

LOUGHEED ROAD INDUSTRIAL

4690 Highway 97 North
OCP19-0006/Z19-0108: (W of) Hwy 97

OCP Amendment and Rezoning Application

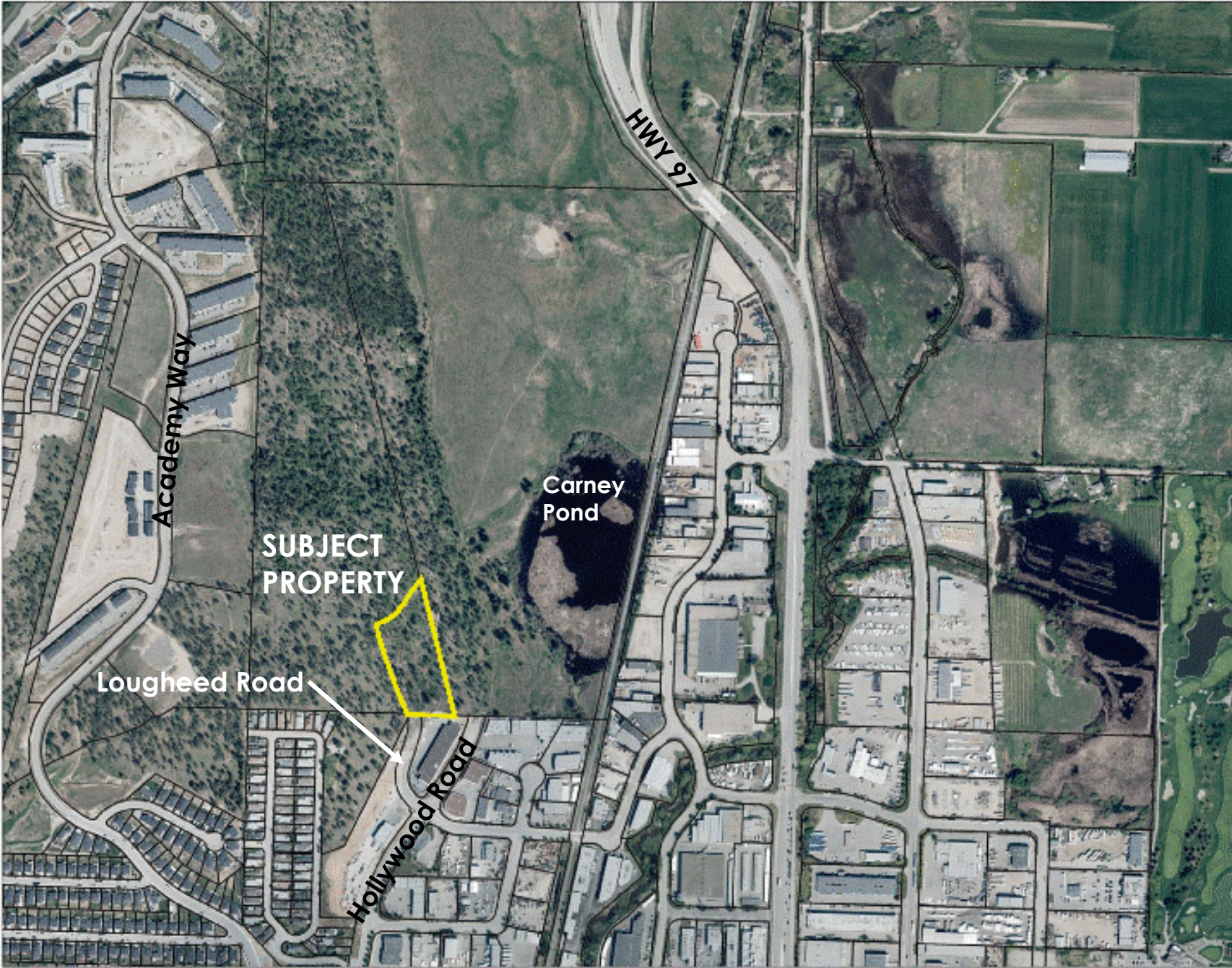
Applicant: CTQ Consultants Ltd.

Public Hearing

CITY OF KELOWNA

January, 2021

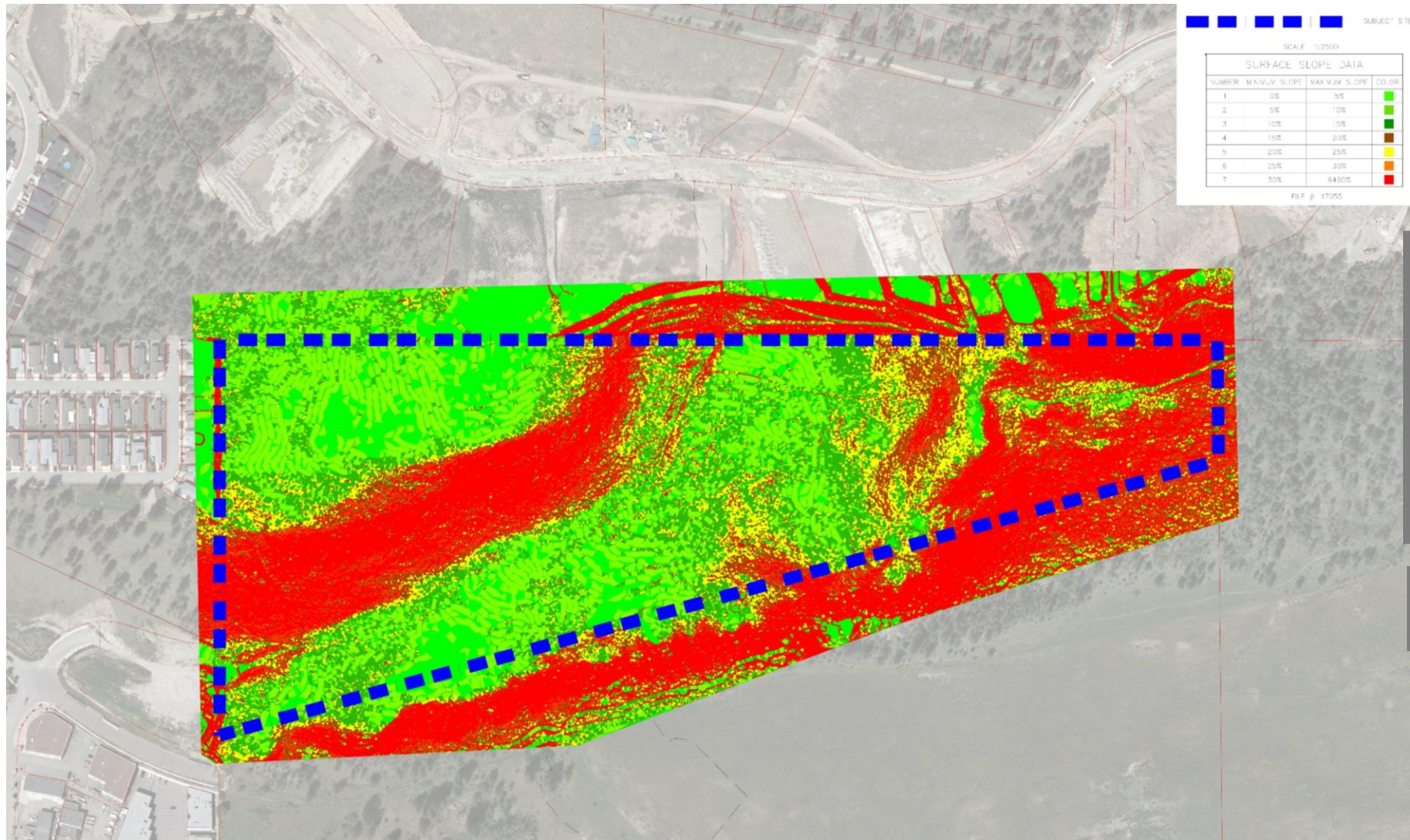
#120743 BC Ltd.



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Context

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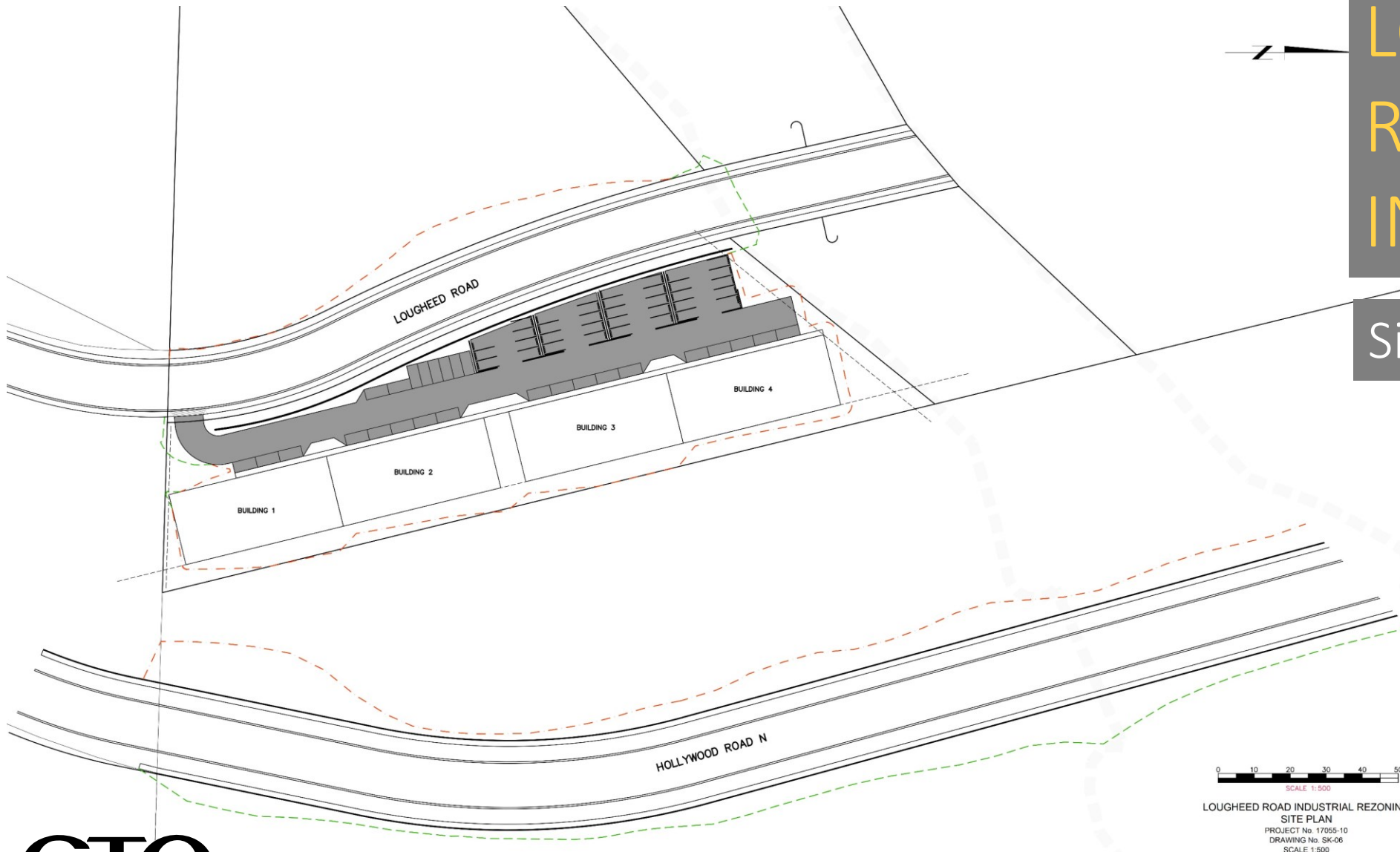
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Slopes

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Site Plan



0 10 20 30 40 50
SCALE 1:500
LOUGHEED ROAD INDUSTRIAL REZONING
SITE PLAN
PROJECT No. 17055-10
DRAWING No. SK-06
SCALE 1:500

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LOUGHEED ROAD INDUSTRIAL

Conceptual
Renderings of
architectural
character

FINAL DESIGN WILL VARY



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Overview of site
looking North

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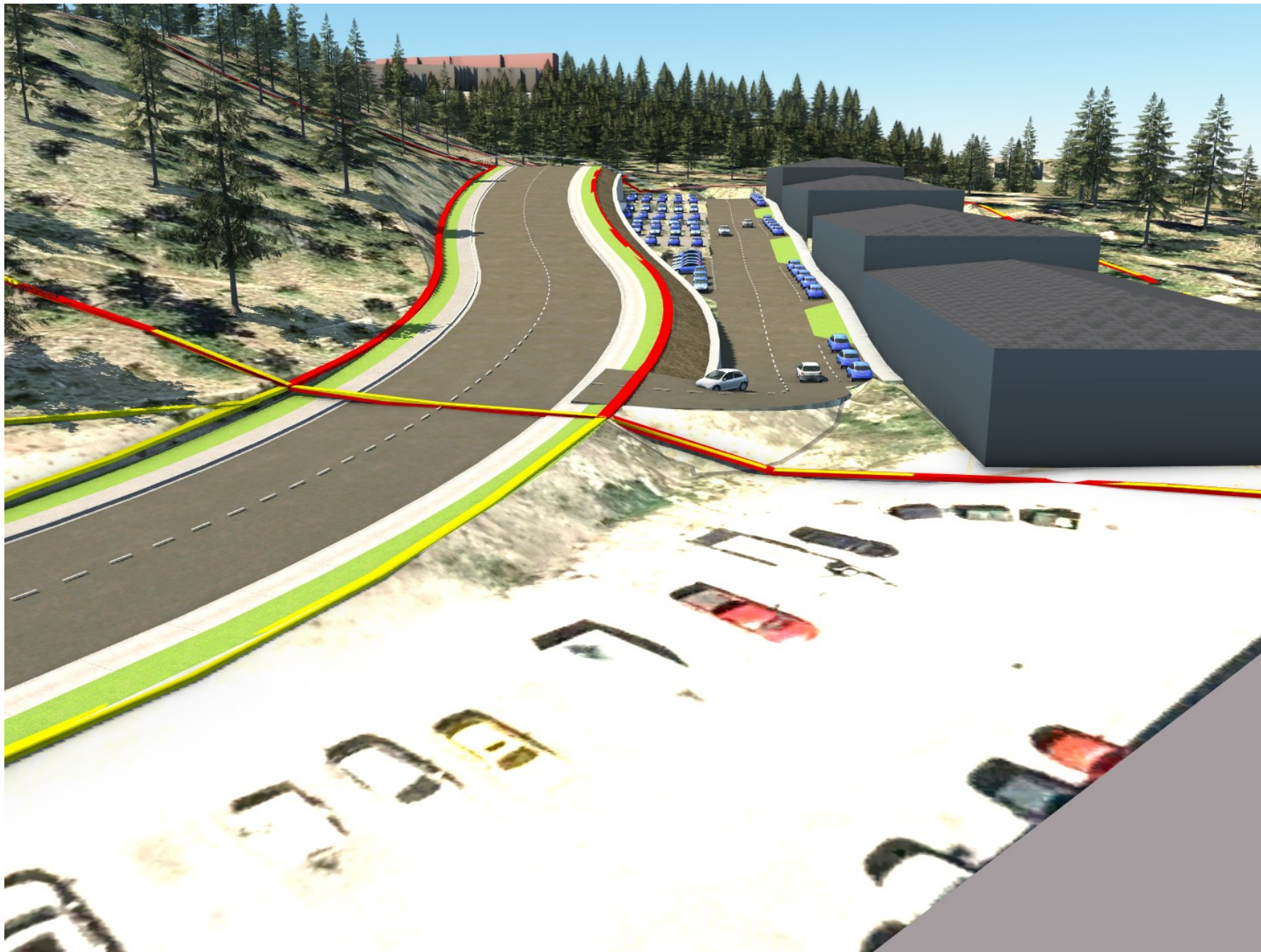


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Overview of
retaining wall
looking West

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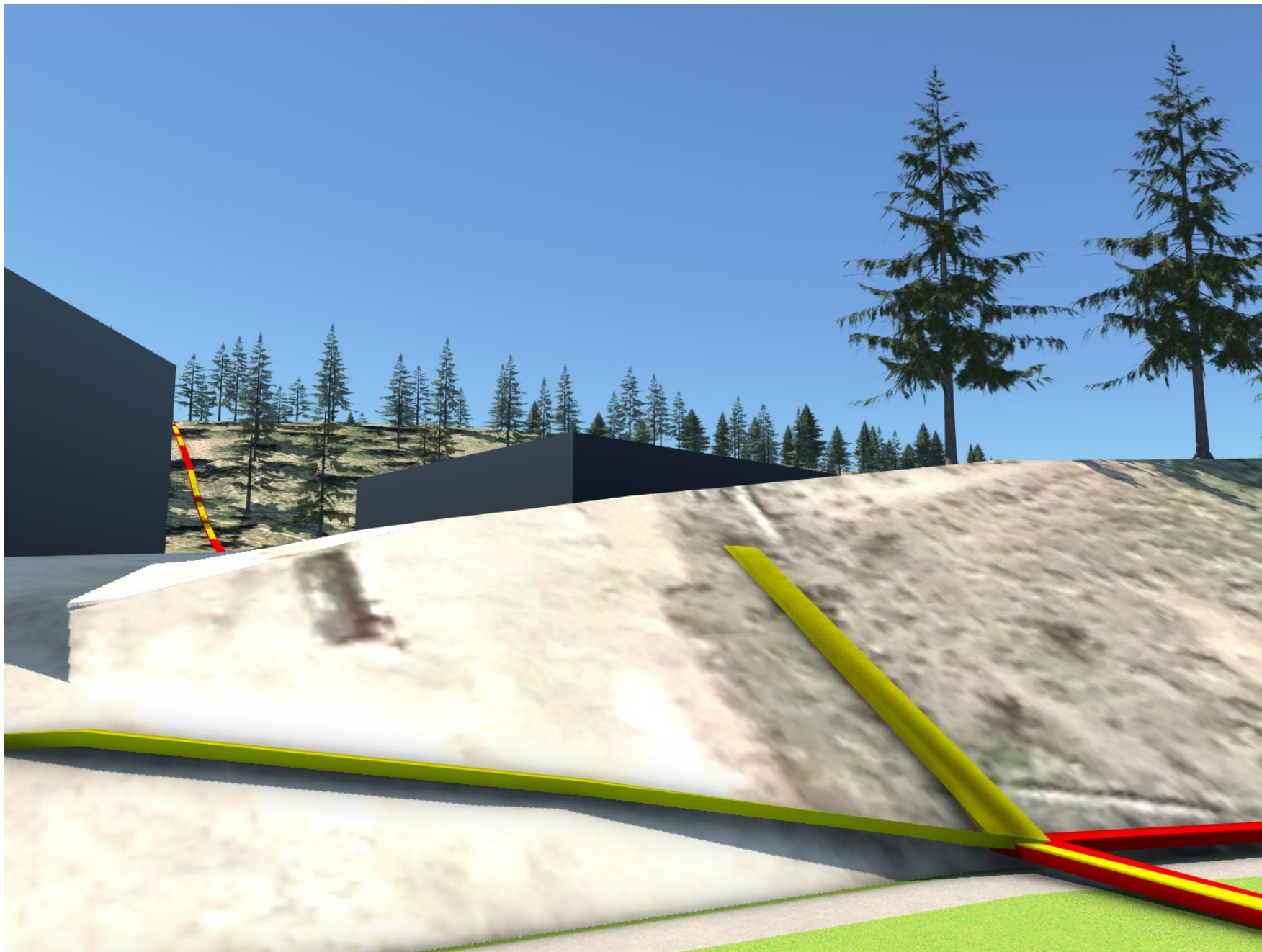


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Overview of site
looking NW

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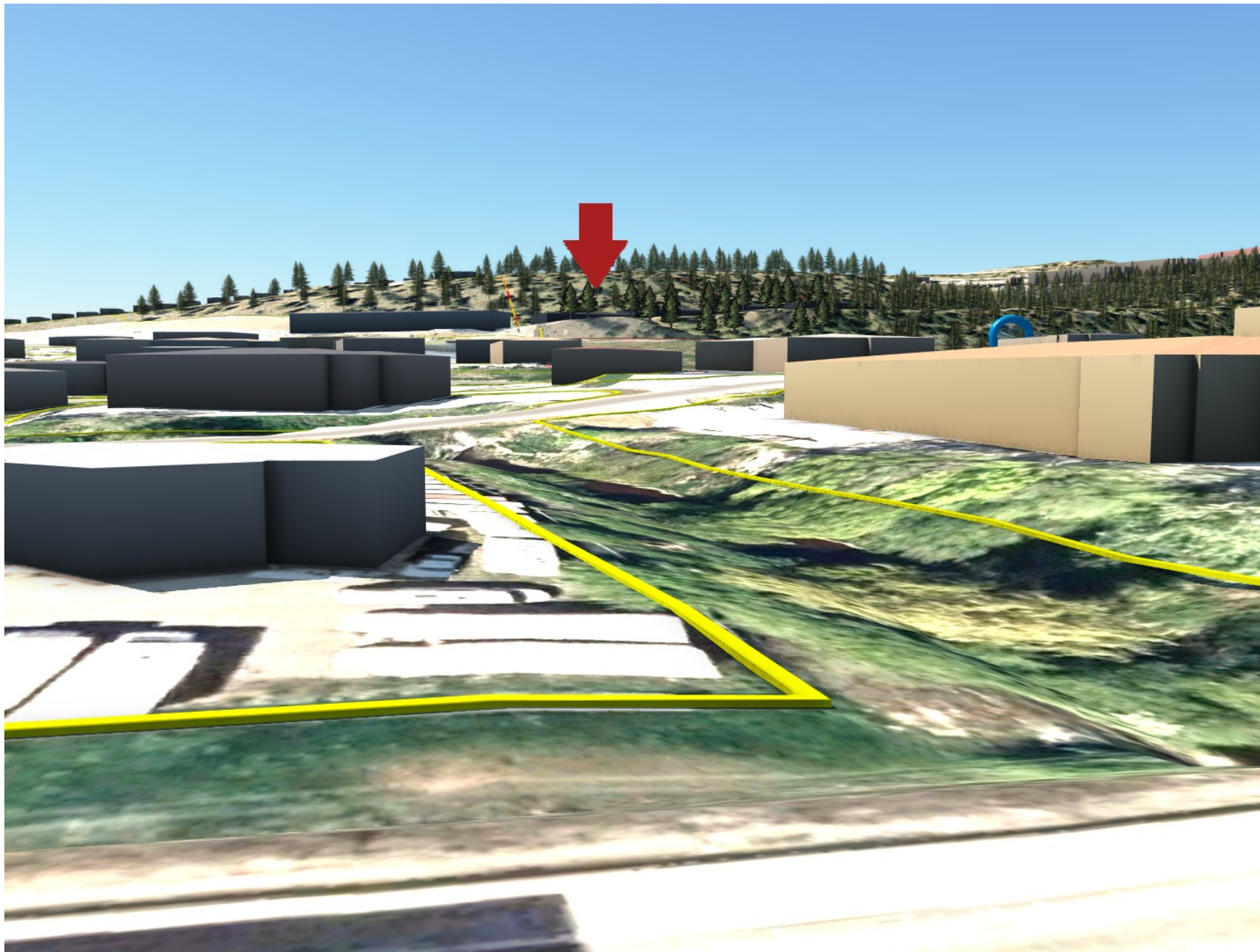


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View looking NW
from future
Hollywood Road

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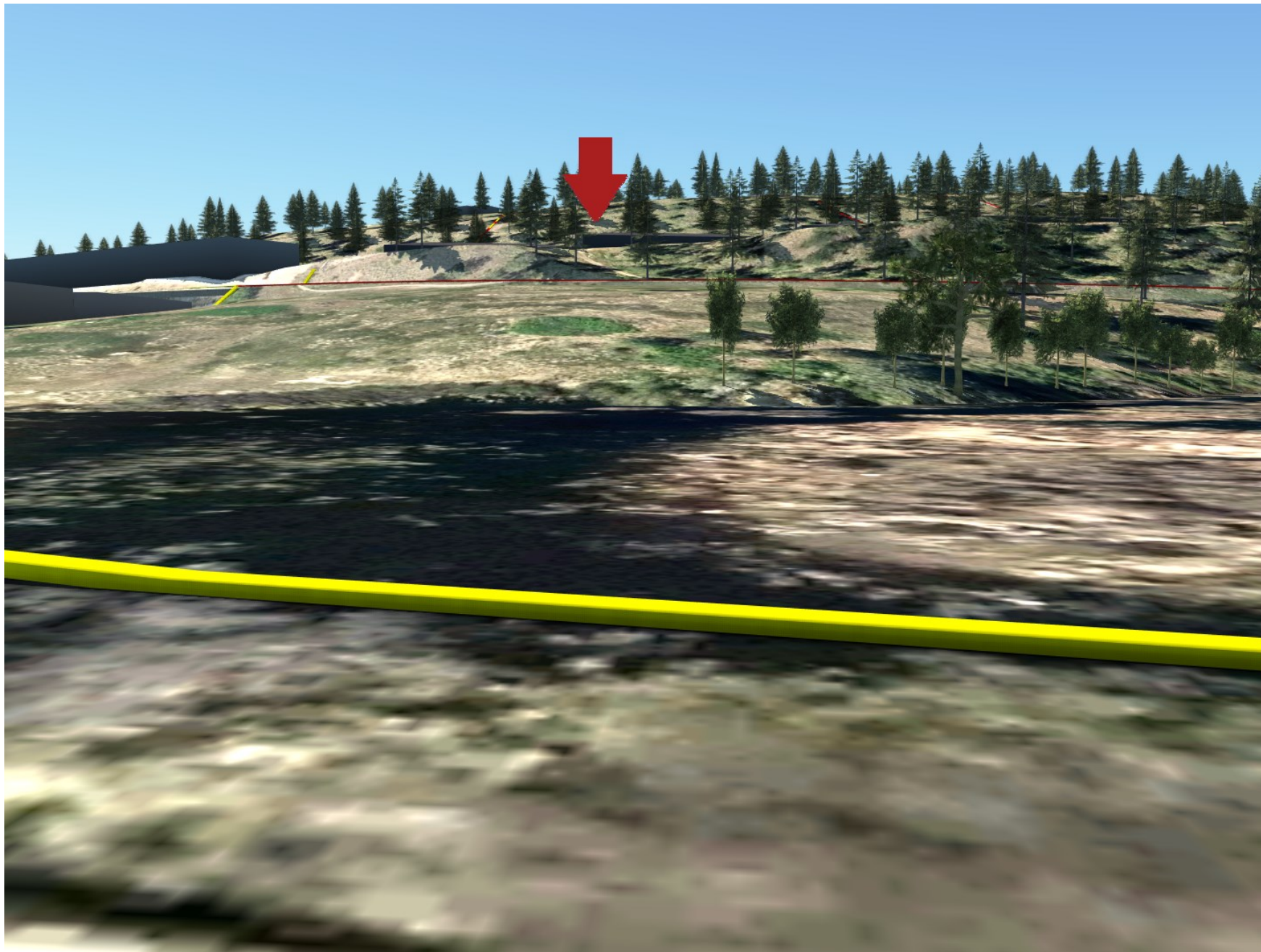


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Looking west from
Highway 97

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Looking west from
across
Carney Pond

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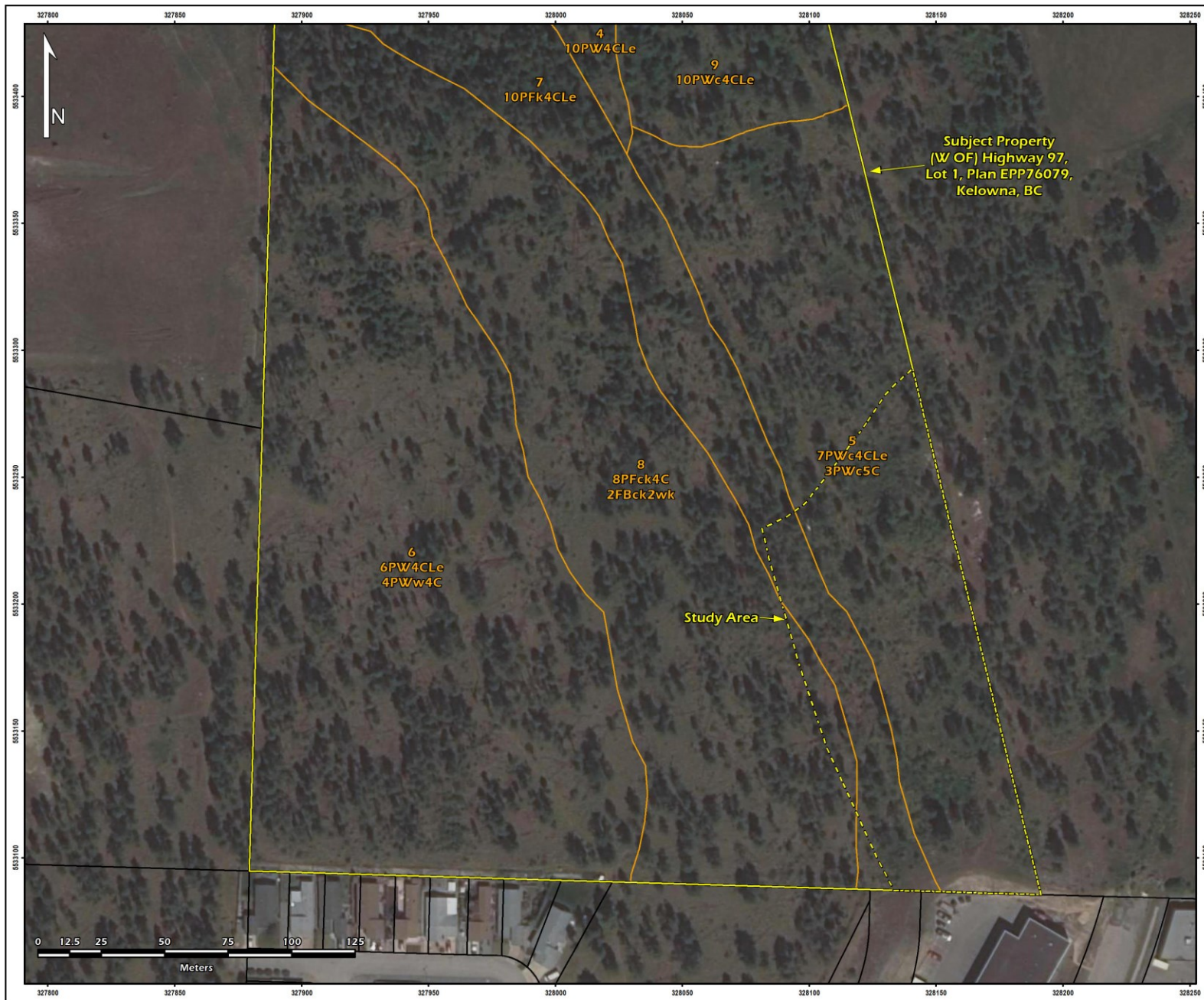


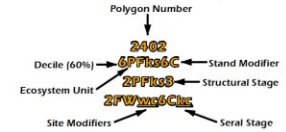
FIGURE 2
Ecosystem Polygons

Project: Environmental Assessment
 Location: City of Kelowna
 Project No.: 17-2214-01
 Prepared for: CTO
 Prepared by: Ecoscape Environmental Consultants Ltd.
 Robert Wagner, GIS Specialist
 Coordinate System: NAD83-UTM Zone 11
 Imagery: ESRI World Imagery (2017)
 Field Visit: July 9, 2020
 Map Date: January 26, 2021

LEGEND

- Study Area
- Subject Property
- Cadastre
- Ecosystem Polygons
- Stream

Ecosystem Polygon Key



Ecosystem Units

FB Rough fescue - Bluebunch wheatgrass
 PF Ponderosa pine - Bluebunch wheatgrass - Rough fescue
 PW Ponderosa pine - Bluebunch wheatgrass - Idaho fescue

Site Modifiers

c coarse textured soils
 k cool aspect (slope > 25%)
 s shallow soils (20-100 cm to bedrock)
 v very shallow (< 20 cm to bedrock)
 w warm aspect (slope > 25%)

Structural Stage

1 Sparse/bryoid
 2b Herb - Graminoid-dominated
 3a Shrub/Herb - Low Shrub
 3b Shrub/Herb - Tall Shrub
 4 Pole Sapling
 5 Young Forest
 6 Mature Forest
 7 Old Forest

Seral Stage/Weed Modifiers

kc knapweed - cheatgrass
 wk bluebunch wheatgrass - knapweed

DISCLAIMER
 The data displayed is for conceptual purposes only and should not be interpreted as a legal survey or for legal purposes. If discrepancies are found between the data portrayed in this report and that of a legal survey, the legal survey will supersede any data presented herein.



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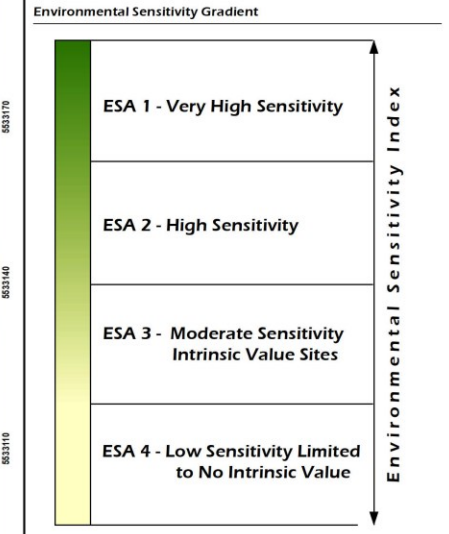
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FIGURE 3
Environmental Sensitivity Analysis and Impact Assessment

Project: Environmental Assessment
 Location: City of Kelowna
 Project No.: 17-2214-01
 Prepared for: CTO
 Prepared by: Ecoscape Environmental Consultants Ltd.
 Robert Wagner, GIS Specialist
 Coordinate System: NAD83-UTM Zone 11
 Imagery: ESRI World Imagery (2017)
 Field Visit: July 9, 2020
 Map Date: January 26, 2021

- LEGEND**
- Ecosystem Polygon Number
 - Proposed Road
 - Stream
 - Study Area
 - Cadastre
 - Okanagan Wetlands
 - Proposed Buildings
 - Future COMMC
 - Disturbance Footprint
 - Undisturbed Area
- Environmental Sensitivity Analysis Rating**
- Very High (ESA 1)
 - High (ESA 2)
 - Moderate (ESA 3)
 - Low (ESA 4)



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ECOSCAPE
 Environmental Consultants Ltd.

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