

SITE PLAN

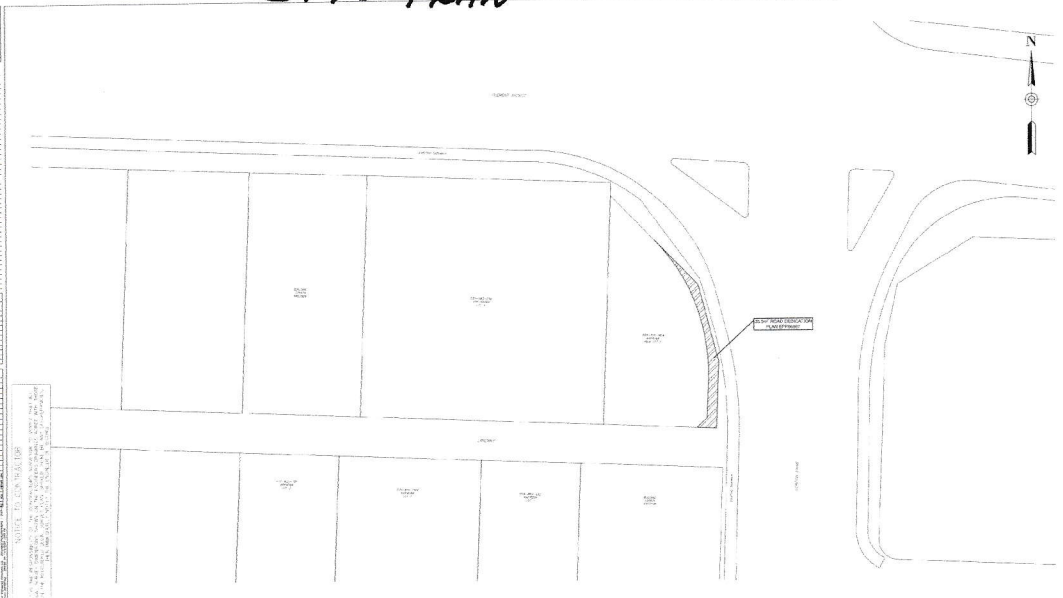
COUNT SUMMARY	
STORY	1
FLOOR AREA	10,000
PERMITS	1
REVISIONS	0
TOTAL	11,000

FLOOR AREAS	
AREA	10,000
PERCENT	100%
TOTAL	10,000

PERMITS	
PERMIT	1
TOTAL	1

REVISIONS	
REVISION	0
TOTAL	0

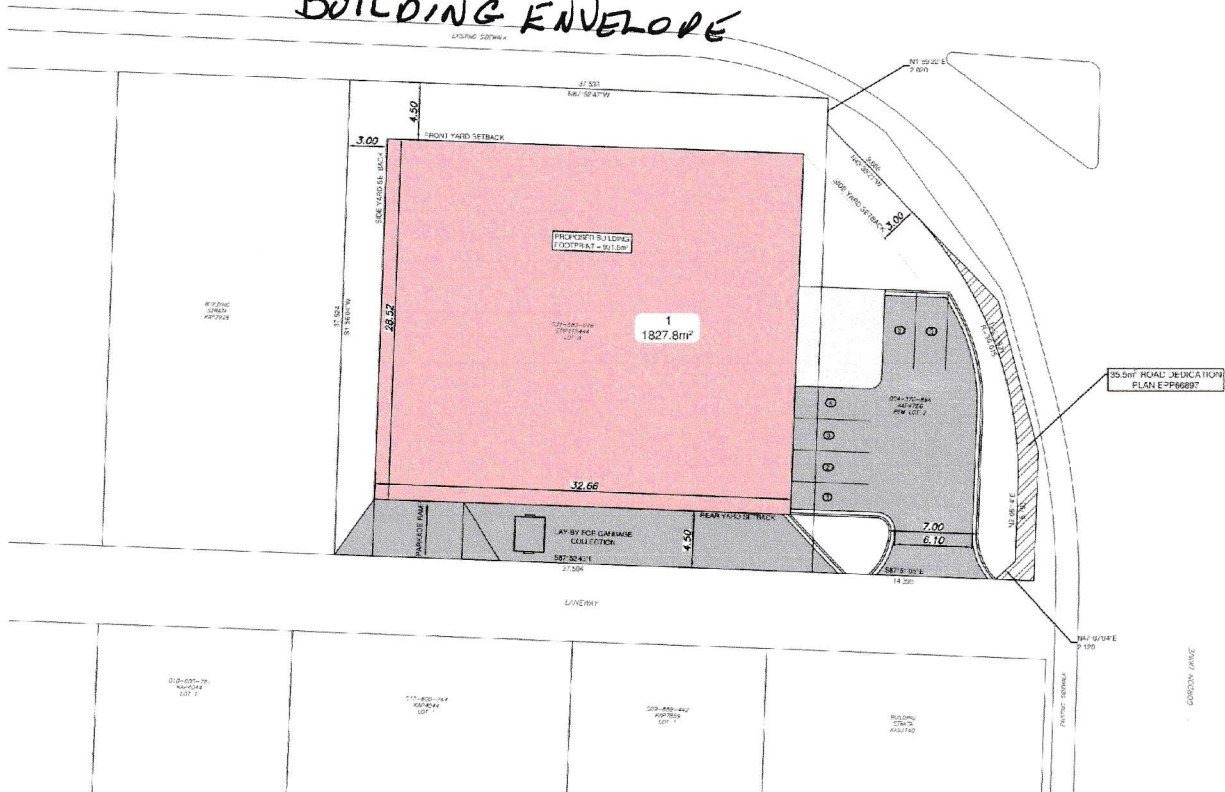
PARKING CALCULATIONS	
TYPE	1
TOTAL	1



1. SITE SURVEY
1-20

<p>THE CLEMENT</p> <p>1000 BROADWAY</p> <p>NEW YORK, NY 10004</p>	<p>DATE: 11/20/20</p> <p>SCALE: 1/8"=1'-0"</p> <p>PROJECT: SURVEY</p>
	<p>ISSUED FOR CLIENT REVIEW</p> <p>NO. 1, 2020</p>

BUILDING ENVELOPE



Zoning Analysis Table

Proposed Zone: _____

ALL MEASUREMENTS TO BE PROVIDED IN METRIC.

Site Context		
Future Land Use (2040 OCP)	MF3	
Transit Supported Corridor?	Yes (y/n)	
Subdivision/Consolidation required?	Yes (y/n)	
Adjacent Land Uses:	Adjacent Zone	Adjacent Use
North		
South		
East		
West		
Site Details	Zone Requirement	Proposal
Site Area	1400 m ²	m ²
Site Width	30.0 m	m
Site Depth	30.0 m	m
Site Coverage of building(s)	65 %	%
Site Coverage of buildings & impermeable surfaces	85 %	%
Vehicular Access from lane or lower classed road?	(y/n)	(y/n)
Principal Uses	Secondary Uses	
Development Regulations	Zone Requirement	Proposal
Total Number of Units		
Floor Area (gross/net)	m	m
Building(s) Setbacks (east/west/north/south):		
Front _____	3.0 m	m
Side _____	3.0 m	m
Side _____	3.0 m	m
Rear _____	4.5 m	m
Rear setback to accessory buildings	m	m
Building step back	m	m
Min. Separation Distance between buildings	m	m
Maximum Continuous Building Frontage	m	m

Notes:

Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300

Density and Height Regulations (13.6, 14.4 ...)	Zone Requirement	Proposal
Minimum Density (Transit Corridor Only)		
Floor Area Ratio (FAR):		
Base FAR		
Streetscape Bonus		
Rental/Affordable Bonus		
Building Height (storeys/metres):		
OCP Map ___ Designated Height	m / storeys	m / storeys
Maximum Streetscape Bonus Height	m / storeys	m / storeys
Amenity Space (13.5, 14.11, 14.13 ...)	Zone Requirement	Proposal
Total Common Amenity Area	m ²	m ²
Total Private Amenity Area	m ²	m ²
Breakdown by Unit Bachelor: - 7.5m ² per bachelor dwelling 1-Bed: - 15.0m ² 2-Bed: - 25m ² 3-Bed: - 25m ²		
Landscaping Standards (7.2)	Zone	Proposed
Min. tree amount	per	per
Min. deciduous tree caliper	cm	cm
Min. coniferous tree height	cm	cm
Min. ratio between tree size	%	%
Min. growing medium area	%	%
Min. growing medium volumes per tree	m ³	m ³
Landscape graded areas (7.2.7)	%	%
Fence Height	m	m
Riparian management area?	(y/n)	
Retention of existing trees on site?	(y/n)	
Surface parking lot (7.2.10)?	(y/n)	
Refuse & recycle bins screened?	(y/n)	
Other:		

Notes:

Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300

Parking Regulations (Section 8.3)

Parking Regulations 8.3:	Zone Requirement		Proposal	
Total Stalls Required:				
Bachelor				
1-Bed				
2-Bed				
3-Bed				
Visitor Stalls				
Rental Reduction				
Car Share Reduction				
Bonus Bike Parking Reduction				
Accessible Stalls				
Van Accessible Stalls				
Other Uses:				
Ratio of Parking Stalls	% Regular	% Small	% Regular	% Small
Drive Aisle Width	m		m	
Drive Aisle Grade	%		%	
Loading Stalls (Section 8.4)				
Bicycle Parking Regulations 8.5:	Zone Requirement		Proposal	
Total Stalls Required (Required or Bonus):				
Bachelor				
1-Bed				
2-Bed				
3-Bed				
Short Term (within 15m of entrance)				
Other Uses:				
End of Trip Facility?	(y/n)		(y/n)	
Bike Wash and Repair Station?	(y/n)		(y/n)	

Notes:

Specific Built Form Regulations

Ground Oriented Regulations (footnotes)	Zone Requirement	Proposal
Reduced setback	m	m
Maximum first floor height	m	m
Minimum Floor Area on First Floor	m ²	m ²
Urban & Village Centre Regulations (14.11)	Zone Requirement	Proposal
Upper Floor Setbacks abutting street	m	m
Corner Lot Triangular Setback	m	m
Urban Plaza	(y/n) m ²	(y/n) m ²
Street Type:		
Max/Min Commercial		
Max/Min Residential		
Max Site Coverage based on Street Type	%	%
Max Parkade Exposure	%	%
Tall Building Regulations (9.11)	Regulation	Proposed
Min. amount of transparency on 1 st floor	75% Commercial Frontage	%
Min. depth of commercial unit fronting street	6 m	m
Triangular Setback	4.5 m	m
Max. Podium Height	16.0 m / 4 storeys	m / storeys
Podium Rooftop	No open parking	
Building Separation	60 m	m
Maximum Floor Plate GFA:		
Residential	750 m ²	m ²
Hotel	850 m ²	m ²
Office/Commercial	930 m ²	m ²
Tower Stepback	3 m	m
Barrier free accessibility	Main Residential entrance and all commercial entrances	(y/n)
Other		

Notes:

Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300

SCHEDULE A.

ZONING ANALYSIS: PROPOSED ZONE MF3

City of Kelowna Zoning Bylaw No. 12375

Section 13.4 – Subdivision Regulations

Lot Width:

The minimum lot width is 30.0m

Lot Depth:

The minimum lot depth is 30.0m

Lot Area:

The minimum lot area is 1400 m²

Section 13.5 – Development Regulations

Max. Site Coverage of all Buildings:

The maximum site coverage of all buildings is 65%

Max. Site Coverage of all Buildings and Impermeable Surfaces:

The maximum site coverage of all buildings, structures, and impermeable surfaces is 85%

Setbacks:

Front Yard and Flanking Side Yard (Not ground oriented)

The minimum site front yard setback is 4.5 m

Front Yard and Flanking Side Yard (Ground oriented)

The minimum site front yard setback is 3.0 m

Side Yard

The minimum site side yard setback is 3.0 m

Rear Yard

The minimum site rear yard setback is 4.5m

Parkade Door

Greatest of 6.0m from BOC, EOP, EOS, or 4.5m from Lot Line

Min. Common and Private Amenity Space:

7.5 m² per bachelor dwelling unit

15.0 m² per 1-bedroom dwelling unit

25 m² per dwelling unit with more than 1-bedroom