

3595 Elliot Road, West Kelowna, BC

PROPERTY DESCRIPTION

CIVIC: 3595 Elliot Road, West Kelowna, BC
 LEGAL: Lot 18, Plan KAP27961, PID 004-654-839

ZONING CALCULATIONS:

Current Zoning : C2*

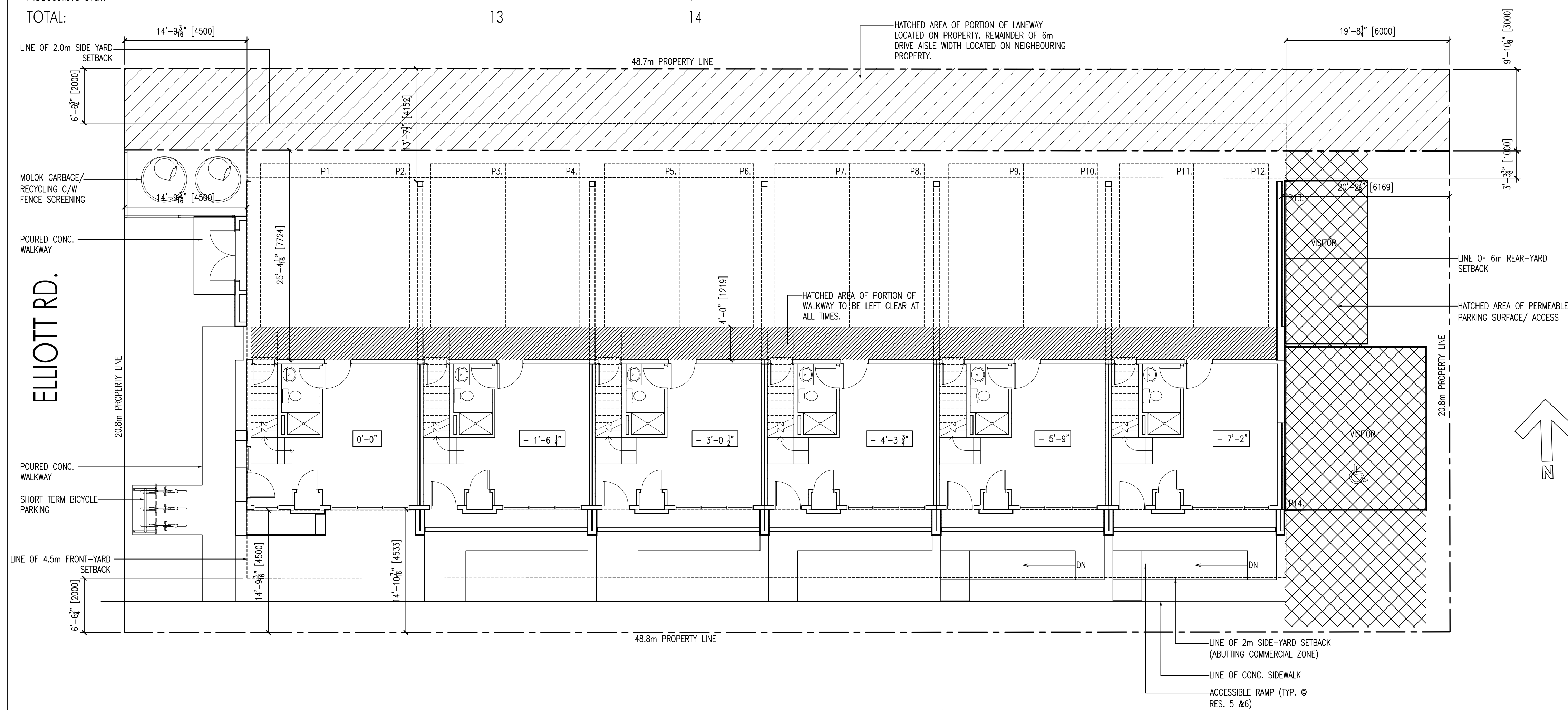
NOTE:
 SITE SPECIFIC TEXT AMENDMENT APPROVED TO PERMIT LIVE-WORK USE IN CURRENT 'C2' NEIGHBOURHOOD COMMERCIAL ZONE.

SITE INFORMATION:

	Required	Proposed
Gross Site Area=	10,885.6 ft ² (1,011.3 m ²)	
Allowable Site Coverage=	40% (4,354.2 ft ²)	45.4% (4,951.6 ft ²) <small>VARIANCE REQ'D</small>
F.A.R. =	1.0 (10,885.6 ft ²)	.96 (10,457.7 ft ²)
Building Height:	Required:	Proposed:
Max. Height =	9m (29.5 ft) or 3 storeys	12.6m (41'-3 1/8")/ 3 storeys <small>VARIANCE REQ'D</small>
Yard setbacks:	Required:	Proposed:
Front yard -	4.5m	4.5m
Side yard -	2.0m	4.1m
Side yard -	2.0m (Abutting Commercial Zone)	4.5m
Rear yard -	6.0 m	6.2m
Residential Parking Calculations (Westbank Centre):	Required:	Proposed:
1.5/ 3-bed=	1.5 x 2 = 3	
1.25/ 2-bed=	1.25x4 = 5	
Visitor =	10% x 6 = 1	
	9	9
Commercial Parking Calculations:	Required:	Proposed:
Office (4/ 100m ²)=	(2 units @ 293.3 sf ea) = 2	
Personal Services (2/100m ²) =	(4 units @ 293.3 sf ea) = 2	
	4	4
Accessible Stall		1
TOTAL:	13	14



Bike Storage : Not Required



GATEWAY LANE

Revision No., Date and Description
04.12.21 - FOR REVIEW
05.05.21 - FOR REVIEW
05.27.21 - FOR REVIEW
06.07.21 - FOR REVIEW
06.12.21 - FOR REVIEW
06.16.21 - FOR DP/ DVP
07.20.21 - FOR DISCUSSION
08.18.21 - FOR REZONING
08.23.22 - REISSUED FOR DP/ DVP
09.28.22 - ADDENDUM #1
12.12.22 - FOR REVIEW
12.21.22 - FOR REVIEW
02.08.23 - ADDENDUM #2

Plot Date	Drawing No.
8-Feb-23	A-001

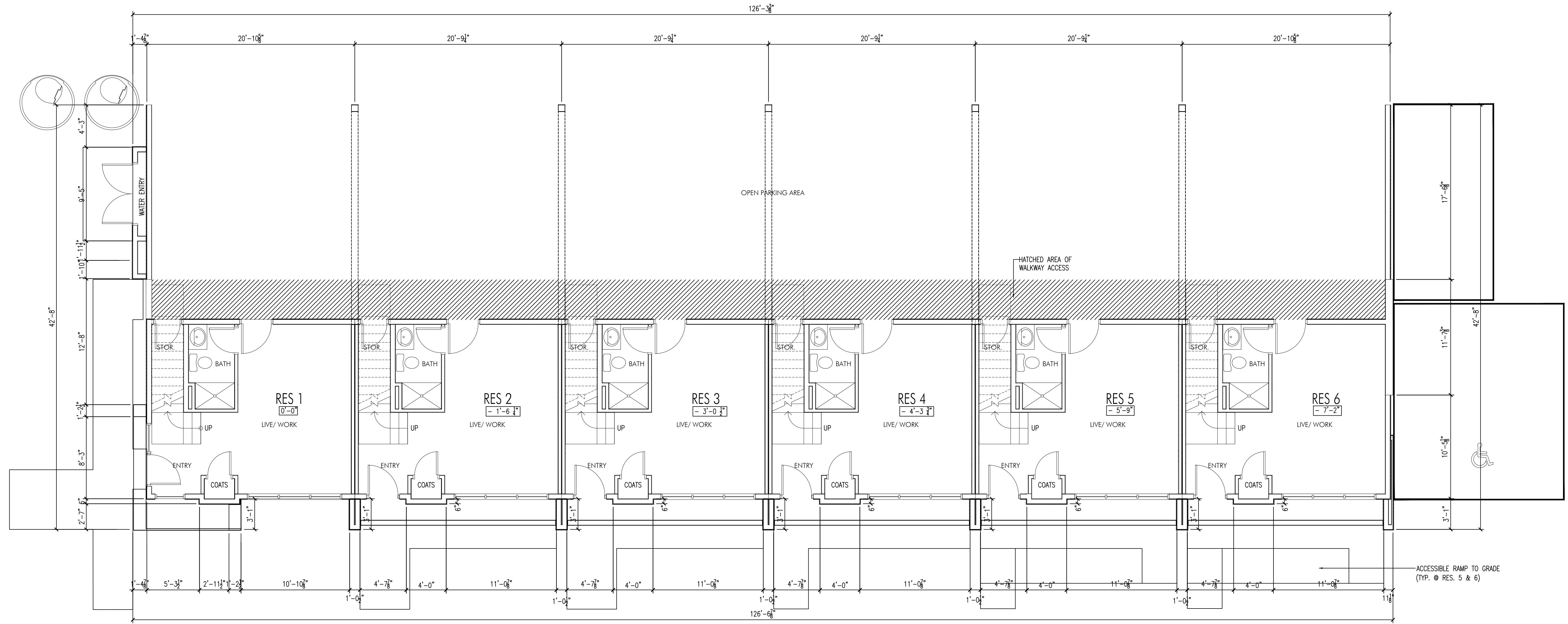
PROJECT
 3595 ELLIOTT ROAD,
 WEST KELOWNA
DRAWING TITLE
 SITE ANALYSIS & PROJECT
 INFORMATION



FOR DP/ DVP

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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.



1 ENTRY LEVEL
A-100/3/16" = 1'-0"

Revision No.	Date	Description
04.12.21	-	FOR REVIEW
04.15.21	-	FOR REVIEW
05.05.21	-	CL REVS FOR REVIEW
05.10.21	-	CL REVS FOR REVIEW
05.27.21	-	FOR REVIEW
06.07.21	-	FOR REVIEW
06.12.21	-	FOR REVIEW
06.16.21	-	FOR DP/ DVP
07.16.21	-	FOR REVIEW
07.20.21	-	FOR REVIEW
08.18.21	-	FOR REZONING
02.14.22	-	FOR DISCUSSION
08.23.22	-	REISSUED FOR DP/ DVP
12.12.22	-	FOR REVIEW
12.21.22	-	FOR REVIEW
02.08.23	-	ADDENDUM #2

Plot Date: 8-Feb-23
Drawing No.: A-100

PROJECT
3595 ELLIOTT ROAD,
WEST KELOWNA
DRAWING TITLE
ENTRY LEVEL



FOR DP/ DVP

Revision No., Date and Description

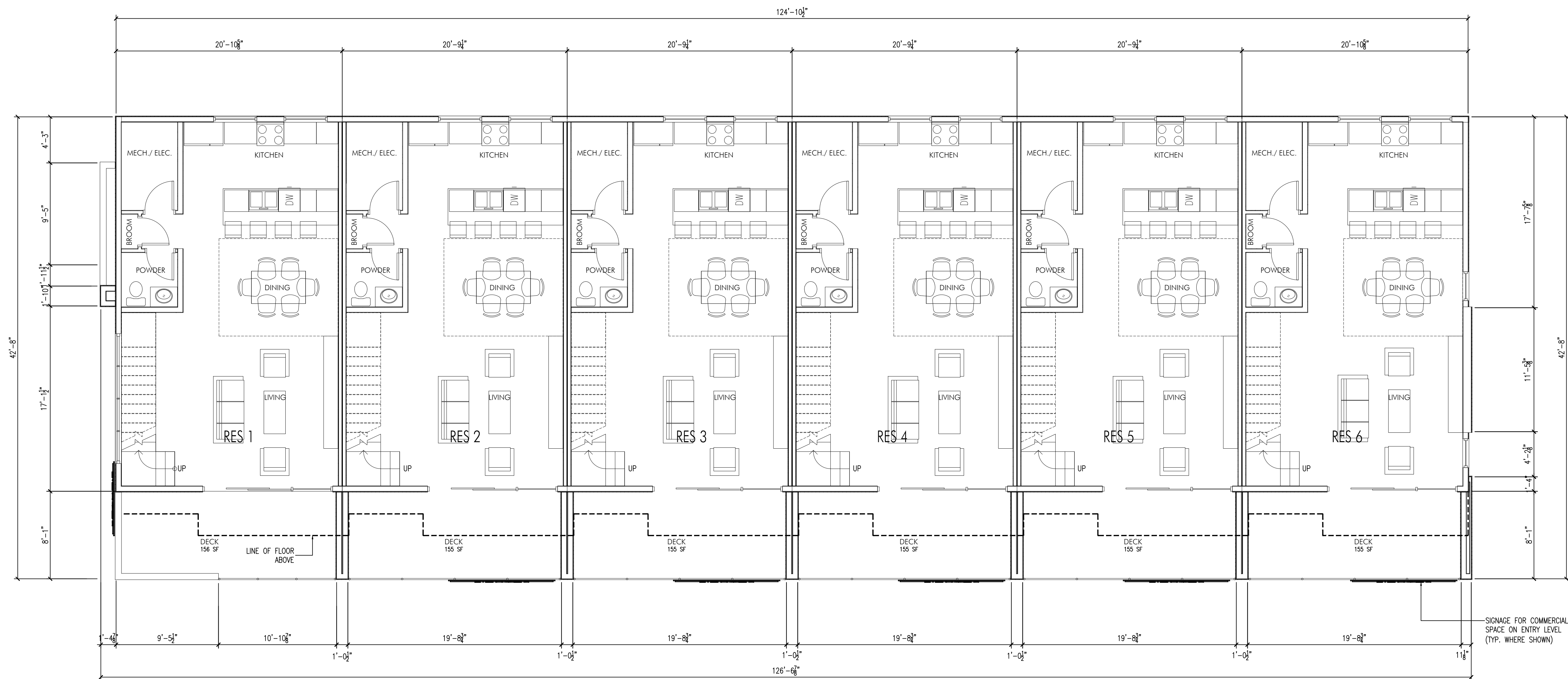
- 04.12.21 - FOR REVIEW
- 04.15.21 - FOR REVIEW
- 05.05.21 - CL REVS FOR REVIEW
- 05.11.21 - CL REVS FOR REVIEW
- 05.27.21 - FOR REVIEW
- 06.07.21 - FOR REVIEW
- 06.12.21 - FOR REVIEW
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- 08.17.21 - FOR REZONING
- 02.14.22 - FOR DISCUSSION
- 08.23.22 - REISSUED FOR DP/ DVP
- 12.12.22 - FOR REVIEW
- 12.21.22 - FOR REVIEW
- 02.08.23 - ADDENDUM #2

Plot Date
8-Feb-23

Drawing No.
A-101

PROJECT
3595 ELLIOTT ROAD,
WEST KELOWNA

DRAWING TITLE
SECOND LEVEL



1 SECOND LEVEL
A-101/3/16" = 1'-0"

FOR DP/ DVP

Revision No., Date and Description

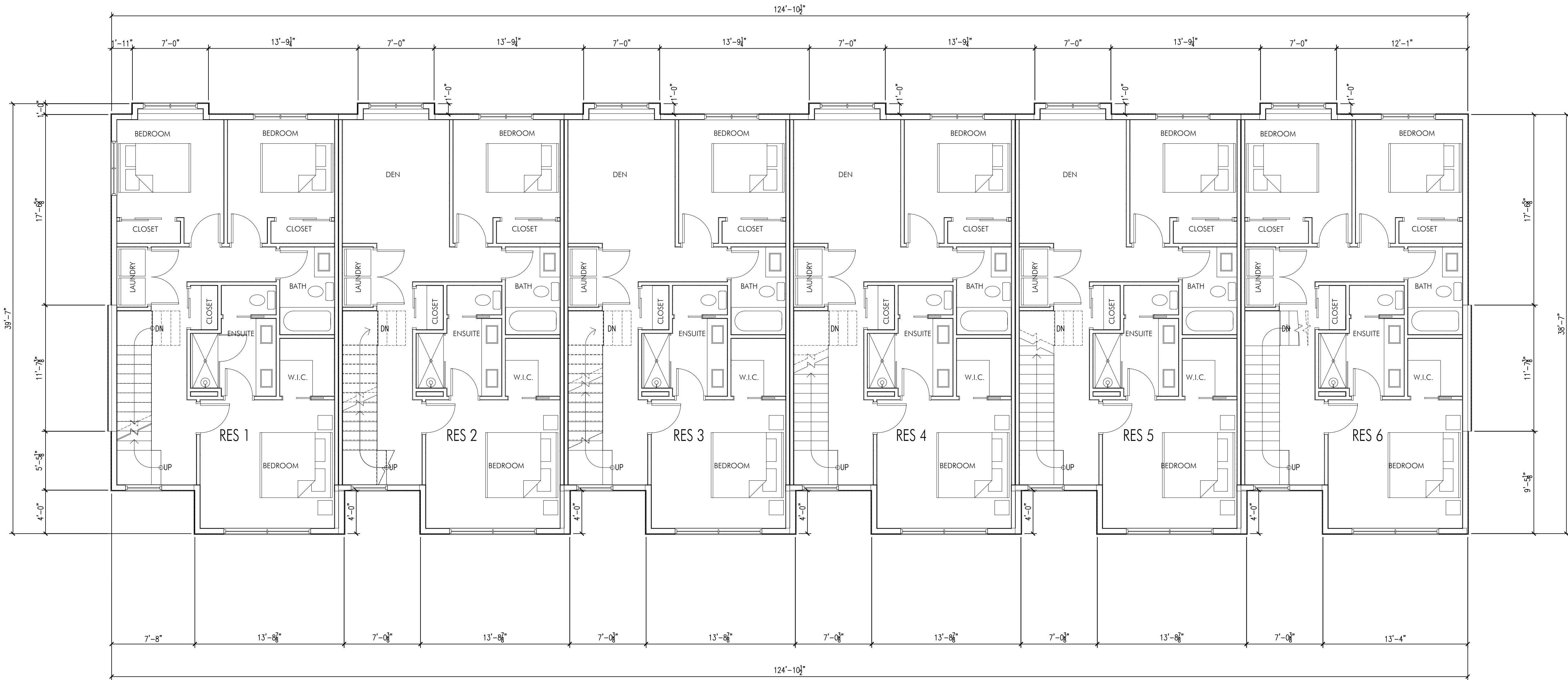
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- 05.05.21 - CL REVS FOR REVIEW
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- 05.27.21 - FOR REVIEW
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- 12.12.22 - FOR REVIEW
- 12.21.22 - FOR REVIEW
- 02.08.23 - ADDENDUM #2

Plot Date
8-Feb-23

Drawing No.
A-102

PROJECT
3595 ELLIOTT ROAD,
WEST KELOWNA

DRAWING TITLE
THIRD LEVEL



1 THIRD LEVEL
A-102/3/16" = 1'-0"

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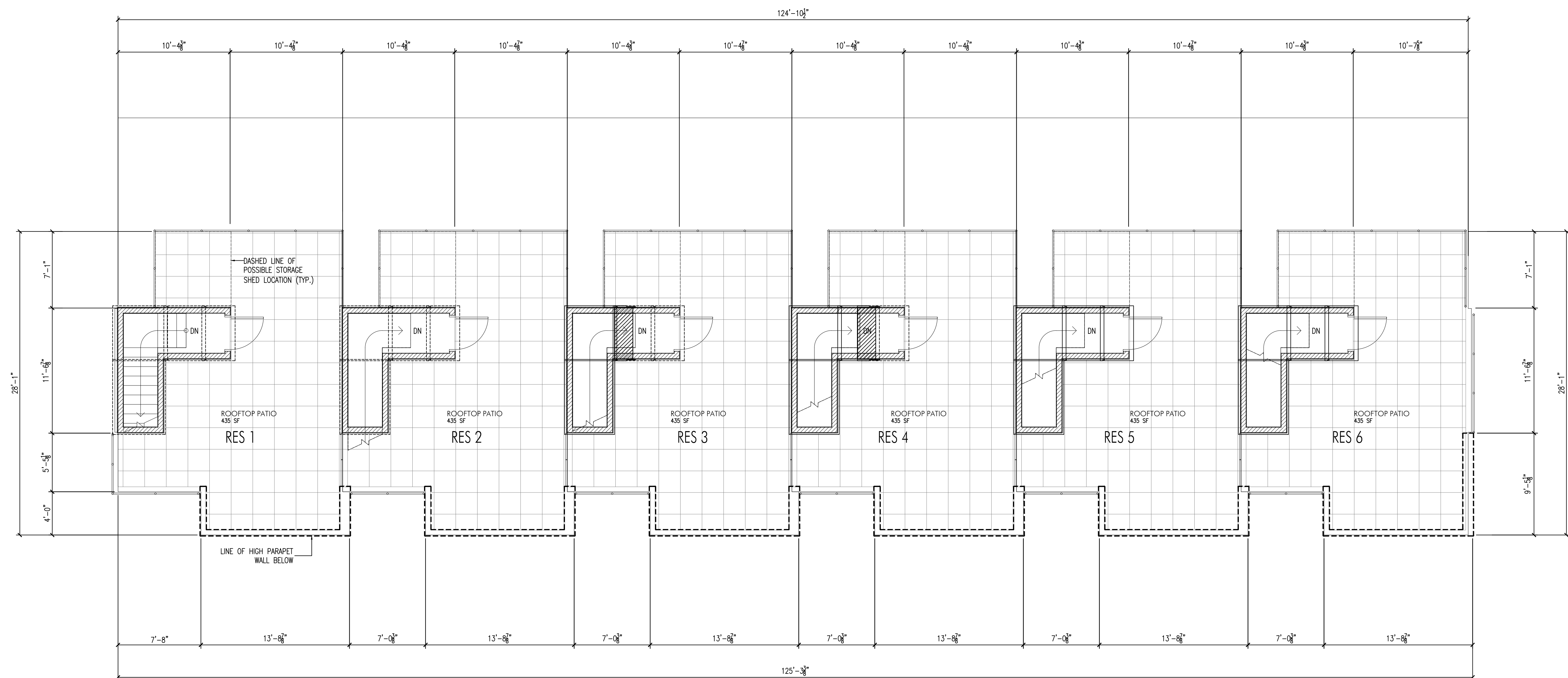
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02.14.22	-	FOR DISCUSSION
08.23.22	-	REISSUED FOR DP/ DVP
12.12.22	-	FOR REVIEW
12.21.22	-	FOR REVIEW
02.08.23	-	ADDENDUM #2

Plot Date 8-Feb-23	Drawing No. A-103
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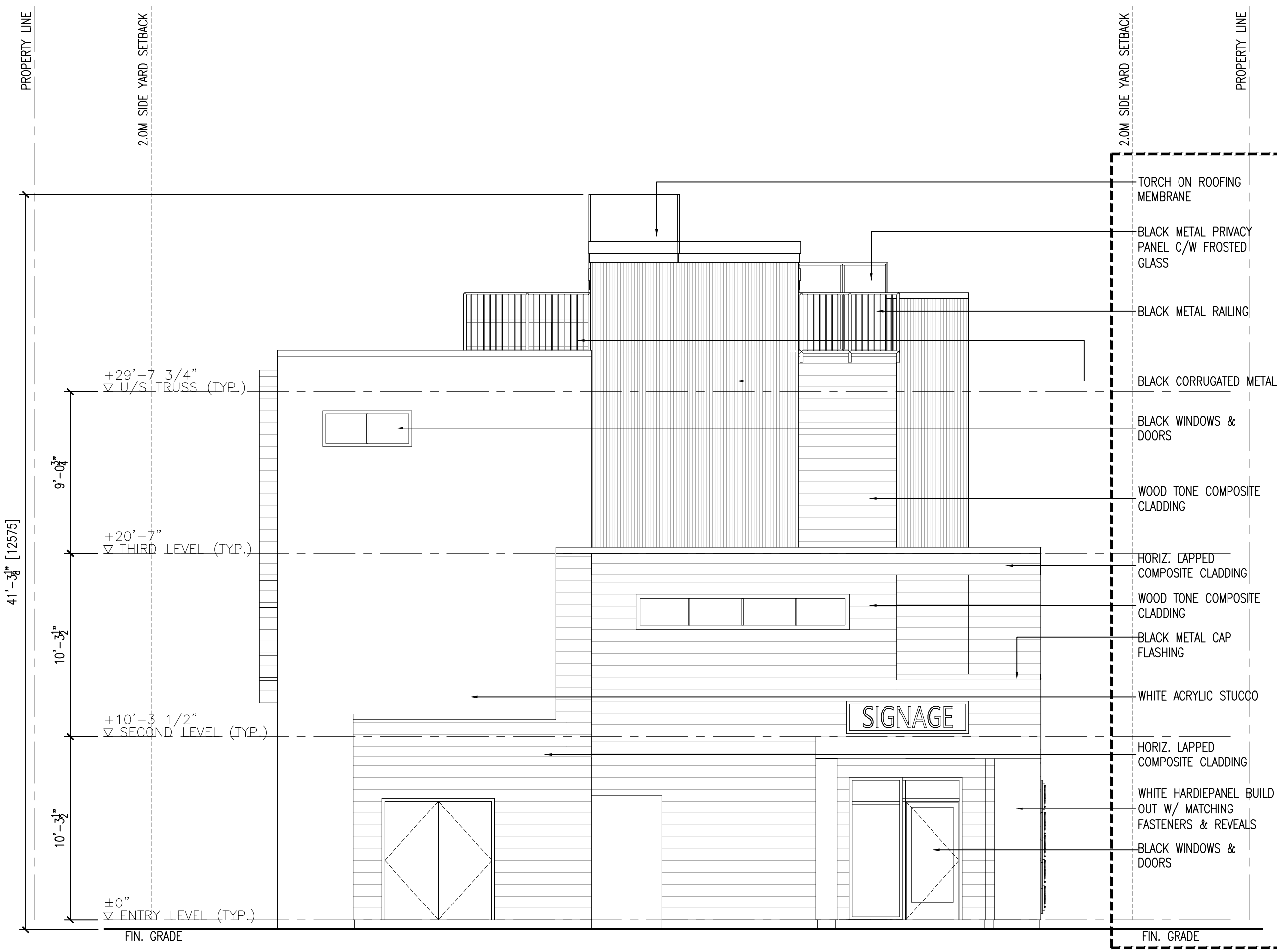
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3595 ELLIOTT ROAD,
WEST KELOWNA

DRAWING TITLE
ROOFTOP LEVEL




1 ROOFTOP LEVEL
A-103/3/16" = 1'-0"

FOR DP/ DVP



1 WEST ELEVATION
A-200 3/16" = 1'-0"

EXTERIOR FINISHES AND COLOURS:

-  CORRUGATED METAL: WESTFORM METALS, BLACK
-  STUCCO: PAINT MATCH - HARDIE STANDARD COLOUR - ARCTIC WHITE
-  HORIZONTAL LAPPED SIDING: HARDIEPLANK - IRON GREY
-  HORIZONTAL LAPPED SIDING: MAC PANEL - SMOKED BIRCH
-  WINDOWS & DOORS, FASCIA, RAILINGS, DRIP FLASHING: BLACK
-  ARCHITECTURAL BUILD-OUT HARDIEPANEL - ARCTIC WHITE
NOTE: PROVIDE COLOUR MATCHED REVEALS & FASTENERS



2 SOUTH ELEVATION
A-200 3/16" = 1'-0"

- BLACK COMPOSITE FASCIA
- BLACK CORRUGATED METAL
- BLACK METAL FLASHING CAP
- BLACK METAL RAILING
- BLACK CORRUGATED METAL
- BLACK WINDOWS & DOORS
- WOOD TONE COMPOSITE CLADDING
- HORIZ. LAPPED HARDIEPLANK ON ARCHITECTURAL BUILD OUT
- WOOD TONE COMPOSITE CLADDING
- BLACK METAL RAILING
- BLACK DECK FASCIA
- SIGNAGE FOR COMMERCIAL ENTRY LEVEL
- WHITE STAIN-OVER NATURAL CEDAR TO MATCH PERGOLA
- STAIN BEAMS TO MATCH PERGOLA
- BLACK WINDOWS & DOORS
- GRAY CORRUGATED METAL

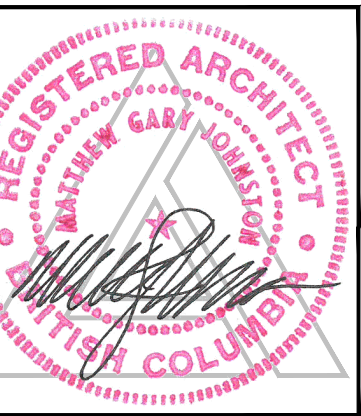
FOR DP/ DVP

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05.27.21 - FOR REVIEW
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09.28.22 - ADDENDUM #1
12.12.22 - FOR REVIEW
12.21.22 - FOR REVIEW
02.08.23 - ADDENDUM #2
04.04.23 - ADDENDUM #4

Plot Date 4-Apr-23	Drawing No. A-200
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PROJECT
3595 ELLIOTT ROAD,
WEST KELOWNA

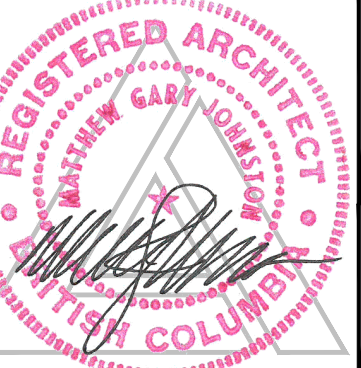
DRAWING TITLE
ELEVATIONS



Revision No.	Date	Description
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06.12.21		FOR REVIEW
06.16.21		FOR DP/ DVP
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02.08.23		ADDENDUM #2

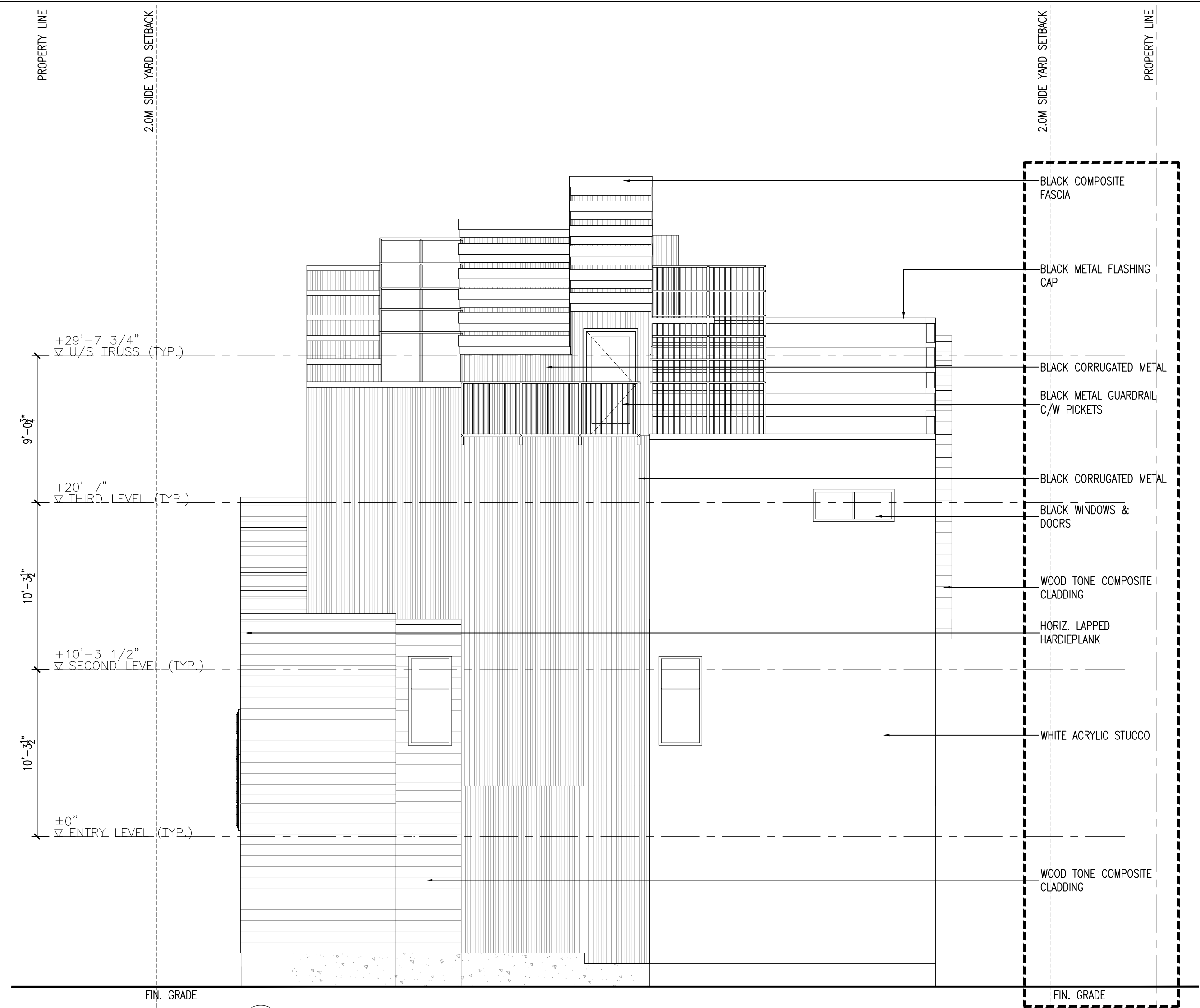
Plot Date	Drawing No.
8-Feb-23	A-201

PROJECT
3595 ELLIOTT ROAD,
WEST KELOWNA
DRAWING TITLE
ELEVATIONS



EXTERIOR FINISHES AND COLOURS:

- CORRUGATED METAL:
WESTFORM METALS, BLACK
- STUCCO:
PAINT MATCH - HARDIE STANDARD COLOUR - ARCTIC WHITE
- HORIZONTAL LAPPED SIDING:
HARDIEPLANK - IRON GREY
- HORIZONTAL LAPPED SIDING:
MAC PANEL - SMOKED BIRCH
- WINDOWS & DOORS, FASCIA, RAILINGS, DRIP FLASHING:
BLACK
- ARCHITECTURAL BUILD-OUT
HARDIEPANEL - ARCTIC WHITE
NOTE: PROVIDE COLOUR MATCHED REVEALS & FASTENERS



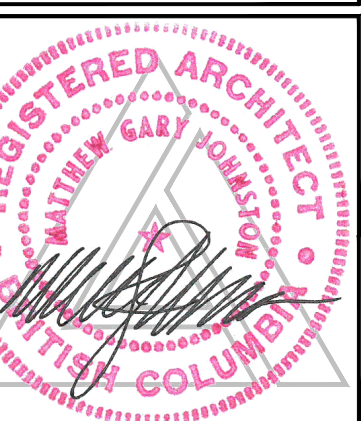
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- 08.23.22 - REISSUED FOR DP/ DVP
- 12.21.22 - FOR REVIEW
- 02.08.23 - ADDENDUM #2
- 03.15.23 - ADDENDUM #3

Plot Date 15-Mar-23	Drawing No. A-202
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PROJECT
3595 ELLIOTT ROAD,
WEST KELOWNA
DRAWING TITLE
ELEVATIONS



1 EAST ELEVATION
A-202 N.T.S.



2 WEST ELEVATION
A-202 N.T.S.



3 NORTH ELEVATION
A-202 N.T.S.

FOR DP/ DVP



1 SOUTH ELEVATION
A-203 / N.T.S.

Revision No., Date and Description

- 05.27.21 - FOR REVIEW
- 06.07.21 - FOR REVIEW
- 06.12.21 - FOR REVIEW
- 06.16.21 - FOR DP/ DVP
- 07.20.21 - FOR DISCUSSION
- 08.18.21 - FOR REZONING
- 02.14.22 - FOR DISCUSSION
- 08.23.22 - REISSUED FOR DP/ DVP
- 12.21.22 - FOR REVIEW
- 02.08.23 - ADDENDUM #2

Plot Date 8-Feb-23	Drawing No. A-203
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PROJECT
3595 ELLIOTT ROAD,
WEST KELOWNA

DRAWING TITLE
ELEVATIONS



FOR DP/ DVP