1 A1.01 LOCATION PLAN
N.T.S.

Innovative Office Zoning Summary					
Address	460 Doyle Avenue, Kelowna B.C.				
Legal Description	Lot 4 District Lot 139 Osoyoos Division Yale District Plan KAP57837				
Current Zoning	C7 - Area 1				
Criteria	C7 Zone Regulations		Proposal		Comments
Site Information (14.7.4)	metric	imperial	metric	imperial	
Minimum Site Area (14.7.4d)	200.0 sm	2153 sf	2625.06 sm	21797 sf	
Minimum Site Width (14.7.4c)	6.0 m	19.7'	64.64 m	212.08'	
Minimum Site Depth (14.7.4c)	30.0 m	98.4'	31.63 m	103.79'	
Development Regulations (14.7.5)					
Height of Buildings - Area 1 (14.7.5a)	44.0 m	144.4'	29.81 m	97.80'	
Minimum Setback - front/South (14.7.5b)	.0 m	.0'	.00 m	.00'	
Minimum Setback - Side/West (14.7.5c)	.0 m	.0'	-4.40 m	-14.44'	
Minimum Setback - Side/East (14.7.5d)	.0 m	.0'	3.31 m	10.86'	
Minimum Setback - Rear/North (14.7.5d)	.0 m	.0'	.00 m	.00'	
Setback above 15 m from any property line abutting a street (14.7.5e)	3.0 m	9.8'	.00 m	.00'	South Elevation variance granted
Setback above 15 m from any property line abutting another property line (14.7.5f)	4.0 m	13.1'	3.41 m	11.2'	North Elevation variance granted
Setback above 15 m from any property line abutting a street to be within 80 degree angle of incline (14.7.5g)					South Elevation variance granted
Maximum floorplate area above 15m (14.7.5h)	676.0 sm	7276 sf	1676.71 sm	18048 sf	variance granted
Maximum continuous horizontal dimension of any portion of building above 15m (14.7.5i)	26.0 m	85.3'	64.43 sm	211.4 sf	variance granted
Maximum diagonal dimension of any portion of building above 15m (14.7.5j)	39.0 m	128.0'	70.18 m	230.25'	variance granted
Floor Area Ratio - F.A.R. (14.7.5k)		9.0		4.8	
Setback above 22 m from any property line abutting another property line (14.7.5l)	15.0 m	49.2'	3.41 m	11.19'	North Elevation variance granted
Setback above 22 m from any property line abutting a lane (14.7.5ll)	10.0 m	32.8'	.00 m	.00'	West Elevation variance granted
Parking Summary					
Criteria			Proposal		Comments
			metric	imperial	
Total Net (leasable) Floor Area (GLA) sf			8033.2 sm	86469 sf	
Total Gross Floor Area (GFA) sf			9792.4 sm	105405 sf	
Car	Required	Provided			
Number of Car Parking Stalls - 1.3 per 100sm GFA	127				per Parking Agreement
Loading					
Number of Loading Spaces - 1 per 1900 sm GFA	4	0			variance granted
Bicycle					
Class 1 Bicycle Stalls granted 0.20 per 100 m² GLA or 1 per 10 employees	16				Refer to Arch Drawings
Class 2 Bicycle Stalls granted 0.60 per 100 m² GLA or 1 per 10 employees	48				Refer to LA Drawings

BICYCLE PARKING, CLASS II means bicycle parking that is provided for patrons or visitors of a development. It is intended for the short term parking of bicycles and includes racks, lockers, or other structurally sound devices designed to secure one or more bicycles in an orderly fashion.
BICYCLE PARKING, CLASS I means bicycle parking that is provided for residents, students, or employees of a development. It is intended for the long term secure parking of bicycles and includes bicycle lockers, compounds or rooms specifically provided and equipped for bicycle storage, and individual garages or carports for each dwelling unit.

2 A1.01 ZONING SUMMARY
N.T.S.

Building Gross Floor Areas	
LEVEL(S)	GROSS FLOOR AREA (SF)
1	18,212
2 (atrium void deducted)	18,017
3 (atrium void deducted)	18,824
4 (atrium void deducted)	18,048
5 (atrium void deducted)	18,048
7 Interior (atrium void deducted)	1,394
7 roof deck - (flo fate only)	21,412
8 mech penthouse as (for info only)	1,738
TOTAL ENTER HERE GROSS FLOOR AREA	112,611
Italicized areas not included in summary	
Building Net Floor Areas	
LEVEL(S)	NET FLOOR AREA (SF)
1	11,448
2	11,373
3 (multiple tenants)	11,936
4 (multiple tenants)	11,269
5 (single tenant)	11,936
6 (single tenant)	11,936
TOTAL ENTER HERE NET FLOOR AREA	69,798

3 A1.01 AREA SUMMARY
N.T.S.

4 A1.01 3D VIEW - LOOKING SOUTHWEST
N.T.S.

5 A1.01 3D VIEW - LOOKING NORTHWEST
N.T.S.

6 A1.01 3D VIEW - LOOKING NORTHEAST
N.T.S.

201- 75 FRONT STREET
PENTICTON, B.C.
V2A 5B2
TEL: 250.492.3143
FAX: 250.492.0318
EMAIL: pen-mail@shaw.ca

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: kel-mail@shaw.ca

m+w
MEIKLEJOHN ARCHITECTS INC.
OKANAGAN CENTRE FOR INNOVATION

SCHEDULE A
This forms part of application
DP14-0093-01

Planner Initials TB

City of Kelowna
COMMUNITY PLANNING

PROJECT NORTH
TRUE NORTH

All rights reserved. This plan and design is and remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

No.	Date	Revision
01	2014.04.24	ISSUED FOR DEVELOPMENT PERMIT
02	2014.05.14	ISSUED FOR DP AMENDMENT

Project Title
OKANAGAN CENTRE FOR INNOVATION

460 DOYLE AVENUE KELOWNA BC

Drawing Number
A1.01

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
ZONING SUMMARY/ PROJECT DATA

	2013.12.06
Job No.	m+w 13-1394
Scale	
Drawn	LJ
Checked	JM

SCHEDULE A

This forms part of application

DP14-0093-01

Planner Initials TB

City of Kelowna
COMMUNITY PLANNING

OKANAGAN CENTRE FOR INNOVATION

MEIKLEJOHN ARCHITECTS INC.

m+m

201 - 75 FRONT STREET
PENTICTON, B.C.
V2A 1H2
TEL: 250.492.3343
FAX: 250.492.0318
EMAIL: pm-mail@shaw.ca

23 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.2004
FAX: 250.762.4707
EMAIL: kel-mail@shaw.ca

TRUE NORTH

PROJECT NORTH

Copyright reserved. This drawing is and remains the property of m+m Meiklejohn Architects Inc. and may not be reproduced or used without the Architects' consent.

Project Title
OKANAGAN CENTRE FOR INNOVATION

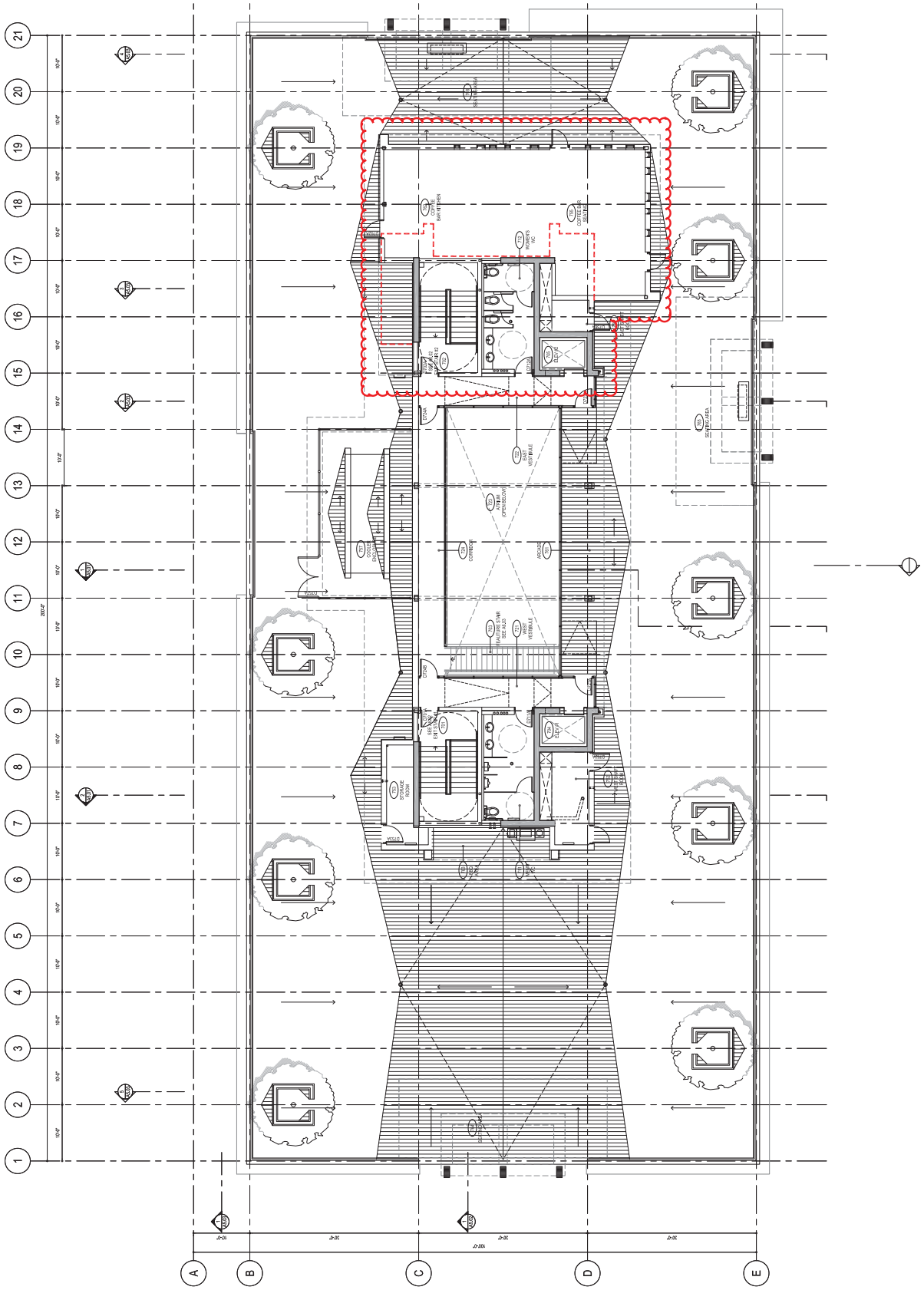
460 DOYLE AVENUE KELOWNA BC

Drawing Number
A3.07

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
ROOF LEVEL PLAN

Job No.	m+m 13-1304
Scale	1/8" = 1'-0"
Drawn	SJ
Date	2014
Checked	JM


21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
A
B
C
D
E
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
200'-0"
30'-0"
30'-0"
30'-0"
30'-0"
100'-0"
BELOW
COFFEE BAR KITCHEN
COFFEE BAR SERVING
WOMEN'S WC
ELEVATOR
EAST WATER WALL
OPEN BELOW
CORRIDOR
WEST WATER WALL
SEE PLAN
SEE PLAN
SEE PLAN

SCHEDULE B

This forms part of application

DP14-0093-01

Planner Initials TB

City of Kelowna
COMMUNITY PLANNING

oncept Rendering of West Side of Level 7 Roof Deck

201 – 75 FRONT STREET PENTICTON BC V2A 1H2 t: 250.492.3143 e: pen-mai@shaw.ca
233 BERNARD AVENUE KELOWNA BC V1Y 6N2 t: 250.762.3004 e: kel-mai@shaw.ca