The Westholme Hotel

Pre-App Rezoning Package

Olson Kundig Kasian PWL



PROJECT INFORMATION

Zone Existing	OTD-1 Old Town District 1
Proposed Zone or Site Specific Zone	New Zone
Site Area	1,500 SM
Site Coverage Area	1,250 SM
Site Coverage %	83.3%
Open Site Area	0 SM
Open Space %	0%
Height of Building	64.5m
Number of Stories	17 Stories
Proposed FSR	10:1
Parking Stalls on Site	108 Stalls

Building Setbacks	**Podium** | **Tower**
Front Yard (Government St)	0m | 8.6m
Corner Yard (Plaza Pandora Ave)	0m | -3.6m
Rear Yard (East Side)	0m | 8m
Side Yard (South Side)	0m | 0m

Hotel Numbers	
Total Number of Keys	198 keys (18 units per floor)
Typical Floor Plate Area	680sm floorplate

TOPOGRAPHIC PLAN OF LOT 1, PLAN 7110 AND PARTS OF LOTS 661, 662 AND 663, ALL IN VICTORIA CITY

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

LEGEND

- *denotes Drain*
- *denotes Catch Basin*
- *denotes Lamp Post*
- *denotes Manhole - Storm*
- *denotes Traffic Light*
- *denotes Sign Post*
- *denotes Spot Elevation* (23.9)
- *denotes Tree*
- *denotes Valve*
- *denotes Water Valve*
- *denotes Electrical Vault*
- *denotes Unmarked Measured Point*
- BC *denotes Building Corner*
- *denotes Curb*
- *denotes Gutter*
- *denotes Fence - Wire*
- *denotes Fence - Wood*
- *denotes Edge of Sidewalk*
- *denotes Edge of Building*
- *denotes Dripline*

Note: Boundaries as shown are approximate and subject to further investigation.

Parcels are subject to Covenant CA319807.

Site Plan | Illustrative

Chinatown

Towards harbour / bridge

Playhouse

Centennial Square

0' 30' 60' 120'

Annex

Victoria City Hall

Plaza

Hotel Dropoff

Service Vehicle

Pandora Ave.

Downtown

Market Square

Government St.

Westholme Hotel

Garage

Broad St.

Old Town

Johnson St.

Johnson St.

The Westholme Hotel

Olson Kundig

kasian

PWL


PANDORA AVE.
GOVERNMENT ST.
0m
-2.5m
13% RAMP TO GARAGE BELOW
SERVICE DROP OFF ZONE
0
5
10 m

B1, B2, B3, B4 PARKING LEVEL
19 PARKING
2 ADA PARKING
6 VALET PARKING

x 4

=
76 PARKING
8 ADA PARKING
24 VALET PARKING

(108 PARKING TOTAL)



TRUE NORTH

SCALE: 1:200

0m 5 10

B1, B2, B3, B4 PARKING LEVEL
19 PARKING
2 ADA PARKING
6 VALET PARKING

x 4

=
76 PARKING
8 ADA PARKING
24 VALET PARKING

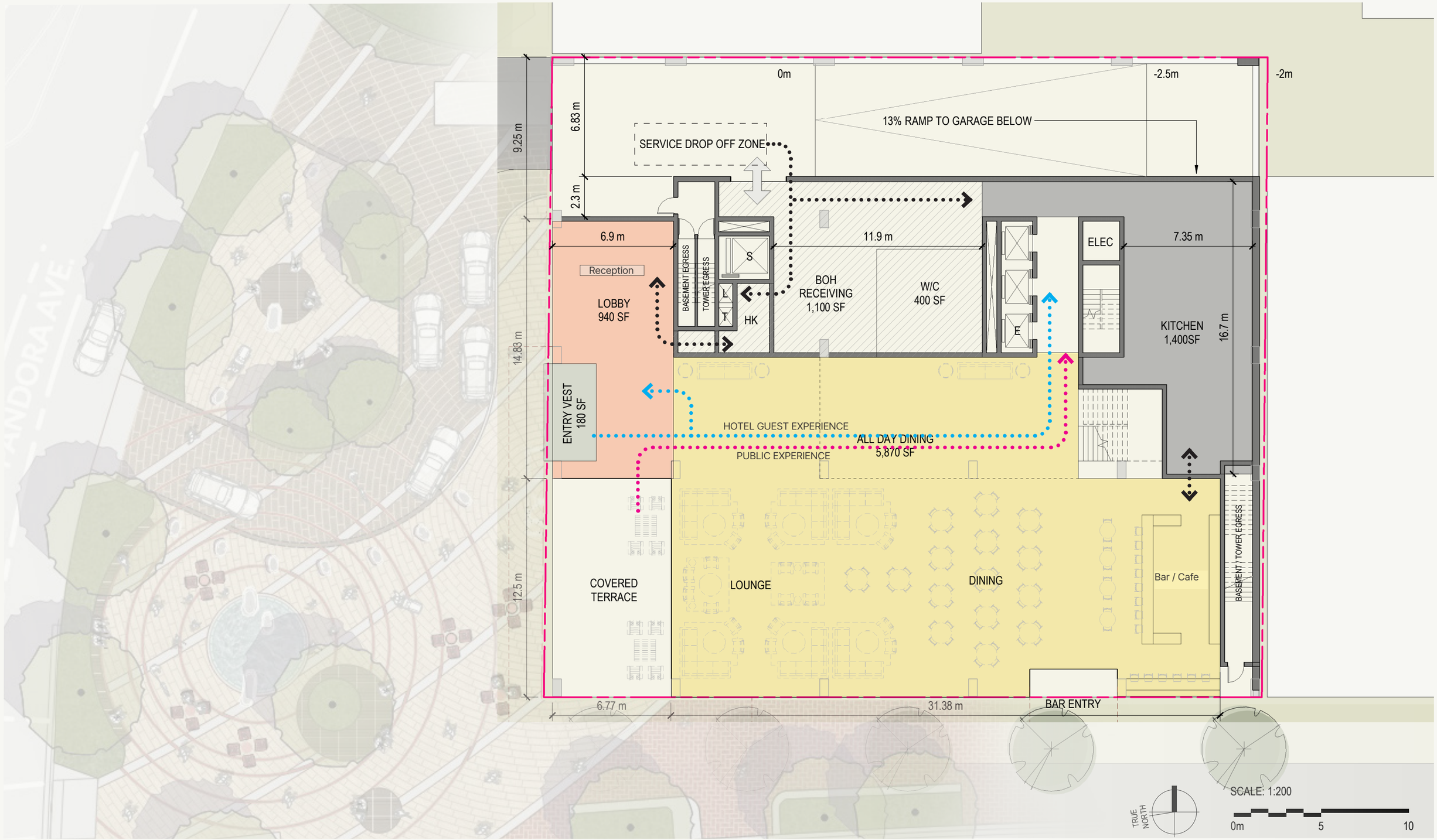
(108 PARKING TOTAL)

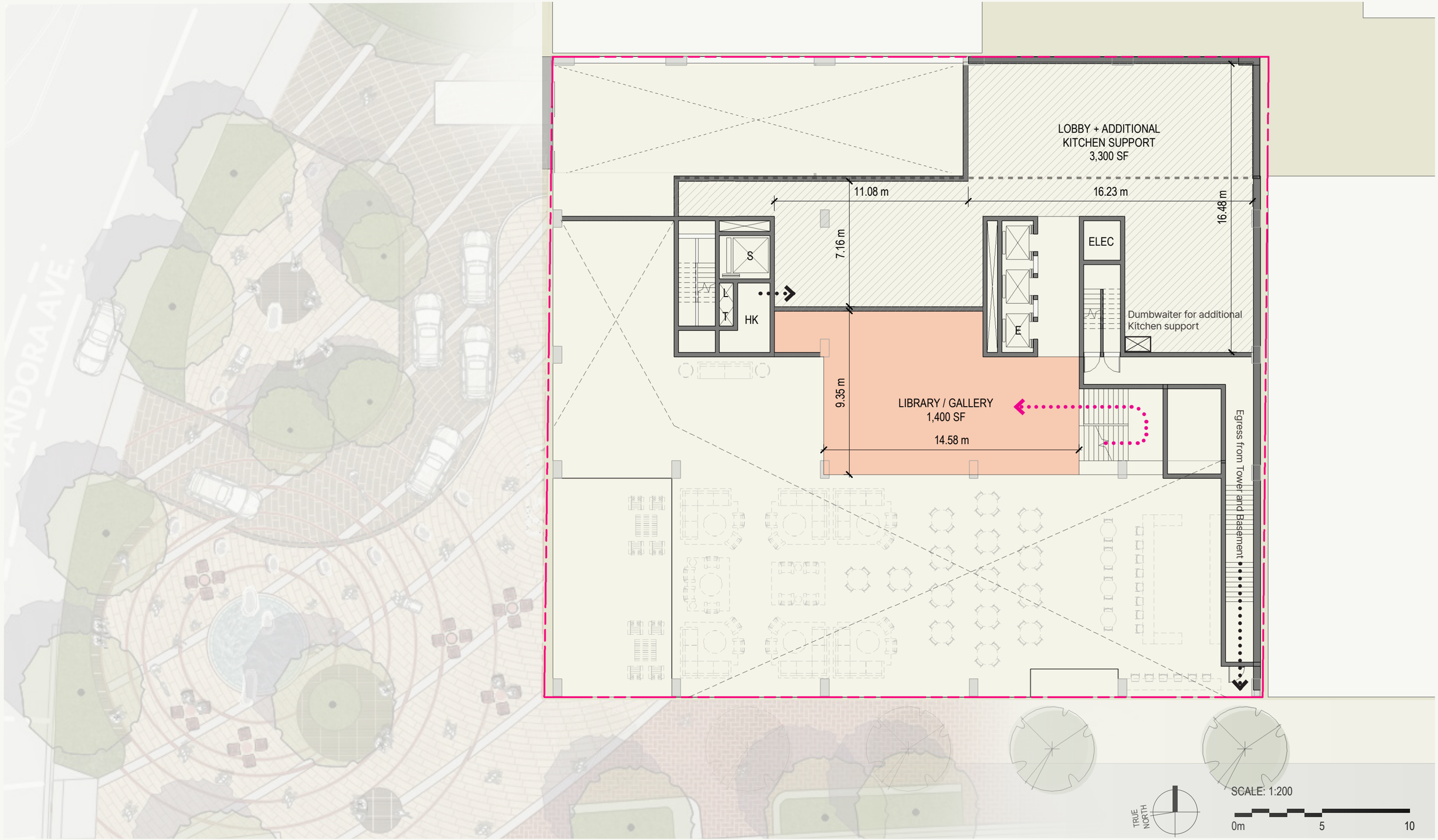


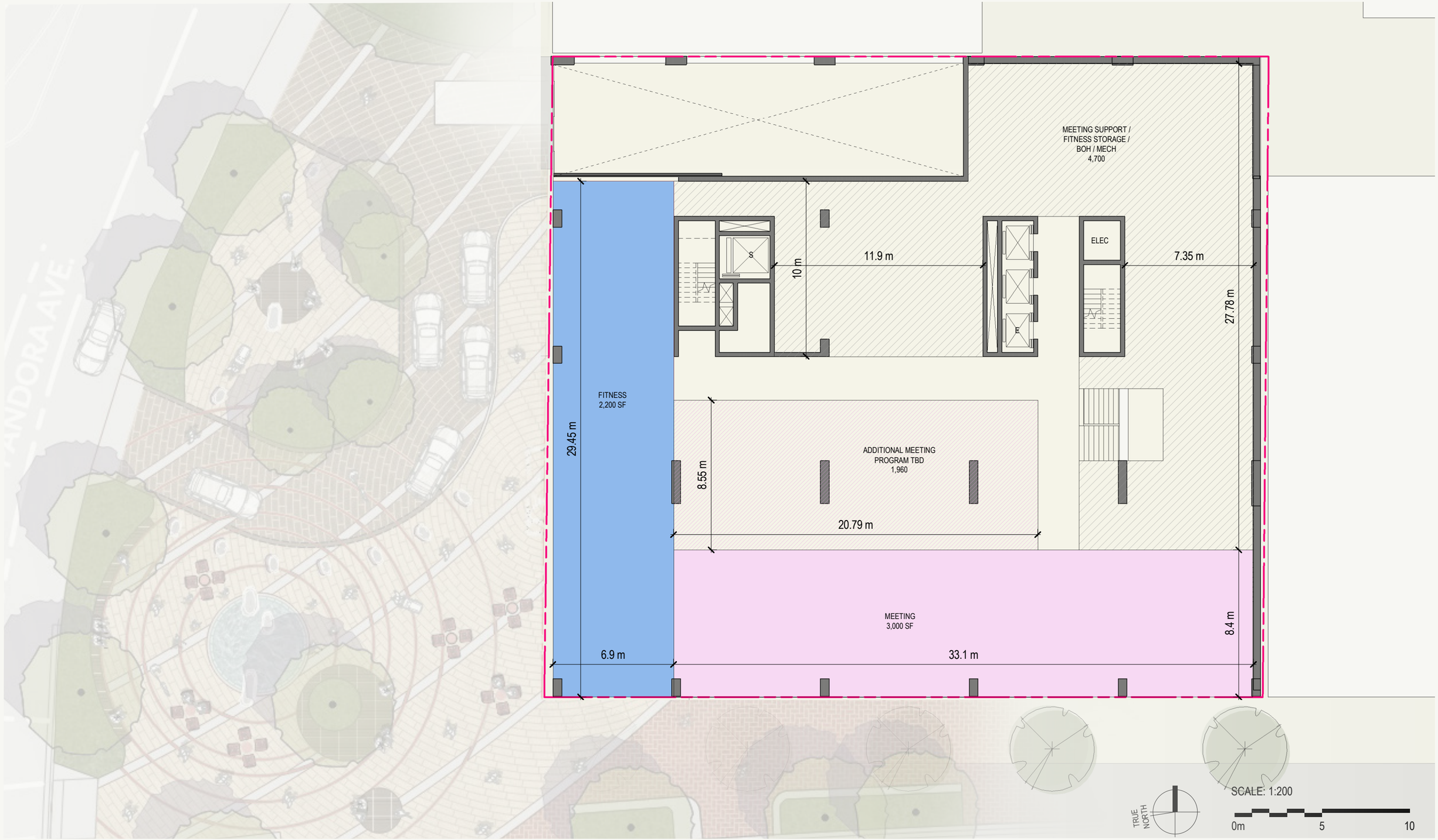
TRUE NORTH

SCALE: 1:200

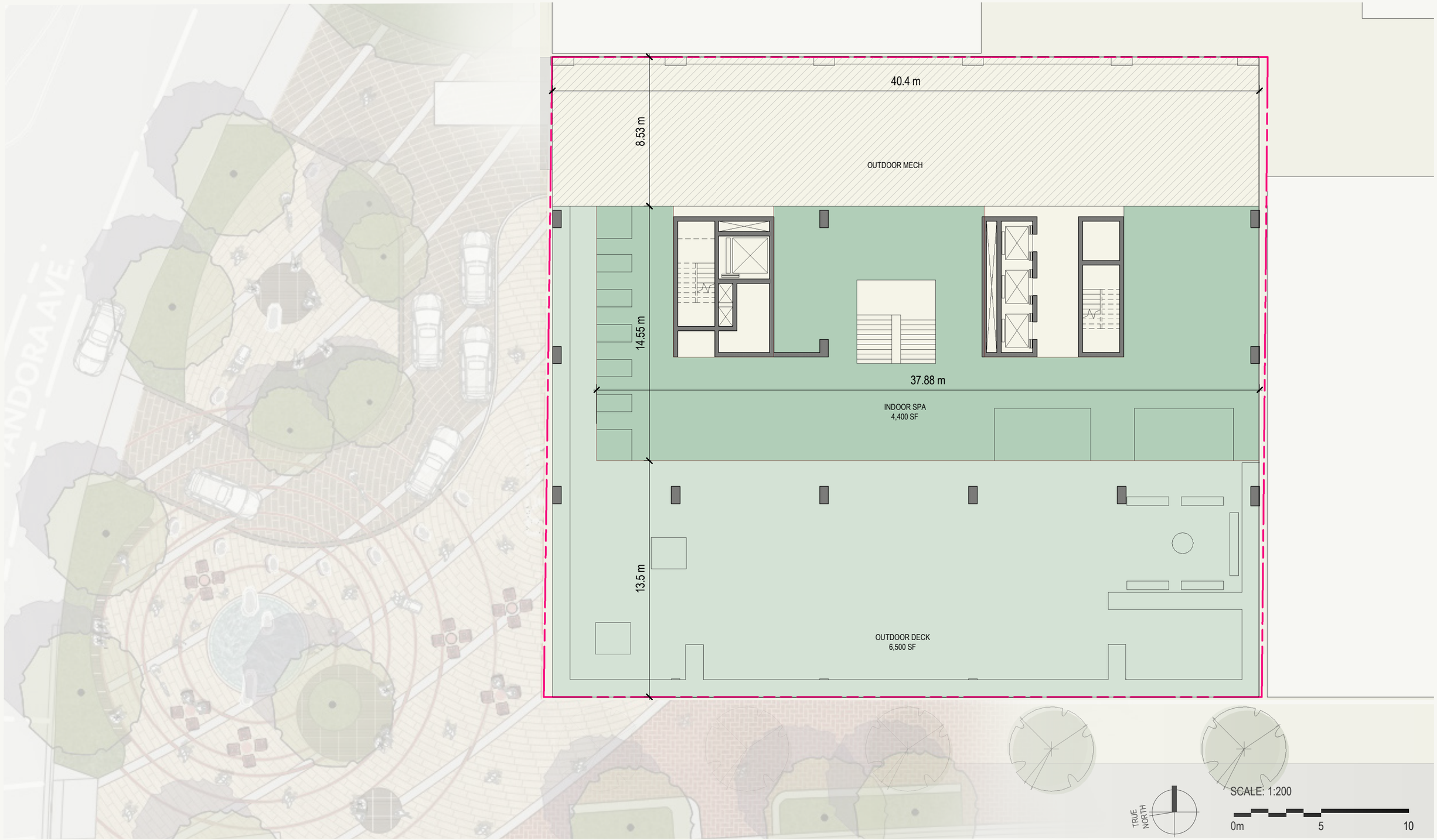
0m 5 10


0m
-2.5m
-2m
9.25 m
6.83 m
2.3 m
SERVICE DROP OFF ZONE
13% RAMP TO GARAGE BELOW
6.9 m
11.9 m
7.35 m
Reception
LOBBY
940 SF
BASEMENT EGRESS
TOWER EGRESS
S
L
T
HK
BOH
RECEIVING
1,100 SF
W/C
400 SF
E
ELEC
KITCHEN
1,400SF
16.7 m
14.83 m
ENTRY VEST
180 SF
HOTEL GUEST EXPERIENCE
PUBLIC EXPERIENCE
ALL DAY DINING
5,870 SF
COVERED
TERRACE
LOUNGE
DINING
Bar / Cafe
BASEMENT / TOWER EGRESS
12.5 m
6.77 m
31.38 m
BAR ENTRY
TRUE
NORTH
SCALE: 1:200
0m
5
10

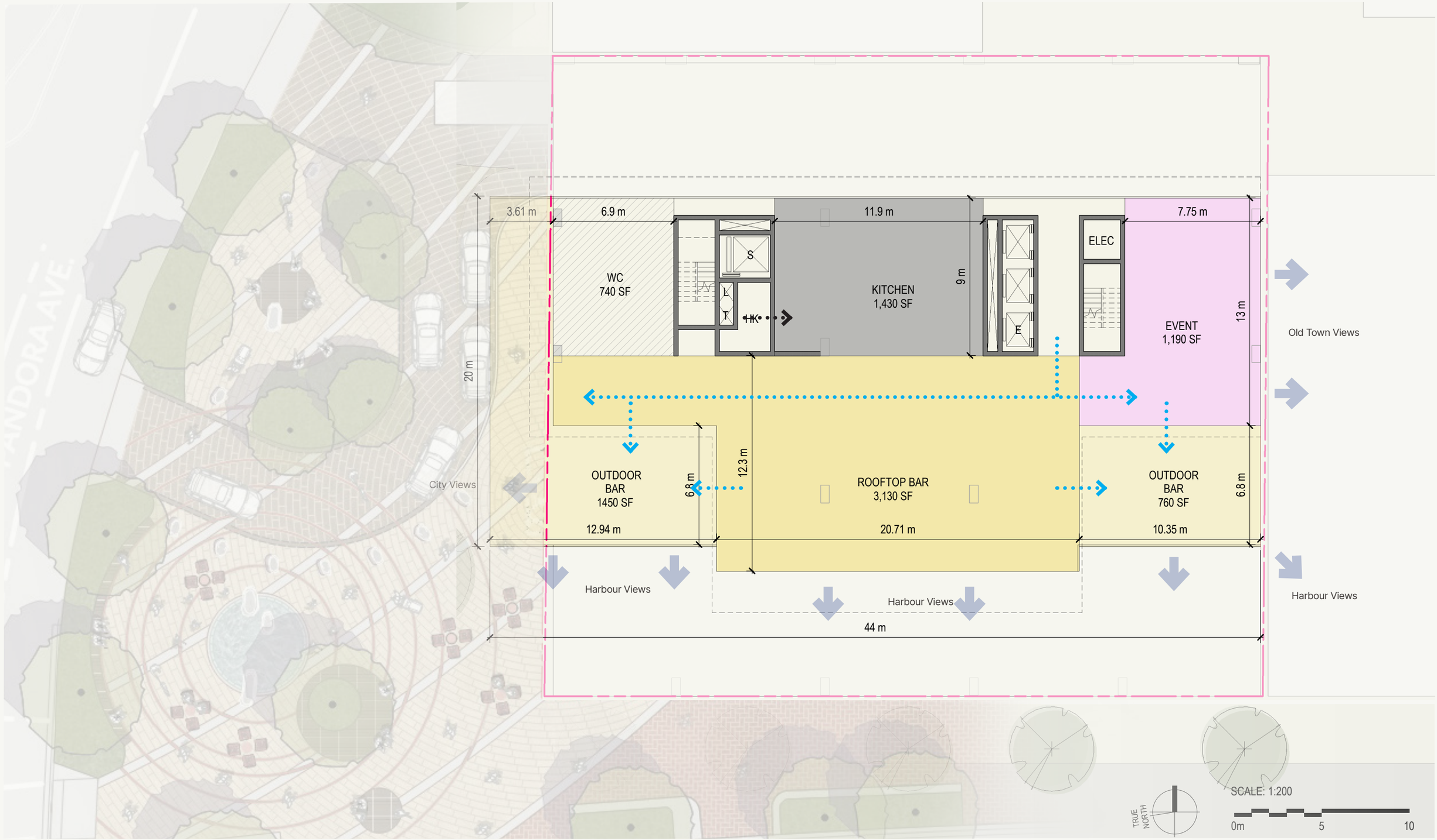

LOBBY + ADDITIONAL
KITCHEN SUPPORT
3,300 SF
11.08 m
16.23 m
16.48 m
7.16 m
9.35 m
S
L
T
HK
E
ELEC
Dumbwaiter for additional
Kitchen support
LIBRARY / GALLERY
1,400 SF
14.58 m
Egress from Tower and Basement
TRUE NORTH
SCALE: 1:200
0m
5
10

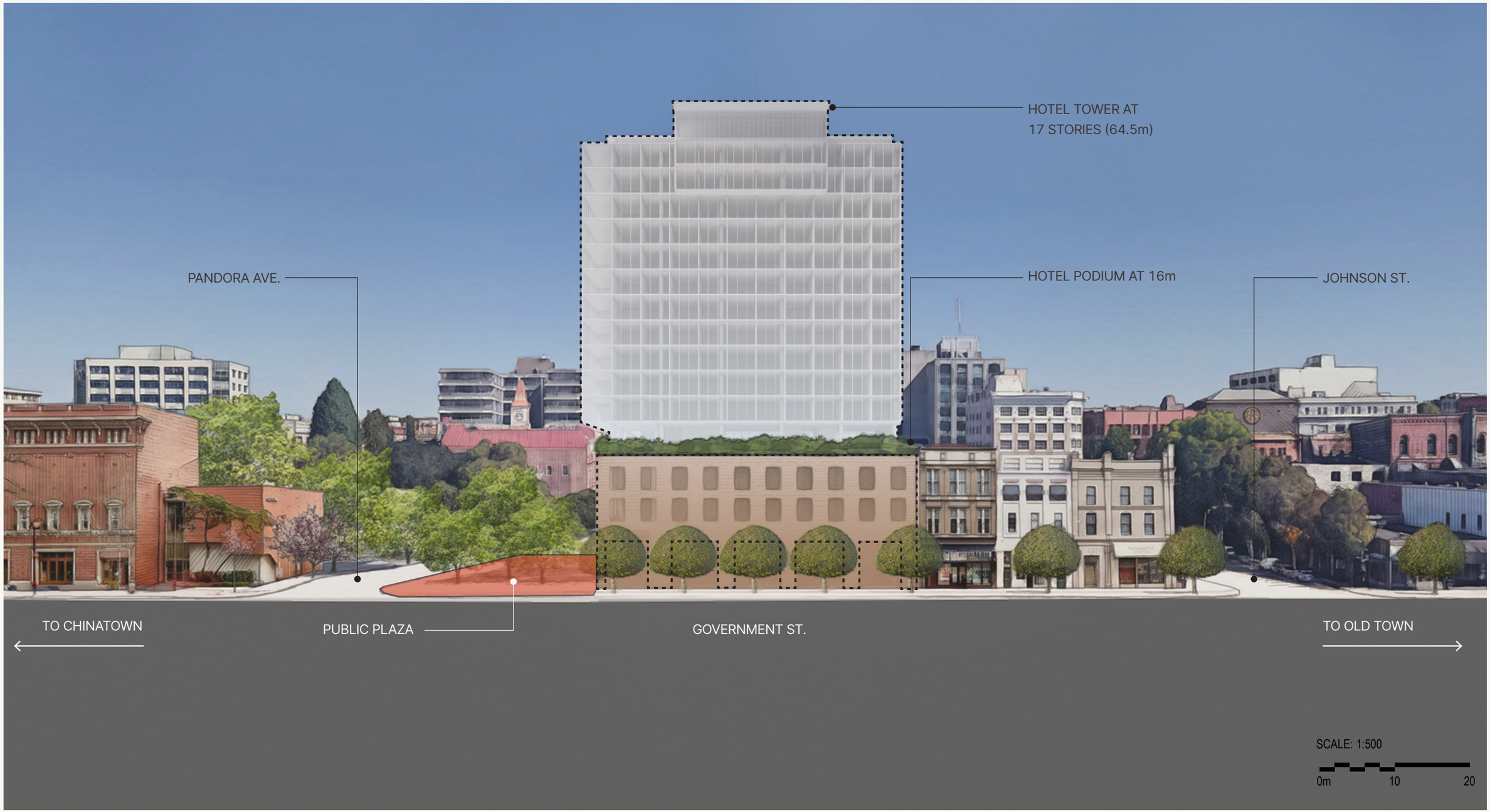

MEETING SUPPORT /
FITNESS STORAGE /
BOH / MECH
4,700
S
11.9 m
10 m
E
ELEC
7.35 m
27.78 m
FITNESS
2,200 SF
29.45 m
8.55 m
ADDITIONAL MEETING
PROGRAM TBD
1,960
20.79 m
MEETING
3,000 SF
8.4 m
6.9 m
33.1 m
TRUE
NORTH
SCALE: 1:200
0m
5
10


24.61 m
15.28 m
36.18 m
BOH / MECH
2,050
SPA
12,400 SF
TRUE NORTH
SCALE: 1:200
0m
5
10

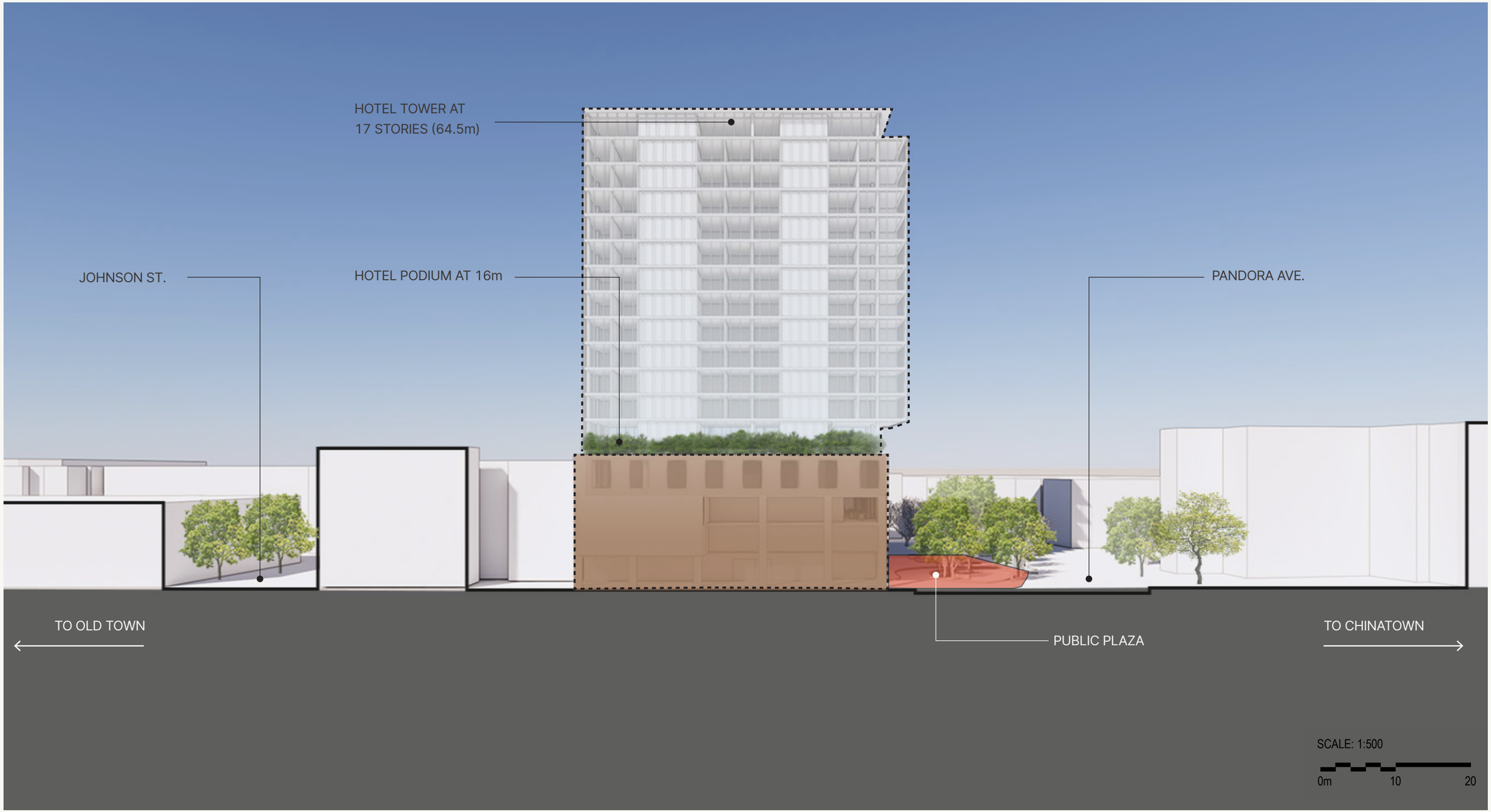

40.4 m
8.53 m
OUTDOOR MECH
14.55 m
37.88 m
INDOOR SPA
4,400 SF
13.5 m
OUTDOOR DECK
6,500 SF
TRUE NORTH
SCALE: 1:200
0m
5
10

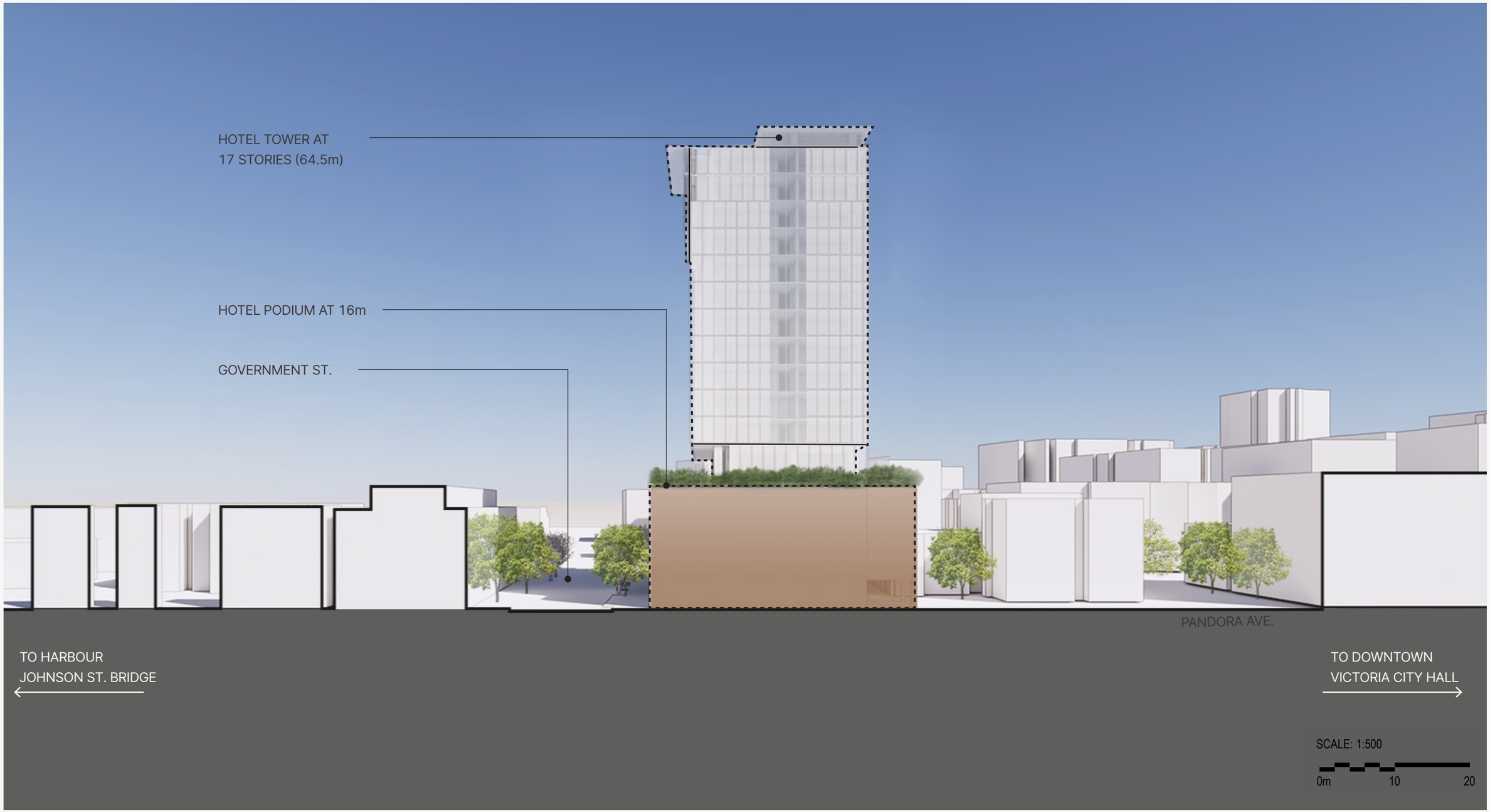

8.03 m
3.48 m
20 m
8.55 m
S
HK
E
ELEC
6 m
6 m
9 m
4 m
44 m
TRUE NORTH
SCALE: 1:200
0m
5
10


3.61 m
6.9 m
11.9 m
7.75 m
WC
740 SF
S
L
T
HK
KITCHEN
1,430 SF
9 m
E
ELEC
EVENT
1,190 SF
13 m
20 m
Old Town Views
City Views
OUTDOOR
BAR
1450 SF
6.8 m
12.3 m
ROOFTOP BAR
3,130 SF
OUTDOOR
BAR
760 SF
6.8 m
12.94 m
20.71 m
10.35 m
Harbour Views
Harbour Views
Harbour Views
44 m
TRUE
NORTH
SCALE: 1:200
0m
5
10


HOTEL TOWER AT
17 STORIES (64.5m)
HOTEL PODIUM AT 16m
PANDORA AVE.
JOHNSON ST.
TO CHINATOWN
PUBLIC PLAZA
GOVERNMENT ST.
TO OLD TOWN
SCALE: 1:500
0m
10
20


HOTEL TOWER AT
17 STORIES (64.5m)
8.5m
TOWER STEP BACK
HOTEL PODIUM AT 16m
GOVERNMENT ST.
PANDORA AVE.
GARAGE ENTRY
PUBLIC PLAZA
TO DOWNTOWN
VICTORIA CITY HALL
TO HARBOUR
JOHNSON ST. BRIDGE
SCALE: 1:500
0m
10
20


HOTEL TOWER AT
17 STORIES (64.5m)
HOTEL PODIUM AT 16m
JOHNSON ST.
PANDORA AVE.
PUBLIC PLAZA
TO OLD TOWN
TO CHINATOWN
SCALE: 1:500
0m
10
20


HOTEL TOWER AT
17 STORIES (64.5m)
HOTEL PODIUM AT 16m
GOVERNMENT ST.
PANDORA AVE.
TO HARBOUR
JOHNSON ST. BRIDGE
TO DOWNTOWN
VICTORIA CITY HALL
SCALE: 1:500
0m
10
20