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SCHEDULE A

This forms part of application # DP23-0010



Planner Initials TA

City of Kelowna
DEVELOPMENT PLANNING

2	TRS AMENDED PLANS	2023-03-21
1	ISSUED FOR DP	2023-01-18
A	DP FINAL REVIEW SET	2022-12-16

NO. ISSUE/ REVISION DATE

NOT FOR CONSTRUCTION

PROJECT
1575 BERNARD AVE

PROJECT ADDRESS
1575 BERNARD AVE.
KELOWNA, BC V1Y 6R8

TITLE
SITE PLAN

PROJECT NO. 222-055
DRAWN Author
CHECKED Checker

DRAWING NO. DP1.1
REVISION NO. 2

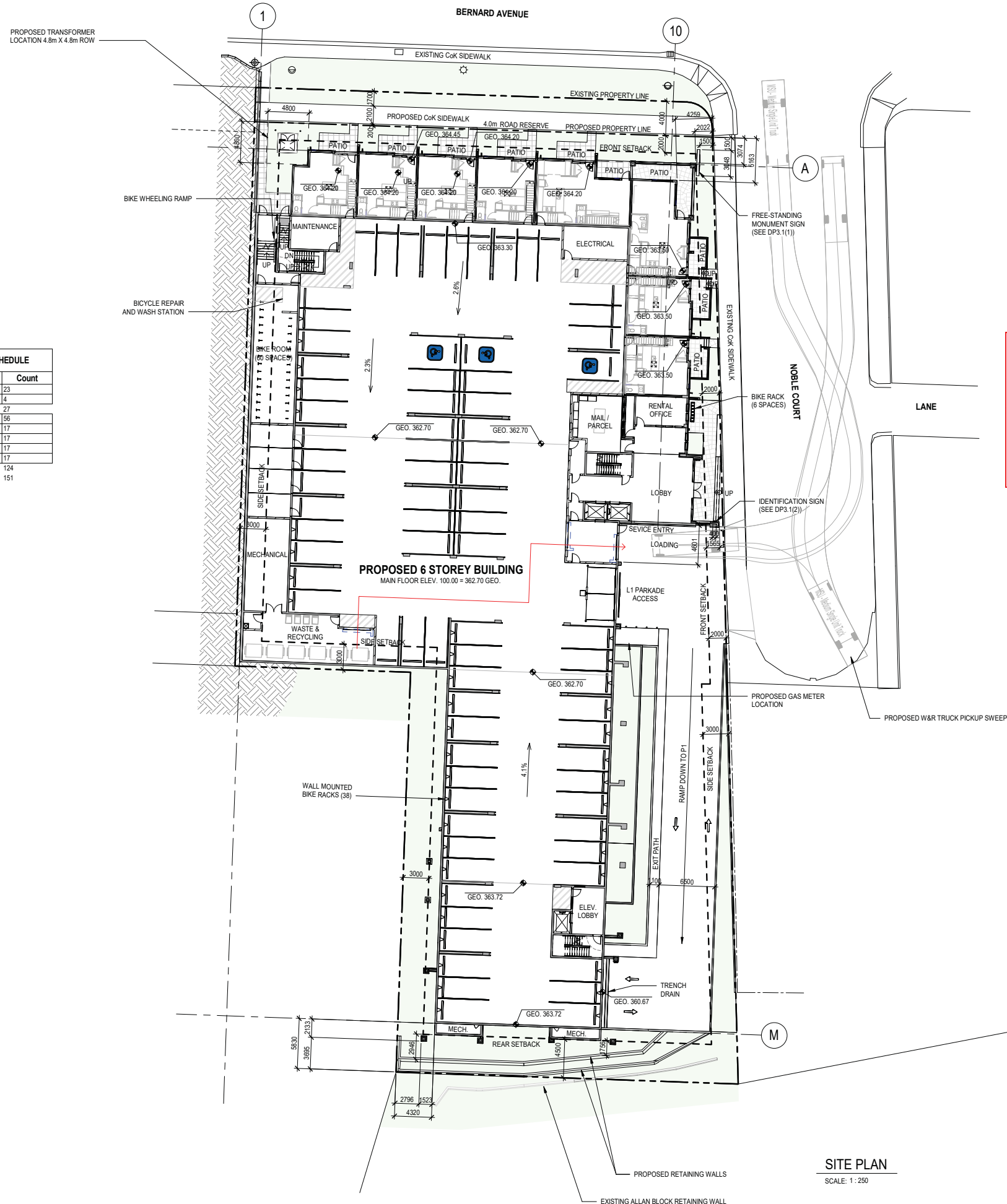
DP1.1

2

PROJECT INFORMATION		
OWNER:	WEST POINT PROJECTS	
DP APPLICANT:	ZEIDLER ARCHITECTURE	
MUNICIPAL ADDRESS:	1575 BERNARD AVENUE	
LEGAL ADDRESS:	PLAN KAP32159 LOT 8 SECTION 20 TOWNSHIP 26 (KID: 174449)	
PARCEL AREA (PRIOR DEDICATION):	5,528.2 m ² / 59,505 ft ² / 1.37 Ac.	
PARCEL AREA (POST DEDICATION):	5316.7 m ² / 57,229 ft ² / 1.31 Ac.	
LANDUSE BYLAW:	ZONING BYLAW NO.12375 (ADOPTED SEPT. 26, 2022)	
ZONING (EXISTING):	P2 - ED AND MINOR INST & RU1 - LARGE LOT HOUSING	
ZONING (PROPOSED):	MF3r - APARTMENT HOUSING RENTAL ONLY	
GENERAL DESCRIPTION:	6 STOREY WOOD FRAME RENTAL APARTMENTS	
PRINCIPAL USES / FLOOR:	RESIDENTIAL	
UNIT TYPE BREAKDOWN:	STUDIO, 1 BEDROOM, 2 BEDROOM, TOWNHOUSE	
CLAUSE	REQUIREMENT	PROVIDED
FLOOR AREA RATIO (F.A.R.) (Section 13.6)	MAXIMUM 2.1 F.A.R. (BASE 1.8 + RENTAL BONUS 0.3) (5,316.7m ² * 2.1 = 11,165.1 m ²)	PARKING LEVEL 0/P2 3460.7 m ² 37250.2 ft ² LEVEL 1/P1 2988.1 m ² 32163.1 ft ² TOTAL 6448.7 m ² 69413.3 ft ²
		BUILDING AREA LEVEL 1/P1 696.8 m ² 7499.8 ft ² LEVEL 2 2566.1 m ² 27621.0 ft ² LEVEL 3 2312.5 m ² 24891.9 ft ² LEVEL 4 2310.4 m ² 24868.7 ft ² LEVEL 5 2310.5 m ² 24869.7 ft ² LEVEL 6 2308.7 m ² 24850.8 ft ² TOTAL 12504.9 m ² 134601.8 ft ²
		EXCLUSIONS Name AREA (m ²) AREA AMENITY 308.4 m ² 3319.9 ft ² CORRIDOR 698.7 m ² 7521.0 ft ² LOBBY 238.6 m ² 2568.6 ft ² STORAGE 160.9 m ² 1731.9 ft ² TOTAL 1406.7 m ² 15141.4 ft ²
		NET FLOOR AREA: 10067.4 m ² 108364.4 ft ² FAR 1.89
SETBACKS: (Section 13.5)	FRONT: 2.0m* FLANKING SIDE: 2.0m* BUILDING STEPBACK: 3.0m** SIDE: 3.0m REAR: 4.5m	FRONT: 2.4m FLANKING SIDE: 2.0m BUILDING STEPBACK: 3.0m* SIDE: 3.0m REAR: 4.5m
	*FOR GROUND-ORIENTED MEETING ADDITIONAL CRITERIA **FOR BUILDINGS 5 STOREYS OR TALLER (STEPBACK CAN OCCUR ON ANY FLOOR ABOVE THE SECOND STOREY)	*SETBACK OCCURS ON THE 3RD FLOOR NOTE: ENTRANCE CANOPIES MAY PROJECT UP TO 3.0m INTO FRONT OR FLANKING SETBACK.
BUILDING HEIGHT (Section 13.6)	(1) / (3)(b) MAX. BUILDING HEIGHT: 22.0m / 6 STOREYS* *FRONTING ONTO A TRANSIT SUPPORTIVE CORRIDOR	BUILDING HEIGHT: 21.396m *ELEVATOR HOUSING & ROOF STAIRWAY ACCESS AND VENTILATING EQUIPMENT NOT CONSIDERED.
SITE COVERAGE: (Section 13.5)	BUILDINGS: MAX. 65% BUILDINGS & IMPERMEABLE SUFACES: MAX. 85%	BUILDING 62% BUILDING & IMPERMEABLE 83%
AMENITY SPACE: (Section 13.5)	BYLAW UNIT TYPE Count m ² / UNIT AMENITY AREA	Name Area m ² Area ft ²
	STUDIO 21 7.5 m ² 157.5 m ²	INDOOR AMENITY 309.7 m ² 3333.78 ft ²
	1 BED 76 15.0 m ² 1140.0 m ²	LANDSCAPED AMENITY 851.6 m ² 9166.89 ft ²
	2 BED 57 25.0 m ² 1425.0 m ²	PRIVATE BALCONY 1443.9 m ² 15541.49 ft ²
	3 BED 2 25.0 m ² 50.0 m ²	ROOFTOP AMENITY 239.2 m ² 2574.31 ft ²
	TOTAL: 156 2772.5 m ²	TOTAL: 2844.4 m ² 30616.46 ft ²
MOTOR VEHICLE PARKING REQUIREMENTS: (Section 8.3)	BYLAW UNIT TYPE COUNT PARKING RATE STALLS REQUIRED	VEHICULAR PARKING PROVIDED: 164
	STUDIO 21 0.9 18.9	STALLS PROVIDED:
	1 BED 76 1.0 76.0	PARKING PROVIDED BREAKDOWN
	2 BED 57 1.1 62.7	Stall Type Count
	3 BED 2 1.4 2.8	BARRIER FREE 5
	TOTAL: 156 160.4	COMMON 125
	STALLS REQUIRED REDUCTION RATE RESIDENTIAL STALLS	SMALL 14
	160.4 10% 144.4	VISITOR 20
	VISITOR:	NOTE: MAXIMUM 50% SMALL CAR ALLOWED.
	COUNT VISITOR PARKING RATE STALLS REQUIRED 10% REDUCTION	
	156 0.14 21.84 19.7	
	RESIDENTIAL STALLS VISITOR STALLS TOTAL STALLS REQUIRED	
	144 20 164	
BICYCLE PARKING REQUIREMENTS: (Section 8.5)	BYLAW UNIT TYPE Count BICYCLE RATE LONG TERM STALL REQUIRED	Type Bicycle Stalls Provided
	1 BED 76 0.75 57	WALL-MOUNTED STALL 58
	2 BED 57 0.75 42.75	GROUND-ANCHORED STALL 60
	STUDIO 21 0.75 15.75	118
	3 BED 2 1 2	SHORT TERM 6
	TOTAL: 156 117.5	6
	SHORT TERM: 6 PER ENTRANCE REQUIRED	

UNIT COUNT AND MIX - DP		
Unit Type	Count	%
1 BED	76	49%
2 BED	57	37%
3 BED	2	1%
STUDIO	21	13%
TOTAL:	156	100%

STORAGE LOCKER SCHEDULE		
Name	Level	Count
END OF STALLS	LEVEL 0/P2	23
END OF STALLS	LEVEL 1/P1	4
		27
MESH	LEVEL 0/P2	56
MESH	LEVEL 3	17
MESH	LEVEL 4	17
MESH	LEVEL 5	17
MESH	LEVEL 6	17
TOTAL		124
TOTAL		151



SITE PLAN
SCALE: 1 : 250



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KELOWNA, BC V1Y 6R8

TITLE
**FLOOR PLAN -
LEVEL 0 & LEVEL 1**

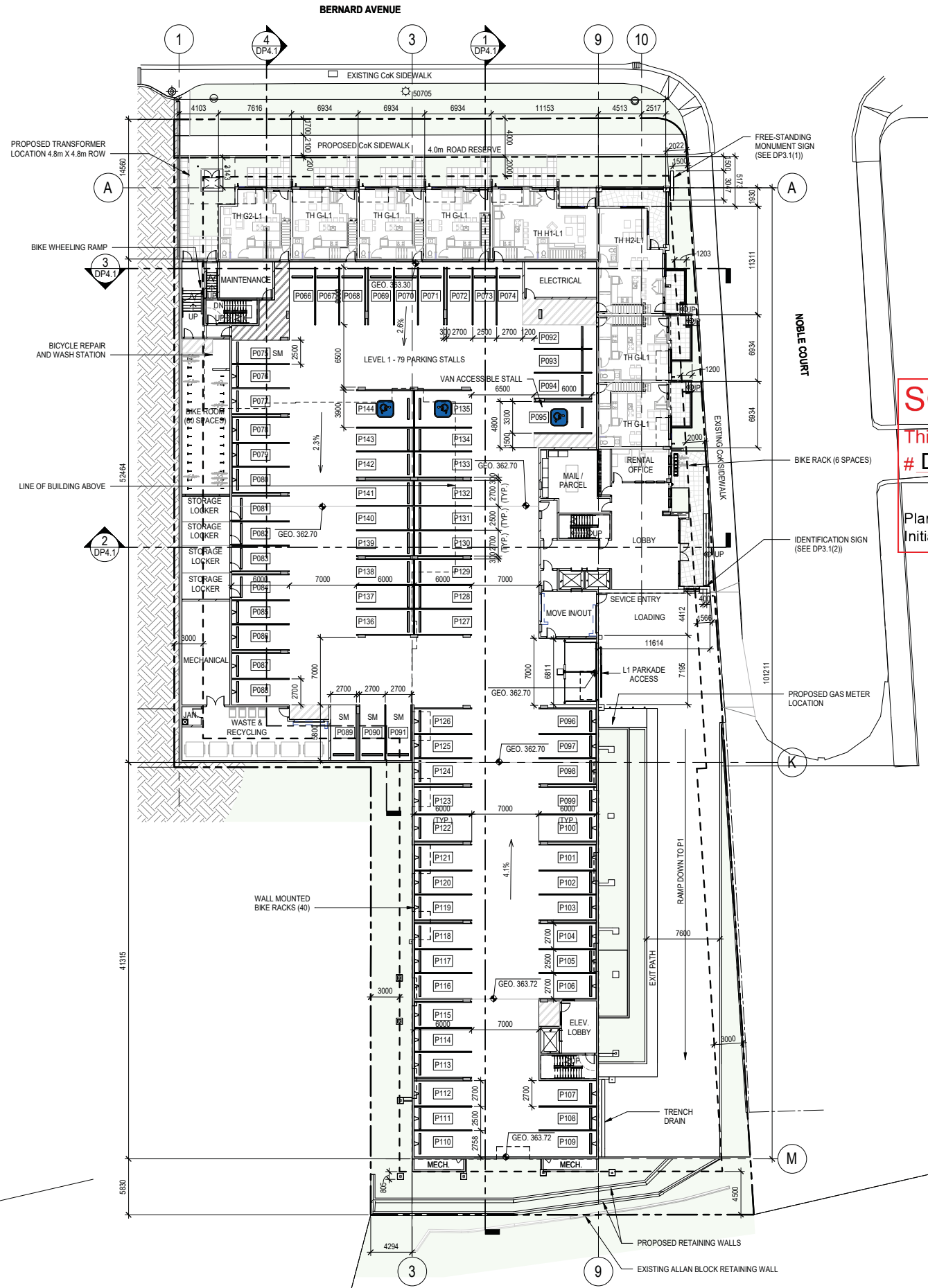
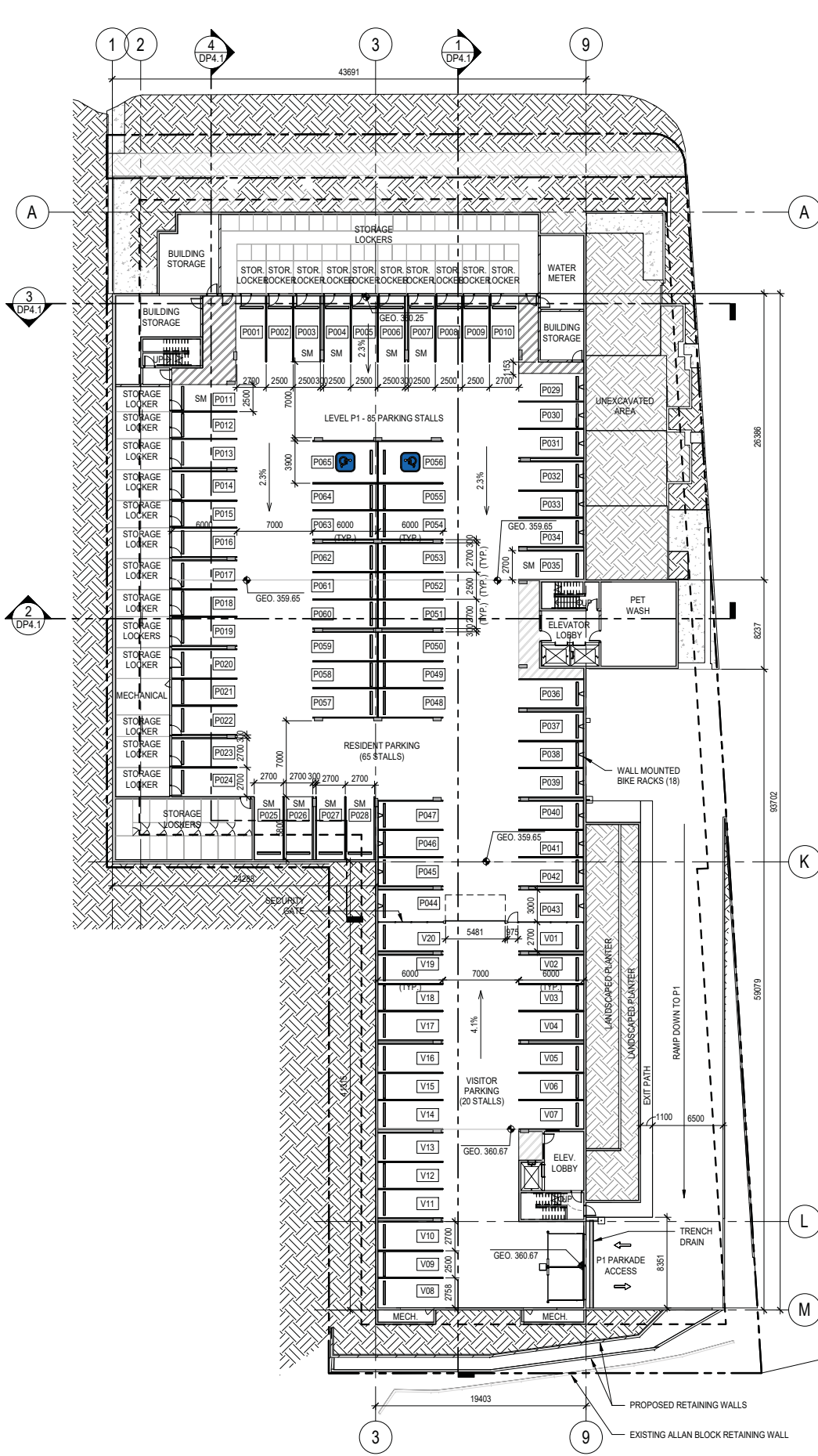
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DP2.1



Autodesk Docs://Bernard Ave/222-055_WFP_BERNARD_R23.rvt

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LEVEL 0 - PARKADE
SCALE: 1 : 250

LEVEL 1 - MAIN FLOOR
SCALE: 1 : 250



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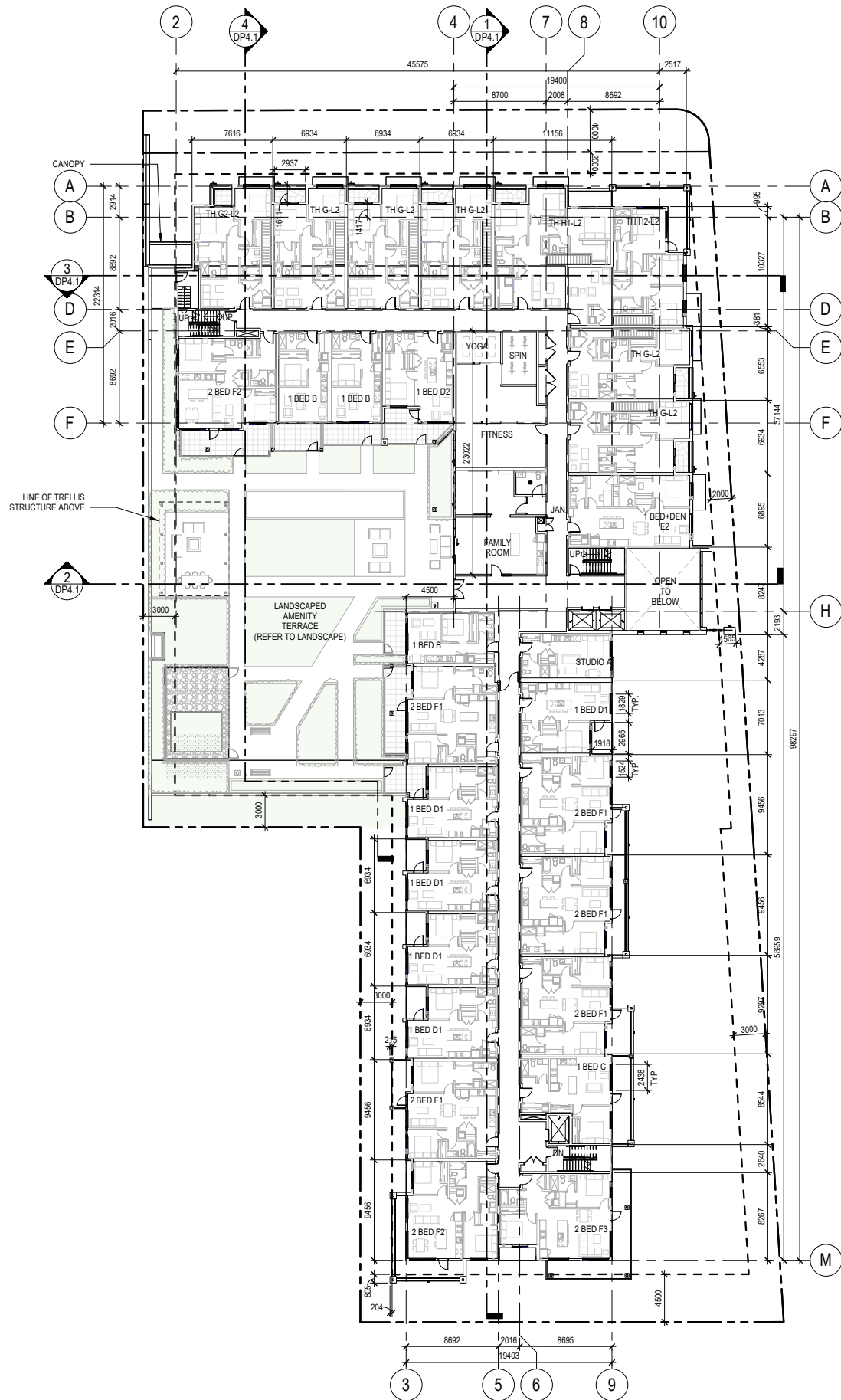
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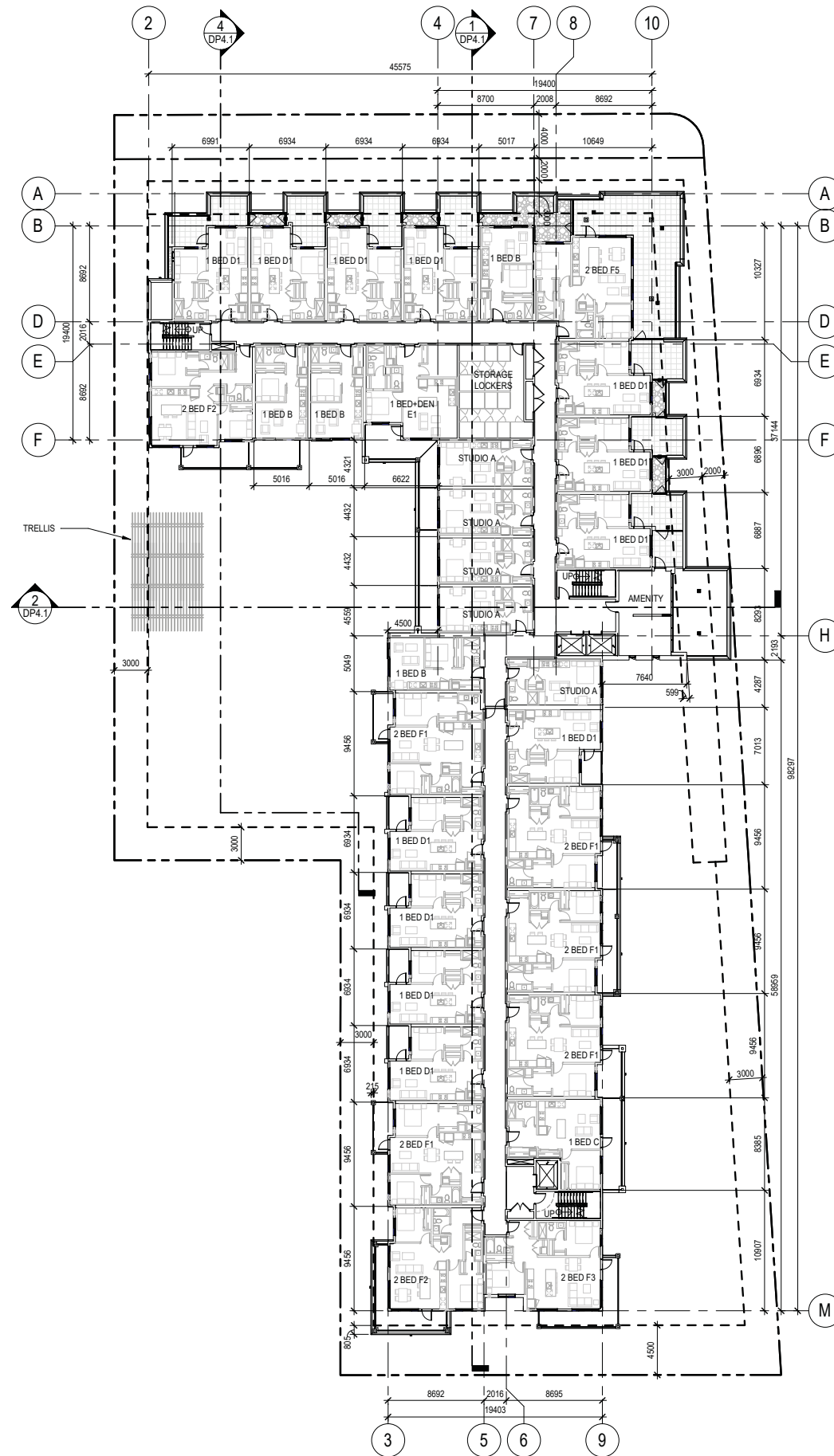
TITLE
**FLOOR PLAN -
LEVEL 2 & LEVEL 3-4**

PROJECT NO.	DRAWN	CHECKED
222-055	Author	Checker

DRAWING NO.	REVISION NO.
DP2.2	2



LEVEL 2
SCALE: 1 : 250



LEVEL 3-4
SCALE: 1 : 250



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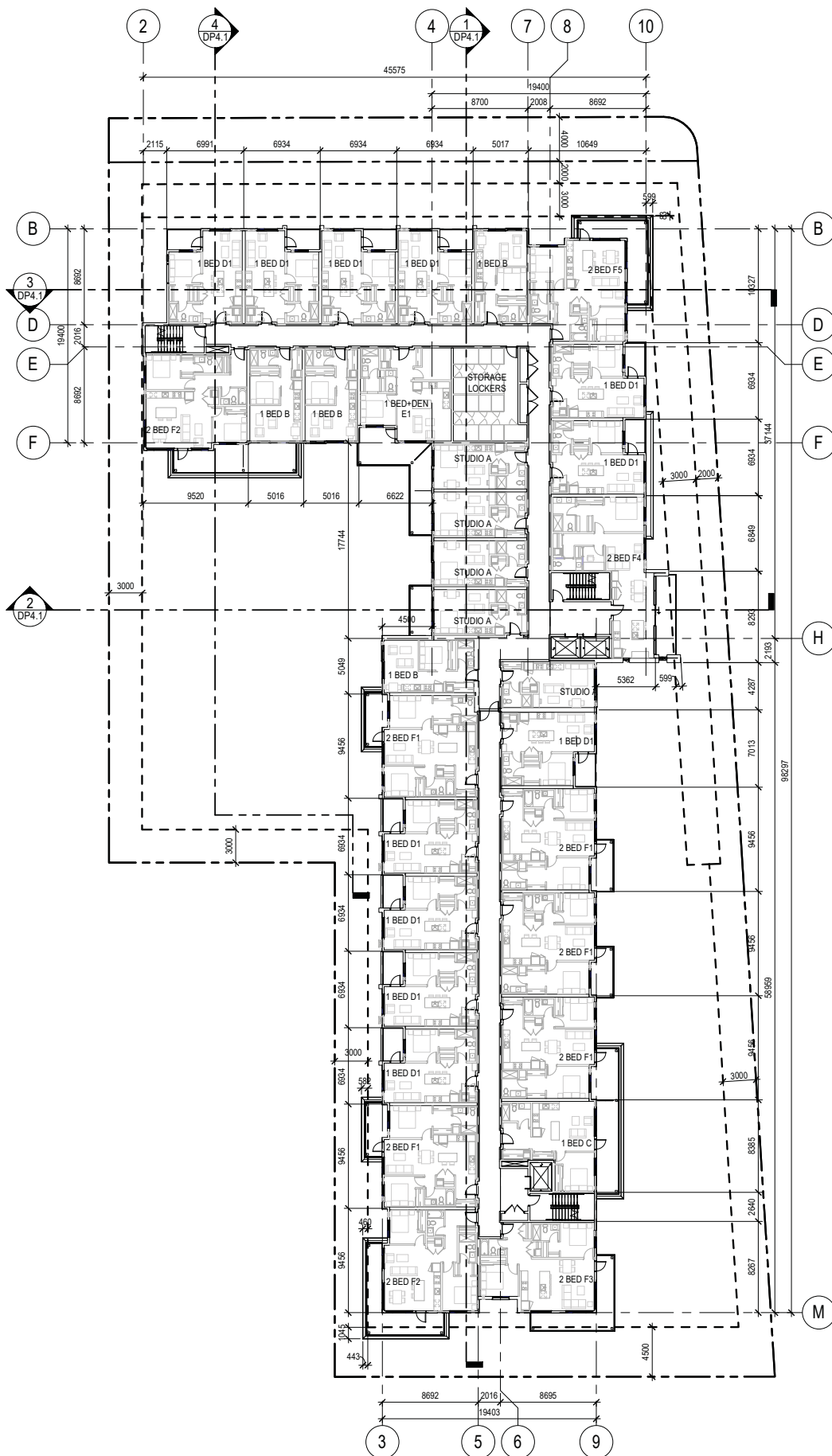
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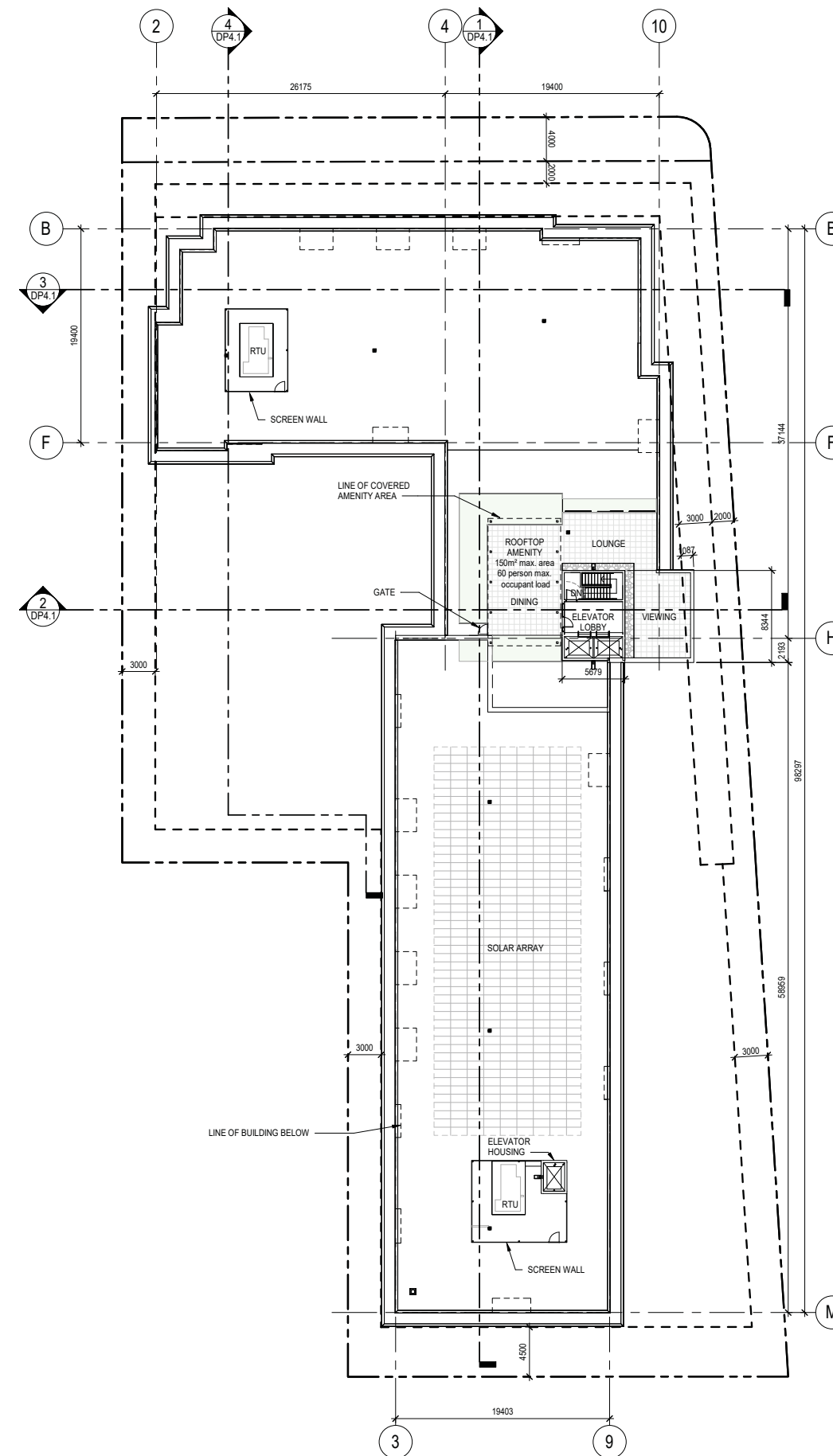
TITLE
**FLOOR PLAN -
LEVEL 5-6 & ROOF**

PROJECT NO.	DRAWN	CHECKED
222-055	Author	Checker
DRAWING NO.	REVISION NO.	

DP2.3



LEVEL 5-6
SCALE: 1:250



ROOF PLAN
SCALE: 1:250