



1743 Sunrise Road Kelowna BC VIP 1G3
 T: 250-765-0314
 C: 250-801-9717
 E: k-design@telus.net

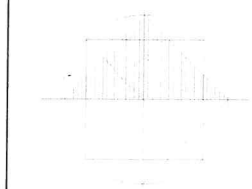
Ti Developments Ltd.
 Ian Harris
 Project Manager

CELL: 778-214-7539
 EMAIL: ian@tidevelopments.ca

REVISIONS:

Issued for Review	NOV 26, 2025
Issued for Permit	-
Issued for Construction	-

NORTH



PROJECT
 PROPOSED DEVELOPMENT
 4 UNIT TOWNHOMES

942 MCKAY ROAD
 WEST KELOWNA B.C.

DRAWING TITLE

SITE PLAN

PROJECT NO 2024-101-04-2

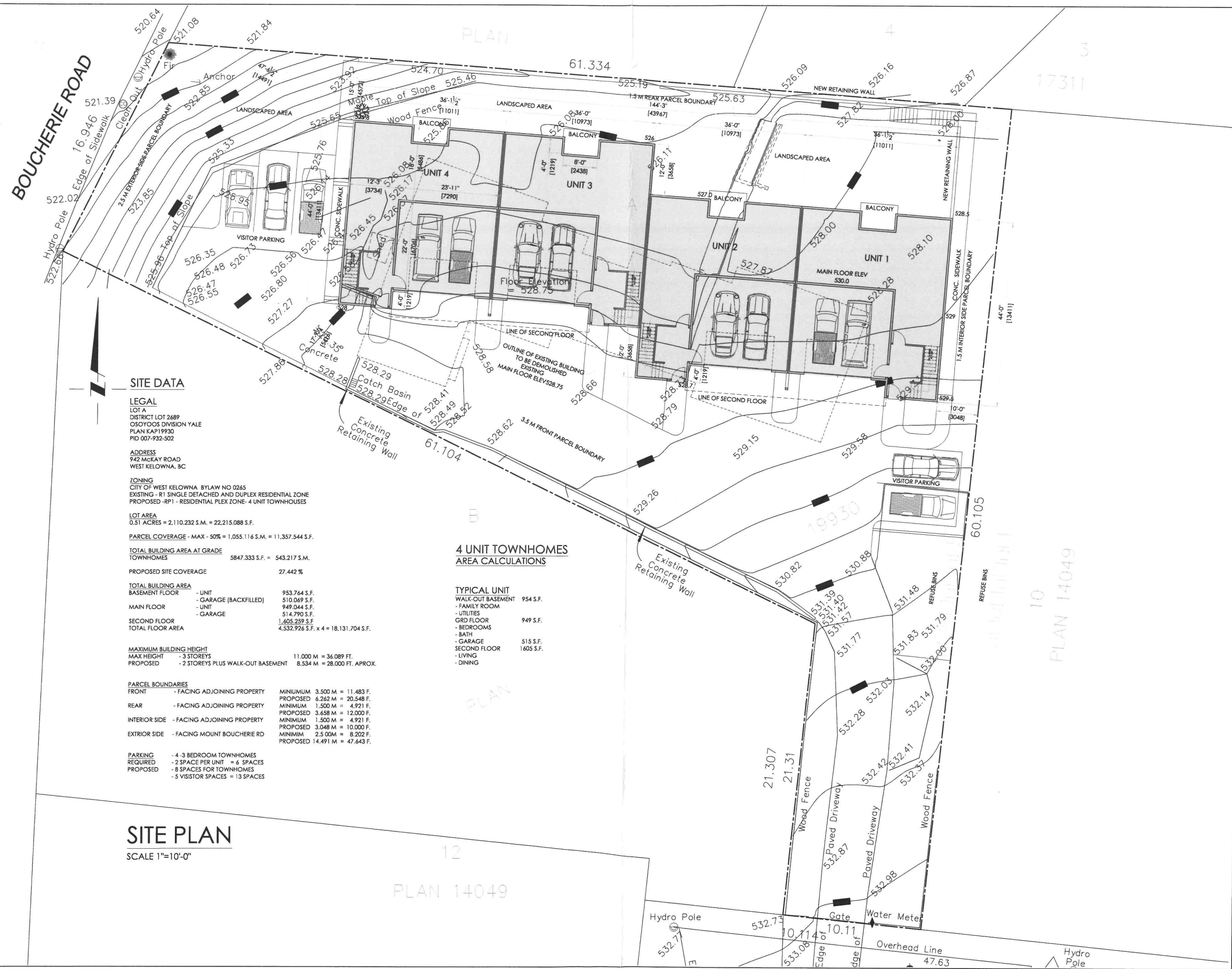
DATE NOV 26, 2025

DRAWN Ray Lefebvre

SCALE 1"=10'-0"

DRAWING NO

1 of 1



SITE DATA

LEGAL

LOT A
 DISTRICT LOT 2689
 COSYDOS DIVISION YALE
 PLAN KAP19930
 PID 007-932-502

ADDRESS
 942 MCKAY ROAD
 WEST KELOWNA, BC

ZONING

CITY OF WEST KELOWNA BYLAW NO 0265
 EXISTING - R1 SINGLE DETACHED AND DUPLEX RESIDENTIAL ZONE
 PROPOSED - RP1 - RESIDENTIAL PLEX ZONE- 4 UNIT TOWNHOUSES

LOT AREA

0.51 ACRES = 2,110,232 S.M. = 22,215,088 S.F.

PARCEL COVERAGE - MAX - 50% = 1,055,116 S.M. = 11,357,544 S.F.

TOTAL BUILDING AREA AT GRADE

TOWNHOMES 5847,333 S.F. = 543,217 S.M.

PROPOSED SITE COVERAGE 27.442 %

TOTAL BUILDING AREA

BASEMENT FLOOR	- UNIT	953,764 S.F.
	- GARAGE (BACKFILLED)	510,069 S.F.
MAIN FLOOR	- UNIT	949,044 S.F.
	- GARAGE	514,790 S.F.
SECOND FLOOR		1,605,259 S.F.
TOTAL FLOOR AREA		4,532,926 S.F. x 4 = 18,131,704 S.F.

MAXIMUM BUILDING HEIGHT

MAX HEIGHT	- 3 STOREYS	11.000 M = 36.089 FT.
PROPOSED	- 2 STOREYS PLUS WALK-OUT BASEMENT	8.534 M = 28.000 FT. APPROX.

PARCEL BOUNDARIES

FRONT	- FACING ADJOINING PROPERTY	MINIMUM 3.500 M = 11.483 F.
	PROPOSED	6.262 M = 20.548 F.
REAR	- FACING ADJOINING PROPERTY	MINIMUM 1.500 M = 4.921 F.
	PROPOSED	3.458 M = 12.000 F.
INTERIOR SIDE	- FACING ADJOINING PROPERTY	MINIMUM 1.500 M = 4.921 F.
	PROPOSED	3.048 M = 10.000 F.
EXTRIOR SIDE	- FACING MOUNT BOUCHERIE RD	MINIMUM 2.500 M = 8.202 F.
	PROPOSED	14.491 M = 47.643 F.

PARKING

REQUIRED	- 4-3 BEDROOM TOWNHOMES	= 4 SPACES
PROPOSED	- 2 SPACE PER UNIT	= 8 SPACES FOR TOWNHOMES
	- 5 VISITOR SPACES	= 13 SPACES

4 UNIT TOWNHOMES
 AREA CALCULATIONS

TYPICAL UNIT

WALK-OUT BASEMENT	954 S.F.
- FAMILY ROOM	
- UTILITIES	
GRD FLOOR	949 S.F.
- BEDROOMS	
- BATH	
- GARAGE	515 S.F.
SECOND FLOOR	1605 S.F.
- LIVING	
- DINING	

SITE PLAN

SCALE 1"=10'-0"

PLAN 14049