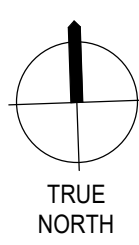


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ZONING SITE STATISTICS - LOT 2	
CIVIL ADDRESS:	950 ELLIS STREET, KELOWNA, BC.
LEGAL DESCRIPTION:	LOT 3 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN KAP68693
ZONING:	I2 - GENERAL INDUSTRIAL
SITE AREA:	1.082 Ac. - 4,377.1 sq.m. - 47,115 sq.ft.
BUILDING AREA:	
EXISTING BUILDING (FLAGSHIP MARINE):	
MAIN FLOOR:	18,067 SQ.FT. [1,678.5 SQ.M.]
TOTAL EXISTING:	18,067 SQ.FT. [1,678.5 SQ.M.]
SITE COVERAGE BUILDINGS: 1,678.5/4,377.1 = 38% (MAX 60%)	
SITE COVERAGE BUILDINGS & IMPERMEABLE: 3,561.6/4,377.1 = 81% (MAX 90%)	
FAR: 0.38 (MAX 1.5)	
BUILDING HEIGHT: 10.5m (MAX 16.0)	
SETBACKS:	
FRONT: 2.0m	
SIDE: 0.0m	
REAR: 0.0m	
FLANKING SIDE: N/A	
PARKING CALCULATION:	
PARKING REQUIRED:	
BOAT STORAGE:	1.0 PER 10 BOAT SPACES + 2 EMPLOYEE STALLS ((100/10)+2) = 12
TOTAL: 12 STALLS REQUIRED	
PARKING PROVIDED:	
EXISTING:	14 STALLS PROVIDED
LOADING CALCULATION:	
LOADING REQUIRED:	
INDUSTRIAL:	1.0 PER 1,900 SQ.M. (1,678.5/1,900) = 0.9
TOTAL: 1 LOADING STALL REQUIRED	
LOADING PROVIDED:	
TOTAL: 1 LOADING STALLS PROVIDED	
BIKE PARKING REQUIREMENTS:	
LONG TERM REQUIRED:	
INDUSTRIAL:	0.5 PER 1,000 SQ.M. (1,678.5 x 0.5/1000) = 0.84
TOTAL: 1 LONG TERM BIKE STALLS REQUIRED	
SHORT TERM REQUIRED: No Requirement	
BIKE PARKING PROVIDED:	
EXISTING: 1 LONG BIKE STALL PROVIDED	

ZONING SITE STATISTICS - LOT 1	
CIVIL ADDRESS:	948 ELLIS STREET, KELOWNA, BC.
LEGAL DESCRIPTION:	LOT 3 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN KAP68693
ZONING:	I2 - GENERAL INDUSTRIAL
SITE AREA:	0.989 Ac. - 4,002.3 sq.m. - 43,080 sq.ft.
BUILDING AREA:	
EXISTING BUILDING (SPACIOUS STORAGE):	
MAIN FLOOR:	19,751 SQ.FT. [1,834.9 SQ.M.]
SECOND FLOOR:	19,574 SQ.FT. [1,818.5 SQ.M.]
THIRD FLOOR:	20,350 SQ.FT. [1,890.5 SQ.M.]
FOURTH FLOOR:	20,350 SQ.FT. [1,890.5 SQ.M.]
FIFTH FLOOR:	20,350 SQ.FT. [1,890.5 SQ.M.]
TOTAL EXISTING:	100,375 SQ.FT. [9,324.9 SQ.M.]
SITE COVERAGE BUILDINGS: 1,834.9/4,002.3 = 46% (MAX 60%)	
SITE COVERAGE BUILDINGS & IMPERMEABLE: 3,200.7/4,002.3 = 80% (MAX 90%)	
FAR: 2.33 (MAX 3.0) (FRONTING ON ELLIS STREET)	
BUILDING HEIGHT: 18.0m (MAX 16.0) (2.0m VARIANCE PROPOSED)	
SETBACKS:	
FRONT: 2.0m	
SIDE: 0.0m	
REAR: 0.0m	
FLANKING SIDE: N/A	
PARKING CALCULATION:	
PARKING REQUIRED:	
STORAGE:	0.5 PER 100 SQ.M. (9,220.5 x 0.5/100) = 46.1
OFFICE:	2.5 PER 100 SQ.M. (104.4 x 2.5/100) = 2.6
TOTAL: 49 STALLS REQUIRED	
PARKING PROVIDED:	
EXISTING:	20 STALLS PROVIDED (29 STALL VARIANCE PROPOSED)
LOADING CALCULATION:	
LOADING REQUIRED:	
INDUSTRIAL:	1.0 PER 1,900 SQ.M. (9,324.9/1,900) = 4.9
TOTAL: 5 LOADING STALLS REQUIRED	
LOADING PROVIDED:	
TOTAL: 7 LOADING STALLS PROVIDED (+2 LOADING STALLS PROVIDED)	
BIKE PARKING REQUIREMENTS:	
LONG TERM REQUIRED:	
INDUSTRIAL:	0.5 PER 1,000 SQ.M. (9,324.9 x 0.5/1000) = 4.7
TOTAL: 5 LONG TERM BIKE STALLS REQUIRED	
SHORT TERM REQUIRED: No Requirement	
BIKE PARKING PROVIDED:	
EXISTING: 18 SHORT TERM BIKE STALLS PROVIDED (VARIANCE - SHORT TERM PROVIDED IN LIEU OF LONG)	



Zeidler Architecture

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NOTE

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3	ISSUED FOR DVP	2025-02-05
2	ISSUED FOR SUBDIVISION RESUBMISSION	2024-12-20
D	REVISED PARKING	2024-12-17
C	CLIENT REVIEW	2024-11-29
1	ISSUED FOR SUBDIVISION APPLICATION (PLR)	2024-10-07
B	ZONING STAT REVIEW	2024-09-25
A	CLIENT REVIEW	2024-09-17

NO.	ISSUE/ REVISION	DATE
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NOT FOR CONSTRUCTION

PROJECT

948/950 ELLIS SUBDIVISION

PROJECT ADDRESS

948-950 Ellis Street
Kelowna, BC, V1Y 1Y9
Lot 3 District Lot 139 Osoyoos Division Yale District Plan KAP68693

TITLE

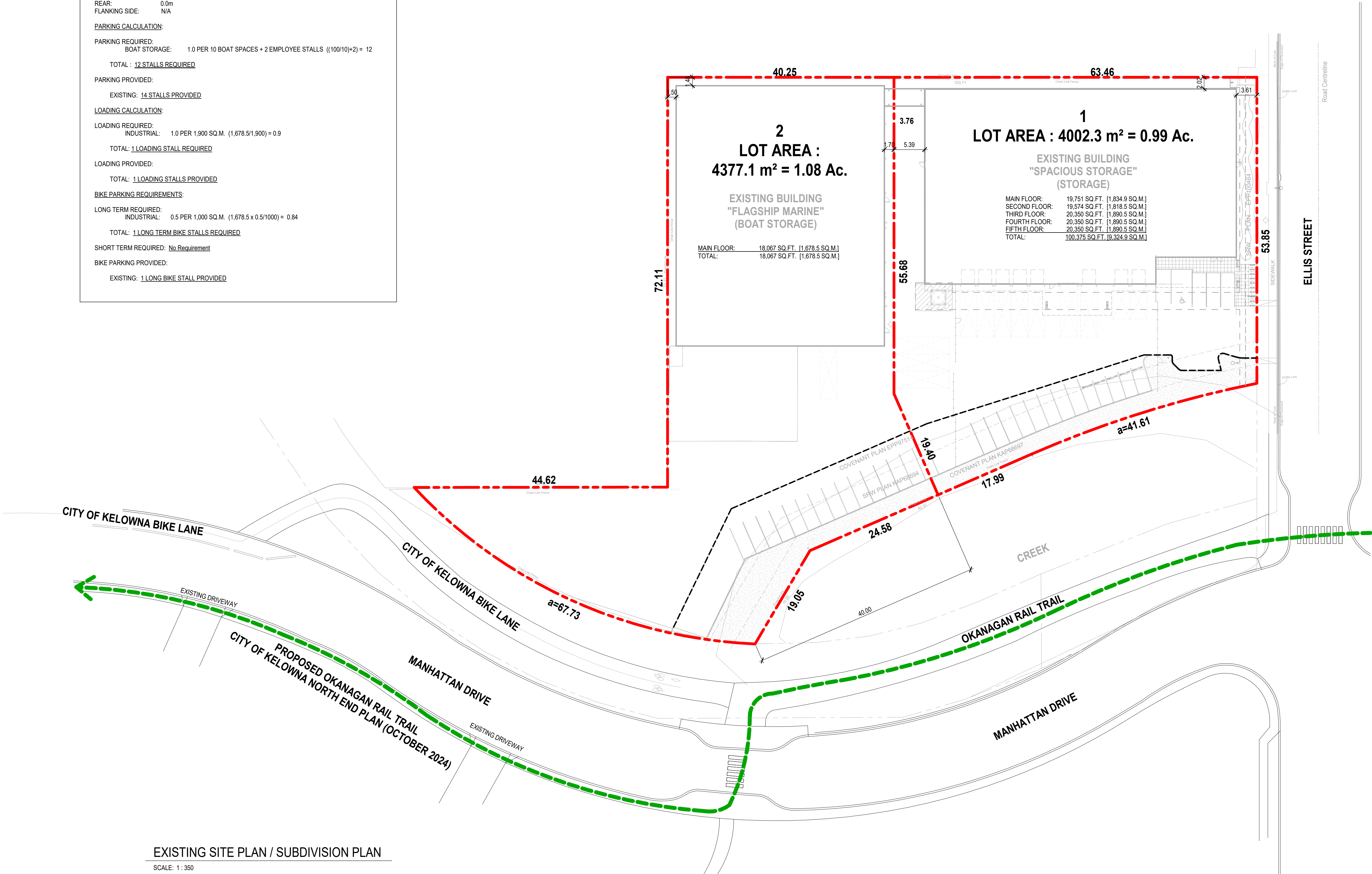
PROPOSED SUBDIVISION PLAN

PROJECT NO.	DRAWN	CHECKED
222-087	Author	Checker

DRAWING NO.	REVISION NO.
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SD001

3



EXISTING SITE PLAN / SUBDIVISION PLAN

SCALE: 1" = 350'

City of Kelowna, Planning
1435 Water Street
Kelowna, BC V1Y 1J4

RE: DVP Application – 948-950 Ellis Street

Plan Description and Rationale

A subdivision application is currently going through the approval process, which is proposing to subdivide the property into two separate lots. As part of the subdivision approval, a development variance permit application is required to authorize the minimum parking space re-allocation for the existing structures on the subject property.

To facilitate this subdivision, the following is requested:

Development Variance

- The PLR subdivision drawing includes information on the following requested variance:

Lot 1 DVP – Parking

Variance Rationale

The proposed subdivision plan divides the site in such a way that the number of parking spaces that currently serve the Lot 1, Spacious Storage facility building would remain unchanged. Operationally we have found vehicular parking spaces are underutilized at the storage facility. Patrons will commonly use the loading spaces at the front of the building when transporting items in/out of the facility, and there is typically a fairly quick turnaround time. The Spacious Storage facility has been successfully operating for numerous (± 4) years with no issue in regards to the number of parking and loading spaces provided, and we are confident that the existing parking and loading stalls will continue to meet the needs of the facility once the lots are subdivided.

We respectfully request a variance on this regulation.

Sincerely,

Zeidler Architecture



EXECUTIVE |
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U:\Projects\2024\224-106_WEST_POINT_948-950_ELLIS-SUBDIVISION-KELOWNA_BC\4 - Regulatory\4-01 Land Use & Rezoning & Subdivision\2025-01-09_Subdivision Approval Application\DVP application\950 Ellis_DVP rationale.docx