

# PATTERSON AVE. FOURPLEX KELOWNA, B.C. RESIDENTIAL DEVELOPMENT

CONCEPTUAL RENDERING



LOCATION MAP



**PROJECT INFO:**

CIVIC ADDRESS: CURRENT: 580 PATTERSON AVENUE., KELOWNA, BC.	SITE AREA: 737.8 m2 (7942 SF)	GARAGE:	AREA: 79.1m2 (852 SF)
LEGAL ADDRESS: CURRENT: LOT 3, PLAN 3249, O.D.Y.D.	FLOOR AREA: BUILDING A	BUILDING B	TOTAL AREA: 325.8m2 BASEMENT: 104.3 m2 (1123 SF) 1ST FLOOR: 104.3 m2 (1123 SF) 2ND FLOOR: 117.2 m2 (1262 SF)
ZONING: CURRENT: RU6 - TWO DWELLING HOUSING	BUILDING A	BUILDING B	NET FLOOR AREA: 214.6 m2 (2310 SF)
PROPOSED: RM1 - FOUR DWELLING HOUSING			NET FLOOR AREA: 221.5 m2 (2385 SF)

**CITY OF KELOWNA ZONING BYLAW (No. 8000) ANALYSIS:**

<b>SECTION 8 - PARKING AND LOADING</b>	
<b>8.1 OFF-STREET VEHICLE PARKING</b>	
<b>8.1.2 MIN NUMBER SPACES</b>	
TABLE 8.1 (APARTMENT/ROW HOUSING): 1.5/DWELLING UNIT	
1.5 SPACES x 4 UNITS = 6 SPACES	<b>PROP: 6 SPACES</b>
<b>8.1.7 PARKING SPACES FOR THE DISABLED</b>	
a) PER B.C. BUILDING CODE: NOT REQUIRED	<b>PROP: NONE</b>
<b>8.1.8 VISITOR PARKING</b>	
TABLE 8.1 (APARTMENT/ROW HOUSING): 1/7 DWELLING UNITS	
4 UNITS = 1 VISITOR SPACE	<b>PROP: 1 SPACE</b>
<b>8.1.9 RESIDENTIAL USE LOCATION</b>	
b) PARKING NOT PERMITTED IN REQD. FRONT YARD	<b>PROP: PARKING IN REAR YARD</b>
<b>c) PARKING SETBACK</b>	
WEST PROPERTY LINE: MIN 1.5m	<b>PROP: 1.5m</b>
EAST PROPERTY LINE: MIN 1.5m	<b>PROP: 1.0m VARIANCE</b>
REAR PROPERTY LINE: MIN 1.5m	<b>PROP: 1.5m</b>
<b>d) EASY ACCESS FROM VISITOR PARKING TO BUILDING/DEVELOPMENT ACCESS</b>	
	<b>PROP: COMPLIES</b>
<b>8.1.11 SIZE</b>	
a) MIN WIDTH: 2.5m	<b>PROP: 2.5m</b>
MIN LENGTH: 6.0m	<b>PROP: 6.0m</b>
MIN HEIGHT: 2.0m	<b>PROP: +2.0m</b>
<b>8.4 OFF-STREET BICYCLE PARKING</b>	
<b>8.4.1 NUMBER OF SPACES</b>	
TABLE 8.3 (APARTMENT HOUSING):	
CLASS I: 0.5/DWELLING UNIT	<b>PROP: IN SUITE</b>
4 UNITS x 0.5SPACES/UNIT = 2 SPACES	
CLASS II: 0.1/DWELLING UNIT	<b>PROP: 1</b>
4 UNITS x 0.1SPACES/UNIT = 0.4 SPACES	
<b>SECTION 13 - URBAN RESIDENTIAL ZONES</b>	
<b>13.7 RM1 - FOUR DWELLING HOUSING</b>	
<b>13.7.2 PRINCIPLE USES</b>	
d) FOUR DWELLING HOUSING	<b>PROP: FOUR-PLEX HOUSING</b>
<b>13.7.4 BUILDINGS AND STRUCTURES PERMITTED</b>	
b) FOUR-PLEX HOUSING	<b>PROP: FOUR-PLEX HOUSING</b>
<b>13.7.5 SUBDIVISION REGULATIONS</b>	
a) MIN LOT WIDTH: 20.0m	<b>PROP: 21.34m</b>
b) MIN LOT DEPTH: 30.0m	<b>PROP: 34.55m</b>
c) MIN LOT AREA: 700m2	<b>PROP: 738.3m2</b>
<b>13.7.6 DEVELOPMENT REGULATIONS</b>	
a) <b>MAX SITE COVERAGE: 40%</b>	<b>PROP: 39.6%</b>
(852+1145+1145 = 3142) 3142 / 7942 = 0.3956	
EXCEPT THE MAX. SITE COVERAGE OF BUILDINGS, DRIVEWAYS AND PARKING AREAS IS 50%	<b>PROP: 48.6%</b>
(3142+715 = 3857) 3857 / 7942 = 0.4856	
b) <b>MAX FLOOR AREA RATIO: 0.6</b>	<b>PROP: 0.59</b>
c) <b>MAX HEIGHT: LESSER OF 9.5m or 2 1/2 STOREYS</b>	<b>PROP: 2 1/2 STOREYS (9.0m)</b>
MAX HEIGHT ACCESSORY BUILDING 4.5m	<b>PROP: 1 STOREY (3.2m)</b>
d) MIN FRONT YARD: 4.5m	<b>PROP: 3.7m VARIANCE</b>
e) MIN SIDE YARD (1 OR 1 1/2 STOREYS): 2.0m	
MIN SIDE YARD (ACCESSORY BUILDING): 2.0m	
MIN SIDE YARD (2 STOREYS): 2.5m	<b>PROP: 4.3m</b>
f) MIN REAR YARD (1 OR 1 1/2 STOREYS): 6.0m	
MIN REAR YARD (2 STOREYS): 7.5m	<b>PROP: 7.9m</b>
MIN REAR YEAR (ACCESSORY STRUCTURE): 1.5m	<b>PROP: 1.5m</b>
<b>13.7.7 OTHER REGULATIONS</b>	
a) MIN AREA PRIVATE OPEN SPACE: 25m2/DWELLING	
4 UNITS x 25m2/UNIT = 100m2	<b>PROP: 108m2 (1162 SF)</b>
b) WHERE LANE ACCESS IS PROVIDED, NO VEHICLE ACCESS FROM THE FRONTING STREET	
c) ADDITIONAL REGULATIONS	<b>PROP: AS APPLICABLE</b>

**CONSULTANTS:**

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<b>LIST OF DRAWINGS:</b> A0.0 COVER SHEET A0.1 SITE PHOTOS A1.1 SITE PLAN A2.1 BASEMENT PLAN A2.2 MAIN FLOOR PLAN A2.3 UPPER FLOOR PLAN A3.1 ELEVATIONS A3.2 ELEVATIONS A3.3 ELEVATIONS A3.4 PERSPECTIVE	<b>LIST OF DRAWINGS:</b>	<b>LIST OF DRAWINGS:</b> N/A FOR DEVELOPMENT PERMIT
	<b>MECHANICAL:</b>	<b>ELECTRICAL:</b>
	<b>LIST OF DRAWINGS:</b> N/A FOR DEVELOPMENT PERMIT	<b>LIST OF DRAWINGS:</b> N/A FOR DEVELOPMENT PERMIT
<b>GEOTECHNICAL:</b> INTERIOR TESTING SERVICES LT. 1 - 1925 KIRSCHNER ROAD KELOWNA, BC, V1Y 4N7 PHONE: 250-860-6540 EMAIL: jeremy@interiortesting.com	<b>SURVEYOR:</b>	<b>LANDSCAPE:</b> OUTLAND DESIGNS LTD. CONTACT FIONA BARTON 206 1889 SPALL ROAD KELOWNA, BC V1W 2X7 PHONE: 250-868-9270 EMAIL: fiona@outlanddesign.ca
<b>LIST OF DRAWINGS:</b>	<b>LIST OF DRAWINGS:</b>	<b>LIST OF DRAWINGS:</b> L1 LANDSCAPE PLAN

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PROJECT

FOURPLEX  
580 PATTERSON AVE.

LAKE COUNTRY, BC

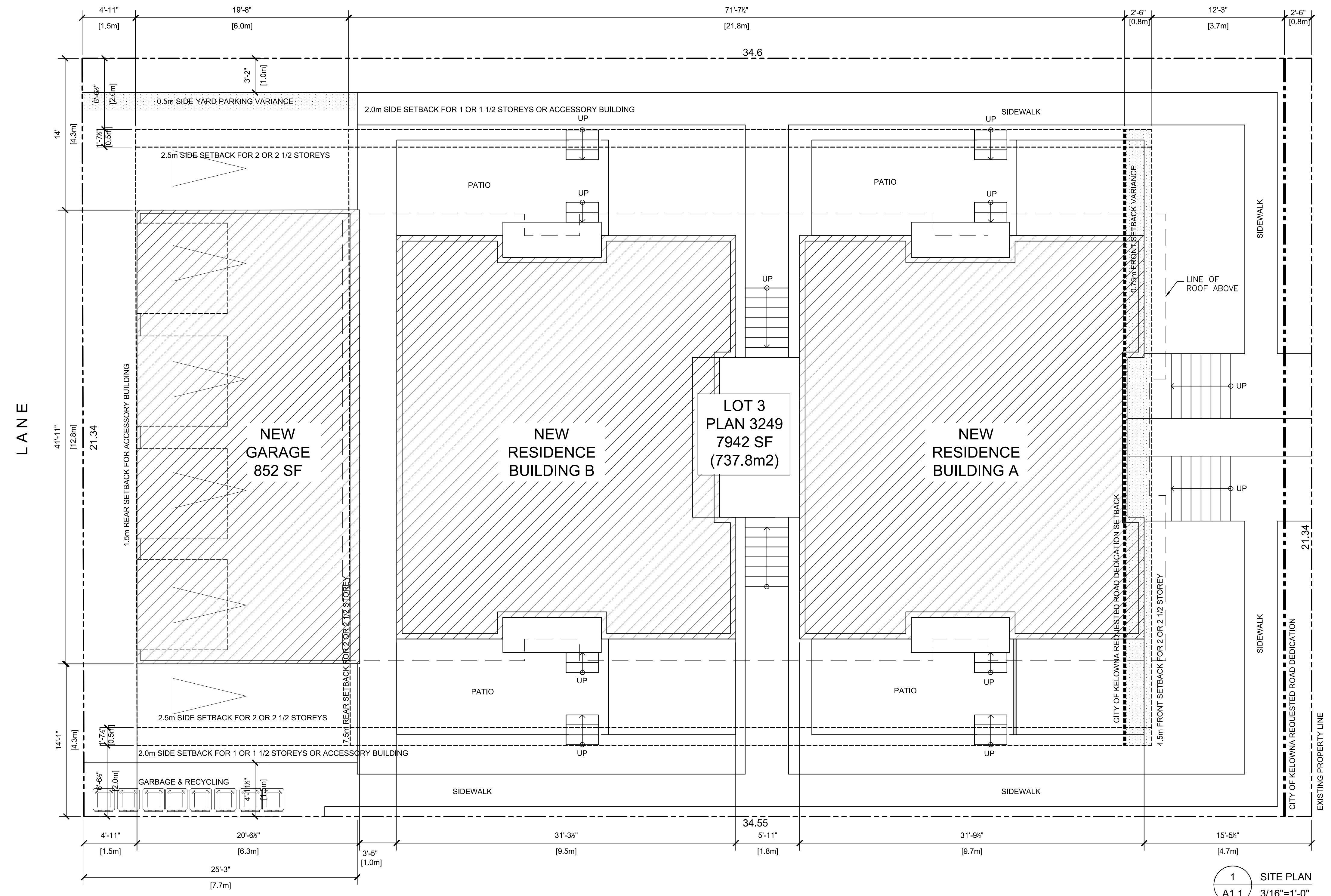
SHEET TITLE

COVER SHEET

DRAWN RB	SHEET NO.
SCALE AS NOTED	<b>A0.0</b>
DATE APRIL 2015	FILE: A15-06



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1 SITE PLAN  
 A1.1 3/16"=1'-0"

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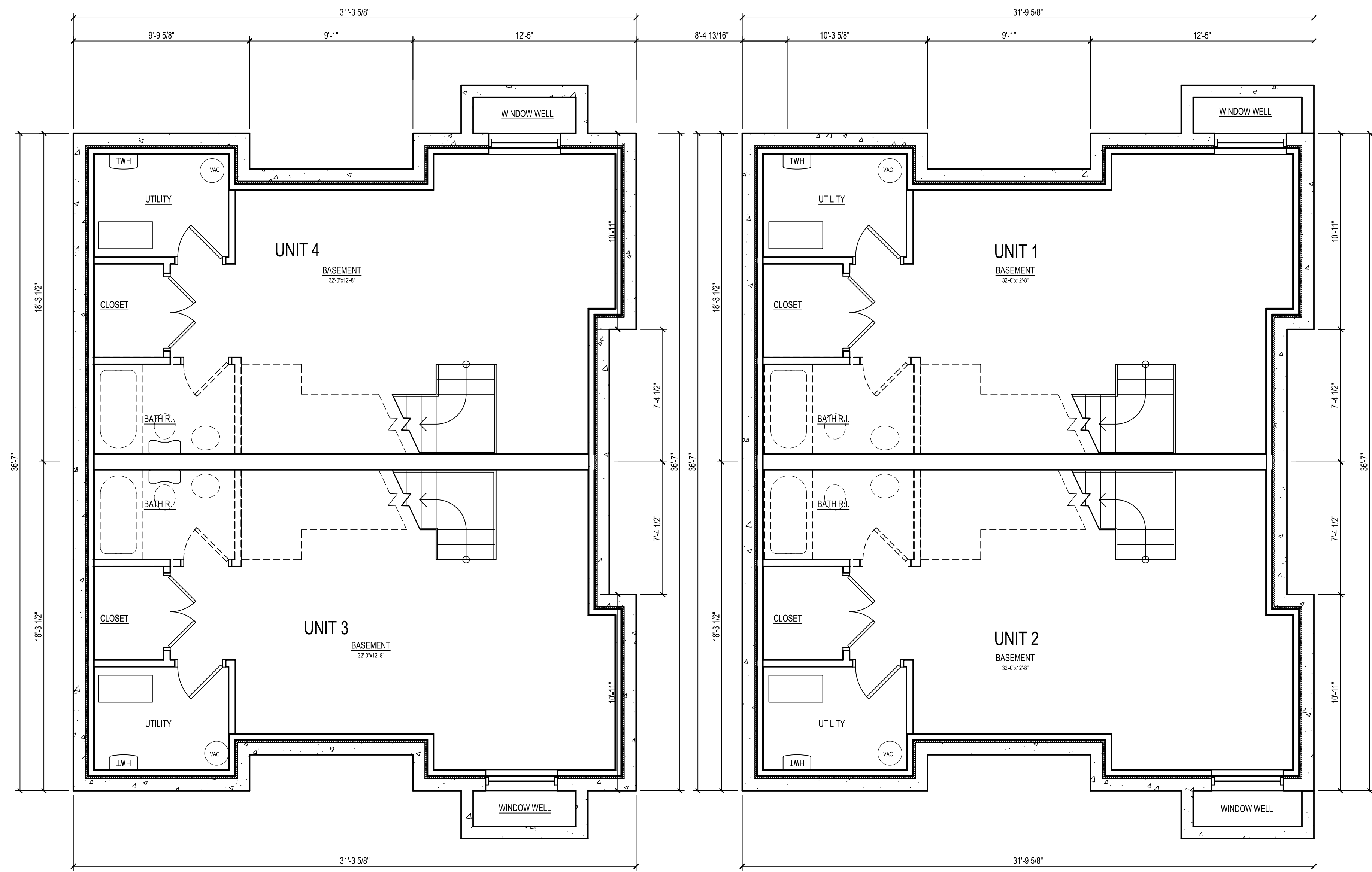
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**580 PATTERSON AVE.**  
 KELOWNA, BC

SHEET TITLE

**SITE PLAN**

DRAWN <b>RB</b>	SHEET NO. <b>A1.1</b>
SCALE <b>AS NOTED</b>	
DATE <b>APRIL 2015</b>	FILE: <b>A15-06</b>

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2 UNIT 3 & 4 (BUILDING B)  
 BASEMENT FLOOR PLAN  
 1/4"=1'-0"

1 UNIT 1 & 2 (BUILDING A)  
 BASEMENT FLOOR PLAN  
 1/4"=1'-0"

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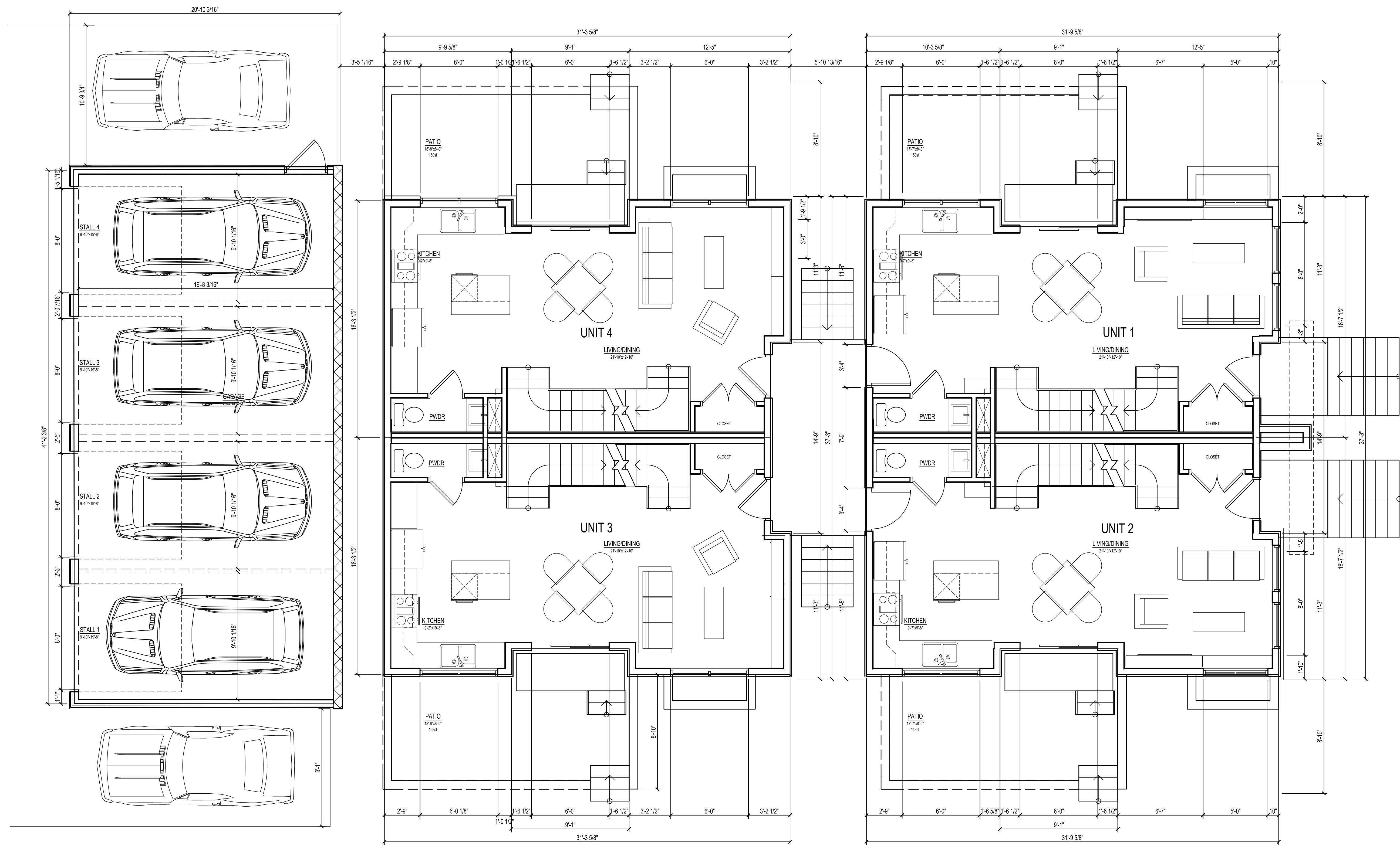
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**BASEMENT PLAN**

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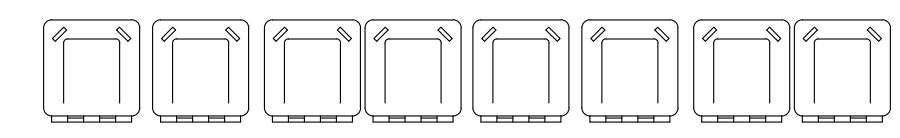
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 KELOWNA, BC

2 UNIT 3 & 4 (BUILDING B)  
 MAIN FLOOR PLAN  
 A2.3 1/4"=1'-0"

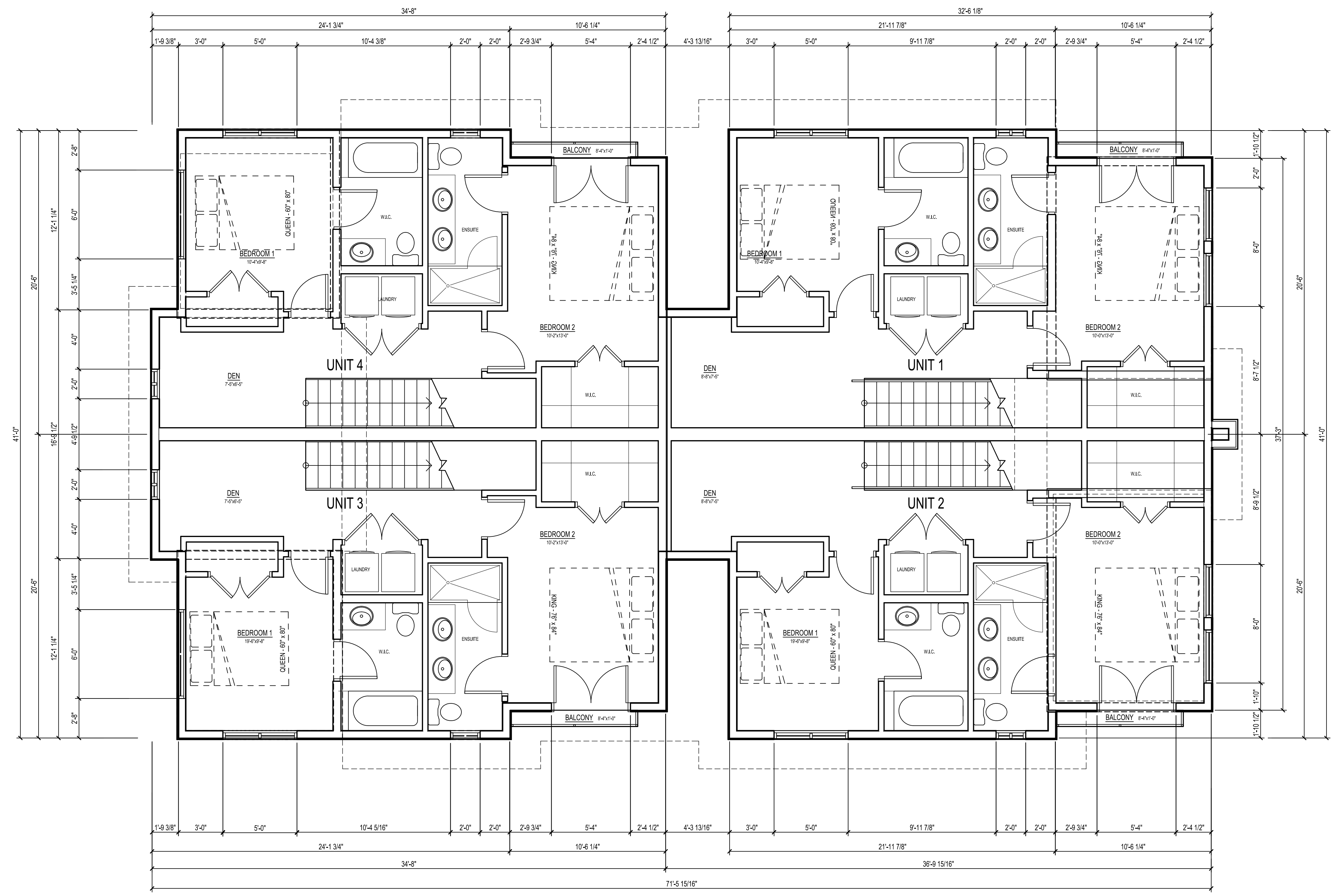
1 UNIT 1 & 2 (BUILDING A)  
 MAIN FLOOR PLAN  
 A2.3 1/4"=1'-0"



SHEET TITLE  
**MAIN FLOOR**

DRAWN RB	SHEET NO. <b>A2.3</b>
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2 UNIT 3 & 4 (BUILDING B)  
 A2.4 UPPER FLOOR PLAN  
 1/4"=1'-0"

1 UNIT 1 & 2 (BUILDING A)  
 A2.4 UPPER FLOOR PLAN  
 1/4"=1'-0"


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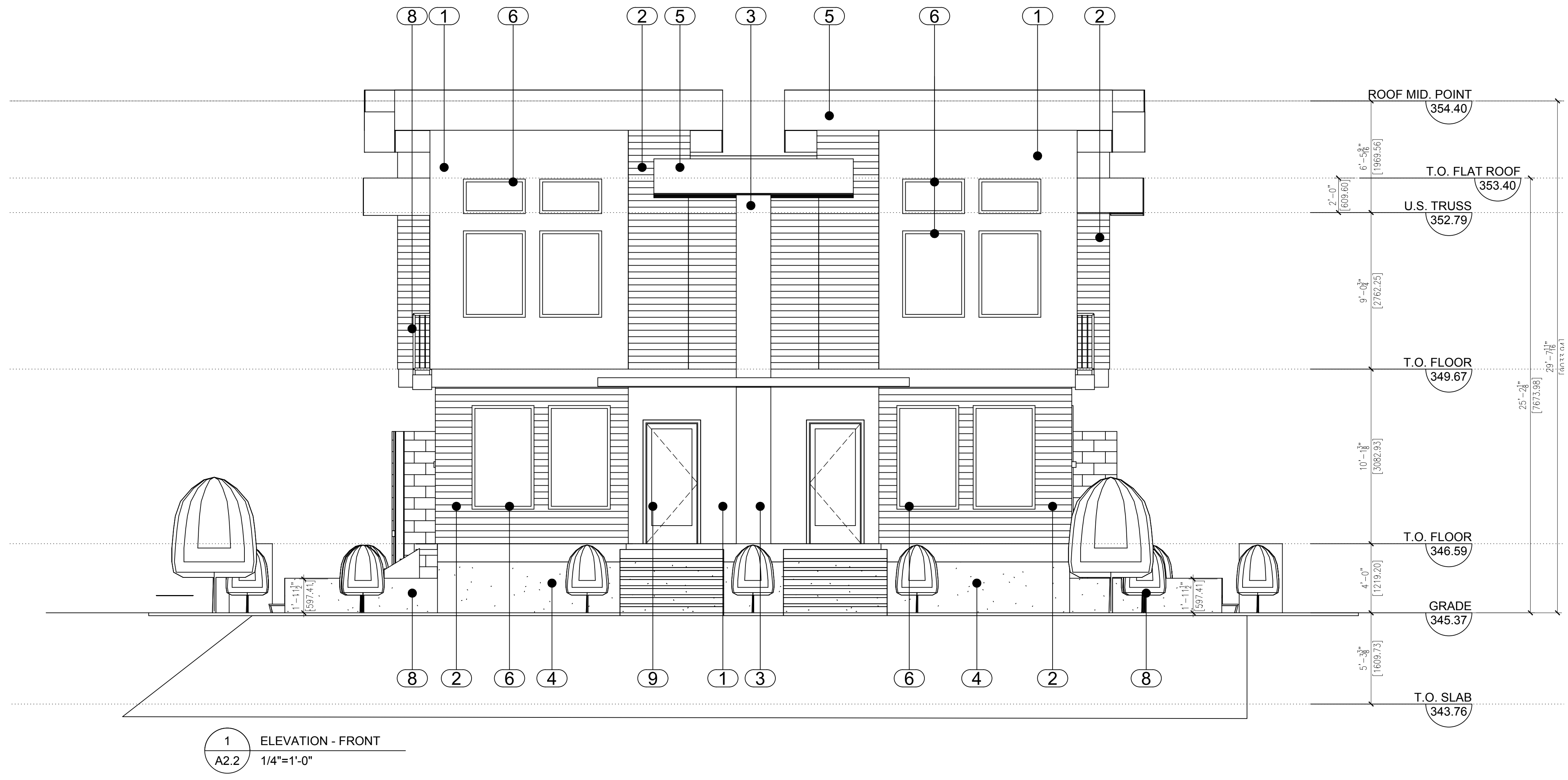
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UPPER FLOOR

DRAWN	RB	SHEET NO.	A2.4	
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1 ELEVATION - FRONT  
 A2.2 1/4"=1'-0"

- EXTERIOR FINISH SCHEDULE**
- 1) SIDING - STUCCO
  - 2) SIDING - HORIZONTAL SIDING
  - 3) SIDING - STONE
  - 4) CONCRETE - PARGED
  - 5) FASCIA - CEMENTITIOUS PANEL, PAINTED
  - 6) WINDOW AND DOOR FRAMES - PAINTED
  - 7) N/A
  - 8) GUARD RAIL - ALUMINUM
  - 9) FLASHING - PREFINISHED METAL



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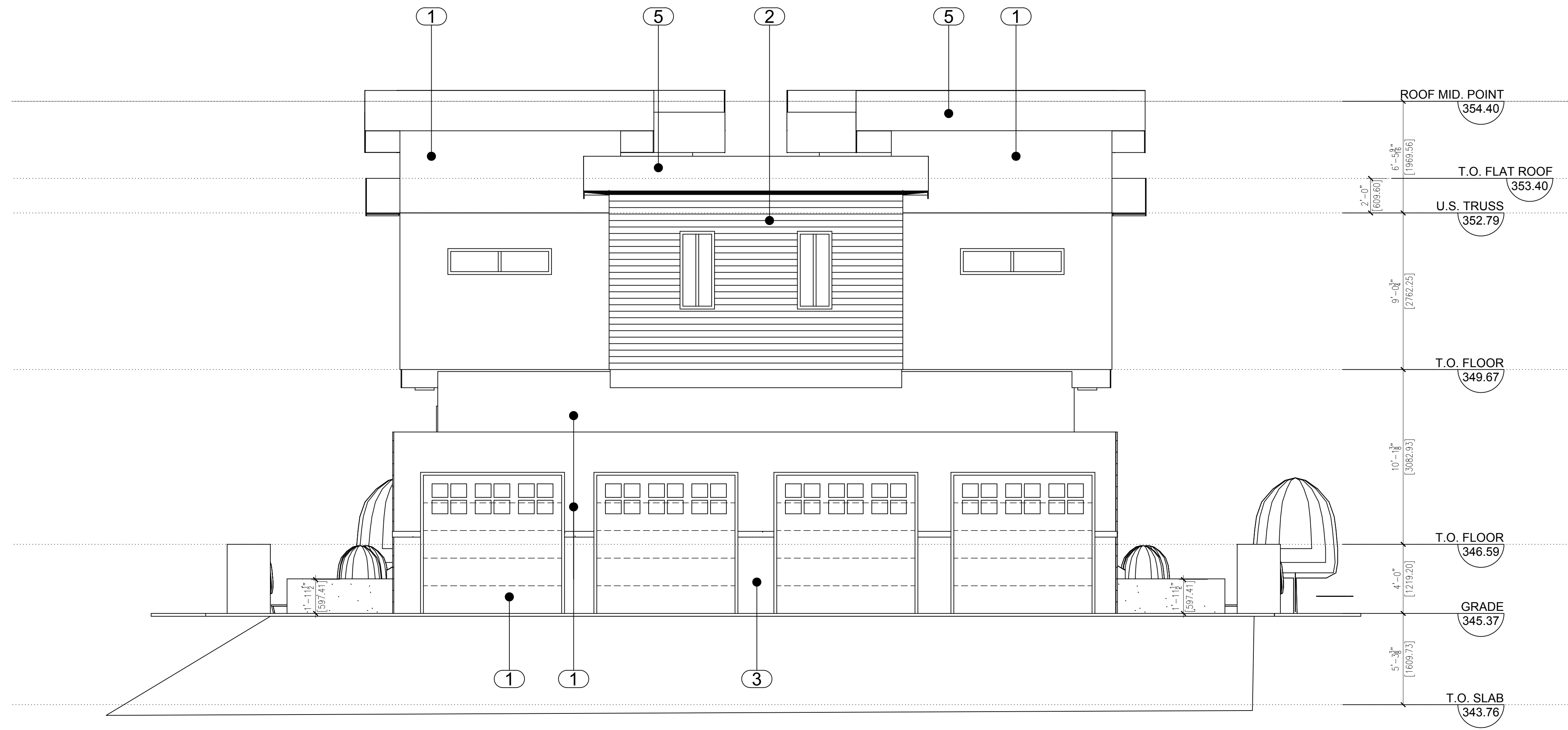
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FRONT ELEVATION

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1 ELEVATION - REAR  
 A2.1 1/4"=1'-0"

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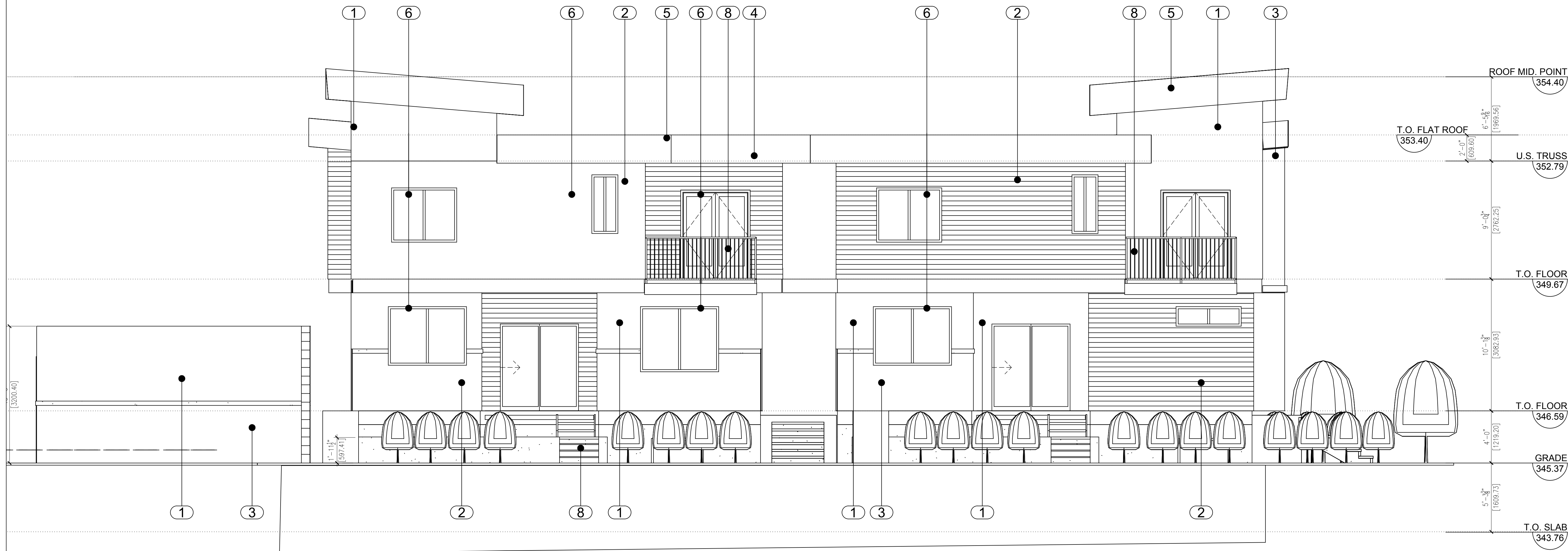
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SHEET TITLE  
 REAR ELEVATION

DRAWN RB	SHEET NO. <b>A3.2</b>
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 KELOWNA, BC

SHEET TITLE

SIDE ELEVATION

1 ELEVATION - SIDE  
 A2.1 1/4"=1'-0"

DRAWN RB	SHEET NO. <b>A3.3</b>
SCALE AS NOTED	
DATE APRIL 2015	FILE: A15-06

