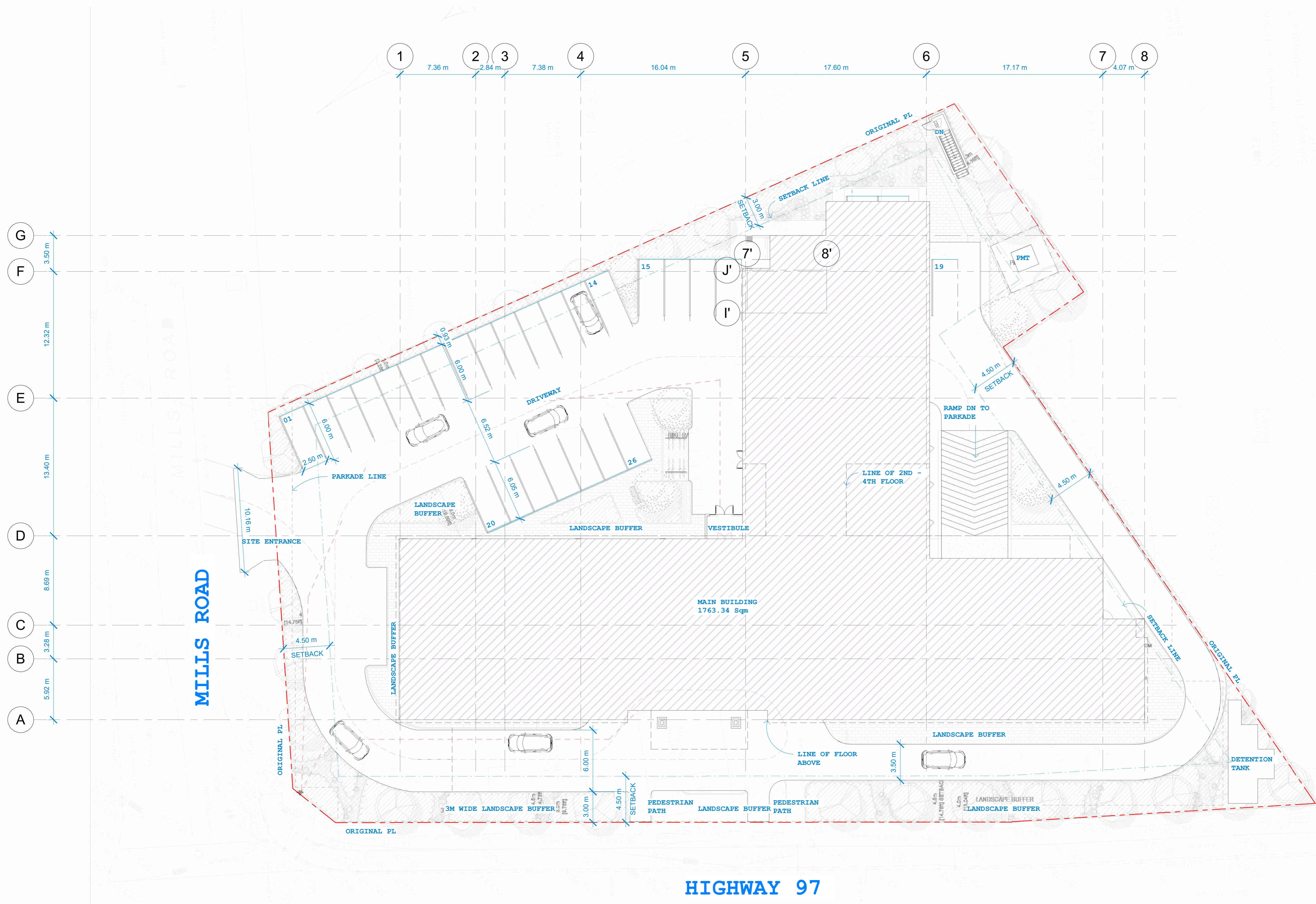
Project Address:
360 MILLS ROAD, KELOWNA

Project Description:
4 STOREY HOTEL KELOWNA

Drawing Description:
SITE PLAN & PROJECT DATA

Project Number	25-
Date	2026.01.30
Drawn By	JG
Checked By	JG
Scale at ANSI Standard D	1 : 200
Drawing No.	DP1.1





ZONING INFORMATION:

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

ZONE:

EXISTING	:MF2
PROPOSED	:CA-1

LOT AREA:

GROSS SITE AREA	:4693.42 Sqm
NON-DEVELOPMENT AREA	:1149.83 Sqm
NET DEVELOPABLE AREA	:3543.59 Sqm

TOTAL SITE COVERAGE

Main Building	:1763.34 Sqm
PROPOSED	
TOTAL SITE COVERAGE PERCENTAGE IMPERMEABLE	:1763.34 Sqm/3543.59 Sqm = 49.75% :15.1%

1 SITE & BUILDING COVERAGE
1 : 200



ARCHITECT
 Cre8 Architecture Ltd.
 6321 KING GEORGE BLVD. SURREY, B.C.V3X 1G1
 604-393-5518

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 pmg LANDSCAPE ARCHITECTS
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Revision	Description	Date
01	DP APPLICATION	2026.02.06

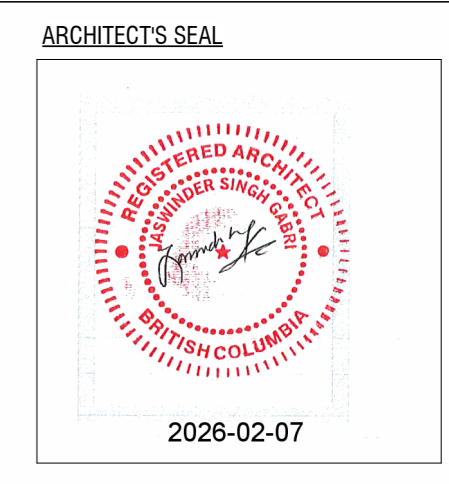
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PARAMJIT CHAHAL

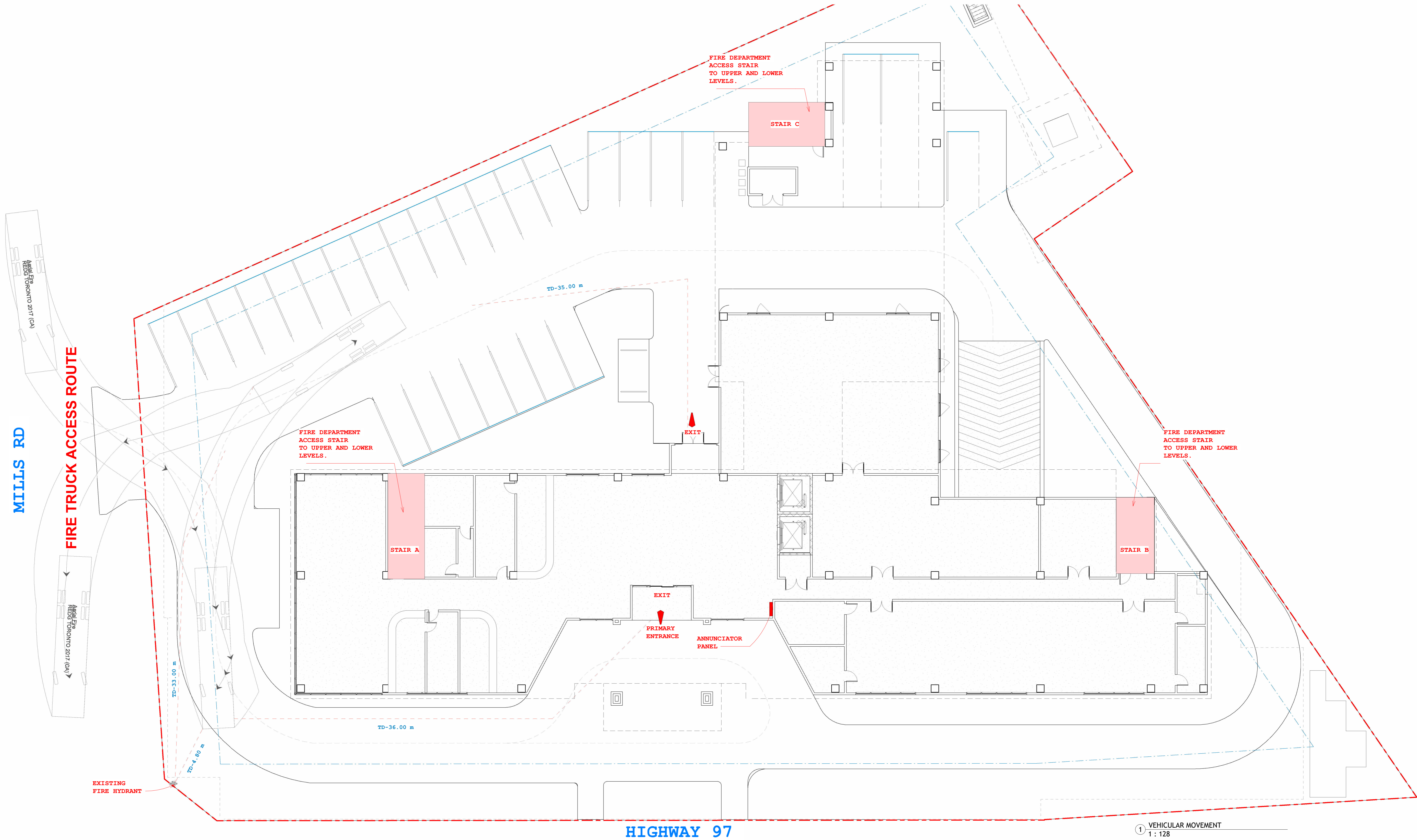
Project Address:
360 MILLS ROAD, KELOWNA

Project Description:
4 STOREY HOTEL KELOWNA

Drawing Description:
SITE & BUILDING COVERAGE

Project Number	25-
Date	2026.01.30
Drawn By	JG
Checked By	JG
Scale at ANSI Standard D	1 : 200
Drawing No.	DP1.1(A)





1 VEHICULAR MOVEMENT
1 : 128

cre8
ARCHITECTURE
ltd

jaswinder@cre8architecture.ca

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ARBORIST
SEED & SPARROW DESIGN
#202 - 251 LAWRENCE AVE., KELLOWNA B.C. V1Y 612
TEL: 778 940-6175

Revision	Description	Date
01	DP APPLICATION	2026.02.06

Client:
PARAMJIT CHAHAL

Project Address:
360 MILLS ROAD, KELLOWNA

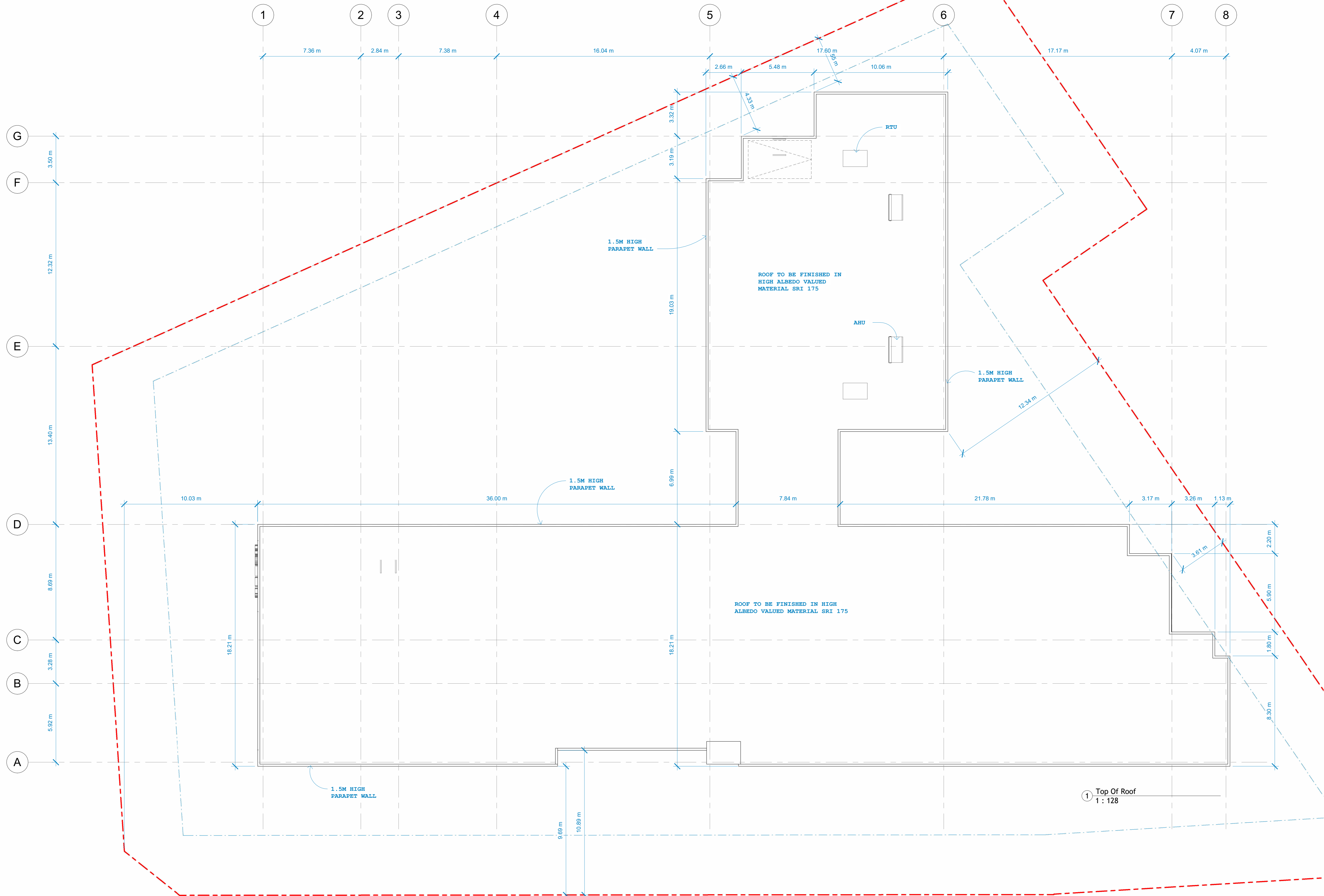
Project Description:
4 STOREY HOTEL KELLOWNA

Drawing Description:
FIRE TRUCK TURNING MOVEMENTS

Project Number	25-
Date	2026.01.30
Drawn By	Author
Checked By	Checker
Scale at ANSI Standard D	1 : 128
Drawing No.	DP.2.0 (1)

ARCHITECT'S SEAL

2026-02-07



① Top Of Roof
1 : 128

Revision	Description	Date
01	DP APPLICATION	2026.02.06

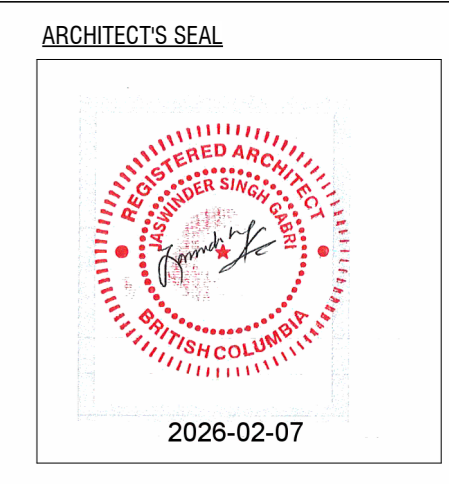
Client:
PARAMJIT CHAHAL

Project Address:
360 MILLS ROAD, KELLOWNA

Project Description:
4 STOREY HOTEL KELLOWNA

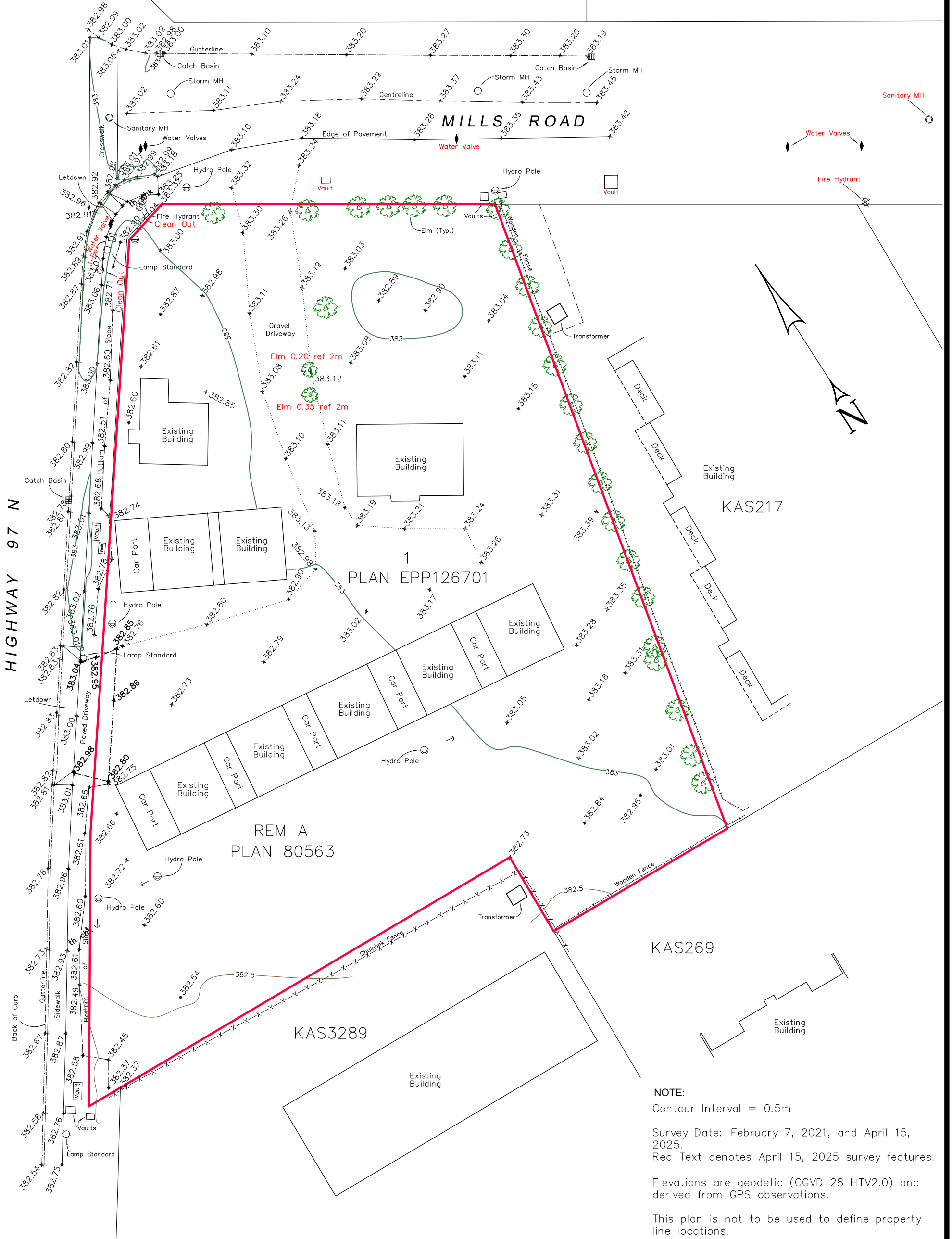
Drawing Description:
ROOF PLAN

Project Number	25-
Date	2026.01.30
Drawn By	Author
Checked By	Checker
Scale at ANSI Standard D	1 : 128
Drawing No.	DP.2.4



REM 2
Plan 3246

KAS3368



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 Phone: (250)763-7322
 Kelowna, B.C. Email: rob@runnallsdenby.com
 V1Y 6L2

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

CLIENT: 1318302 BC LTD.

FILE No.: 16344 **REV.** 1

Zoning Analysis Table

Proposed Zone: CA-1

ALL MEASUREMENTS TO BE PROVIDED IN METRIC.

Site Context		
Future Land Use (2040 OCP)	RCOM	
Transit Supported Corridor?	(y/n)	
Subdivision/Consolidation required?	(y/n)	
Adjacent Land Uses:	Adjacent Zone	Adjacent Use
North	C2	RCOM
South	C2	RCOM
East	MF2	C-NHD
West	CA1	RCOM
Site Details	Zone Requirement	Proposal
Site Area	1200 m ²	4693.42m ²
Site Width	40 m	m
Site Depth	30 m	m
Site Coverage of building(s)	75 %	%
Site Coverage of buildings & impermeable surfaces	85 %	%
Vehicular Access from lane or lower classed road?	(y/n)	(y/n)
Principal Uses	Secondary Uses	
Hotel		
Development Regulations	Zone Requirement	Proposal
Total Number of Units		147
Floor Area (gross/net)	m	5267.43m
Building(s) Setbacks (east/west/north/south):		
Front _____	4.5 m	4.5 m
Side _____	3.0 m	4.5 m
Side _____	3.0 m	3.0 m
Rear _____	3.0 m	4.5 m
Rear setback to accessory buildings	m	m
Building step back	m	m
Min. Separation Distance between buildings	m	m
Maximum Continuous Building Frontage	m	72.58 m

Notes:

Density and Height Regulations (13.6, 14.4 ...)	Zone Requirement	Proposal
Minimum Density (Transit Corridor Only)		
Floor Area Ratio (FAR):		1.87
Base FAR	1.8	
Streetscape Bonus	0.25	
Rental/Affordable Bonus	0.3	
Building Height (storeys/metres):		
OCP Map ____ Designated Height	18 m / 4 storeys	18 m / 4 storeys
Maximum Streetscape Bonus Height	22 m / 6 storeys	m / storeys
Amenity Space (13.5, 14.11, 14.13 ...)	Zone Requirement	Proposal
Total Common Amenity Area	m ²	m ²
Total Private Amenity Area	m ²	m ²
Breakdown by Unit Bachelor: 1-Bed: 2-Bed: 3-Bed:		
Landscaping Standards (7.2)*	Zone	Proposed
Min. # of trees within Landscape Area	1 Tree per 10 linear m of landscape area	Trees
Min. Soft Landscaping Area	75% of landscape area shall be soft landscaping	%
Min. Soil Volume per Tree	See Table 7.2 Zoning Bylaw	
Overhead Power Lines	(y/n)	(y/n)
Landscape Areas and Boulevards for ____ (zone)		
Min. Landscaping, parking lot over 15 vehicles	(y/n)	(y/n)
Min. / Max. Tree Spacing	(y/n)	(y/n)
Min. Setback from buildings etc.	Large: 3 m radius, Medium: 2 m, Small: 1 m	Large: Medium: Small:
Min. Deciduous Tree Planting Stock Caliper	Large: 5 cm, Medium: 4 cm, Small: 3 cm	Large: Medium: Small:
Min. Coniferous Tree Planting Stock Height	250 cm	cm
Min. Ratio between Tree size	Large: Min 50% Medium: No min or max Small: Max 25%	Large: Medium: Small:
Retention of existing trees on site?		(y/n)
Refuse & Recycle Bins as per Section 7.3		(y/n)
Fence Height		(y/n)
Riparian Management Area?		(y/n)

Notes: *See Zoning Bylaw Table 7.2 to reference footnotes for specific zones.

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

Parking Regulations (Section 8.3)

Parking Regulations 8.3:	Zone Requirement	Proposal
Total Stalls Required:		
Bachelor		
1-Bed		
2-Bed		
3-Bed		
Visitor Stalls		
Rental Reduction		
Car Share Reduction		
Bonus Bike Parking Reduction		
Accessible Stalls	4	4
Van Accessible Stalls	1	1
Other Uses:		
Hotel	1 stall / sleeping unit	1 space / sleeping unit
Ratio of Parking Stalls	70 % Regular 30 % Small	76 % Regular 23.9 % Small
Drive Aisle Width	6 m	6 m
Drive Aisle Grade	%	%
Loading Stalls (Section 8.4)	2	2
Bicycle Parking Regulations 8.5:	Zone Requirement	Proposal
Total Stalls Required (Required or Bonus):		
Bachelor		
1-Bed		
2-Bed		
3-Bed		
Short Term (within 15m of entrance)	6 spaces	6
Other Uses:		
Hotel	1 space / 20 sleeping units	10
End of Trip Facility?	(y/n)	(y/n)
Bike Wash and Repair Station?	(y/n)	N/A. (y/n)

Notes:

Specific Built Form Regulations

Ground Oriented Regulations (footnotes)	Zone Requirement	Proposal
Reduced setback	m	m
Maximum first floor height	m	m
Minimum Floor Area on First Floor	m ²	m ²
Urban & Village Centre Regulations (14.11)	Zone Requirement	Proposal
Upper Floor Setbacks abutting street	m	m
Corner Lot Triangular Setback	m	m
Urban Plaza	(y/n) m ²	(y/n) m ²
Street Type:		
Max/Min Commercial		
Max/Min Residential		
Max Site Coverage based on Street Type	%	%
Max Parkade Exposure	%	%
Tall Building Regulations (9.11)	Regulation	Proposed
Min. amount of transparency on 1 st floor	75% Commercial Frontage	%
Min. depth of commercial unit fronting street	6 m	m
Triangular Setback	4.5 m	m
Max. Podium Height	16.0 m / 4 storeys	m / storeys
Podium Rooftop	No open parking	
Building Separation	60 m	m
Maximum Floor Plate GFA:		
Residential	750 m ²	m ²
Hotel	850 m ²	m ²
Office/Commercial	930 m ²	m ²
Tower Stepback	3 m	m
Barrier free accessibility	Main Residential entrance and all commercial entrances	(y/n)
Other		

Notes:

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