

# 438 VALLEY ROAD, KELOWNA BC

## PROPERTY DESCRIPTION:

CIVIC: 438 VALLEY ROAD, KELOWNA BC  
 LEGAL: LOT A, SECTIONS 32 & 33, TOWNSHIP 26, ODYD, PLAN KAP22004, EXCEPT PLAN 23353

## ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA RU1 ZONING  
 CORE AREA  
 GLENMORE VILLAGE CENTRE

PROPOSED: VC1-R ZONING

## SITE INFORMATION:

GROSS SITE AREA = 51,077 SF (4,745 m<sup>2</sup>)  
 POST DEDICATION = 49,189 SF (4,570 m<sup>2</sup>)

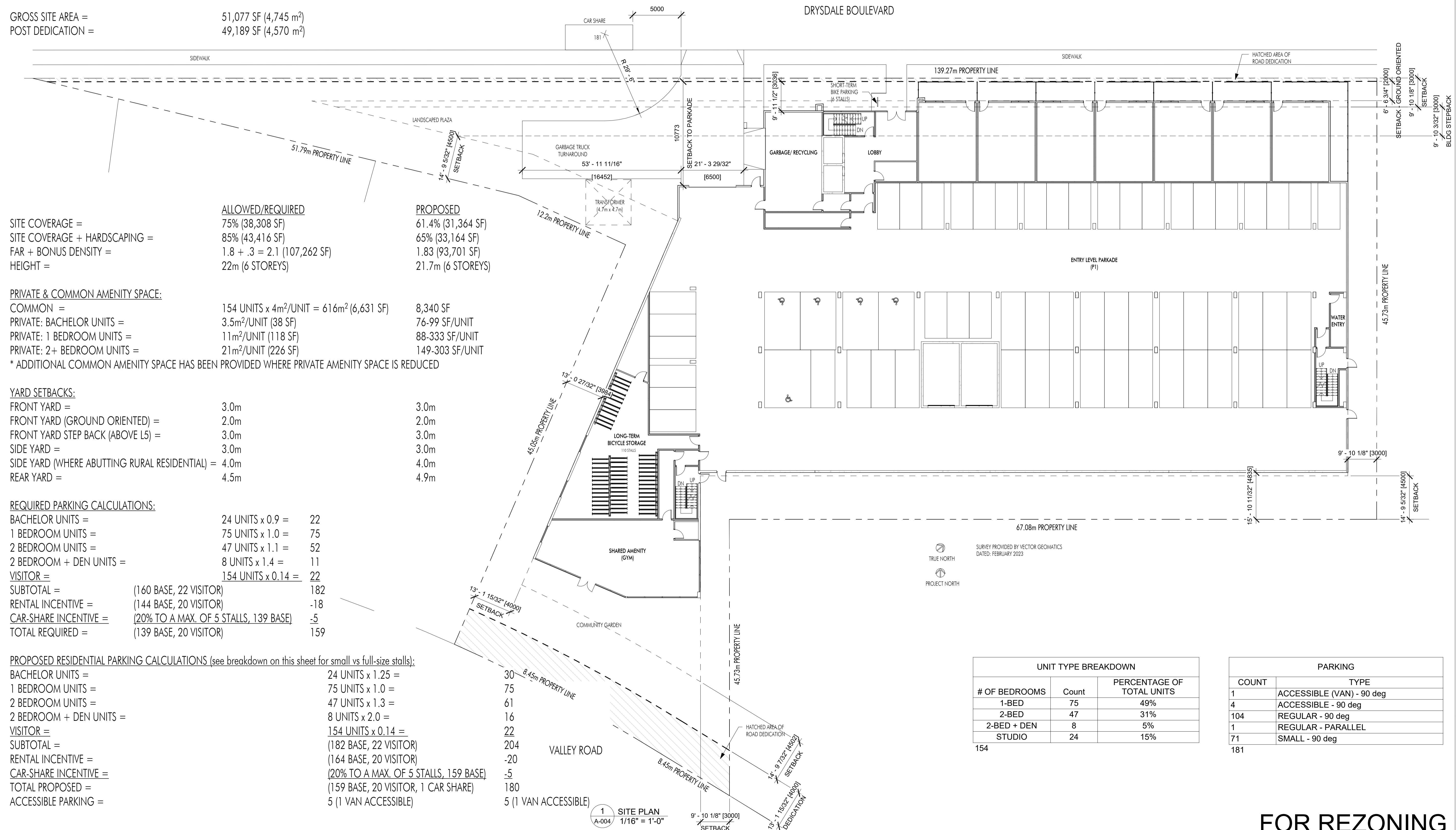
PROPOSED RENTAL OFFICE PARKING CALCULATIONS (see breakdown on this sheet for small vs full-size stalls):  
 RENTAL OFFICE = 2 STALLS/ 100 m<sup>2</sup> 1

LONG-TERM BICYCLE STORAGE:  
 BACHELOR, 1 & 2 BEDROOM = 154 UNITS x 0.75 = 116  
 TOTAL REQUIRED = 116  
 LONG-TERM PARKING ROOM = 110  
 WALL-MOUNT PARKING (P2) = 12  
 TOTAL PROPOSED = 122

SHORT-TERM BICYCLE STORAGE:  
 6 PER ENTRANCE = 6  
 TOTAL = 6

## COMMON AMENITY BREAKDOWN (must be located within setbacks):

LANDSCAPED PLAZA = 666.51 SF  
 COMMUNITY GARDEN = 935.78 SF  
 GYM = 1,264 SF  
 AMENITY COURTYARD = 5,474 SF  
 TOTAL = 8,340.3 SF



	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	75% (38,308 SF)	61.4% (31,364 SF)
SITE COVERAGE + HARDSCAPING =	85% (43,416 SF)	65% (33,164 SF)
FAR + BONUS DENSITY =	1.8 + .3 = 2.1 (107,262 SF)	1.83 (93,701 SF)
HEIGHT =	22m (6 STOREYS)	21.7m (6 STOREYS)

PRIVATE & COMMON AMENITY SPACE:	COMMON =	PRIVATE:
COMMON =	154 UNITS x 4m <sup>2</sup> /UNIT = 616m <sup>2</sup> (6,631 SF)	8,340 SF
PRIVATE: BACHELOR UNITS =	3.5m <sup>2</sup> /UNIT (38 SF)	76-99 SF/UNIT
PRIVATE: 1 BEDROOM UNITS =	11m <sup>2</sup> /UNIT (118 SF)	88-333 SF/UNIT
PRIVATE: 2+ BEDROOM UNITS =	21m <sup>2</sup> /UNIT (226 SF)	149-303 SF/UNIT

\* ADDITIONAL COMMON AMENITY SPACE HAS BEEN PROVIDED WHERE PRIVATE AMENITY SPACE IS REDUCED

YARD SETBACKS:	FRONT YARD =	FRONT YARD (GROUND ORIENTED) =	FRONT YARD STEP BACK (ABOVE L5) =	SIDE YARD =	SIDE YARD (WHERE ABUTTING RURAL RESIDENTIAL) =	REAR YARD =
	3.0m	2.0m	3.0m	3.0m	4.0m	4.5m

REQUIRED PARKING CALCULATIONS:	BACHELOR UNITS =	1 BEDROOM UNITS =	2 BEDROOM UNITS =	2 BEDROOM + DEN UNITS =	VISITOR =	SUBTOTAL =	RENTAL INCENTIVE =	CAR-SHARE INCENTIVE =	TOTAL REQUIRED =
	24 UNITS x 0.9 = 22	75 UNITS x 1.0 = 75	47 UNITS x 1.1 = 52	8 UNITS x 1.4 = 11	154 UNITS x 0.14 = 22	182	(144 BASE, 20 VISITOR) -18	(20% TO A MAX. OF 5 STALLS, 139 BASE) -5	(139 BASE, 20 VISITOR) 159

PROPOSED RESIDENTIAL PARKING CALCULATIONS (see breakdown on this sheet for small vs full-size stalls):	BACHELOR UNITS =	1 BEDROOM UNITS =	2 BEDROOM UNITS =	2 BEDROOM + DEN UNITS =	VISITOR =	SUBTOTAL =	RENTAL INCENTIVE =	CAR-SHARE INCENTIVE =	TOTAL PROPOSED =	ACCESSIBLE PARKING =
	24 UNITS x 1.25 = 30	75 UNITS x 1.0 = 75	47 UNITS x 1.3 = 61	8 UNITS x 2.0 = 16	154 UNITS x 0.14 = 22	204	(182 BASE, 22 VISITOR) -20	(20% TO A MAX. OF 5 STALLS, 159 BASE) -5	(159 BASE, 20 VISITOR, 1 CAR SHARE) 180	5 (1 VAN ACCESSIBLE)

UNIT TYPE BREAKDOWN		
# OF BEDROOMS	Count	PERCENTAGE OF TOTAL UNITS
1-BED	75	49%
2-BED	47	31%
2-BED + DEN	8	5%
STUDIO	24	15%
<b>TOTAL</b>	<b>154</b>	

PARKING	
COUNT	TYPE
1	ACCESSIBLE (VAN) - 90 deg
4	ACCESSIBLE - 90 deg
104	REGULAR - 90 deg
1	REGULAR - PARALLEL
71	SMALL - 90 deg
<b>TOTAL</b>	<b>181</b>

PHONE: 250-448-7801  
 205-1626 Richter Street, Kelowna, BC V1Y 2M3  
[www.limearchitecture.com](http://www.limearchitecture.com)

COPYRIGHT ALL RIGHTS RESERVED  
 All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

**Revision No., Date and Description**  
 07.13.23 FOR REVIEW  
 08.11.23 FOR REVIEW  
 08.31.23 FOR REZONING

**Plot Date**  
08.31.23

**PROJECT**  
438 VALLEY ROAD

**DRAWING TITLE**  
PROJECT INFORMATION

**Drawing No.**  
**A-004**

REGISTERED ARCHITECT  
 MATTHEW EAST  
 BRITISH COLUMBIA

FOR REZONING