

740-746 RAYMER AVE FOUR-PLEX PROJECT

KELOWNA, BC

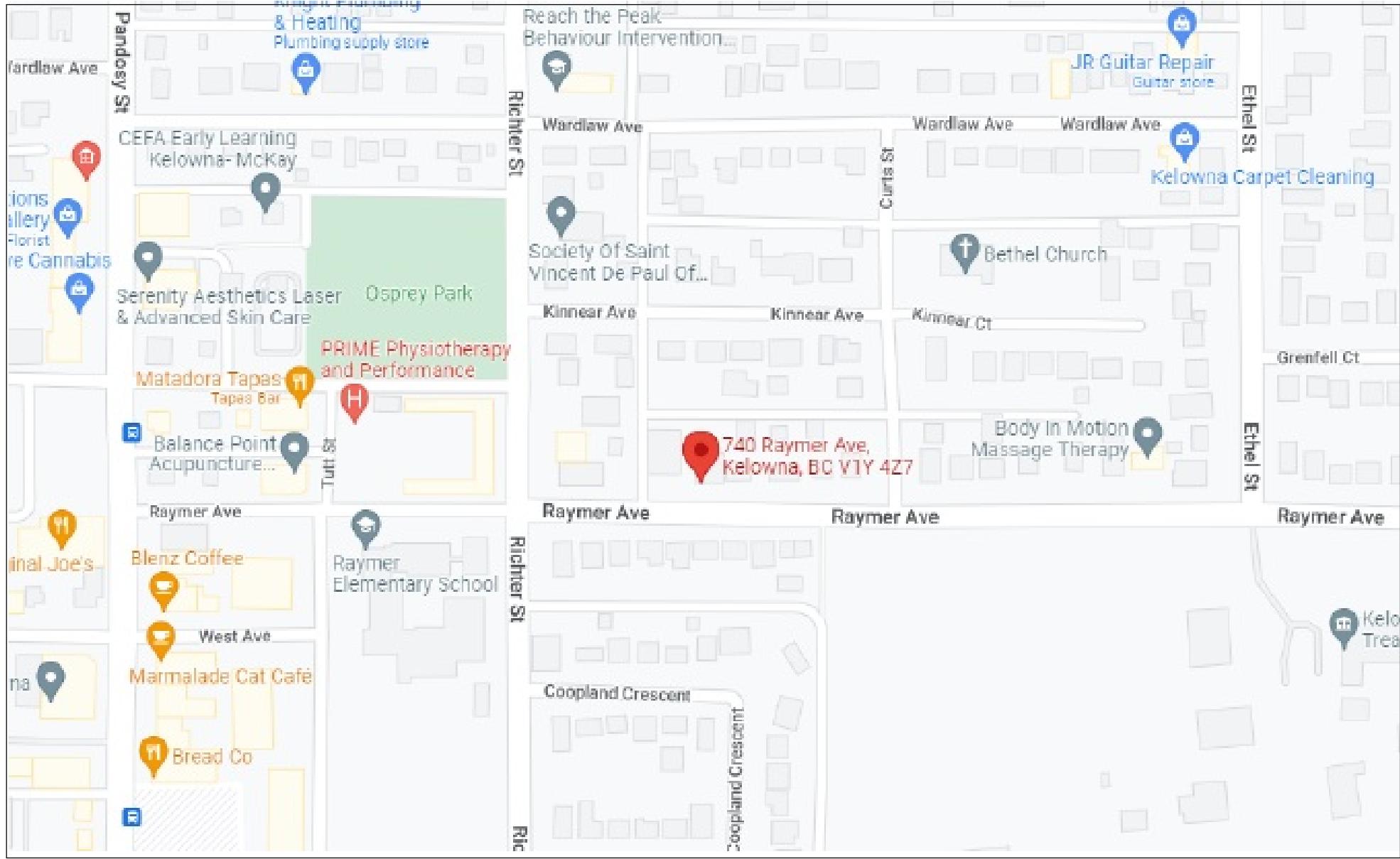
RESIDENTIAL DEVELOPMENT

PROJECT INFO:	
CIVIC ADDRESS:	740-746 RAYMER AVE, KELOWNA, BC
LEGAL DESCRIPTION:	PLAN KAS461, LOT CP
PROPERTY TYPE:	S - STRATA BASE PARCEL
CURRENT ZONING:	MF1
PROPOSED ZONING:	MF1
PROPOSED:	FOUR-PLEX (4 DWELLING UNITS)
LOT AREA:	850.16 SQ.M / 9,151 SQ.FT.

DATA SUMMARY:		
	PERMITTED	PROPOSED
MIN. SITE AREA:	277.5 SQ.M.	850.16 SQ.M.
MAX. SITE COVERAGE:	55%	54.07% (459.68m2/850.16m2)
MIN. FRONT YARD:	4.0m	4.00m
SIDE YARD EAST:	2.1m	2.1m
SIDE YARD WEST:	2.1m	2.1m
MIN. REAR YARD:	0.9m	0.9m
BUILDING HEIGHT:	8.0m OR 2 STOREYS	7.57m (2 STOREYS)
DENSITY:	0.8 FAR	0.791 FAR
PROPOSED UNITS:	4 UNITS	
OFF-STREET PARKING:	4 STALLS IN GARAGE, 2 VISITOR STALLS	
FLOOR AREA:	GROSS AREA	NET AREA
UNIT 1	1,879 SQ.FT. (174.56 SQ.M)	1,819 SQ.FT. (168.99 SQ.M)
UNIT 2	1,879 SQ.FT. (174.56 SQ.M)	1,819 SQ.FT. (168.99 SQ.M)
UNIT 3	1,879 SQ.FT. (174.56 SQ.M)	1,819 SQ.FT. (168.99 SQ.M)
UNIT 4	1,879 SQ.FT. (174.56 SQ.M)	1,819 SQ.FT. (168.99 SQ.M)

LIST OF DRAWINGS:	
A1	COVER PAGE
A2	PERSPECTIVES
A3	SITE PLAN
A4	FOUNDATION PLAN
A5	MAIN FLOOR PLAN
A6	UPPER FLOOR PLAN
A7	ROOF PLAN MAIN FLOOR
A8	ROOF PLAN UPPER FLOOR
A9	SOUTH & EAST ELEVATIONS
A10	NORTH & WEST ELEVATIONS
A11	SOUTH & EAST ELEVATION COLOURED RENDERINGS
A12	NORTH & WEST ELEVATION COLOURED RENDERINGS
A13	SITE SECTION
A14	GARAGE PLAN

CONTACT:	
DESIGN:	Saba Wolfe INARTIFEX DESIGN LTD. 778.403.1055 saba@inartifex.com
BUILDER:	Sandy Morris SANDMOR CONSTRUCTION 250.863.4755 sandymorris719@gmail.com
LANDSCAPE ARCHITECT:	Brenda Richardson Synergy Landscape Design 250.862.6167 info@synergylandscape.com
SURVEYOR:	Neil Denby RUNNALLS DENBY 250.763.7322 neil@runnallsdenby.com



VICINITY MAP



STREETVIEW SOUTH (RAYMER AVE)



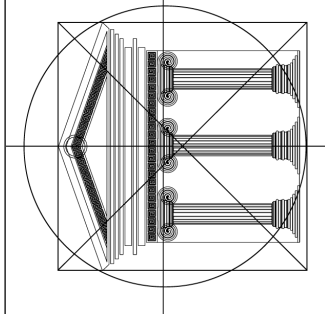
STREETVIEW NORTH (LANE)



STREETVIEW SOUTHEAST



OVERVIEW



Proposed
Project For:

FOUR-PLEX

740-746
RAYMER AVE
KELOWNA, BC

LOT # CP
PLAN KAS461

Sheet Title:

COVER PAGE

DATE:
2022-12-14

SCALE: 1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:



RENDERING - RAYMER AVE - SOUTH VIEW



RENDERING - LANE - NORTH VIEW

Proposed
Project For:

FOUR-PLEX

740-746
RAYMER AVE
KELOWNA, BC

LOT # CP
PLAN KAS461

Sheet Title:

PERSPECTIVES

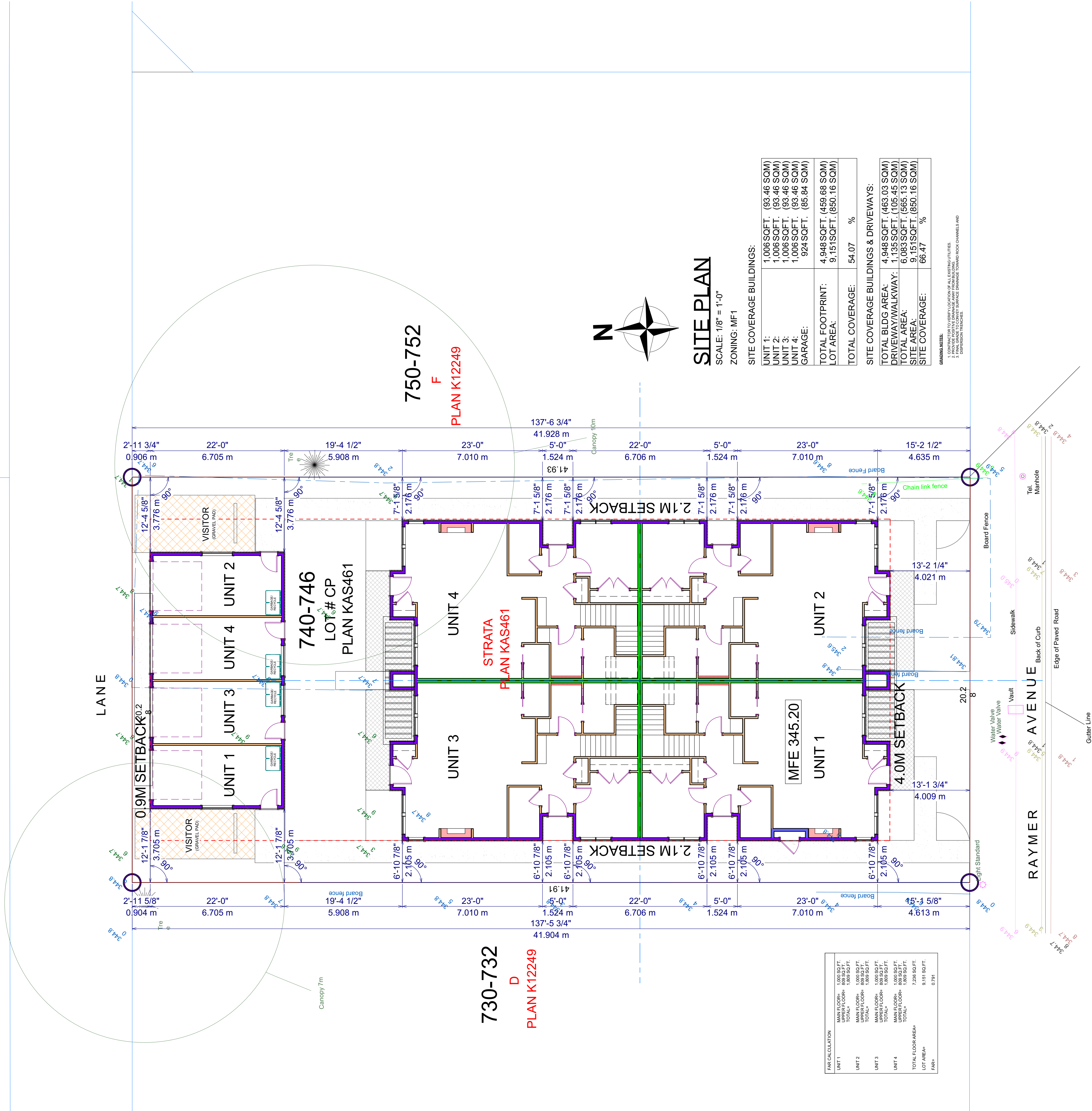
DATE:

2022-12-14

SCALE: 1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A2



SITE PLAN

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

ZONING: MF1

SITE COVERAGE BUILDINGS:

UNIT 1:	1,006 SQFT. (93.46 SQM)
UNIT 2:	1,006 SQFT. (93.46 SQM)
UNIT 3:	1,006 SQFT. (93.46 SQM)
UNIT 4:	1,006 SQFT. (93.46 SQM)
GARAGE:	924 SQFT. (85.84 SQM)
TOTAL FOOTPRINT:	4,948 SQFT. (459.68 SQM)
LOT AREA:	9,151 SQFT. (850.16 SQM)
TOTAL COVERAGE:	54.07 %

SITE COVERAGE BUILDINGS & DRIVEWAYS:

TOTAL BLDG AREA:	4,948 SQFT. (463.03 SQM)
DRIVEWAY/WALKWAY:	1,135 SQFT. (105.45 SQM)
TOTAL AREA:	6,083 SQFT. (565.13 SQM)
SITE AREA:	9,151 SQFT. (850.16 SQM)
SITE COVERAGE:	66.47 %

GRADING NOTES:
1. CONTINGENT TO DETERMINATION OF ALL EXISTING UTILITIES.
2. FINISH GRADE TO EXISTING SURFACE DRAINAGE TOWARD ROCK CHANNELS AND EXISTING DRAINAGE.
3. FINISH GRADE TO EXISTING SURFACE DRAINAGE TOWARD ROCK CHANNELS AND EXISTING DRAINAGE.

Proposed
Project For:

FOUR-PLEX

740-746
RAYMER AVE
KELOWNA, BC

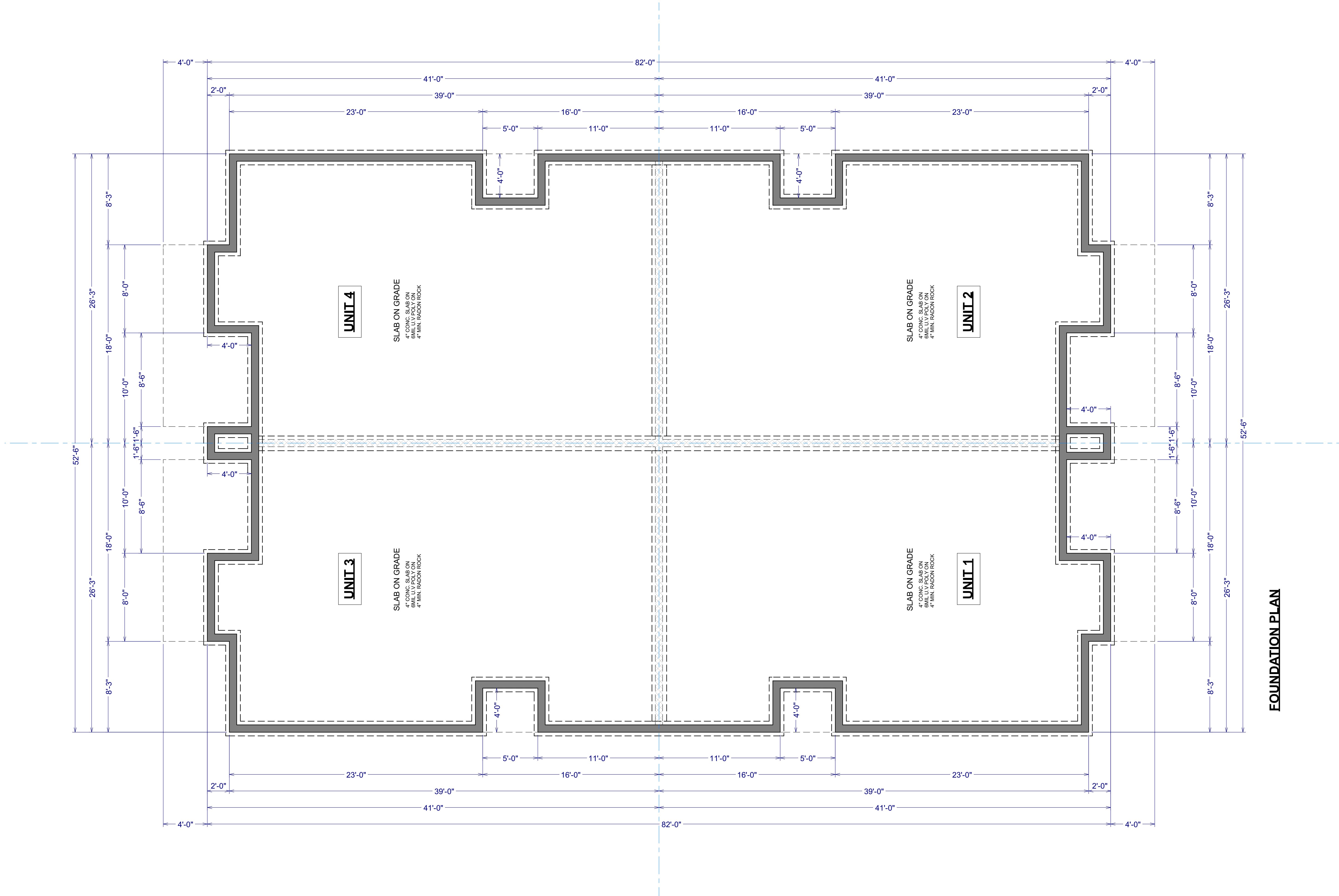
LOT # CP
PLAN KAS461

Sheet Title:
SITE PLAN

DATE:
2022-12-14

SCALE: 1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:



FOUNDATION PLAN

Proposed
Project For:

FOUR-PLEX

740-746
RAYMER AVE
KELOWNA, BC

LOT # CP
PLAN KAS461

Sheet Title:

FOUNDATION
PLAN

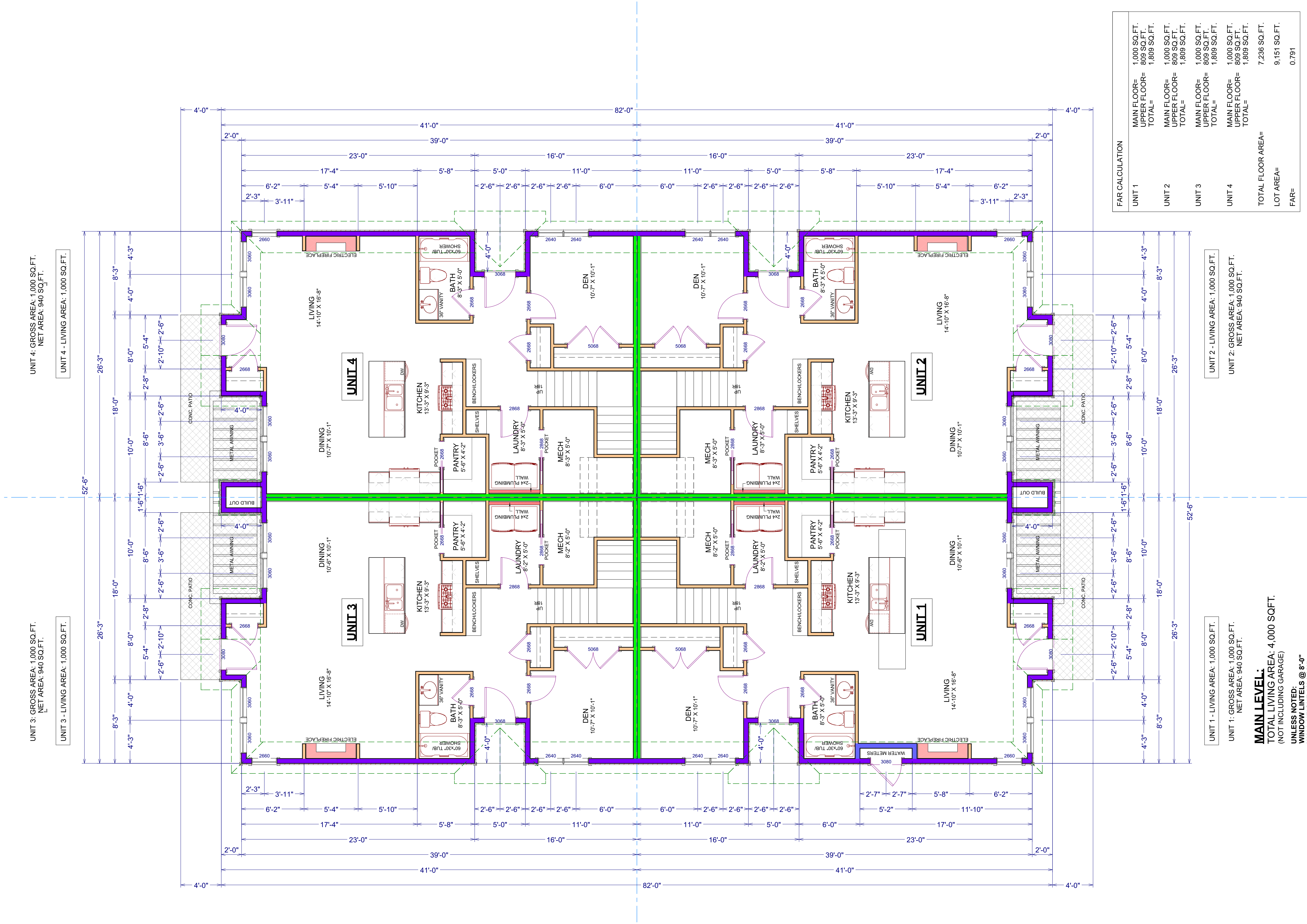
DATE:

2022-12-14

SCALE: 1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A4



UNIT 4: GROSS AREA: 1,000 SQ.FT.
NET AREA: 940 SQ.FT.

UNIT 4 - LIVING AREA: 1,000 SQ.FT.

UNIT 3: GROSS AREA: 1,000 SQ.FT.
NET AREA: 940 SQ.FT.

UNIT 3 - LIVING AREA: 1,000 SQ.FT.

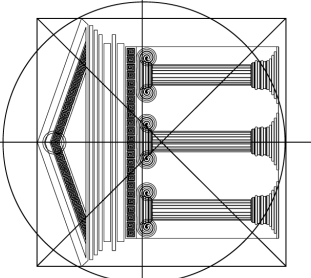
UNIT 2: GROSS AREA: 1,000 SQ.FT.
NET AREA: 940 SQ.FT.

UNIT 2 - LIVING AREA: 1,000 SQ.FT.

MAIN LEVEL:
TOTAL LIVING AREA: 4,000 SQFT.
(NOT INCLUDING GARAGE)

UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 10'-0 3/4"

FAR CALCULATION	
UNIT 1	MAIN FLOOR= 1,000 SQ.FT. UPPER FLOOR= 809 SQ.FT. TOTAL= 1,809 SQ.FT.
UNIT 2	MAIN FLOOR= 1,000 SQ.FT. UPPER FLOOR= 809 SQ.FT. TOTAL= 1,809 SQ.FT.
UNIT 3	MAIN FLOOR= 1,000 SQ.FT. UPPER FLOOR= 809 SQ.FT. TOTAL= 1,809 SQ.FT.
UNIT 4	MAIN FLOOR= 1,000 SQ.FT. UPPER FLOOR= 809 SQ.FT. TOTAL= 1,809 SQ.FT.
TOTAL FLOOR AREA= 7,236 SQ.FT.	
LOT AREA= 9,151 SQ.FT.	
FAR= 0.791	



INARTIFEX DESIGN LTD.
Design. Drafting. Interiors.

#106 - 460 Doyle Ave. | Kelowna, BC, V1Y 0C2
(778) 403-1055 | www.inartifex.com | info@inartifex.com

Proposed Project For:

FOUR-PLEX

740-746
RAYMER AVE
KELOWNA, BC

LOT # CP
PLAN KAS461

Sheet Title:

MAIN FLOOR PLAN

DATE:

2022-12-14

SCALE: 1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A5



UNIT 4: GROSS AREA: 879 SQ.FT.
NET AREA: 879 SQ.FT.
(NOT INCLUDING STAIRS)

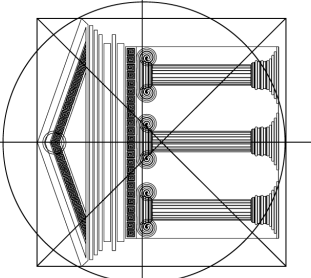
UNIT 3: GROSS AREA: 879 SQ.FT.
NET AREA: 879 SQ.FT.
(NOT INCLUDING STAIRS)

UNIT 2: GROSS AREA: 879 SQ.FT.
NET AREA: 879 SQ.FT.
(NOT INCLUDING STAIRS)

UNIT 1: GROSS AREA: 879 SQ.FT.
NET AREA: 879 SQ.FT.
(NOT INCLUDING STAIRS)

UPPER LEVEL:
TOTAL LIVING AREA: 3,236 SQ.FT.

UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"



INARTIFEX DESIGN LTD.
Design. Drafting. Interiors.

#106 - 460 Droye Ave. | Kelowna, BC, V1Y 0C2
(778) 403-1055 | www.inartifex.com | info@inartifex.com

Proposed
Project For:

FOUR-PLEX

740-746
RAYMER AVE
KELOWNA, BC

LOT # CP
PLAN KAS461

Sheet Title:

UPPER FLOOR
PLAN

DATE:

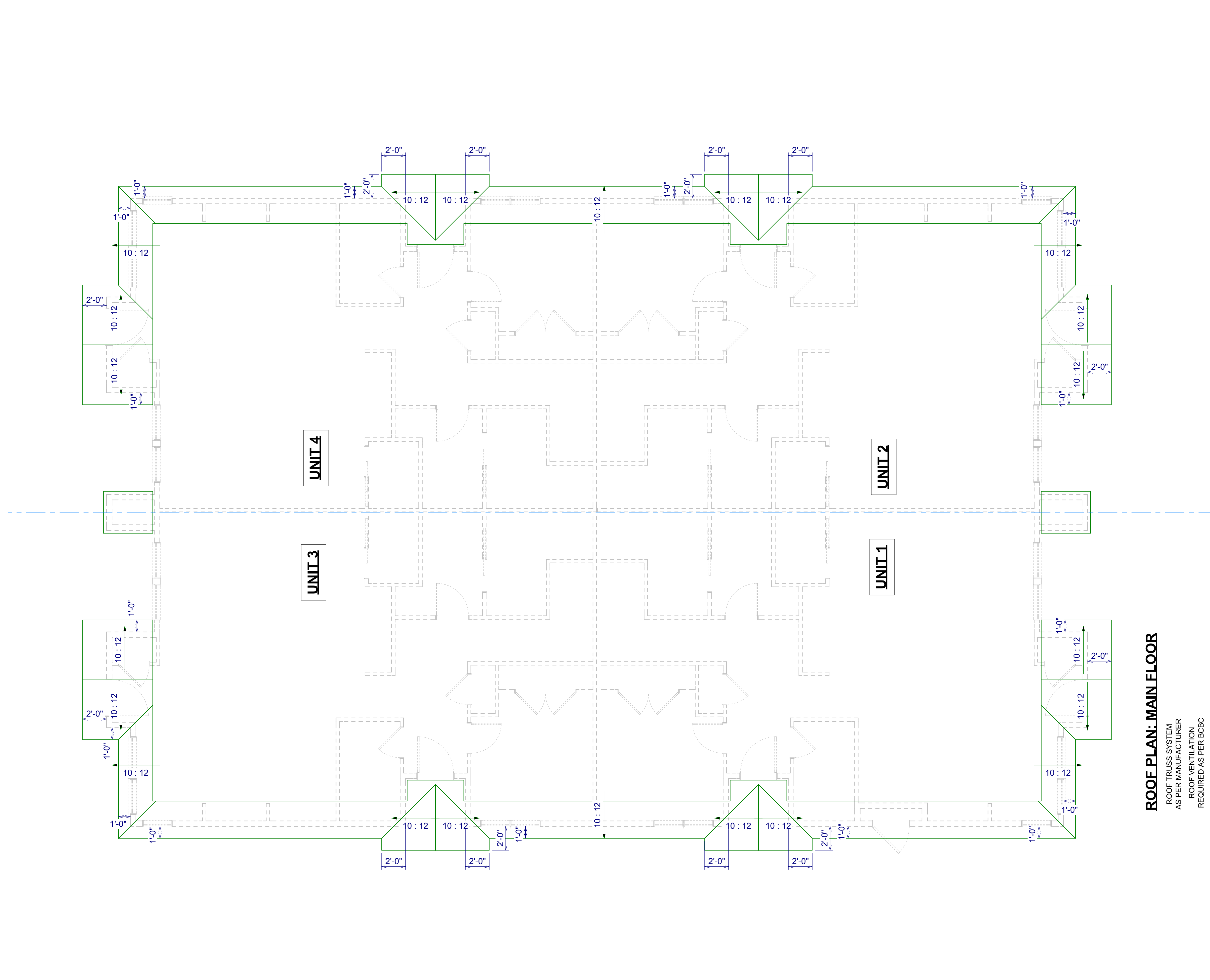
2022-12-14

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

(UNLESS OTHERWISE NOTED)

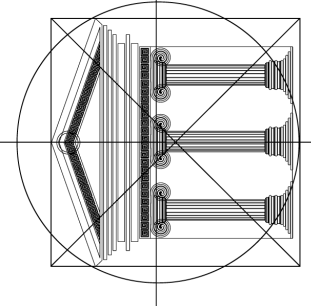
SHEET NO.:

A6



ROOF PLAN: MAIN FLOOR

ROOF TRUSS SYSTEM
AS PER MANUFACTURER
ROOF VENTILATION
REQUIRED AS PER BCBC



Proposed
Project For:

FOUR-PLEX

740-746
RAYMER AVE
KELOWNA, BC

LOT # CP
PLAN KAS461

Sheet Title:

ROOF PLAN
MAIN FLOOR

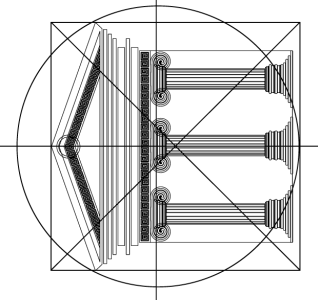
DATE:

2022-12-14

SCALE: 1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A7



Proposed
Project For:

FOUR-PLEX

740-746
RAYMER AVE
KELOWNA, BC

LOT # CP
PLAN KAS461

Sheet Title:

ROOF PLAN
UPPER FLOOR

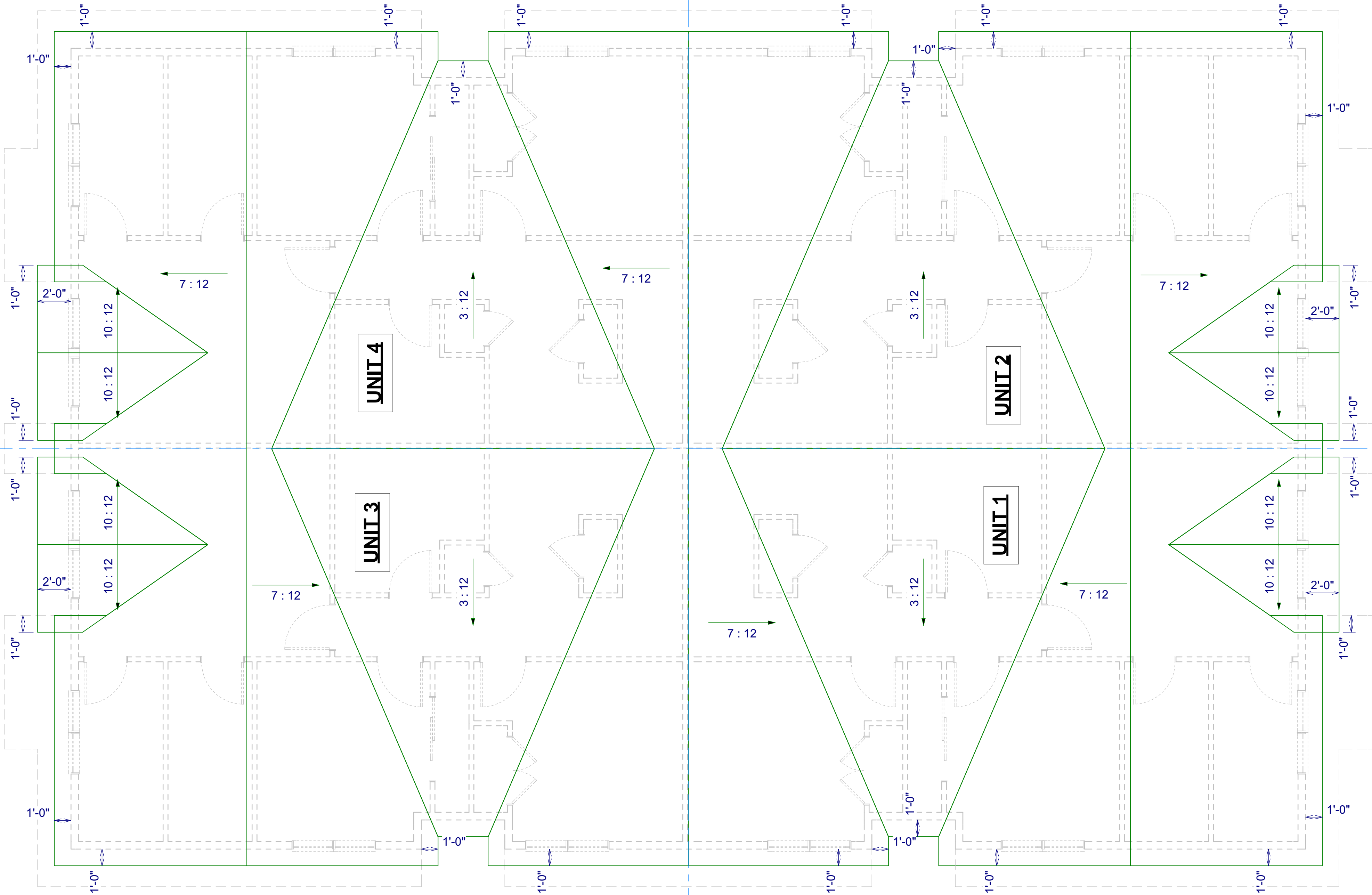
DATE:

2022-12-14

SCALE: 1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

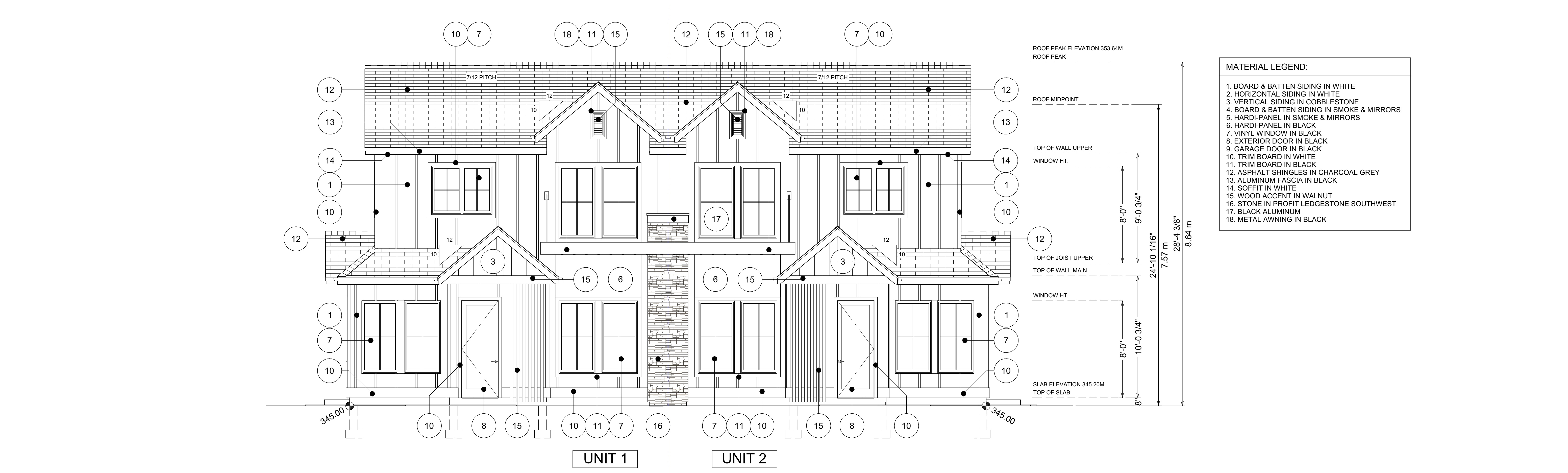
SHEET NO.:

A8

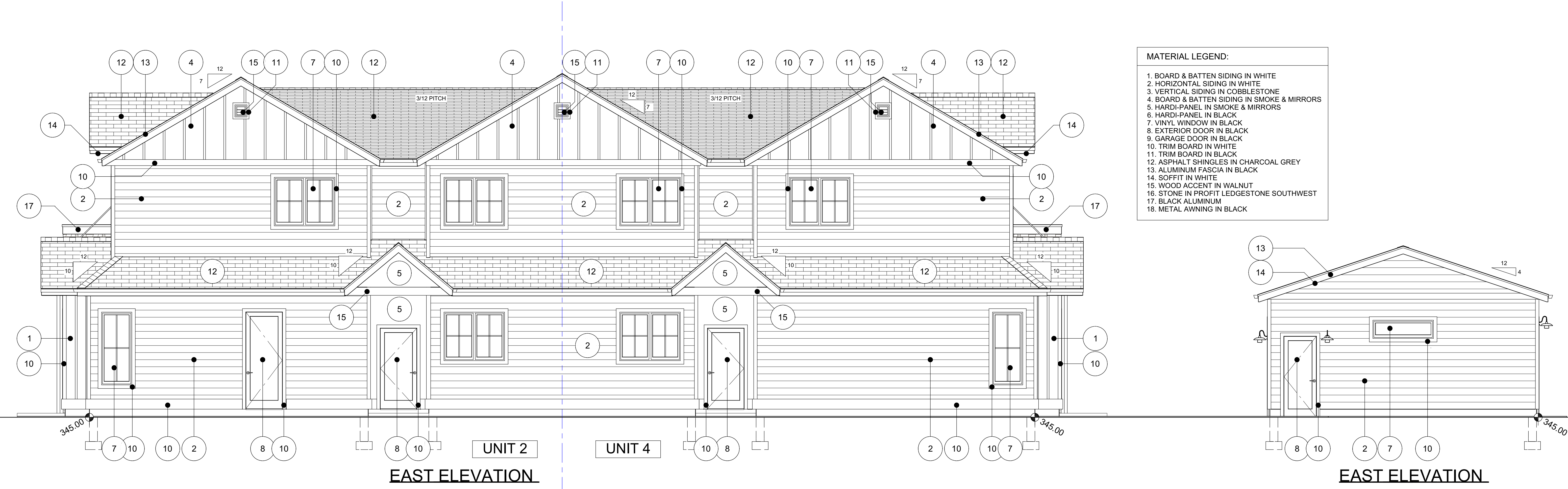


ROOF PLAN: UPPER FLOOR

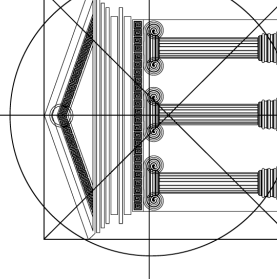
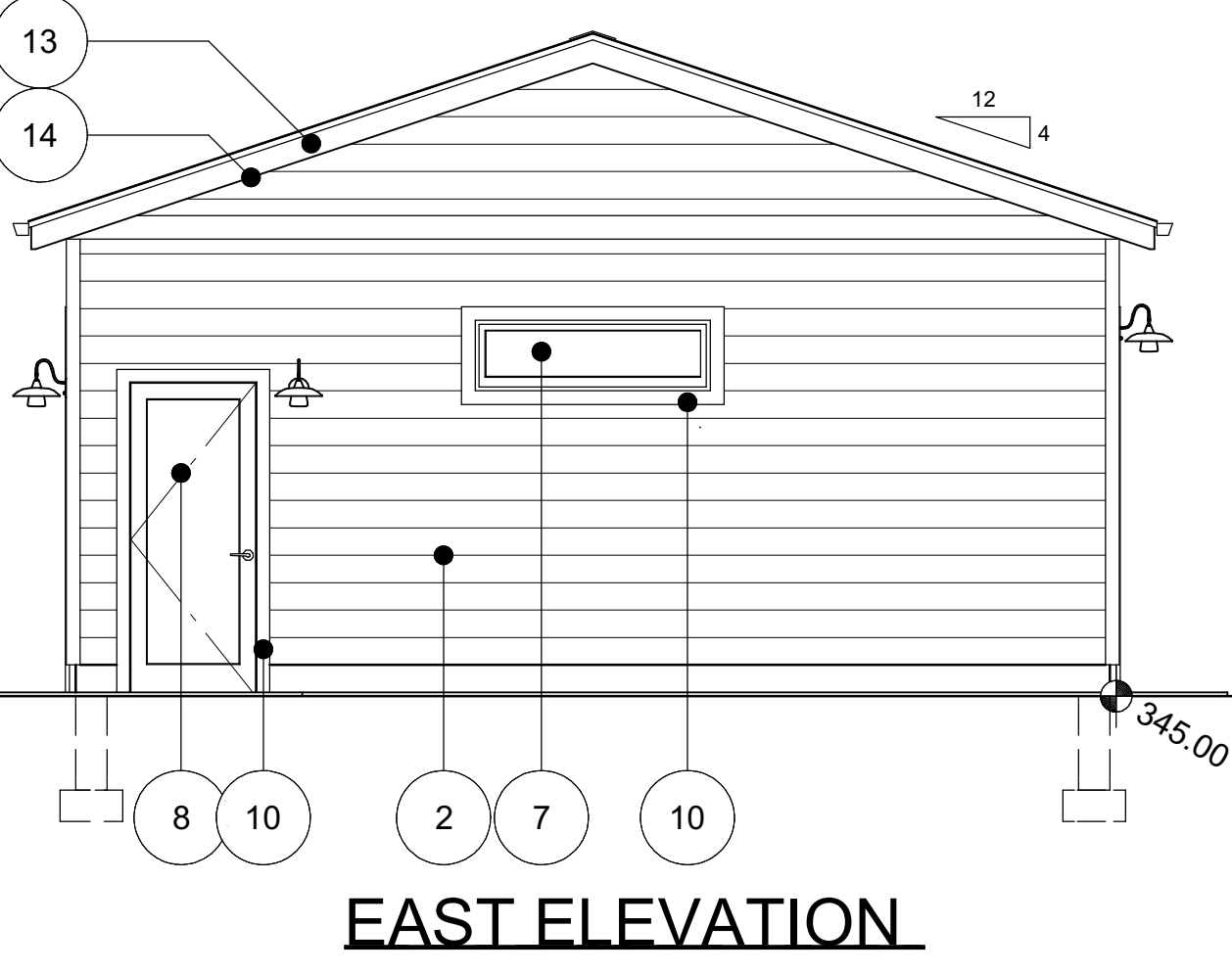
ROOF TRUSS SYSTEM
AS PER MANUFACTURER
ROOF VENTILATION
REQUIRED AS PER BC8C



- MATERIAL LEGEND:
- 1. BOARD & BATTEN SIDING IN WHITE
 - 2. HORIZONTAL SIDING IN WHITE
 - 3. VERTICAL SIDING IN COBBLESTONE
 - 4. BOARD & BATTEN SIDING IN SMOKE & MIRRORS
 - 5. HARDI-PANEL IN SMOKE & MIRRORS
 - 6. HARDI-PANEL IN BLACK
 - 7. VINYL WINDOW IN BLACK
 - 8. EXTERIOR DOOR IN BLACK
 - 9. GARAGE DOOR IN BLACK
 - 10. TRIM BOARD IN WHITE
 - 11. TRIM BOARD IN BLACK
 - 12. ASPHALT SHINGLES IN CHARCOAL GREY
 - 13. ALUMINUM FASCIA IN BLACK
 - 14. SOFFIT IN WHITE
 - 15. WOOD ACCENT IN WALNUT
 - 16. STONE IN PROFIT LEDGESTONE SOUTHWEST
 - 17. BLACK ALUMINUM
 - 18. METAL AWNING IN BLACK



- MATERIAL LEGEND:
- 1. BOARD & BATTEN SIDING IN WHITE
 - 2. HORIZONTAL SIDING IN WHITE
 - 3. VERTICAL SIDING IN COBBLESTONE
 - 4. BOARD & BATTEN SIDING IN SMOKE & MIRRORS
 - 5. HARDI-PANEL IN SMOKE & MIRRORS
 - 6. HARDI-PANEL IN BLACK
 - 7. VINYL WINDOW IN BLACK
 - 8. EXTERIOR DOOR IN BLACK
 - 9. GARAGE DOOR IN BLACK
 - 10. TRIM BOARD IN WHITE
 - 11. TRIM BOARD IN BLACK
 - 12. ASPHALT SHINGLES IN CHARCOAL GREY
 - 13. ALUMINUM FASCIA IN BLACK
 - 14. SOFFIT IN WHITE
 - 15. WOOD ACCENT IN WALNUT
 - 16. STONE IN PROFIT LEDGESTONE SOUTHWEST
 - 17. BLACK ALUMINUM
 - 18. METAL AWNING IN BLACK



Proposed
Project For:

FOUR-PLEX

740-746
RAYMER AVE
KELOWNA, BC

LOT # CP
PLAN KAS461

Sheet Title:

SOUTH & EAST
ELEVATIONS

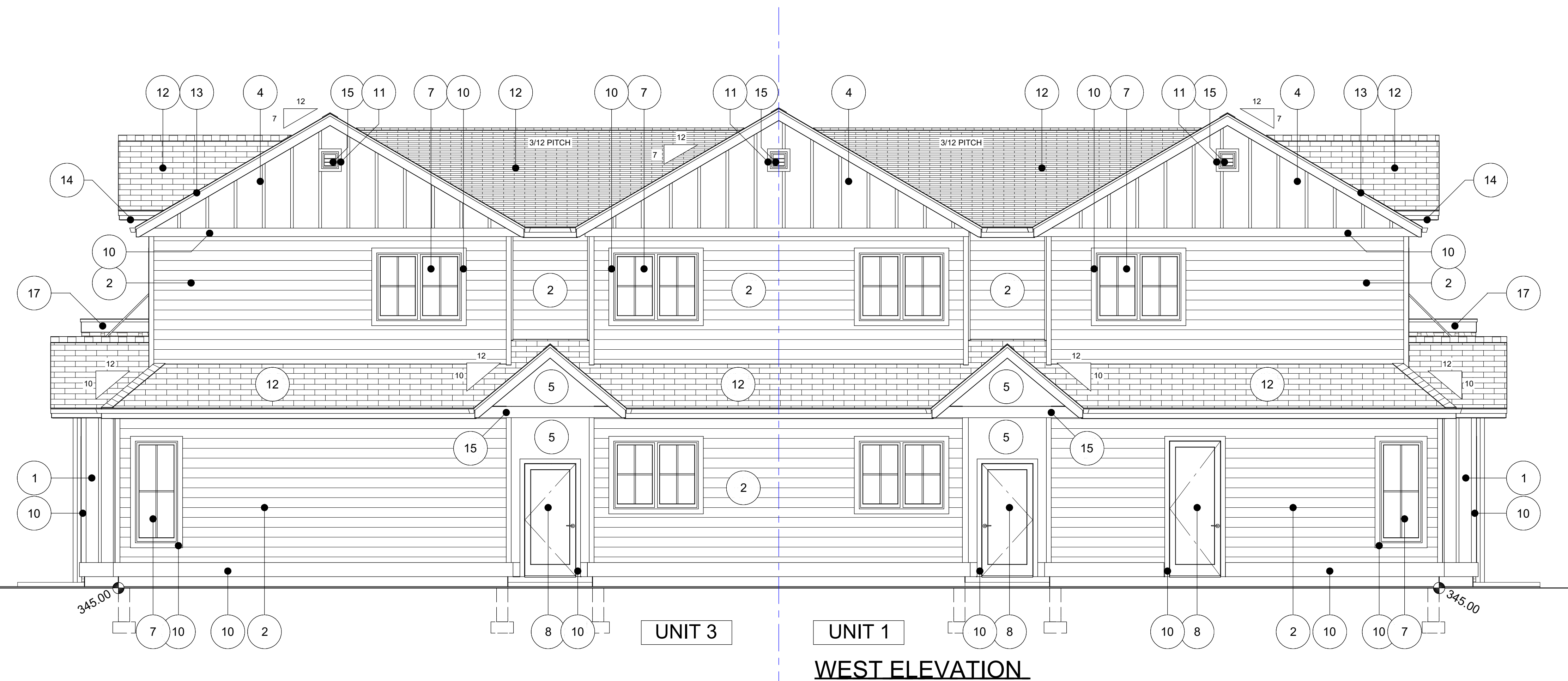
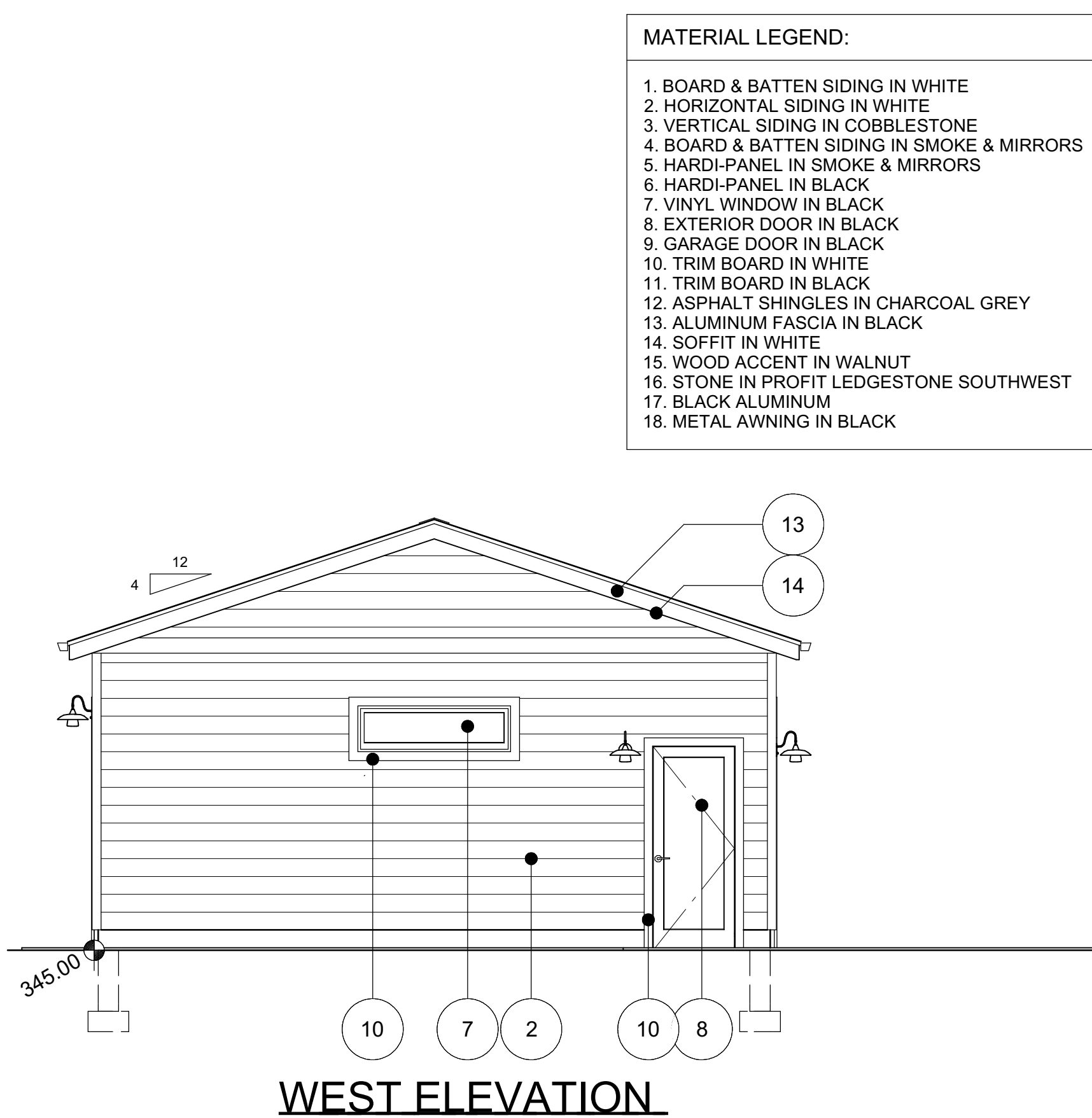
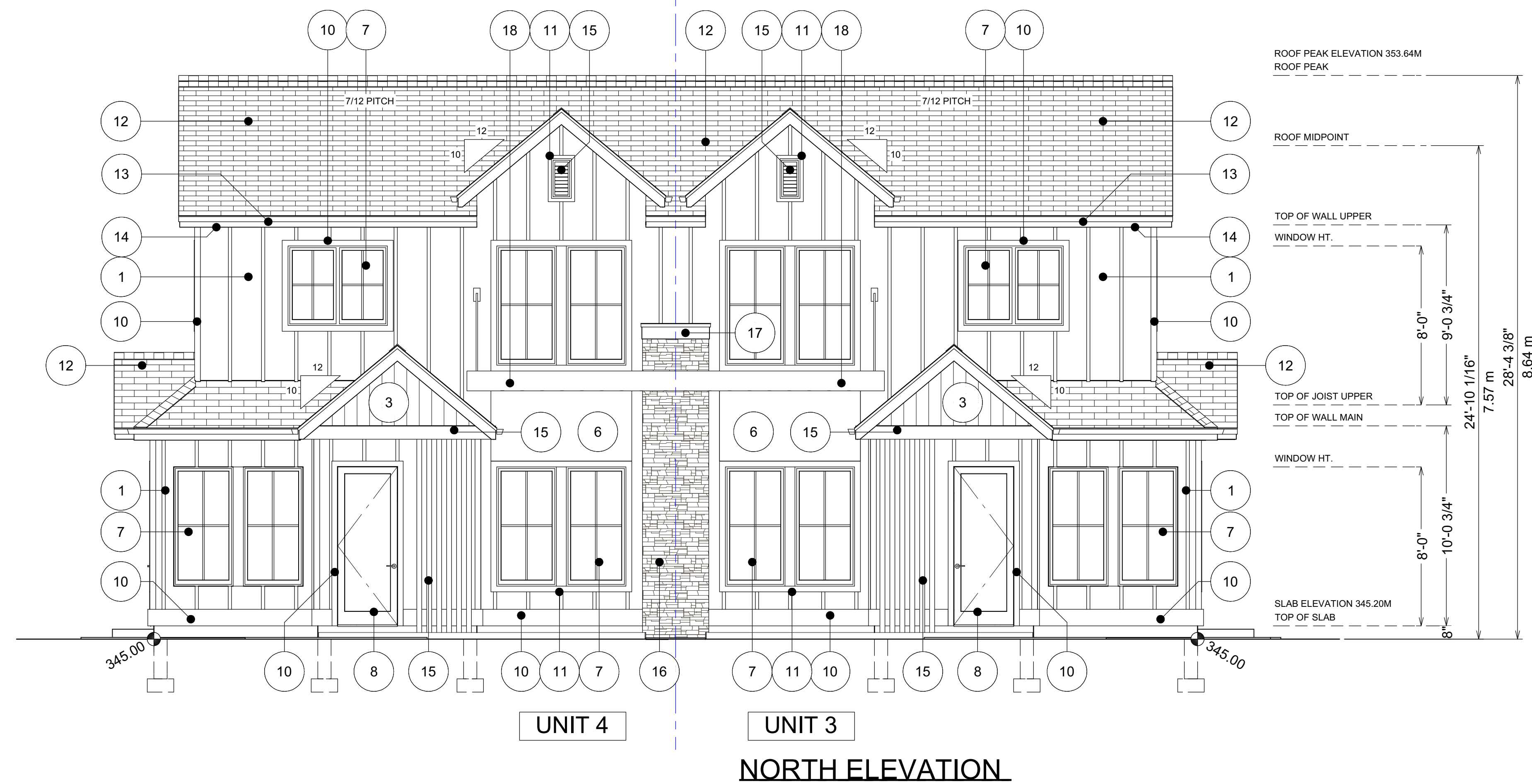
DATE:

2022-12-14

SCALE: 1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A9



MATERIAL LEGEND:

1. BOARD & BATTEN SIDING IN WHITE
2. HORIZONTAL SIDING IN WHITE
3. VERTICAL SIDING IN COBBLESTONE
4. BOARD & BATTEN SIDING IN SMOKE & MIRRORS
5. HARD-PANEL IN SMOKE & MIRRORS
6. HARD-PANEL IN BLACK
7. VINYL WINDOW IN BLACK
8. EXTERIOR DOOR IN BLACK
9. GARAGE DOOR IN BLACK
10. TRIM BOARD IN WHITE
11. TRIM BOARD IN BLACK
12. ASPHALT SHINGLES IN CHARCOAL GREY
13. UMINIUM FASCIA IN BLACK
14. SOFFIT IN WHITE
15. WOOD ACENT IN WALNUT
16. STONE IN PROFIT LEDGESTONE SOUTHWEST
17. BLACK ALUMINIUM
18. METAL AWNING IN BLACK

MATERIAL LEGEND:

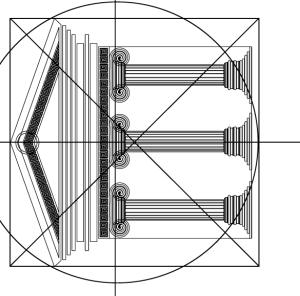
1. BOARD & BATTEN SIDING IN WHITE
2. HORIZONTAL SIDING IN WHITE
3. VERTICAL SIDING IN COBBLESTONE
4. BOARD & BATTEN SIDING IN SMOKE & MIRRORS
5. HARDI-PANEL IN SMOKE & MIRRORS
6. HARDI-PANEL IN BLACK
7. VINYL WINDOW IN BLACK
8. EXTERIOR DOOR IN BLACK
9. GARAGE DOOR IN BLACK
10. TRIM BOARD IN WHITE
11. TRIM BOARD IN BLACK
12. ASPHALT SHINGLES IN CHARCOAL GREY
13. ALUMINUM FASCIA IN BLACK
14. SOFFIT IN WHITE
15. WOOD ACENT IN WALNUT
16. STONE IN PROFIT LEDGESTONE SOUTHWEST
17. BLACK ALUMINUM
18. METAL AWNING IN BLACK

INARTIFEX DESIGN LTD.
Design. Drafting. Interiors.

Design. Drafting. Interiors.

#106 - 460 Doyle Ave. | Kelowna, BC, V1Y 0C2
(778) 403-1055 | www.inartifex.com | info@inartifex.com

#106 - 460 Doyle Ave. | Kelowna, BC, V1Y 0C2
(778) 403-1055 | www.inartifex.com | info@inartifex.com



Proposed
Project For:

FOUR-PLEX

740-746
RAYMER AVE
KELOWNA, BC

LOT # CP
PLAN KAS461

Sheet Title:

NORTH & WEST
ELEVATIONS

DATE:

2022-12-14

SCALE: 1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A10

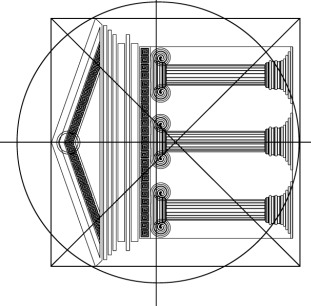


SOUTH ELEVATION COLORED RENDERINGS
UNITS 1 & 2



EAST ELEVATION COLORED RENDERINGS
UNITS 2 & 4

FINISH NOTES:
RENDERINGS ARE NOT TO SCALE; ALL
RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY.



Proposed
Project For:

FOUR-PLEX

740-746
RAYMER AVE
KELOWNA, BC

LOT # CP
PLAN KAS461

Sheet Title:

SOUTH & EAST
ELEVATION
COLORED
RENDERINGS

DATE:

2022-12-14

SCALE: 1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A11



NORTH ELEVATION COLORED RENDERINGS
UNITS 4 & 3

FINISH NOTES:
RENDERINGS ARE NOT TO SCALE; ALL
RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY.



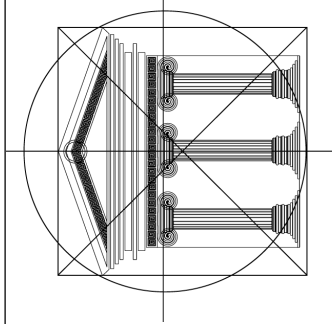
WEST ELEVATION COLORED RENDERINGS
UNITS 3 & 1



- GRADING NOTES:**
1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
 3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.

SITE SECTION

LEGEND	
	EXISTING GRADE
	PROPOSED GRADE



Proposed
Project For:

FOUR-PLEX

**740-746
RAYMER AVE
KELOWNA, BC**

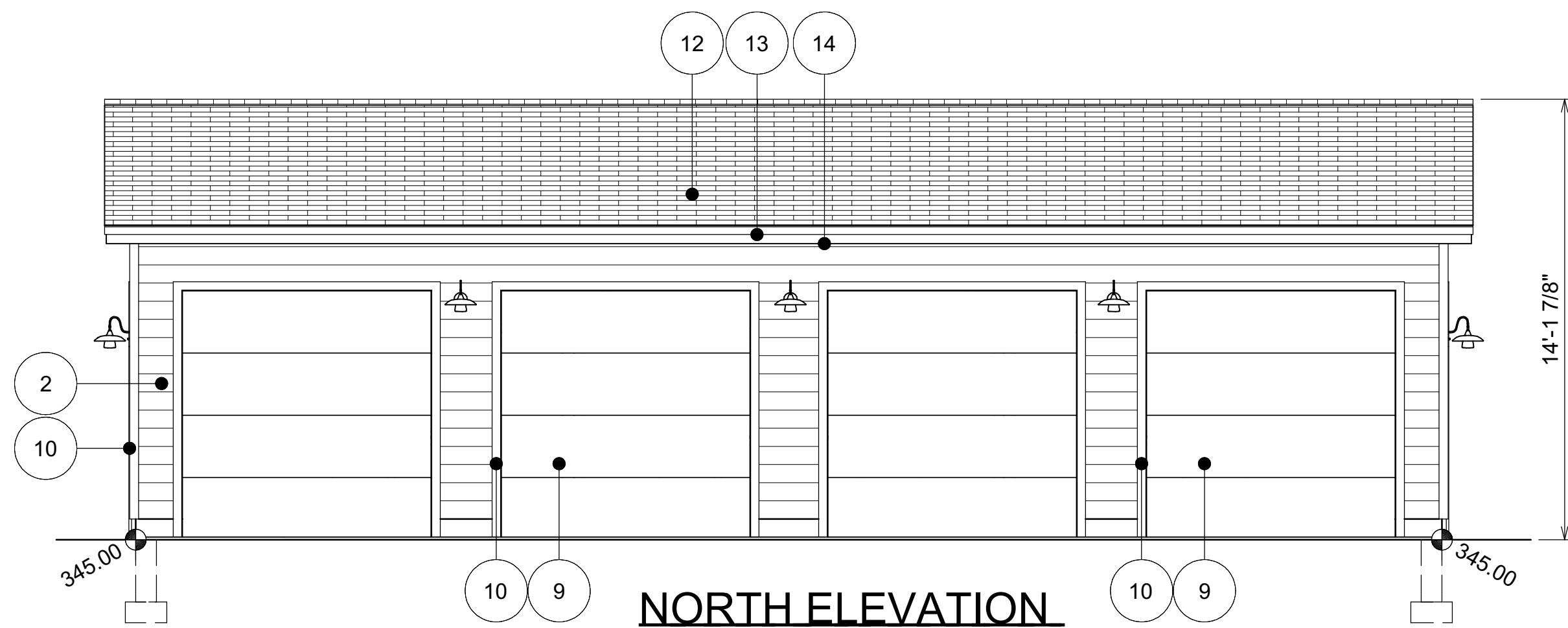
**LOT # CP
PLAN KAS461**

Sheet Title:
SITE SECTION

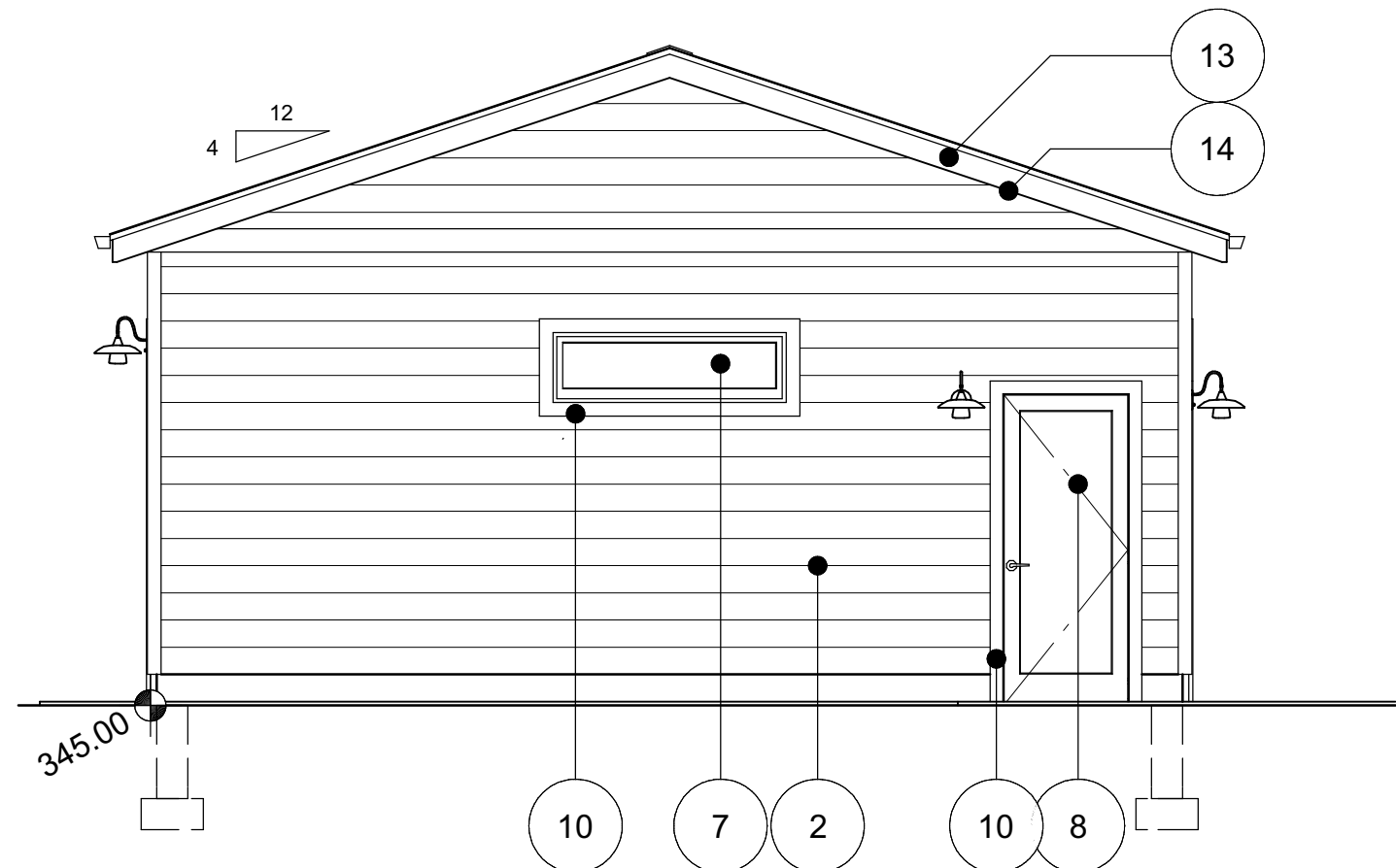
DATE:
2022-12-14

SCALE: 1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

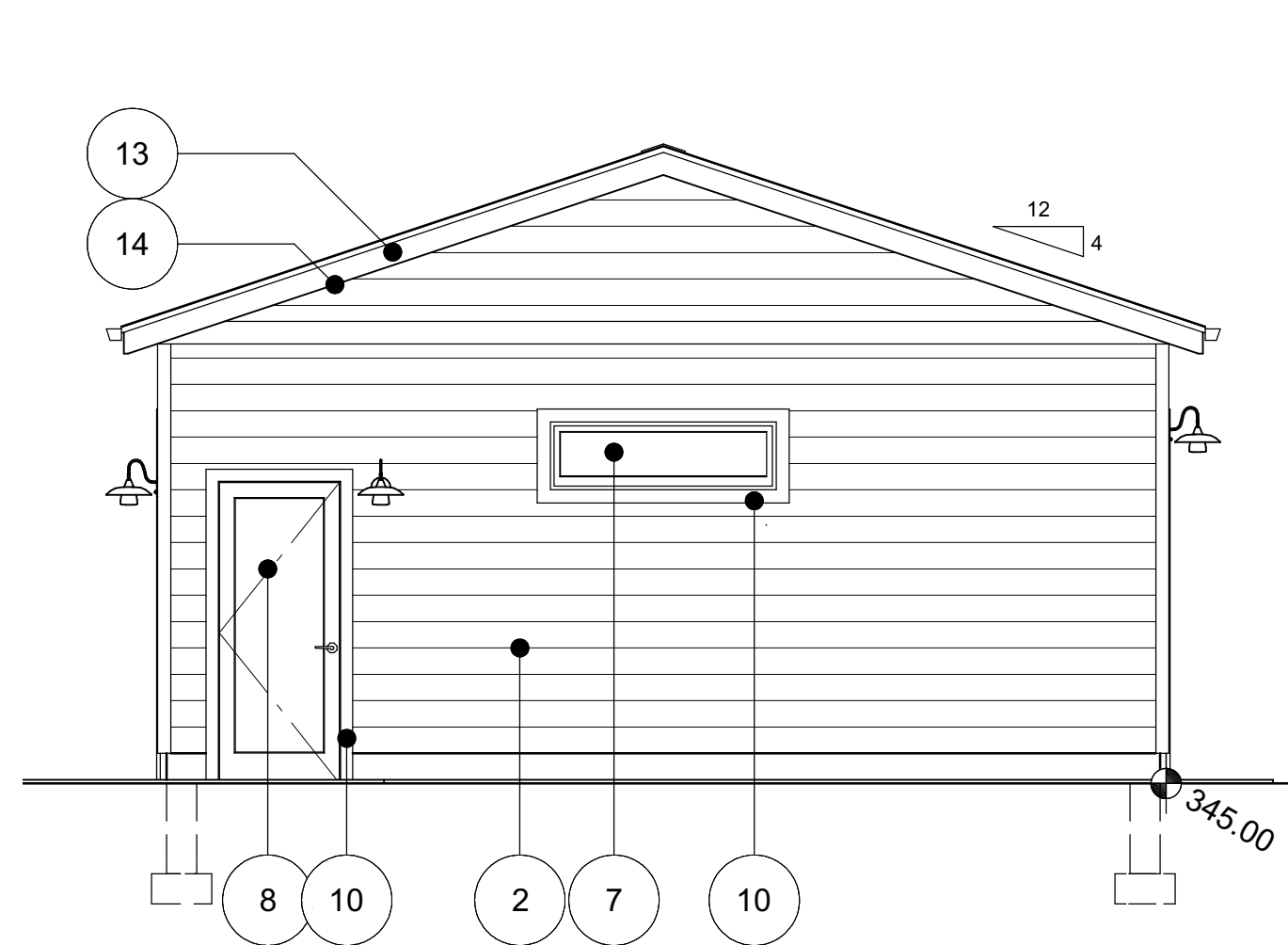
SHEET NO.:
A13



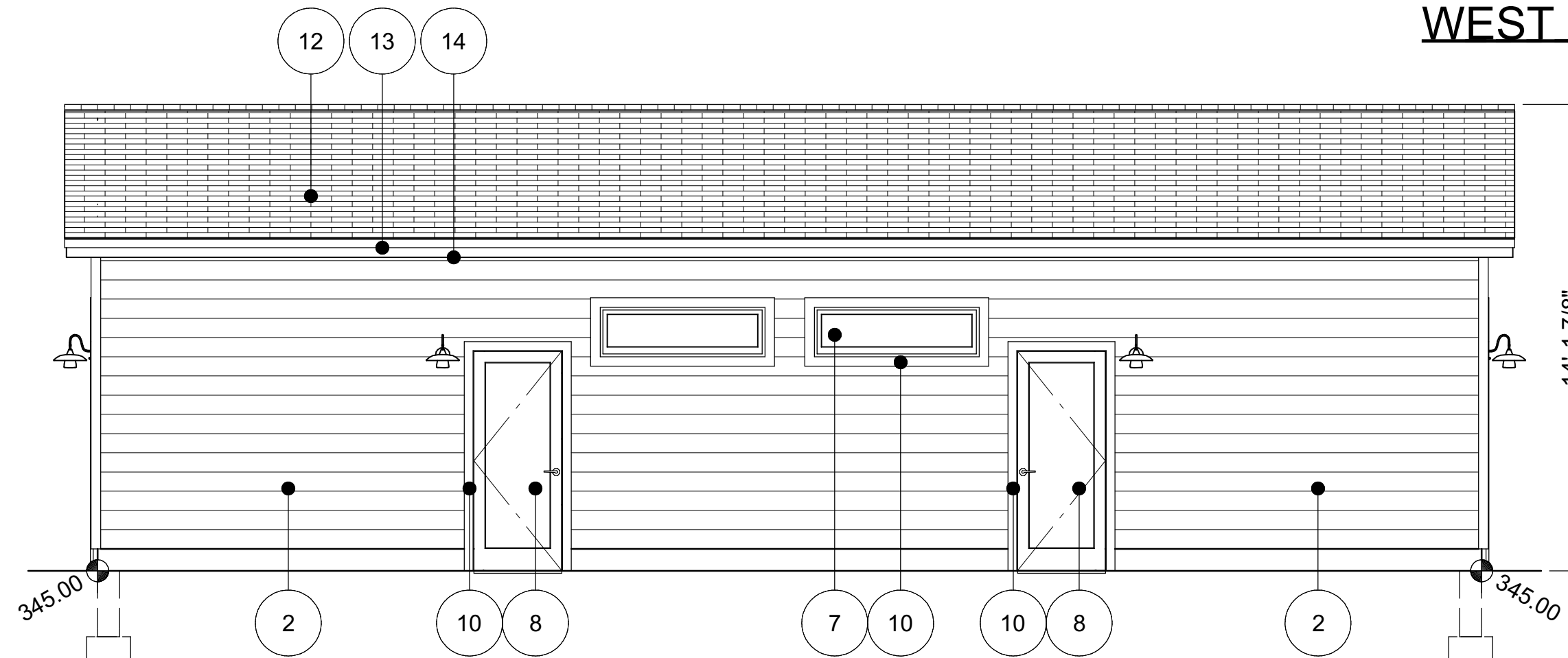
MATERIAL LEGEND:	
1.	BOARD & BATTEN SIDING IN WHITE
2.	HORIZONTAL SIDING IN WHITE
3.	VERTICAL SIDING IN COBBLESTONE
4.	BOARD & BATTEN SIDING IN SMOKE & MIRRORS
5.	HARDI-PANEL IN SMOKE & MIRRORS
6.	HARDI-PANEL IN BLACK
7.	VINYL WINDOW IN BLACK
8.	EXTERIOR DOOR IN BLACK
9.	GARAGE DOOR IN BLACK
10.	TRIM BOARD IN WHITE
11.	TRIM BOARD IN BLACK
12.	ASPHALT SHINGLES IN CHARCOAL GREY
13.	ALUMINUM FASCIA IN BLACK
14.	SOFFIT IN WHITE
15.	WOOD ACCENT IN WALNUT
16.	STONE IN PROFIT LEDGESTONE SOUTHWEST
17.	BLACK ALUMINUM
18.	METAL AWNING IN BLACK



WEST ELEVATION

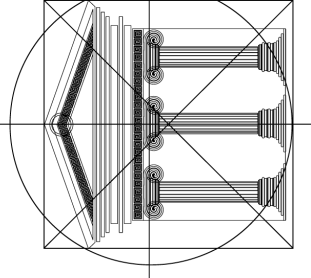
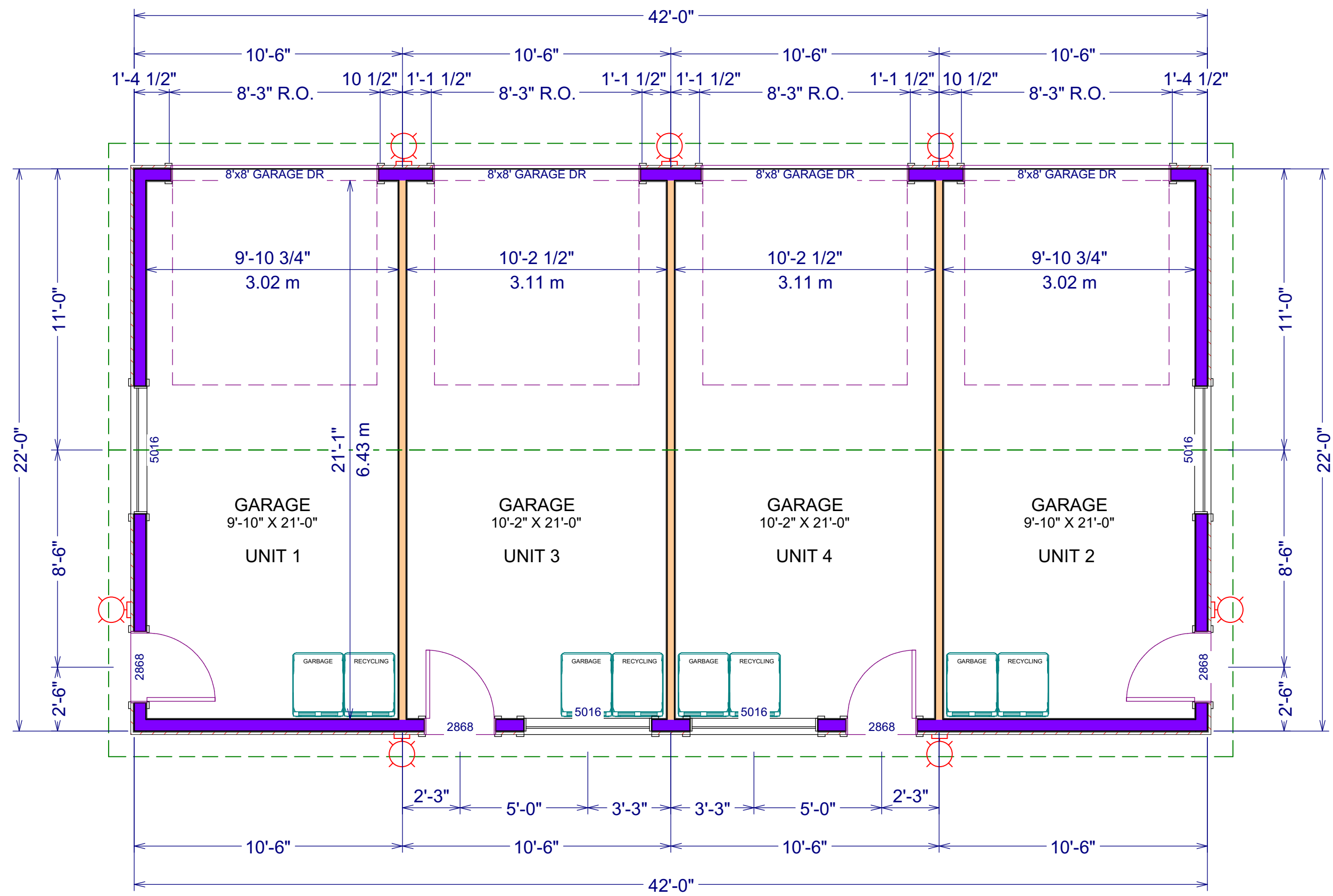
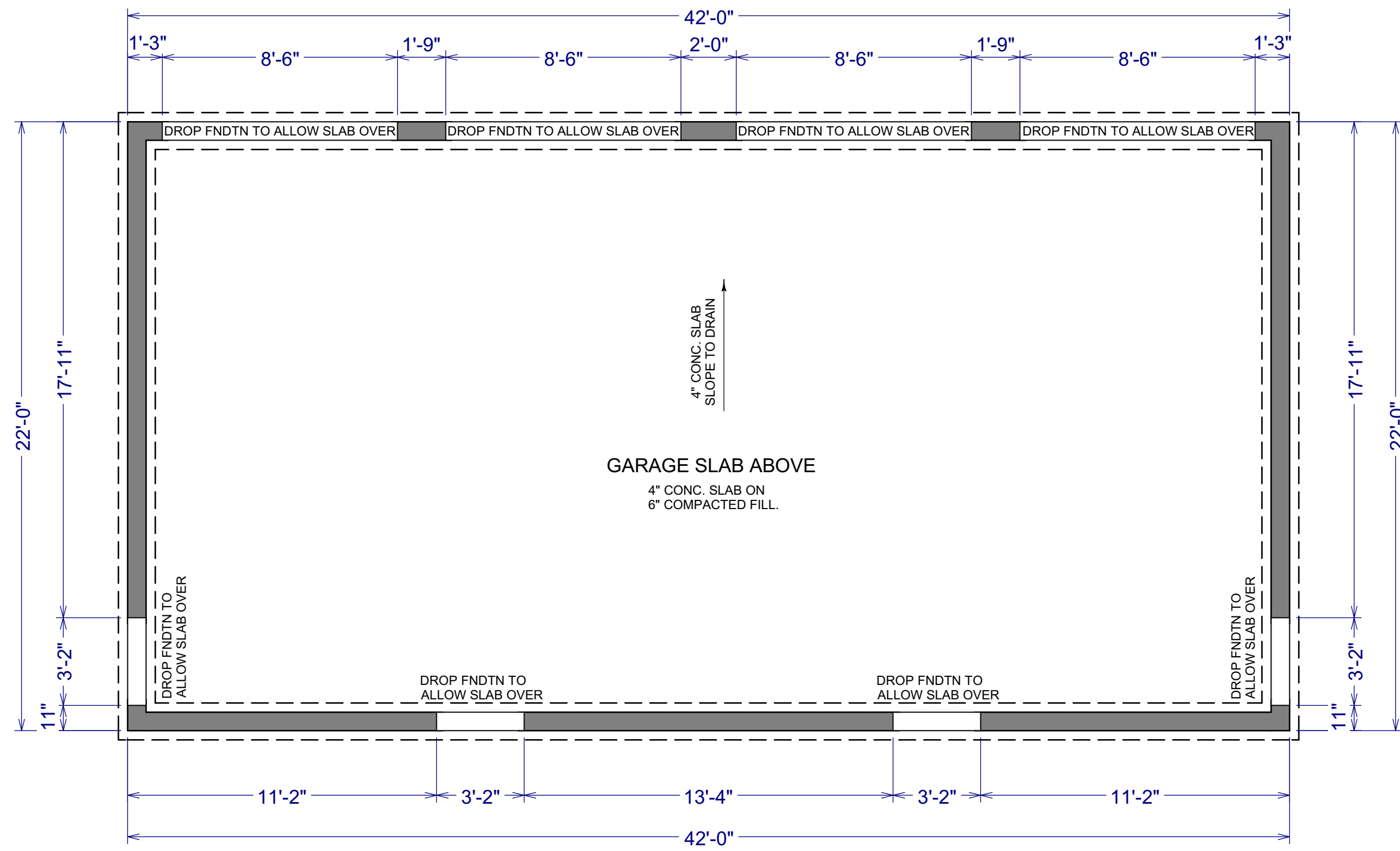


EAST ELEVATION



SOUTH ELEVATION

MATERIAL LEGEND:	
1.	BOARD & BATTEN SIDING IN WHITE
2.	HORIZONTAL SIDING IN WHITE
3.	VERTICAL SIDING IN COBBLESTONE
4.	BOARD & BATTEN SIDING IN SMOKE & MIRRORS
5.	HARDI-PANEL IN SMOKE & MIRRORS
6.	HARDI-PANEL IN BLACK
7.	VINYL WINDOW IN BLACK
8.	EXTERIOR DOOR IN BLACK
9.	GARAGE DOOR IN BLACK
10.	TRIM BOARD IN WHITE
11.	TRIM BOARD IN BLACK
12.	ASPHALT SHINGLES IN CHARCOAL GREY
13.	ALUMINUM FASCIA IN BLACK
14.	SOFFIT IN WHITE
15.	WOOD ACCENT IN WALNUT
16.	STONE IN PROFIT LEDGESTONE SOUTHWEST
17.	BLACK ALUMINUM
18.	METAL AWNING IN BLACK



Proposed
Project For:

FOUR-PLEX

740-746
RAYMER AVE
KELOWNA, BC

LOT # CP
PLAN KAS461

Sheet Title:
GARAGE PLAN

DATE:
2022-12-14

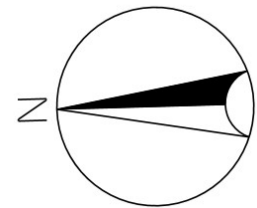
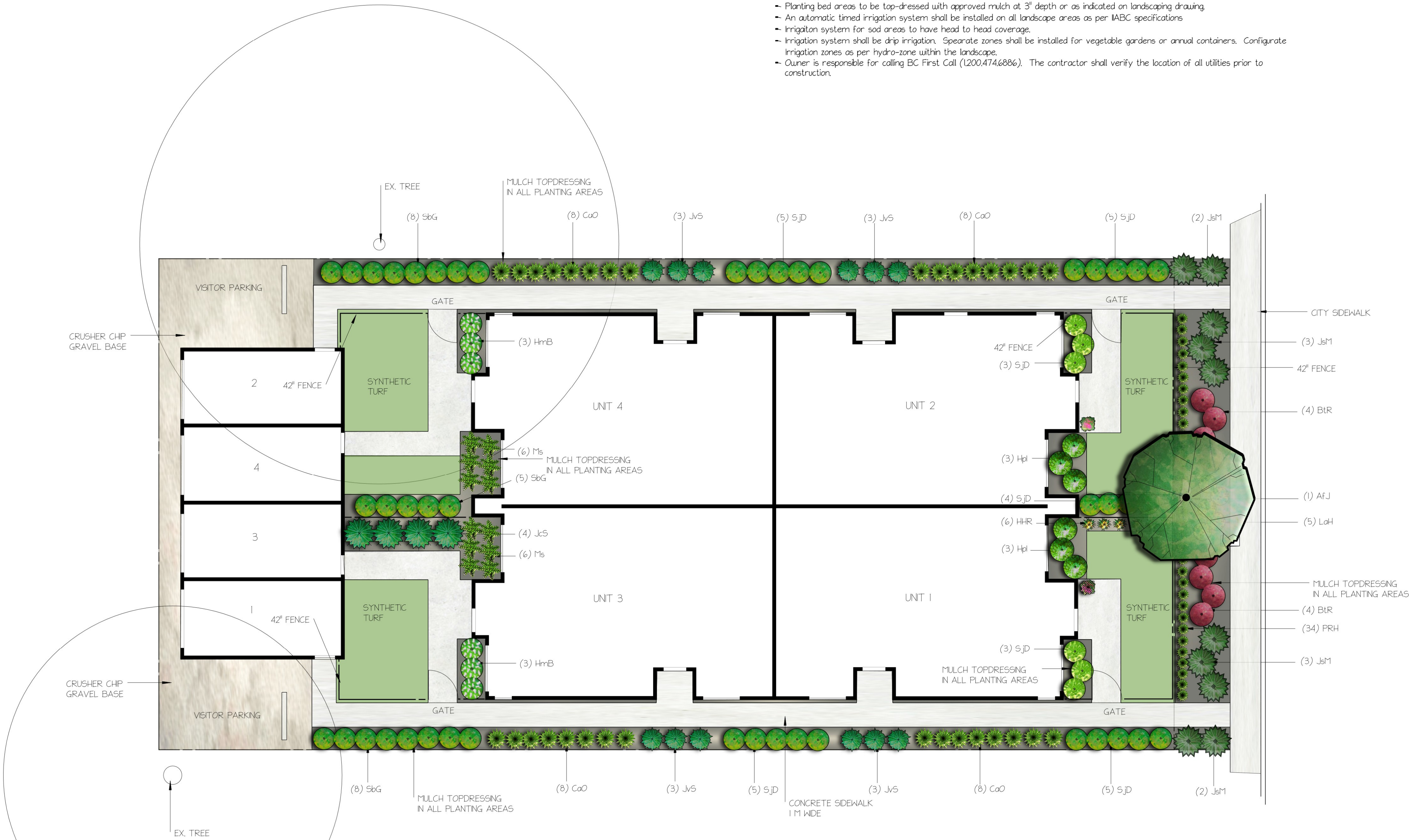
SCALE: 1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

GENERAL NOTES:

- Discrepancies between the drawings and the job site will be reported in writing prior to commencement of work.
- Synergy Landscape Design Ltd. shall not be responsible for any variances from the landscape drawing and specifications, or adjustments required resulting from conditions encountered at the job site.
- Synergy Landscape Design Ltd. does not assume responsibility for the exact location of property lines. The client is to provide a legal document or otherwise have clearly marked the location of the property pins as well as any other known covenants on the property. (including septic fields and clean outs.)
- Where landscape drawing dimensions and written specifications conflict, written specifications are to be assumed correct.
- Plant materials and construction methods shall confirm to minimum standards established in the most recent edition of the BC Landscapes Standards, published by BCLNA.
- Plant quantities to be supplied as per drawing. Plant key quantities have been approved for reference only - contractor to verify.
- All planting beds to have approved topdressing as per landscape and/or contract.
- Planting bed areas to be top-dressed with approved mulch at 3" depth or as indicated on landscaping drawing.
- An automatic timed irrigation system shall be installed on all landscape areas as per IABC specifications.
- Irrigation system for sod areas to have head to head coverage.
- Irrigation system shall be drip irrigation. Separate zones shall be installed for vegetable gardens or annual containers. Configure irrigation zones as per hydro-zone within the landscape.
- Owner is responsible for calling BC First Call (1200.474.6886). The contractor shall verify the location of all utilities prior to construction.

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
AfJ	1	Acer x Freemanii 'Jeffersred'	AUTUMN BLAZE FREEMAN MAPLE	6 cm cal
Shrubs				
BtR	8	Berberis thunbergii 'Royal Burgundy'	ROYAL BURGUNDY JAPANESE BARBERRY	#2 gal
HmB	6	Hydrangea macrophylla 'Balmer'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#2 gal
Hpl	6	Hydrangea paniculata 'LVCOB'	BOBO HARDY HYDRANGEA	#2 gal
JsM	10	Juniperus sabina 'Monard'	CALGARY CARPET JUNPER	#2 gal
SbG	21	Spiraea betulifolia 'Glow Girl'	GLOW GIRL BIRCHLEAF SPREA	#2 gal
SjD	30	Spiraea japonica 'Double Play Artisan'	DOUBLE PLAY ARTISAN SPREA	#2 gal
Ornamental Grasses				
CaO	32	Calamagrostis x acutiflora 'Overdam'	OVERDAM FEATHER REED GRASS	#1 gal
PRH	34	Pennisetum alopecuroides 'Red Head'	RED HEAD FOUNTAIN GRASS	#1 gal
Perennials and Annuals				
HtR	6	Hemerocallis 'Happy Returns'	HAPPY RETURNS' DAYLILY	#1 gal
LaH	5	Lavandula angustifolia 'Hidcote'	HDCOTE ENGLISH LAVENDER	#1 gal
Ms	12	Matteuccia struthiopteris	OSTRICH FERN	None
Other Plants				
JcS	4	Juniperus chinensis 'Spartan'	SPARTAN UPRIGHT JUNPER	#5 gal
JvS	12	Juniperus virginiana 'Sky Rocket'	SKY ROCKET UPRIGHT JUNPER	#5 gal



SYNERGY LANDSCAPE DESIGN LTD. makes every effort to provide complete and accurate drawings. However, we assume no liability for errors or omissions which may affect construction of the landscape.

This drawing, including design and concept, is the property of SYNERGY LANDSCAPE DESIGN LTD. and may not be reproduced without permission.



Synergy
Landscape Design Ltd.

250.862.6677

synergylandscape.com

CUSTOMER:

SANMOR CONSTRUCTION

SCALE:

1:400 METRIC

DESIGNED BY:

BRENDA RICHARDSON

DRAWN BY:

BRENDA RICHARDSON

DATE:

DEC 5, 2022

ADDRESS:

740 - 746 RAYMER AVE
KELOWNA, BC

January 31, 2023

740 Raymer Road, Kelowna

Project Rational Statement

Development Permit

This is to accompany our Development Permit Application submitted by Sandmor Construction Ltd. on behalf of homeowners Perdeep and Amanda Virk.

This four-plex supports the City of Kelowna goal of creating additional affordable housing. These units meet the demand for homes for families, located just steps to Raymer Elementary School, and close to shopping etc. in the lower Mission area. The lot currently has a duplex, this 4-plex will double the occupancy of this property.

This street currently supports two other 4-plexes, with a third one currently being built. It is on a bus route with an upgraded bike lane.

Each unit consists of 1809 square feet of living space, which includes three bedrooms and a den which is located on the lower floor and would be great for a working from home office. It has an open-concept living, kitchen and dining area. The overall look is towards the vintage farmhouse look, with a wood pergola and metal detail awning detail in the front to give it added texture. The exterior finish is a combination of Hardie lap siding as well as board and batten in white with black windows, trim accents.

Each home has a private space in front, with fencing for more privacy. The landscaping architecture has been prepared by Synergy Landscape Design which includes synthetic lawn, concrete walk ways and a rich assortment of plants and bushes.

Sandmor Construction thanks the City of Kelowna for reviewing our application and look forward to making this beautiful building come together.

740-746 RAYMER AVE

Zoning Analysis Table

Proposed Zone: MFI

ALL MEASUREMENTS TO BE PROVIDED IN METRIC.

Site Context		
Future Land Use (2040 OCP)	C-NHD	
Transit Supported Corridor?	No	(y/n)
Subdivision/Consolidation required?	No	(y/n)
Adjacent Land Uses:	Adjacent Zone	Adjacent Use
North	MFI	SINGLE FAMILY
South	MFI	SINGLE FAMILY
East	MFI	SINGLE FAMILY
West	MFI	DUPLEX
Site Details	Zone Requirement	Proposal
Site Area	277.5 m ²	850.16 m ²
Site Width	7.5 m	20.28 m
Site Depth	30 m	41.93 m
Site Coverage of building(s)	55 %	54.07 %
Site Coverage of buildings & impermeable surfaces	75 %	66.47 %
Vehicular Access from lane or lower classed road?	LANE (y/n)	LANE (y/n)
Principal Uses	Secondary Uses	
DUPLEX, GROUPHOME, SEMI DETACHED, SINGLE DETACHED, TOWNHOUSES		
Development Regulations	Zone Requirement	Proposal
Total Number of Units	4.75	4
Floor Area (gross/net)	m	BA 698.24 m NA 675.96 m
Building(s) Setbacks (east/west/north/south):		
Front <u>SOUTH</u>	4 m	4 m
R Side <u>EAST</u>	2.1 m	2.178 m
L Side <u>WEST</u>	2.1 m	2.105 m
Rear <u>NORTH</u>	3 m	13.519 m
Rear setback to accessory buildings	0.9 m	0.904 m
Building step back	N/A m	N/A m
Min. Separation Distance between buildings	2 m	5.908 m
Maximum Continuous Building Frontage	100 m	m

Notes:

Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300

Density and Height Regulations (13.6, 14.4 ...)	Zone Requirement	Proposal
Minimum Density (Transit Corridor Only)		
Floor Area Ratio (FAR):		
Base FAR	0.8	0.791
Streetscape Bonus	N/A	N/A
Rental/Affordable Bonus	N/A	N/A
Building Height (storeys/metres):		
OCP Map ____ Designated Height	8 m / 2 storeys	7.57 m / 2 storeys
Maximum Streetscape Bonus Height	N/A m / storeys	N/A m / storeys
Amenity Space (13.5, 14.11, 14.13 ...)	Zone Requirement	Proposal
Total Common Amenity Area	m ²	m ²
Total Private Amenity Area	m ²	m ²
Breakdown by Unit Bachelor: 1-Bed: 2-Bed: 3-Bed:	N/A	N/A
Landscaping Standards (7.2)	Zone	Proposed
Min. tree amount	per	per
Min. deciduous tree caliper	cm	cm
Min. coniferous tree height	cm	cm
Min. ratio between tree size	%	%
Min. growing medium area	%	%
Min. growing medium volumes per tree	m ³	m ³
Landscape graded areas (7.2.7)	%	%
Fence Height	m	m
Riparian management area?	NO (y/n)	
Retention of existing trees on site?	NO (y/n)	
Surface parking lot (7.2.10)?	NO (y/n)	
Refuse & recycle bins screened?	YES, IN GARAGE (y/n)	
Other:		

Notes:

Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300

Parking Regulations (Section 8.3)

Parking Regulations 8.3:	Zone Requirement	Proposal
Total Stalls Required:	4	4
Bachelor		
1-Bed		
2-Bed		
3-Bed		
Visitor Stalls	MIN 0.14 + max 0.2 / DWELLING UNIT	2 STALLS
Rental Reduction		
Car Share Reduction		
Bonus Bike Parking Reduction		
Accessible Stalls		
Van Accessible Stalls		
Other Uses:		
Ratio of Parking Stalls	0 % Regular 100 % Small	100 % Regular 0 % Small
Drive Aisle Width	NA m	NA m
Drive Aisle Grade	NA %	NA %
Loading Stalls (Section 8.4)		
Bicycle Parking Regulations 8.5:	Zone Requirement	Proposal
Total Stalls Required (Required or Bonus):	N/A	N/A
Bachelor		
1-Bed		
2-Bed		
3-Bed		
Short Term (within 15m of entrance)		
Other Uses:		
End of Trip Facility?	(y/n)	(y/n)
Bike Wash and Repair Station?	(y/n)	(y/n)

Notes:

Specific Built Form Regulations

Ground Oriented Regulations (footnotes)	Zone Requirement	Proposal
Reduced setback	m	m
Maximum first floor height	m	m
Minimum Floor Area on First Floor	m ²	m ²
Urban & Village Centre Regulations (14.11)	Zone Requirement	Proposal
Upper Floor Setbacks abutting street	m	m
Corner Lot Triangular Setback	m	m
Urban Plaza	(y/n) m ²	(y/n) m ²
Street Type:		
Max/Min Commercial		
Max/Min Residential		
Max Site Coverage based on Street Type	%	%
Max Parkade Exposure	%	%
Tall Building Regulations (9.11)	Regulation	Proposed
Min. amount of transparency on 1 st floor	75% Commercial Frontage	%
Min. depth of commercial unit fronting street	6 m	m
Triangular Setback	4.5 m	m
Max. Podium Height	16.0 m / 4 storeys	m / storeys
Podium Rooftop	No open parking	
Building Separation	60 m	m
Maximum Floor Plate GFA:		
Residential	750 m ²	m ²
Hotel	850 m ²	m ²
Office/Commercial	930 m ²	m ²
Tower Stepback	3 m	m
Barrier free accessibility	Main Residential entrance and all commercial entrances	(y/n)
Other		

Notes:

Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300