

Schedule A – C4 Zoning Bylaw No. 8000 Text Amendments

Part I – Text Amendment Table

No.	Section	Existing Text	Proposed Text	Rationale
1.	Section 14.4.6 <b>Other Regulations</b>	<p><b>Other Regulations</b></p> <p>(a) Apartment housing and <b>major group homes</b> require access to grade separate from the <b>commercial uses</b>. In the case of elevator equipped <b>buildings, uses</b> can share elevators provided security measures are in place to restrict access to residential areas.</p> <p>(b) A minimum area of 6.0 m<sup>2</sup> of <b>private open space</b> shall be provided per <b>bachelor dwelling, congregate housing bedroom or group home bedroom</b>, 10.0 m<sup>2</sup> of <b>private open space</b> shall be provided per <b>1 bedroom dwelling</b>, and 15.0 m<sup>2</sup> of <b>private open space</b> shall be provided per <b>dwelling</b> with more than <b>1 bedroom</b>.</p> <p>(c) <b>Drive-in food services</b> shall only be permitted on properties fronting a provincial highway.</p> <p>(d) <b>Financial services</b> shall have a maximum total <b>gross floor area</b> of 500 m<sup>2</sup> unless a larger branch of the <b>Financial services</b> establishment is located within the Downtown Urban Centre.</p>	<p><b>Other Regulations</b></p> <p>(a) Apartment housing and <b>major group homes</b> require access to grade separate from the <b>commercial uses</b>. In the case of elevator equipped <b>buildings, uses</b> can share elevators provided security measures are in place to restrict access to residential areas.</p> <p>(b) A minimum area of 6.0 m<sup>2</sup> of <b>private open space</b> shall be provided per <b>bachelor dwelling, congregate housing bedroom or group home bedroom</b>, 10.0 m<sup>2</sup> of <b>private open space</b> shall be provided per <b>1 bedroom dwelling</b>, and 15.0 m<sup>2</sup> of <b>private open space</b> shall be provided per <b>dwelling</b> with more than <b>1 bedroom</b>.</p> <p>(c) <b>Drive-in food services</b> shall only be permitted on properties fronting a provincial highway.</p> <p>(d) <b>Financial services</b> shall have a maximum total <b>gross floor area</b> of 500 m<sup>2</sup> unless a larger branch of the <b>Financial services</b> establishment is located within the Downtown Urban Centre.</p>	<p>The intent of the amendment is to focus commercial development to the major streets as identified in the OCP.</p>

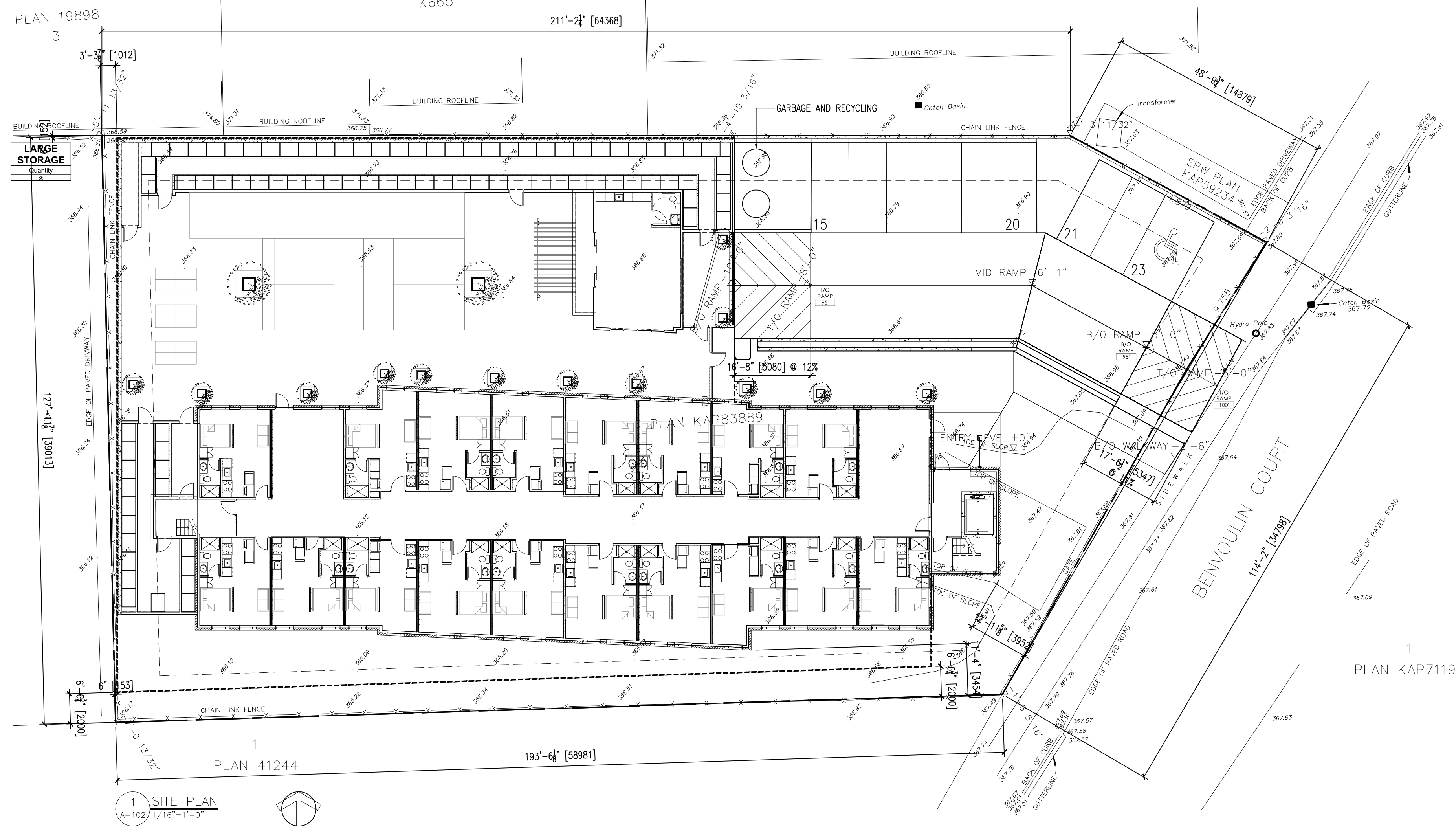
No.	Section	Existing Text	Proposed Text	Rationale
		<p>(e) A <b>building</b> incorporating residential uses shall provide a functional commercial space on the first floor, which must occupy a minimum of 90% of all street frontages, OR a minimum of 75% on secondary <b>street</b> frontages provided 100% of the principal frontage has a functional commercial space. Access driveways or other portions of the <b>street</b> frontage not used as <b>building</b> will not be considered for the purpose of this calculation.</p> <p>(f) In addition to the regulations listed above, other regulations may apply. These include the general <b>development</b> regulations of Section 6 (accessory <b>development, yards</b>, projections into <b>yards</b>, accessory <b>development</b>, lighting, stream protection, etc.), the <b>landscaping</b> and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific <b>use</b> regulations of Section 9.</p>	<p><b>(e) Any building located on streets classified as a collector or arterial as identified in the OCP Map 7.3 - 20 Year Major Road Network and Road Classification Plan</b> shall provide a functional commercial space on the first floor, which must occupy a minimum of 90% of all street frontages, OR a minimum of 75% on secondary <b>street</b> frontages provided 100% of the principal frontage has a functional commercial space. Access driveways or other portions of the <b>street</b> frontage not used as <b>building</b> will not be considered for the purpose of this calculation.</p> <p>(f) In addition to the regulations listed above, other regulations may apply. These include the general <b>development</b> regulations of Section 6 (accessory <b>development, yards</b>, projections into <b>yards</b>, accessory <b>development</b>, lighting, stream protection, etc.), the <b>landscaping</b> and fencing provisions of Section 7, the parking and loading</p>	

No.	Section	Existing Text	Proposed Text	Rationale
			regulations of Section 8, and the specific <b>use</b> regulations of Section 9.	

# 2080 Benvoulin CT., Kelowna, BC



STRATA PLAN PLAN 42392



1 SITE PLAN  
A-102 1/16"=1'-0"

## PROPERTY DESCRIPTION

CIVIC: 2080 Benvoulin Court, Kelowna, BC  
LEGAL: Plan KAP83889; Lot B; D1.128

## ZONING CALCULATIONS:

City of Kelowna C4 Zoning

## SITE INFORMATION:

	Allowed	Proposed
Gross Site Area =	28,031 sf (2,604.2 sm)	
Allowable Site Coverage =	75% (21,226sf)	18,773sf
F.A.R. =	1.3 + .18 = 1.48 (41,486sf)	1.22 (34,292sf)
Unit Area Calculations:		
NET FLOOR AREA		PRIVATE OPEN SPACE
ENTRY LEVEL ALL UNITS 18 micro suites	5,660 SF (526 SM)	64.6sf/unitx84=5,426.4sf total 5,790sf Community Spaces
SECOND LEVEL ALL UNITS 16 bachelor suites	7,182 SF (667 SM)	
THIRD LEVEL ALL UNITS 16 bachelor suites	7,350 SF (683 SM)	
FOURTH LEVEL ALL UNITS 16 bachelor suites	7,350 SF (683 SM)	
FIFTH LEVEL ALL UNITS 16 bachelor suites	6,750 SF (627 SM)	

TOTAL	Allowed:	Proposed:
34,292 SF (3,186 SM)	37m (59.1 ft) or 12 storeys	17.8 m (58.5 ft) - 5 storeys
Building Height =	37m (59.1 ft) or 12 storeys	17.8 m (58.5 ft) - 5 storeys
Max. Height =		
Yard setbacks:	Allowed:	Proposed:
Front yard -	0.0 m	3m Landscape Buffer
Side yard -	0.0 m/2.0 m abutting residential	0.0m/2.0 m
Rear yard -	0.0 m/6.0 m abutting residential	0.0m
Parking Calculations:	Required:	Proposed:
1 per / bachelor (floors 2 to 5) =	1 x 84 = 84	64
Supportive Housing (floor 1) =	1 per 3 beds (floor 1) = 6 (Required)	6
	70	72
Bicycle Storage:	Required:	Proposed:
Class I, .5/unit	5X82=41 (Required)	85 (dedicated storage lockers)
Class II, .1/unit	1X82=9 (Required)	9 (per Landscape Plan)

## DRAWINGS:

- ARCHITECTURAL:
- A-001 PROJECT & SITE INFORMATION
  - A-100 PARKADE LEVEL FLOOR PLAN
  - A-101 ENTRY LEVEL FLOOR PLAN
  - A-102 SECOND LEVEL FLOOR PLAN
  - A-103 THIRD LEVEL FLOOR PLAN
  - A-104 FOURTH LEVEL FLOOR PLAN
  - A-105 FIFTH LEVEL FLOOR PLAN
  - A-106 ROOF PLAN
  - A-200 ELEVATIONS
  - A-201 ELEVATIONS
  - A-300 SECTIONS
  - A-700 RENDERS



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All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the location and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No., Date and Description
10.14.18 - FOR DISCUSSION
10.19.18 - FOR DISCUSSION
12.10.18 - FOR DISCUSSION
12.20.18 - FOR DP

Plot Date	Drawing No.
20-Dec-18	A-001

**PROJECT**  
2080 BENVOULIN COURT

**DRAWING TITLE**  
PROJECT INFORMATION



FOR DP