

1 SITE PLAN
 A1.1 Scale: 1/16" = 1'-0"

SITE INFORMATION
 MUNICIPAL ADDRESS
 C.R.U. 1 - 1675 COMMERCE AVE, KELOWNA, B.C.
 C.R.U. 2 - 1677 COMMERCE AVE, KELOWNA, B.C.
LEGAL DESCRIPTION
 PID 028-224-299
 LOT A, DL 125, ODDY, PLAN KAP90858
 PID 025-0726-072
 LOT 12, DL 125 ODDY, PLAN KAP73825
ZONING
 C 10

ZONING INFO

FRONT YARD	2.0 m
REAR YARD	0.0 m
SIDE YARD	2.0 m
SIDE EXTERIOR	2.0 m
SITE COVER ALLOWED	60.0%
SITE AREA	8,151.0 SQ.M.
PROPOSED RESTAURANT	885.0 SQ.M.
PROPOSED C.R.U. 1	626.4 SQ.M.
PROPOSED C.R.U. 2	581.0 SQ.M.
SERVICE BAYS	176.7 SQ.M.
TOTAL COVER	2,270.1 SQ.M.
PERCENT USED	27.8 %
F.A.R. ALLOWED	0.65
F.A.R. PROVIDED	0.28

BUILDING CLASSIFICATION

GROUP A2 - 3.2.2.25
UP TO 2 STOREYS
FACING 2 STREETS
1 STOREY = 1,600 sq.m ALLOWED
NO SPRINKLERS REQUIRED
ROOF
NO RATING IF NON COMBUSTIBLE
GROUP E - 3.2.2.59
UP TO 3 STOREYS
FACING 1 STREET
1 STOREY = 1,500 sq.m ALLOWED
NO SPRINKLERS REQUIRED
ROOF
NO RATING IF NON COMBUSTIBLE
GROUP F2 - 3.2.2.69
UP TO 3 STOREYS
FACING 1 STREET
1 STOREY = 1,500 sq.m ALLOWED
NO SPRINKLERS REQUIRED
ROOF
NO RATING IF NON COMBUSTIBLE

PARKING

REQUIRED		
FOOD PRIMARY (280 SEATS)	70	
SERVICE BAY (3 BAYS)	6	
CRU1-2		
1182.6 / 100 X 2.2	26	
TOTAL REQUIRED	102	
PROVIDED	103 STALLS	
BICYCLES		
FOOD PRIMARY		
CLASS I	929.6 / 100 X 0.1	0.93 STALLS
COMMERCIAL		
CLASS I	1370.6 / 100 X 0.2	2.74 STALLS
CLASS II	1370.6 / 100 X 0.6	8.22 STALLS
CLASS I PROVIDED		4
CLASS II PROVIDED		9
LOADING		
COMMERCIAL	1370.6 / 1900	0.72 BAY
FOOD/LIQUOR	929.6 / 2800	0.32 BAY
TOTAL		1.04 BAY
PROVIDED		3 BAYS
ISLAND LANDSCAPING REQ'D		
2.0 SQ.M PER PARKING STALL & LOADING BAY		
TOTAL PARKING = 103 STALLS, 3 LOADING BAYS		
ISLAND LANDSCAPING REQ'D	212.0 SQ.M.	
ISLAND LANDSCAPING PROVIDED	214.0 SQ.M.	

5	ISSUE FOR CONST.	JAN. 21, 2011
4	ISSUE FOR B.P.	JAN. 11, 2011
3	ISSUE FOR REVIEW	NOV. 23, 2010
2	ISSUE FOR B.P.	OCT. 27, 2010
1	ISSUE FOR REVIEW	OCT. 21, 2010
NO	REVISION/ISSUE	DATE

CONSULTANT SEAL

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SUITE 201 - 207 MAIN STREET
 PENTICTON, B.C. - V2A 5B1
 TEL : 250 - 490 - 8668
 FAX : 250 - 770 - 8883

PROJECT TITLE:
 COMMERCE PLAZA
 1675 COMMERCE AVE.
 KELOWNA B.C.

SHEET TITLE:
 SITE PLAN
 BUILDING & SITE INFO

DATE STARTED: SEPT. 2010
SCALE: AS NOTED
DRAWN: G.S.
PROJECT No.: 09.20

SHEET No.
A1.1

COMMERCE AVE

JENKINS ROAD

STICK FIX

PRO OIL CHANGE

BLUETAIL SUSHI

HELMUTS SAUSAGE KITCHEN

COMMERCE LIQUOR STORE

PROPOSED LOCATION COMMERCE CANNABIS

ANYTIME FITNESS

MADE IN INDIA RESTAURANT

COMFORT SUITES HOTEL

CLOSED

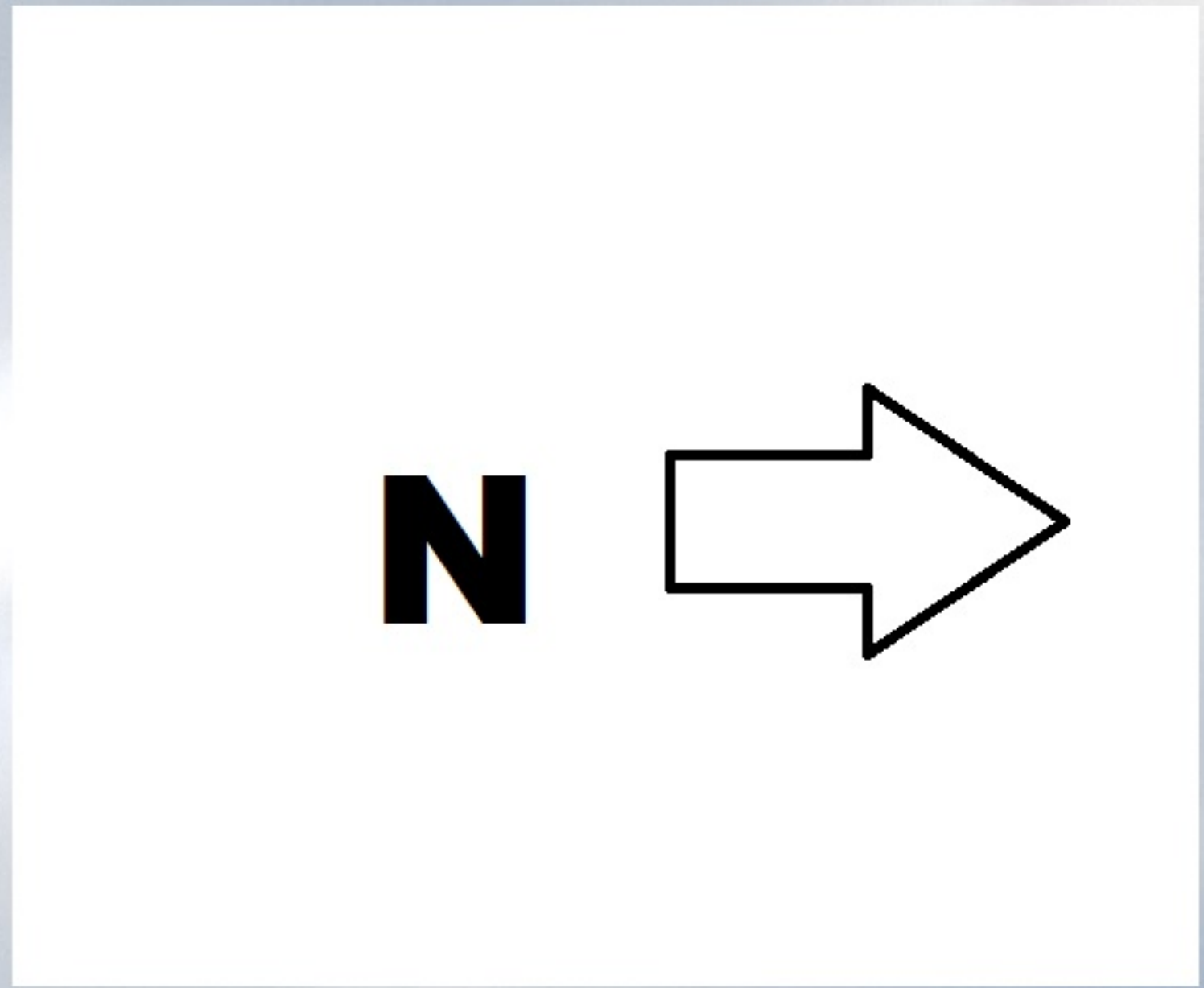
HWY 97 N

Google Earth

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49°53'37.31" N 119°25'01.51" W elev 1299 ft eye alt 2436 ft

2001



MADE IN INDIA

MADE IN INDIA

DuoTeck
Estimate #12
778.753.6700

AH9-22G

FF8-0



COMMERCE
MOTOR STORE

ANYTIME
FITNESS

1677

774.8.2555
24/7 JOIN TODAY
ANYTIME
FITNESS

DuoTech

ANYTIME
FITNESS
Get to a healthier place.
TRY US
FREE!

HUR 644

Commerce Cannabis Store – Project Rationale

Date: November 30, 2018

Commerce Cannabis Store is applying to rezone the additional space created at 1677 Commerce Ave to be used as a retail cannabis location. The current zoning for this space is C10 LR.

The exterior of the building has been finished and has been renovated to mirror the existing structure. This is a multi business location that provides 100 parking spaces for customers. All landscaping is already in place as is exterior parking lot lighting.

The location is central and visible which could be a positive deterrent for late night invasions. This space is located in a highly commercial zone with neighboring businesses utilizing the same open hours.

Commerce Cannabis Store – Bylaw Compliance

Date: November 30, 2018

Commerce Cannabis Store is applying to rezone the additional space created at 1677 Commerce Ave to be used as a retail cannabis location. The current zoning for this space is C10 LR.

This location is in a commercial area and is as follows:

Social Service offices – distance more than 150 metres

Child Care centres – distance more than 150 metres

Community Recreation Services - distance more than 150 metres

Public Libraries - distance more than 150 metres

Liquor Primary Establishments - distance more than 150 metres

Elementary Schools - distance more than 150 metres

Middle & High Schools - distance more than 500 metres

Select Parks - distance more than 150 metres

The applicant owns and operates the adjacent liquor store which is within 150m.