

SCHEDULE A – PROPOSED TEXT AMENDMENTS TO ZONING BYLAW 8000 – TA16-0014

Zoning Bylaw 8000				
No.	Section	Existing Text	Proposed Text	Rationale
1.	Table 8.1 – Parking Schedule Apartment Housing Row Housing Stacked Row Housing	1.0 space per dwelling unit in the C4 and C7 commercial zones;	1.0 space per dwelling unit in the C4, C7, & CD5 zones;	See Report

SCHEDULE		A
This forms part of application		
# TA16-0014		
Planner Initials	<div style="border: 1px solid black; padding: 2px 10px; display: inline-block;">AC</div>	 City of Kelowna <small>COMMUNITY PLANNING</small>



LOCATION PLAN
N.T.S.

STATISTICS:

CIVIC ADDRESS: 1232 ELLIS STREET, KELOWNA BC

LEGAL DESCRIPTION: PD 023-979-020
LOT 3 DISTRICT LOT 139 OSOYOOS DIVISION
YALE DISTRICT PLAN R4P0008

REGISTERED OWNED: RG LOT 3 LTD
2088-1177 WEST HASTINGS STREET
VANCOUVER, BC V6E 2G3

ZONING: CDS - MULTI-PURPOSE FACILITY
SITE AREA: 0.553 ACRES (12271.1 M²)

PERMITTED DENSITY: FAR 5 = 11185.5 M²

GROSS FLOOR AREA: 11315.63 M² (Underground parking excluded)

NET FLOOR AREAS:
COMMERCIAL: 258.6 M²
RESIDENTIAL: 7075.69 M²

PERMITTED MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES:
12 STOREYS OR 37 M WHICHEVER IS THE LESSER.

PROPOSED HEIGHT OF BUILDING AND STRUCTURES:
12 STOREYS, 39 M

REQUIRED SETTING OF PRINCIPAL BUILDINGS AND STRUCTURES:
FRONT YARDS: NONE REQUIRED
SIDE YARDS: NONE REQUIRED
REAR YARDS: NONE REQUIRED

PROPOSED SETTING OF PRINCIPAL BUILDINGS AND STRUCTURES:
FRONT YARDS: 1.5 M (5 FEET)
SIDE YARDS: NORTH SIDE: 1.5 M (5 FEET)
SOUTH SIDE: 6.7 M (22 FEET)
REAR YARDS: 6 M (15 FEET 8 INCHES)

REQUIRED FIRST FLOOR COMMERCIAL:
50% OF THE FIRST FLOOR AND MUST OCCUPY 90% OF THE FRONT LOT LINE.

PROPOSED FIRST FLOOR USES:
RESIDENTIAL LOBBY, 258 M² COMMERCIAL, AMENITY, BIKE STORAGE AND PARKING.

PROPOSED UNIT MIX:
ONE BEDROOM: 27 SUITES
TWO BEDROOMS: 57 SUITES
TOTAL NUMBER OF SUITES: 84

PROPOSED RESIDENTIAL PARKING:
1.0 SPACES PER DWELLING UNIT
1.75 SPACES PER 100 M² COMMERCIAL
VISITOR 2 SPACE PER 7 DWELLING UNITS
TOTAL REQUIRED: 100 STALLS
RESIDENTIAL PARKING PROVIDED: 100 STALLS
VISITOR & RETAIL PARKING - TO BE PROVIDED ON LOT 2 - 1241 WATER STREET

REQUIRED BICYCLE PARKING:
CLASS I: 0.5 PER DWELLING UNIT BY 84 UNITS = 42 SPACES
CLASS II: 0.1 PER DWELLING UNIT BY 84 UNITS = 9 SPACES

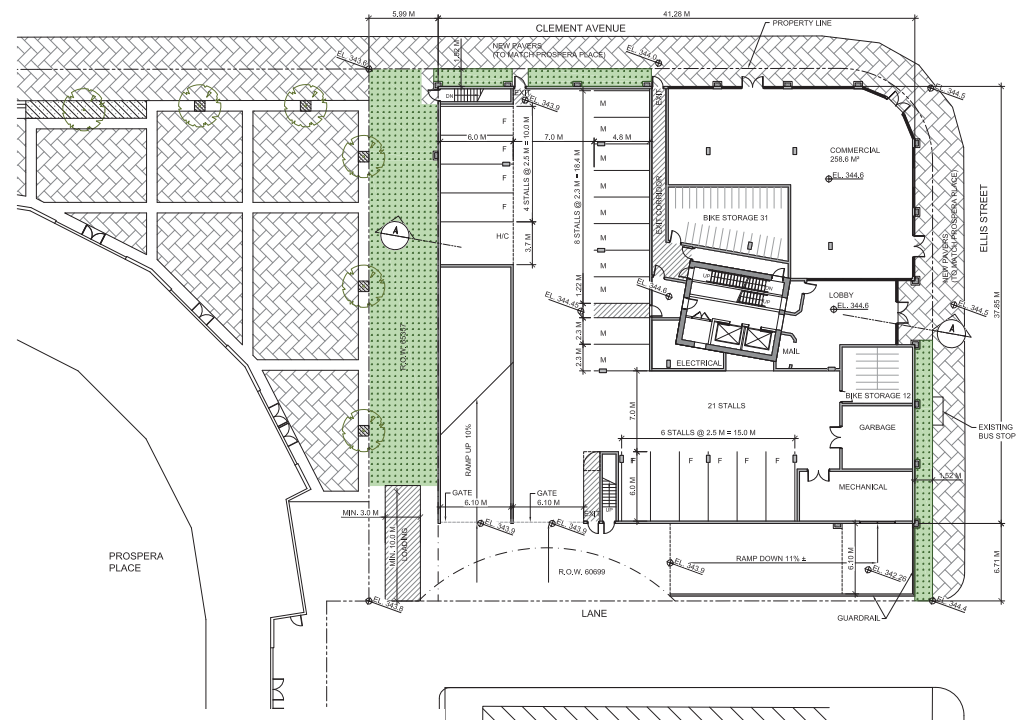
PROPOSED BICYCLE PARKING:
CLASS I: 42 SPACES
CLASS II: 9 SPACES



MASSING CONCEPT
N.T.S.



MASSING CONCEPT
N.T.S.



SITE PLAN
SCALE: 1:200

REV./NO.	DATE	REMARKS
1	SEPT 08, 2016	TEXT AMENDMENT
	SEPT 08, 2016	PRELIMINARY

PROJECT TITLE	
1232 ELLIS STREET PROPOSED DEVELOPMENT	
KELOWNA BC	
DATE: AUGUST 2016	
DRAWING TITLE: SITE PLAN	
SCALE: AS SHOWN	
ICR ARCHITECTURE AND PROJECT CONSULTANTS INC 4000 - 1130 SIXTH STREET NEW WEST MINSTER, BC V3L 5H1 TEL: (604) 521-6444 FAX: (604) 521-6411	



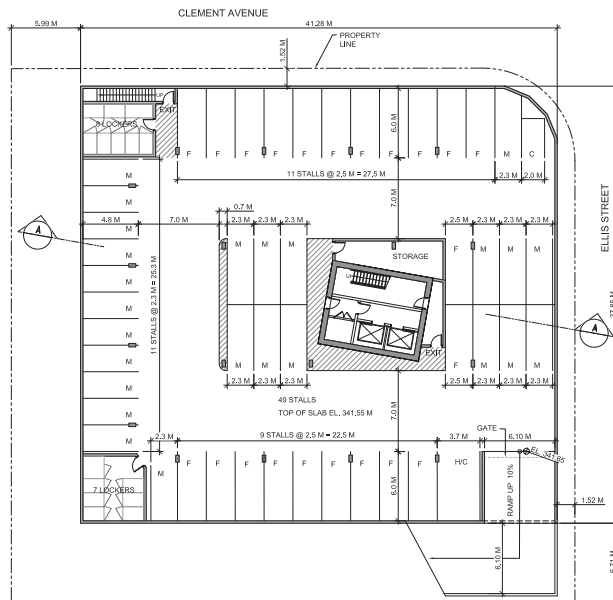
SCHEDULE B
This forms part of application
TA16-0014

Planner
Initials

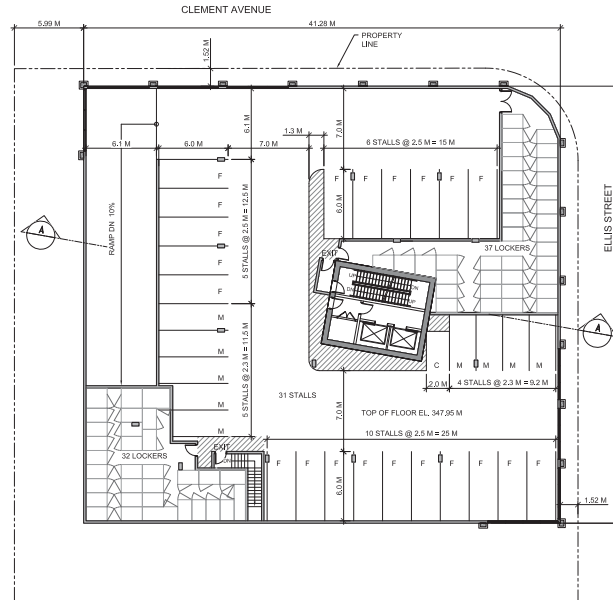
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City of
Kelowna
COMMUNITY PLANNING

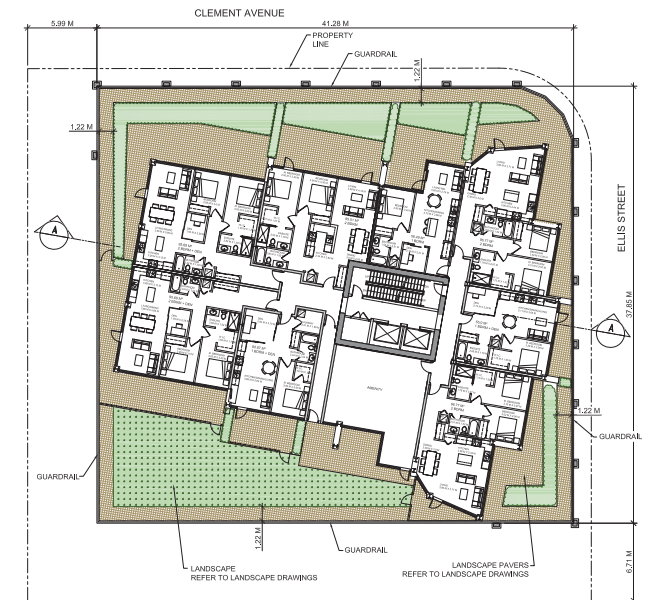
DP-01 1



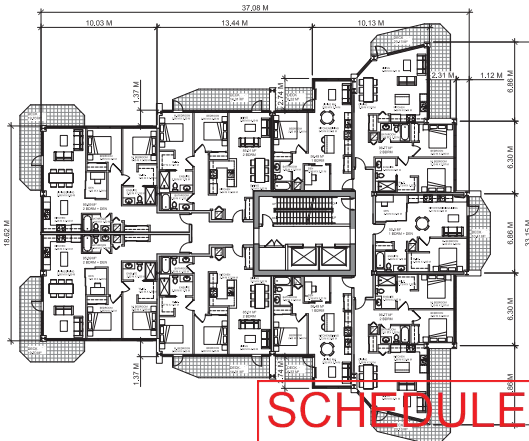
UNDERGROUND PARKING
SCALE: 1:200



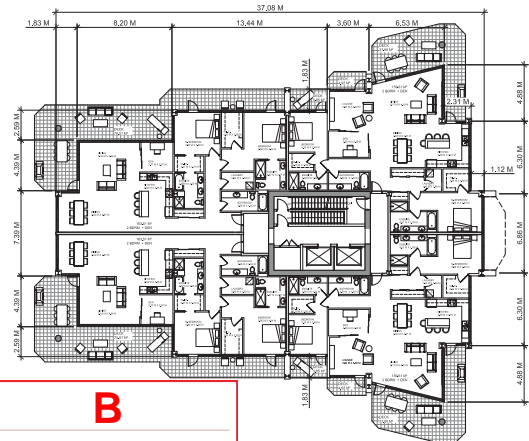
PARKING LEVEL 2
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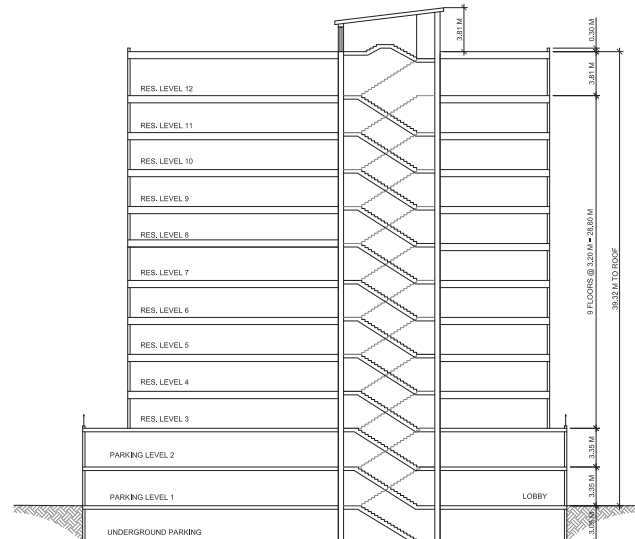
LEVEL 3 RESIDENTIAL
SCALE: 1:200



FLOOR PLAN LEVELS 4-6
SCALE: 1:200



FLOOR PLAN LEVEL 12
SCALE: 1:200



SECTION
SCALE: 1:200

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PROJECT FILE
1232 ELLIS STREET
PROPOSED DEVELOPMENT
KELOWNA BC

DATE: AUGUST 2016
DRAWING TITLE: PLANS & SECTION
SCALE: AS SHOWN

ICR ARCHITECTURE AND PROJECT CONSULTANTS INC
4000 - 605 SIXTH STREET
NEW WESTMINSTER, BC V3L 5H1
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JOB NO.	DWG. NO.	REV. NO.
	DP-02	1

SCHEDULE B
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TA16-0014

Planner Initials **AC**

