


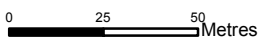
Subject Property Notes:

Rezone a portion of the subject properties from I1 Business Industrial to I2 General Industrial

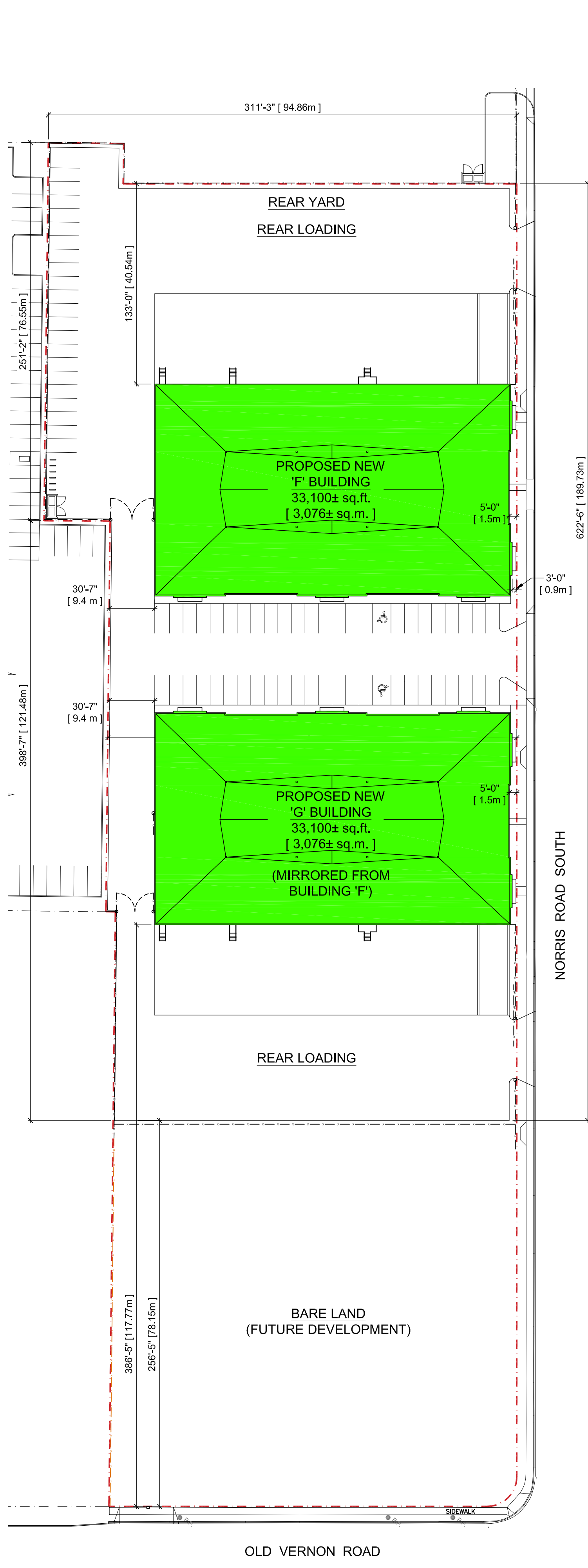
**MAP "A" PROPOSED ZONING
File Z17-0061**

 I1 to I2

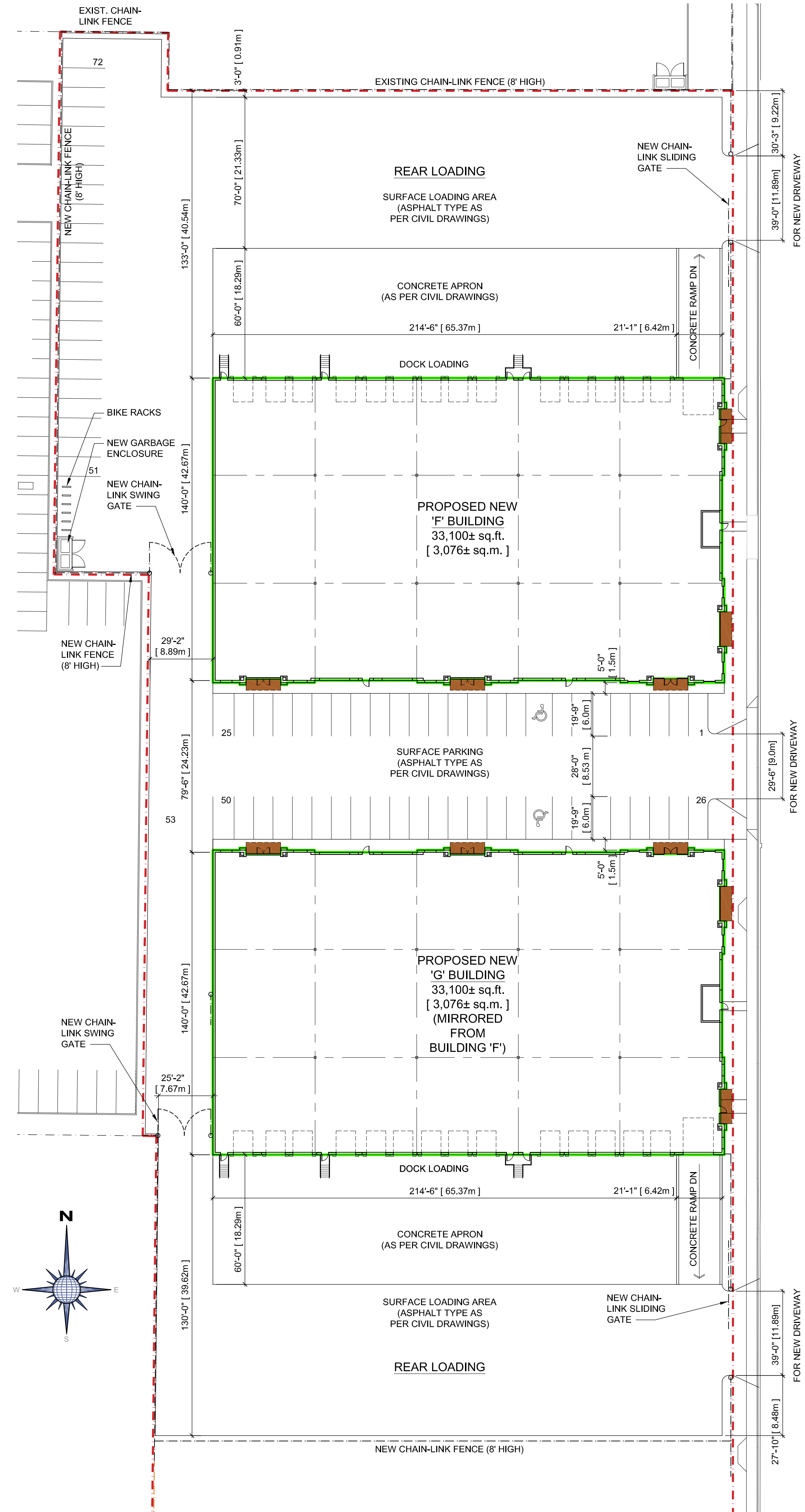
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rev. Monday, July 10, 2017



1 OVERALL SITE PLAN
SCALE: 1" = 50'-0"



2 ENLARGED SITE PLAN
SCALE: 1/32" = 1'-0"

DRAWING LIST

DP1 SITE PLAN & PROJECT DATA
DP2 MAIN FLOOR PLAN
DP3 ELEVATIONS

PROJECT DATA

PROJECT NAME / ADDRESS
WAREHOUSE SHELL BUILDING 'F' & 'G'
2350 NORRIS ROAD SOUTH
KELOWNA, BC

APPLICABLE CODES:

2012 BC BUILDING CODE
ZONING BY-LAW (NO. 8000)

GOVERNING BODIES:

CITY OF KELOWNA

LEGAL DESCRIPTION:

LOT 3, PLAN EPP (NOT YET REGISTERED)
FORMERLY LOT E, 27682, SEC. 2, TWP 23, O.D.Y.D.

ZONING:

I-1 (BUSINESS INDUSTRIAL)
I-2 (GENERAL INDUSTRIAL)

SITE AREA: 23,000 sq.m. [247,480 sq.ft.]

DEVELOPED SITE AREA: 16,648 sq.m. [179,130 sq.ft.]

BUILDING FOOTPRINT AREA: 3,076 sq.m. [33,100 sq.ft.] PER BUILDING
TOTAL BUILDING FOOTPRINT AREA: 6,152 sq.m. [66,200 sq.ft.] 2 BUILDINGS

LOT WIDTH:	PERMITTED 40.0m	PROVIDED 82.5m
LOT DEPTH:	35.0m	267.9m

LOT AREA:	4,000 sq.m.	23,000 sq.m.
MAXIMUM SITE COVERAGE:	60%	27%

FLOOR AREA RATIO:	1.2 (I-1) or 1.5 (I-2)	0.36
HEIGHT:	16m (I-1) or 14m (I-2)	11m

SETBACKS:		
FRONT (OLD VERNON ROAD)	6.0m (I-1) or 7.5m (I-2)	117.8m
EAST SIDE (FLANKING - NORRIS RD)	4.5m (I-1) or 6.0m (I-2)	0.0m [VARIANCE]
WEST SIDE (INTERIOR LOT LINE)	0.0m (I-1) or 4.5m (I-2)	7.67m
REAR (INTERIOR LOT LINE)	0.0m (both zones)	42.5m

PARKING:

GENERAL INDUSTRIAL (UP TO 985 sq.m. x 2.0 / 100 sq.m. GFA)	20 STALLS	
WAREHOUSING (3,076 sq.m. x 0.5 / 100 sq.m. GFA)	16 STALLS	
TOTAL	36 STALLS PER BUILDING	72 STALLS

MEDIUM SIZE VEHICLE SPACES	10 STALLS (30%)	0 STALLS (0%)
COMPACT CAR SPACES	0 STALLS (0%)	0 STALLS (0%)

LOADING @ 1 / 1,900 sq.m. GFA	3 SPACES PER BUILDING	15 SPACES PER BUILDING
DRIVE AISLE	7.0m	7.5m

BICYCLE PARKING:		
CLASS II @ 0.3 / 100 sq.m. GFA	9 SPACES PER BUILDING	18 SPACES

LANDSCAPE BUFFER:		
FRONT (OLD VERNON ROAD):	3.0m	78.15m
SIDE - FLANKING (NORRIS RD)	3.0m	1.5m
SIDE - WEST	0.0m	0.0m
REAR - NORTH	0.0m	0.0m

LANDSCAPE TREATMENT LEVELS		
FRONT (OLD VERNON ROAD)	2	2
SIDE - FLANKING (NORRIS RD)	3	3
SIDE - WEST	N/A	N/A
REAR - NORTH	3	3

CALLAHAN PROPERTY GROUP

218 - 1626 Richter Street, Kelowna, B.C. V1Y 2M3
Ph: (250) 717-3000 Fax: (250) 717-3400
Email: leasing@callahanpg.ca
Website: www.callahanpg.ca

SEALS

CONSULTANTS

ISSUED FOR

NO. DATE DESCRIPTION

1 2017.05.24 ISSUED FOR DP

PROJECT TITLE

PROPOSED WAREHOUSE SHELL BUILDING 'F' & 'G'

NORRIS RD SOUTH, KELOWNA, B.C.

DRAWING TITLE

SITE PLAN & PROJECT DATA

DATE 2017-05-24 DRAWN BW

PLOT DATE

CAD FILE

PROJECT NO. DRAWING NO.