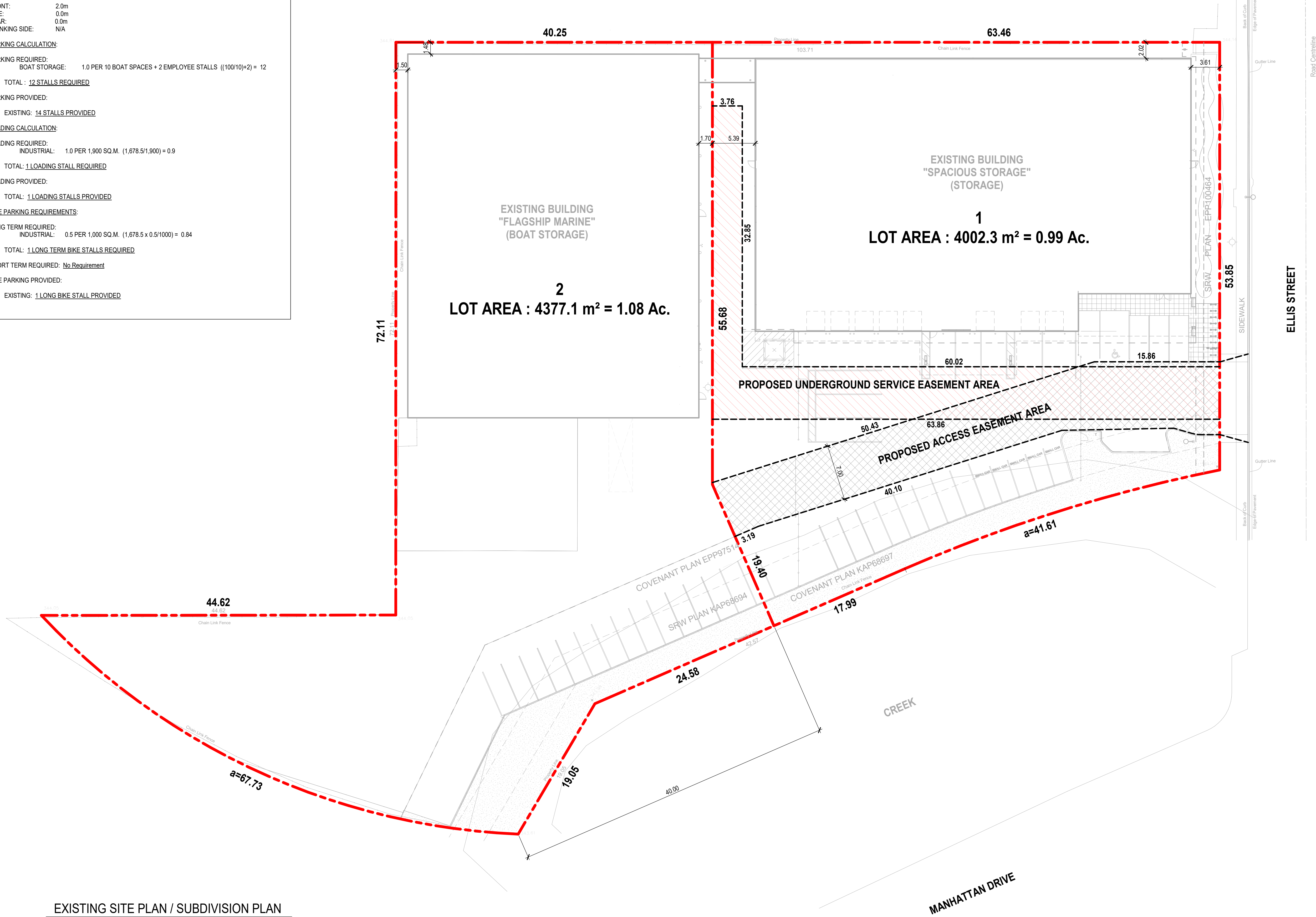


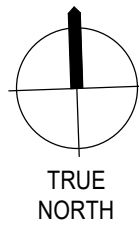
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ZONING SITE STATISTICS - LOT 2	
CIVIL ADDRESS:	950 ELLIS STREET, KELOWNA, BC.
LEGAL DESCRIPTION:	LOT 3 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN KAP68693
ZONING:	I2 - GENERAL INDUSTRIAL
SITE AREA:	1.082 Ac. - 4,377.1 sq.m. - 47,115 sq.ft.
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:	23 STALLS PROVIDED (26 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:	3 LOADING STALLS PROVIDED (2 LOADING STALL VARIANCE PROPOSED)
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)



EXISTING SITE PLAN / SUBDIVISION PLAN  
SCALE: 1 : 250



## Zeidler Architecture

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### NOTE

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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

