



KAL LAKE SELF STORAGE

1101 KALAMALKA LAKE ROAD | VERNON | BRITISH COLUMBIA

DEVELOPMENT PERMIT

RE-SUBMISSION DATE : MAY 2025

CONSULTANT LIST:

ARCHITECT OF RECORD:

KP ARCHITECTURE LTD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD, BC, V2S 2E8

LARRY PODHORA ARCHITECT, AIBC

BUILDING DESIGN:

KP ARCHITECTURE LTD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD, BC, V2S 2E8

P. 604.853.8831

CONTACT: CURTIS GRAY

CIVIL ENGINEERING:

LAWSON ENGINEERING LTD.
#201 - 2110 11 AVE NE
SALMON ARM, BC, V1E 4N2

P. 250.832.3220

CONTACT: JESSICA JOHNSON, P.ENG

LANDSCAPE DESIGN:

PMG LANDSCAPE ARCHITECTS
C100 4185 STILL CREEK DRIVE
BURNABY BC, V5C 6G9

P. 604.294.0011

CONTACT: COLIN JONES



1: SITE CONTEXT PLAN : N.T.S.

DRAWING INDEX:

ARCHITECTURE

A0-00	COVER SHEET
A1-01	OVERALL SITE PLAN + PROJECT INFORMATION
A1-02	SITE PLAN
A1-03	STREETSCAPES
A1-04	SITE DETAILS
A1-05	SITE DETAILS
A1-06	RENDER VIEWS
A1-07	SITE SECTIONS
A2-01	MAIN FLOOR PLAN
A2-02	SECOND FLOOR PLAN
A3-01	BUILDING ELEVATIONS

CIVIL

C000	TITLE PAGE
------	------------

ONSITE WORKS

C101	PRELIMINARY SITE SERVICING PLAN
C102	PRELIMINARY SITE GRADING PLAN - FRONT OF SITE
C103	PRELIMINARY SITE GRADING PLAN - BACK OF SITE
C104	PRELIMINARY SITE GRADING PROFILES
C105	PRELIMINARY STORMWATER MANAGEMENT PLAN

OFFSITE WORKS

C106	PRELIMINARY OFFSITE SIDEWALK (11th AVE.)
C501	GENERAL CONSTRUCTION NOTES

LANDSCAPE

L1	LANDSCAPE KEY PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLANTING PLAN - NORTHEAST
L4	LANDSCAPE PLANTING PLAN - WEST & N.W.
L5	LANDSCAPE PLANTING PLAN - SOUTH
L6	LANDSCAPE DETAILS

This drawing has been prepared solely for the use of THE CLIENT and there are no representations of any kind made by KP Architecture Ltd. to any party with whom KP Architecture Ltd. has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

2	2025.05.05	ISSUED FOR RE-DP
1	2024.03.04	ISSUED FOR DP
NO.	DATE Y/M/D	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NAME
KAL LAKE SELF STORAGE

PROJECT ADDRESS
1101 KALAMALKA LAKE ROAD
VERNON, BC,

DRAWING TITLE
COVER PAGE

SCALE	
DRAWN	Tristan H
REVIEWED	Mark B
PROJECT NO.	220805
DRAWING NO.	

A0-00

ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS: 1101 + 1201 KALAMALKA LAKE ROAD, VERNON, BC
LEGAL ADDRESS: (1201) LOT 1, PLAN 33225, SECTION 26, TWP 9, OSOYOOS DIVISION YALE DISTRICT
(1101) LOT 2, PLAN 34275, SECTION 26, TWP 9, OSOYOOS DIVISION YALE DISTRICT
PID: (1201) 003 - 232 - 816
(1101) 002 - 999 - 790

BUILDING AREA (YYYY FLOOR): 7,266.34 m² 78,214.28 ft²
GROSS FLOOR AREA: 14,253.39 m² 153,422.21 ft²
BUILDING USE: GENERAL INDUSTRIAL

ZONING BYLAW ANALYSIS (CITY OF VERNON)

1. ZONING: INDL - LIGHT INDUSTRIAL, INDOOR SELF STORAGE

2. SITE AREA: 33,462.66 m² | 3.35 hectare | 360,189.09 ft² | 8.27 acres

3. SITE COVERAGE + BUILDING AREAS:

BUILDING FOOTPRINT AREA CALCULATIONS		PROP. SITE COVERAGE		BUILDING AREA		MAXIMUM SITE COVERAGE	
SITE AREA	SQ FT	SQ M	%	SQ M	SQ FT	%	SQ M
33,462.66	360,189.1	21.71%		7,266.34	78,214.3	60.00%	20,077.60

GROSS FLOOR AREA CALCULATIONS

NAME	OCCUPANCY	D FLOOR AREA	
		SQ M	SQ FT
EXISTING BUILDING 1 MAIN FLOOR		541.56	5,829.3
EXISTING BUILDING 1 SECOND FLOOR		541.53	5,829.0
EXISTING BUILDING 2 MAIN FLOOR		276.40	2,975.2
PROPOSED MAIN FLOOR	D	6,451.07	69,438.8
PROPOSED SECOND FLOOR	D	6,442.83	69,350.0
TOTAL		14,253.39	153,422.2

4. F.A.R. CALCULATION

ALLOWED: 2.0 F.A.R.
PROPOSED: 0.45 F.A.R.

5. BUILDING HEIGHT:

MAXIMUM HEIGHT: 15.00 m (49'-2 1/2")
PROPOSED HEIGHT: 10.97 m (36'-0")

6. REQUIRED SETBACKS:

	REQUIRED	PROVIDED
FRONT YARD (WEST):	6.00 m (19'-8 1/4")	6.00 m (19'-8 1/4")
SIDE YARD (NORTH):	0.00 m (0")	0.00 m (0")
SIDE YARD (SOUTH):	6.00 m (19'-8 1/4")	6.00 m (19'-8 1/4")
REAR YARD (EAST):	0.00 m (0")	0.00 m (0")

7. LANDSCAPING REQUIREMENTS:

MINIMUM LANDSCAPE AREA OF 10%
MINIMUM LANDSCAPE BUFFER OF 3m ALONG STREET
MINIMUM LANDSCAPE BUFFER OF 2m ALONG SIDE AND REAR YARD

9,483 sq. ft. (ON-SITE)
3,180 sq. ft. (OFF-SITE - CONNECTED TO ON-SITE)

12,663 sq. ft. LANDSCAPE AREA PROPOSED
10.2% OF 124,074 sq. ft. (SITE AREA OF NEW DEVELOPMENT)

LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING SHALL COMPLY WITH CITY OF VERNON BYLAW REQUIREMENTS.
SEE LANDSCAPE DWG. FOR DETAILS

8. TOTAL LOCKER UNIT COUNT

5 x 5 LOCKER	22
5 x 10 LOCKER	45
10 x 10 LOCKER	300
10 x 15 LOCKER	268
10 x 18 LOCKER	21
10 x 20 LOCKER	49
10 x 25 LOCKER	8
12 x 31 LOCKER	32

9. VEHICLE PARKING AND LOADING:

REFER TO LOCAL ZONING REQUIREMENTS FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.

VEHICLE PARKING REQUIREMENT CALCULATIONS

PARKING CLASSIFICATION	CALCULATION METHOD	GROSS AREA	SPACES REQUIRED
INDUSTRIAL (EXIST. BLDG. 2)	1.0 PER 100 SQ.M GFA	1,083.09 sq. m.	11 SPACES
INDUSTRIAL (EXIST. BLDG. 1)	1.0 PER 100 SQ.M GFA	277.30 sq. m.	3 SPACES
INDOOR SELF STORAGE	0.5 PER 100 SQ.M GFA	12,893.95 sq. m.	65 SPACES

TOTAL: 14,254.34 sq. m. 79 SPACES

VEHICLE PARKING PROVIDED

PARKING TYPE	No. of SPACES
ACCESSIBLE PARKING	3
ELECTRIC VEHICLE	10
LOADING / PARKING	19
STANDARD PARKING	63
TOTAL PARKING SPACES PROVIDED	95

10% E.V. STALLS REQUIRED = 10 STALLS (9.5)

BICYCLE PARKING REQUIREMENT CALCULATIONS

PARKING CLASSIFICATION	CALCULATION: SHORT TERM / LONG TERM	GROSS AREA	SHORT TERM	LONG TERM
INDUSTRIAL (EXIST. BLDG. 2)	0.5 PER 100 SQ.M / 0.25 PER 100 SQ. M.	1,083.09 sq. m.	6 STALLS	3 STALLS
INDUSTRIAL (EXIST. BLDG. 1)	0.5 PER 100 SQ.M / 0.25 PER 100 SQ. M.	277.30 sq. m.	1 STALL	1 STALLS

TOTAL: 1,360.39 sq. m. 7 STALLS 4 STALLS

STALL DIMENSIONS:

STANDARD STALL DIMENSIONS: 2.50 m (8'-2 1/2") W, 6.00 m (19'-8 1/4") L
ACCESSIBLE STALL DIMENSIONS: 2.70 m (8'-10 1/4") W, 6.00 m (19'-8 1/4") L 2.00 m (6'-6 3/4") SIDE AISLE
SMALL CAR STALL DIMENSIONS: 2.30 m (7'-6 1/2") W, 4.80 m (15'-9") L
**LOADING / PARKING STALL: 3.00 m (9'-10") W, 7.00 m (22'-11 1/2") L

BASED ON "OVERSIZED VEHICLE

DRIVE AISLE WIDTH:

6.50 m (21'-4") at 90° (TWO WAY) 3.00 m (9'-10") at PARALLEL (ONE WAY)

LOADING CALCULATION:

TOTAL LOADING SPACES REQUIRED

PROPOSED SELF STORAGE: 12,893.95 m² > 1,900 m² = 1 STALL
10 LOADING / PARKING HYBRID SPACES PROVIDED AROUND BUILDING PERIMETER

EXISTING BUILDING 1: 1,083.12 m² < 1,900 m² = 0 STALL
5 LOADING / PARKING HYBRID STALLS PROVIDED

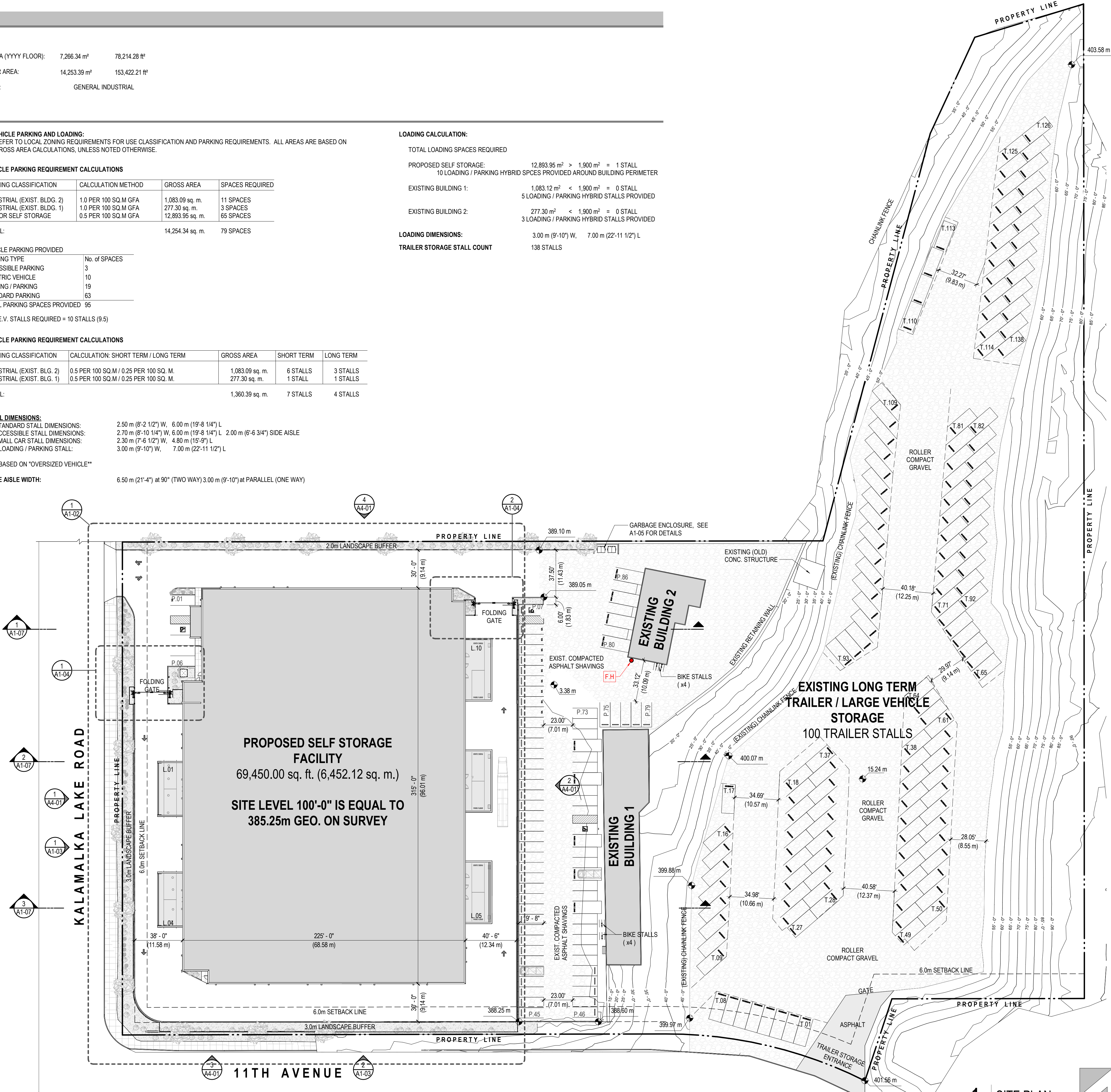
EXISTING BUILDING 2: 277.30 m² < 1,900 m² = 0 STALL
3 LOADING / PARKING HYBRID STALLS PROVIDED

LOADING DIMENSIONS:

3.00 m (9'-10") W, 7.00 m (22'-11 1/2") L

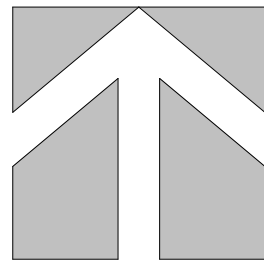
TRAILER STORAGE STALL COUNT

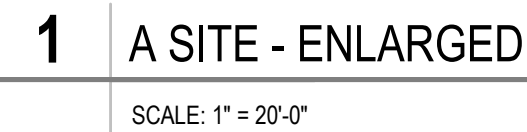
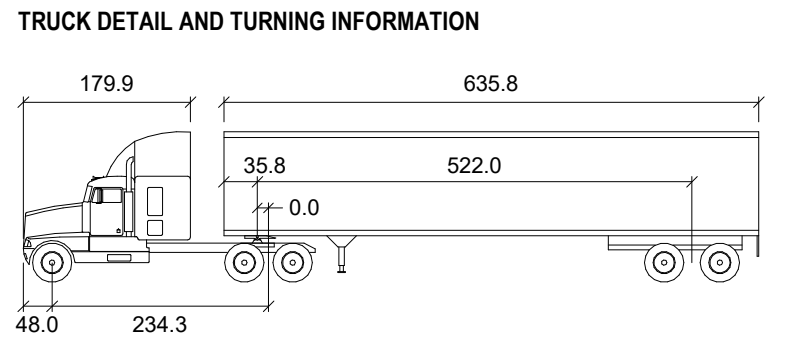
138 STALLS



1 SITE PLAN

SCALE: 1" = 40'-0"





This drawing has been prepared solely for the use of THE CLIENT and there are no representations of any kind made by KP Architecture Ltd. to any party with whom KP Architecture Ltd. has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

2	2025.05.05	ISSUED FOR RE-DP
1	2024.03.04	ISSUED FOR DP
NO.	DATE Y/M/D	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NAME
KAL LAKE SELF STORAGE

PROJECT ADDRESS
1101 KALAMALKA LAKE ROAD
VERNON, BC,

DRAWING TITLE
SITE PLAN

SCALE	As indicated
DRAWN	
REVIEWED	
PROJECT NO.	220805
DRAWING NO.	

A1-02



1

KALAMALKA LAKE RD. STREETVIEW

SCALE: 1/16" = 1'-0"



2

11TH AVE. STREETVIEW

SCALE: 1/16" = 1'-0"

This drawing has been prepared solely for the use of THE CLIENT and there are no representations of any kind made by KP Architecture Ltd. to any party with whom KP Architecture Ltd. has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

2	2025.05.05	ISSUED FOR RE-DP
1	2024.03.04	ISSUED FOR DP
NO.	DATE Y/M/D	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		

PRELIMINARY

NOT FOR CONSTRUCTION

PROJECT NAME

KAL LAKE SELF STORAGE

PROJECT ADDRESS

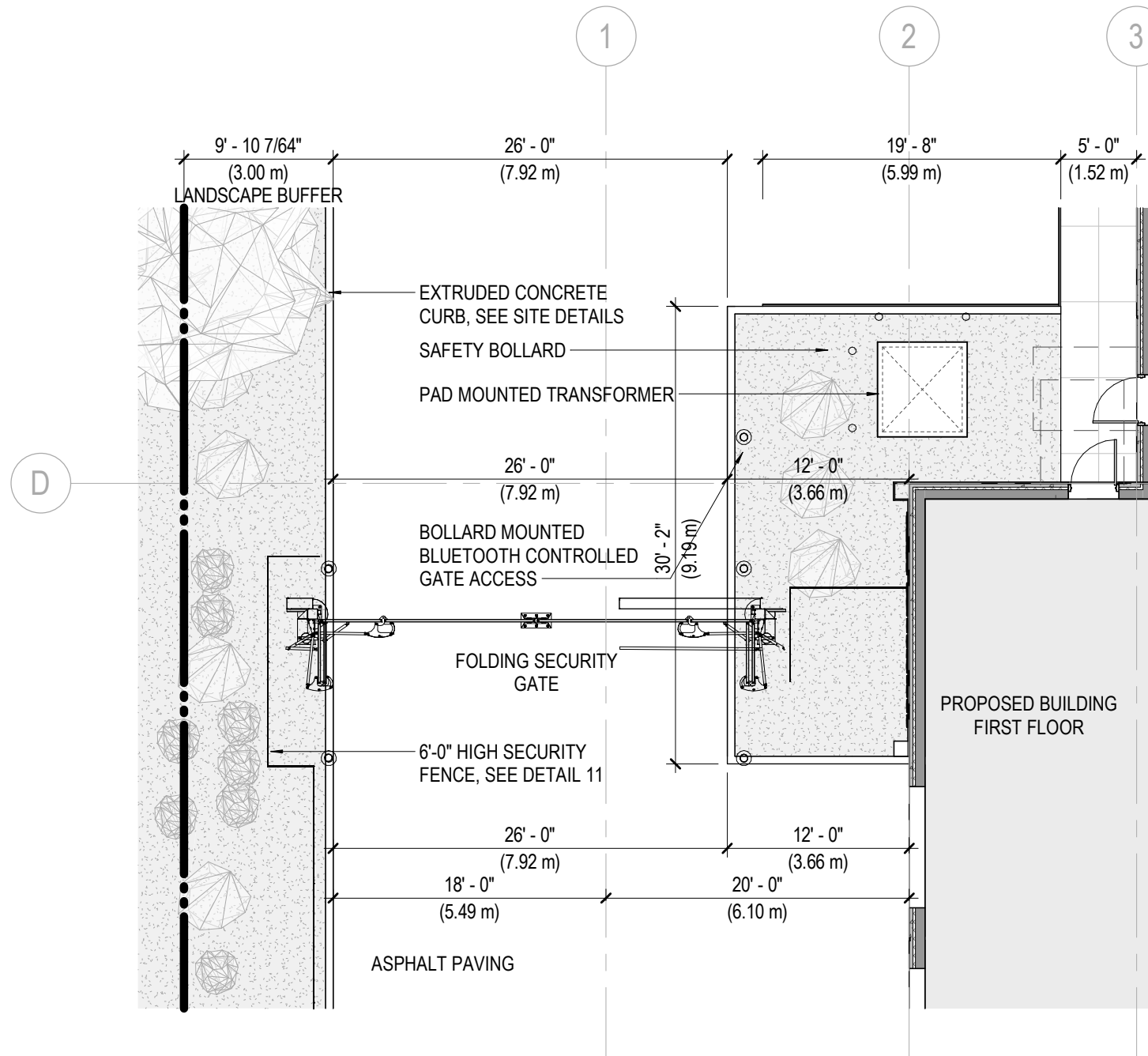
1101 KALAMALKA LAKE ROAD
VERNON, BC,

DRAWING TITLE

STREETSCAPES

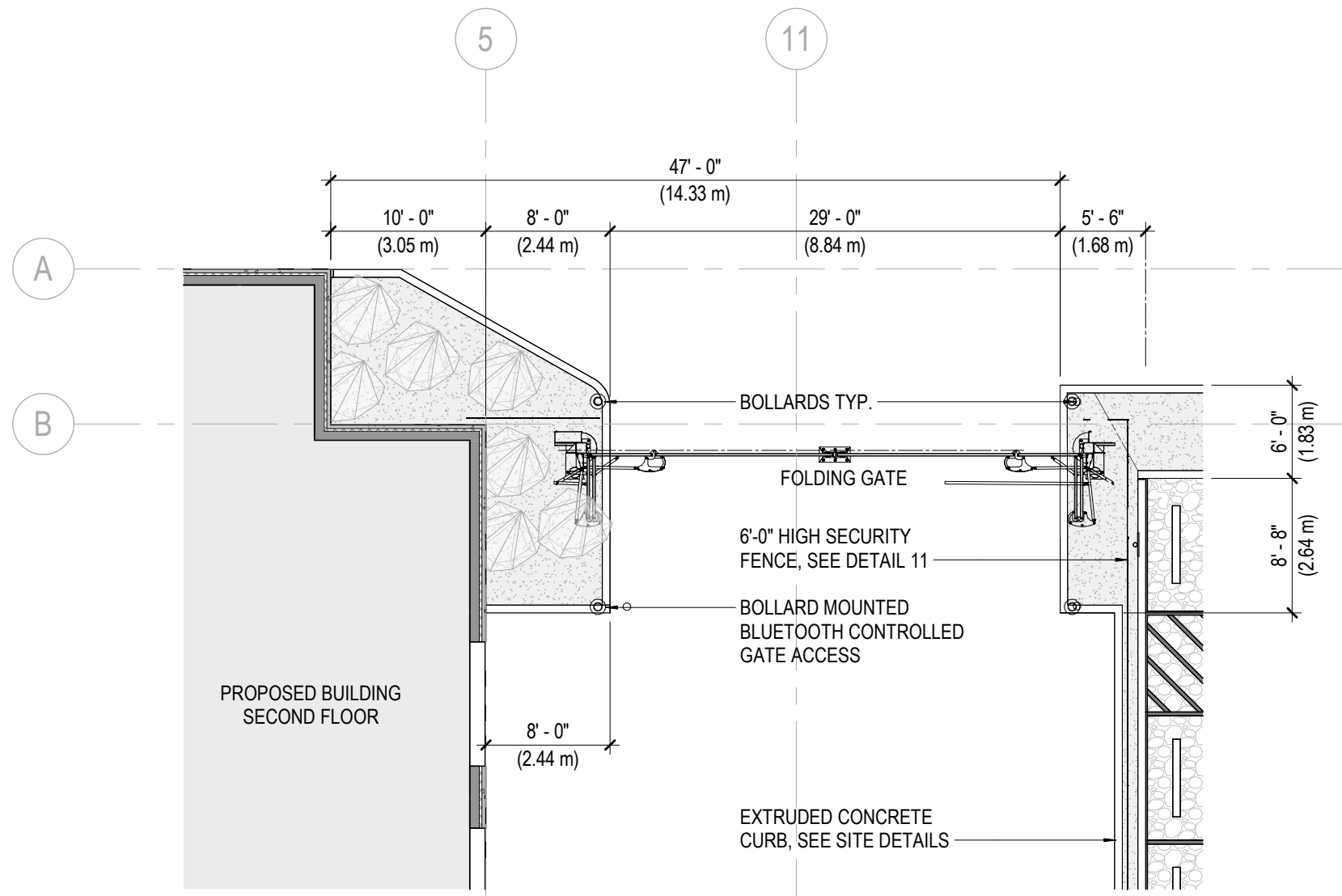
SCALE	1/16" = 1'-0"
DRAWN	Author
REVIEWED	Checker
PROJECT NO.	220805
DRAWING NO.	

A1-03



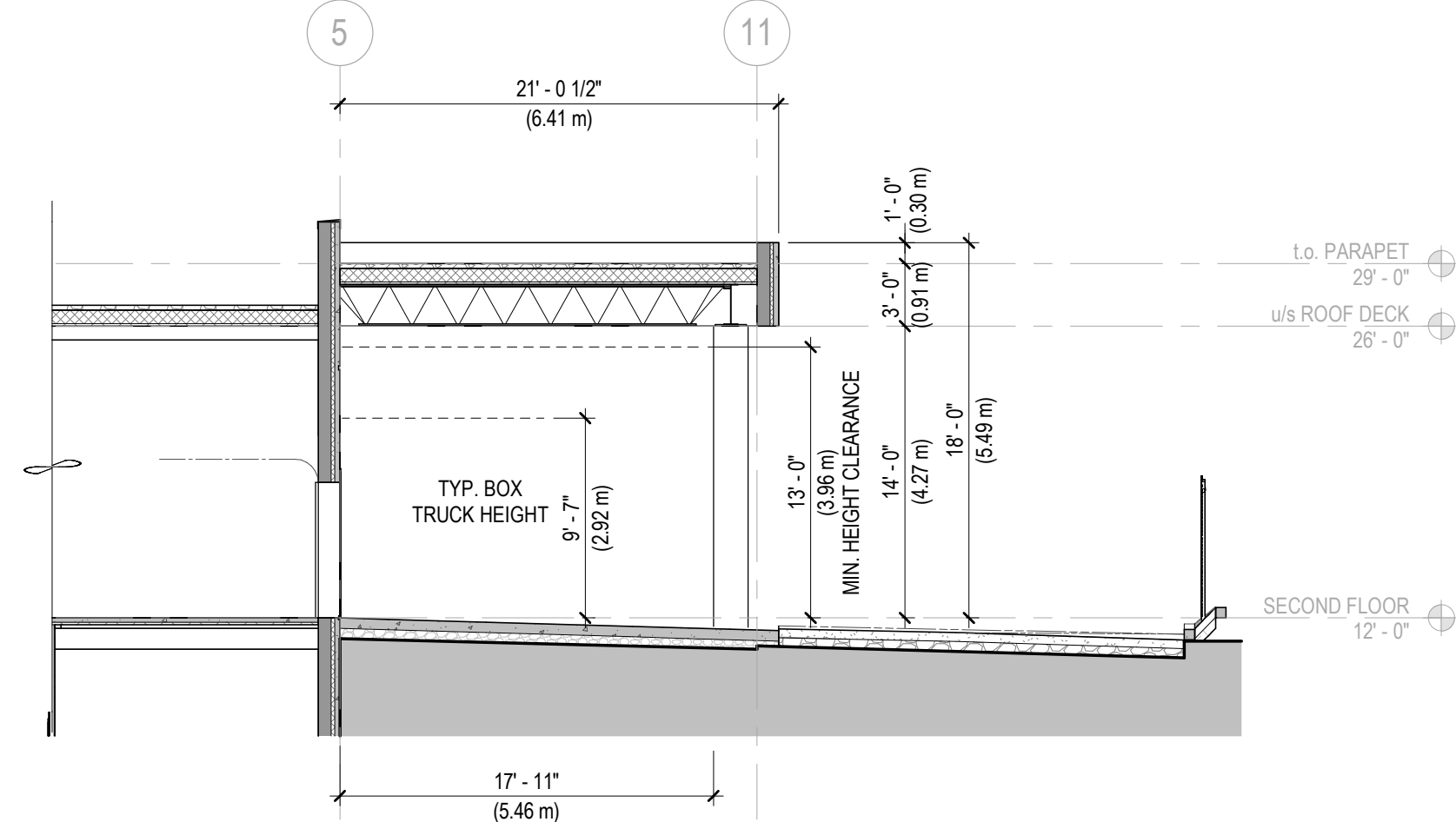
1 ENTRY GATE DETAILED VIEW

SCALE: 1" = 10'-0"



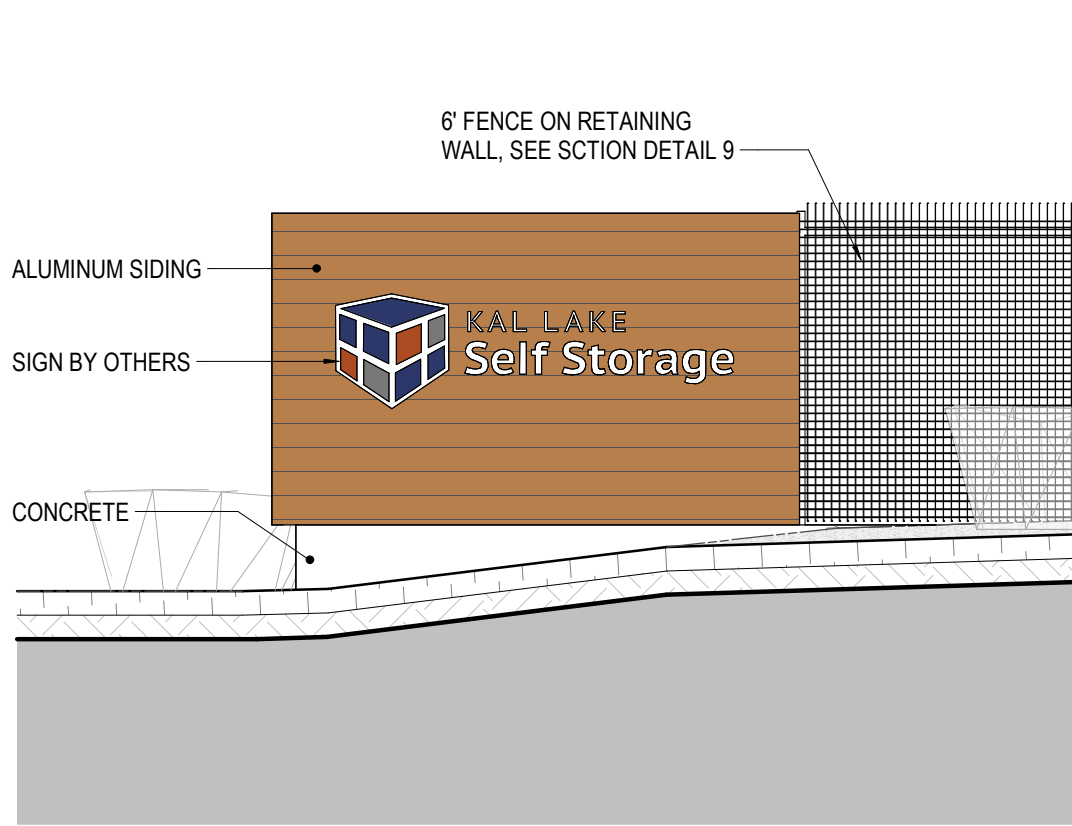
2 EXIT GATE DETAILED VIEW

SCALE: 1" = 10'-0"



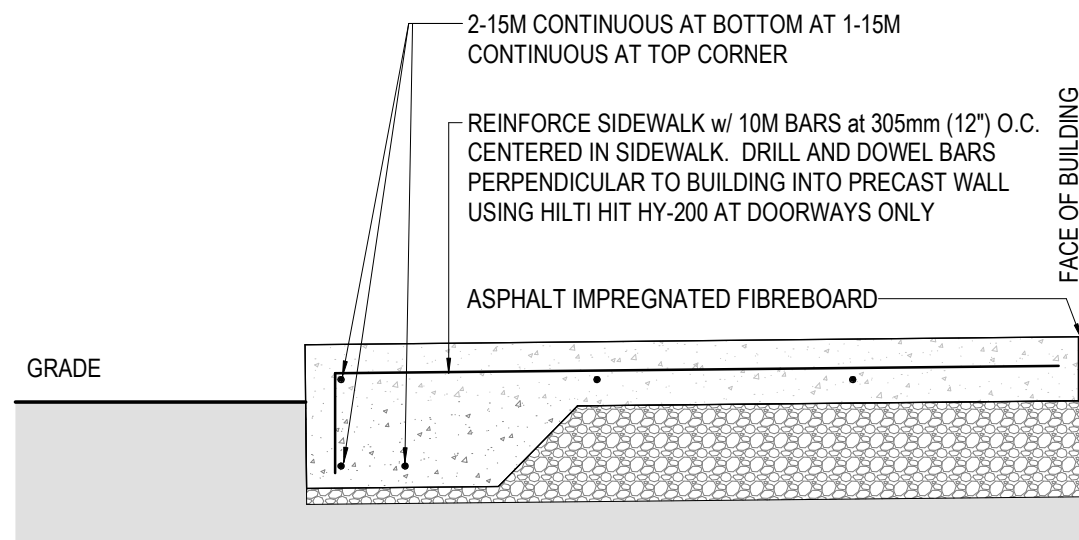
3 TYP. LOADING SECTION

SCALE: 1/8" = 1'-0"

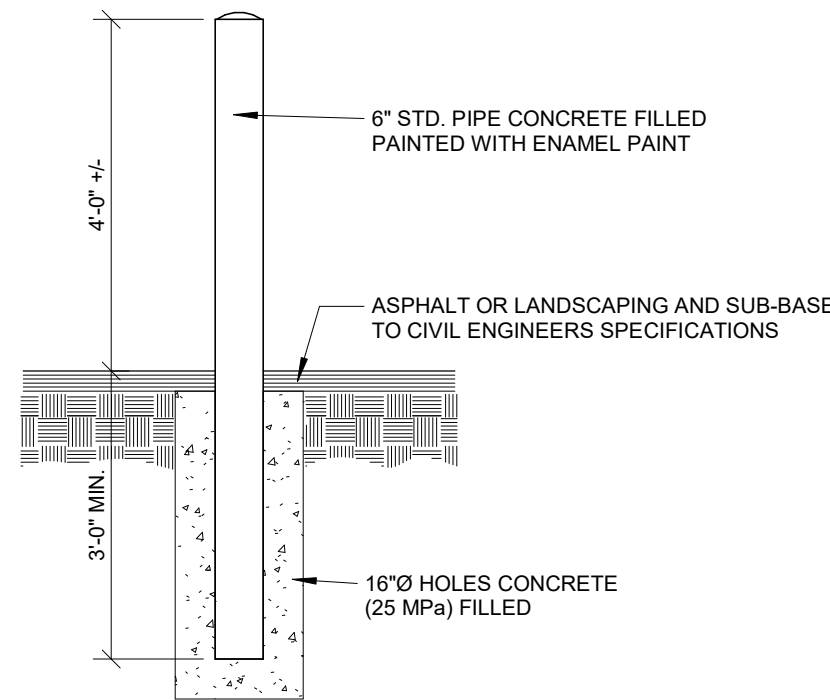


4 FREESTANDING SIGN

SCALE: 1/4" = 1'-0"

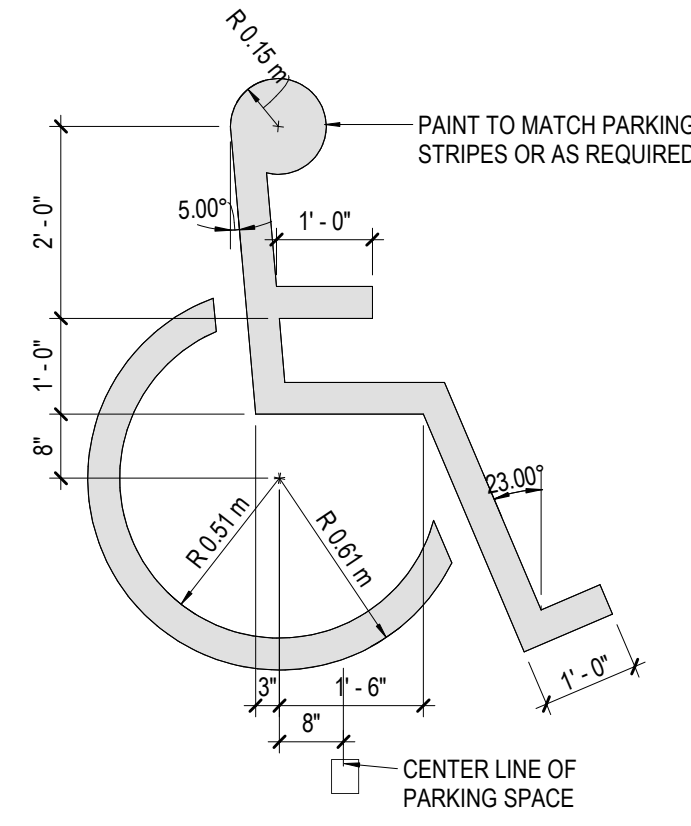


NOTE
125mm (5") THICK SIDEWALK ON 6" COMPACTED CLEAN GRANULAR FILL. PROVIDE CONTROL JOINTS EVERY 1220mm (5'-0") - REFER TO SITE PLAN.
PROVIDE 50mm (2") RIGID INSULATION BENEATH SIDEWALK AT ALL DOORS, EXTENDING 1220mm (5'-0") BEYOND DOOR at EITHER SIDE



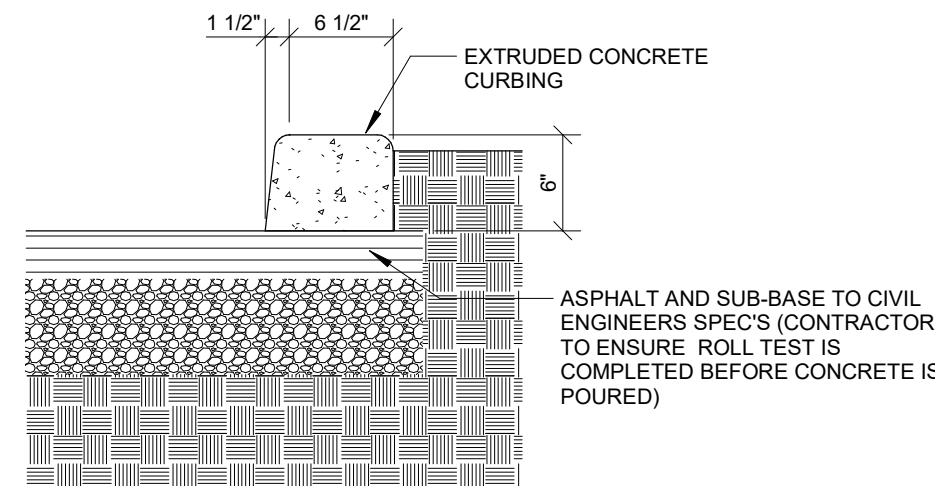
6 BOLLARD DETAIL

SCALE: 1" = 1'-0"



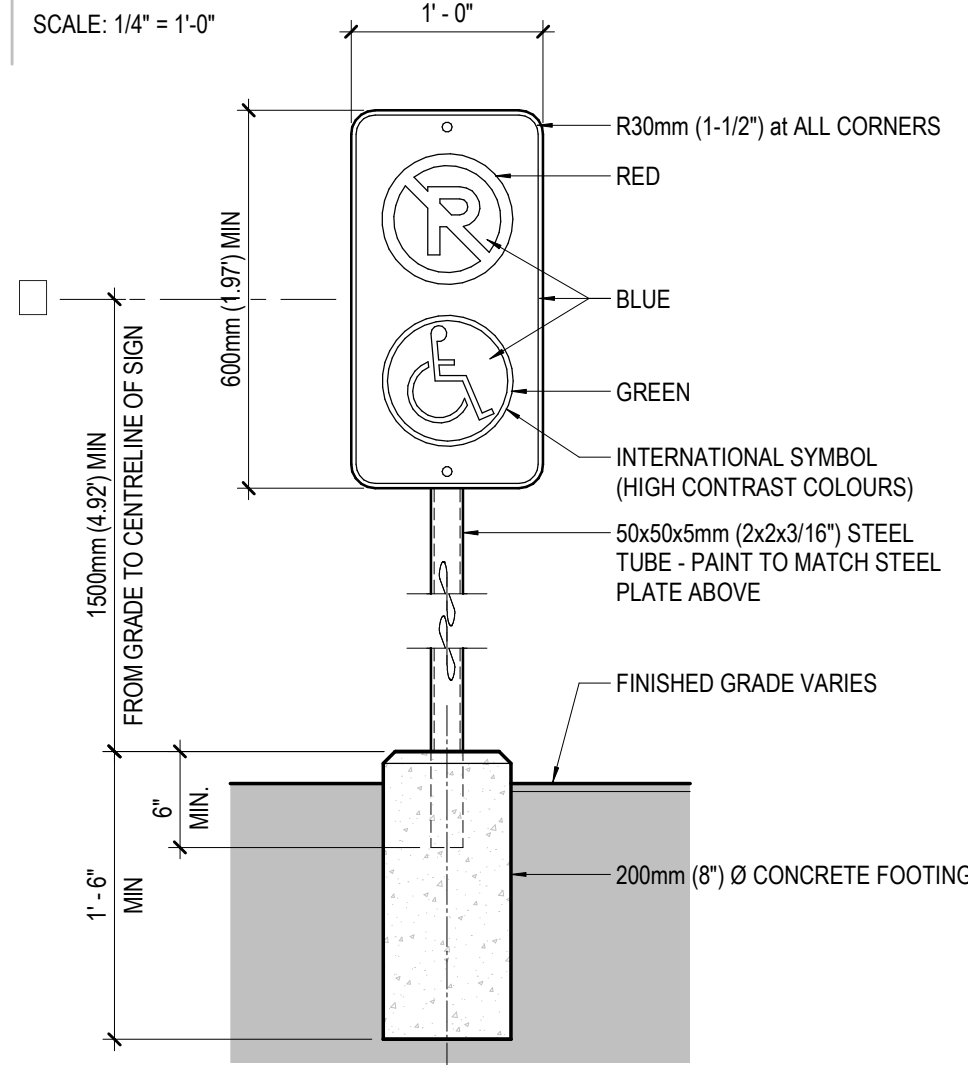
7 ACCESSIBLE PAINTED SYMBOL

SCALE: 1/2" = 1'-0"



8 EXTRUDED CURB DETAIL

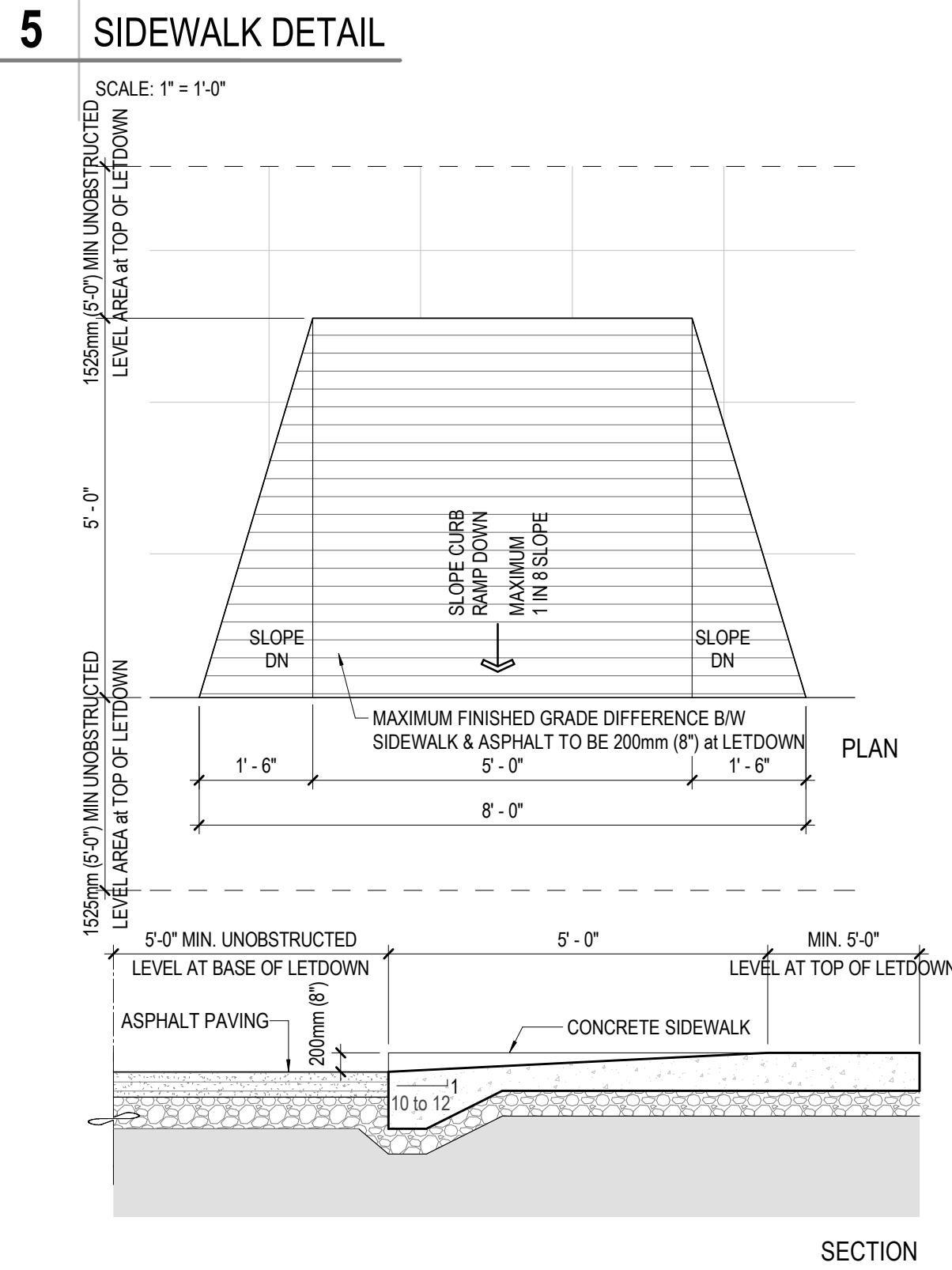
SCALE: 1" = 1'-0"



NOTE:
1. SIGN SHOULD BE PROPERLY CENTERED AT FRONT OF PARKING SPACE.
2. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 150mm (6") FROM THE FRONT OF EACH PARKING SPACE w/ A MINIMUM 915mm (3'-0") CLEAR.
3. MOUNT SIGN ON COLUMN OR WALL AT SIM. CONDITION
4. WHERE SIGN IS PLACED IN PAVED AREA AT PARKING STALLS, PROVIDE PRE-CAST BUMPERS

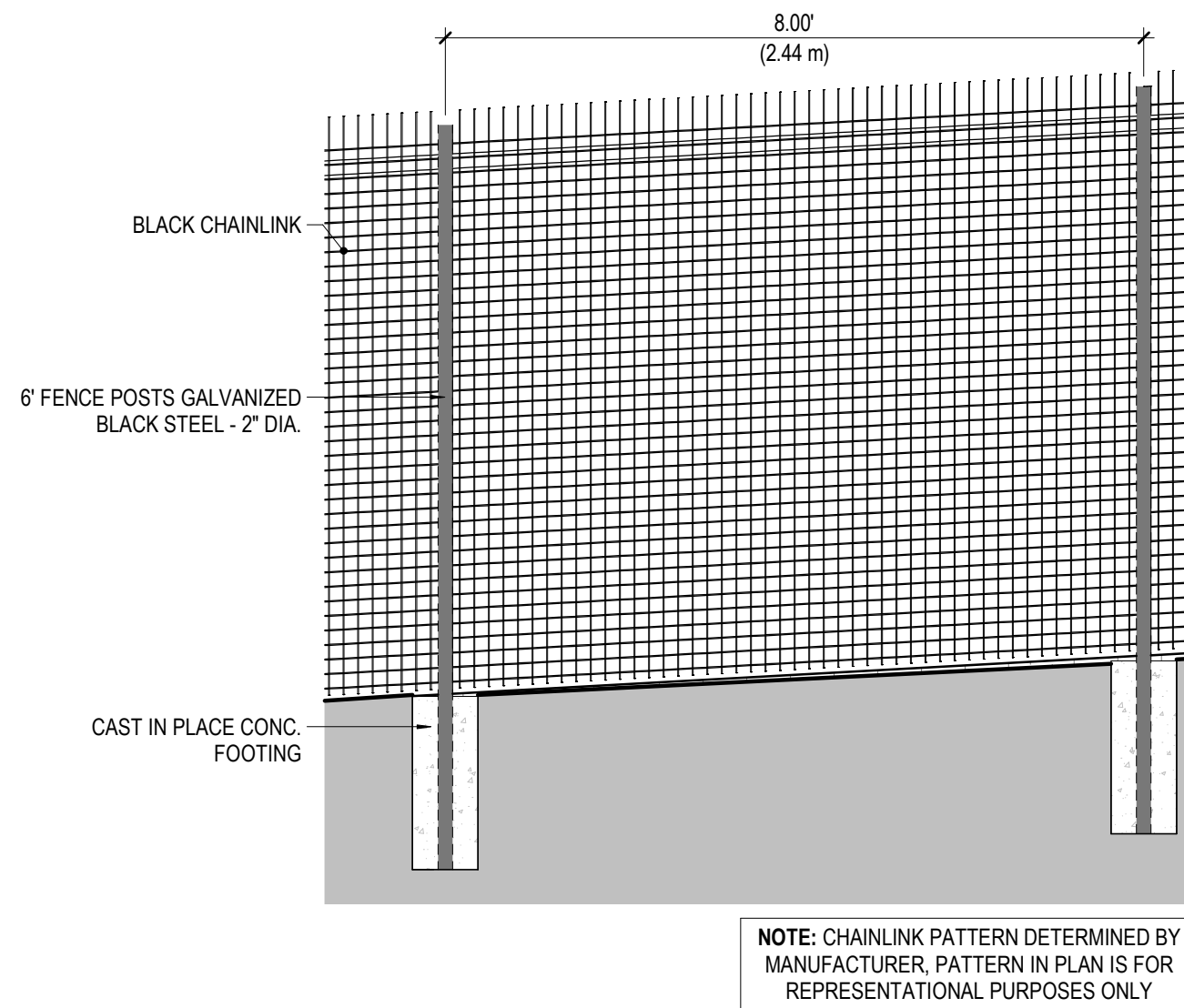
9 POST MOUNTED ACCESSIBLE SIGN DETAIL

SCALE: 1" = 1'-0"



10 ACCESSIBLE LETDOWN

SCALE: 1/2" = 1'-0"



NOTE: CHAINLINK PATTERN DETERMINED BY MANUFACTURER, PATTERN IN PLAN IS FOR REPRESENTATIONAL PURPOSES ONLY

11 FENCE DETAIL

SCALE: 1/2" = 1'-0"

2	2025.05.05	ISSUED FOR RE-DP
1	2024.03.04	ISSUED FOR DP
NO.	DATE YMD	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		

PRELIMINARY
NOT FOR CONSTRUCTION

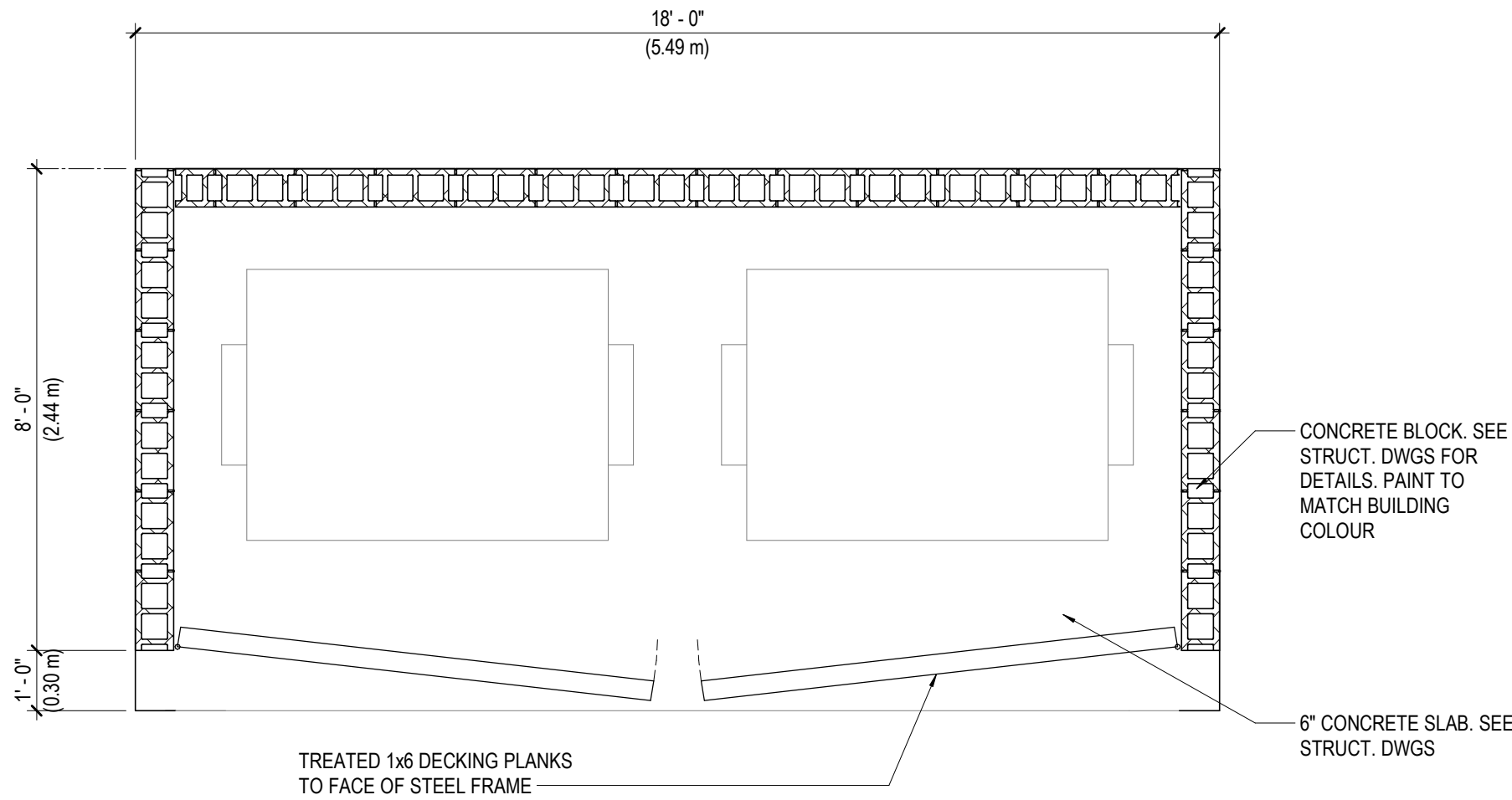
PROJECT NAME
KAL LAKE SELF STORAGE

PROJECT ADDRESS
1101 KALAMALKA LAKE ROAD
VERNON, BC,

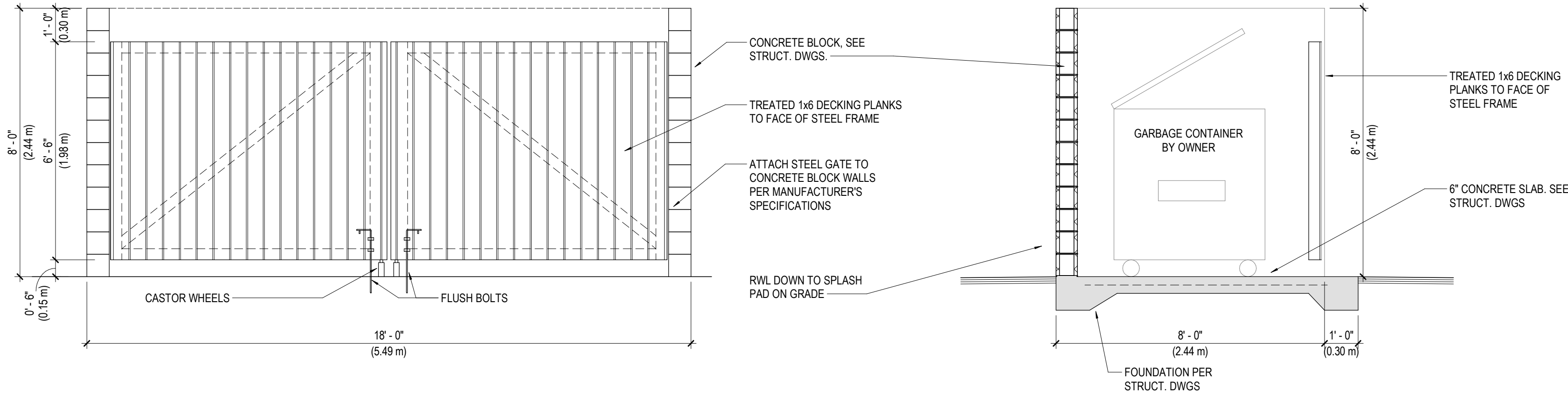
DRAWING TITLE
SITE DETAILS

SCALE	As indicated
DRAWN	Author
REVIEWED	Checker
PROJECT NO.	220805
DRAWING NO.	

A1-04



PLAN



ELEVATION

SECTION

1 WASTE + RECYCLING ENCLOSURE

SCALE: 3/8" = 1'-0"

This drawing has been prepared solely for the use of THE CLIENT and there are no representations of any kind made by KP Architecture Ltd. to any party with whom KP Architecture Ltd. has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

2	2025.05.05	ISSUED FOR RE-DP
1	2024.03.04	ISSUED FOR DP
NO.	DATE Y/M/D	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NAME
KAL LAKE SELF STORAGE

PROJECT ADDRESS
**1101 KALAMALKA LAKE ROAD
VERNON, BC,**

DRAWING TITLE
SITE DETAILS

SCALE	3/8" = 1'-0"
DRAWN	Author
REVIEWED	Checker
PROJECT NO.	220805
DRAWING NO.	

A1-05



This drawing has been prepared solely for the use of THE CLIENT and there are no representations of any kind made by KP Architecture Ltd. to any party with whom KP Architecture Ltd. has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

2	2025.05.05	ISSUED FOR RE-DP
1	2024.03.04	ISSUED FOR DP
NO.	DATE Y/M/D	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NAME
KAL LAKE SELF STORAGE

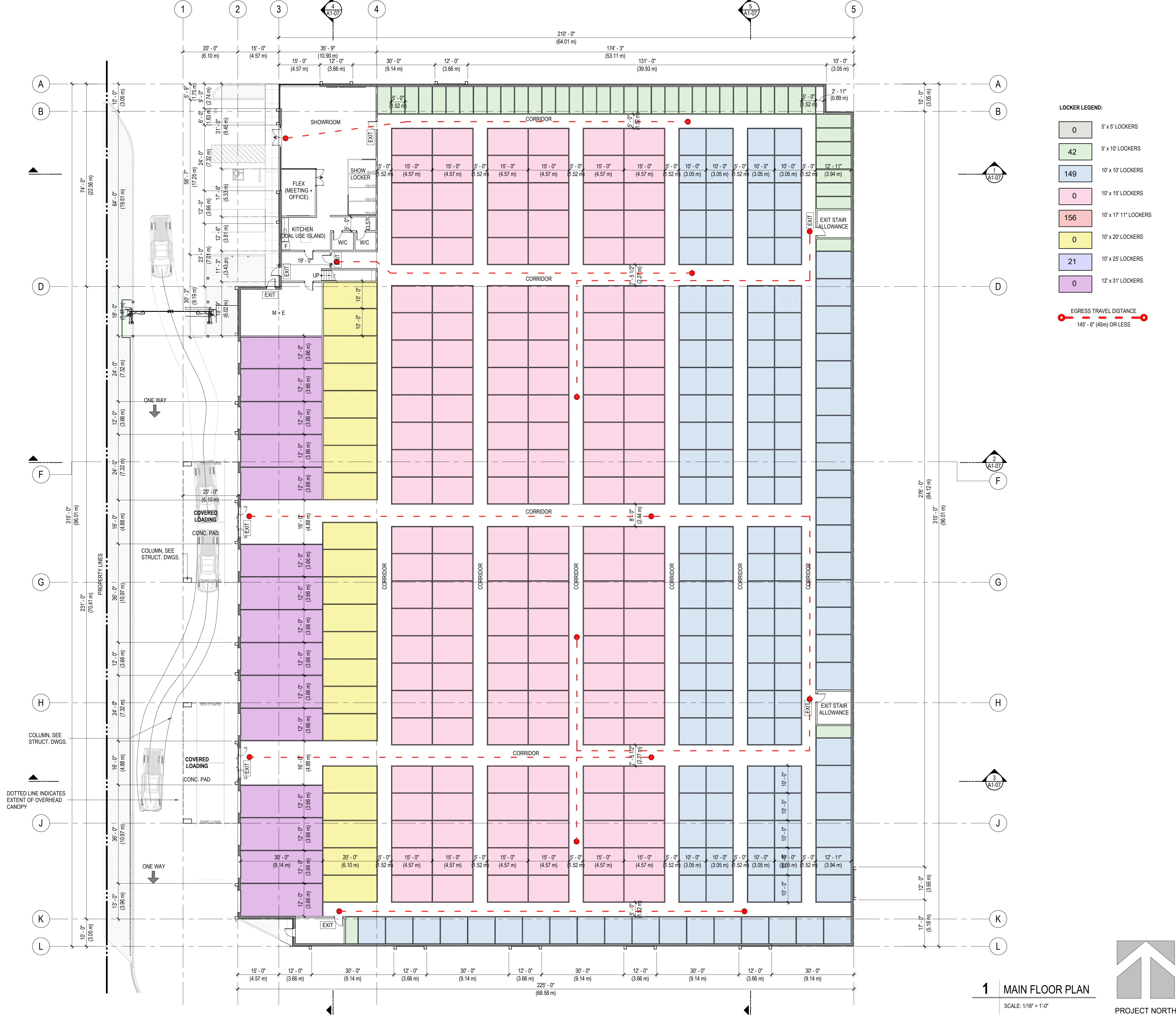
PROJECT ADDRESS
1101 KALAMALKA LAKE ROAD
VERNON, BC,

DRAWING TITLE

RENDER VIEWS

SCALE		(Mar 118) Corridor Block - R18 Rev
DRAWN		
REVIEWED		
PROJECT NO.	220805	
DRAWING NO.		





1 MAIN FLOOR PLAN
SCALE: 1/16" = 1'-0"

LOCKER LEGEND:

0	5' x 5' LOCKERS
42	5' x 10' LOCKERS
149	10' x 10' LOCKERS
0	10' x 15' LOCKERS
156	10' x 17' 11" LOCKERS
0	10' x 20' LOCKERS
21	10' x 25' LOCKERS
0	12' x 31' LOCKERS

EGRESS TRAVEL DISTANCE
145' - 6" (45m) OR LESS

2	2025.05.05	ISSUED FOR RE-DP
1	2024.03.04	ISSUED FOR DP
NO.	DATE Y/M/D	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		

PRELIMINARY
NOT FOR CONSTRUCTION

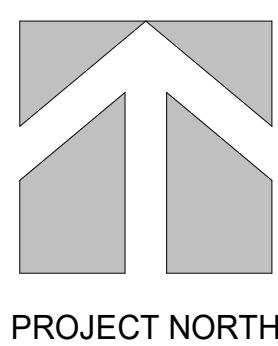
PROJECT NAME
KAL LAKE SELF STORAGE

PROJECT ADDRESS
**1101 KALAMALKA LAKE ROAD
VERNON, BC,**

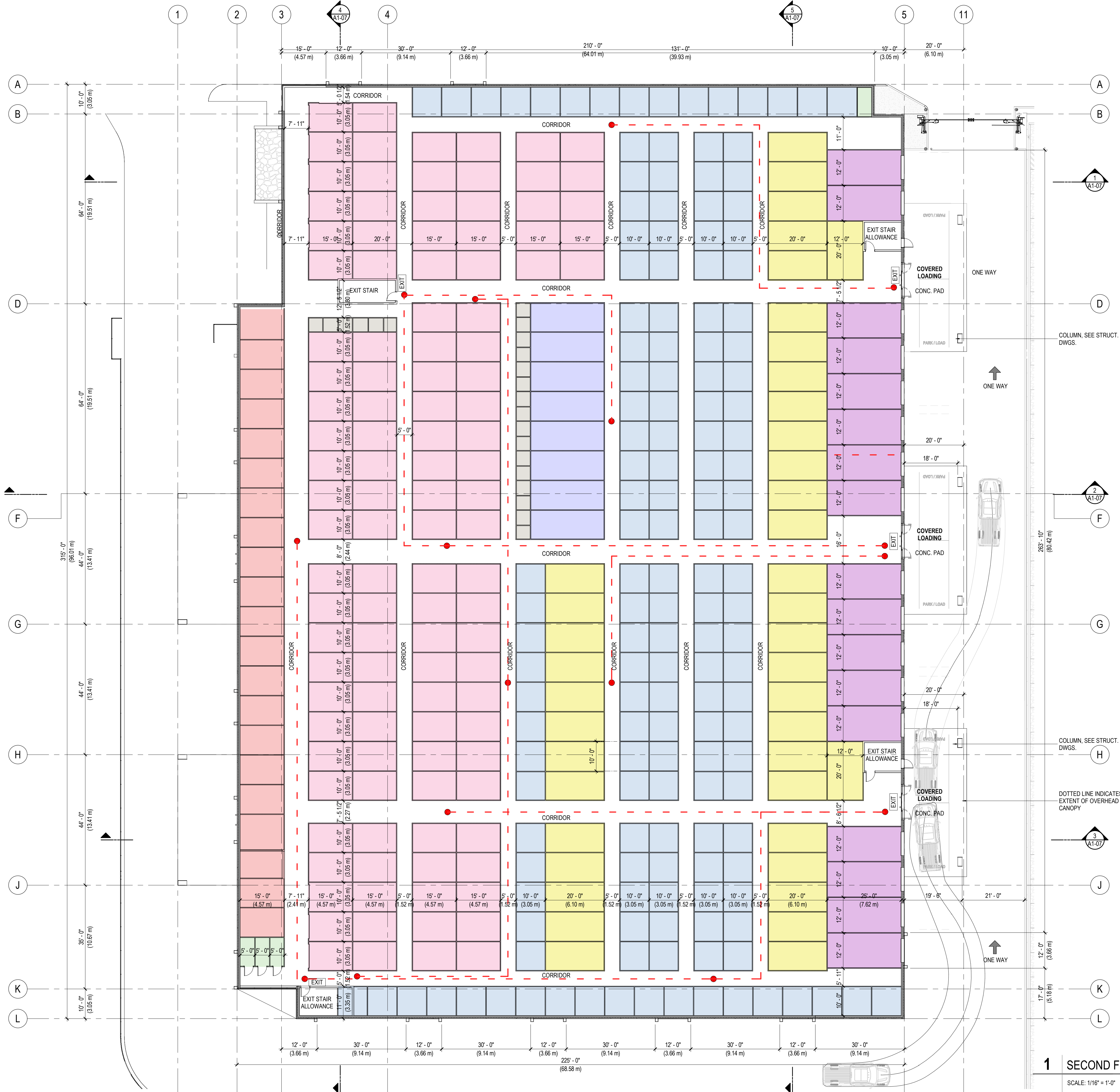
DRAWING TITLE
MAIN FLOOR PLAN

SCALE	As indicated
DRAWN	
REVIEWED	
PROJECT NO.	220805
DRAWING NO.	

A2-01



ARCH-D 116-Bldg-R18 Rev. 11/1/18 Copyright © 2018
2025-04-08 2:51:45 PM
C:\Users\mccormack\Documents\220805-Kal Lake Self Storage-RS1-New Zoning-Tsuaric032.dwg



LOCKER LEGEND:

22	5' x 5' LOCKERS
3	5' x 10' LOCKERS
151	10' x 10' LOCKERS
0	10' x 15' LOCKERS
114	10' x 17' 11" LOCKERS
21	10' x 20' LOCKERS
28	10' x 25' LOCKERS
8	12' x 31' LOCKERS

EGRESS TRAVEL DISTANCE
145' - 6" (45m) OR LESS

KPA
KP Architecture Ltd.
ABBOTSFORD OFFICE
#400 - 34077 GLADYS AVE. ABBOTSFORD, BC V2S 2E8
T 604.653.8831 F 604.650.1586 WWW.KPARCH.COM

Krahn
GROUP OF COMPANIES
ABBOTSFORD • EDMONTON • VANCOUVER • TORONTO
ABBOTSFORD OFFICE
#400 - 34077 GLADYS AVE. ABBOTSFORD, BC V2S 2E8
T 604.653.8831 F 604.650.1586 WWW.KRAHN.COM

This drawing has been prepared solely for the use of THE CLIENT and there are no representations of any kind made by KP Architecture Ltd. to any party with whom KP Architecture Ltd. has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

2	2025.05.05	ISSUED FOR RE-DP
1	2024.03.04	ISSUED FOR DP
NO.	DATE Y/M/D	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		

PRELIMINARY
NOT FOR CONSTRUCTION

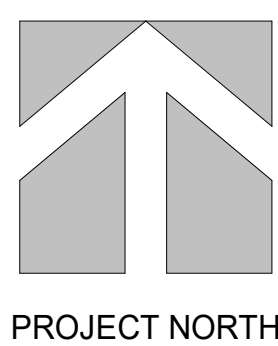
PROJECT NAME
KAL LAKE SELF STORAGE

PROJECT ADDRESS
1101 KALAMALKA LAKE ROAD
VERNON, BC,

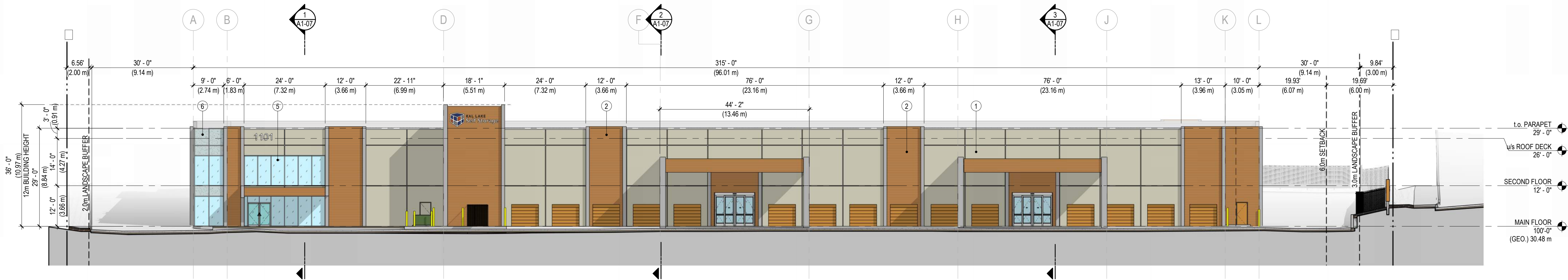
DRAWING TITLE
SECOND FLOOR PLAN

SCALE	As indicated
DRAWN	
REVIEWED	
PROJECT NO.	220805
DRAWING NO.	

A2-02

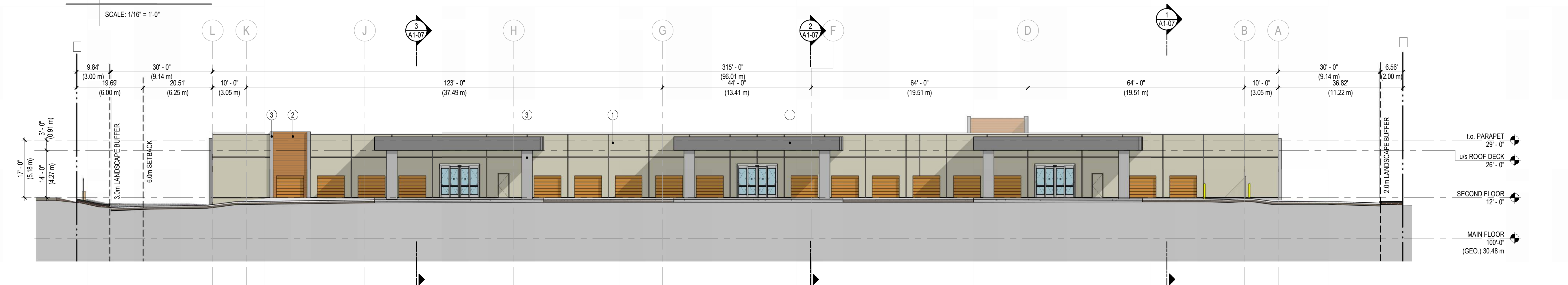


ARCH-D:\The Block - R18 Rev. - 1101 KALAMALKA LAKE ROAD - 2025-05-05 2:51:50 PM
C:\Users\mccormack\Documents\220805 KAL Lake Self Storage - R05 New Zoning - Tieshan\A2-02.dwg



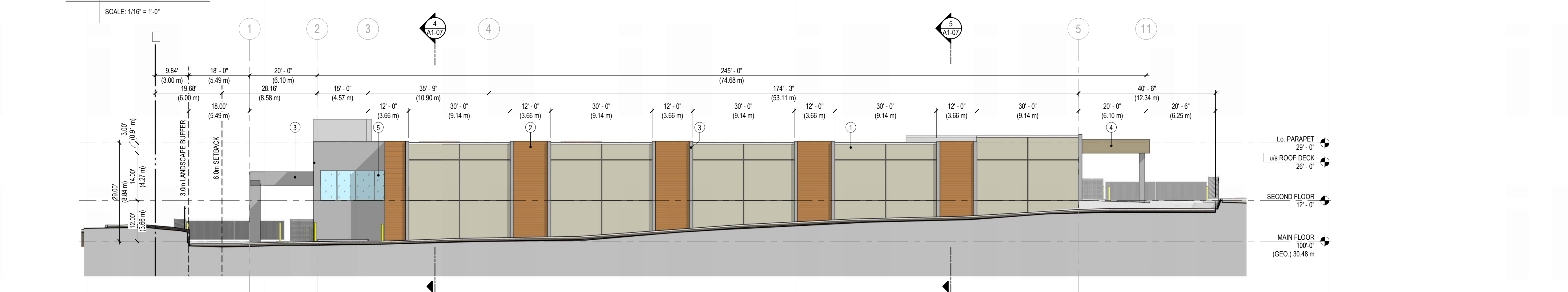
1 WEST ELEVATION

SCALE: 1/16" = 1'-0"



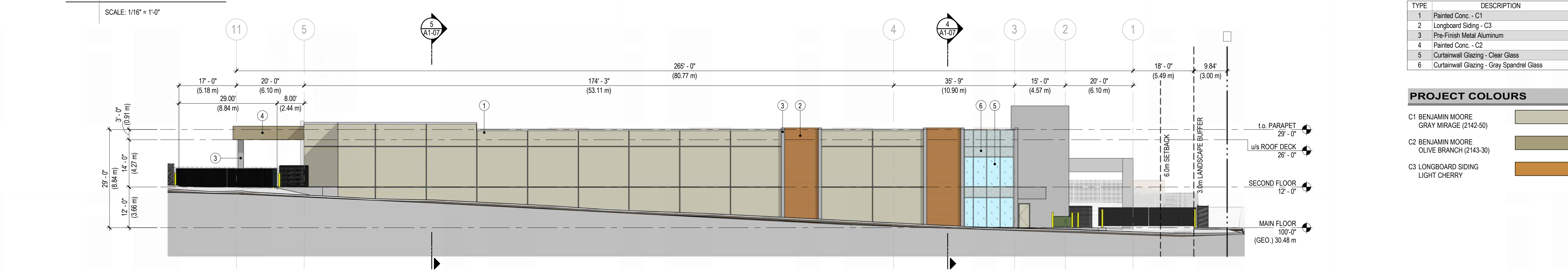
2 EAST ELEVATION

SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

TYPE	DESCRIPTION
1	Painted Conc. - C1
2	Longboard Siding - C3
3	Pre-Finish Metal Aluminum
4	Painted Conc. - C2
5	Curtainwall Glazing - Clear Glass
6	Curtainwall Glazing - Gray Spandrel Glass

PROJECT COLOURS

C1 BENJAMIN MOORE GRAY MIRAGE (2142-50)	
C2 BENJAMIN MOORE OLIVE BRANCH (2143-30)	
C3 LONGBOARD SIDING LIGHT CHERRY	