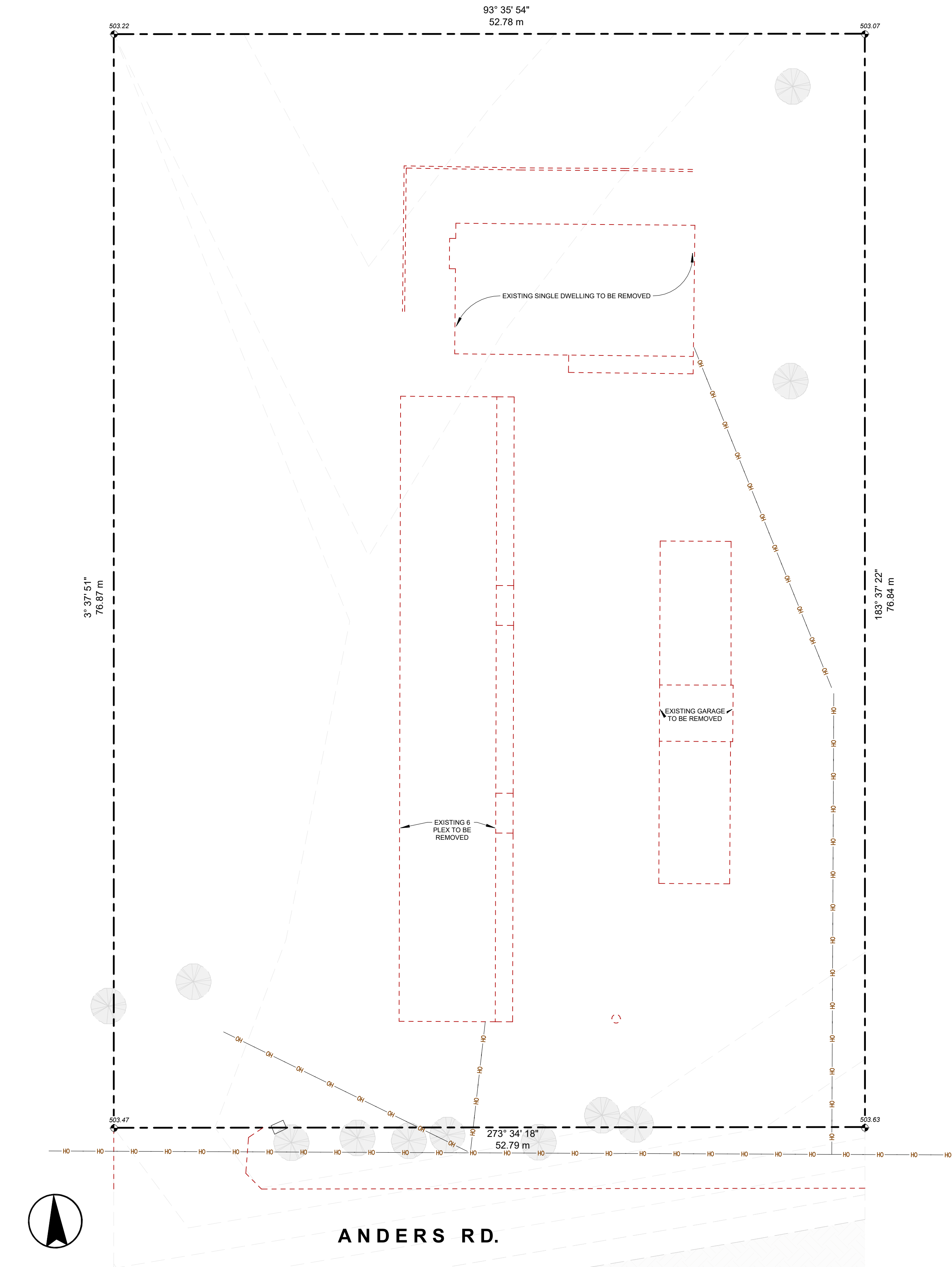
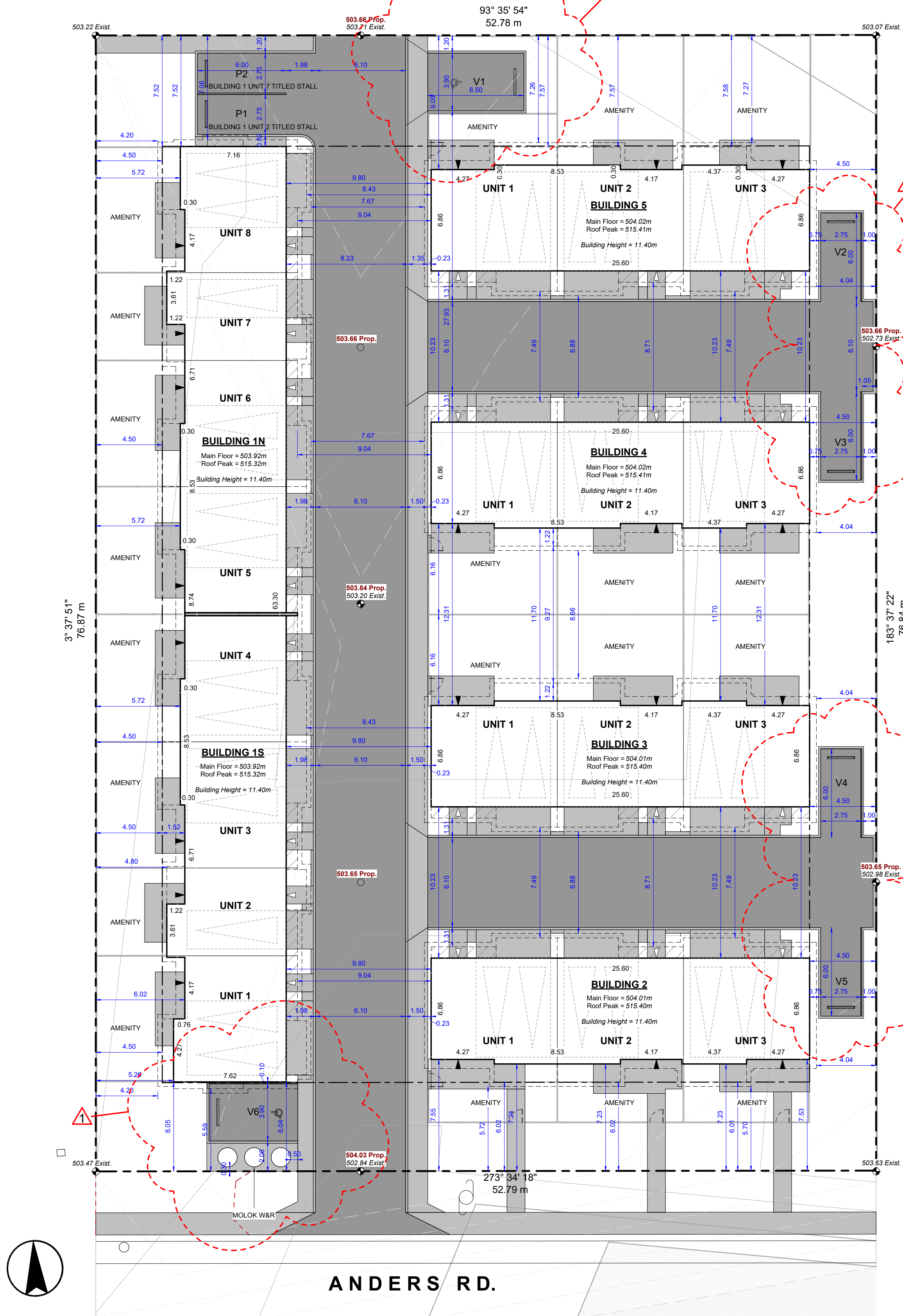




1 Site Plan - Existing
1: 200



2 Site Plan - Proposed
1: 200

Parcel Coverage Area		
Building	Imperial	Metric
Building 1 - South Side	2447 ft²	227.30 m²
Building 1 - North Side	2426 ft²	225.34 m²
Building 2	1932 ft²	179.62 m²
Building 3	1932 ft²	179.62 m²
Building 4	1932 ft²	179.62 m²
Building 5	1932 ft²	179.62 m²
Footprint	12602 ft²	1170.72 m²
Site	852 Anders Rd.	43667 ft² 4056.80 m²
Total Parcel	43667 ft²	4056.80 m²

Building Information					
Identity Building No.	Building Identification	Units	Phase	Garage	Floor Area
1	Building 1 N/S	8	1	503.92	503.91
2	Buildings 2 - 5	3	2	503.91	504.01
3	Buildings 2 - 5	3	3	503.91	504.01
4	Buildings 2 - 5	3	4	503.92	504.02
5	Buildings 2 - 5	3	5	503.92	504.02
Site Area = 13787.621 m²		Totals: 5	20		0 SF

Amenity Space Areas			
Unit	Name	Imperial	Metric
Building 1			
Unit 1	Amenity (@ Grade)	329 ft²	30.83 m²
Unit 2	Amenity (@ Grade)	826 ft²	48.84 m²
Unit 3	Amenity (@ Grade)	532 ft²	49.44 m²
Unit 4	Amenity (@ Grade)	532 ft²	49.44 m²
Unit 5	Amenity (@ Grade)	532 ft²	49.44 m²
Unit 6	Amenity (@ Grade)	826 ft²	48.91 m²
Unit 7	Amenity (@ Grade)	329 ft²	30.83 m²
Unit 8	Amenity (@ Grade)	522 ft²	48.52 m²
Unit 9	Amenity (@ Grade)	502 ft²	46.89 m²
Unit 10	Amenity (@ Grade)	3797 ft²	352.80 m²
Building 2			
Unit 1	Amenity (@ Grade)	379 ft²	35.09 m²
Unit 2	Amenity (@ Grade)	369 ft²	34.32 m²
Unit 3	Amenity (@ Grade)	367 ft²	34.08 m²
Total: 1114 ft² 103.49 m²			

Amenity Space Areas			
Unit	Name	Imperial	Metric
Building 3			
Unit 1	Amenity (@ Grade)	363 ft²	32.77 m²
Unit 2	Amenity (@ Grade)	842 ft²	60.34 m²
Unit 3	Amenity (@ Grade)	539 ft²	50.05 m²
Total: 1433 ft² 133.16 m²			
Building 4			
Unit 1	Amenity (@ Grade)	363 ft²	32.77 m²
Unit 2	Amenity (@ Grade)	842 ft²	60.33 m²
Unit 3	Amenity (@ Grade)	539 ft²	50.09 m²
Total: 1434 ft² 133.19 m²			
Building 5			
Unit 1	Amenity (@ Grade)	821 ft²	48.41 m²
Unit 2	Amenity (@ Grade)	813 ft²	75.84 m²
Unit 3	Amenity (@ Grade)	818 ft²	75.97 m²
Total: 2152 ft² 199.91 m²			

Site & Landscaping Legend

PLANTINGS

Coniferous Tree

Deciduous Tree

Shrub / Bush

All trees and shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.

New matured trees to be planted after construction as required by Land Use Bylaw

HARD / NON-PERMEABLE LANDSCAPING

Concrete (Sidewalk/Pavement)

Retaining Walls

NON-LANDSCAPED AREAS

Building Footprint

Asphalt (Roads & Lanes)

LINE TYPES

Subject Property Lines

Adjacent Property Lines

Cantilevers / Projections

Eaves / Canopies

Existing Building To Be Removed

Existing Other To Be Removed

UTILITY LINE TYPES

Water

Sanitary

Sewer

Storm Sewer

Gas

Telecom

Power

Overhead

WINDOW & DOOR LOCATIONS

3rd Floor Doors & Windows

2nd Floor Doors & Windows

1st Floor Doors & Windows

Lower Doors & Windows

SPOT ELEVATION / GEODETICS

55.55 Existing Grade

55.55 Proposed Grade

LAND USE BYLAW ANALYSIS

LAND USE DESIGNATION

R4 Zone

SITE INFO

Parcel Area

4056.80 m² - 43667.03 ft²

Gross Building Area

3563.4 m² - 38356 ft²

REGULATIONS TABLE

Min. Parcel Area Provided

1400 m² 4056.80 m²

Max Density Provided

1.00 FSR 0.88 FSR

Max Coverage Provided

50% 29%

Max Height Provided

12 m See Plans

AMENITY SPACE

Required

25 m² / Unit

Provided

+25 m² / Unit*

*Amenity space split between at grade patios and 2nd Floor balcony

SETBACKS

Front setback

6.0 m

Rear setback

7.5 m

Side setbacks

4.5 m

MOTOR VEHICLE PARKING STALLS

Required Min. 2/Unit

40

Visitor Min.10% of Total

4

Total

44

Provided

Type A 2/Unit 36 Garaged
Type B1/ Unit 2 Garaged
Type B1/ Unit 2 Titled Stall
Visitor 4 Stall
Accessible 2 Stall
Total 46

REQUESTED VARIANCES

A reduction to the min. common amenity space req. from 500 m² to 0.0 m²

A reduction of the min. req. loading spcaes from 1 to 0 spaces

SURVEY INFORMATION

MUNICIPAL ADDRESS:

852 Aders Road, West

LEGAL ADDRESS:

Lot B, Plan KAP38090, DL 2689

LAND USE DESIGNATION:

R4 Zone

Survey completed by:

Ferguson Land Surveying & Geomatics LTD.

404-1630 Pandosy St.
Kelowna, B.C. V1Y 1P7
Phone: (250) 763-3115

Dated: 2018 01 24

Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey.

Positions of spot elevations are approximate. Distances are in metres and decimals thereof.

Site Parking Stalls			
Type	Dimensions	Qty.	Comments
Residential	3.90 m 6.00 m	2	Visitor Stall
		2	Titled Stall - Plan B
		4	Visitor Stall
		8	
Accessible	3.90 m 6.00 m	2	Visitor Stall
Standard	2.75 m 6.00 m	8	
Total: 8			

REVISIONS	DATE	DESCRIPTION
1	2021 10 26	Revised The Number of Accessible Stalls, Sizes & Location
2	2021 10 26	Revised Visitor Parking Stall Orientations
3	2021 10 26	Updated Development Summary

GRAVITY ARCHITECTURE

Trent Letwinuk
permits@gravityarchitecture.ca
P: 1 (403) 464-7721
F: 1 (403) 206 7117
Suite 170, 422 Richards Street
Vancouver, BC V6B 2Z4
gravityarchitecture.com

SEAL

FILE NO.: DP 21-27

ATTACHMENT: 2

CITY OF WEST KELOWNA

PLANNING DEPARTMENT

As Indicated

DESIGNER: CF

DP DRAFTSPERSON: CF

BP DRAFTSPERSON: XXX

VERSION: 2021 11 12

BP ISSUE DATE: Not Issued

PROJECT NUMBER: 21-00

SCALE: As Indicated

TITLE: Site Plan

PROJECT ADDRESS: 852 Anders Road, West Kelowna, BC
Lot B, Plan KAP38090, DL 2689

CITY OF WEST KELOWNA

PROJECT ADDRESS: 852 Anders Road, West Kelowna, BC
Lot B, Plan KAP38090, DL 2689

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