

LEGAL DESCRIPTION: PLAN KAP18971 LOT 2 DISTRICT LOT 128
 EXCEPT PLA N 20452 42606.
 PID003-865-637
 Roll Number 10407072

COMMERCIAL ZONING: C-4	
MAX BUILDING HEIGHT	2 STOREY
ENDING USE	RETAIL
PROPOSED USE	NON MEDICAL, CHANGING RETAIL
FLOORING	C-4 (RETAIL STORES, GENERAL PERMITTERS)
FAR (PERMITTED 100%)	21,642 SQFT (NO CHANGE) 48%
LOF COVERAGE (PERMITTED 75%)	21,642 SQFT (NO CHANGE) 35%
LOT AREA	59,855 SQFT
LEASE AREA	59,855 SQFT
MAJOR OCCUPANCY CLASSIFICATION:	MERCANTILE - OCCUPANCY GROUP 1

NO CHANGE TO LOADING REQUIREMENTS (2 REQ, 2 PROVIDED)
 NO CHANGE TO PARKING REQUIREMENTS (60 PROVIDED)
 148 REG STALLS, 10 SMALL STALLS, 2 HANDICAP STALLS -
 SEE PAGE A5.0 APPROVED BUILDING PERMIT #457 SHOWING PARKING REQUIREMENTS IN COMPLIANCE WITH ZONING REQUIREMENT

NO CHANGE TO BUILDING OCCUPANT LOAD
 RETAIL 11,000 SQFT = 259 ppl
 RETAIL 6,800 SQFT = 168 ppl
 PERSONAL SERVICES SHOPS 2,600 SQFT = 52 ppl
 WAREHOUSE 5,800 SQFT = 12 ppl
 HALLWAY 540 SQFT = 14 ppl
TOTAL: 505 ppl

NO CHANGE TO HVAC
 NO CHANGE TO FIRE RATED WALLS, CEILING OR STRUCTURE
 NO CHANGE TO SITE SETBACKS (0.0 PERMITTED ON ALL SIDES)
 BUILDING HAS FIRE ALARM SYSTEM

FIRE RATING: GROUP E (Mercantile)	
FIRE SEPARATION REQUIRED BCBC 3.2.2.66.	
MINIMUM DISTANCE TO Egress Doorway 18M (49') - 2 EXITS REQUIRED	
MIN. & SEPARATION:	Group E:
TABLE 3.2.2.8	
CEILING COMBUSTIBILITY:	COMBUSTIBLE
SPRINKLER:	NO
FLOOR:	25 MIN
COLUMNS / LOAD BEARING WALLS:	45 MIN
ROOF:	NO
30 MIN REQUIRE FIRE RESISTANCE:	NO

OCCUPANCY: mercantile (S) 3.7 sqm (39.6sqft) per person		
BASED ON GROSS FLOOR AREA 43 PERSONS IN TOTAL - BCBC 3.1.17.1		
ROOM NAME:	NET FLOOR AREA:	OCCUPANT LOAD:
RETAIL AREA:	2,180 SQM	55 PERSONS
STORAGE:	347 SQM	9 PERSONS
TOTAL NET AREA:	2,527 SQM	64 PERSONS

Table 3.7.2.2.B
 2-3 STAFF

1 WATER CLOSET REQUIRED,
 1 WATER CLOSETS PROVIDED

3.8.2.32
 1 ACCESSIBLE WATER CLOSET REQUIRED,
 1 ACCESSIBLE WATER CLOSET PROVIDED

GENERAL NOTES:
 1. REFER TO ALL DRAWINGS.
 2. DRAFT ON SITE SERVICES INC. IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THIS BUILDING. IN CASE OF ANY DISCREPANCY BETWEEN THESE NOTES AND STRUCTURAL DRAWINGS, THE ENGINEER NOTES WILL SUPERSEDE. ALL DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. CONTRACTOR SHALL CORRECT ANY ACTUAL DIMENSIONS WITH SUPPLIER'S MANUFACTURE AND SITE DIMENSIONS.
 5. ALL NEW WINDOWS AND DOORS ARE REPRESENTATIVE ONLY. ACTUAL MAKE AND MODEL AS PER CURRENT SPECIFICATIONS.
 6. WITH DRAWINGS DO NOT SHOW SUFFICIENT DETAILS TO ALLOW COMPLIANCE WITH RELEVANT SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE DETAILS FOR SUBMISSION TO THE APPROPRIATE CONSULTANT FOR APPROVAL PRIOR TO CONSTRUCTION OR STARTING CONSTRUCTION.
 7. ALL MATERIAL AND WORKMANSHIP TO MEET THE REQUIREMENTS OF THE 2012 BUILDING CODE AND OTHER LOCAL BYLAWS AS APPLICABLE.

Lightbox Enterprises Ltd.
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DRAWN BY:	MDA	CHECKED BY:	MDA
DATE:	NOV 27, 19	SCALE:	1/1" = 1'-0"
ORDER NUMBER:	1-0005	CHECKED BY:	
DRAWING TITLE:	SITE PLAN		
ADDRESS:	UNIT 4 2121 SPRINGFIELD RD KELOWNA, BC V1Y 7X1		
DRAWING:	A1.0		

Donnelly Group EST. 1999

#300-595 Hornby St. Vancouver, BC, V6C 2E8
t: 604.899.3229 f: 604.899.3226

To: City of Kelowna
Attention: Planning Department
1435 Water Street
Kelowna, BC V1T 1J4

November 26th, 2018

RE: Development Proposal for Cannabis Retail at 2121 Springfield Road

To Whom It May Concern

Lightbox Enterprises Ltd. is requesting a rezoning to the retail cannabis sales subzone for the property located at **2121 Springfield Road**.


The site is currently zoned as C4 – Urban Center Commercial, allowing for retail cannabis sales as an approved use pending a successful rezoning to C4rcs – Urban Center Commercial Retail Cannabis Sales.

The surrounding area is heavily commercial, and we feel cannabis sales will fit in well with the intent of the Urban Commercial zone. The 2527 square foot space is able to accommodate a large customer base with minimal impact to the surrounding area.

Donnelly Group has over 20 years of history in dealing with the British Columbia Liquor Distribution Board (BCLDB) and Alcohol and Gaming Commission of Ontario (AGCO) acquiring and maintaining liquor licenses at the provincial and City levels. Donnelly Group's experience in complying with municipalities in the Lower Mainland and Greater Toronto Area will make for a smooth transition into operating under the Kelowna municipal guidelines for cannabis retail operations.

Thank you for your consideration.

Sincerely,



Jeff Donnelly
Lightbox Enterprises Ltd.

SAFE & SOUND • BARBER & CO • THE BLACKBIRD • CLOUGH CLUB • THE LAMPLIGHTER • TAVERN
LIBRARY SQUARE • THE RAILWAY STAGE & BEER CAFÉ • GRANVILLE ROOM • THE THREE BRITS • CINEMA
NEW OXFORD • WALRUS • BELFAST LOVE • DEATH & TAXES • PONG BAR • THE BUTCHER & BULLOCK

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