



Transmittal Page 1 of 2

To: Planning Department
CC: Manbir Deol

City of Kelowna
avasa.md@gmail.com

December 18, 2023

**Re: Design Rationale for the Proposed Development of
1016 Martin Ave, Kelowna, BC (The Site)**

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the Development Permit application associated with the proposed Development of 1016 Martin Avenue in Kelowna, we offer the following Rationale for the project:

Located on the corner of Graham Street and Martin Avenue, Martin Avenue is located between the Downtown and Bankhead area of Kelowna. The development is within the core area, and is close to shopping, personal services, and restaurants allowing most errands from the location to be accomplished by foot. This property boasts a Bike Score of 97 and a Walk Score of 84, making the downtown core and surrounding community easily accessible. Kelowna's Downtown area is ideally located for multi-unit residential use as the area is experiencing tremendous population growth with low market availability. Because of its associated high walk score and bike score, the reliance on automobile use is greatly reduced allowing the area to diversify while creating healthy community practices and reducing the residents carbon footprint.

The building design includes 4 easily accessible units with all entries on ground level and a shared detached garage for the residences. The reduction in automobile reliance in conjunction with the higher density infill development of the property contribute to a more sustainable approach to the building design that aligns with the City of Kelowna's Healthy City Strategy and planning initiatives. The design concept for the building includes providing the required private outdoor space in the form of rooftop decks for each of the 4 residences.

The priority to densify precious, developable land within an existing core area while ensuring the neighbouring properties were respected resulted in a building that is under the 8m height requirement set out by the proposed MF1 zoning. Achieving 4 residences on the property while being sensitive to the neighbourhood was felt to be important from a location and sustainability standpoint. The result is an attractive infill project that provides needed residential units, addresses the human scale while being sensitively designed to reduce impact on neighbouring properties.

In summary, the rationale for this project is as follows:

- i. Provide a thoughtful, sustainable infill housing solution to a property located within the core area of Kelowna.
- ii. Provide 4 residences that provide generous private outdoor amenity spaces for each unit.



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- iii. The proposed development meets the City of Kelowna Parking Bylaw requirements. Specifically, and in conjunction with zoning requirements, the project provides the required vehicle parking space for all 4 residences (4 stalls).
- iv. The proposed development results in a building design that is attractive in its design, is inviting and addresses the human scale at ground level as well is sensitive to the neighbourhood at large by the way it has been designed and massed on the site.
- v. The proposed development provides the required 4 short-term bicycle storage spaces and as well accommodated for 4 long-term bicycle stalls located inside the detached garage.

This proposed development recognizes the City of Kelowna's strategic approach to overall growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy, and planning initiatives.

We look forward to your supportive comments in response to this Rezoning/Development Variance Permit application.

Please do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely:

Matt Johnston Architect AIBC, LEED AP
LIME Architecture Inc.

1016 MARTIN AVE, KELOWNA BC



SITE KEY PLAN

ARCHITECTURAL SHEET LIST

- A-000 COVER SHEET
- A-001 PROJECT INFORMATION
- A-002 GENERAL NOTES
- A-003 ASSEMBLIES
- A-101 LEVEL 1 PLAN
- A-102 LEVEL 2 PLAN
- A-103 ROOFTOP DECK PLAN
- A-200 ELEVATIONS
- A-201 ELEVATIONS
- A-202 ELEVATIONS
- A-203 ELEVATIONS
- A-300 SECTIONS
- A-500 DETAILS
- A-501 DETAILS

PROPERTY DESCRIPTION

CIVIC: 1016 MARTIN AVENUE, KELOWNA BC
 LEGAL: LOT A, PLAN KAP21903

CONSULTANT TEAM

<u>OWNER/ OPERATOR</u>	<u>ARCHITECTURAL</u>
Contact(s): Charnjit Dhaliwal	LIME Architecture 205-1626 Richter Street Kelowna, BC V1Y 2M3 250-448-7801 Contact(s): Rae-Lynn Labelle



1016 MARTIN AVE, KELOWNA BC

PROPERTY DESCRIPTION:

CIVIC: 1016 MARTIN AVENUE, KELOWNA BC
 LEGAL: LOT A, PLAN KAP21903

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA MF1 ZONING
 CORE AREA
 PROPOSED: MF1 ZONING

SITE INFORMATION:

GROSS SITE AREA = 6,671.22 SF (619.78 m²)

	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	55% (3,669.05 SF)	41% (2,768 SF)
SITE COVERAGE + HARDSCAPING =	75% (5,003.42 SF)	55% (3,666 SF)
FAR =	0.8 (5,336.98 SF)	0.79 (5,240 SF)

HEIGHT = 8.0 m (2 STOREYS) 7.71m (2 STOREYS)

YARD SETBACKS:

FRONT YARD =	4.0 m	4.95 m
FRONT YARD BUILDING STEPBACK =	N/A	N/A
SIDE YARD =	1.2 m	2.0 m
SIDE YARD (GARAGE) =	1.2 m	1.68 m
REAR YARD (FROM LANE) =	0.9 m	1.3 m
SEPERATION BETWEEN BUILDINGS =	2.0 m	4.56 m

PARKING CALCULATIONS:

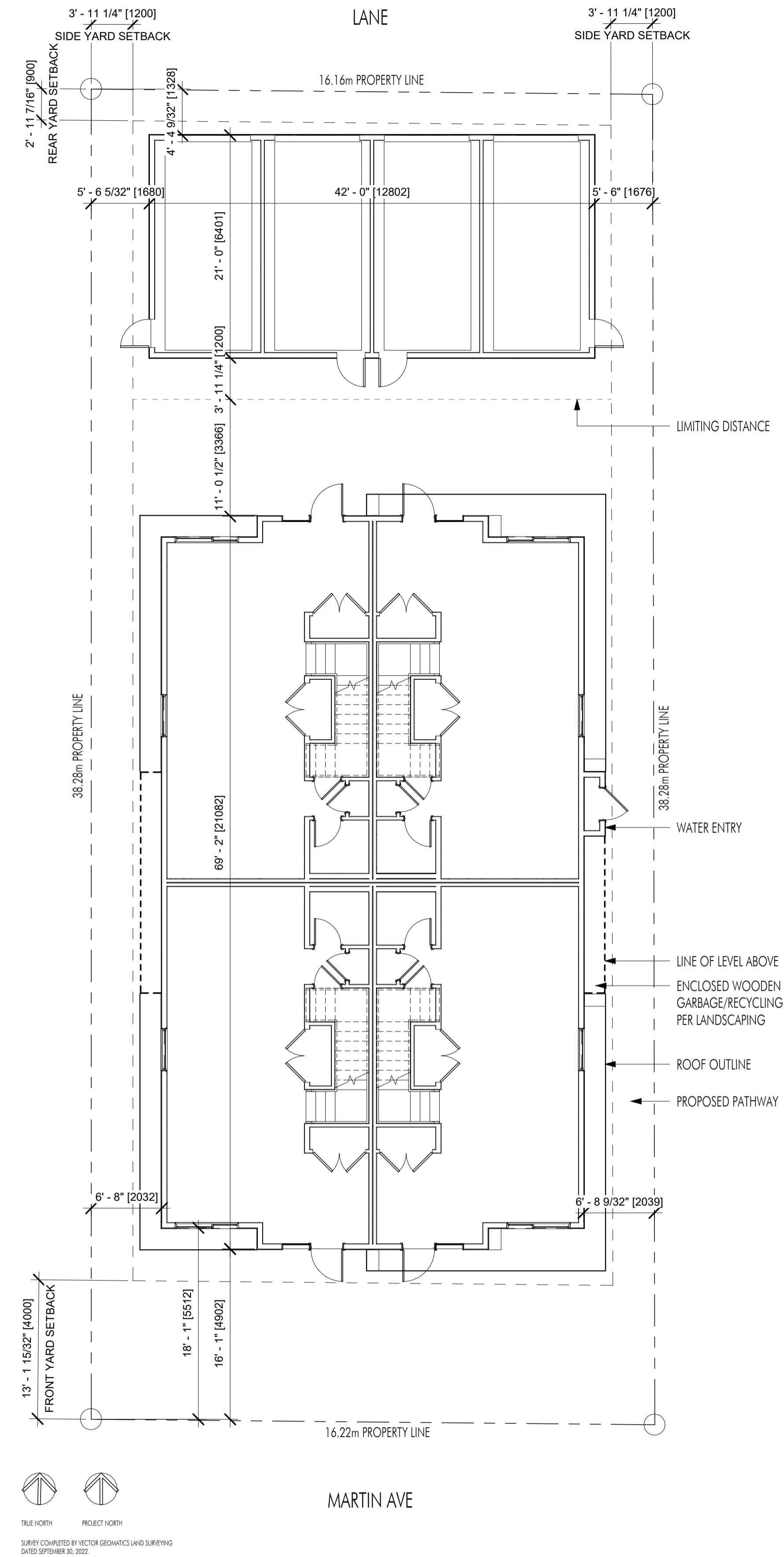
3 BEDROOM UNITS =	4 UNITS x 1 = 4	4
(LESS THAN 5 DWELLING UNITS)		
VISITOR =	0	0

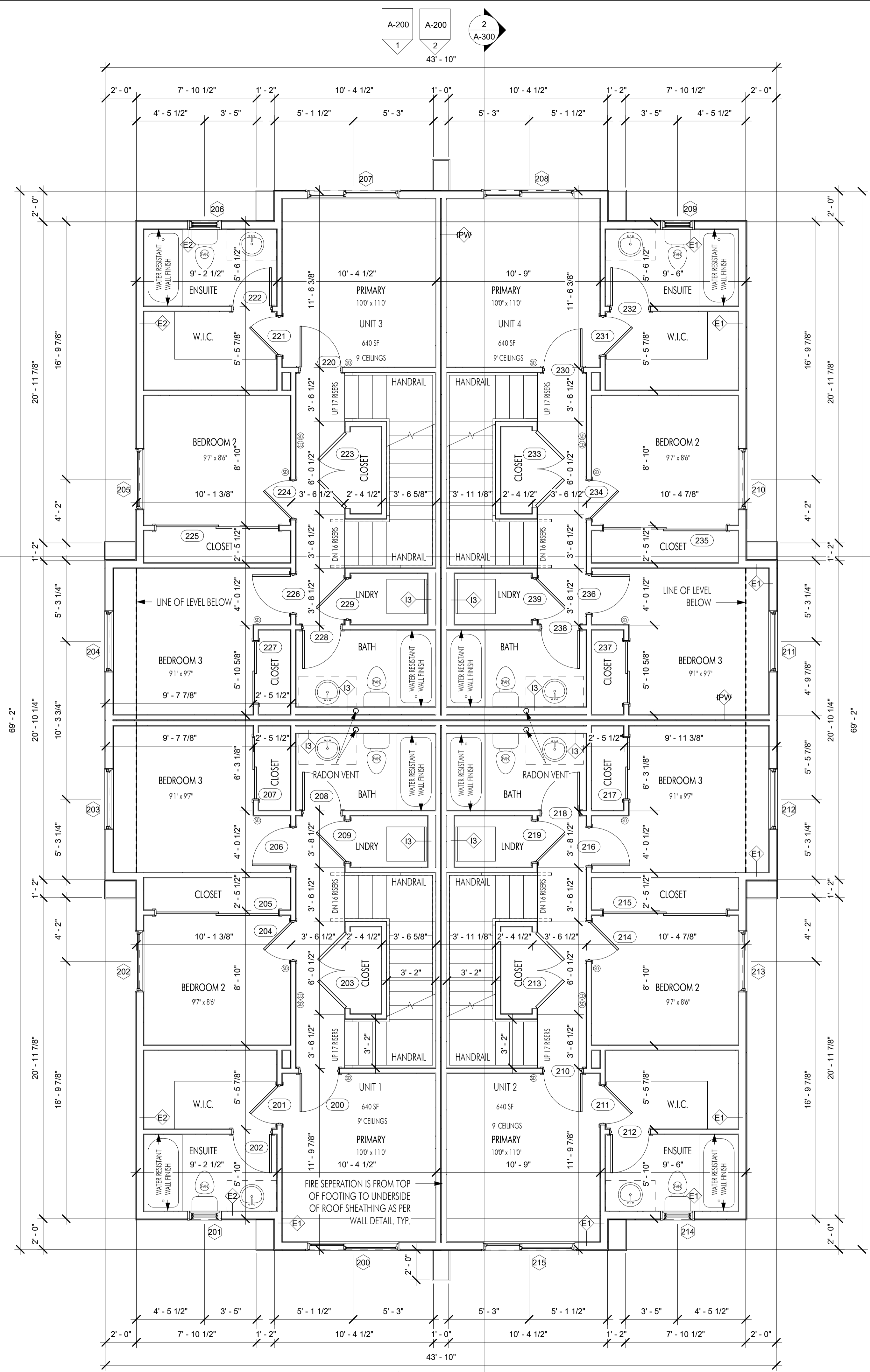
LONG-TERM BICYCLE STORAGE:

TOWNHOMES WITH PRIVATE GARAGE = 0 0

SHORT-TERM BICYCLE STORAGE:

1 PER RESIDENCE = 4





Level 2 Door Schedule						
Door #	Width	Height	Operation	Req. Fire Rating	Hardware	Comments
200	30"	80"	Single Swing, Wood		---	
201	30"	80"	Single Swing, Wood		---	
202	30"	80"	Single Swing, Wood		---	
203	60"	80"	Double Swing, Wood		---	
204	30"	80"	Single Swing, Wood		---	
205	96"	80"	Sliding Double, Wood		---	
206	30"	80"	Single Swing, Wood		---	
207	48"	80"	Sliding Double, Wood		---	
208	30"	80"	Single Swing, Wood		---	
209	32"	80"	Single Swing, Wood		---	
210	30"	80"	Single Swing, Wood		---	
211	30"	80"	Single Swing, Wood		---	
212	30"	80"	Single Swing, Wood		---	
213	60"	80"	Double Swing, Wood		---	
214	30"	80"	Single Swing, Wood		---	
215	96"	80"	Sliding Double, Wood		---	
216	30"	80"	Single Swing, Wood		---	
217	48"	80"	Sliding Double, Wood		---	
218	30"	80"	Single Swing, Wood		---	
219	32"	80"	Single Swing, Wood		---	
220	32"	80"	Single Swing, Wood		---	
221	30"	80"	Single Swing, Wood		---	
222	30"	80"	Single Swing, Wood		---	
223	60"	80"	Double Swing, Wood		---	
224	30"	80"	Single Swing, Wood		---	
225	96"	80"	Sliding Double, Wood		---	
226	30"	80"	Single Swing, Wood		---	
227	48"	80"	Sliding Double, Wood		---	
228	30"	80"	Single Swing, Wood		---	
229	32"	80"	Single Swing, Wood		---	
230	30"	80"	Single Swing, Wood		---	
231	30"	80"	Single Swing, Wood		---	
232	30"	80"	Single Swing, Wood		---	
233	60"	80"	Double Swing, Wood		---	
234	30"	80"	Single Swing, Wood		---	
235	96"	80"	Sliding Double, Wood		---	
236	30"	80"	Single Swing, Wood		---	
237	48"	80"	Sliding Double, Wood		---	
238	30"	80"	Single Swing, Wood		---	
239	32"	80"	Single Swing, Wood		---	
297	36"	80"	Single Swing, Wood		---	

Level 1 Window Schedule						
Window #	Width	Height	Sill Height	Head Height	Operation	Comments
100	72"	72"	24"	96"	GLIDER	
101	48"	48"	48"	96"	CASEMENT	
102	48"	48"	48"	96"	CASEMENT	
103	72"	72"	24"	96"	GLIDER	
104	72"	72"	24"	96"	GLIDER	
105	48"	48"	48"	96"	CASEMENT	
106	48"	48"	48"	96"	CASEMENT	
108	72"	72"	24"	96"	GLIDER	

INTERIOR DOORS:
DOOR ROUGH OPENINGS VERSUS ACTUAL DOOR DIMENSIONS AS FOLLOWS (CONFIRM WITH MANUFACTURER):

DOOR TYPE	ADDITIONAL HEIGHT	ADDITIONAL WIDTH
STANDARD SINGLE SWING:	+2-1/2"	+2"
BI-FOLD:	+1-1/2"	+1-1/4"
BYPASS (WITH GLASS DOORS):	+1-1/2"	+1-1/4"
BYPASS (WITHOUT GLASS):	+1-1/2"	+0 (DOOR WIDTH)

WINDOWS/EXTERIOR DOORS:
WINDOW ROUGH OPENINGS VERSUS ACTUAL WINDOW/DOOR DIMENSIONS AS FOLLOWS (CONFIRM WITH MANUFACTURER):

TYPE	ADDITIONAL HEIGHT	ADDITIONAL WIDTH
STANDARD EXTERIOR WINDOW:	+1/2"	+1/2"
SLIDING EXTERIOR DOORS:	+1/2"	+1/2"
STANDARD EXTERIOR DOOR:	+1"	+1"

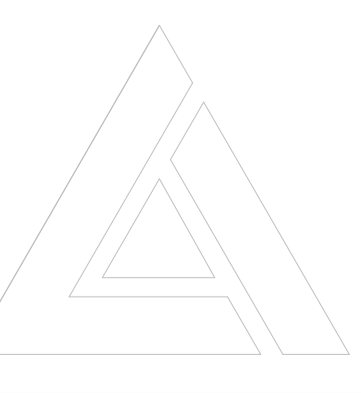
NOTE: ALL INTERIOR WALLS TO BE 11 U.N.O.

1 LEVEL 2 PLAN
A-102 1/4" = 1'-0"

FOR DP

Plot Date
10.03.23
PROJECT
1016 MARTIN AVE
DRAWING TITLE
LEVEL 2 PLAN

Drawing No.
A-102



Rooftop Deck Door Schedule						
Door #	Width	Height	Operation	Req. Fire Rating	Hardware	Comments
300	36"	80"	Single Swing, Glass		---	C/W SWEEP AND WEATHER STRIPPING
301	36"	80"	Single Swing, Glass		---	C/W SWEEP AND WEATHER STRIPPING
302	36"	80"	Single Swing, Glass		---	C/W SWEEP AND WEATHER STRIPPING
303	36"	80"	Single Swing, Glass		---	C/W SWEEP AND WEATHER STRIPPING

INTERIOR DOORS:

DOOR ROUGH OPENINGS VERSUS ACTUAL DOOR DIMENSIONS AS FOLLOWS (CONFIRM WITH MANUFACTURER):

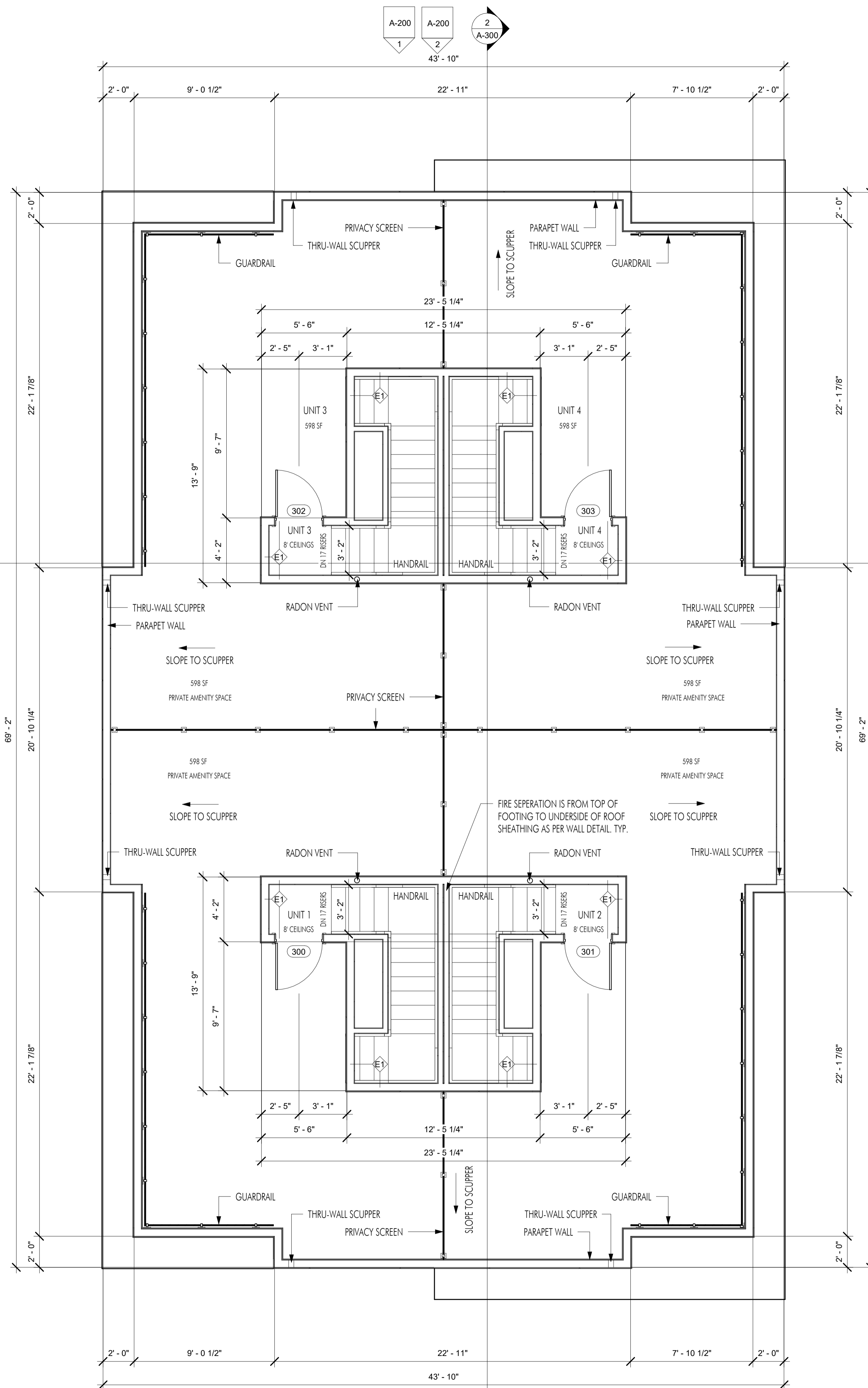
DOOR TYPE	ADDITIONAL HEIGHT	ADDITIONAL WIDTH
STANDARD SINGLE SWING:	+2-1/2"	+2"
BI-FOLD:	+1-1/2"	+1-1/4"
BYPASS (WITH GLASS DOORS):	+1-1/2"	+1-1/4"
BYPASS (WITHOUT GLASS):	+1-1/2"	+0 (DOOR WIDTH)

WINDOWS/EXTERIOR DOORS:

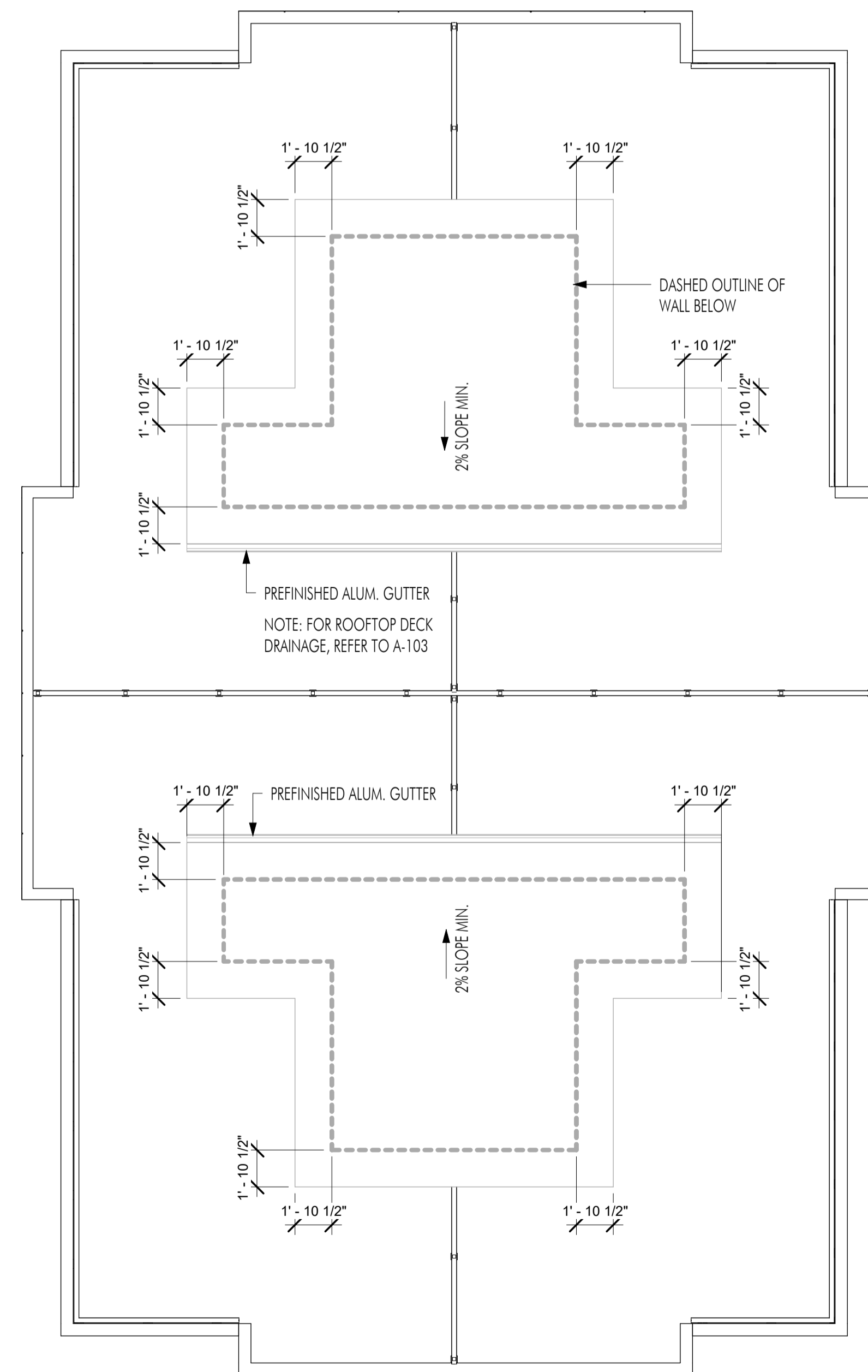
WINDOW ROUGH OPENINGS VERSUS ACTUAL WINDOW/DOOR DIMENSIONS AS FOLLOWS (CONFIRM WITH MANUFACTURER):

TYPE	ADDITIONAL HEIGHT	ADDITIONAL WIDTH
STANDARD EXTERIOR WINDOW:	+1/2"	+1/2"
SLIDING EXTERIOR DOORS:	+1/2"	+1/2"
STANDARD EXTERIOR DOOR:	+1"	+1"

NOTE: ALL INTERIOR WALLS TO BE 11 U.N.O.



2 ROOFTOP DECK PLAN
1/4" = 1'-0"



1 ROOF PLAN
3/16" = 1'-0"

FOR DP

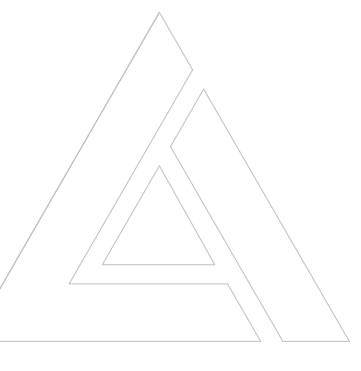
Plot Date
10.03.23

PROJECT
1016 MARTIN AVE

DRAWING TITLE
ROOFTOP DECK PLAN

Drawing No.
A-103

A-103





1 North Elevation
A-200 1/4" = 1'-0"



2 North Elevation Colour
A-200 1/4" = 1'-0"

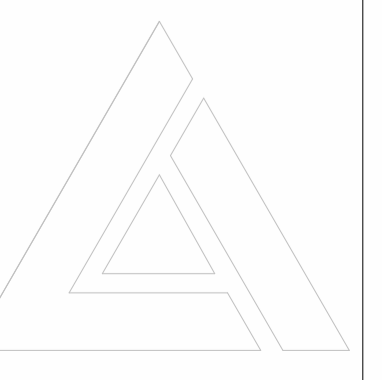
EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		METAL CLADDING: MAC, CEDAR
2		HARDIE PANEL: IRON GRAY
3		HARDIE PANEL: GRAY SLATE
4		HARDIE PANEL: ARCTIC WHITE
5		WINDOWS, DOORS, RAILINGS, CANOPIES: BLACK
6		SOFFIT, FASCIA WHITE

Plot Date
10.03.23

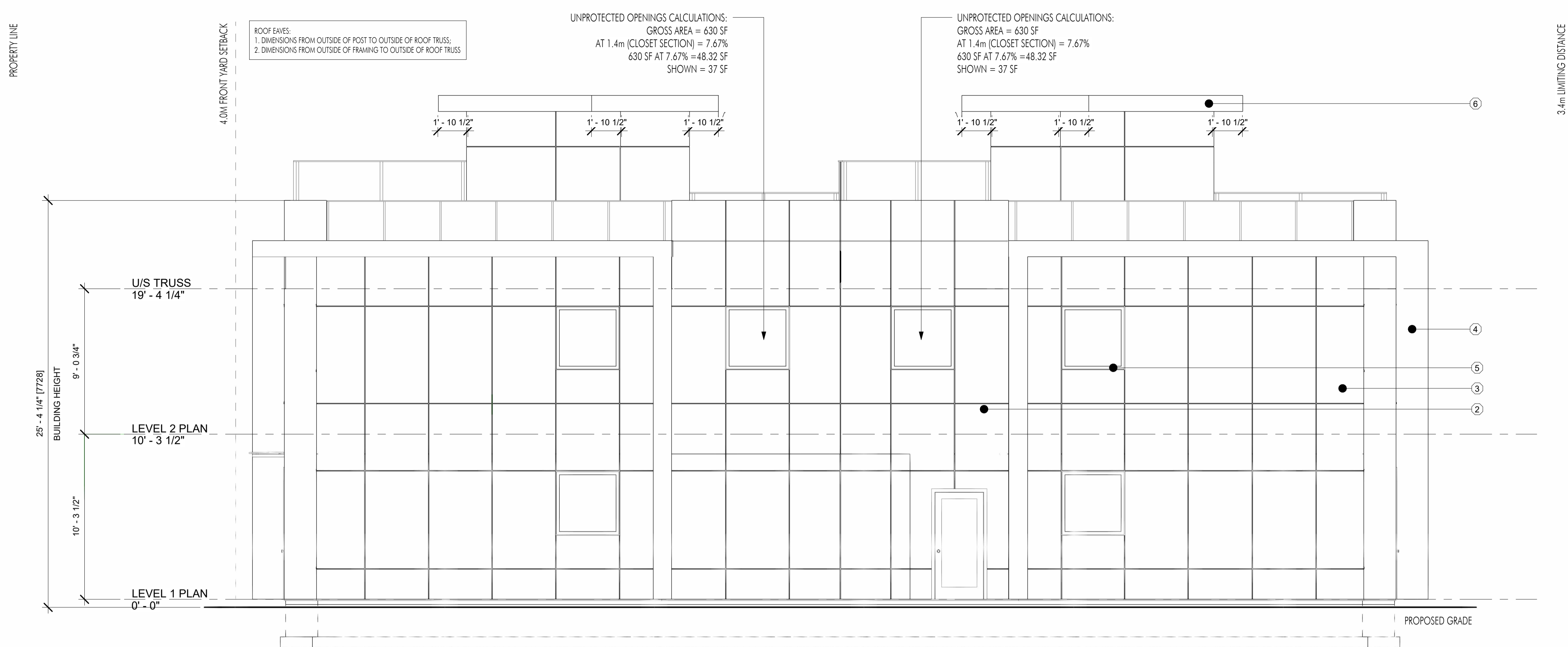
PROJECT
1016 MARTIN AVE

DRAWING TITLE
ELEVATIONS

Drawing No.
A-200



FOR DP



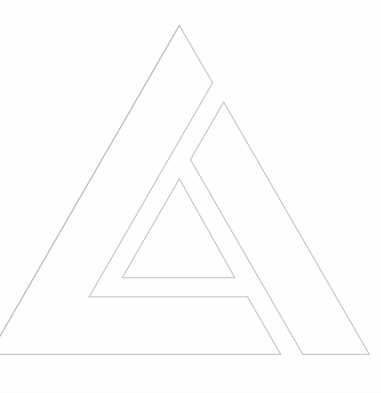
1 East Elevation
A-201 1/4" = 1'-0"



2 East Elevation Colour
A-201 1/4" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		METAL CLADDING: MAC, CEDAR
2		HARDIE PANEL: IRON GRAY
3		HARDIE PANEL: GRAY SLATE
4		HARDIE PANEL: ARCTIC WHITE
5		WINDOWS, DOORS, RAILINGS, CANOPIES: BLACK
6		SOFFIT, FASCIA WHITE

Plot Date
10.03.23
PROJECT
1016 MARTIN AVE
DRAWING TITLE
ELEVATIONS
Drawing No.
A-201



FOR DP

ROOF EAVES:
 1. DIMENSIONS FROM OUTSIDE OF POST TO OUTSIDE OF ROOF TRUSS;
 2. DIMENSIONS FROM OUTSIDE OF FRAMING TO OUTSIDE OF ROOF TRUSS



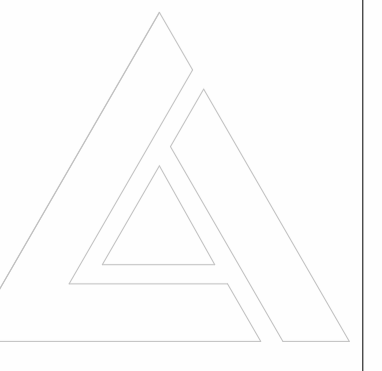
1 South Elevation
 A-202 1/4" = 1'-0"



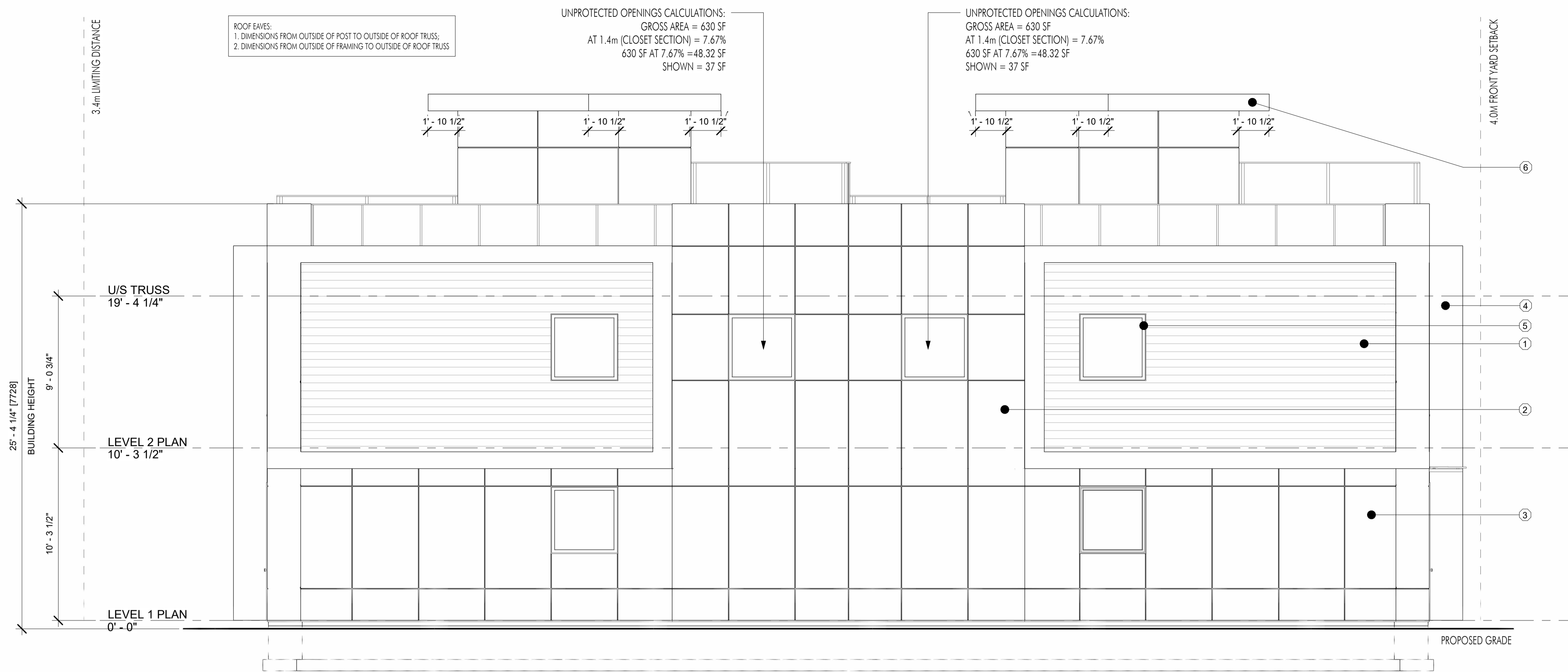
2 South Elevation Colour
 A-202 1/4" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		METAL CLADDING: MAC, CEDAR
2		HARDIE PANEL: IRON GRAY
3		HARDIE PANEL: GRAY SLATE
4		HARDIE PANEL: ARCTIC WHITE
5		WINDOWS, DOORS, RAILINGS, CANOPIES: BLACK
6		SOFFIT, FASCIA WHITE

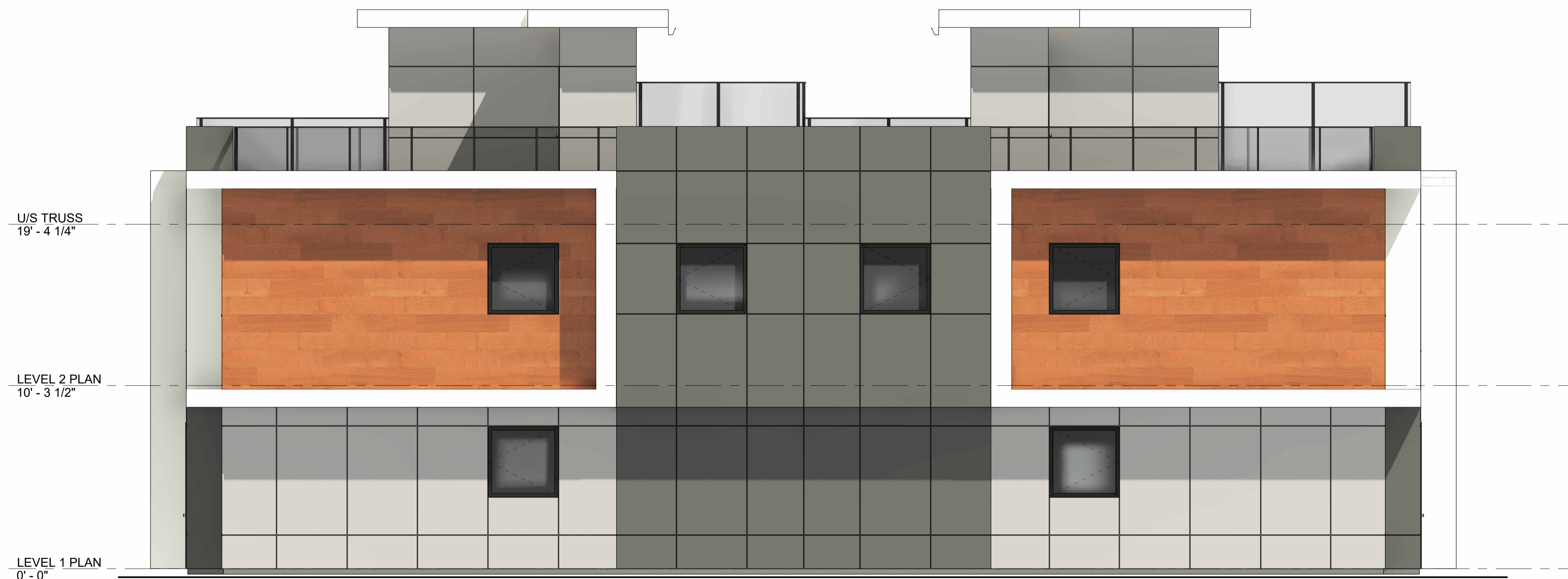
Plot Date
 10.03.23
PROJECT
 1016 MARTIN AVE
DRAWING TITLE
ELEVATIONS
Drawing No.
A-202



FOR DP

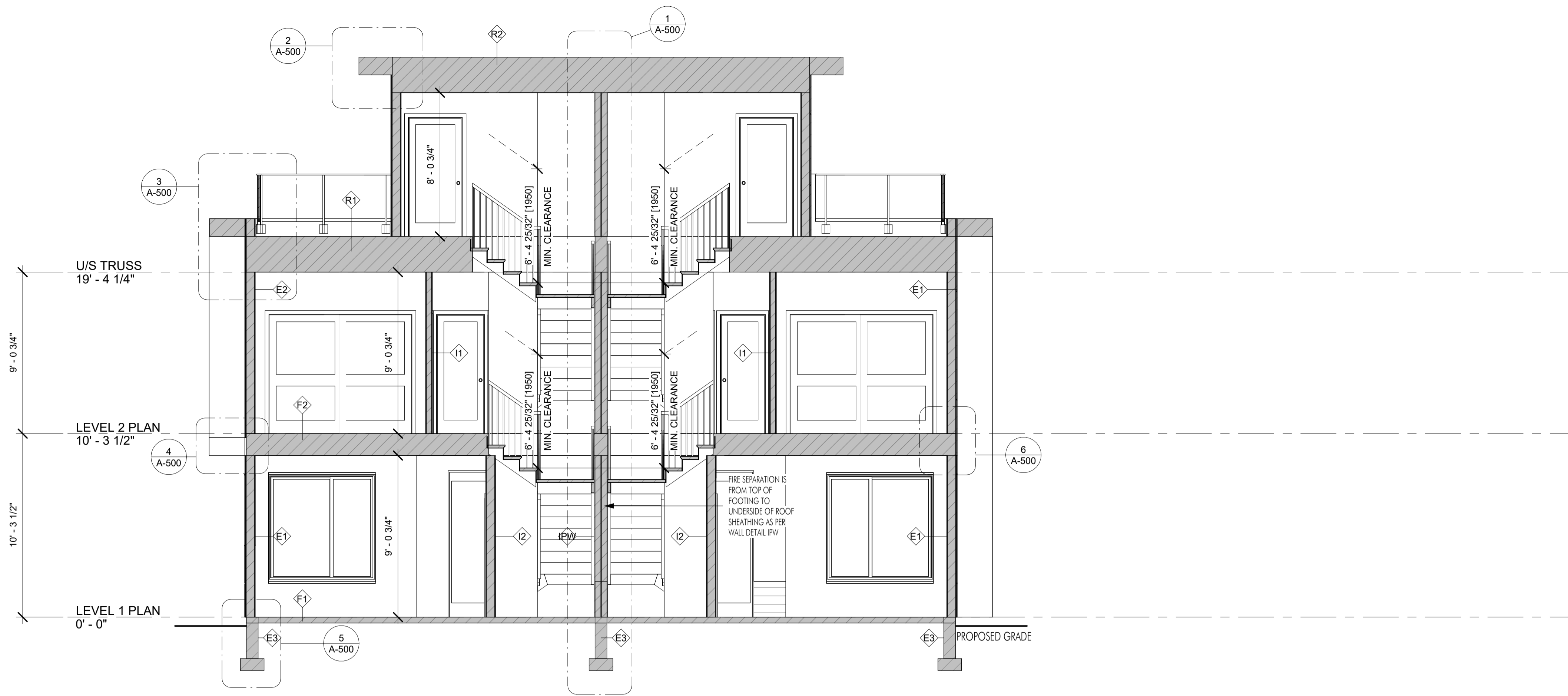


1 West Elevation
A-203 1/4" = 1'-0"

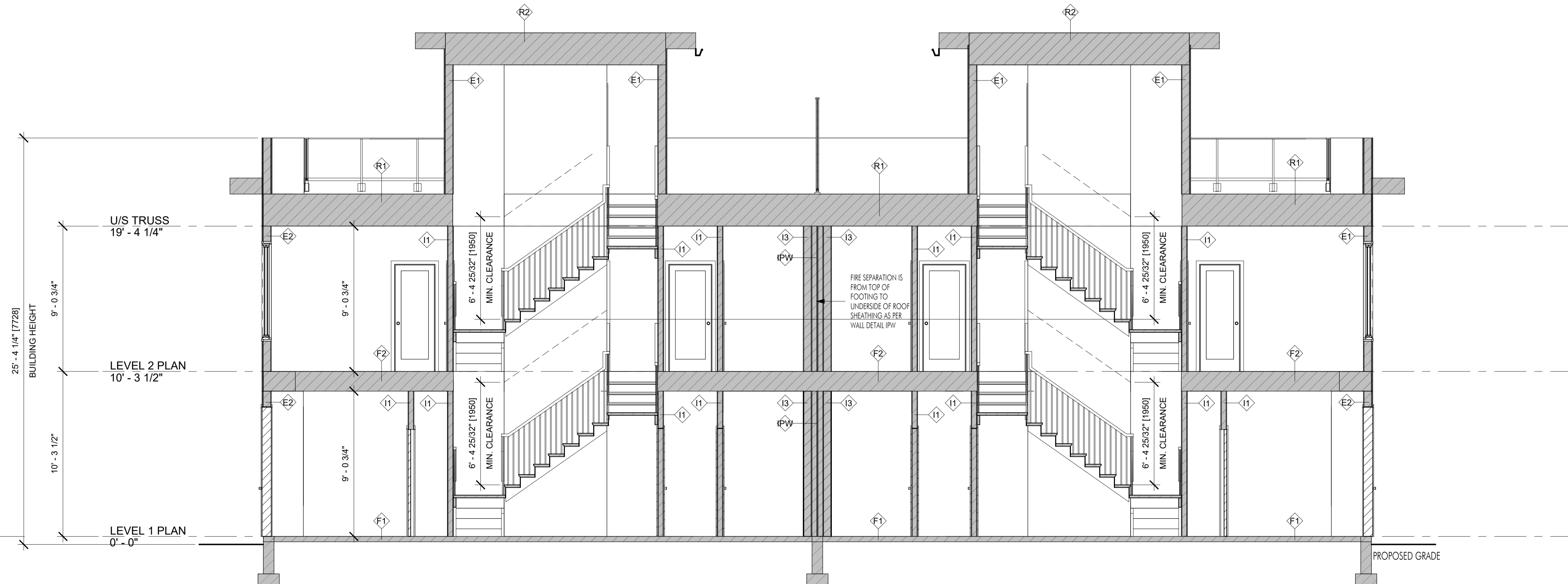


2 West Elevation Colour
A-203 1/4" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		METAL CLADDING: MAC, CEDAR
2		HARDIE PANEL: IRON GRAY
3		HARDIE PANEL: GRAY SLATE
4		HARDIE PANEL: ARCTIC WHITE
5		WINDOWS, DOORS, RAILINGS, CANOPIES: BLACK
6		SOFFIT, FASCIA WHITE



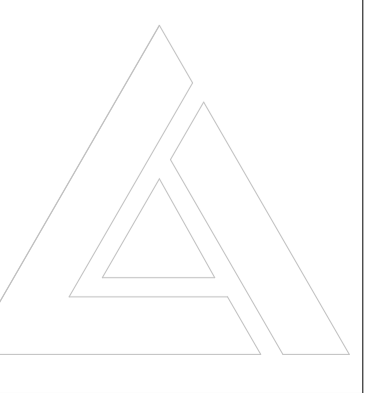
1 Section 1
A-300 1/4" = 1'-0"

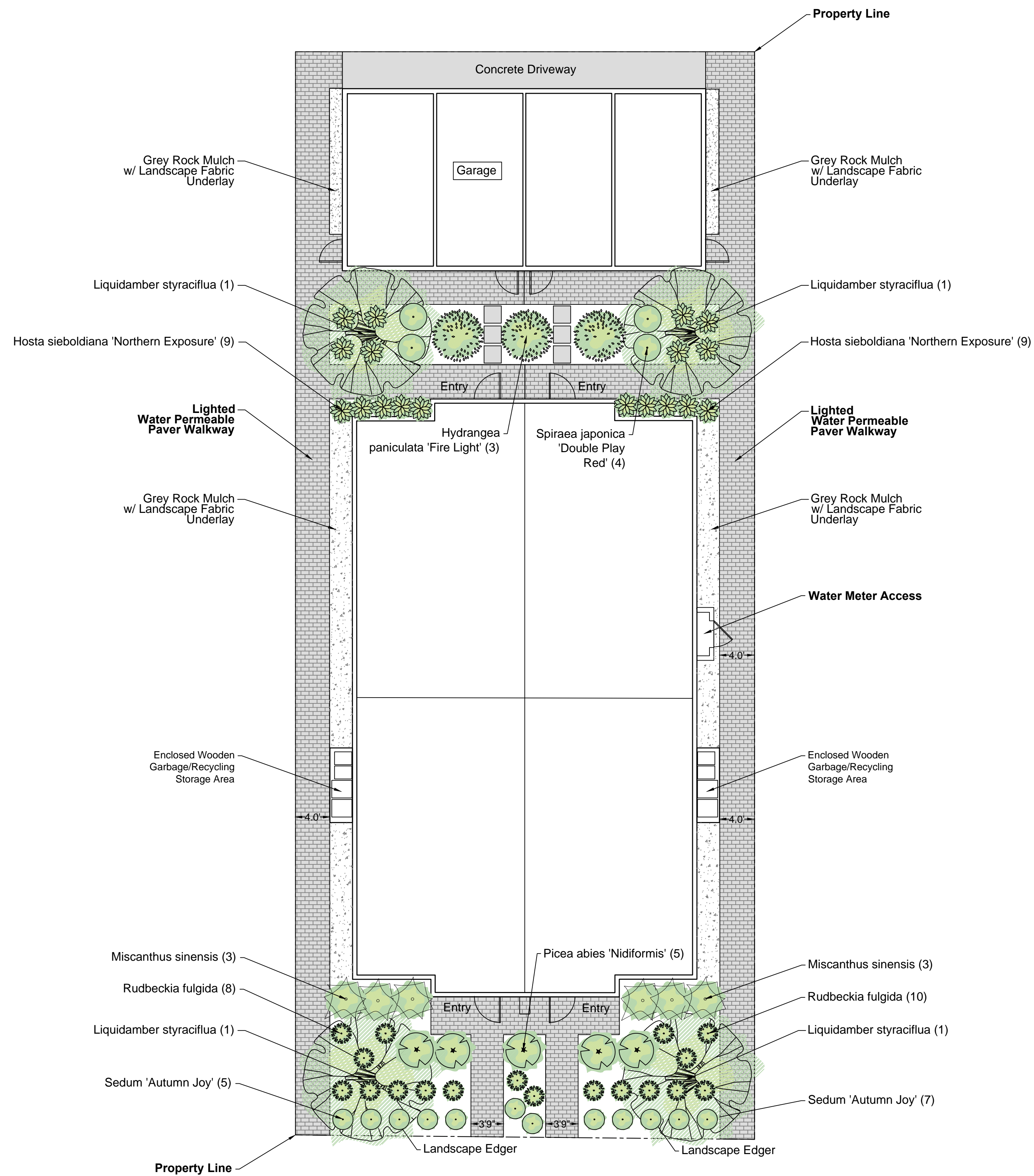


2 Section 2
A-300 1/4" = 1'-0"

FOR DP

Plot Date	10.03.23
PROJECT	1016 MARTIN AVE
DRAWING TITLE	SECTIONS
Drawing No.	A-300





1016 Martin Avenue
Landscape Plan

Plant List

Qty	Botanical	Common	Size
4	Liquidamber styraciflua	American Sweetgum	50mm Cal. Min.
3	Hydrangea paniculata 'Firelight'	Firelight Hydrangea	#5
5	Picea abies 'Nidiformis'	Nest Spruce	#2
4	Spiraea japonica 'Double Play Red'	'Double Play Red' Spiraea	#2
6	Miscanthus sinensis	Maiden Grass	#2
18	Hosta sieboldiana 'Northern Exposure'	'Northern Exposure' Hosta	#1
18	Rudbeckia fulgida	Goldsturm Rudbeckia	#1
12	Sedum 'Autumn Joy'	Autumn Joy Sedum	#1

Notes:

1. Planting beds to be dressed with Black Bark Mulch.
2. Site to be watered with a fully automated underground irrigation system.
3. All structures to have positive drainage.
4. All materials and landscape methods to conform to the Canadian Landscape Standard.
5. All plant material to be locally sourced.

Landscape Standards (7.2)	Zone	Proposed
Min. Tree Amount	4	4
Min. Deciduous Tree Caliper	Large - 5cm	Large - 5cm
Min. Ratio Between Tree Sizes	Max 25%	-
Min. Growing Medium Area	75%	75%
Min. Growing Media volumes per tree	15m ³	15m ³
Retention of existing trees on site?	no	
Landscape graded areas	No significant slope	
Fence Height	N/A	
Riparian management area?	No	
Surface parking lot?	No	
Refuse and recycle bins screened?	Yes	

