



GOATS PEAK WINERY

2789 HWY 97 WEST KELOWNA

DESIGN PROPOSAL FOR HEIGHT VARIANCE - REVISED

July 15, 2021

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DESIGN RATIONAL

THE VINEYARD

This property is currently being planted with grape vines. Darrel Monette, the owner of the property is a farmer and is in the process of developing a vineyard on the property. 4.3 acres of vineyard were planted in the Spring of 2020 and another 4.5 acres was planted this Spring, 2021. Along with the vineyard, the vision for Goats Peak Winery is to have a tasting room look-out tower and production building for visitors to see and taste the product being created.

BOOK-END WINE TRAIL

This future winery is a significant site as it will be visible as one enters or exits the City of West Kelowna. Goat's Peak Winery will be the book-end of West Kelowna's wine trail. Located across Highway 97 from Gorman's Mill, the site looks down towards Gellatly Bay with a panoramic view of the Okanagan Lake and mountains beyond. It is not hard to imagine watching the sunset's reflection across the water as you sip a glass of wine at Goat's Peak Winery.

LOOK-OUT DESTINATION

Everywhere we hike or bike in the Okanagan, we seem to find new viewpoints to appreciate this place we live. It is our goal, to put Goat's Peak Winery on that bucket list. This winery is intended to be a destination stop for visitors to be able to experience the westside from a different vantage point. The walking trails and parkland already situated on Goat's Peak will compliment this winery as a look-out destination.

This project has the potential to be a symbol for the community. The maximum height within the A-1 Agriculture zone for the City of West Kelowna as defined in the zoning bylaw is 49.2 ft. We feel upon studying the site conditions, that the height and scale of the look-out tower will require a variance from the City of West Kelowna for a max. height of 115 ft. Darrel envisions being able to point out the three look-out pods to his children from his home, across the lake in Kelowna. This structure aims to be a landmark within our town, celebrating our fruit farming industry and the views of our incredible landscape.

MATERIALITY, FORM + VIEWS

It is our goal to design a project that we are proud of and that the community will also support. As such, we feel designing a building that responds to the local landscape and culture as a guiding principle to this project. A water feature is proposed at the main entry of the building referencing the old flumes found around West Kelowna that farmers once used to water their orchards. Although the main structure and plinth will be constructed of concrete, the main tasting will be clad in burnt wood (Shou Sugi Ban) as a nod to the local mill and forest fire of 2009. The design features a small look-out that cuts through a sound/privacy wall to allow the guest to see Mount Boucherie. The look-out pods attached to the tower and the patio next to the main tasting room will direct views to Okanagan Mountain Park and across the Lake to Kelowna's Wine district.

HEIGHT VARIANCE

The maximum building height for the City of West Kelowna's Agricultural zone is a set, general height for the average development. This is a special project. We are requesting a variance for this building height because the view will be considerably better from the tower. Much like the experience of climbing a mountain or a Tuscan tower, it is a memorable accomplishment and a unique tourist attraction that will be part of our marketing. If a tourist doesn't have the opportunity to hike Goat's Peak, they can at least climb the Goat's Peak Winery tower. We believe this is a fair request and we look forward to discussing our design with you. We have included in this package a page that compares other similar buildings and their heights for you to consider. The following pages describe this design to encourage you to support our vision.

CITY OF WEST KELOWNA ZONING BYLAW No. 0154 REFERENCE:

8.1 AGRICULTURAL ZONE (A1)

Min. Parcel Area 4.0 ha

Minimum parcel frontage 30 m

Max. Parcel Coverage: For all uses, buildings and structures other than a greenhouse 35%

Maximum building height is 15.0 m (49.2 ft) except for the following:

Barn 20.0 m (65.6 ft)

Height Variance Requested

Setbacks:

Front parcel boundary: 6 m

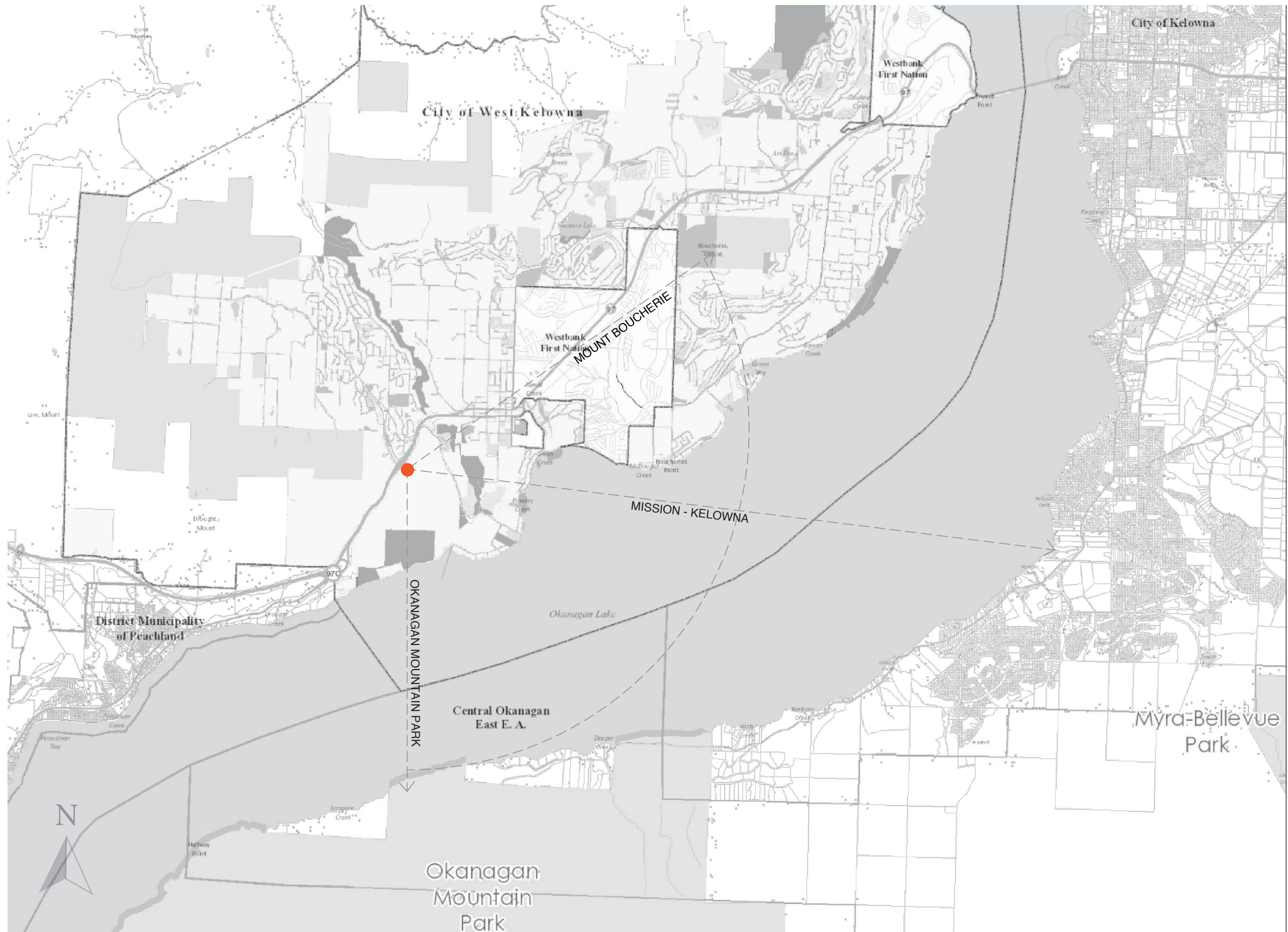
Rear parcel boundary: 3m

Interior side parcel boundary: 3m



LOOKING EASTWARD

GOATS PEAK WINERY

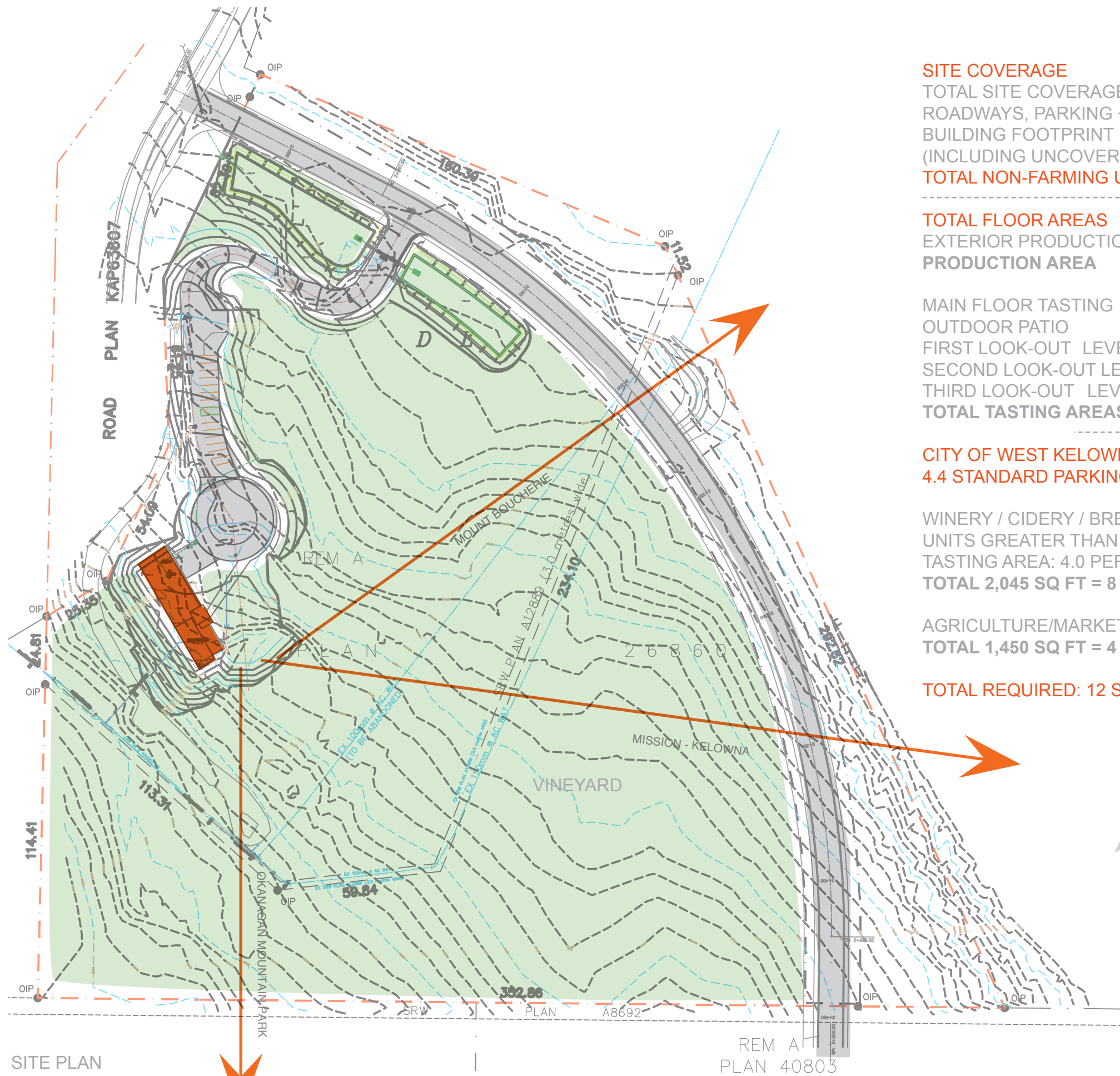


CITY SCALE PLAN

GOATS PEAK WINERY



CITY SCALE SECTION
GOATS PEAK WINERY



SITE PLAN
GOATS PEAK WINERY

REM A
PLAN 40803

SITE COVERAGE

TOTAL SITE COVERAGE	861,985 sq ft (80,081m2)	
ROADWAYS, PARKING + SIDEWALK AREA	26,063 sq ft	3%
BUILDING FOOTPRINT (INCLUDING UNCOVERED CRUSH AREA)	7,637 sq ft	0.9%
TOTAL NON-FARMING USE	33,770 sq ft	3.9%

TOTAL FLOOR AREAS

EXTERIOR PRODUCTION CRUSH PAD AREA	5,330 sq ft
PRODUCTION AREA	1,450 sq ft
MAIN FLOOR TASTING	746 sq ft
OUTDOOR PATIO	544 sq ft
FIRST LOOK-OUT LEVEL	174 sq ft
SECOND LOOK-OUT LEVEL	227 sq ft
THIRD LOOK-OUT LEVEL	354 sq ft
TOTAL TASTING AREAS	2,045 sq ft

CITY OF WEST KELOWNA ZONING BYLAW No. 0154

4.4 STANDARD PARKING SPACE

WINERY / CIDERY / BREWERY / DISTILLERY/ MEADERY
 UNITS GREATER THAN 100 M2 (1,076.4 FT2) GFA
 TASTING AREA: 4.0 PER 100 M2 (1,076.4 FT2) GFA
TOTAL 2,045 SQ FT = 8 STALLS

AGRICULTURE/MARKET PRODUCE: 2.0 PER 100 M2 (1,076.4 FT2) GFA
TOTAL 1,450 SQ FT = 4 STALLS

TOTAL REQUIRED: 12 STALLS, PROVIDED: 14 STALLS





- THERE ARE 2 TASTING PODS AND 2 ADDITIONAL LOOK OUTS ACCESSED OFF THE TOWER. EACH VIEW POINT ALLOWS THE VISITOR A DIFFERENT VIEW.
- THE MAIN TASTING PODS FACE TOWARDS THE VIEW WHILE THE OTHERS DIRECT YOU TOWARDS CARROT MOUNTAIN/ SHANNON LAKE AND GLENROSA.

LOOKING WESTWARD

GOATS PEAK WINERY



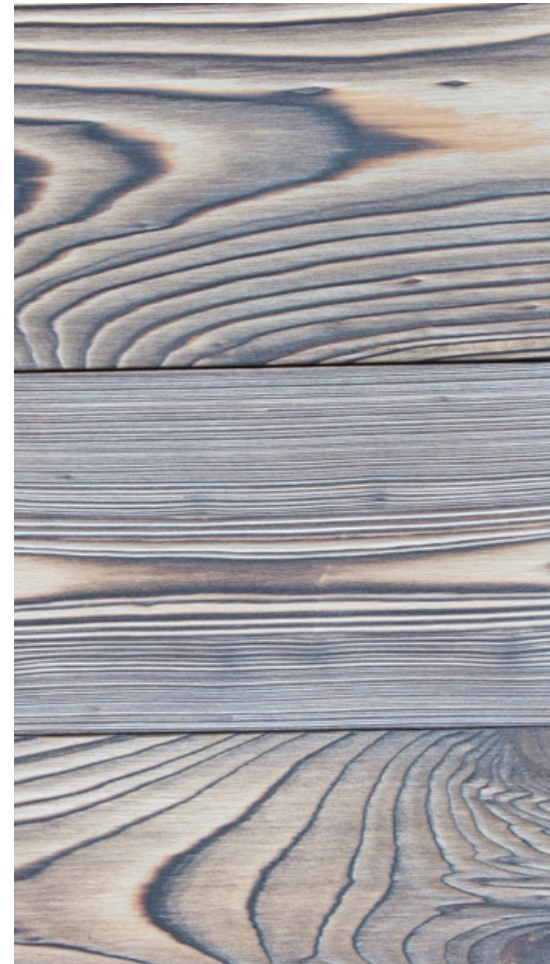
BOARD- FORM CONCRETE



CORTEN STEEL

Silversmoke (Carbon) *8084	Outback 677	Caramel 6455
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CONCRETE COLOR PIGMENT PALETTE



SHOU SUGI BAN



CONCRETE COLOR: THE TOWER IS REQUIRED TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL BASED ON IT'S BUILDING CLASSIFICATION. PORTIONS OF PIGMENT OF THE CONCRETE TOWER WILL MATCH THE COLOR OF THE LOCAL EARTH, MUCH LIKE A TUSCAN TOWER THAT WAS BUILT FROM IT'S SURROUNDINGS. THE INTENTION IS FOR THE TOWER TO BLEND INTO IT'S LOCAL SURROUNDINGS RATHER THEN STAND OUT TO MINIMIZE ANY VISUAL IMPACT. A SIMPLE PATTERN IS PROPOSED THAT WILL BE CUT INTO THE CONCRETE FORMS AND CORRESPOND WITH DIFFERING CONCRETE PIGMENTS (SAMPLES SHOWN ABOVE.)

SHOU SUGI BAN: THE MAIN TASTING ROOM WILL BE CLAD IN BURNT WOOD, REMINISCENT OF THE FIRE THAT SWEEPED THROUGH THE SITE IN 2009 WHEN THE HOMESTEAD ON THE PROPERTY WAS DESTROYED. THE CLAD WOOD IS ALSO AN HOMAGE TO GORMAN'S MILL, A LOCAL LANDMARK DIRECTLY ADJACENT FROM OUR SITE.

CORTEN STEEL: CORTEN STEEL WILL BE FASTENED IN 2 LOCATIONS ADJACENT TO PROPOSED GLAZING THAT SERVES TO LIGHT THE STAIRWELL TO MATCH THE LANGUAGE OF THE LOOK-OUT PODS

MATERIALITY

GOATS PEAK WINERY

CN TOWER

Telecommunication + Restaurant in Toronto
1,814 feet (1,151 feet restaurant view)



TUSCAN TOWERS

Torri dei salvucci
131 feet

One of many medieval towers located in the Town of San Gimignano, Italy



MISSION HILL BELL TOWER

85 feet tower
111 feet total height

Mission Hill Family Estate an 85-foot-high bell tower



HILLSIDE ESTATE WINERY

72 feet

Ventilation shaft + Look-out in Penticton



GORMAN'S MILL

+/-80 feet

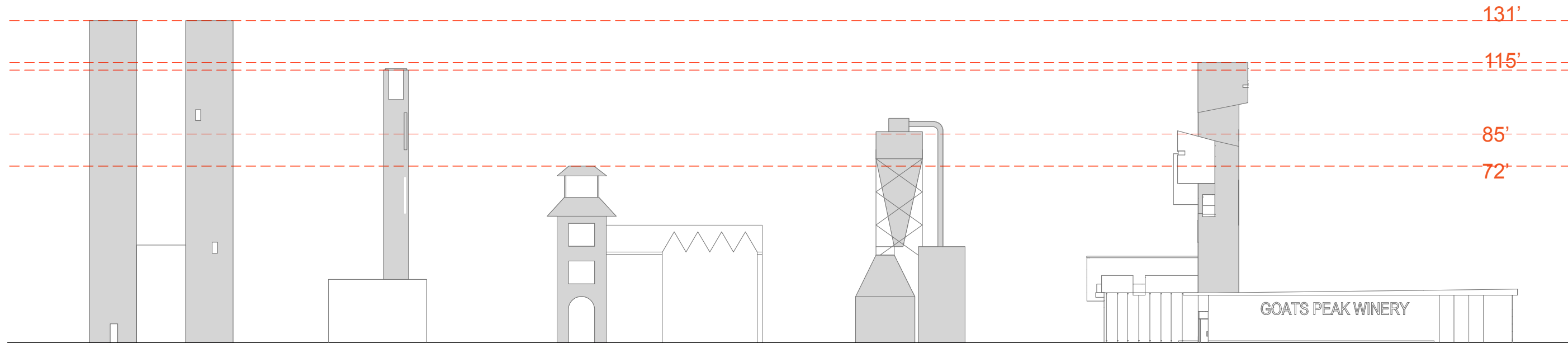
Sawmill Trimmer Cyclones



GOATS PEAK WINERY

94 feet tower
115 feet proposed total height

Seeking a height variance



GOATS PEAK WINERY WILL BE NESTLED BEHIND A HILL ADJACENT TO THE HIGHWAY AND GORMAN'S MILL. THE FOLLOWING STRUCTURES AND THEIR HEIGHTS ARE COMPARED ABOVE.

HEIGHT VARIANCE

GOATS PEAK WINERY



TUSCAN TOWERS



MODERN LOOK-OUT TOWER



TEXTURED/PIGMENT CONCRETE

TOWER PRECEDENT

GOATS PEAK WINERY



Design by PhotoDirector

21'-0" ELEVATION MAIN LEVEL VIEW



Design by PhotoDirector
PEAK RANGE AT 22.6M ELEVATION

73'-7" ELEVATION UPPER TASTING POD VIEW

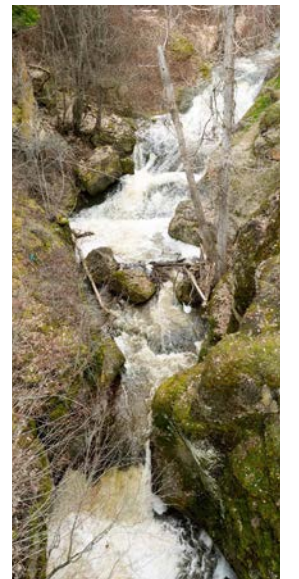
VIEWING HEIGHTS

GOATS PEAK WINERY



OLD FLUMES USED TO PROVIDE WATER TO FARMERS LOCALLY. THESE FLUMES CAN BE FOUND IN THE TRAILS AROUND GLENROSA AND GLEN CANYON.

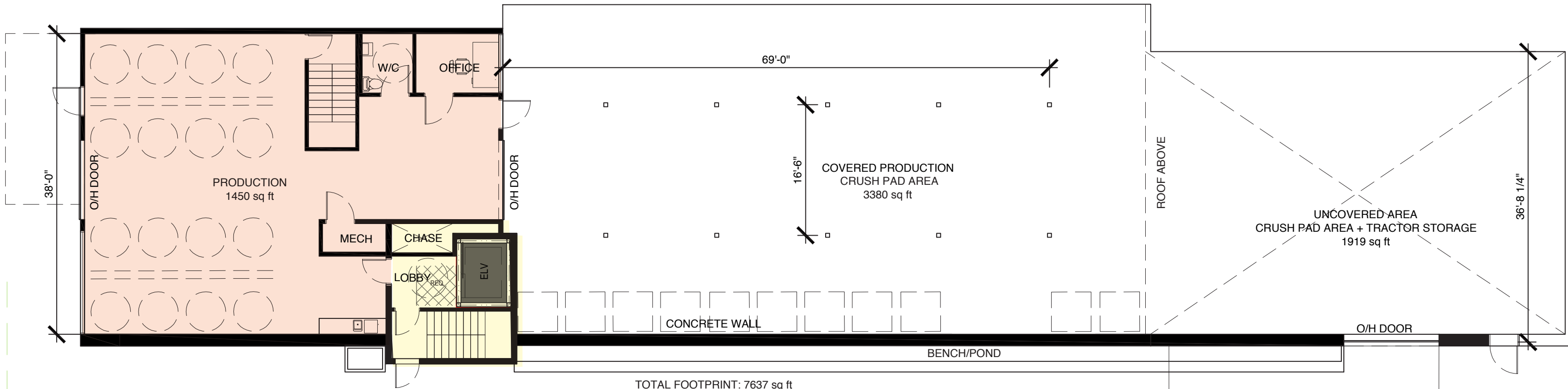
POWERS CREEK HAS A SIGNIFICANT WATERFALL AND IS LOCATED IN GOATS PEAK NEIGHBORHOOD.



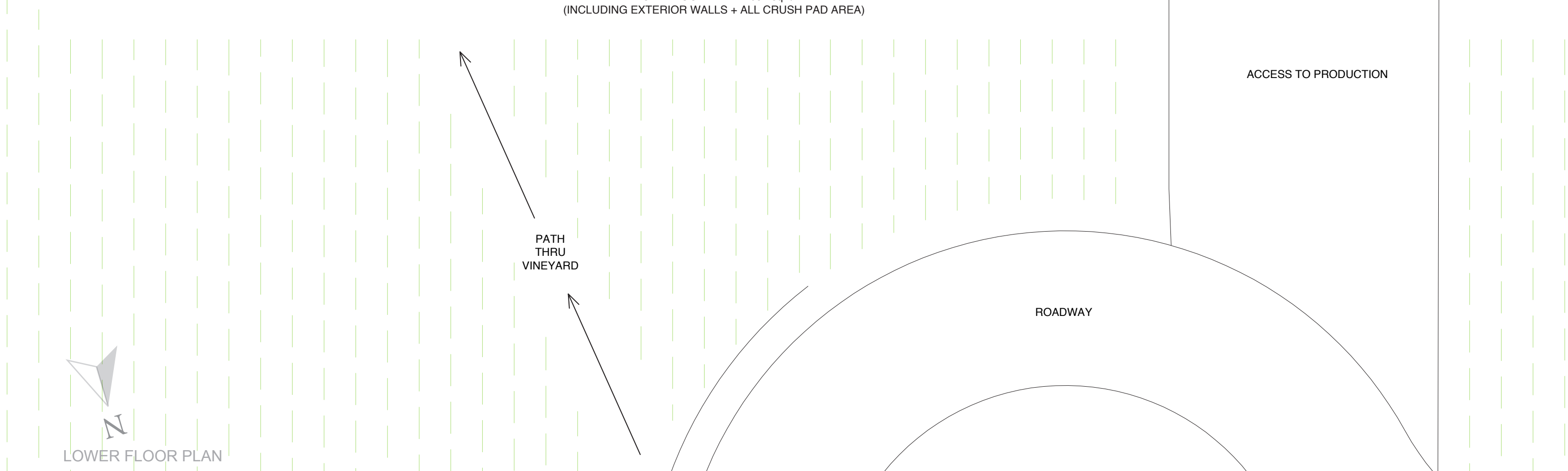
A CONCRETE WALL IS PROPOSED TO ACT AS A PRIVACY SCREEN FROM THE OUT-DOOR CRUSH PAD AND WILL ACT AS AN ACOUSTIC BARRIER FROM THE HIGHWAY. AS IT WILL FUNCTION AS THE WINERY'S HIGHWAY-VISIBLE SIGNAGE, THE MAIN FEATURE WILL BE A WATER FALL THAT HEARKENS TO THE OLD FLUMES AND NEARBY WATERFALL IN GLEN CANYON.

MAIN ENTRY + FLUME/WATERFALL

GOATS PEAK WINERY

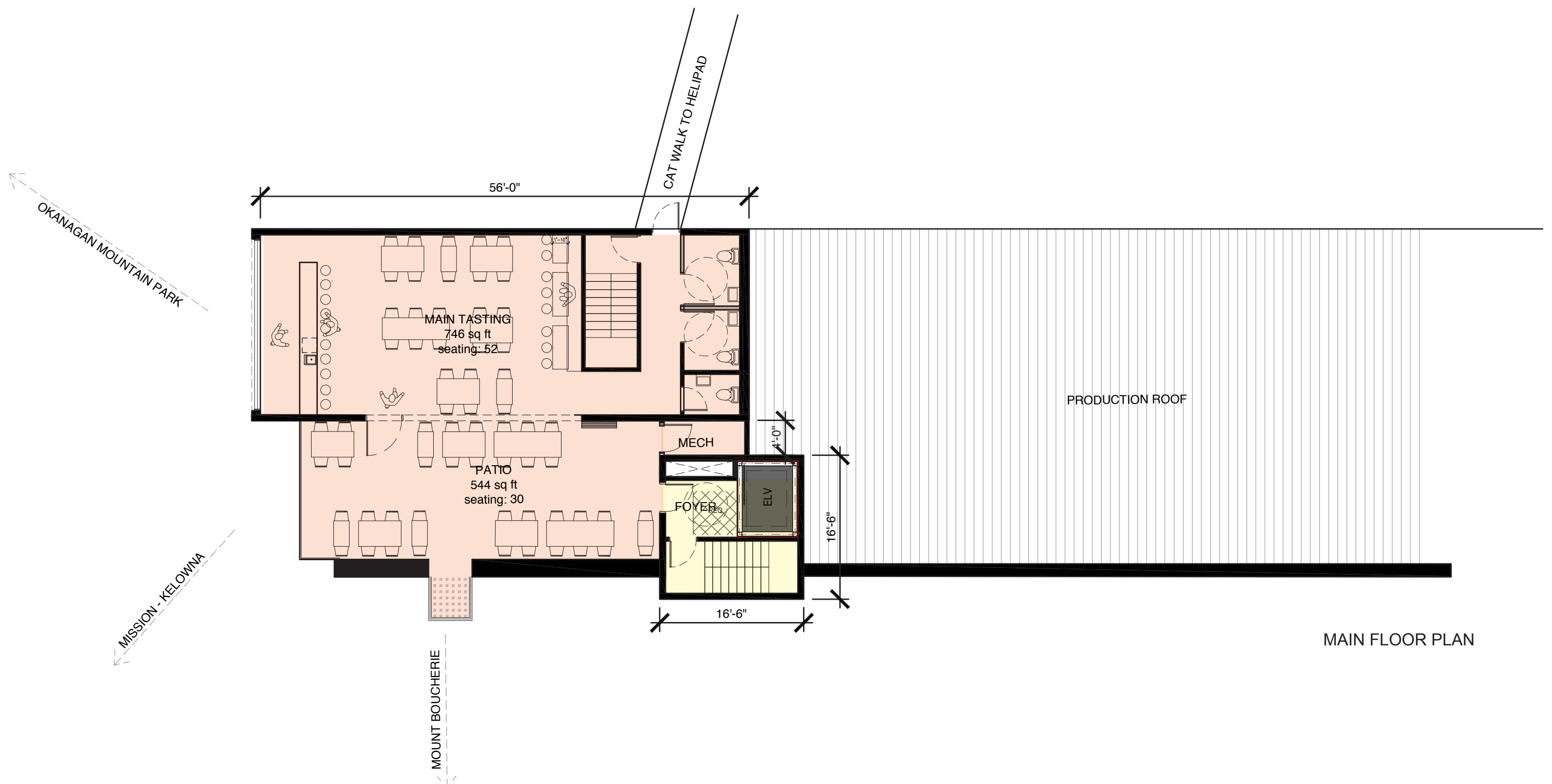


TOTAL FOOTPRINT: 7637 sq ft
(INCLUDING EXTERIOR WALLS + ALL CRUSH PAD AREA)



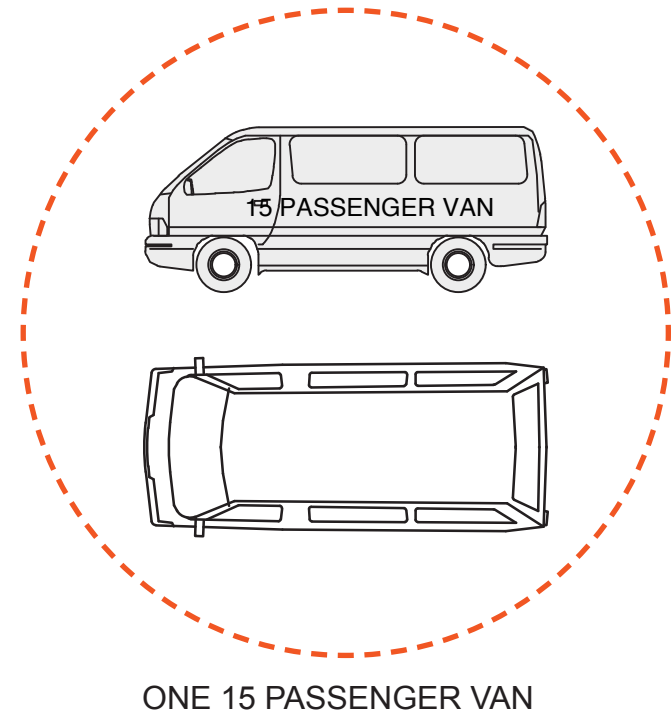
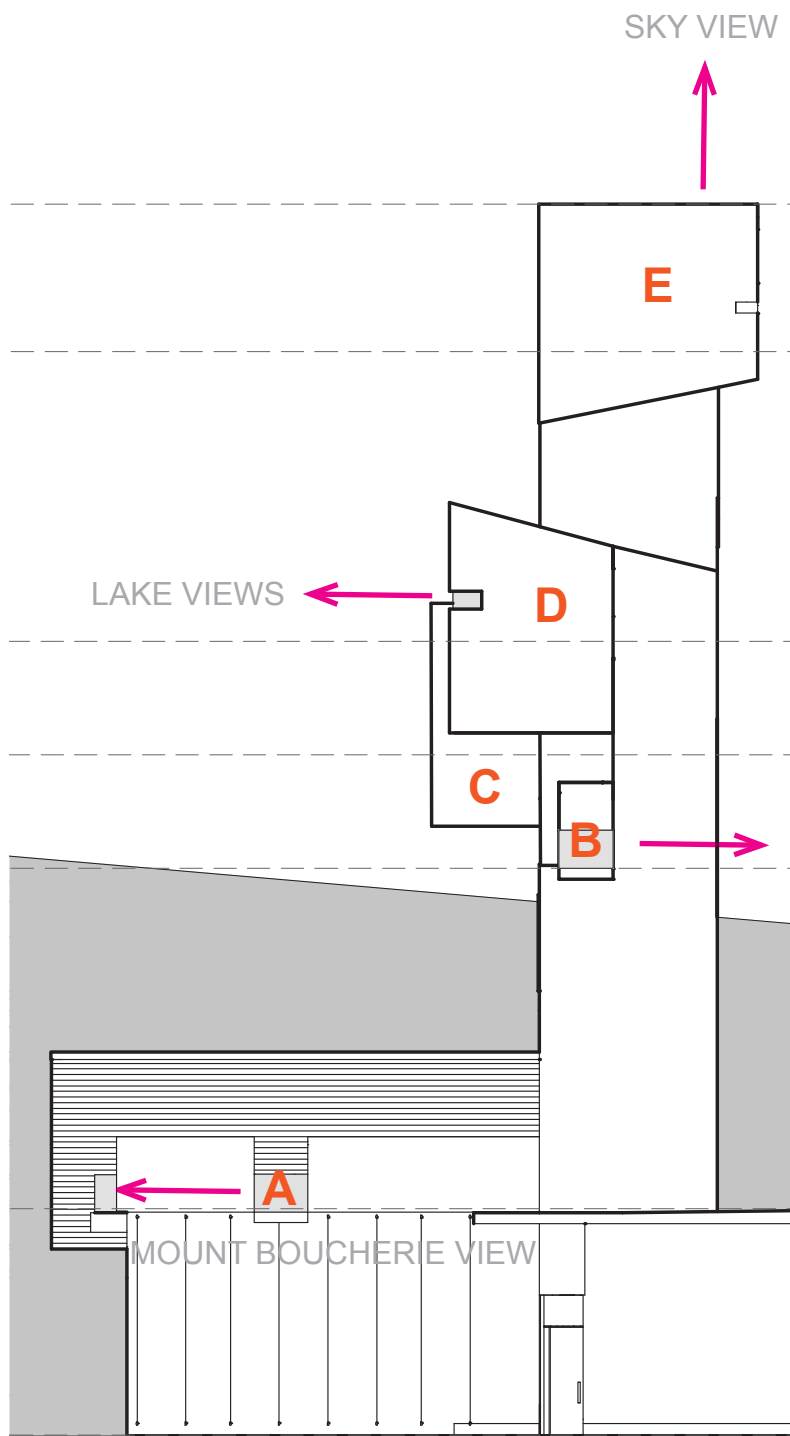

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 LOWER FLOOR PLAN

GOATS PEAK WINERY

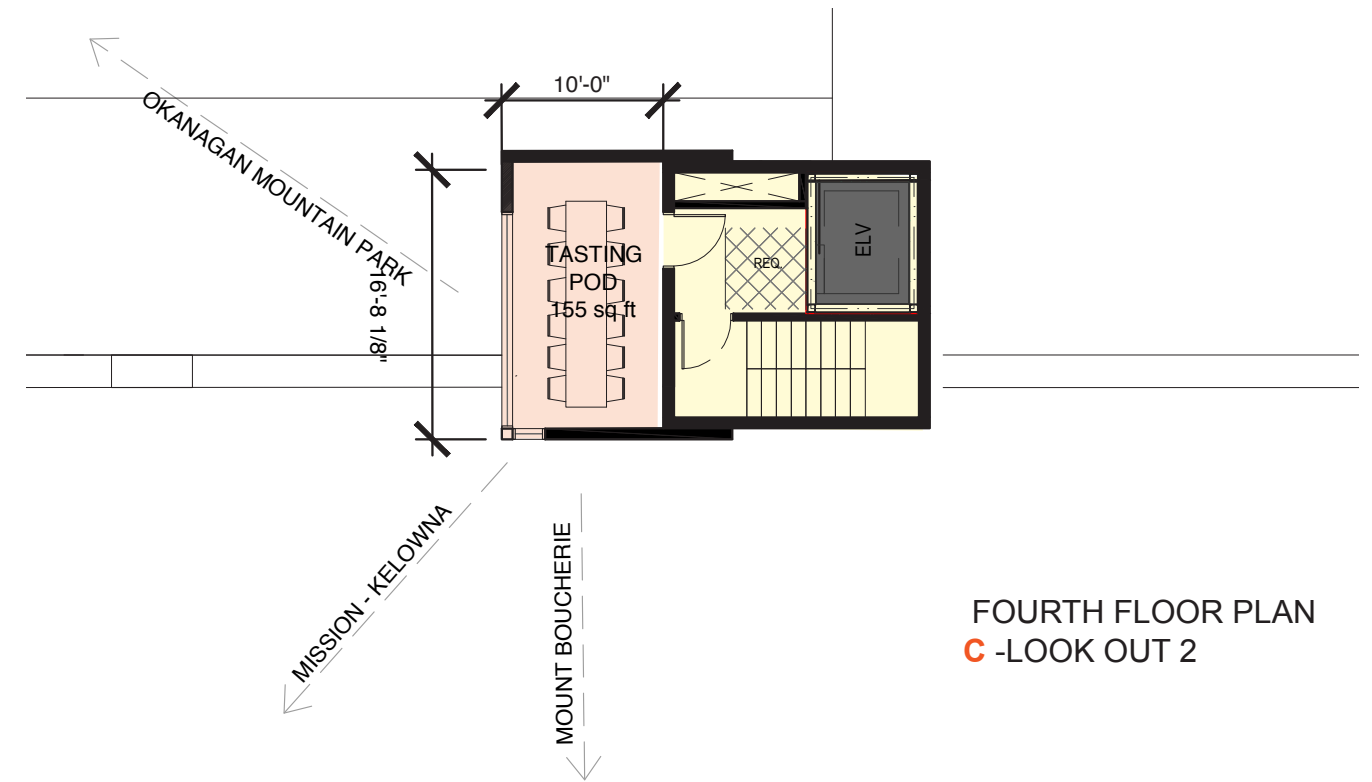


MAIN FLOOR PLAN

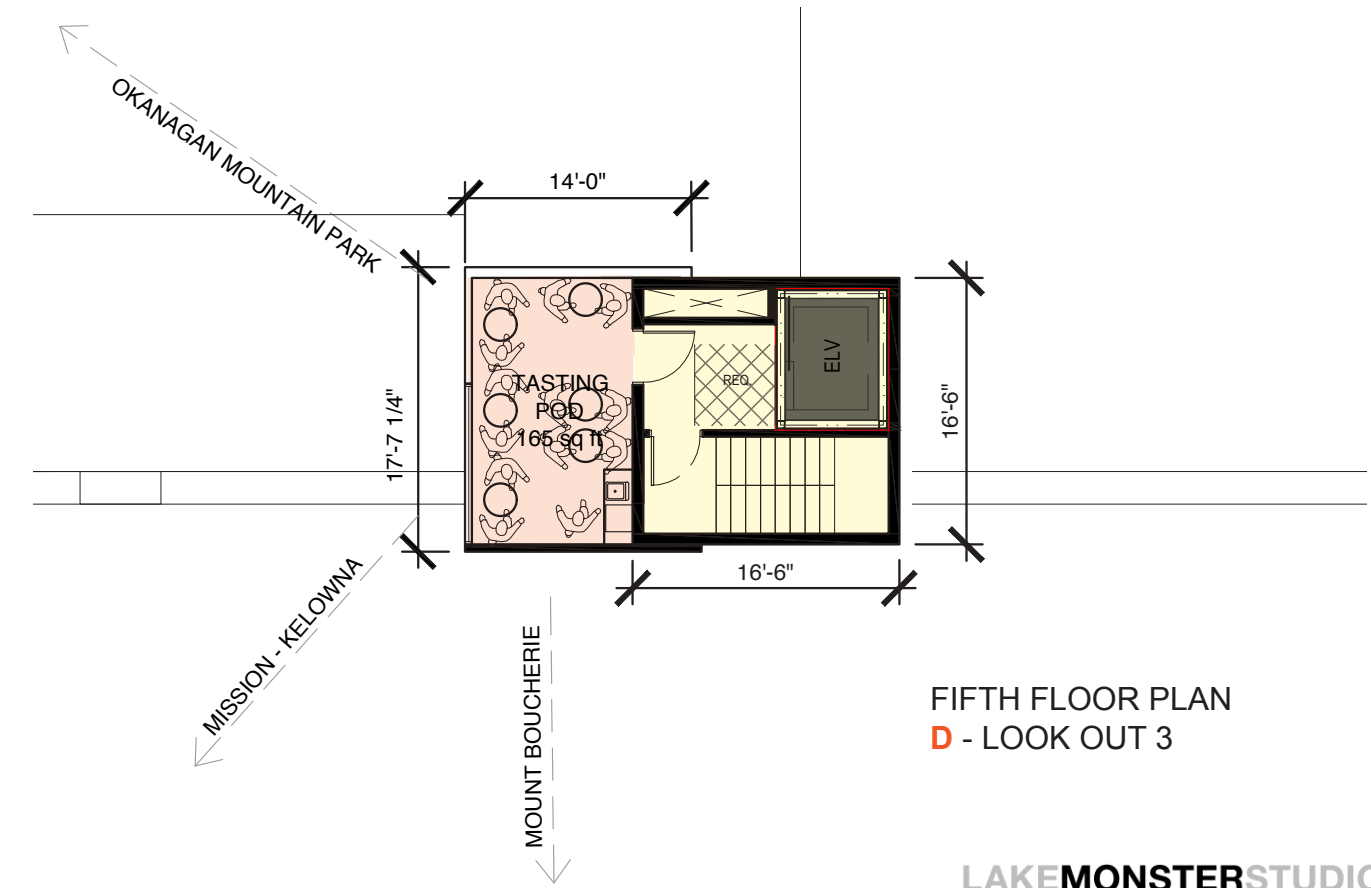




- A** - This one-person lookout cuts through the highway privacy wall to afford a glance at Mount Boucherie.
- B** - LOOK-OUT 1 - This lookout allows you to sneak a peak over to Glenrosa and the Highway.
- C** - LOOK-OUT 2 - This is the second stop for a passenger van tour. The idea is that a second tasting would happen here.
- D** - LOOK-OUT 3 - This is the third stop for a passenger van tour. This will be partially an outdoor experience with views to Okanagan Mountain Park.
- E** - This is for the more adventurous or contemplative visitor. As a small space with a view only to the sky, you have reached the top!

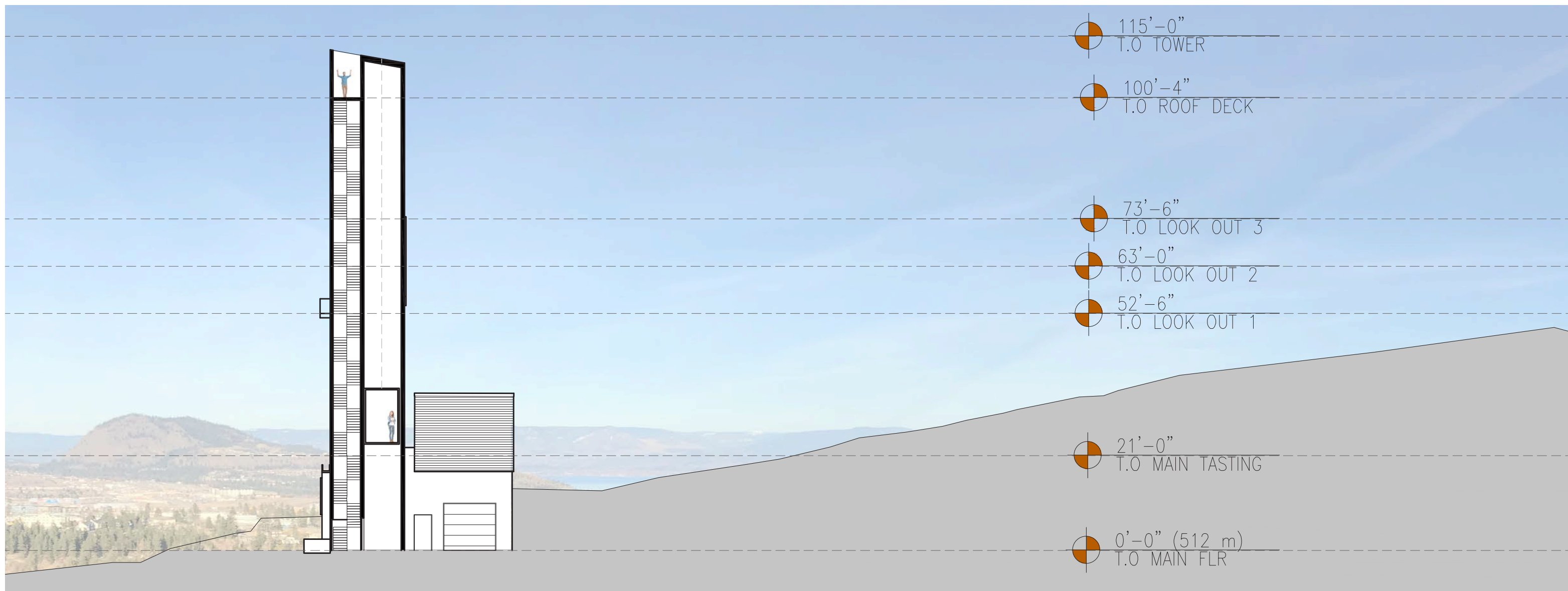


FOURTH FLOOR PLAN
C - LOOK OUT 2



FIFTH FLOOR PLAN
D - LOOK OUT 3



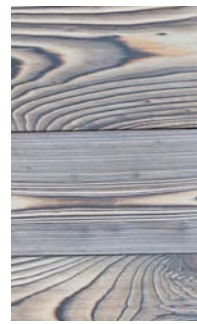


BUILDING/SITE SECTION: THIS BUILDING IS NESTLED INTO A HILLSIDE THAT SEPARATES IT FROM THE HIGHWAY + GORMAN'S MILL. THE MAIN FLOOR GRADE OF THE BUILDING IS ROUGHLY 50 FEET LOWER THEN THE HILL. THE TOP OF THE TOWER PROVIDES A VIEW OF THE OPEN SKY.

THE PROPOSED STRUCTURE WILL BE NON-COMBUSTIBLE, COMPLETE WITH SPRINKLERS + A STANDPIPE.

BUILDING SECTION

GOATS PEAK WINERY



BURNT WOOD



TEXTURED w/ PIGMENT
PRE-CAST CONCRETE



CORTEN STEEL

115'-0"
T.O TOWER

100'-4"
T.O ROOF DECK

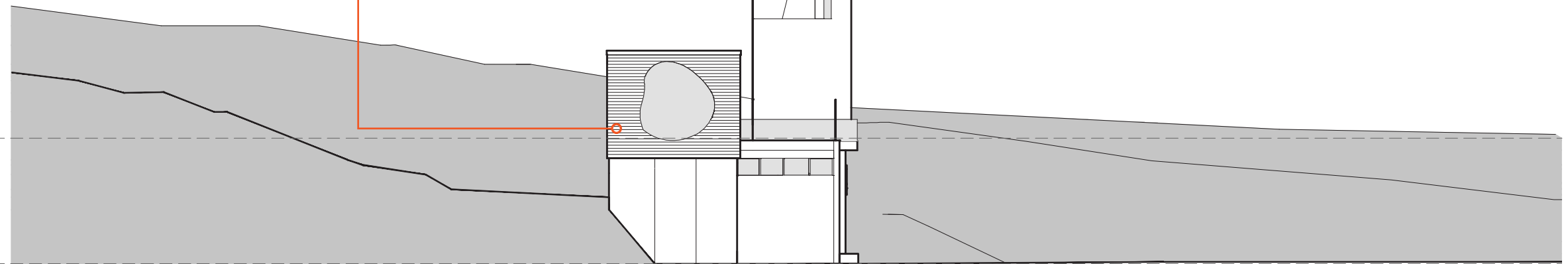
73'-6"
T.O LOOK OUT 3

63'-0"
T.O LOOK OUT 2

52'-6"
T.O LOOK OUT 1

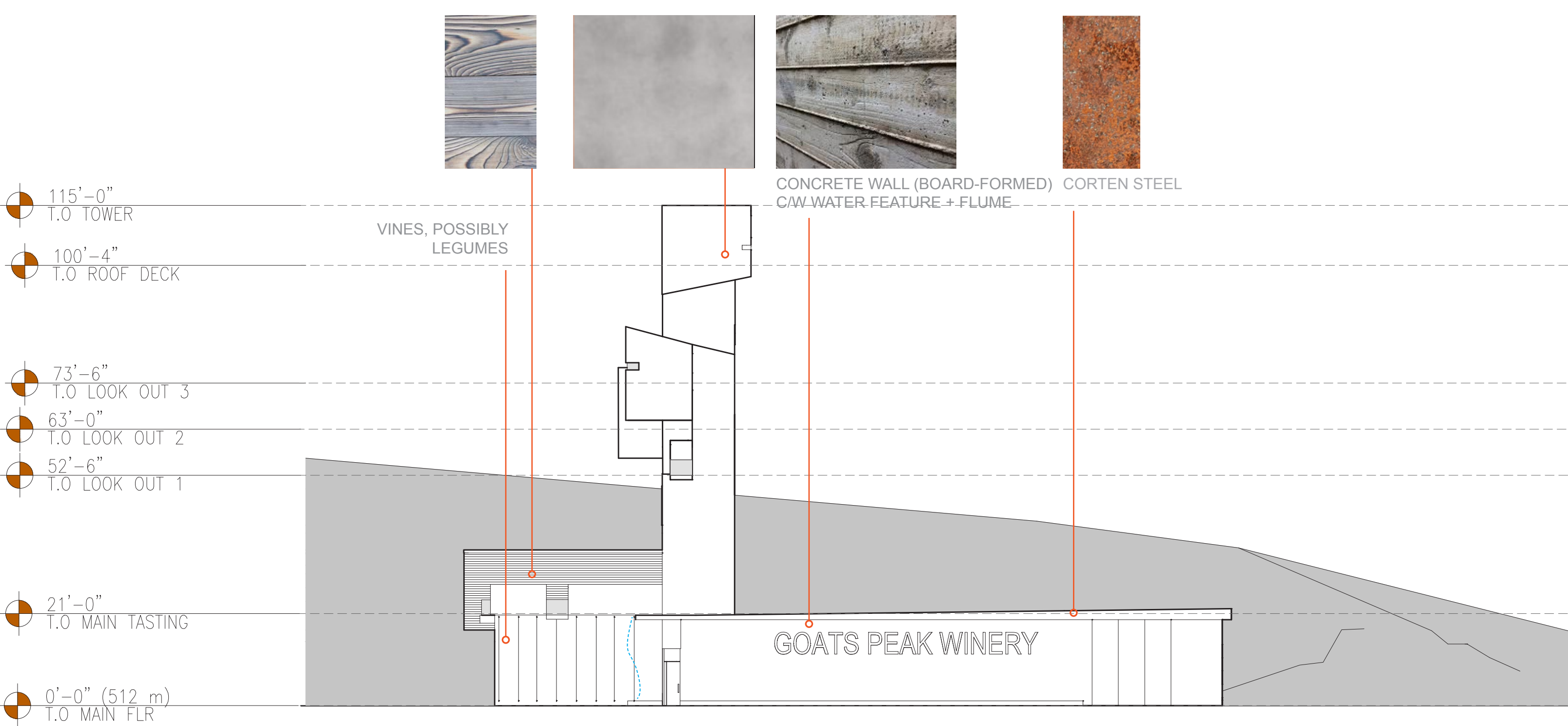
21'-0"
T.O MAIN TASTING

0'-0" (512 m)
T.O MAIN FLR



EAST ELEVATION

GOATS PEAK WINERY



LOOK-OUT PODS: THERE ARE 2 TASTING PODS AND 2 ADDITIONAL LOOK OUTS ACCESSED OFF THE TOWER. EACH VIEW POINT ALLOWS THE VISITOR A DIFFERENT VIEW.

THE VIEWS: THE MAIN TASTING PODS FACE TOWARDS THE VIEW WHILE THE OTHERS DIRECT YOU TOWARDS CARROT MOUNTAIN/SHANNON LAKE AND GLENROSA. FROM A DISTANCE, YOU CAN SEE WHAT EACH LOOK-OUT SEES.

ROAD-SIDE PAVILION: THIS BUILDING IS INTENDED TO BE A SHOW PIECE. IN THE SPIRIT OF ROAD-SIDE ARCHITECTURE MUCH LIKE ROUTE 66, THIS BUILDING WILL BE THE BOOK-END OF THE WINE TRAIL OF WEST KELOWNA.

NORTH ELEVATION

GOATS PEAK WINERY



CORTEN STEEL



TEXTURED w/ PIGMENT
PRE-CAST CONCRETE

115'-0"
T.O TOWER

100'-4"
T.O ROOF DECK

73'-6"
T.O LOOK OUT 3

63'-0"
T.O LOOK OUT 2

52'-6"
T.O LOOK OUT 1

21'-0"
T.O MAIN TASTING

0'-0" (512 m)
T.O MAIN FLR

GLAZING ALONG TOWER STAIRWELL

PRODUCTION

WEST ELEVATION

GOATS PEAK WINERY



TEXTURED w/ PIGMENT
PRE-CAST CONCRETE



CORTEN STEEL



BURNT WOOD

115'-0"
T.O TOWER

100'-4"
T.O ROOF DECK

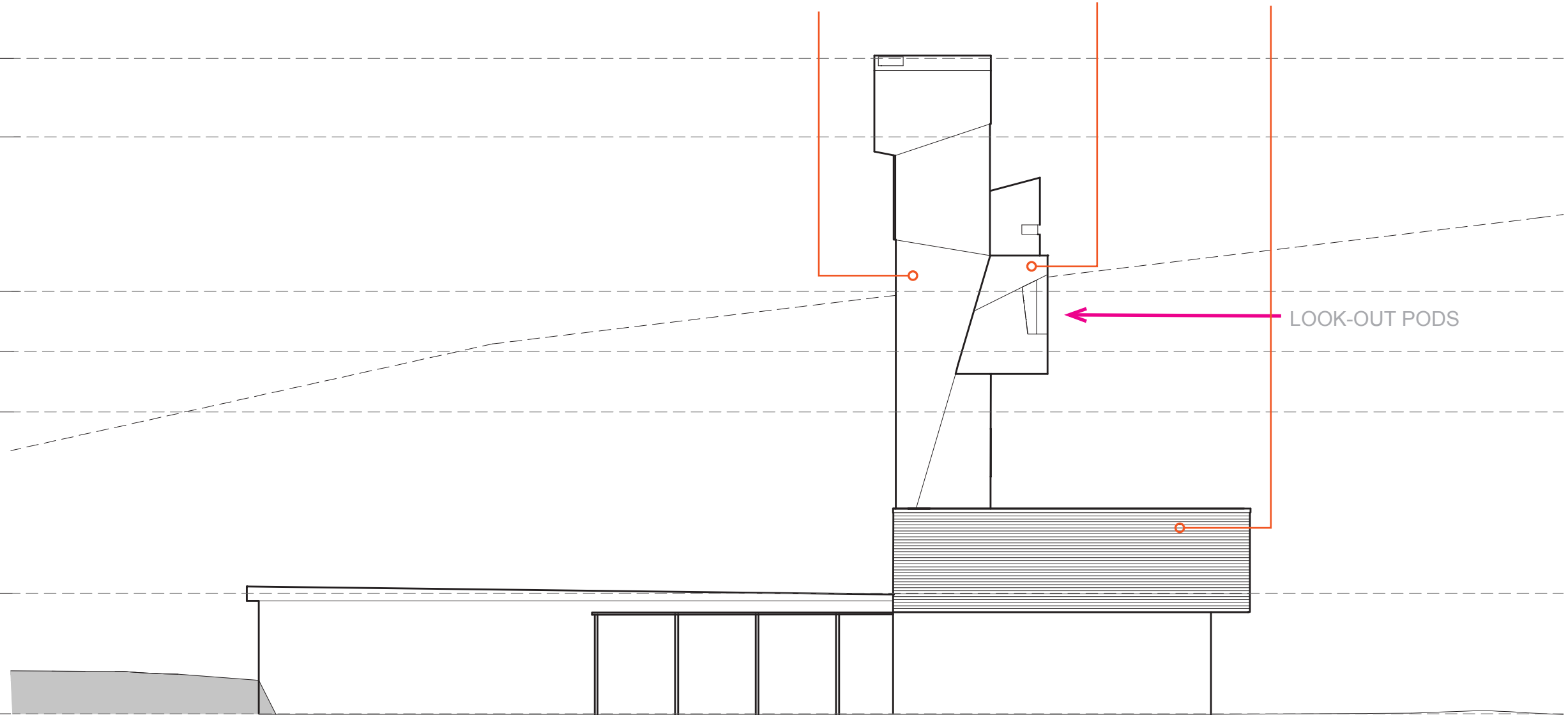
73'-6"
T.O LOOK OUT 3

63'-0"
T.O LOOK OUT 2

52'-6"
T.O LOOK OUT 1

21'-0"
T.O MAIN TASTING

0'-0" (512 m)
T.O MAIN FLR



SOUTH ELEVATION

GOATS PEAK WINERY



LOCATION 1
HWY 97 BELOW GLENROSA



LOCATION 2
JUST PAST THE CHERRY-PIT AT TOP OF HILL



LOCATION 3
GELLATLY ROAD BESIDE THE CHERRY ORCHARD



LOCATION 4
GELLATLY ROAD JUST PAST THE GRAVEYARD



LOCATION 5
BESIDE GORMAN'S MILL JUST BEFORE OVERPASS



LOCATION 6
GELLATLY ROAD NEAR THE BEACH + BENNETT PROPERTY