

Development Stats - March 11, 2021 - PRELIMINARY

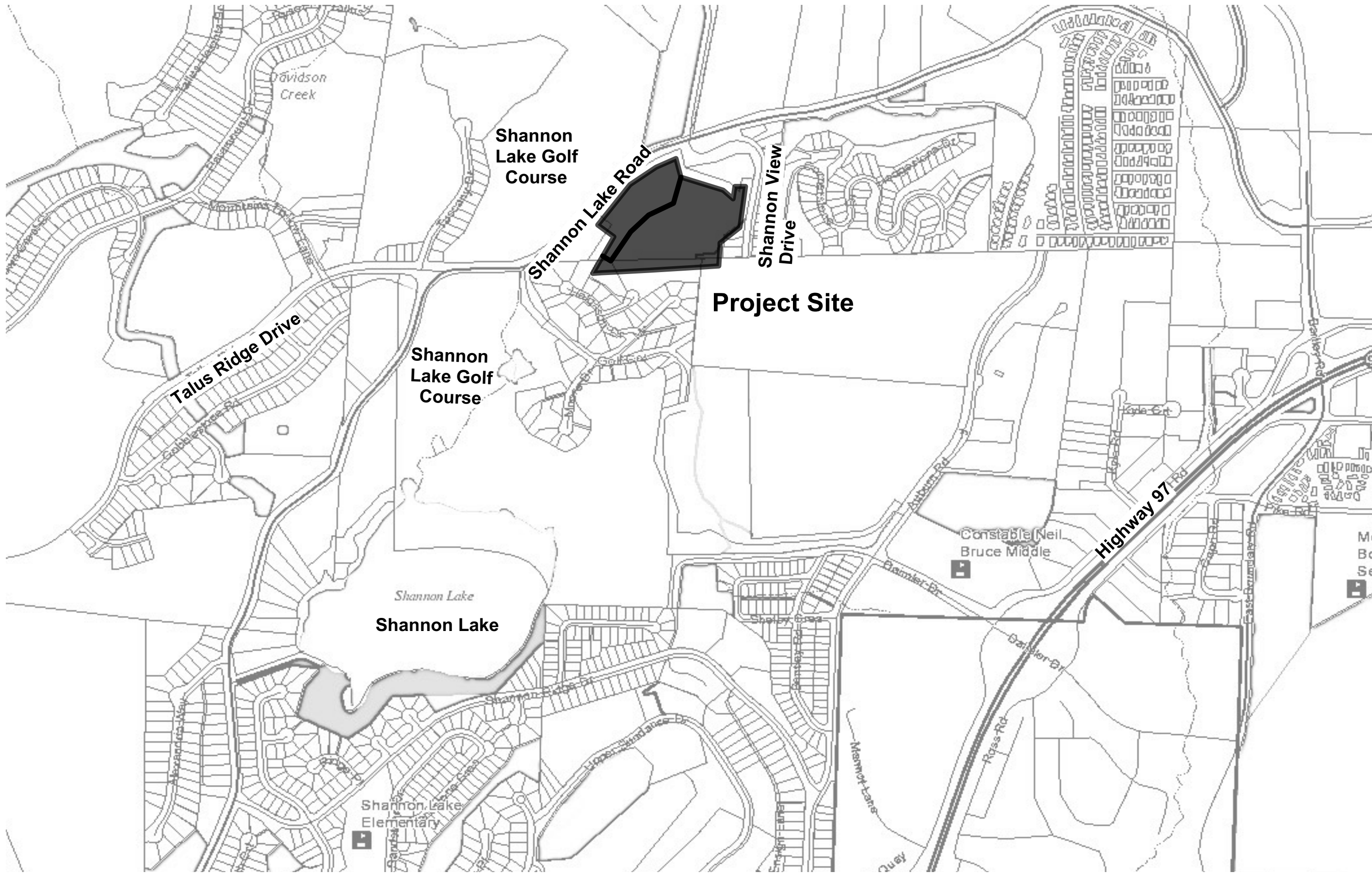
Civic Address:	Shannon View Drive, City of West Kelowna, BC	
Legal:	PLAN KAP 23091, LOT 3, DISTRICT LOT 2602	
Folio:	36414136.024	
P.I.D.:	006-578-284	
Zoning:	Current Zoning R3	Proposed Zoning C6
TOTAL SITE AREA:	565408.8 sq.ft.	52528.20 m2
PROPOSED DEVELOPMENT PARCEL AREA:	316732.9 sq.ft.	29425.45 m2
DENSITY:	Max.75 FAR	Max.1.5 FAR
PERMITTED SITE COVERAGE:	Max.40%	Max.40%
HEIGHT (permitted)	Max.9.0 m (29.5 ft)	Max.15.0 m (49.5 ft)
SETBACKS: (Do Not Apply to private access or covenant boundaries)		
Front Yard	4.5 m	6
Rear Yard	6 m	6
Side Yard	3 m	6
PROPOSED GROSS FLOOR AREA- Building A (Employee Housing Building)		
Lower Floor 6 1BR units @ 540 sf/ Unit	3394.0 sq.ft.	315.3 m2
Second Floor 6 1BR units @ 540 sf/ Unit	3394.0 sq.ft.	315.3 m2
Total	6788.0 sq.ft.	630.6 m2
SUB-TOTAL EMPLOYEE HOUSING GFA 6788.0 sq.ft. 630.6 m2		
PROPOSED GROSS FLOOR AREA- Building B (Resort Accommodation Building)		
Lower Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Second Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Third Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Fourth Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Total	28188.0 sq.ft.	2618.8 m2
PROPOSED GROSS FLOOR AREA- Building C (Resort Accommodation Building)		
Lower Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Second Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Third Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Total	15309.0 sq.ft.	1422.3 m2
PROPOSED GROSS FLOOR AREA- Building D (Resort Accommodation Building)		
Lower Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Second Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Third Floor 10-1BR units @ 420 sf/ Unit	5103.0 sq.ft.	474.1 m2
Total	15309.0 sq.ft.	1422.3 m2
PROPOSED GROSS FLOOR AREA- Building E (Resort Accommodation Building)		
Lower Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Second Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Third Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Fourth Floor 16-1BR units @ 420 sf/ Unit	7047.0 sq.ft.	654.7 m2
Total	28188.0 sq.ft.	2618.8 m2
PROPOSED GROSS FLOOR AREA- Building F (Resort Accommodation Cabins)		
Cabins 10-2BR units @ 900 sf/ Unit	343.6 sq.ft.	31.9 m2
GFA per Cabin	604.0 sq.ft.	56.1 m2
x 10 Cabins	947.6 sq.ft.	88.0 m2
PROPOSED GROSS FLOOR AREA- AUXILIARY		
Circulation, Parkade, etc.	1000.0 sq.ft.	92.9 m2
SUB-TOTAL RESORT ACCOMMODATION GFA 97470.0 sq.ft. 9055.3 m2		
PROPOSED GFA-RESORT SPA Building G (Restaurant/Bistro/Retail)	4109.0 sq.ft.	381.7 m2
PROPOSED GFA-RESORT SPA Building H (Check-In Admin/Office)	3760.0 sq.ft.	349.3 m2
PROPOSED GFA-RESORT SPA Building I (Wellness-Active Zone)	4229.3 sq.ft.	392.9 m2
PROPOSED GFA-RESORT SPA Building J (Treatment/Change Rooms)	4180.3 sq.ft.	388.4 m2
PROPOSED GFA-RESORT SPA Building K (Wellness - Silent Zone)	5394.0 sq.ft.	501.1 m2
Total	23306.6 sq.ft.	2165.3 m2
SUB-TOTAL RESORT SPA GFA 23306.6 sq.ft. 2165.3 m2		
TOTAL GFA 127564.6 sq.ft. 11851.1 m2		
PROPOSED FAR (GFA/PARCEL AREA):	0.2 FAR (Site Area)	0.4 FAR (Development Parcel)
PROPOSED SITE COVERAGE	9.7 %	17.4 %
PARKING CALCULATION:		
196 - units @ 420 -900 sf	1 Stall / unit	196 cars
21,672.6 sf (Health Fitness Facility)	3.0 stall / 1000 sf	63 cars
Total parking required =		259 cars
TOTAL PARKING PROVIDED: 161 cars		
Design Under Part 3 2018 BC Building Code		

Project Directory

Client:	Baden Resort Spa	(T) 604-765-9557
	Shannon View Drive	(e) hsaran@kaiserlanden.com
	City of West Kelowna, BC	Contact: Harp Saran
Architect & Landscape Architect	Murdoch + Co.	(T) (604) 905-6992
	PO Box 1394, #106- 4319 Main Street	(e) murdoch@telus.net
	Whistler, BC V0N 1B0	Contact: Brent Murdoch
Surveyor:	Runnalls Denby	(T) (250) 763-7322
	259A Lawrence Avenue	
	Kelowna, BC V1Y 6L2	
Civil Engineer:	Aplin Martin Consultants Ltd.	(T) (250) 448-0157
	1258 Ellis Street	(e)
	Kelowna, BC V1Y 1Z4	Contact: Davin Shillong
Environmental:	Ecoscape Environmental Consultants Ltd.	(T) (250) 491-7337
	450 Neave Court	(e)
	Kelowna, BC V1V 2M2	Contact:

Drawing List

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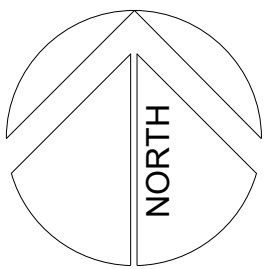


site location & context



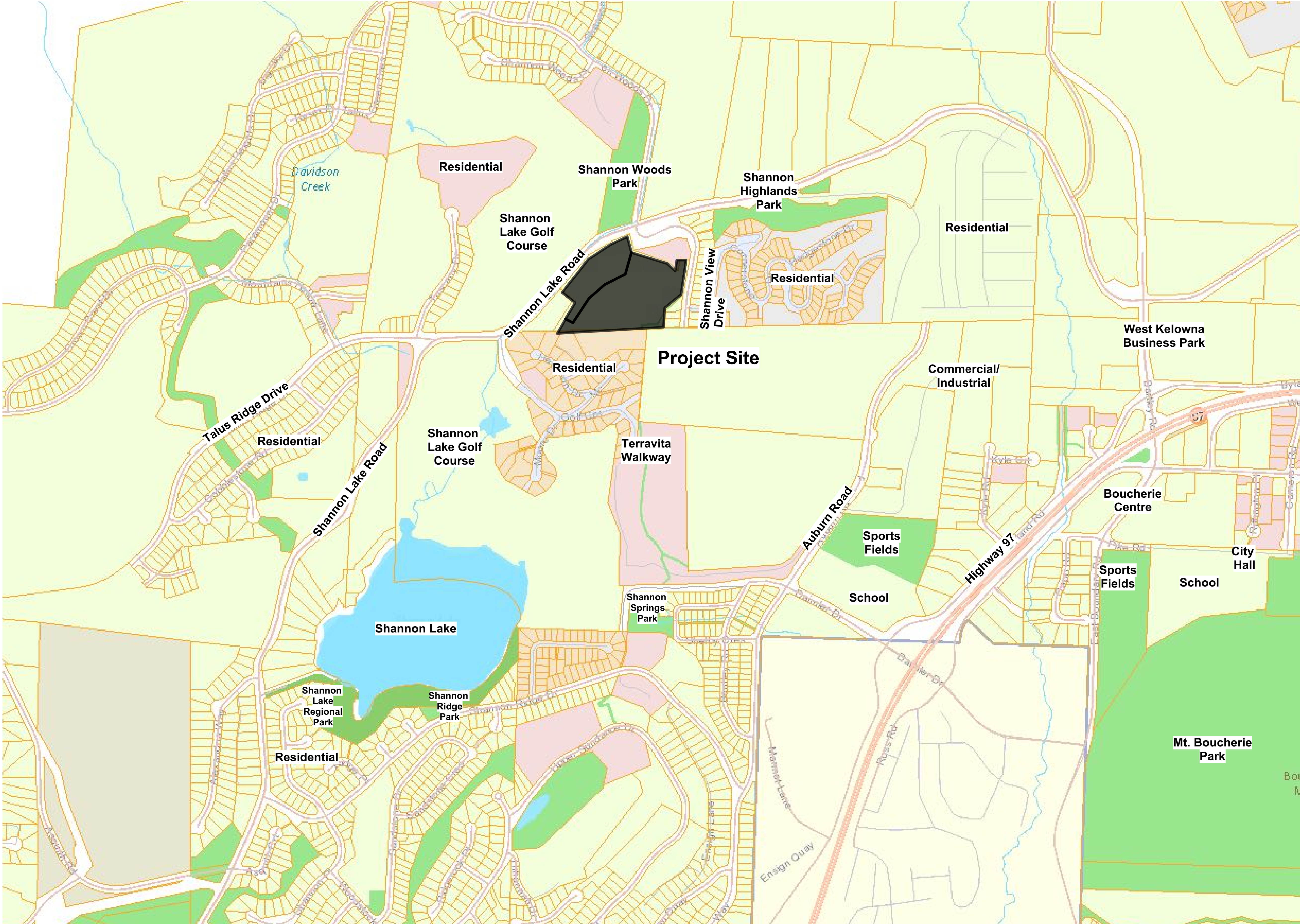
existing site

Baden Spa
West Kelowna, BC
ISSUED FOR REZONING MARCH 11, 2021



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Sheet Title:
SITE CONTEXT
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

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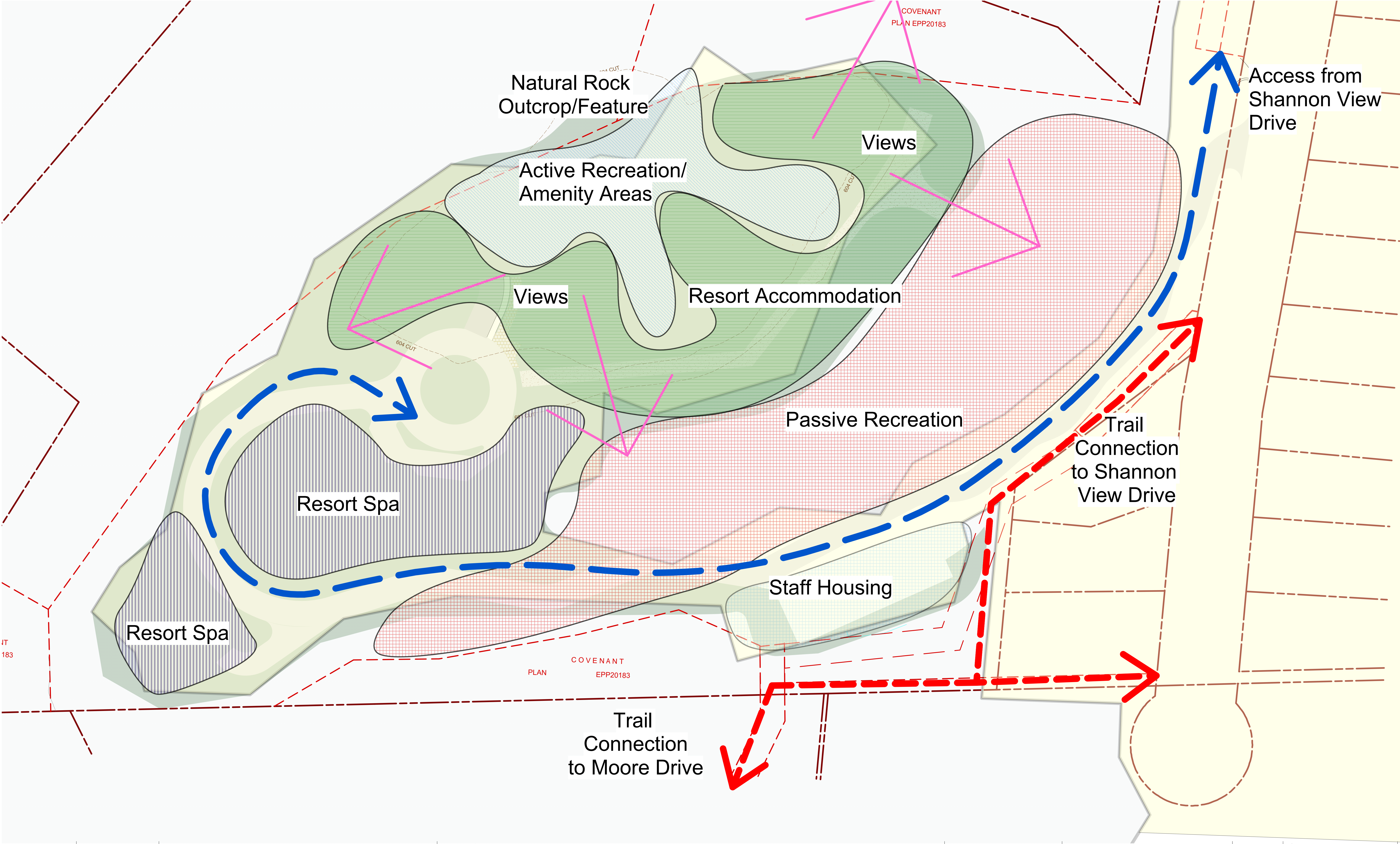
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SITE CONTEXT



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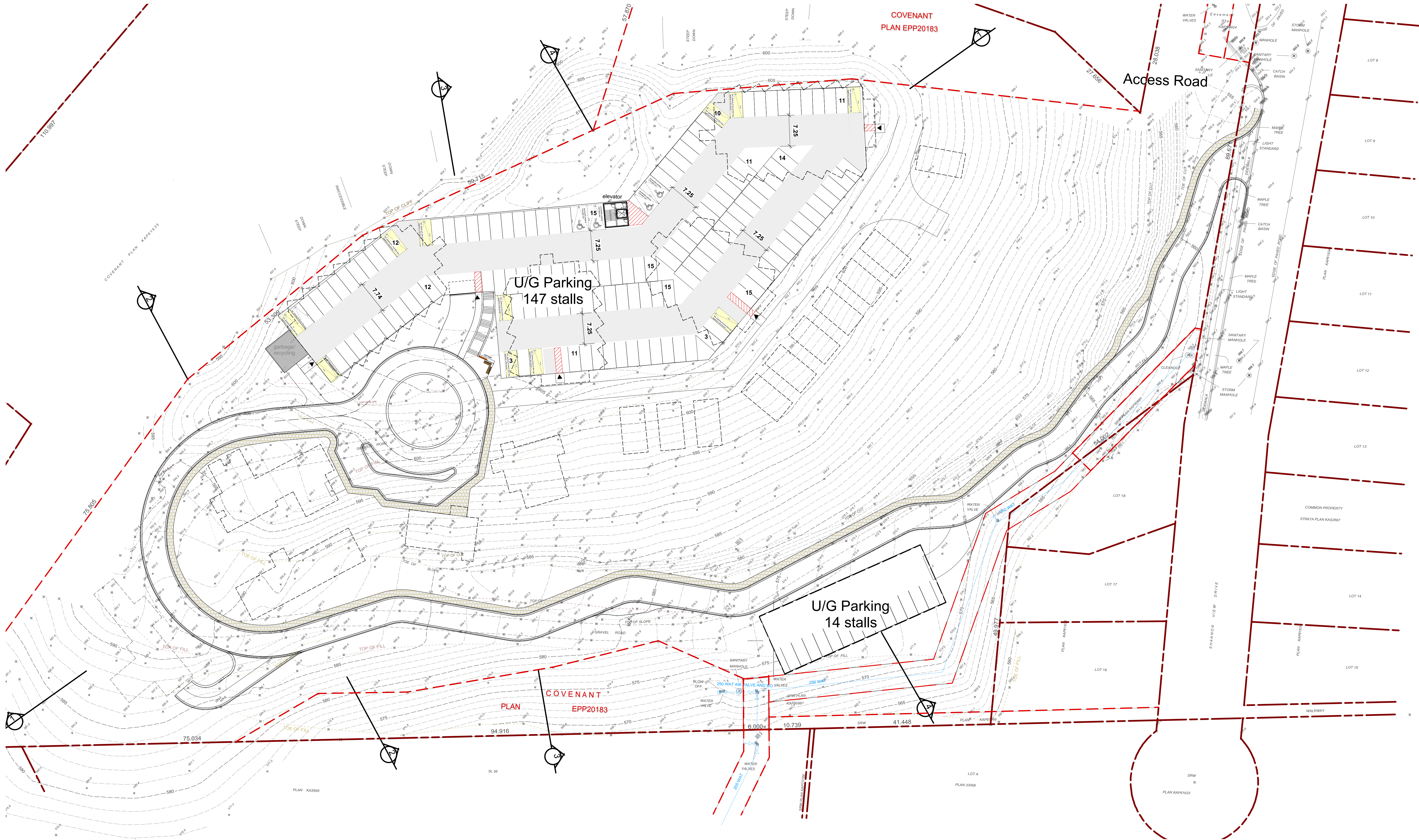
Sheet Title:
SITE PLAN-LAND USE
Project
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SITE PLAN-LAND USE



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Sheet Title:
SITE PLAN-LOWER LEVEL
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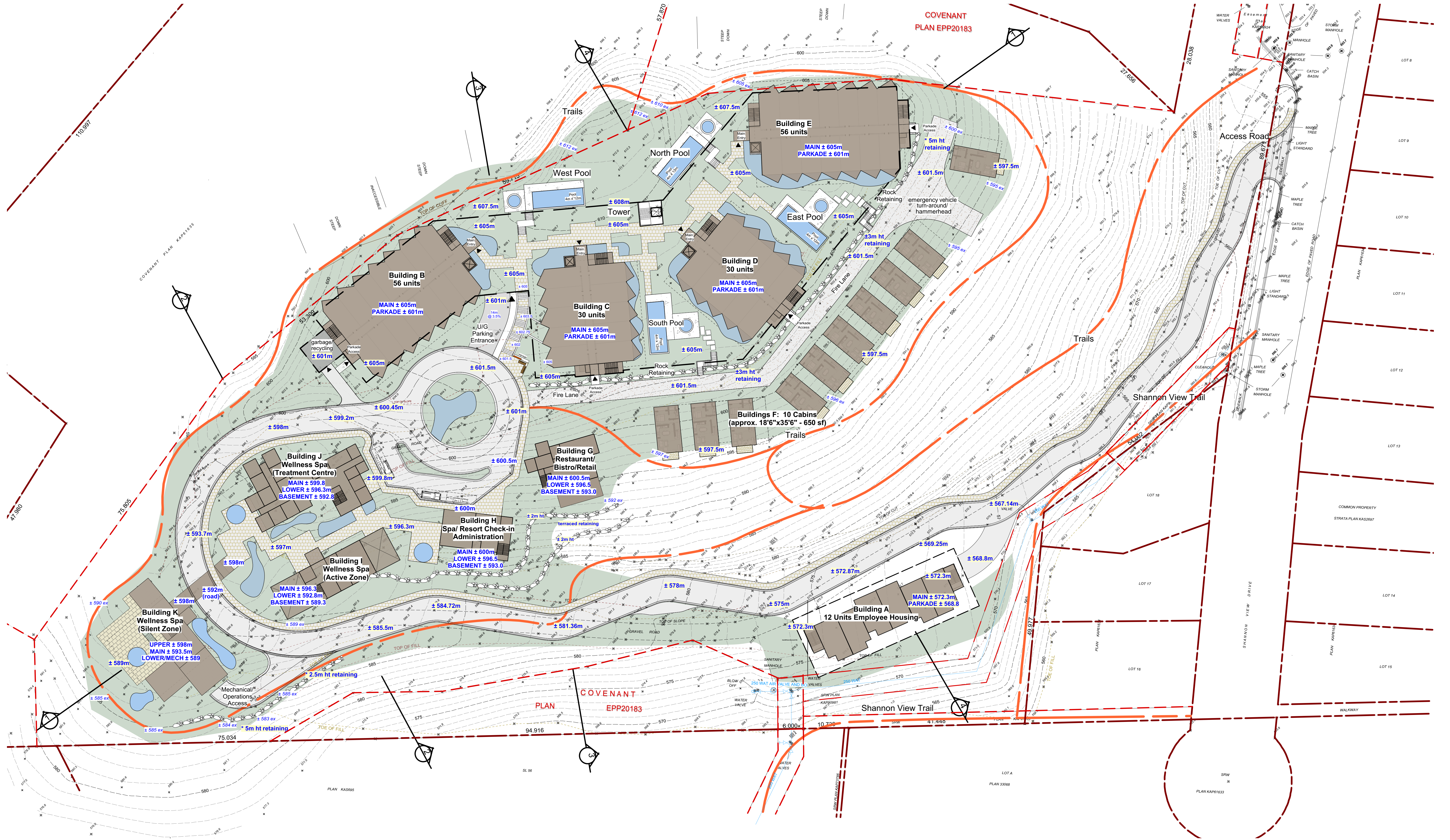
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SITE PLAN-LOWER LEVEL



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SITE PLAN - MAIN LEVEL
Project
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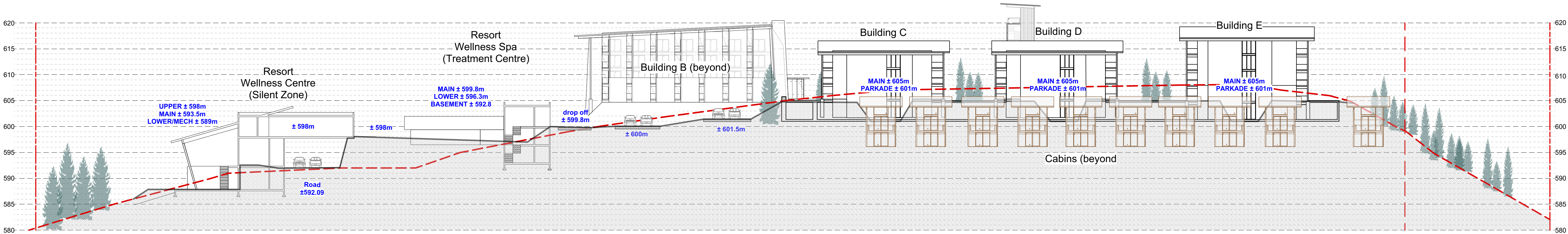
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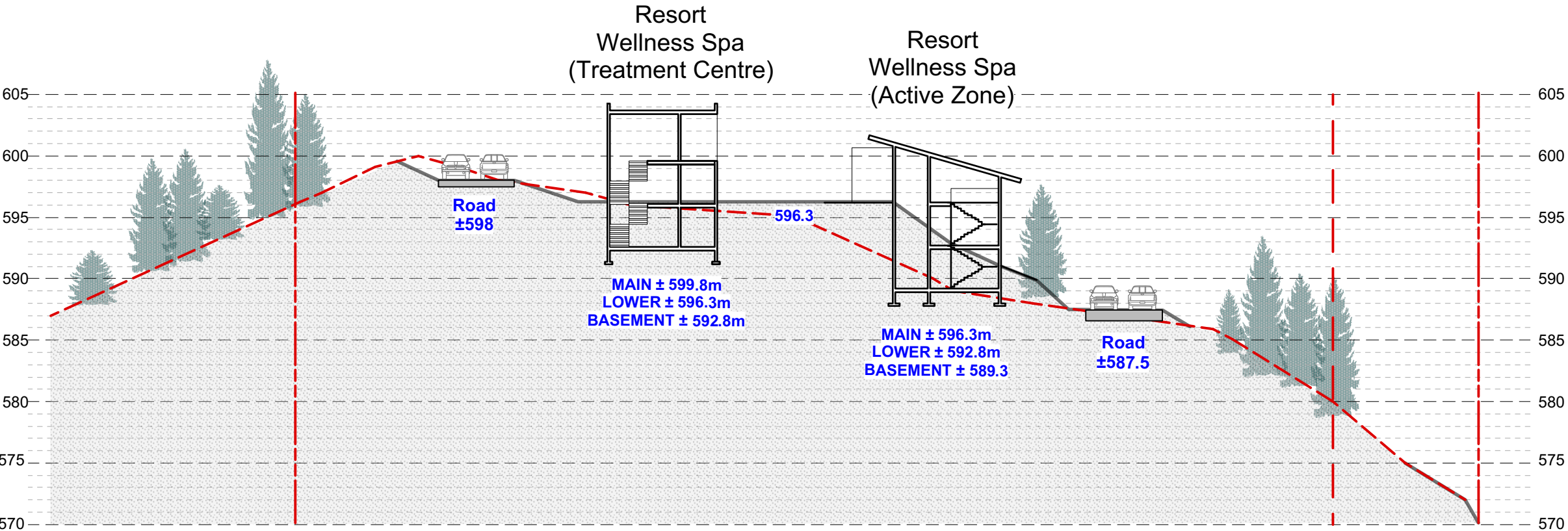
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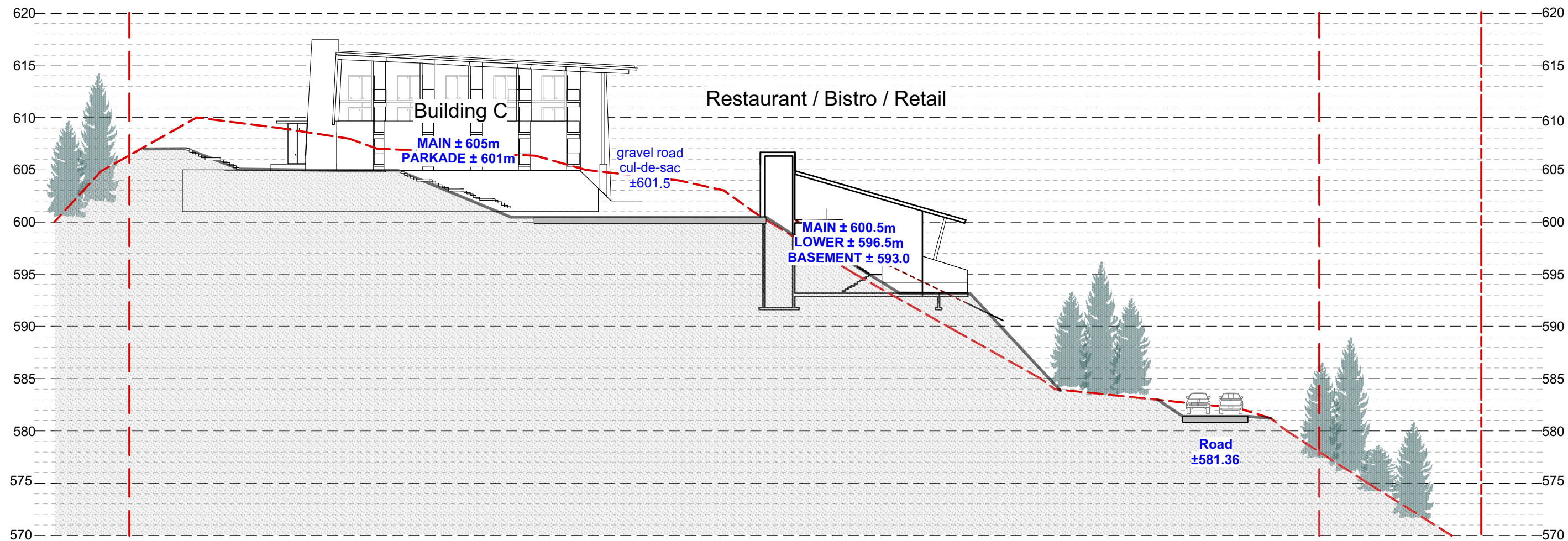
SITE PLAN - MAIN LEVEL



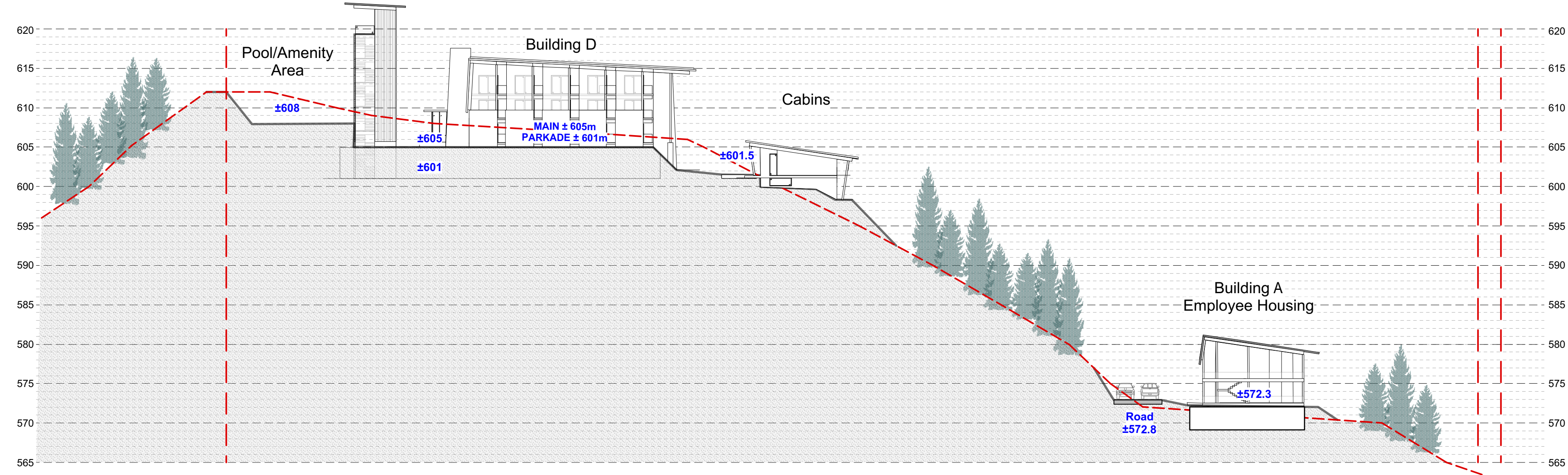
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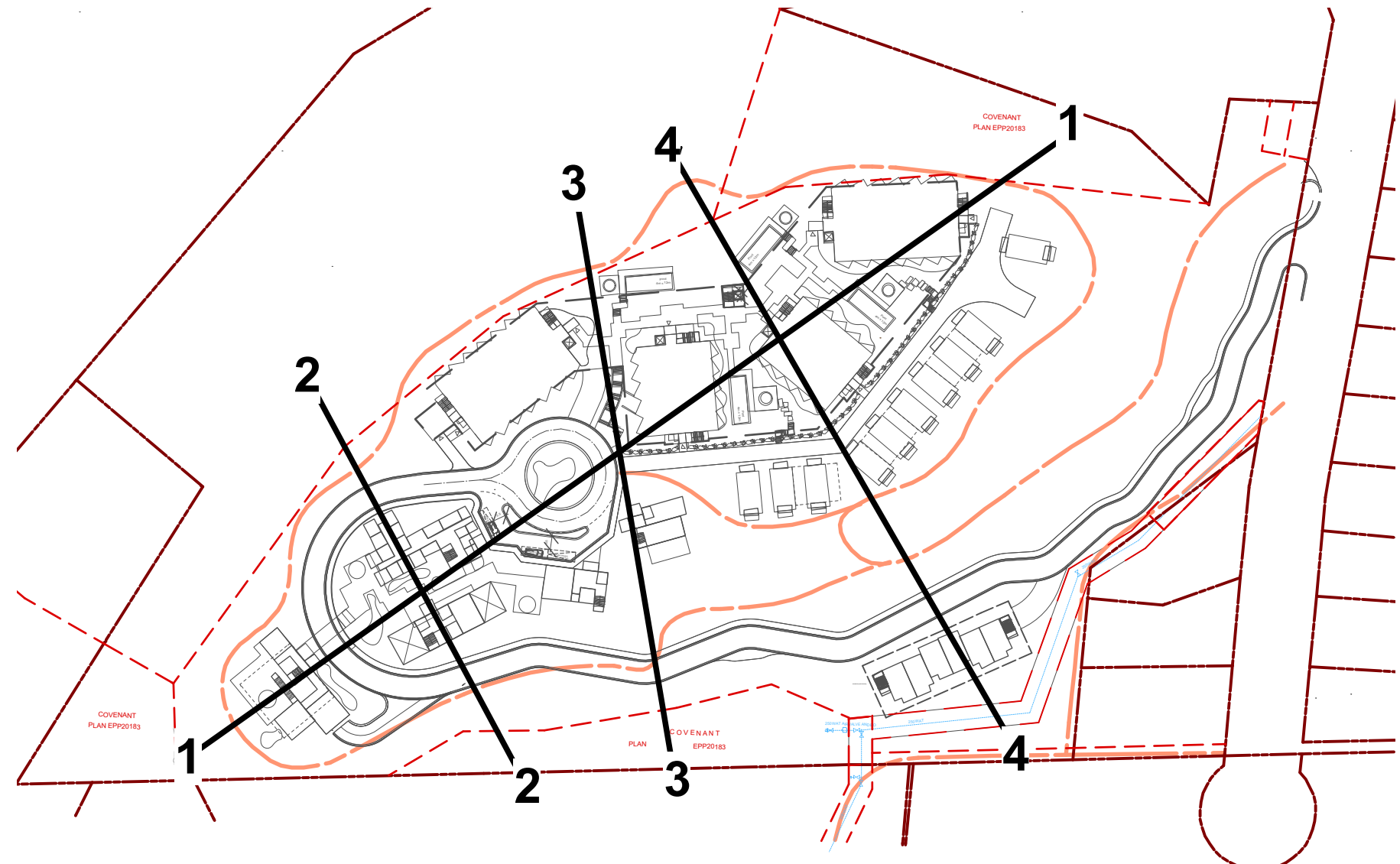
Site Section 2



Site Section 3



Site Section 4



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SITE SECTIONS
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SITE SECTIONS



VIEWS WEST

VIEWS EAST

VIEWS SOUTH-WEST

VIEW NORTH-WEST

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PROPOSED MASSING & VIEWS
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PROPOSED MASSING & VIEWS	



Steep Slope Areas
(from City of West Kelowna Westmap)

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STEEP SLOPES AREAS
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STEEP SLOPES AREAS



Terrestrial DP Areas
(from City of West Kelowna Westmap)

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TERRESTRIAL DP AREAS
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Work with your neighbours in any overlapping priority zones!

Zone 1a (0-1.5 metres)	Zone 1a is the noncombustible zone. Reduce the chance of wind-blown embers igniting materials near your home. A noncombustible surface should extend around the entire home and any attachments, such as decks. Creating a noncombustible surface can be as easy as clearing vegetation and combustible material down to mineral soil. To add to your landscape design, use noncombustible materials such as gravel, brick, or concrete in the critical area adjacent to your home. Woody shrubs, trees or tree branches should be avoided in this zone, any that are present should be properly mitigated.
Zone 1 (1.5-10 metres)	Create a landscape that will not easily transmit fire to the home. A FireSmart yard includes making smart choices for your plants, shrubs, grass and mulch. Selecting fire-resistant plants and materials can increase the likelihood of your home surviving a wildfire. Plant a low density of fire resistant plants and shrubs. Avoid having any woody debris, including mulch, as it provides potential places for fire to start. Storing items such as firewood piles, construction materials, patio furniture, tools and decorative pieces against or near a house is a major fire hazard. Move firewood piles, trailers/ recreational vehicles, storage sheds and other combustible structures out of this zone and into Zone 2. If unable to move, store firewood inside your mitigated garage, shed or other ember resistant structures, create a noncombustible zone underneath and for 1.5 metres around trailers/ vehicles and mitigate sheds and other structures to the same standards as those of your home.
Zone 2 (10-30 metres)	If your property extends out to this zone, thin and prune evergreen trees to reduce hazard in this area. Within 30 metres of your home, selectively remove evergreen trees to create at least 3 metres of horizontal space between the single or grouped tree crowns and remove all branches to a height of 2 metres from the ground on the remaining evergreen trees. If possible, pruning trees up to 100 metres from your home (Zone 3) is recommended. Regularly clean up accumulations of fallen branches, dry grass and needles from on the ground to eliminate potential surface fuels. Consider seeking the guidance of a forest professional with wildland fire knowledge on appropriate management options for this zone.
Zone 3 (30-100 metres)	Taking FireSmart actions in Zone 3 on your property will influence how a wildfire approaches your home. You can change the dynamics of wildfire behaviour by managing vegetation within this zone. Look for opportunities to create a fire break by creating space between trees and other potentially flammable vegetation. Thinning and pruning is effective here as well. These actions will help reduce the intensity of a wildfire. Consider seeking the guidance of a forest professional with wildland fire knowledge on appropriate management options for this zone.

Begins at Home

Wild Fire Protection Strategy

- Location of proposed building identified on site plan
- Location of proposed parking areas identified on parking plan
- Privacy Screens located within Zone 1a to be constructed out of non-combustible material and/or be located a minimum of 15 cm above finished grade
- No coniferous planting within Fire Smart Priority Zone 1a (1.5 m radius)
- Existing forest canopy vegetation to be cleared in Priority zone 1 (10m radius) of proposed development area, Low density fire resistant plants; limited number of coniferous plants
- Buildings are constructed of non-combustible cladding (Hardieboard, prefinished metal siding / roofing)
- Thin and prune existing evergreen trees with Priority Zone 2 (10-30 m radius of development area

FireSmart Priority Zone 1a
(0 - 1.5m radius)

FireSmart Priority Zone 1
(1.5 - 10m radius)

FireSmart Priority Zone 2
(10 - 30m radius)

FireSmart Priority Zone 3
(30 - 100m radius)



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Wild Fire Hazard Zones

Project

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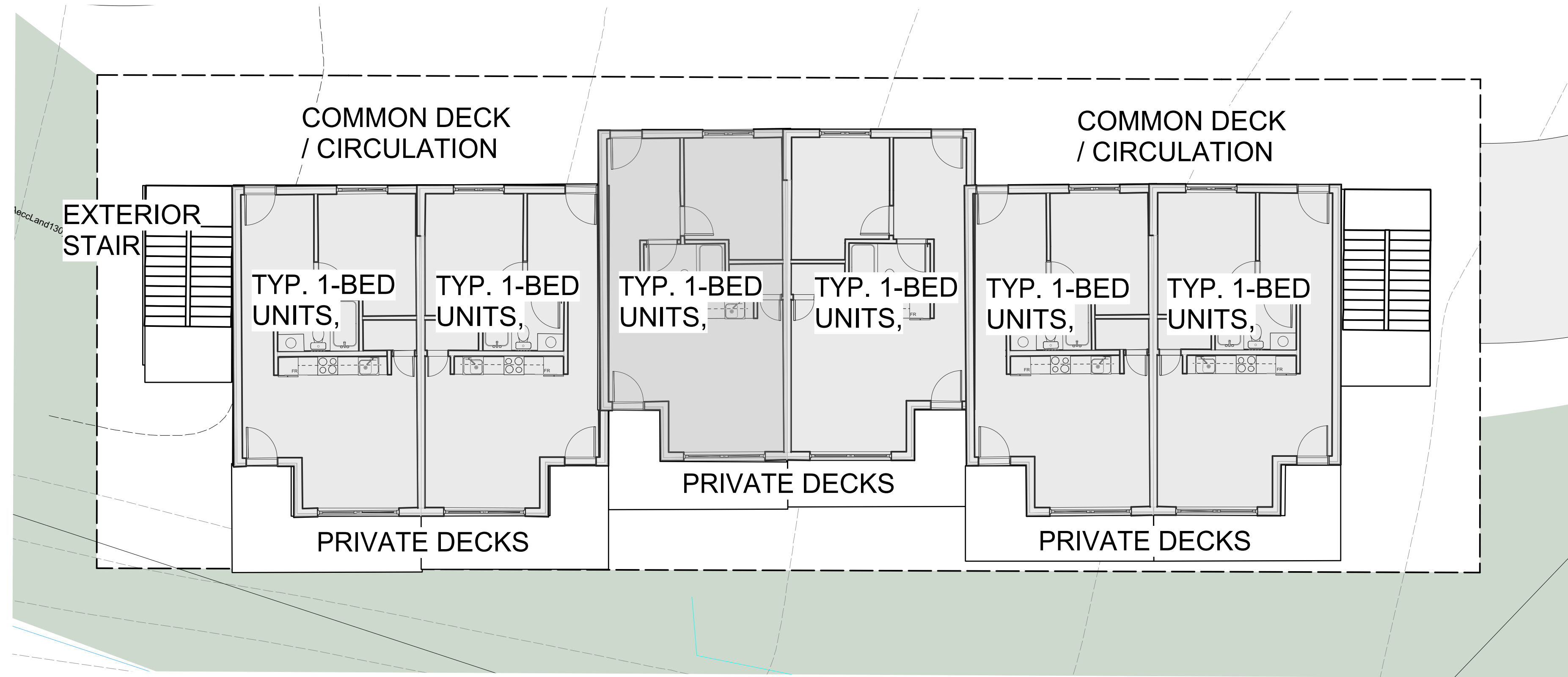
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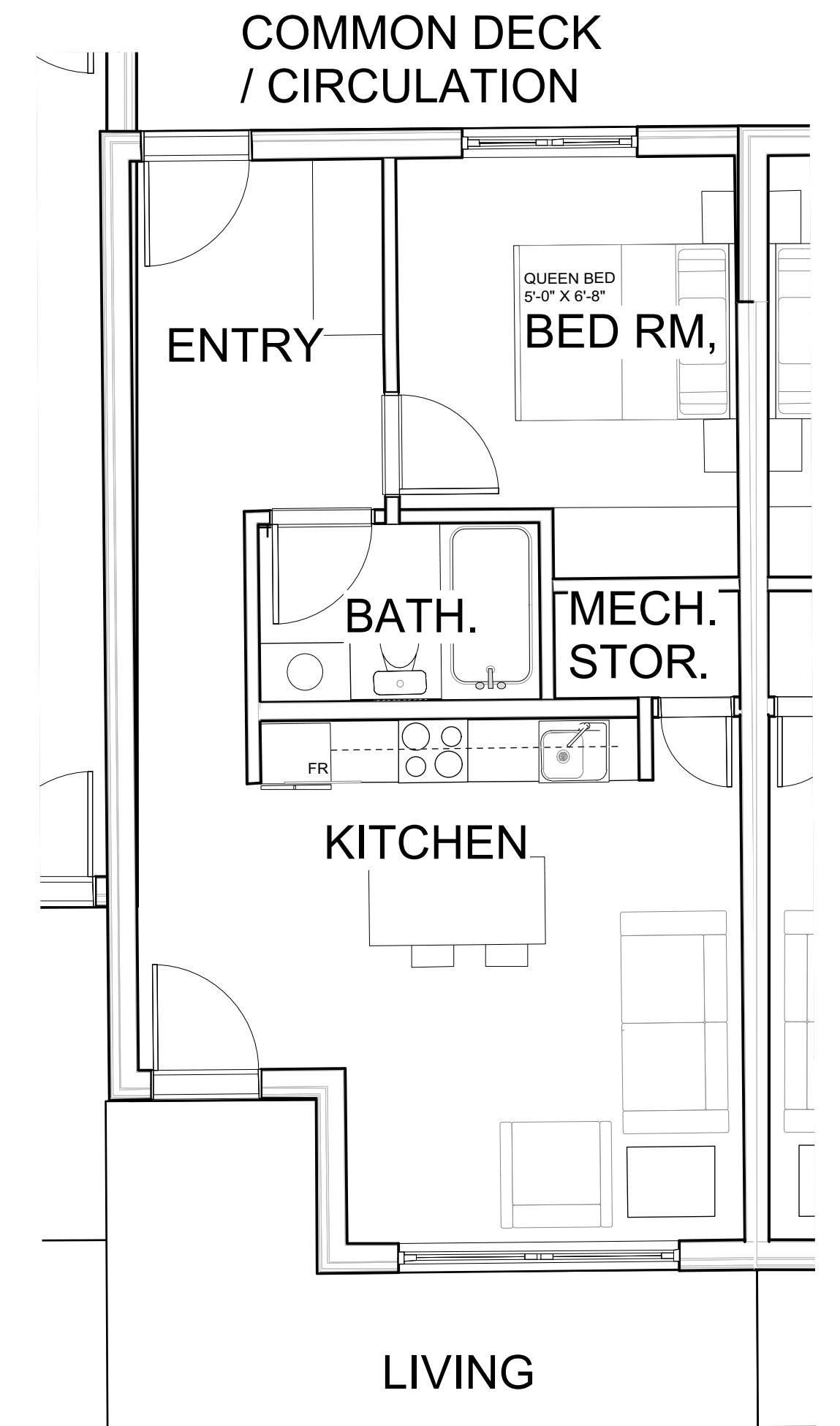
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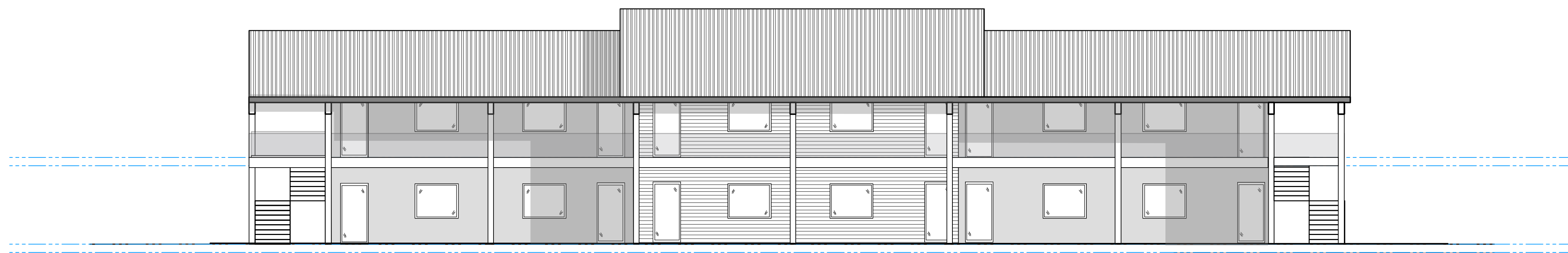
Wild Fire Hazard Zones



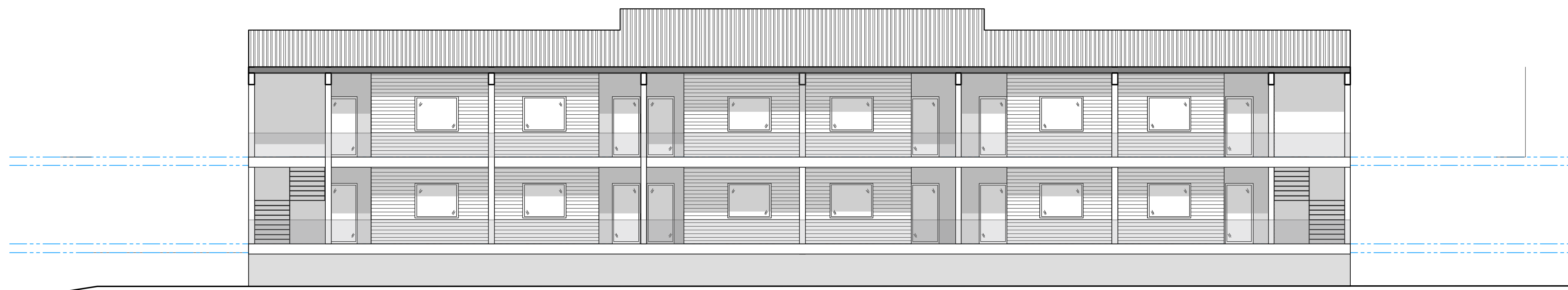
TYPICAL FLOOR PLAN



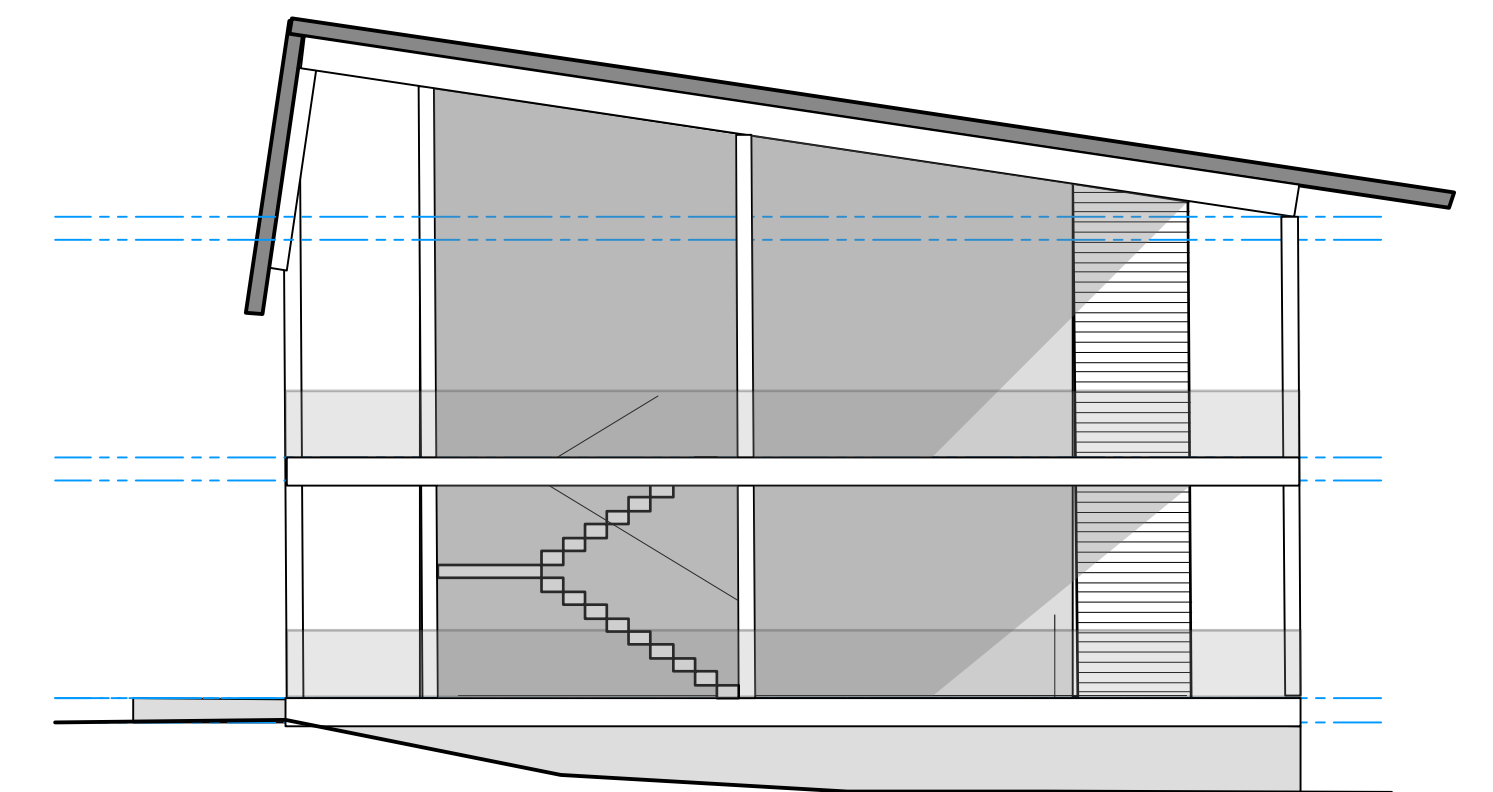
TYPICAL FLOOR PLAN
540 SQ FT.



FRONT ELEVATION

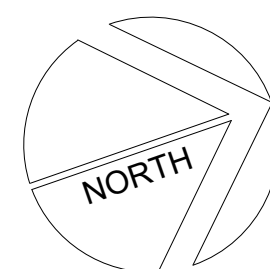


REAR ELEVATION



SIDE ELEVATION

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BUILDING A - STAFF HOUSING - PLANS & EL.
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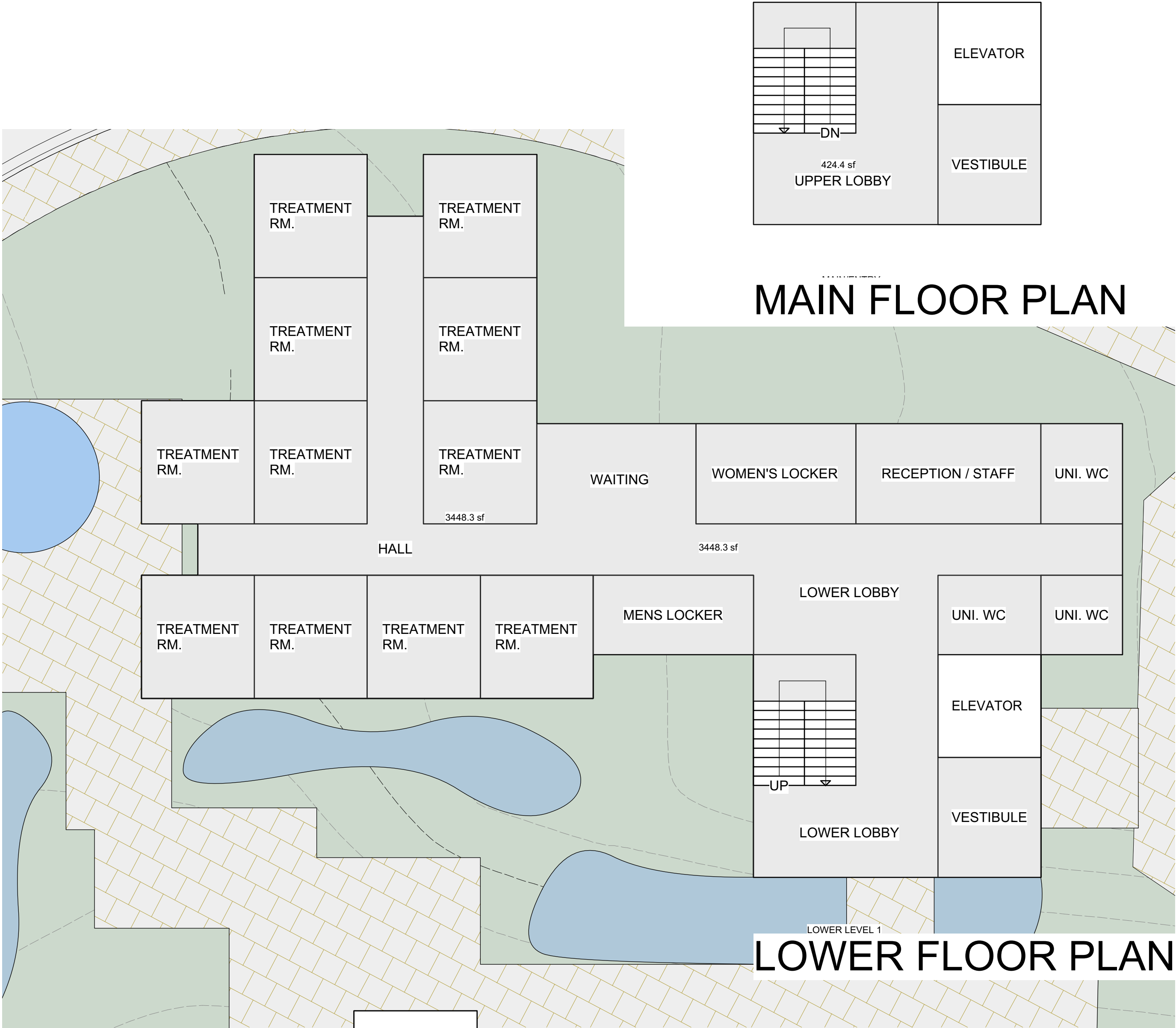
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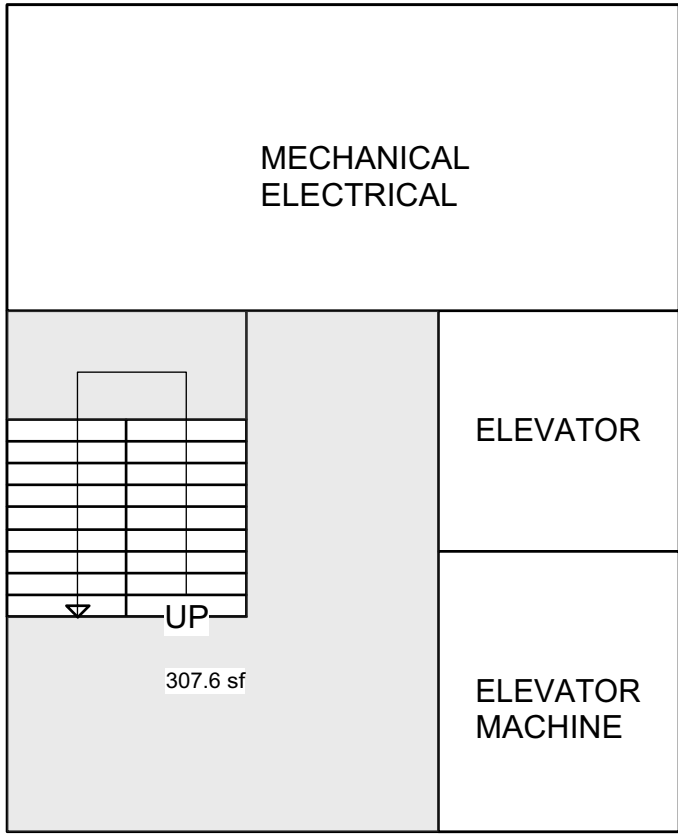
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Project No: Sheet No:

A-2.1

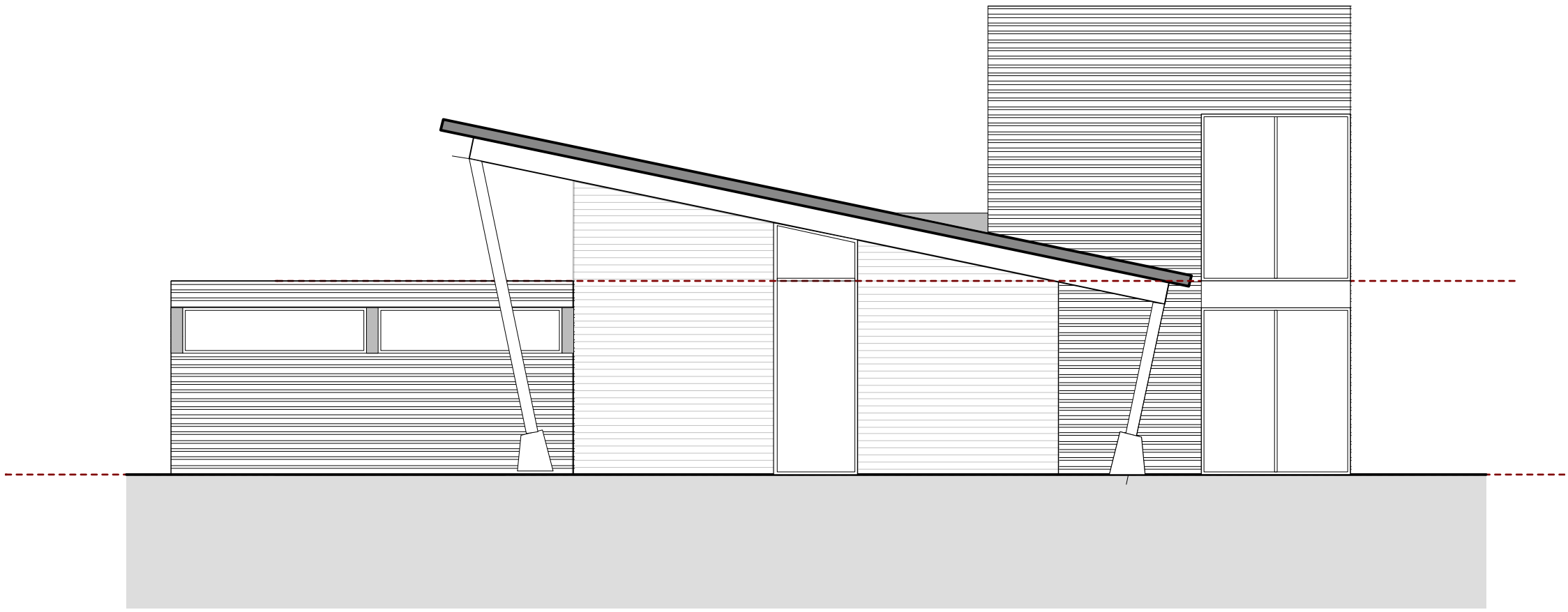


MAIN FLOOR PLAN

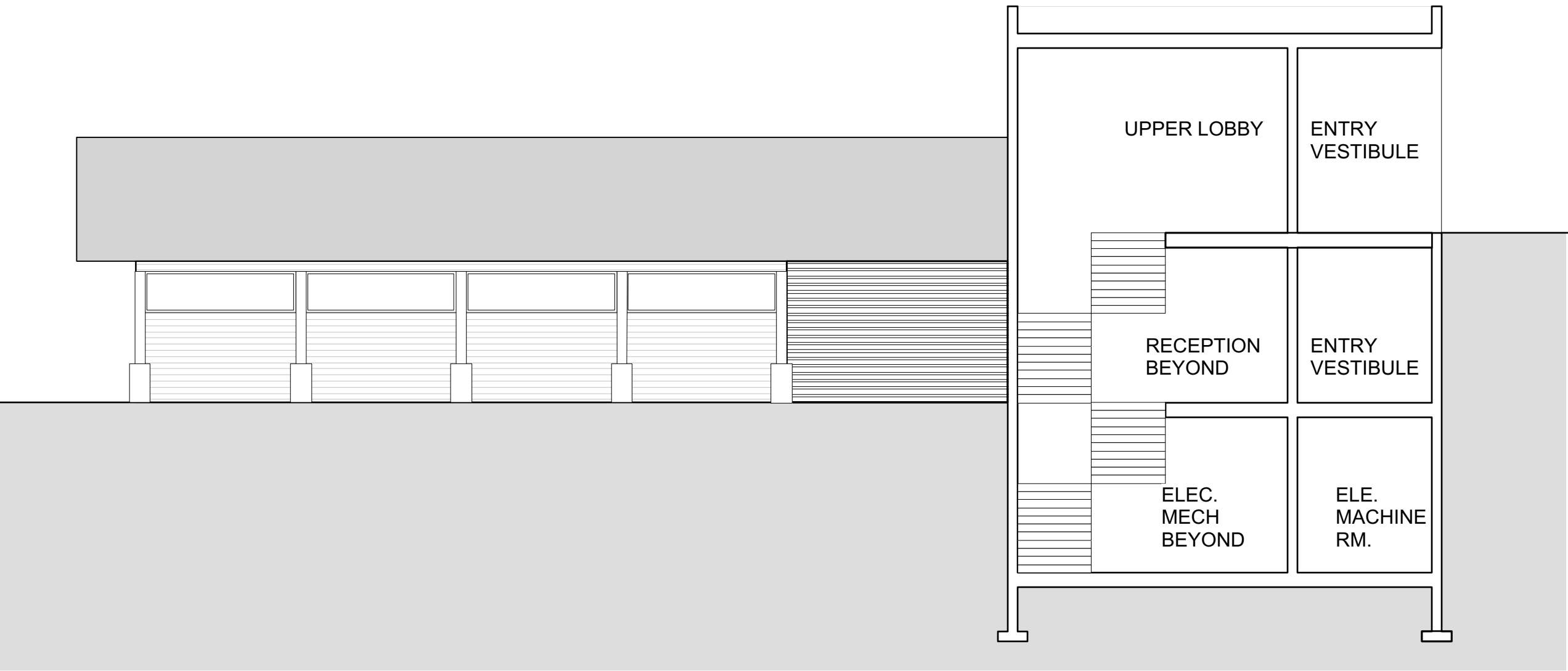
LOWER FLOOR PLAN



BASEMENT

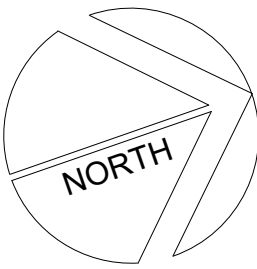


SOUTH-WEST
ELEVATION



ENTRY SECTION

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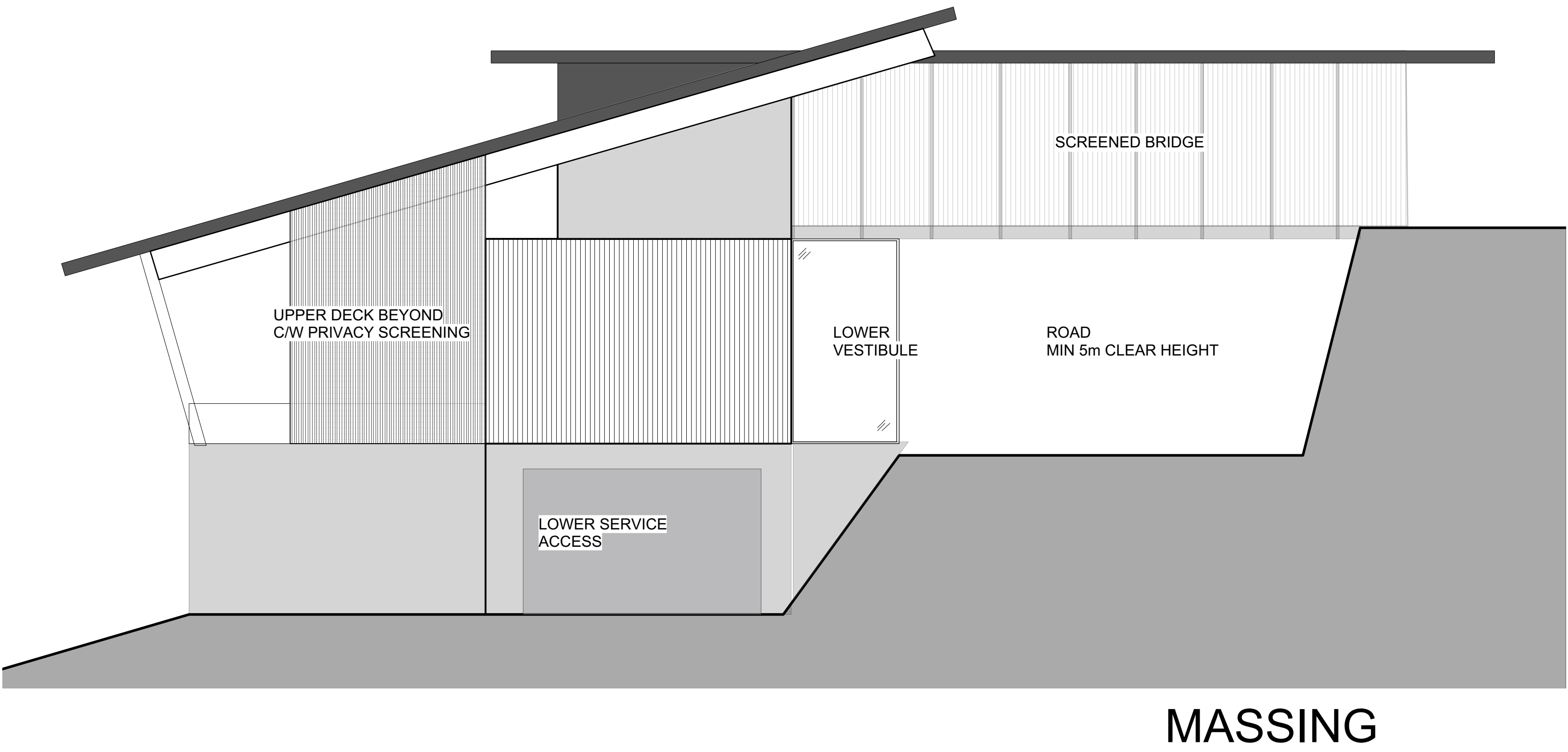
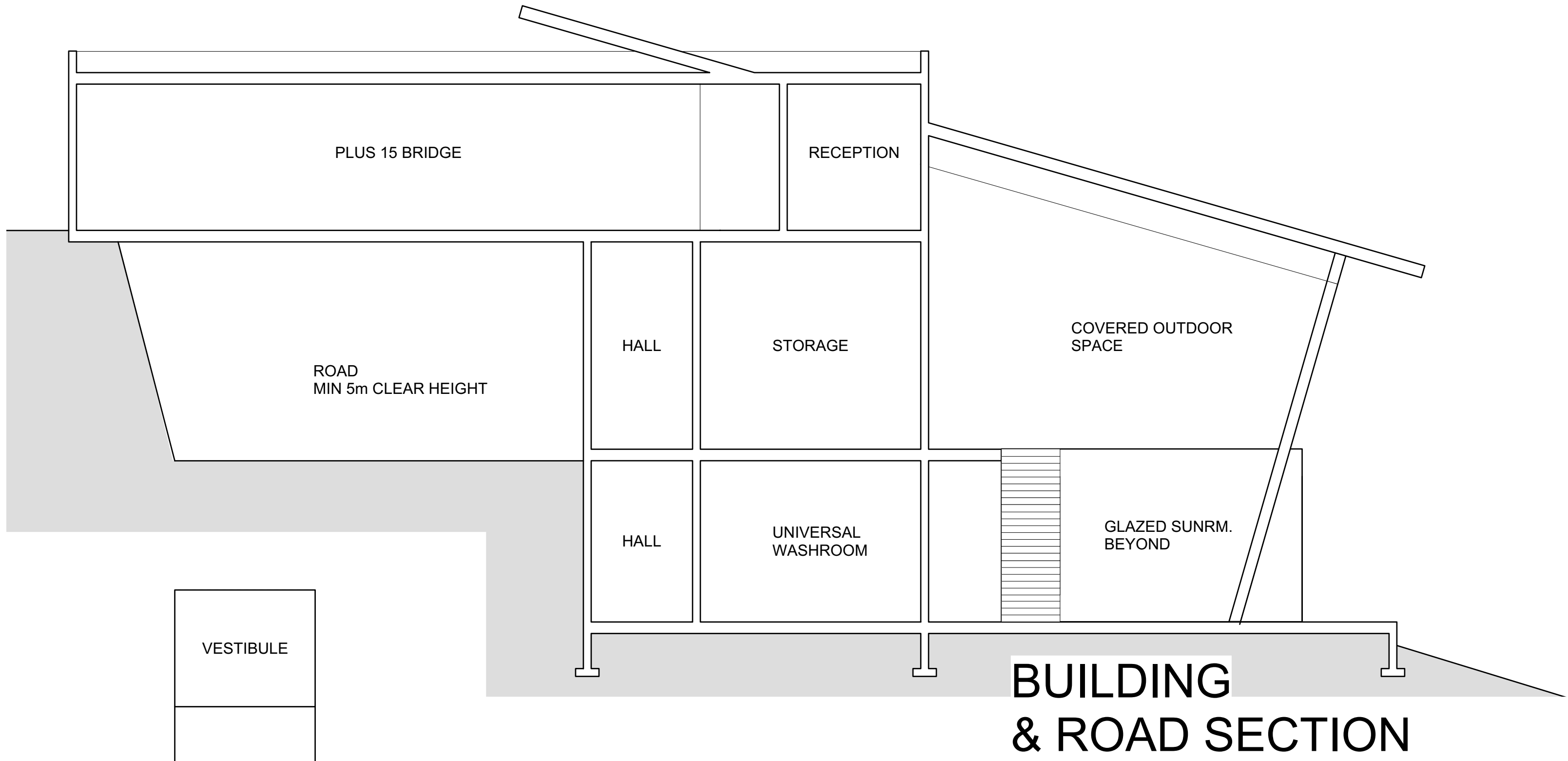
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Sheet Title:
BUILDING J -TREATMENT ROOMS
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

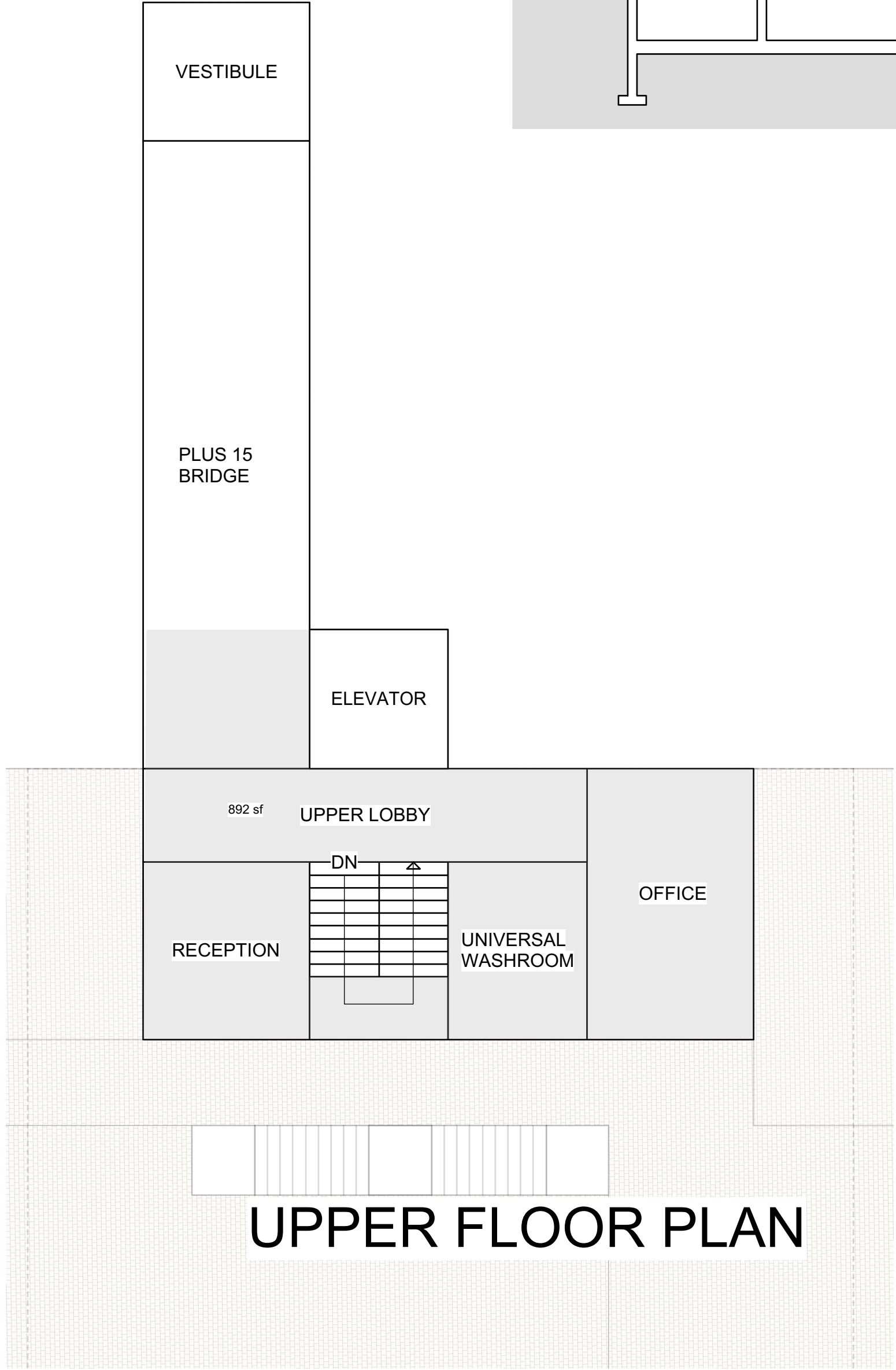
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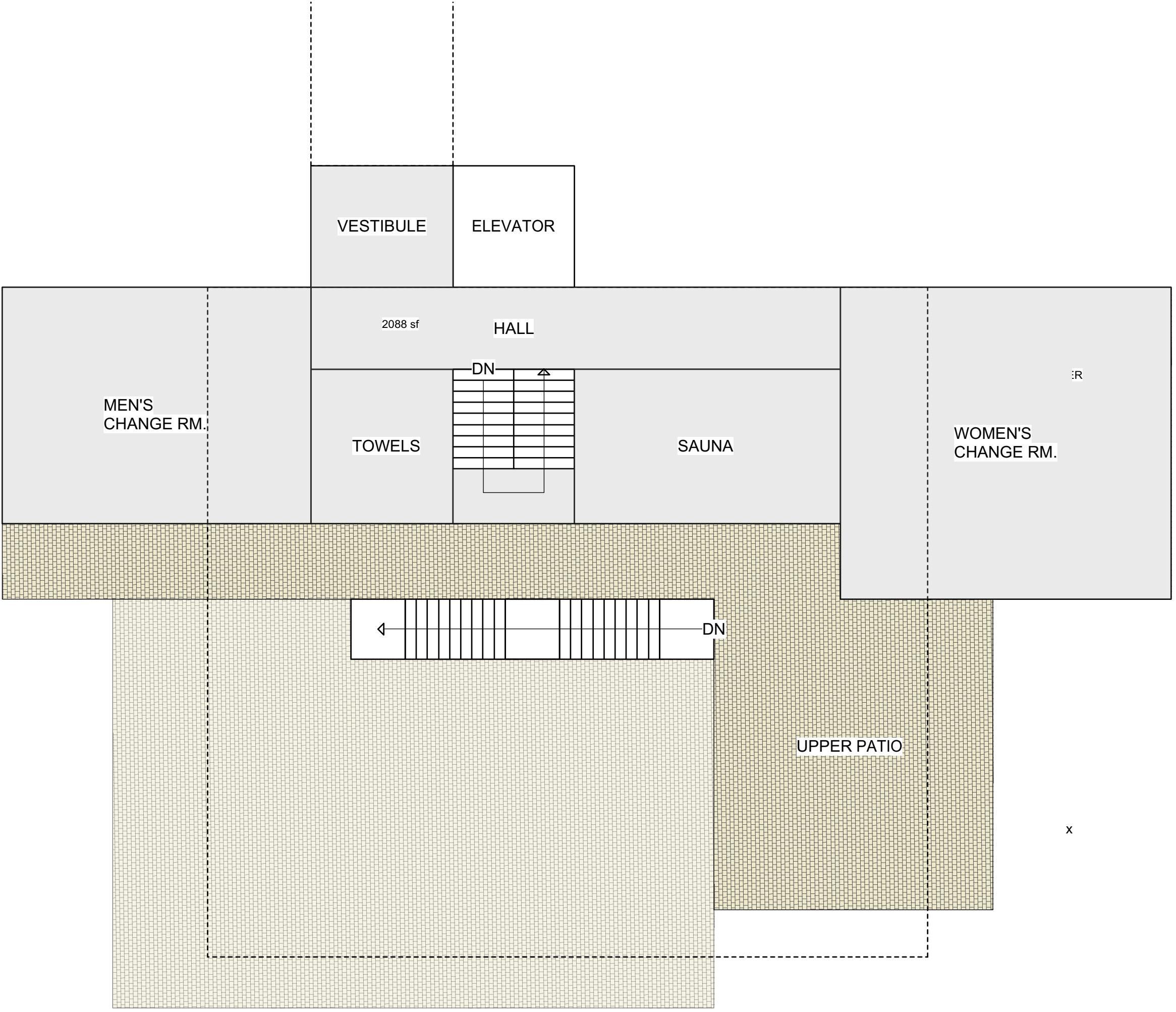


BUILDING
& ROAD SECTION

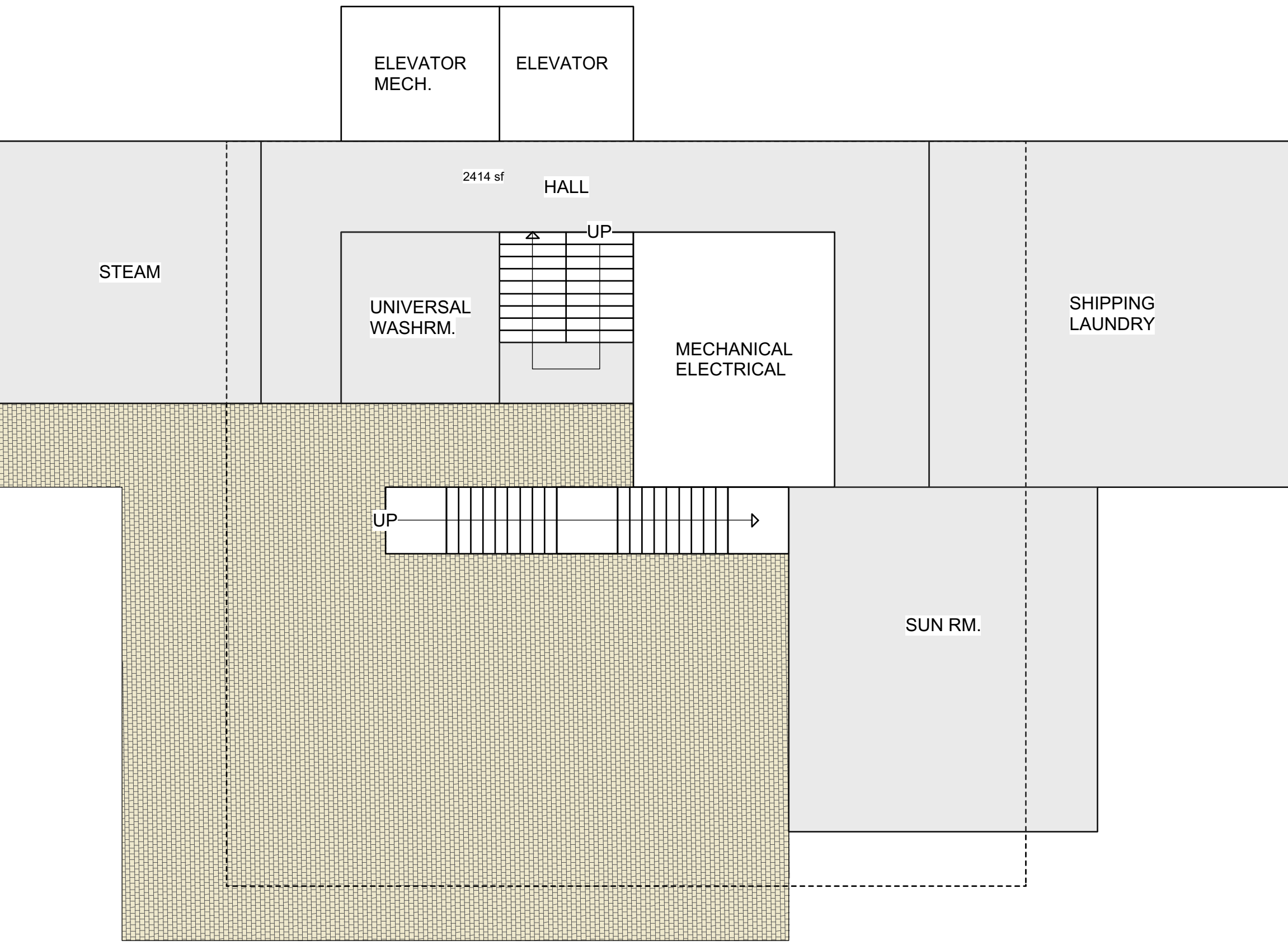
MASSING



UPPER FLOOR PLAN

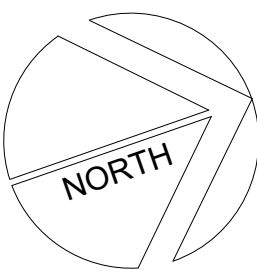


MAIN FLOOR PLAN



LOWER/DECK
BASEMENT PLAN

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Sheet Title:
BUILDING K -SILENT SPA
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

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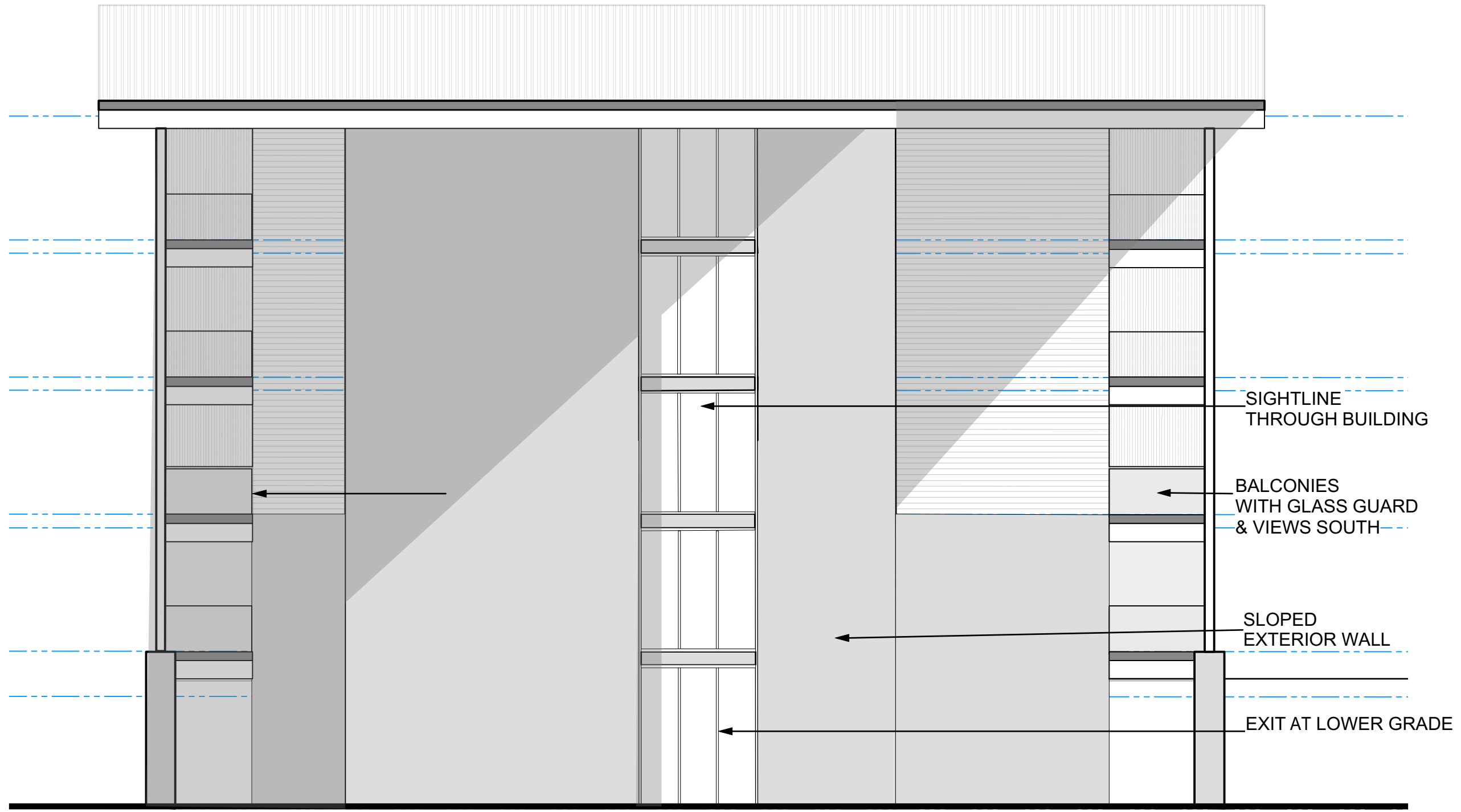
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Project No: Sheet No:

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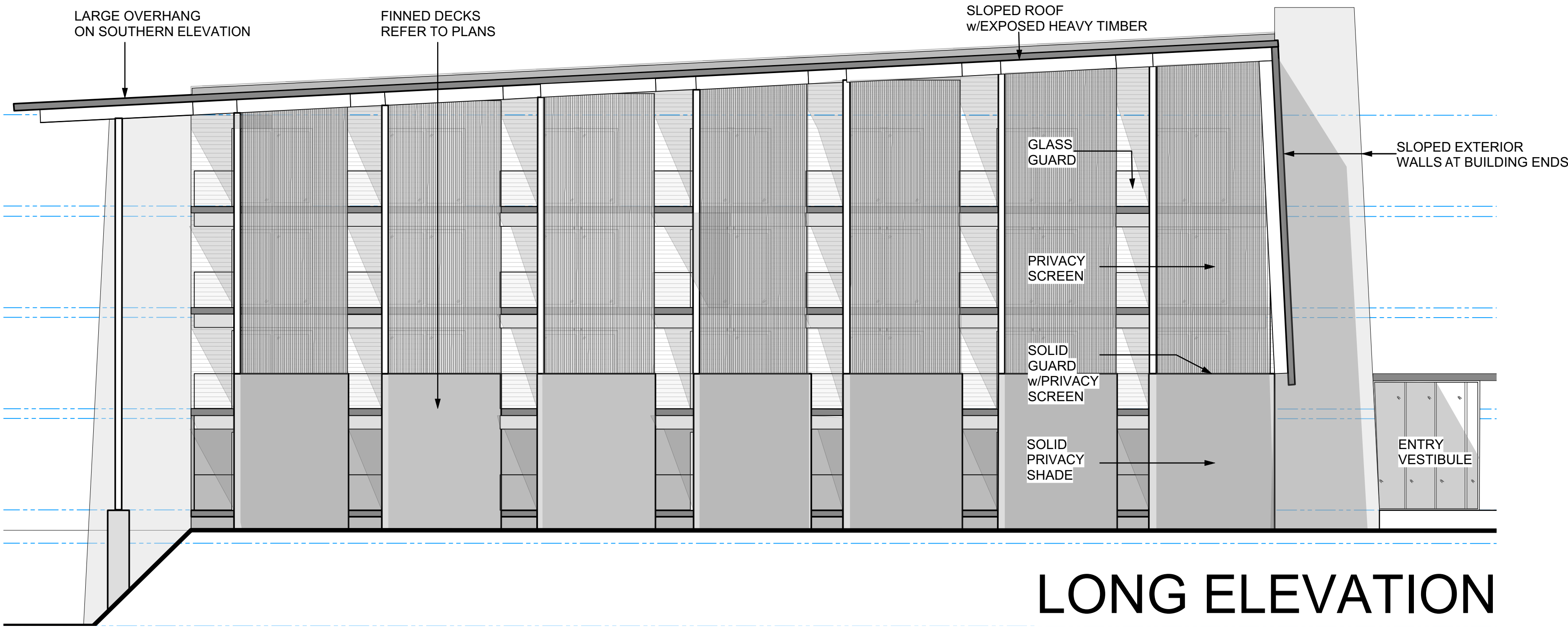
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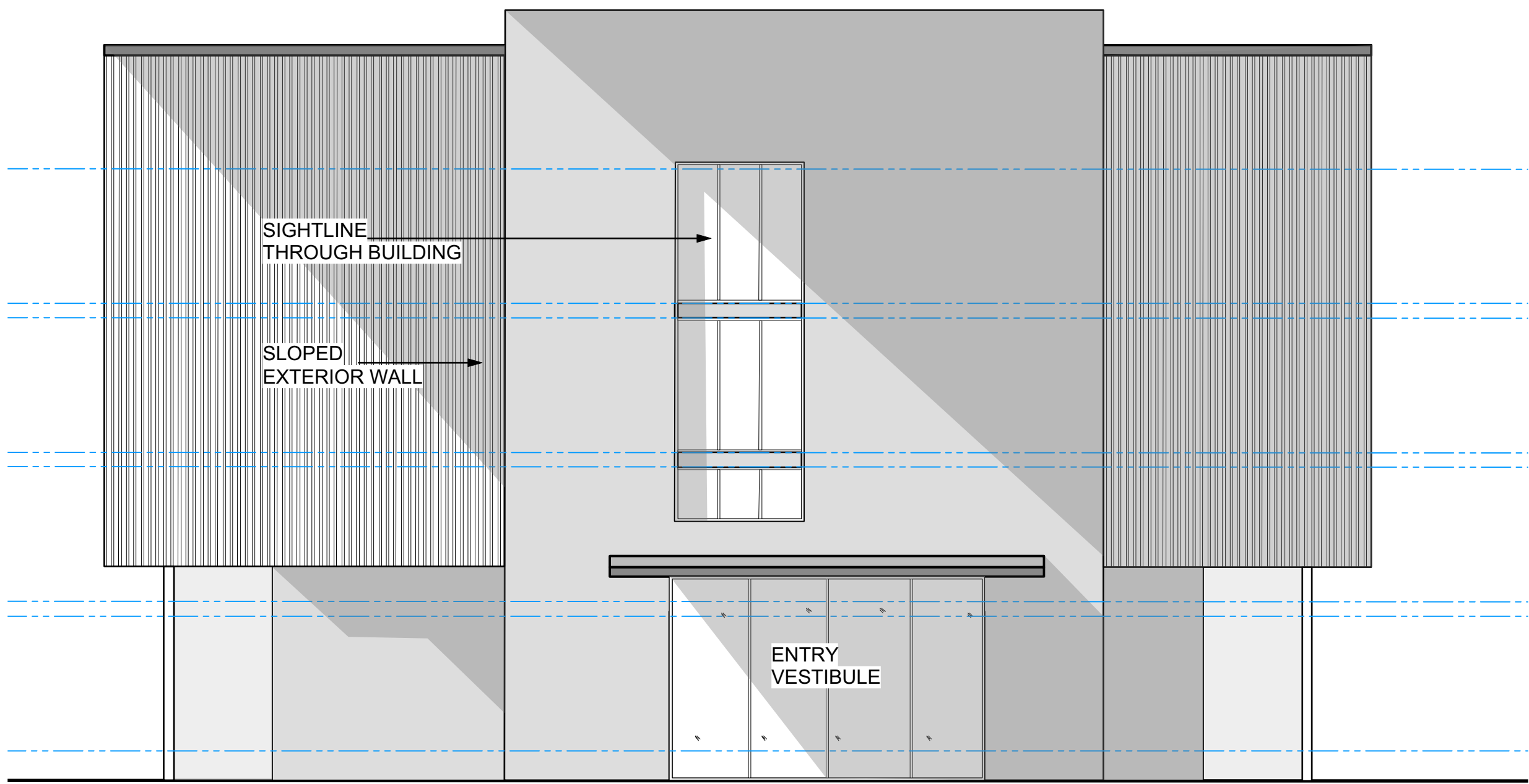
TYPICAL FLOOR PLAN



DOWN SLOPE ELEVATION

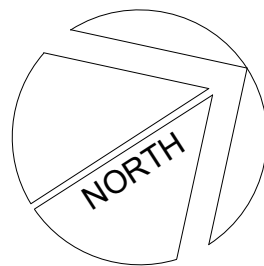


LONG ELEVATION



ENTRY ELEVATION

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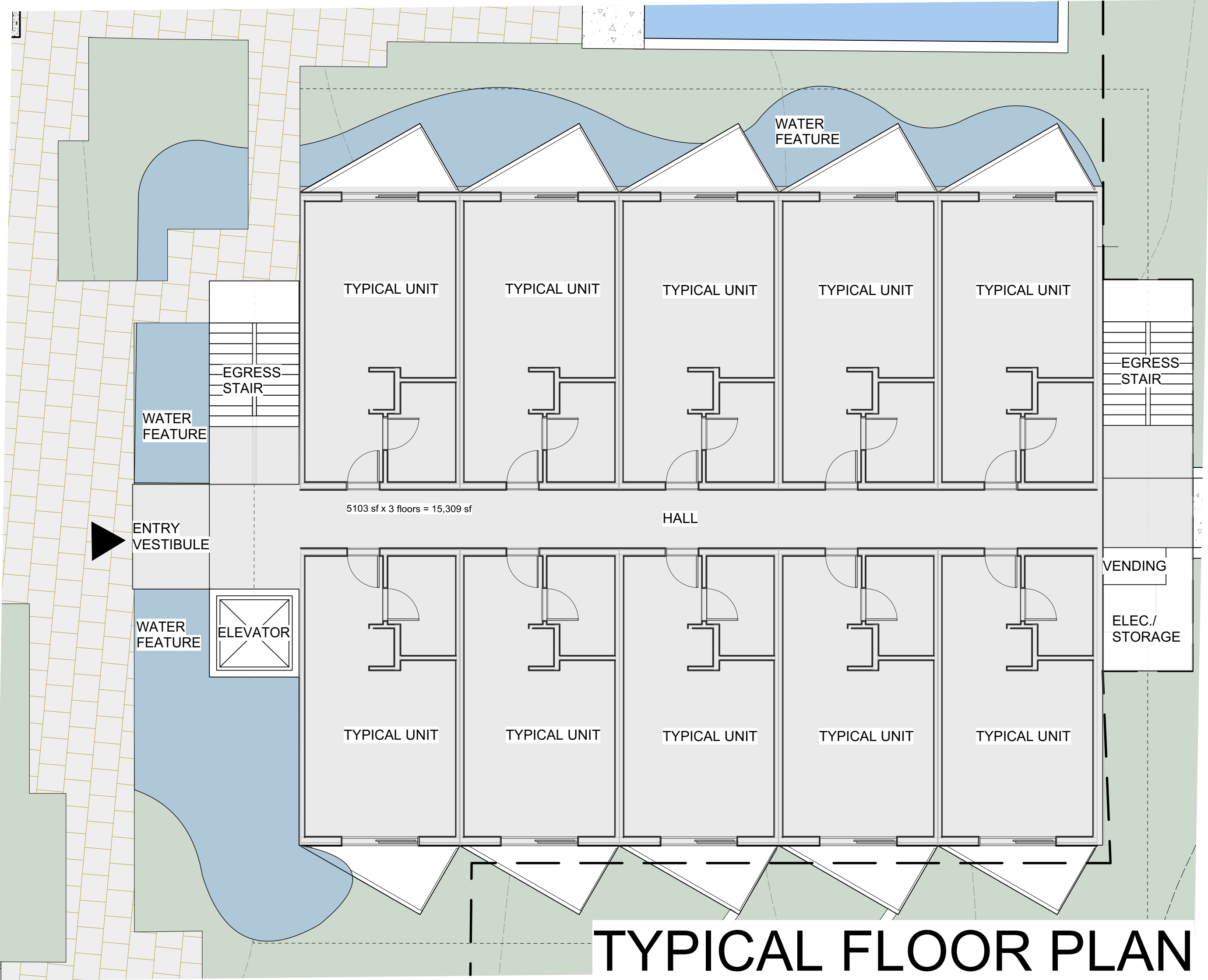
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 Project
BADEN SPA
 SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

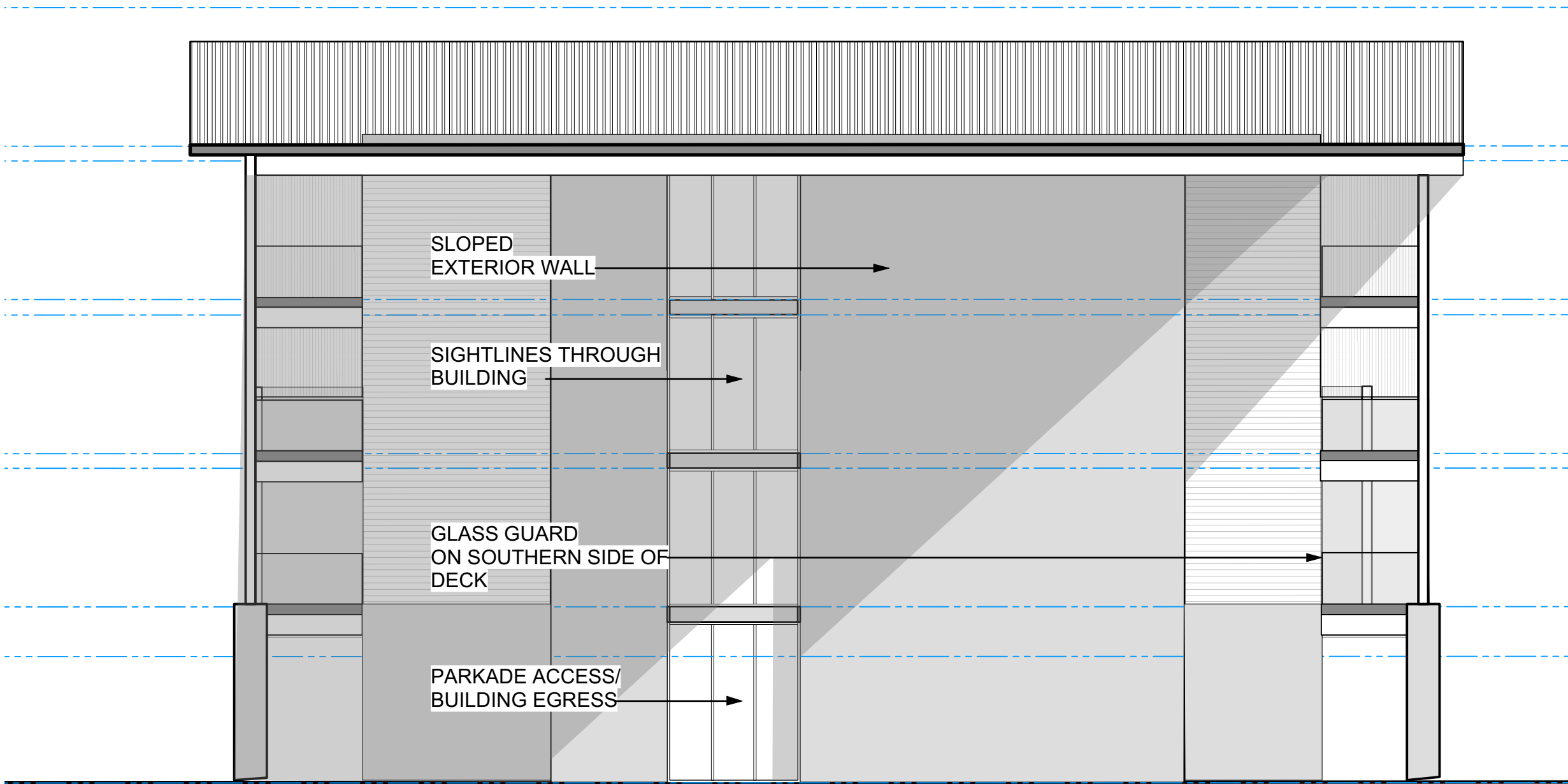
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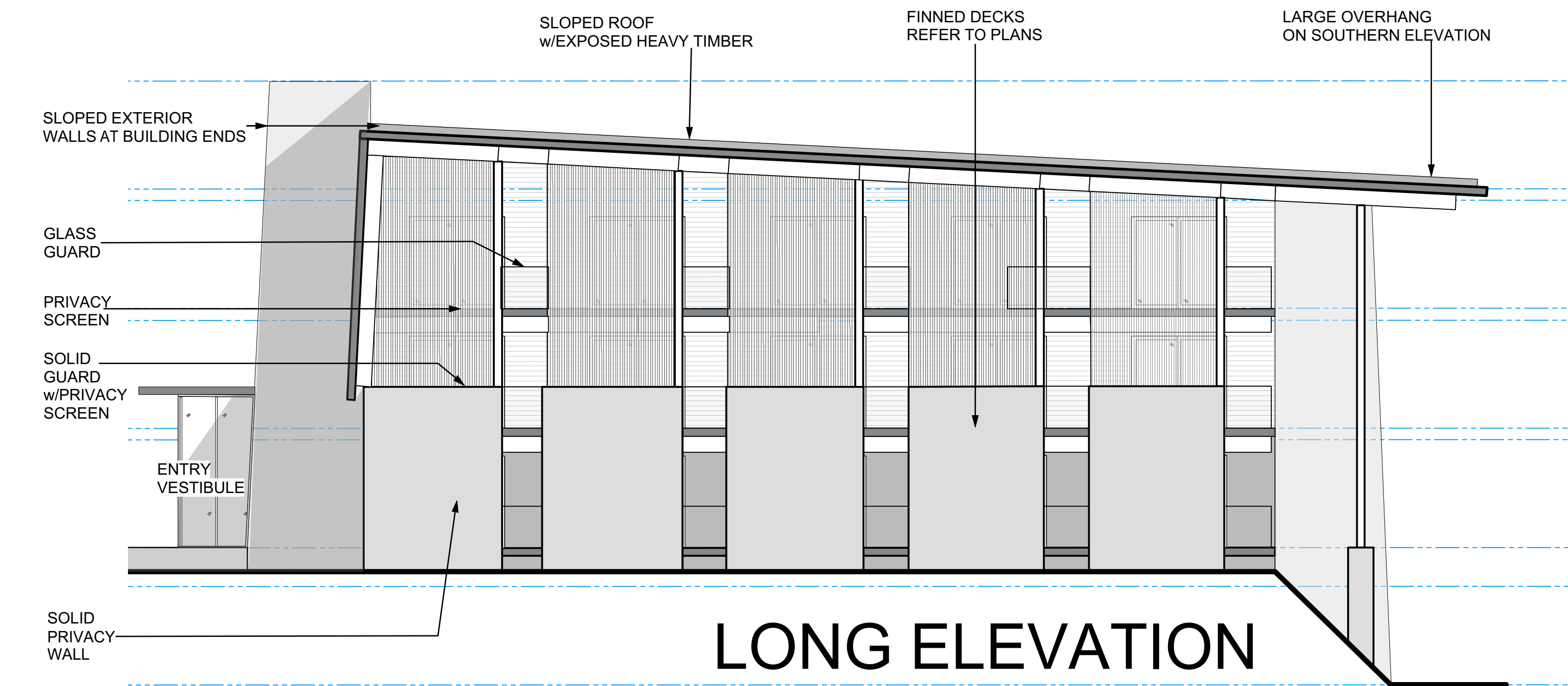
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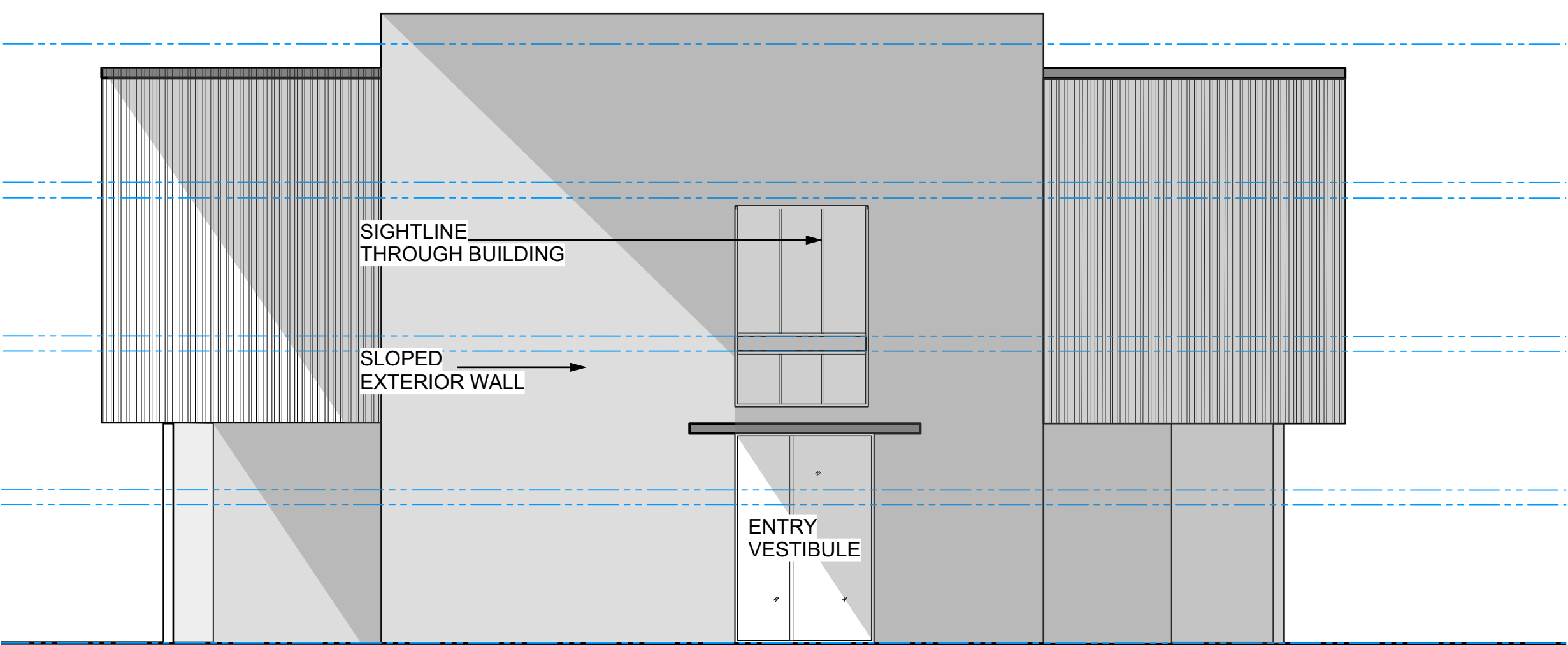
TYPICAL FLOOR PLAN



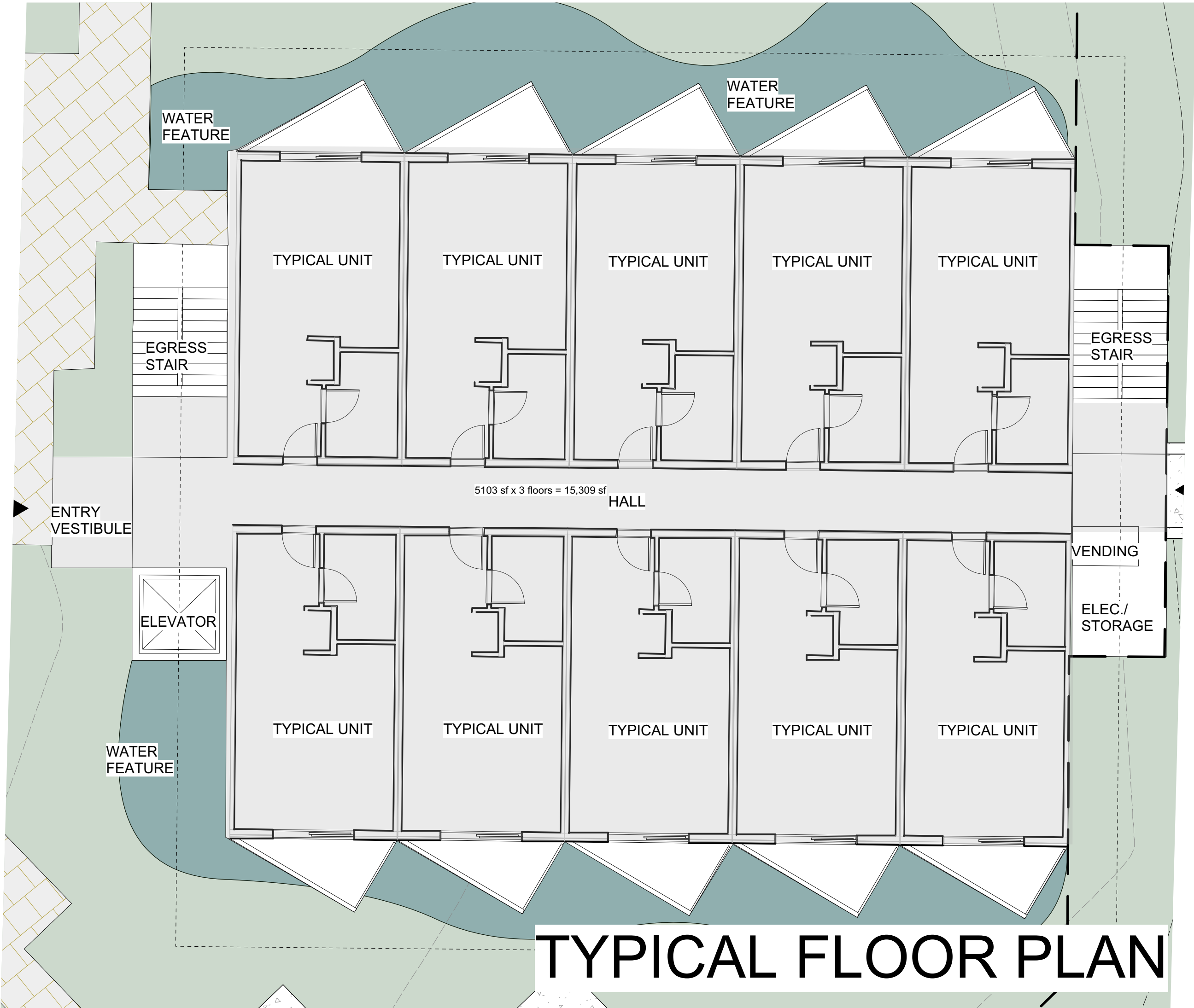
DOWN SLOPE ELEVATION



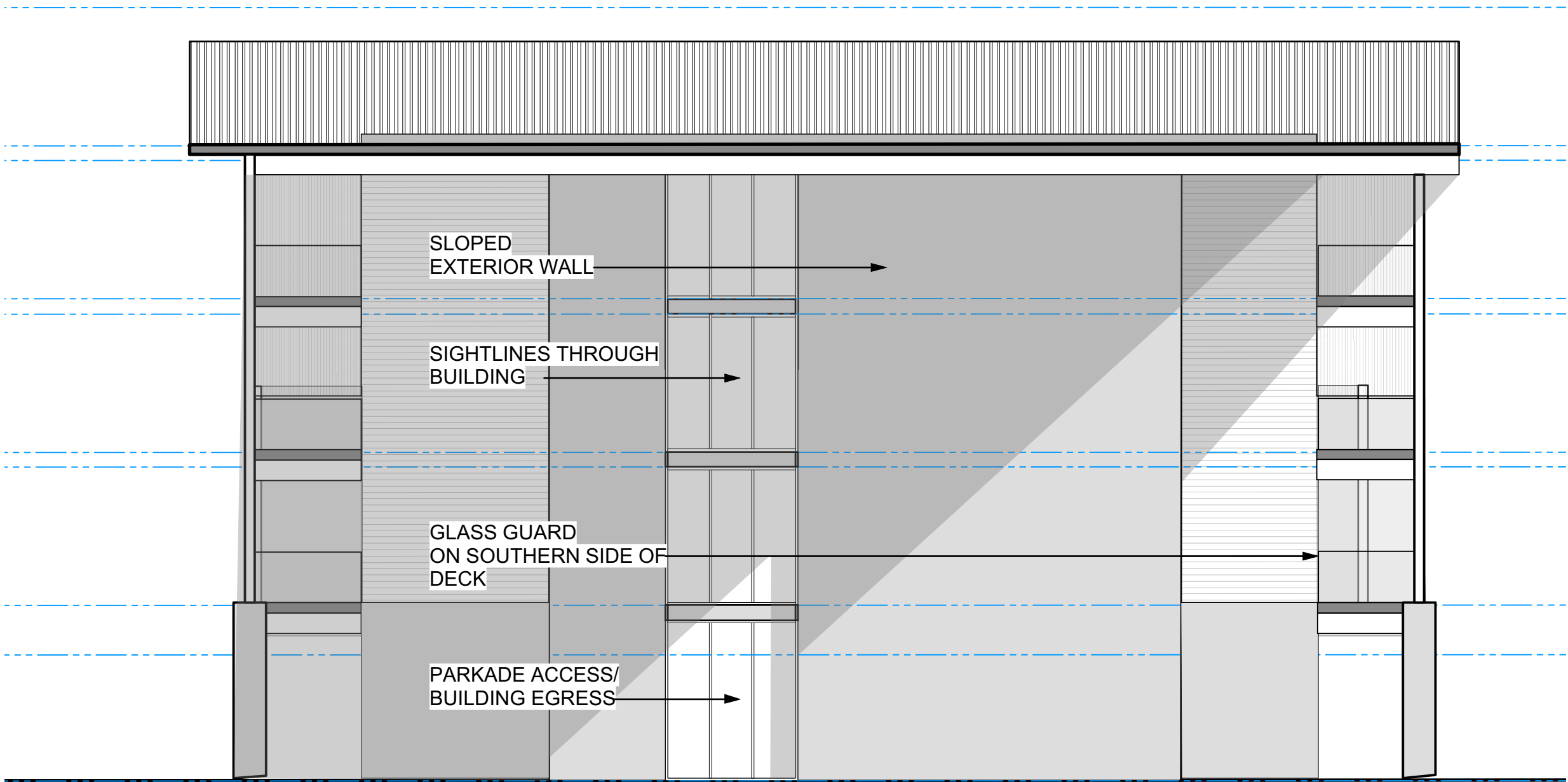
LONG ELEVATION



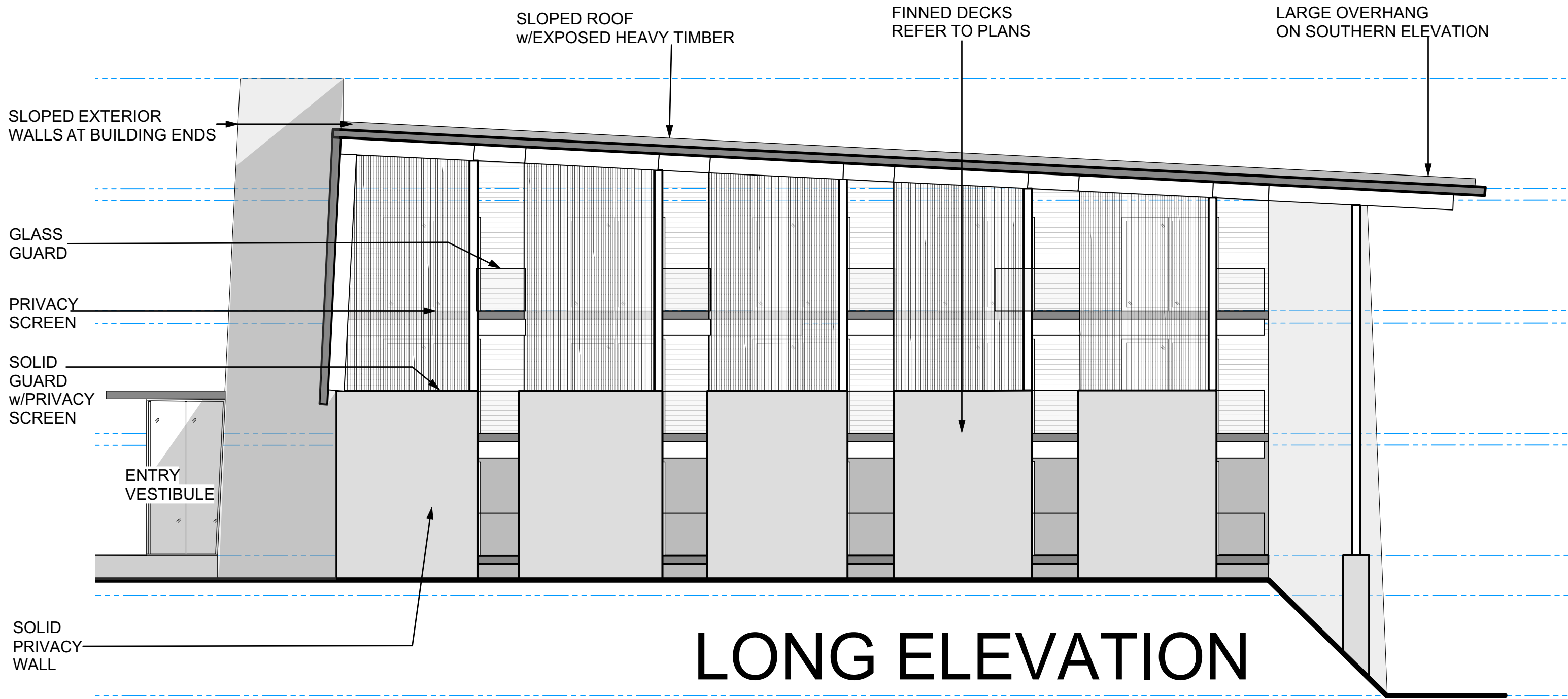
ENTRY ELEVATION



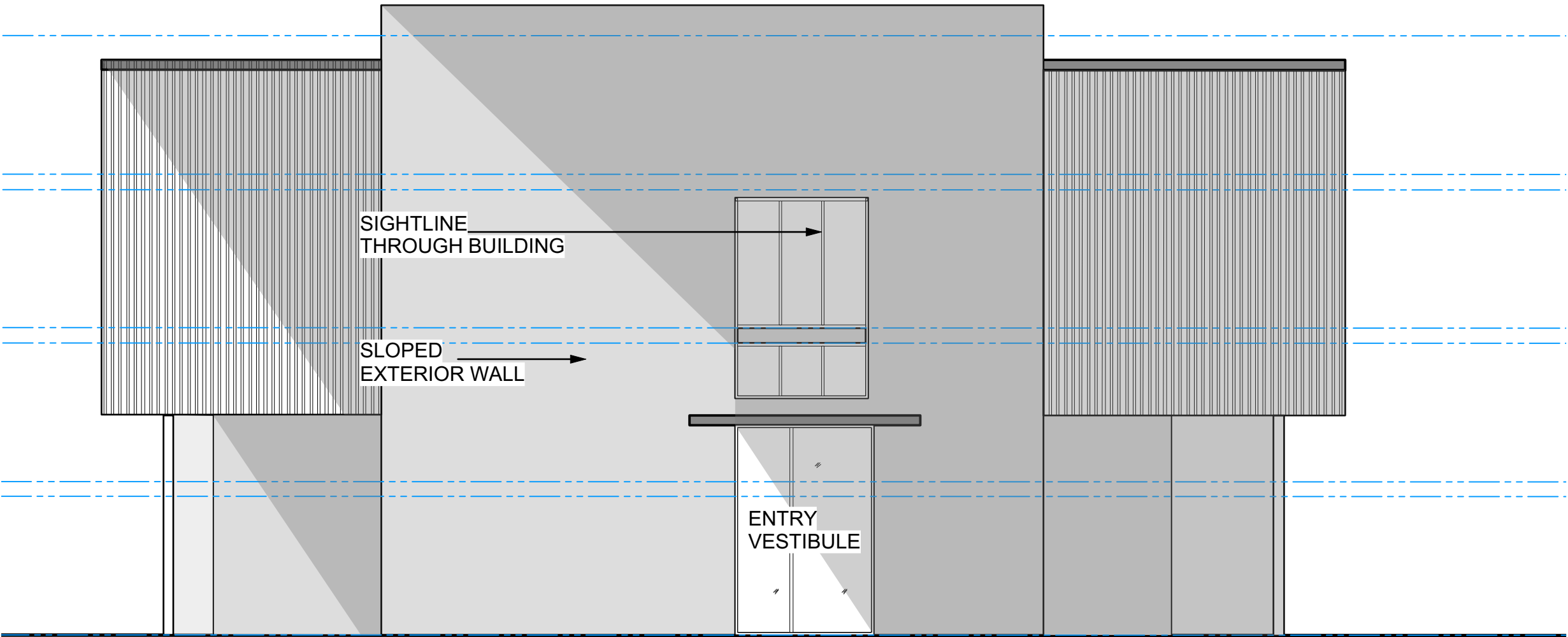
TYPICAL FLOOR PLAN



DOWN SLOPE ELEVATION

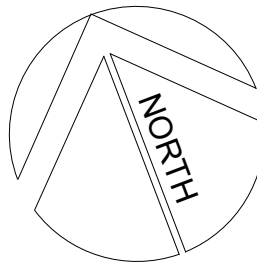


LONG ELEVATION



ENTRY ELEVATION

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Sheet Title:
BUILDING D - OVERALL PLAN
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

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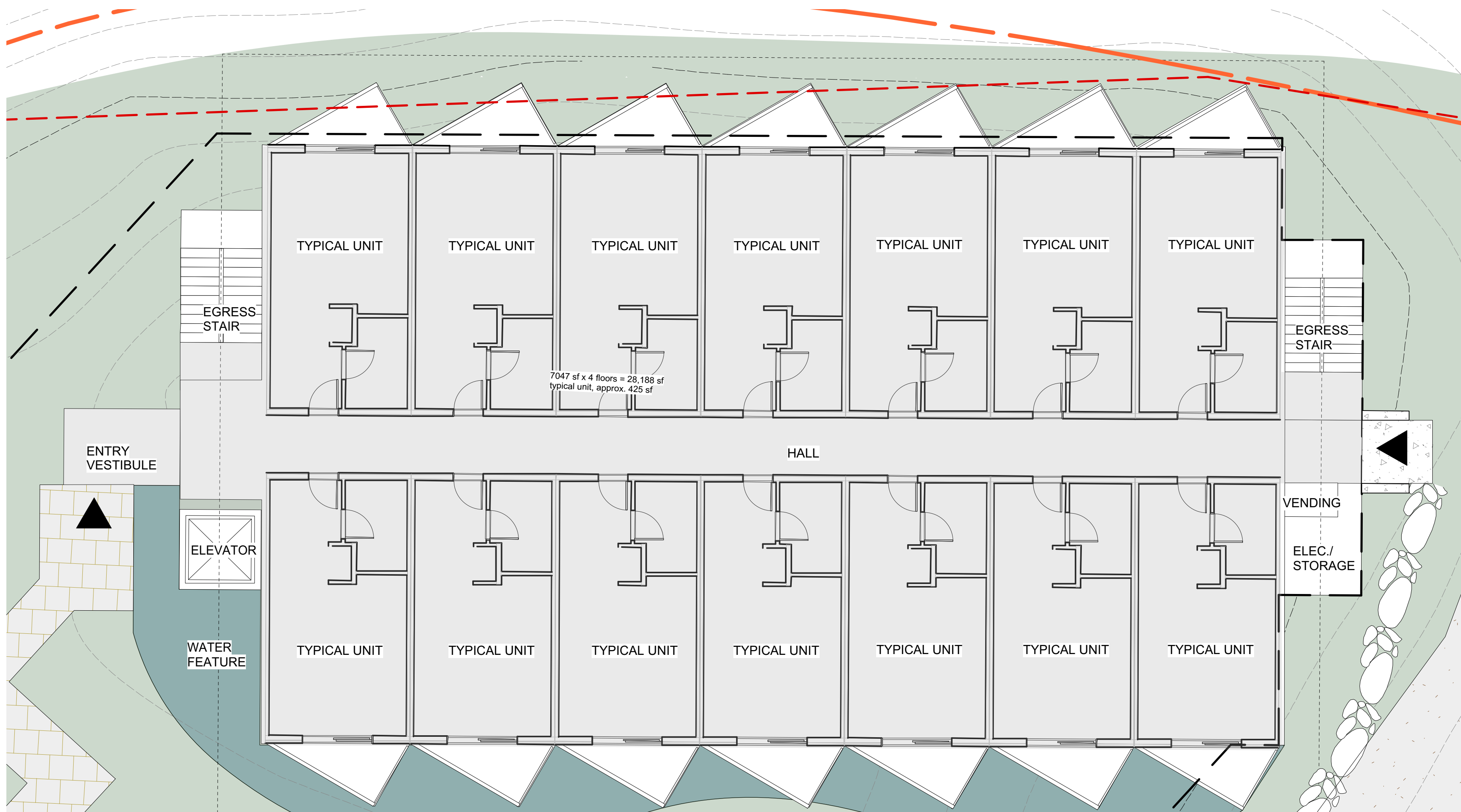
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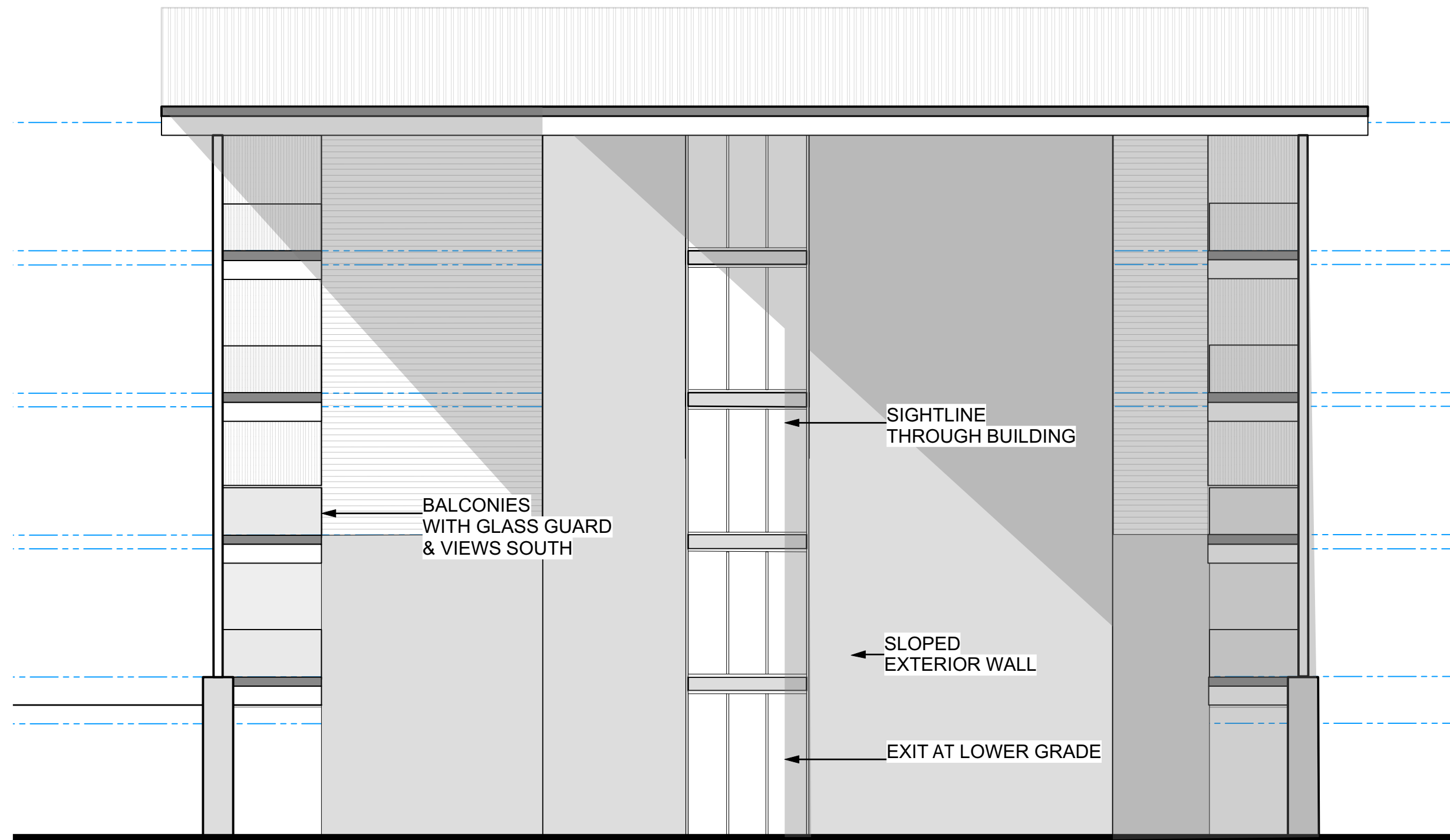
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Project No: Sheet No:

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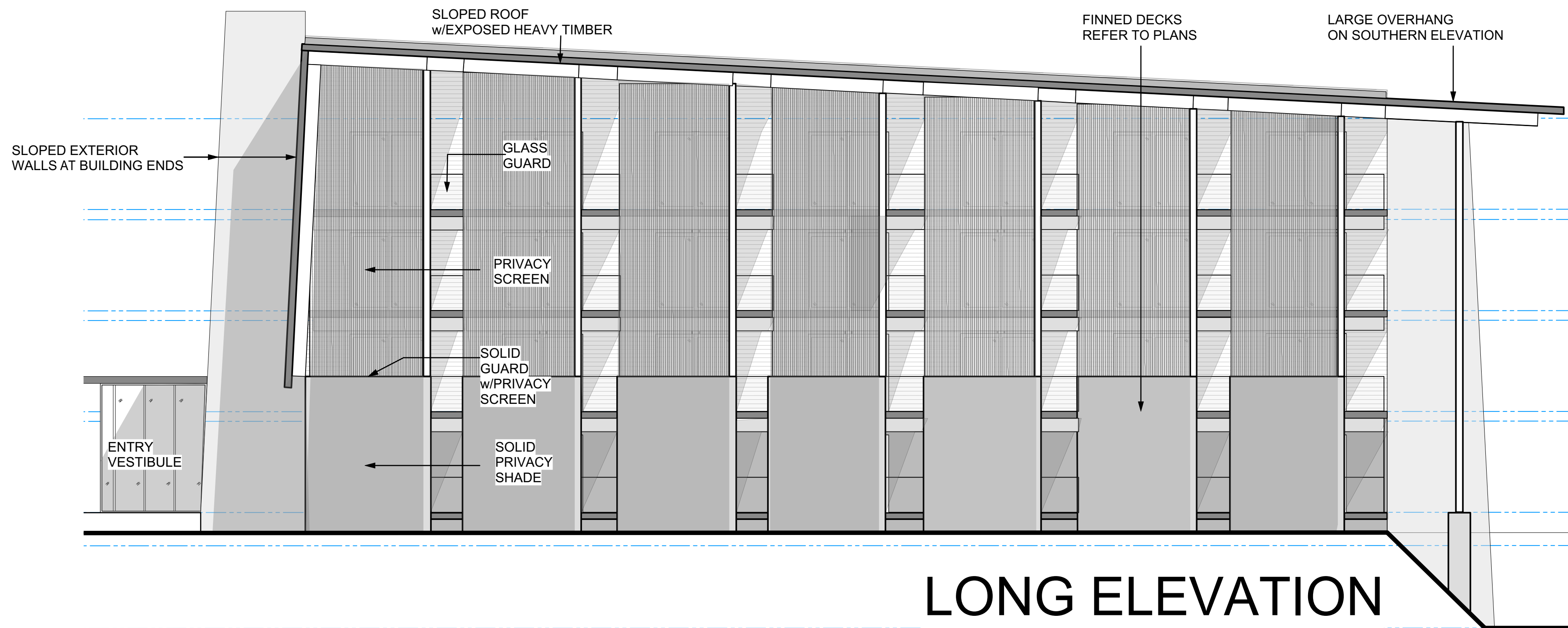
BUILDING D - OVERALL PLAN



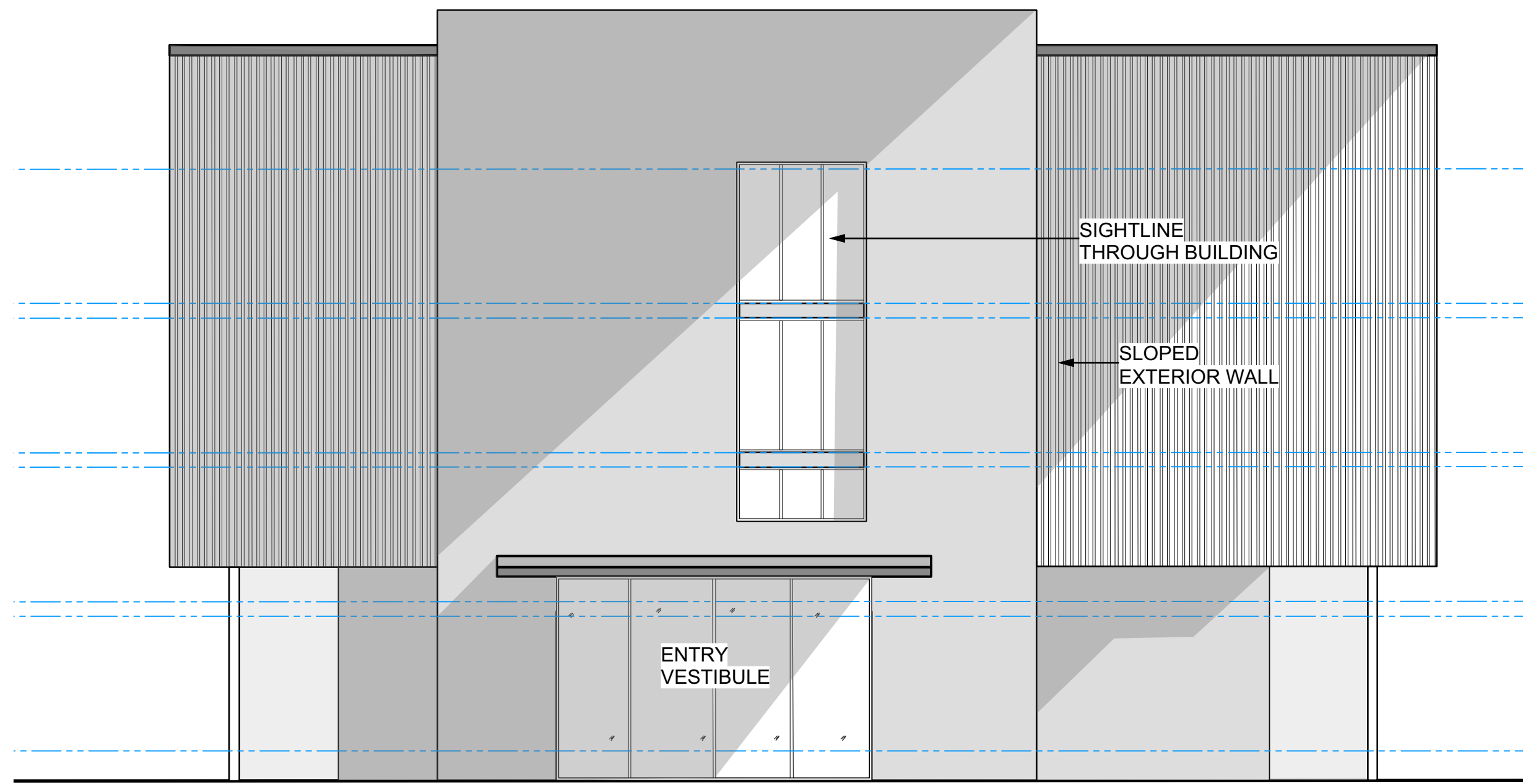
TYPICAL FLOOR PLAN



DOWN SLOPE ELEVATION

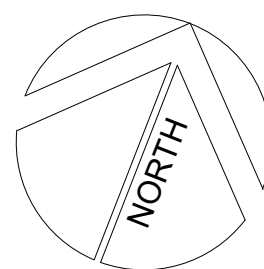


LONG ELEVATION



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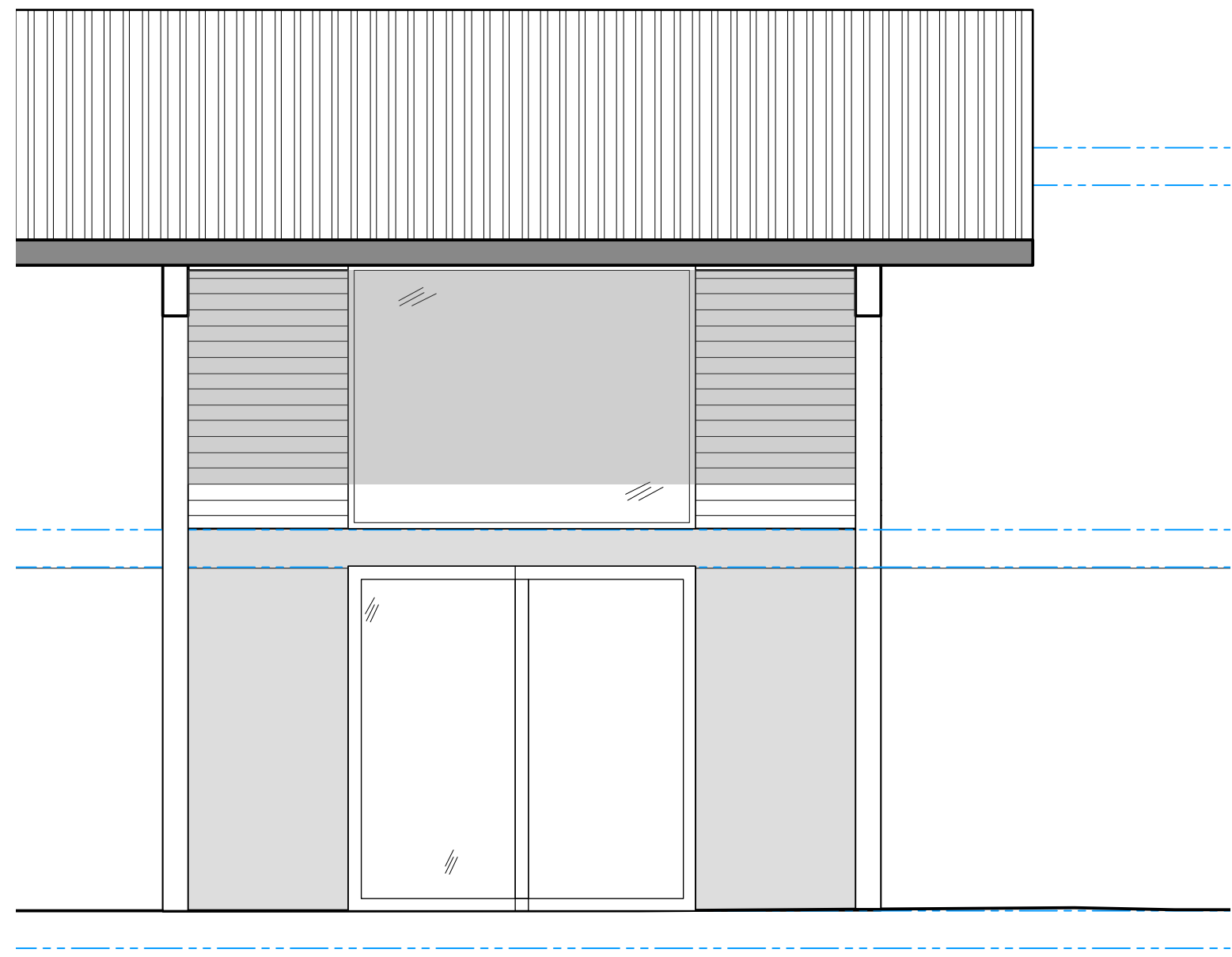
Sheet Title:
BUILDING E - TYPICAL PLANS & MASSING
 Project
BADEN SPA
 SHANNON VIEW DRIVE, WEST KELOWNA, BC

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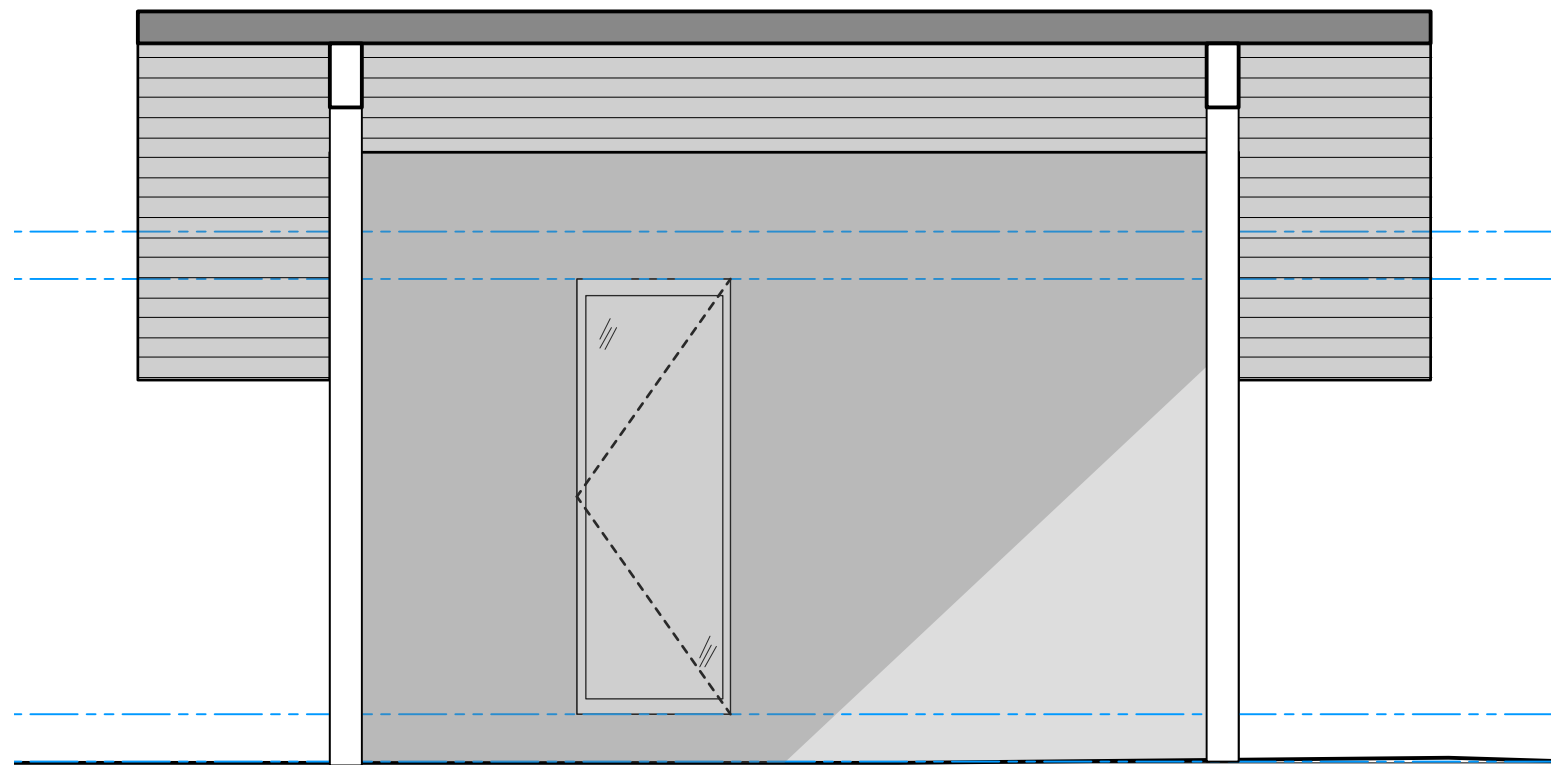
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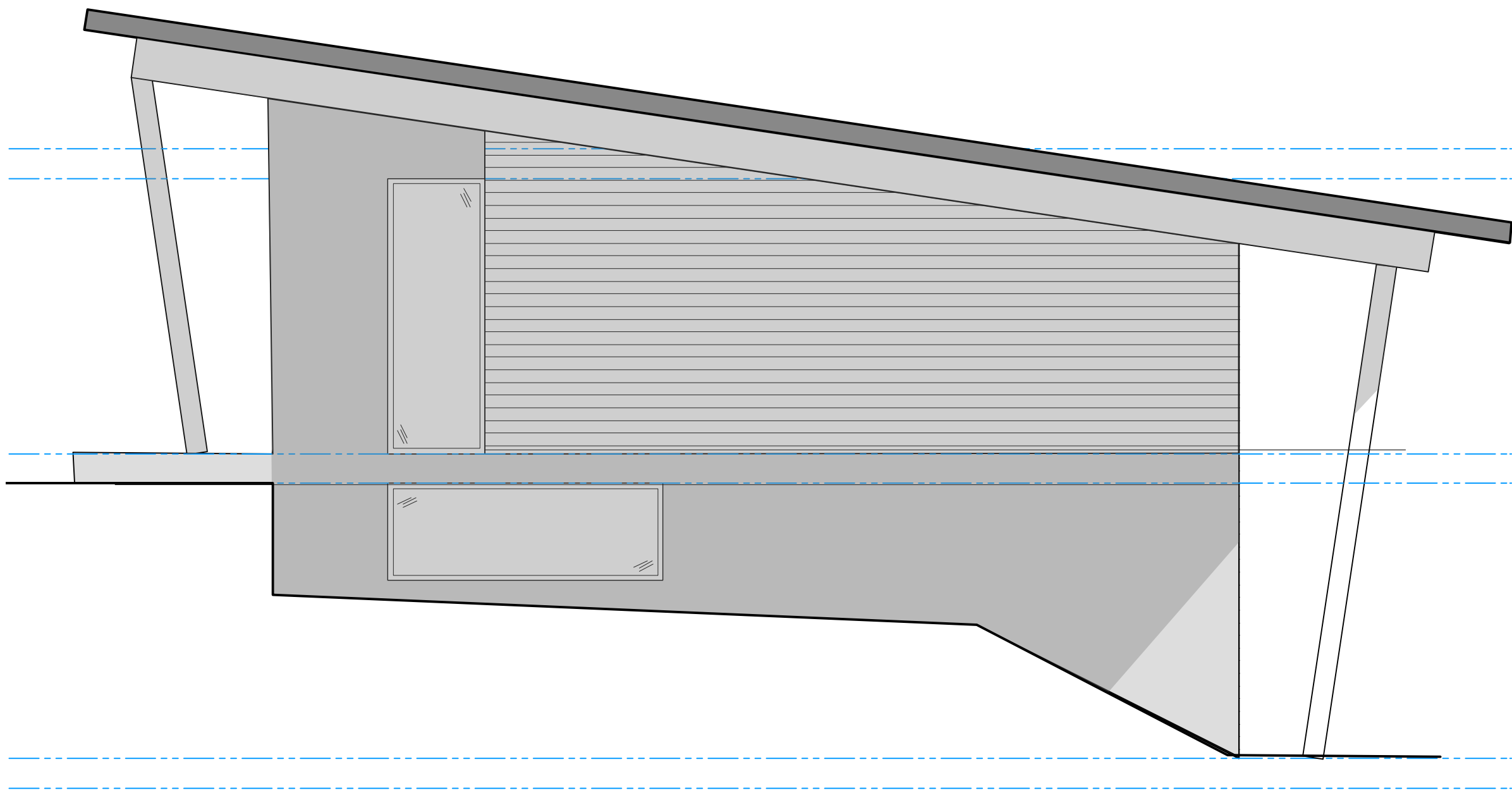
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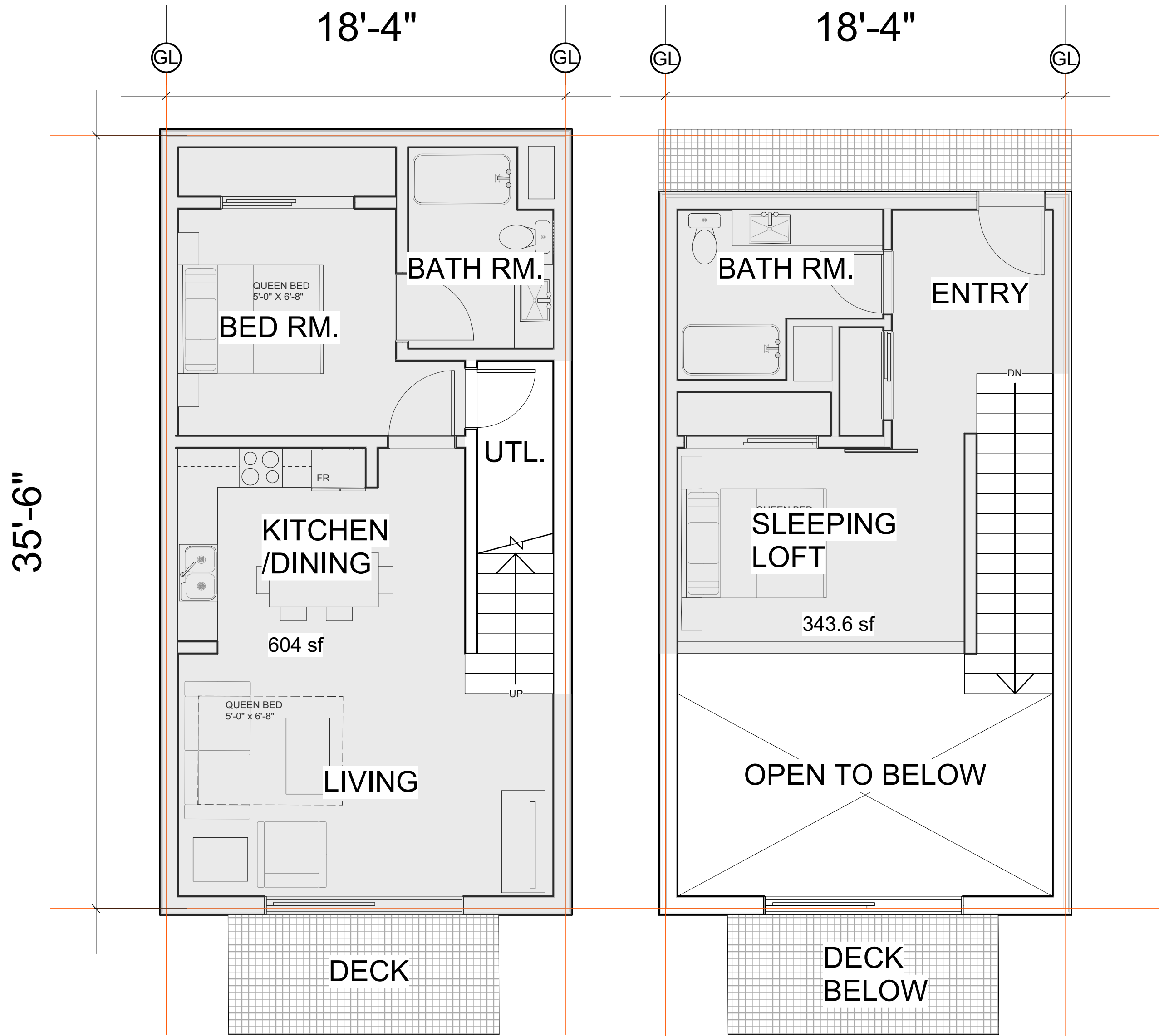
REAR ELEVATION



FRONT ELEVATION



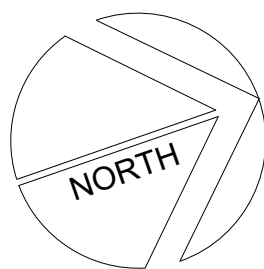
SIDE ELEVATION



LOWER FLOOR

ENTRY FLOOR

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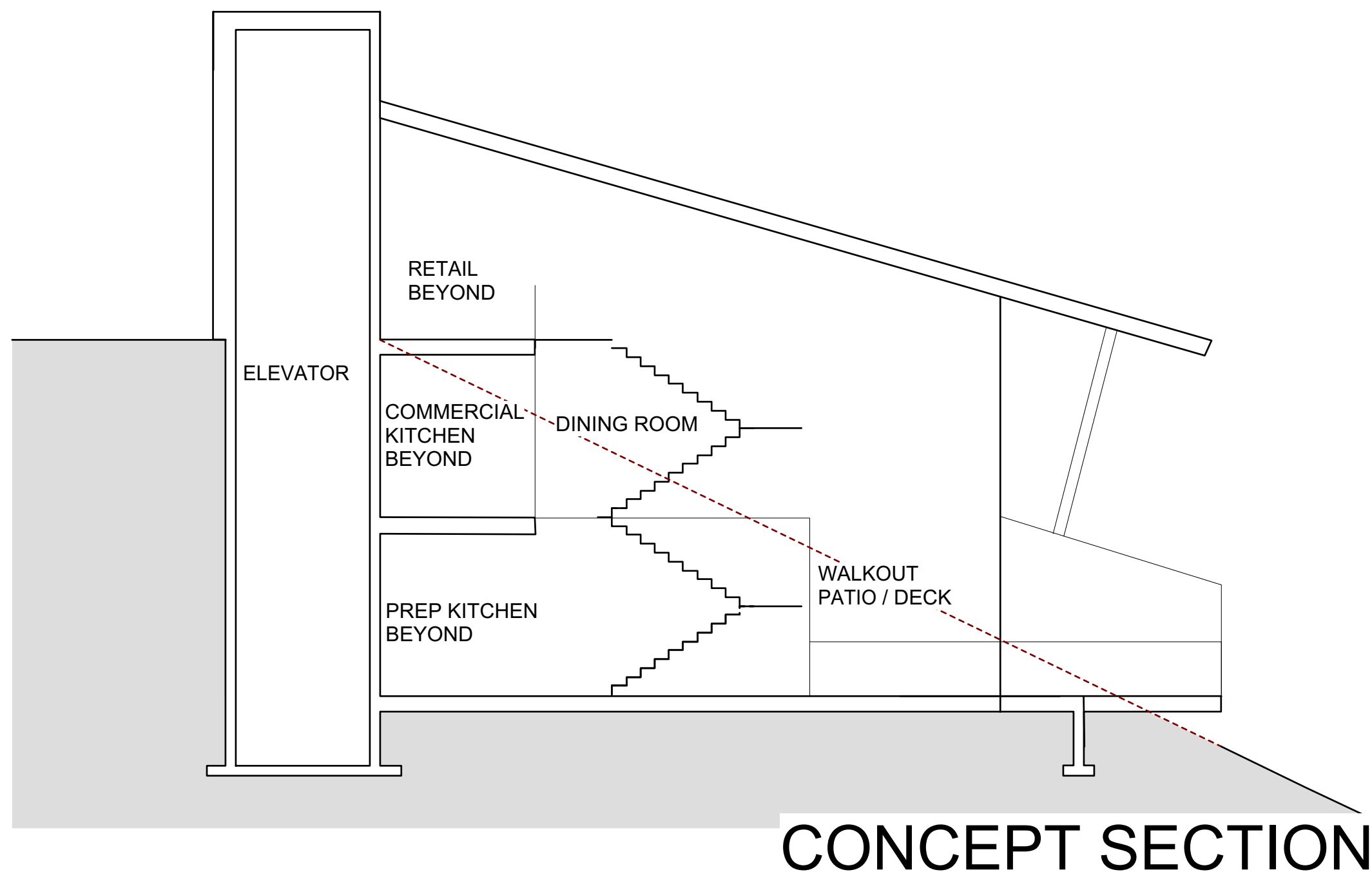
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Sheet Title:
BUILDINGS F - CABINS- PLANS & ELEVATIONS
Project
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SHANNON VIEW DRIVE, WEST KELOWNA, BC

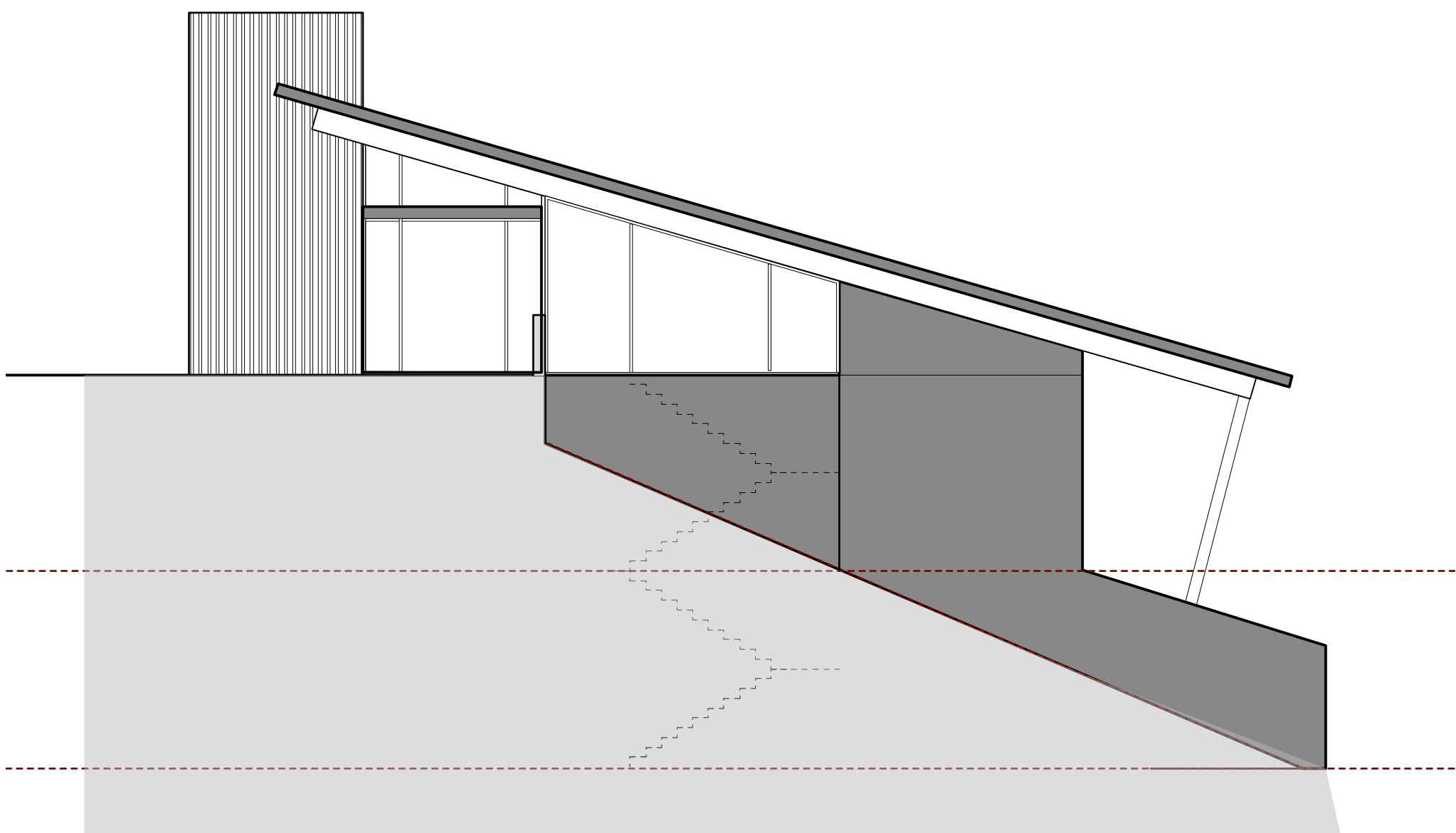
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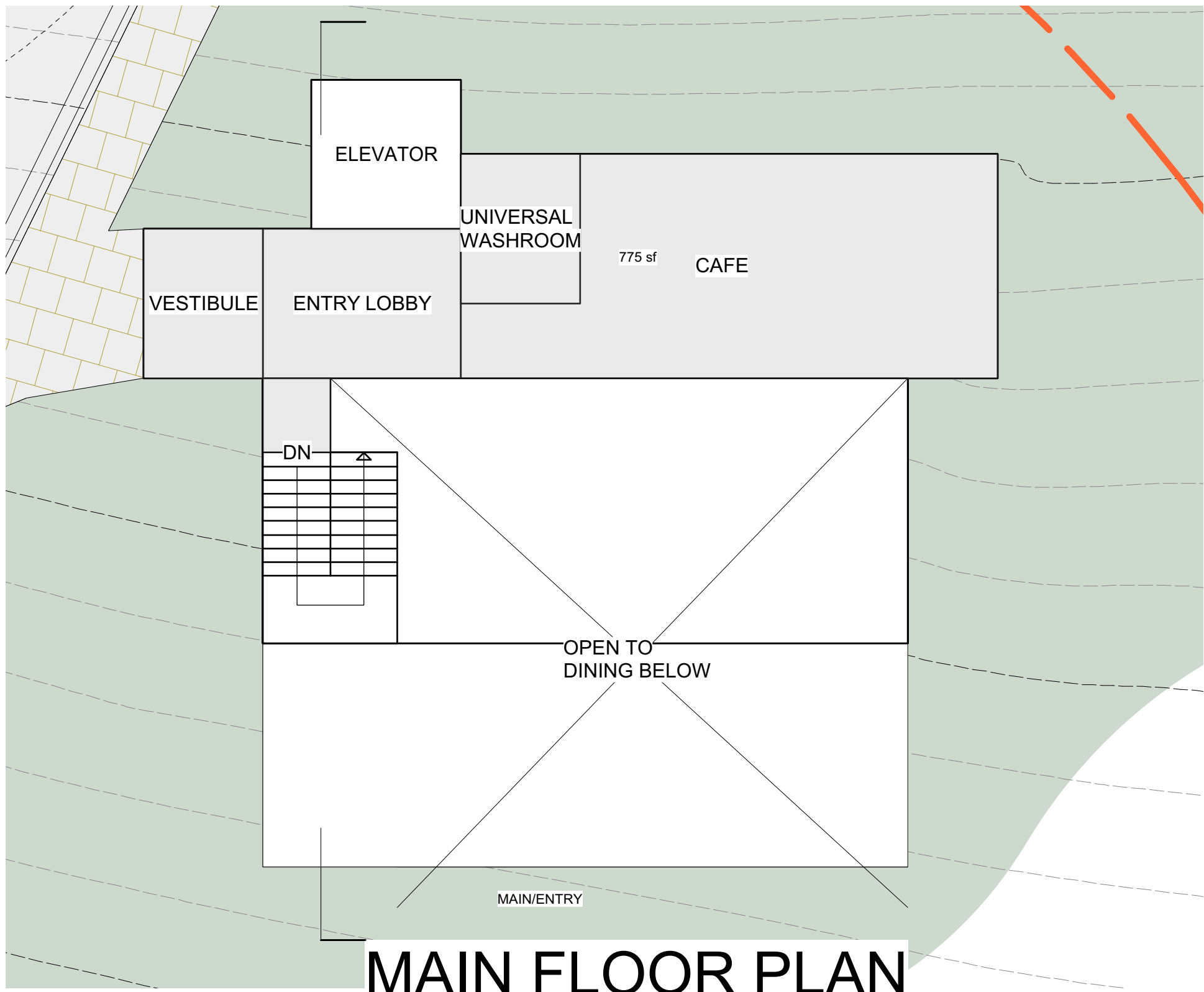
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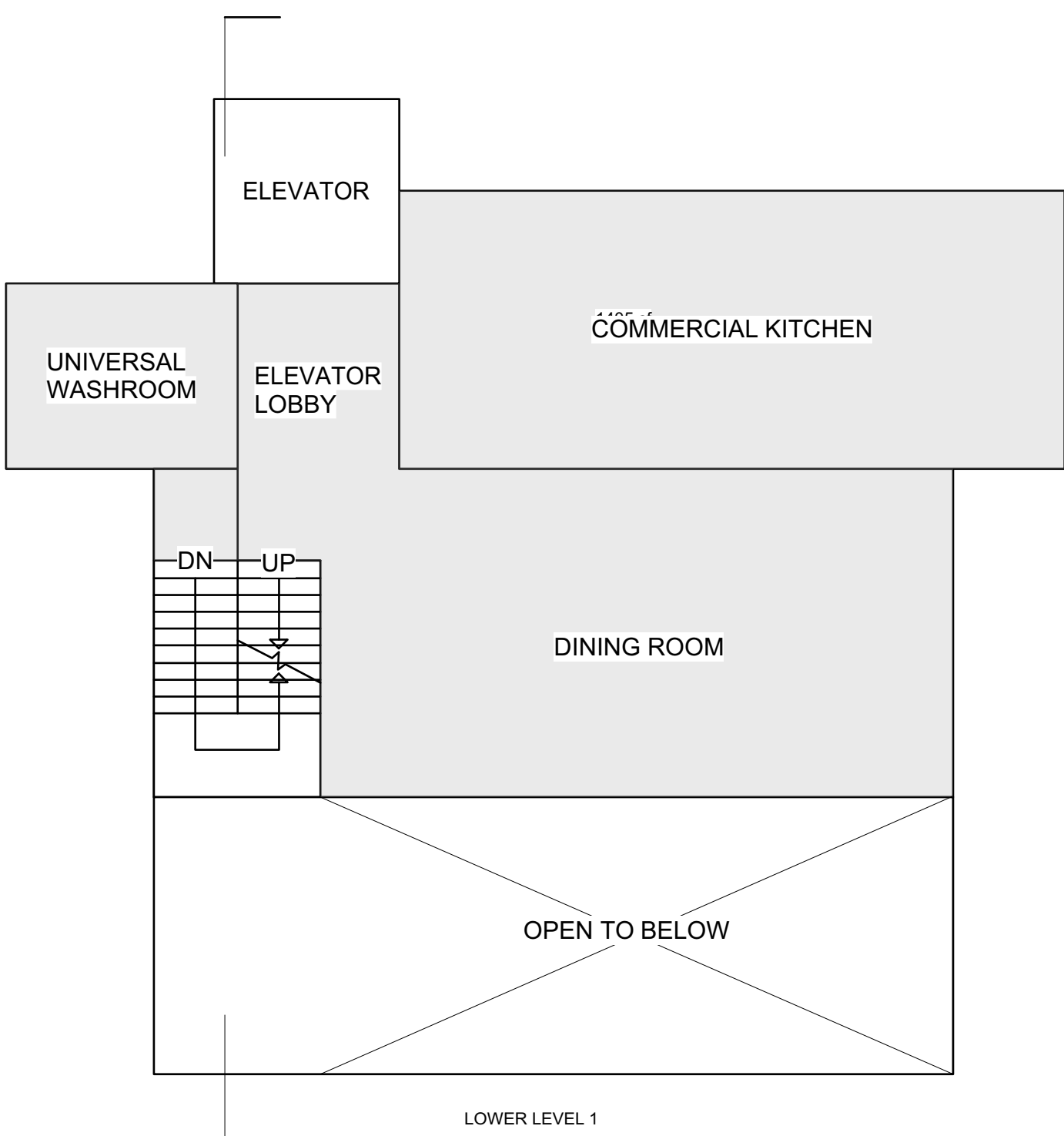
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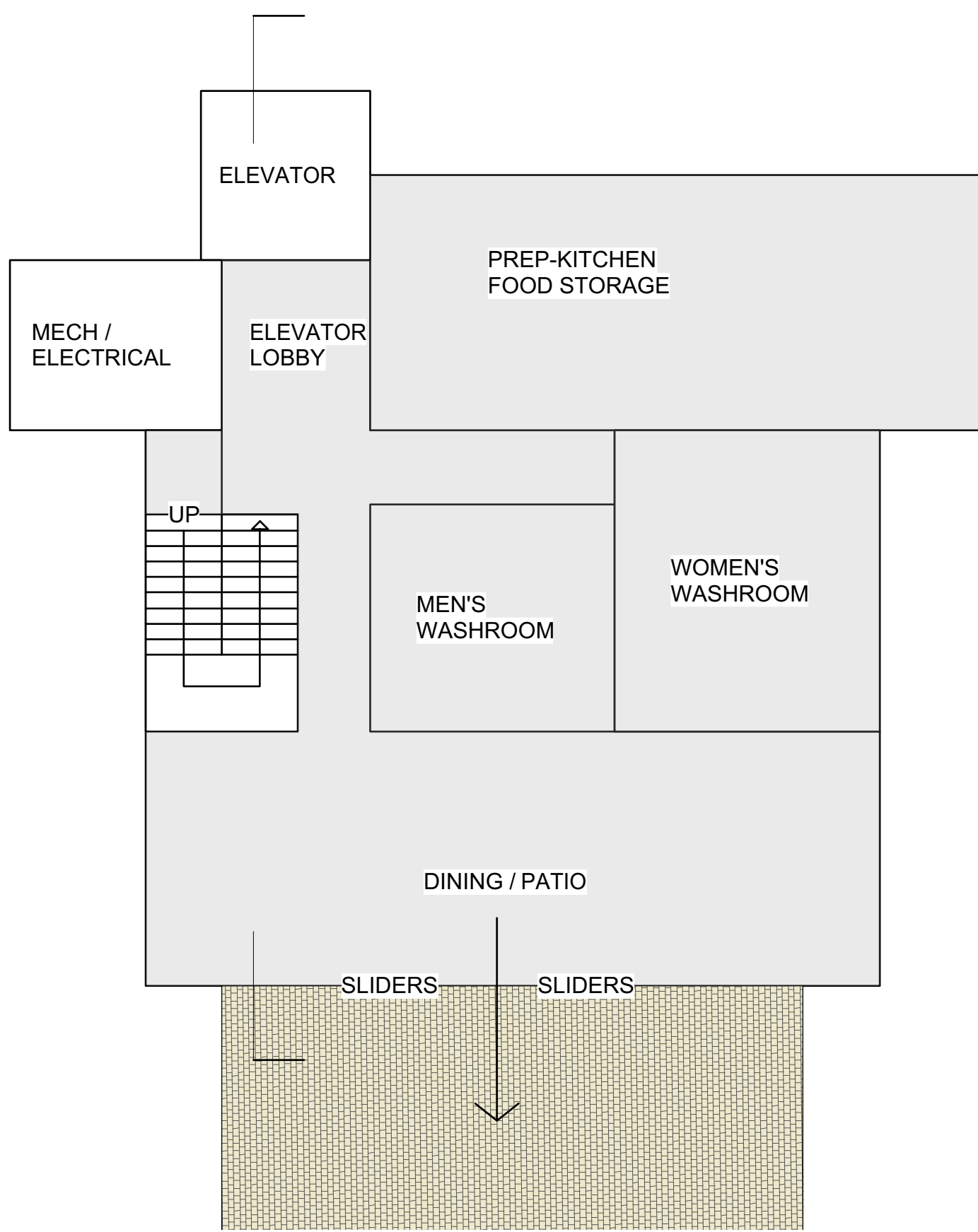
CONCEPT MASSING



MAIN FLOOR PLAN

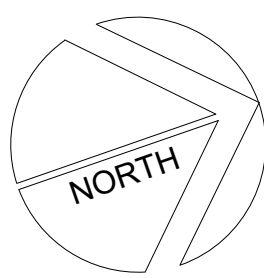


LOWER FLOOR PLAN



BASEMENT/PATIO FLOOR PLAN

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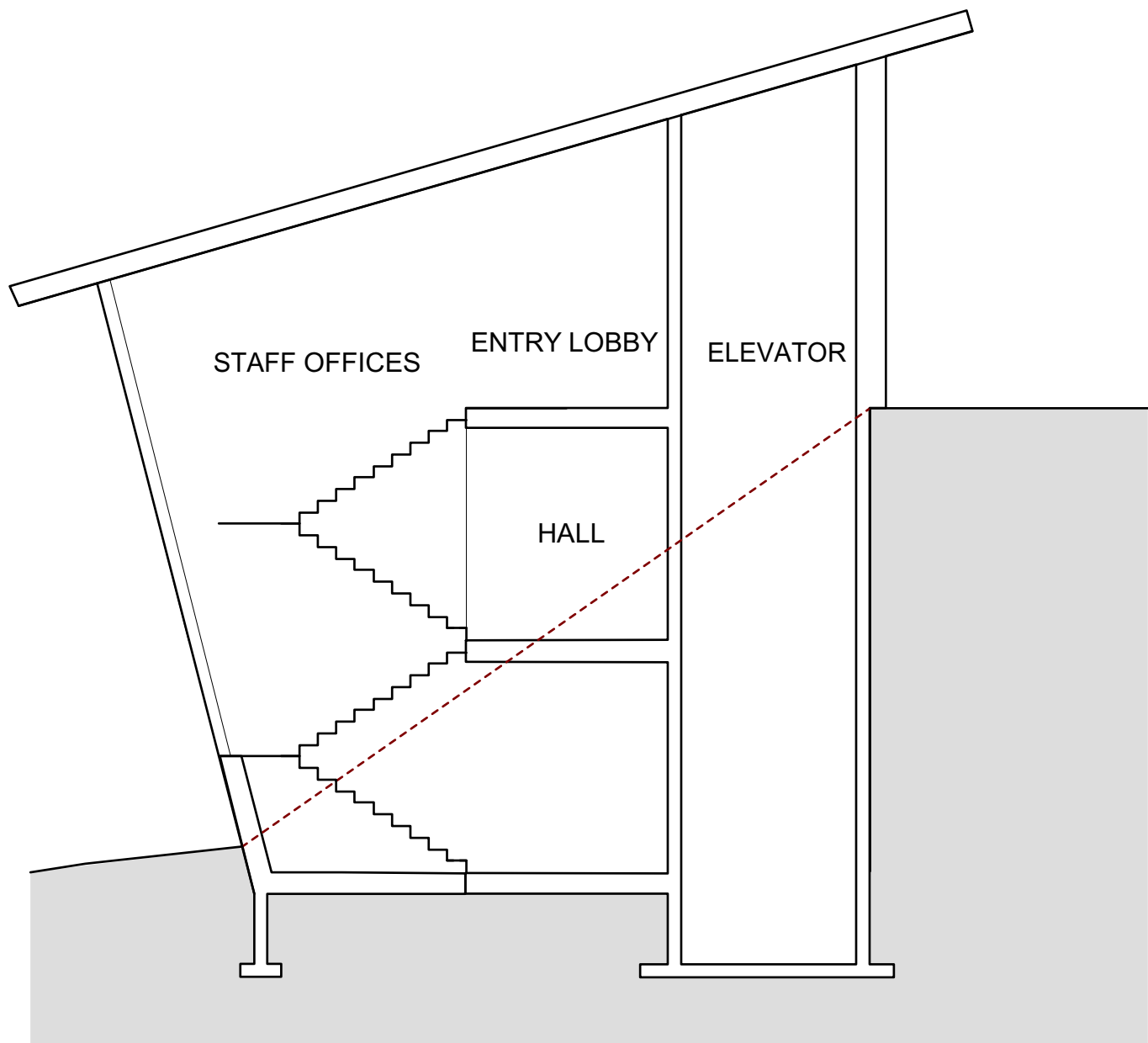
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Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

Sealed By:

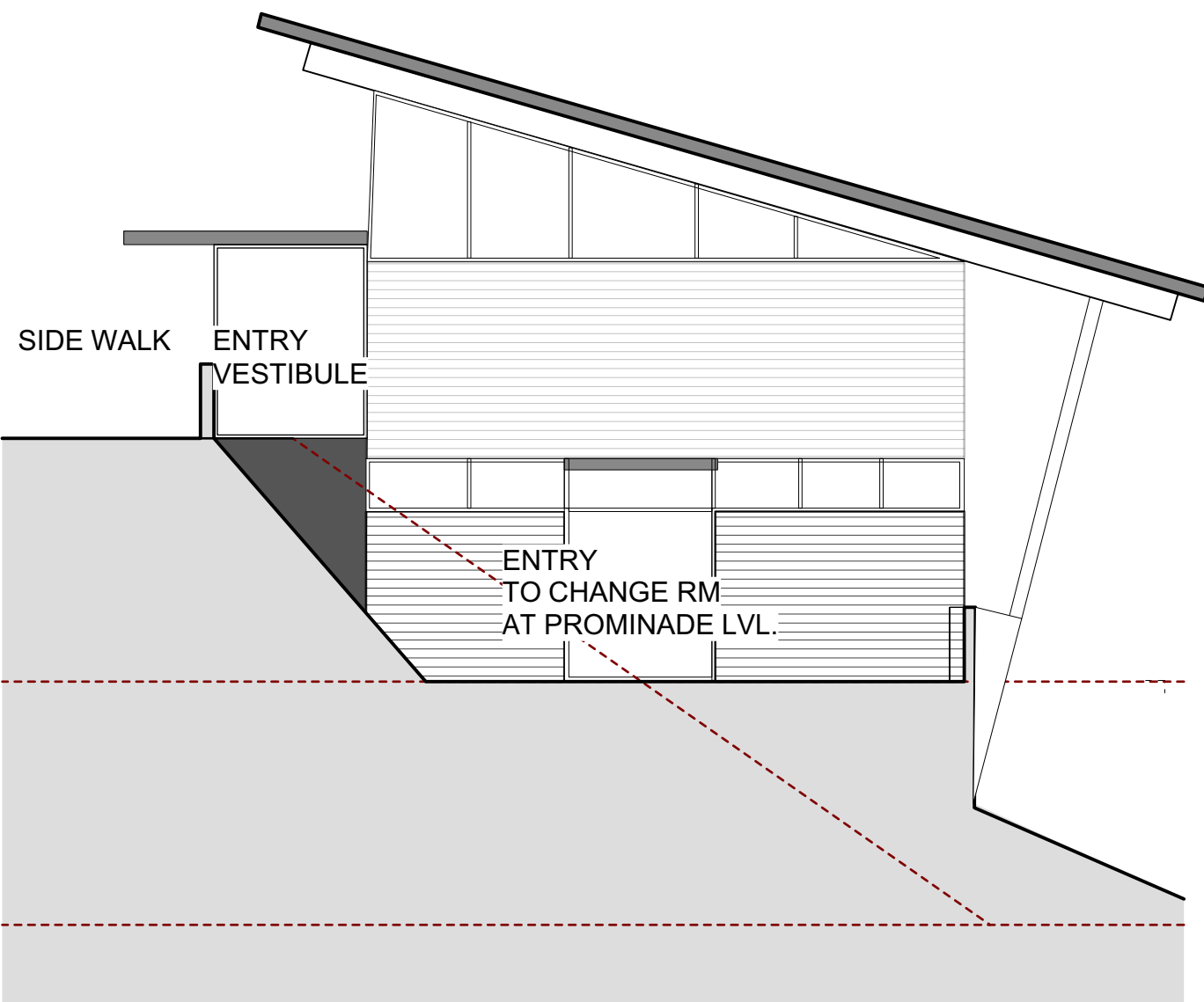
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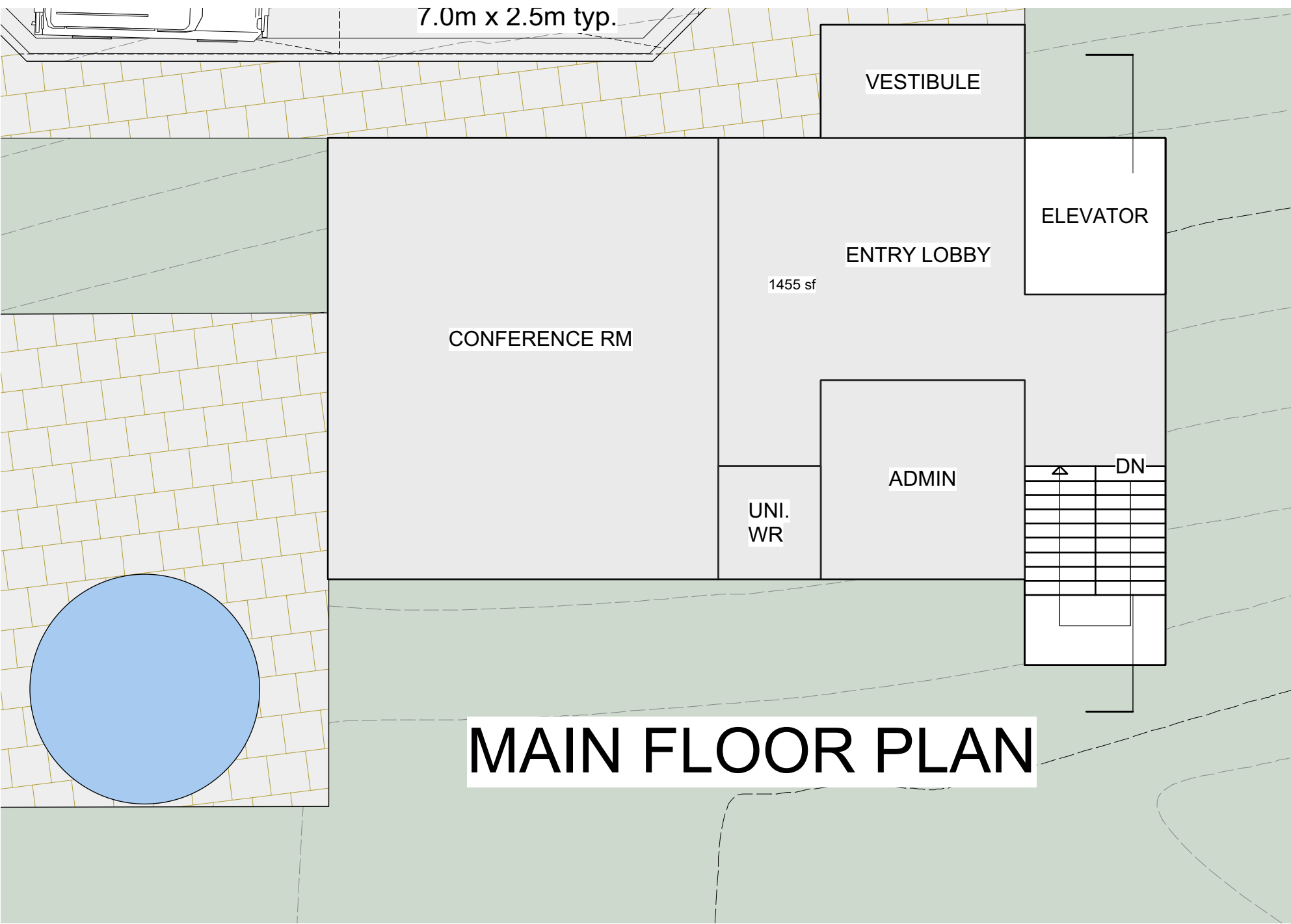
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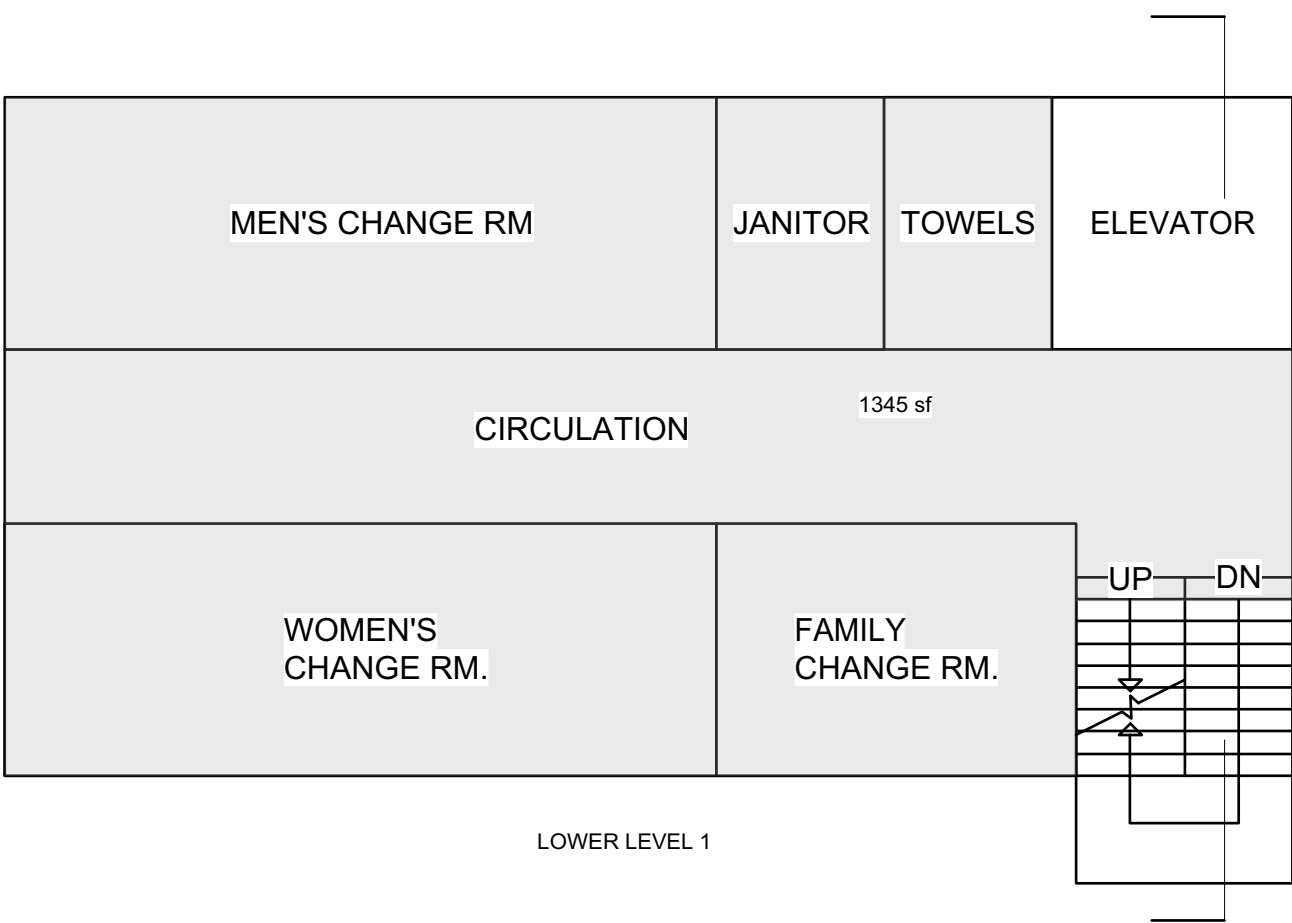
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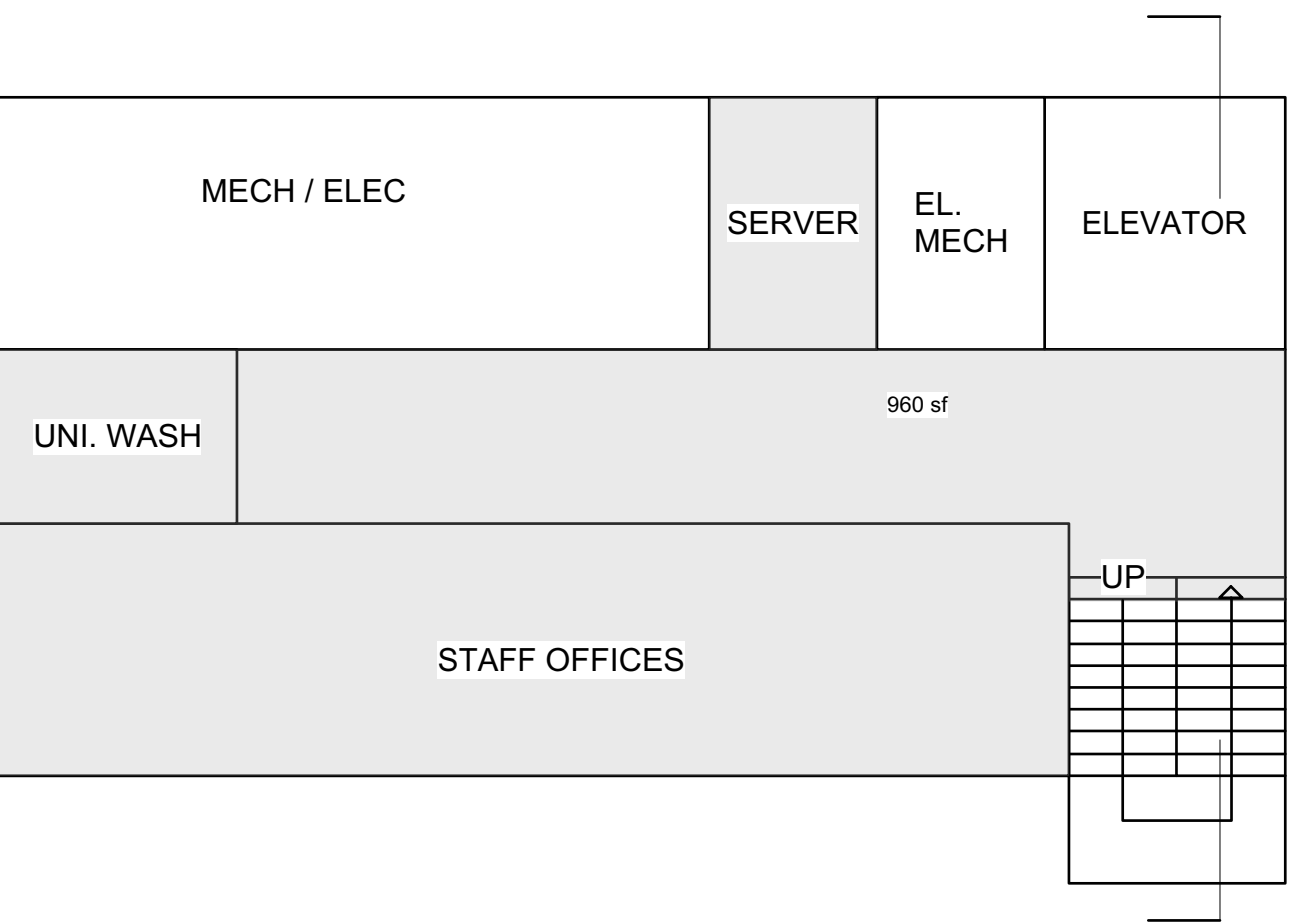
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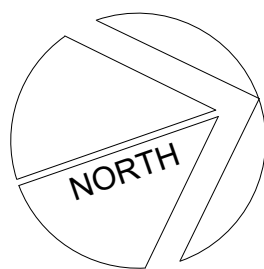


LOWER FLOOR PLAN



BASEMENT FLOOR PLAN

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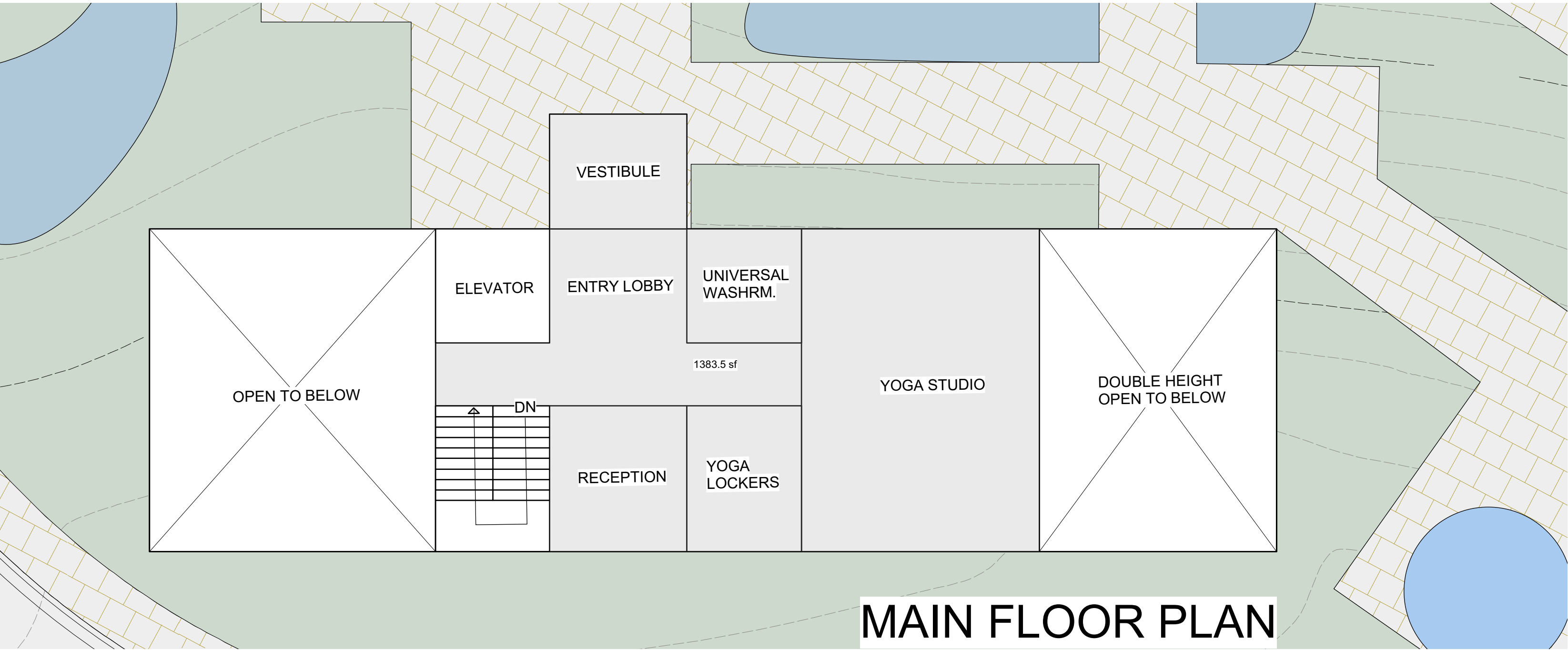
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Sheet Title:
BUILDING H - ADMIN
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BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

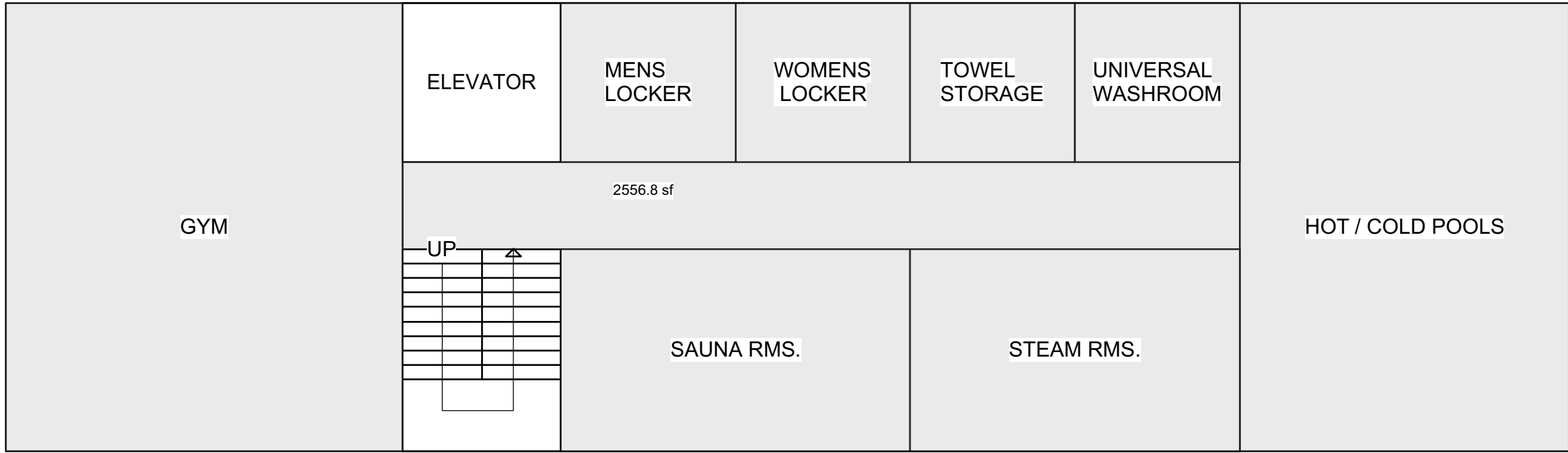
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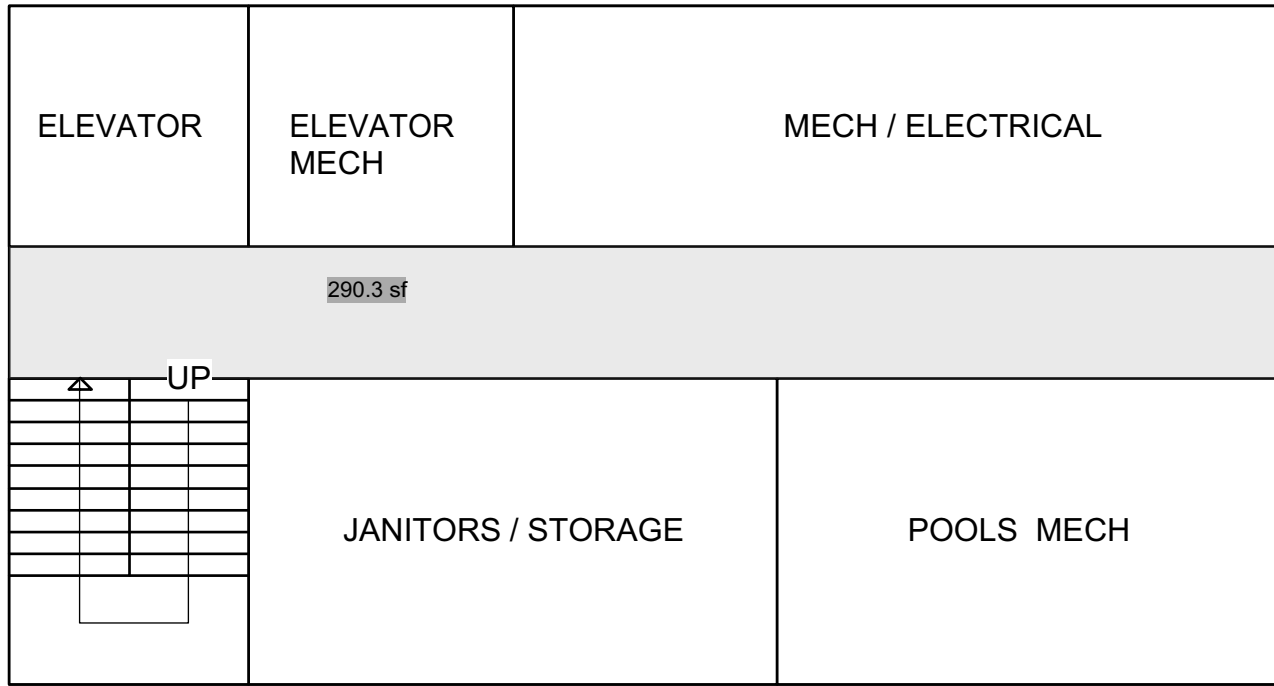
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Project No: Sheet No:
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BUILDING H - ADMIN



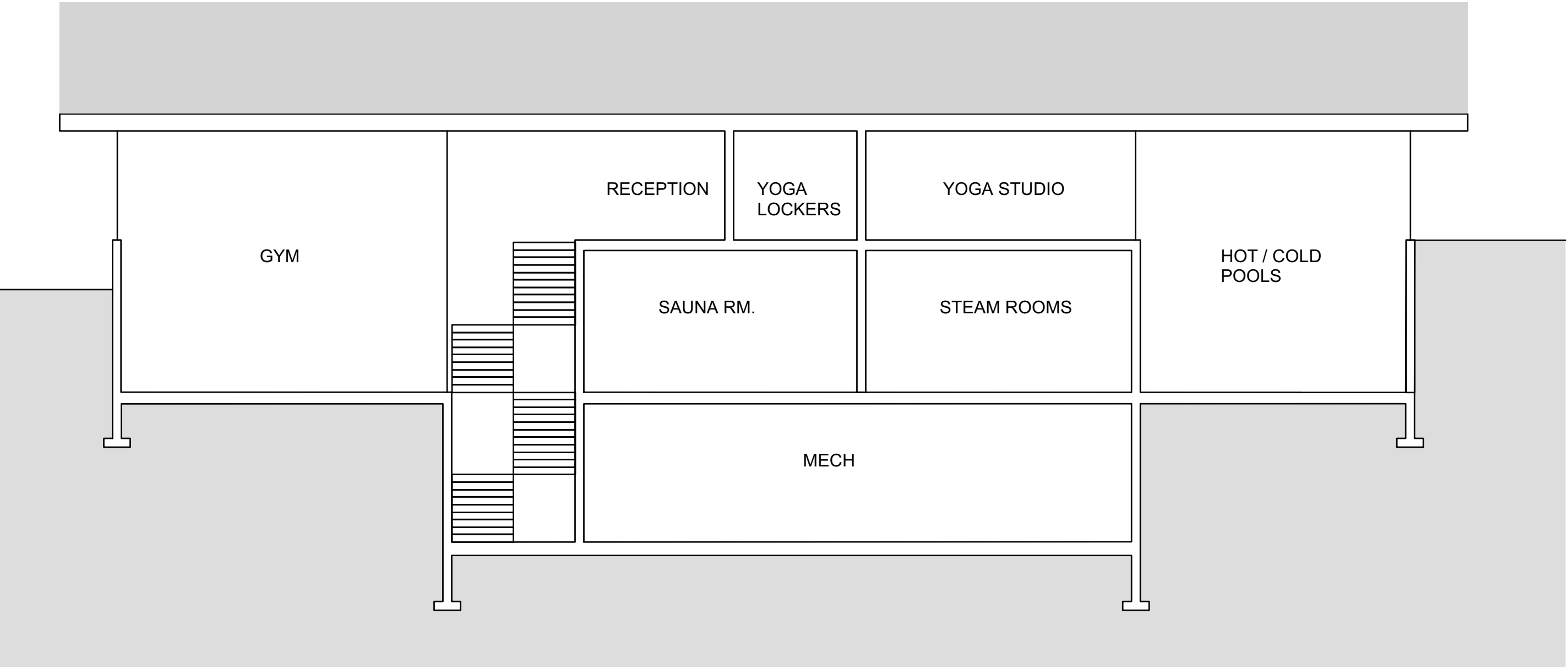
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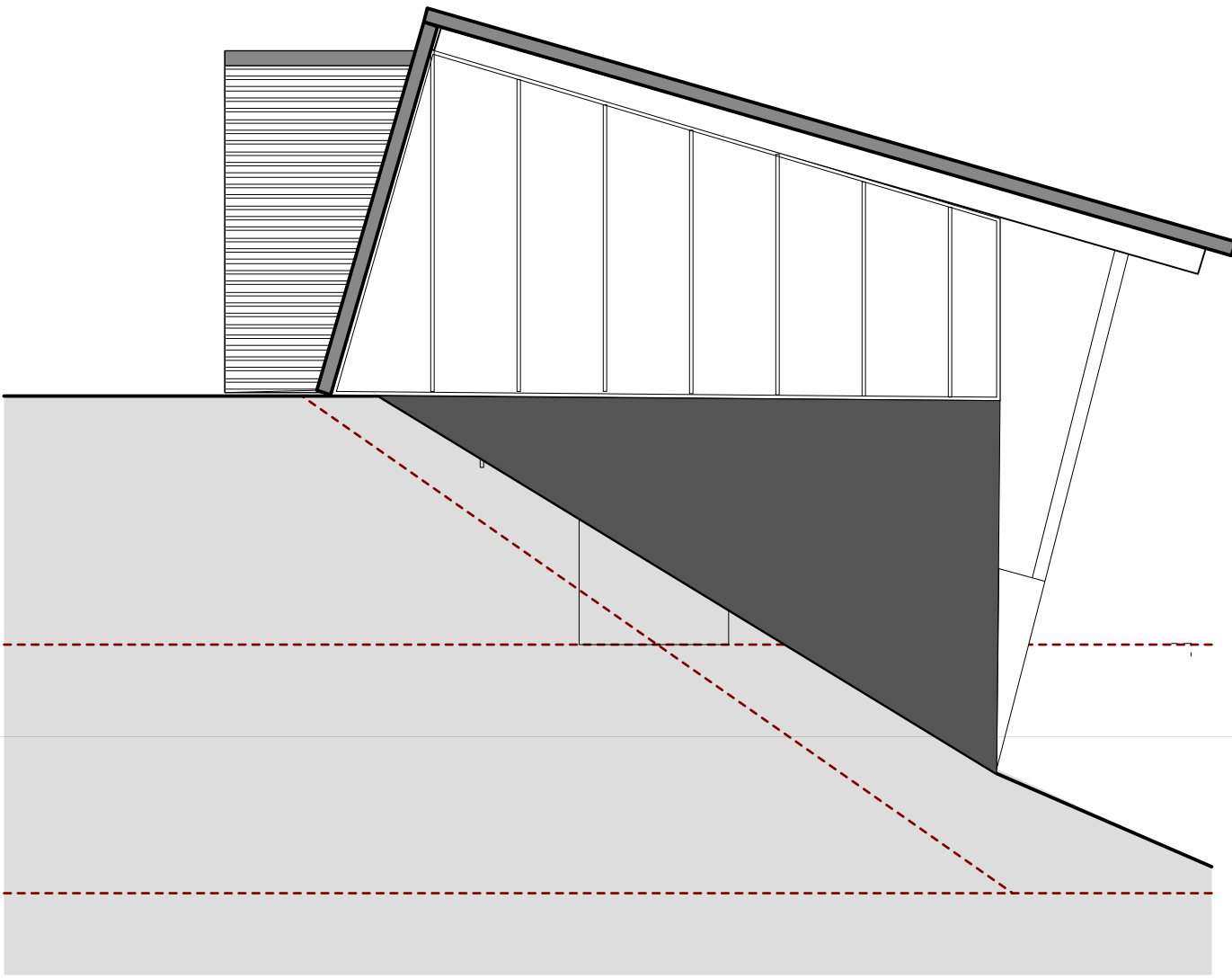
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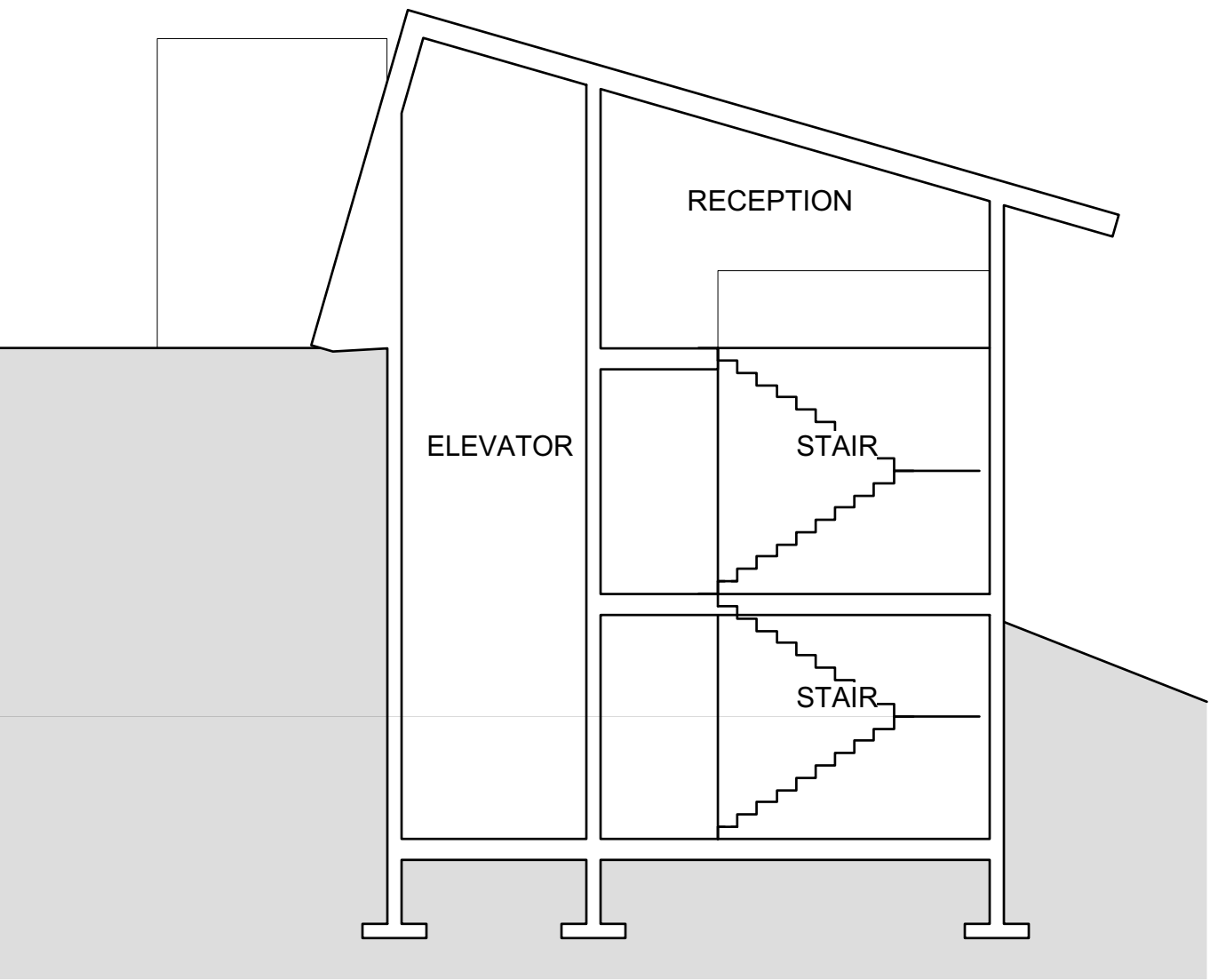
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LONG SECTION

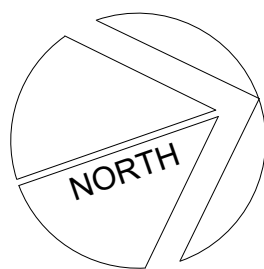


SOUTH-WEST ELEVATION



SHORT SECTION

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Sheet Title:
BUILDING I -ACTIVE SPA
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BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

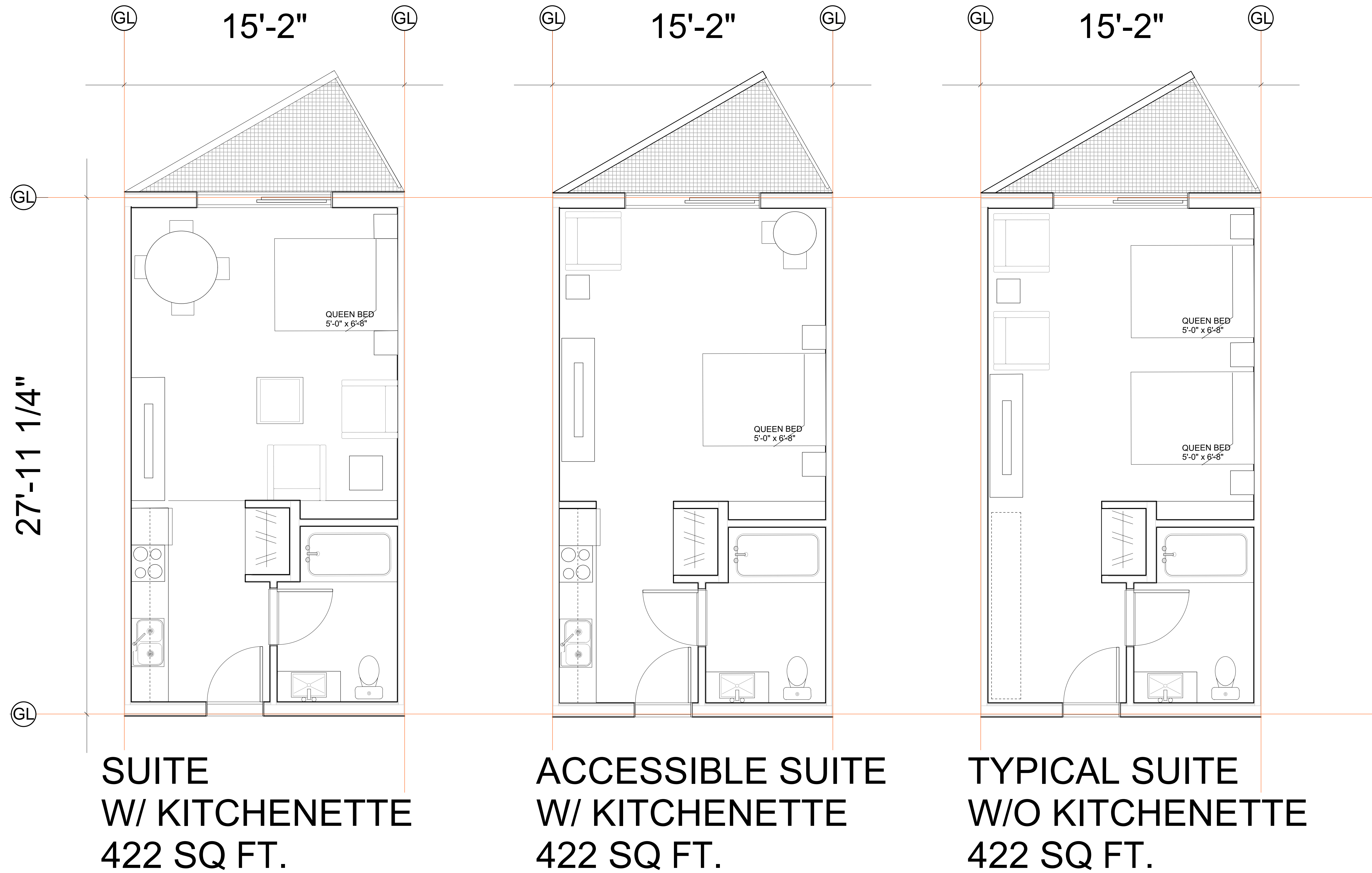
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BUILDING I -ACTIVE SPA



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Sheet Title:
UNIT PLANS
Project
BADEN SPA
SHANNON VIEW DRIVE, WEST KELOWNA, BC

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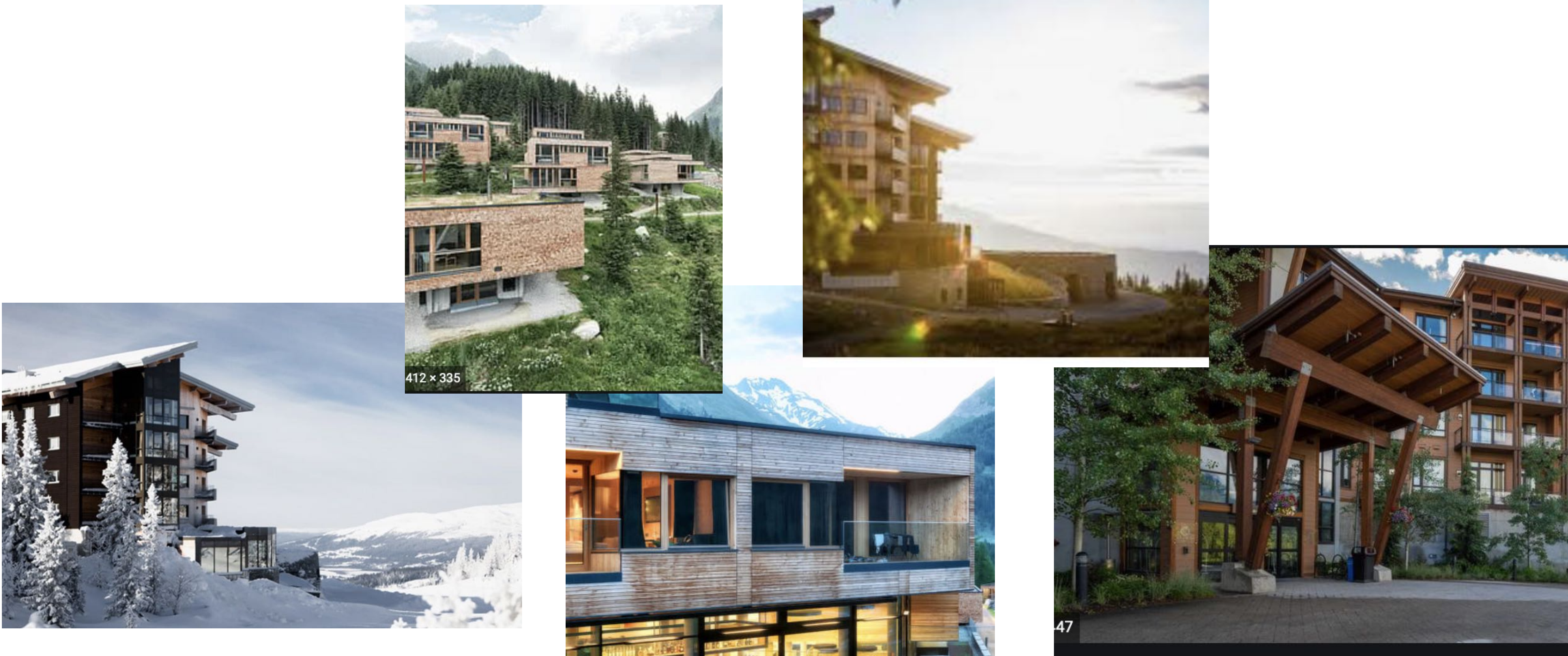
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UNIT PLANS

Resort Interiors



Architecture & Landscape



Resort Spa

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MATERIAL BOARD
Project
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Drawn By: BM/JL
Scale: 1/4" = 1'0"
Project No:
Sheet No:

A-9.1

MATERIAL BOARD