

615 Francis Ave - Rationale

The owners of the property located at 615 Francis Ave in Kelowna wish to redevelop the property and build 4 separate units.

The application complies with the development regulations for a MF1 Zone and follows the guidelines for future developments as outlined in the City's OCP 2040. The surrounding properties are currently zoned RU4. Being in the middle of the block, 615 Francis Ave supports the transition from a transit supportive corridor with a ground oriented residential 2 story development respecting the adjacent lower density residential properties.

Context:

The massing and form were carefully considered to blend in with the existing neighborhood and in anticipation of similar development on the block using some timeless architectural features and creating clean façade lines using traditional stucco in combination with siding accents.

Bulk:

With a peaked front façade, the design fits well into the neighborhood and hides the private roof top patios from Francis Ave. Although the height is at its maximum, it will not stand out in comparison with some existing buildings on the block.

Relationship to Street:

The 2 units facing Francis Ave offer an identifiable and prominent front door and a clear sense of arrival for residents and pedestrians. The rear units are accessible via lit walkways along the side yards.

Lifestyle:

The design of the 4 proposed units is based on establishing a strong sense of active urban life, supported by a solid sense of privacy and security, providing fenced in outdoor areas. The main living areas are located on the second floor to keep the connection to the private roof top patios close and to also offer access to covered patios on the same level to support indoor / outdoor living. The intent is to convey the individuality of four separate homes in a shared setting supported by individual privacy. The layouts of the units are designed to suit a variety of potential owners or renters, i.e. younger families / professional individuals or couples / retirees and "downsizers".

Parking:

Parking is provided via 4 individual garages, of which 2 provide direct interior access to the rear units.



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 KELOWNA, B.C. V1Y - 5Y7
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 web: www.fwd-inc.com

PROJECT :
615 FRANCIS AVENUE DEVELOPMENT

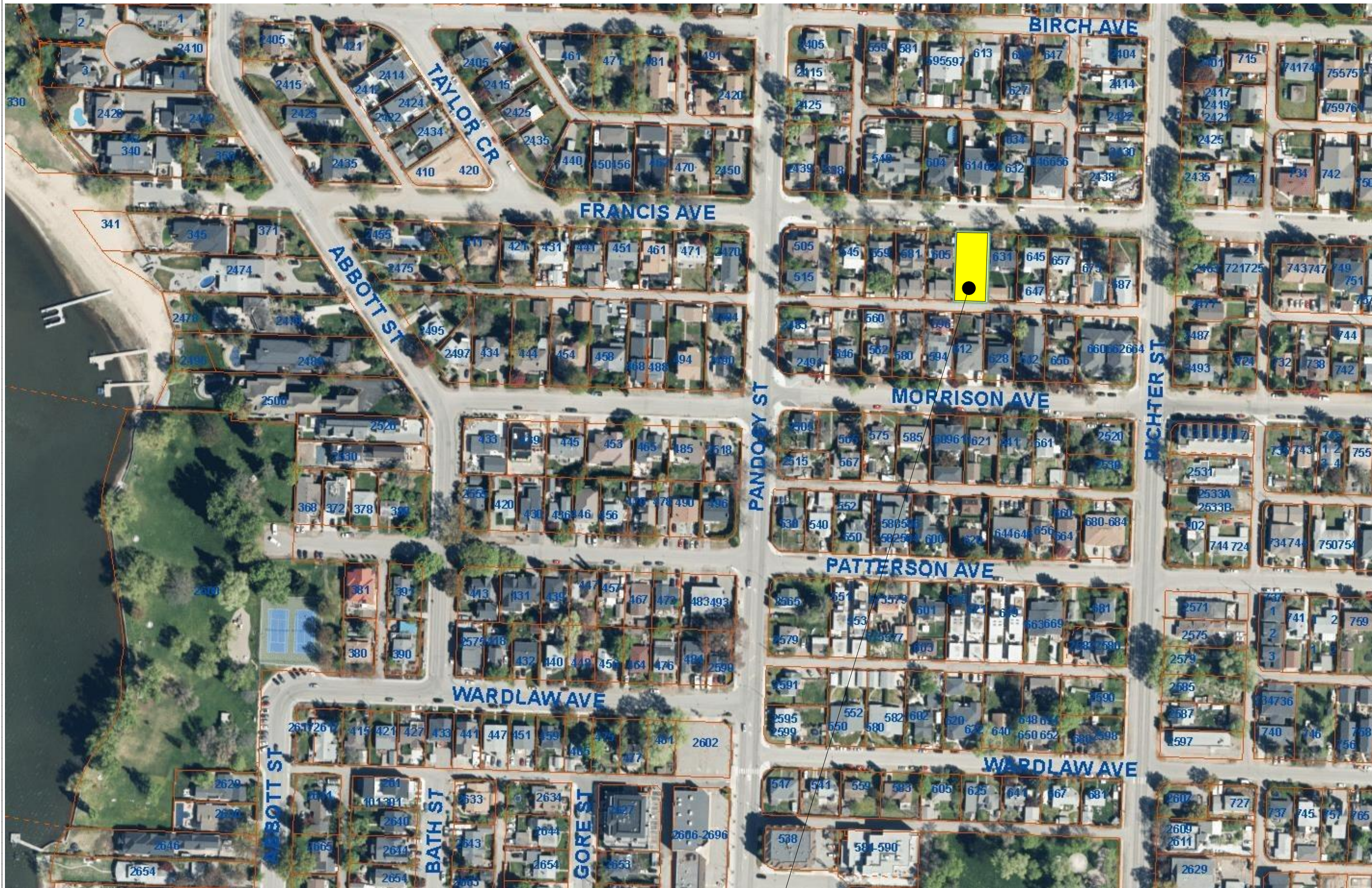
TITLE :
Cover Sheet

CUSTOMER :
 615 FRANCIS AVENUE,
 KELOWNA, BC
 LOT 15, DISTRICT LOT 14,
 O.D.Y.D., PLAN 1141

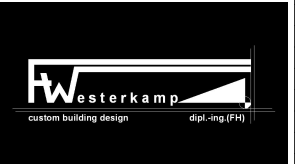
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SCALE : AS NOTED
 DATE : 12/14/2023

SHEET :
DP-001



SUBJECT PROPERTY



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PROJECT:		615 FRANCIS AVENUE DEVELOPMENT	
TITLE:		Property Location	
CUSTOMER:	CIVIC:	LEGAL:	
	615 FRANCIS AVENUE, KELOWNA, BC	LOT 15, DISTRICT LOT 14, O.D.Y.D., PLAN 1141	
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DP-002			



Site Plan - Urban Context

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



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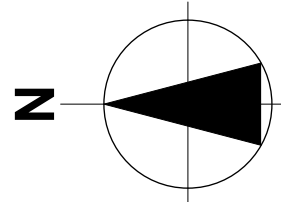
PROJECT: **615 FRANCIS AVENUE DEVELOPMENT**
 TITLE: **Site Plan - Urban Context**

CUSTOMER:
 CIVIC: **615 FRANCIS AVENUE, KELOWNA, BC**
 LEGAL: **LOT 15, DISTRICT LOT 14, O.D.Y.D., PLAN 1141**

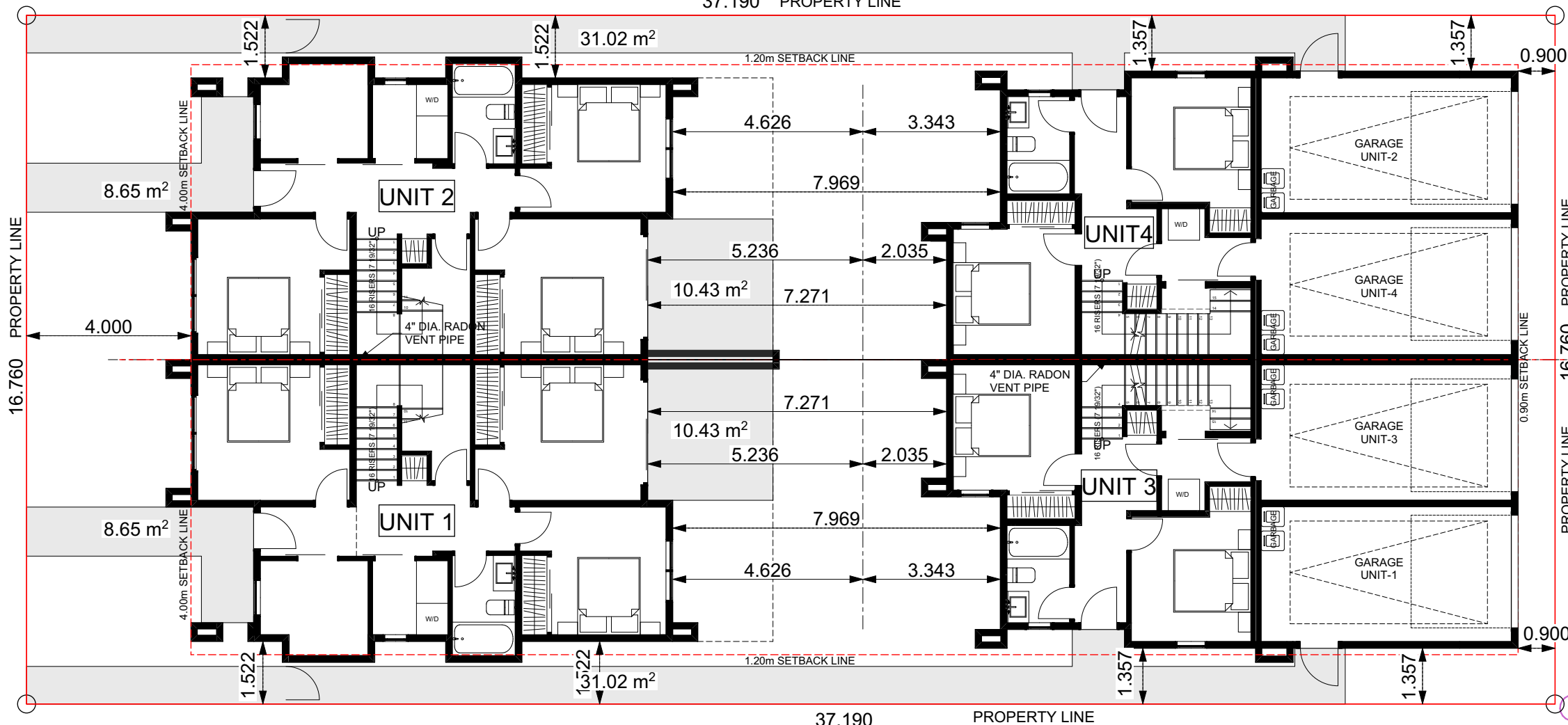
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SHEET:
DP-003



FRANCIS AVENUE



POWER POLE

Site Plan

SCALE: 3/32" = 1'-0"

615 FRANCIS AVENUE

LEGAL DESCRIPTION: LOT 15, DISTRICT LOT 14, O.D.Y.D. PLAN 1141

ZONING: MF2 **PROPOSED ZONING:** MF1 - INFILL HOUSING

SITE DETAILS:

LOT AREA: 623.30 m² 277.5m² MIN.
 LOT WIDTH: 16.76 m 7.5m MIN.
 LOT DEPTH: 37.19 m 30.0m MIN.

FOOTPRINT AREA OF BUILDING: 342.78 m²
 AREA OF IMPERMEABLE SURFACES: 123.76 m²

TOTAL NET FLOOR AREA: 483.62 m²

FLOOR AREA RATIO: 0.78 0.80 MAX.

SITE COVERAGE (%):

SITE COVERAGE, BUILDINGS ONLY: 54.99 % 55% MAX.
 SITE COVERAGE OF BUILDINGS, & IMPERMEABLE SURFACES: 74.85 % 75% MAX.

UNITS 1 & 2 DETAILS:

UNIT 1 NET FLOOR AREA: 133.46 m²
 UNIT 2 NET FLOOR AREA: 133.46 m²
 HEIGHT OF BUILDING: 7.950 m 8m MAX. OR 2 STOREYS

UNITS 3 & 4 DETAILS:

UNIT 3 NET FLOOR AREA: 108.35 m²
 UNIT 4 NET AREA: 108.35 m²
 HEIGHT OF BUILDING: 7.990 m 8m MAX. OR 2 STOREYS

SETBACKS (IN METRES):

FRONT (NORTH): 4.000 m 4.0m MIN.
 SIDE (WEST): 1.522 m 1.2m MIN.
 SIDE (EAST): 1.522 m 1.2m MIN.
 REAR (SOUTH): 0.900 m 0.9m MIN.

PRIVATE OPEN SPACE PER DWELLING: N/A

MISC. DATA:

NUMBER & SIZE OF PARKING STALLS: 4 - 2.5 x 4.8 m

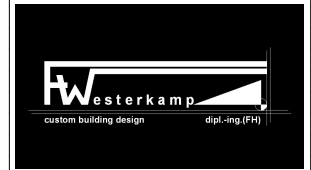


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PROJECT:	615 FRANCIS AVENUE DEVELOPMENT
TITLE:	Site Plan
CUSTOMER:	615 FRANCIS AVENUE, KELOWNA, BC
LEGAL:	LOT 15, DISTRICT LOT 14, O.D.Y.D., PLAN 1141

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Streetscape
 SCALE: 1:150

PROJECT :
615 FRANCIS AVENUE DEVELOPMENT
 TITLE :
Streetscape

CUSTOMER :
 615 FRANCIS AVENUE,
 KELOWNA, BC
 LEGAL :
 LOT 15, DISTRICT LOT 14,
 O.D.Y.D., PLAN 1141

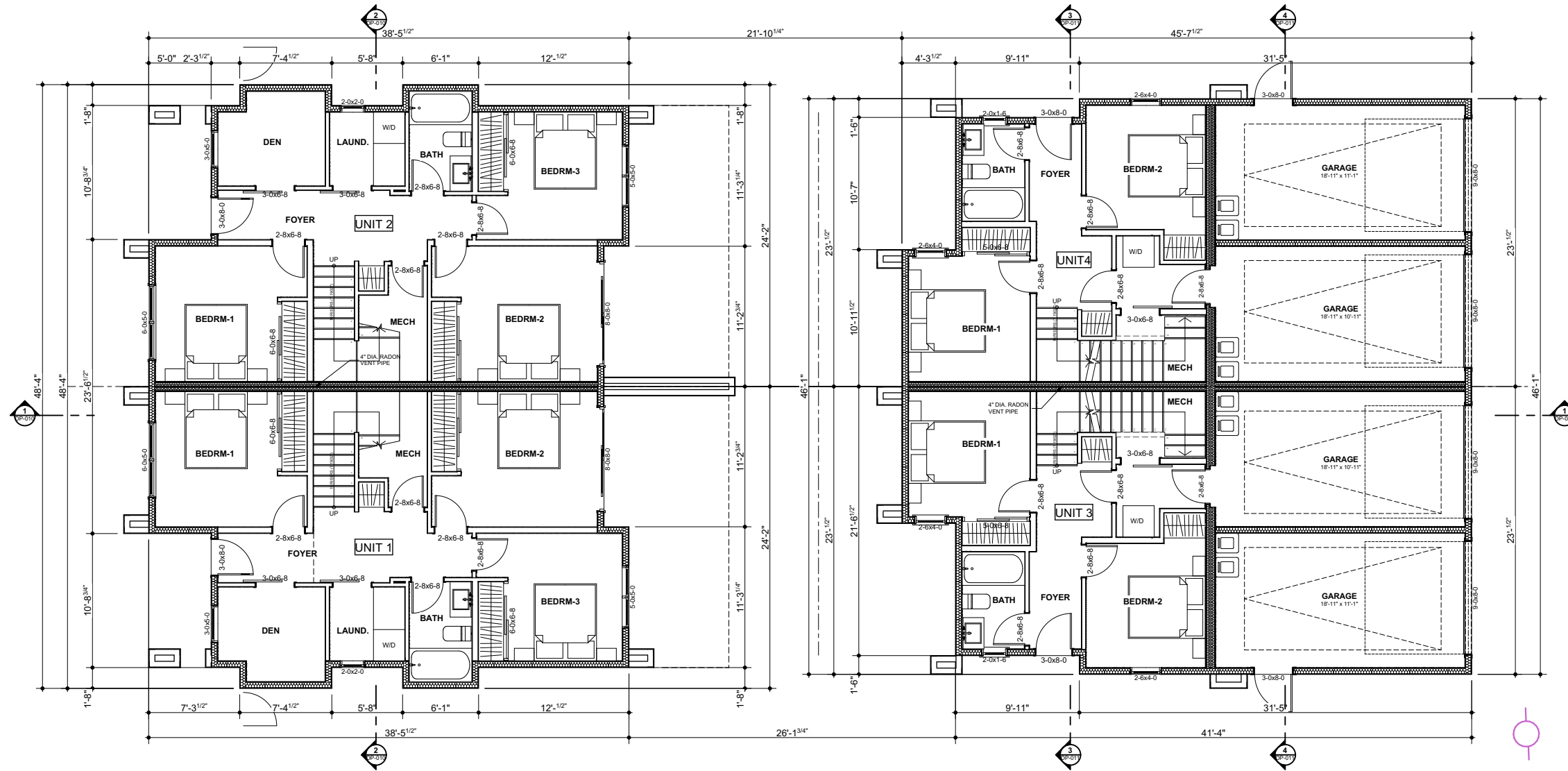
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UNIT 1
 NET MAIN FLOOR AREA: 727.1 SQ.FT.

UNIT 2
 NET MAIN FLOOR AREA: 727.1 SQ.FT.

UNIT 3
 NET MAIN FLOOR AREA: 457.8 SQ.FT.

UNIT 4
 NET MAIN FLOOR AREA: 457.8 SQ.FT.

Main Floor Plan

SCALE: 3/32" = 1'-0"

PROJECT : **615 FRANCIS AVENUE DEVELOPMENT**

TITLE : **Main Floor Plan**

CUSTOMER : **615 FRANCIS AVENUE, KELOWNA, BC**

CIVIC : **LOT 15, DISTRICT LOT 14, O.D.Y.D., PLAN 1141**

LEGAL :

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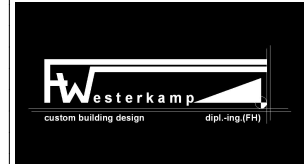
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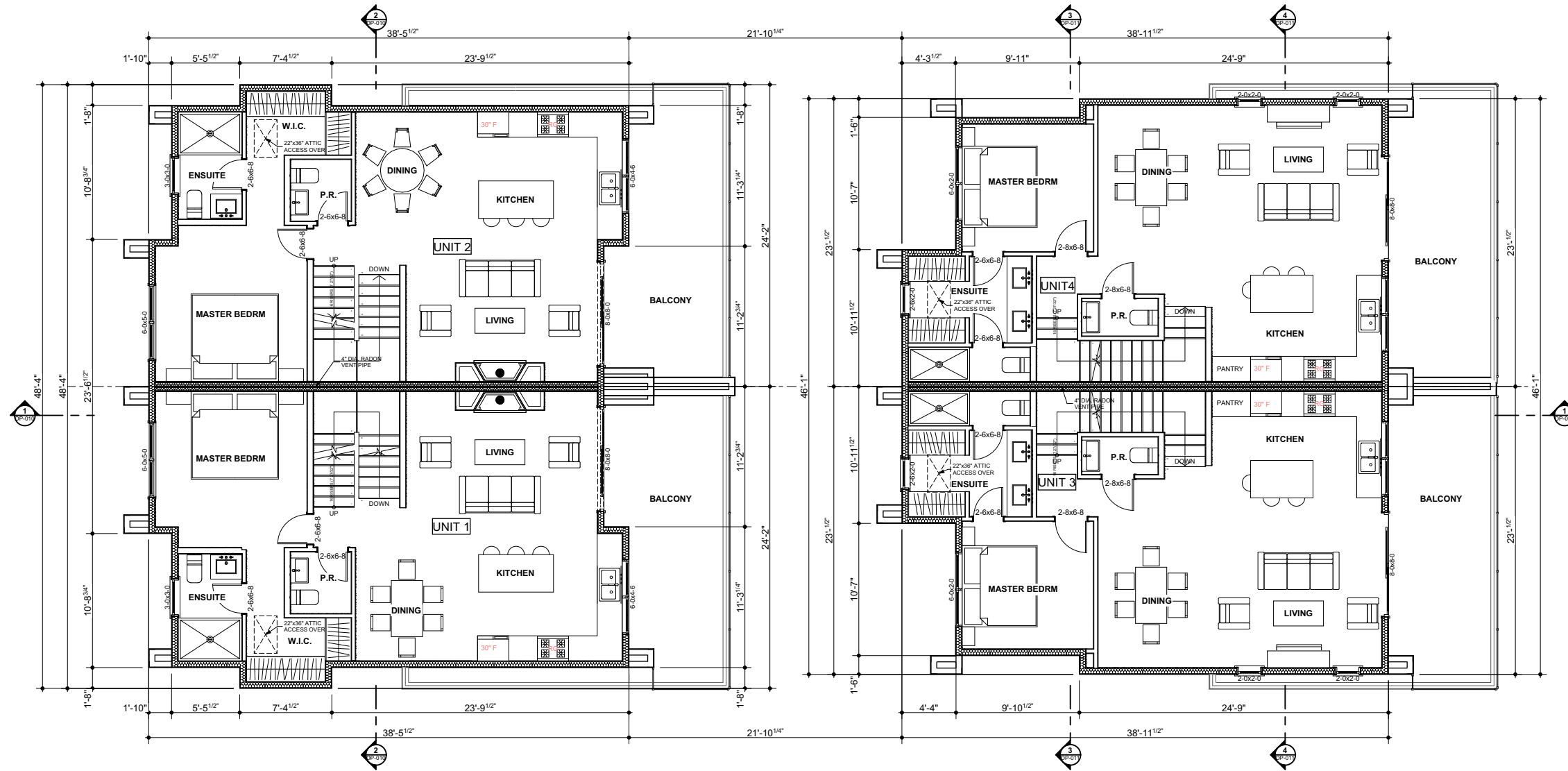
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UNIT 1
 NET 2ND FLOOR AREA: 709.6 SQ.FT.

UNIT 2
 NET 2ND FLOOR AREA: 709.6 SQ.FT.

UNIT 3
 NET 2ND FLOOR AREA: 708.5 SQ.FT.

UNIT 4
 NET 2ND FLOOR AREA: 708.5 SQ.FT.

2nd Floor Plan

SCALE: 3/32" = 1'-0"

PROJECT: **615 FRANCIS AVENUE DEVELOPMENT**
 TITLE: **2nd Floor Plan**

CUSTOMER: **615 FRANCIS AVENUE, KELOWNA, BC**
 LEGAL: **LOT 15, DISTRICT LOT 14, O.D.Y.D., PLAN 1141**

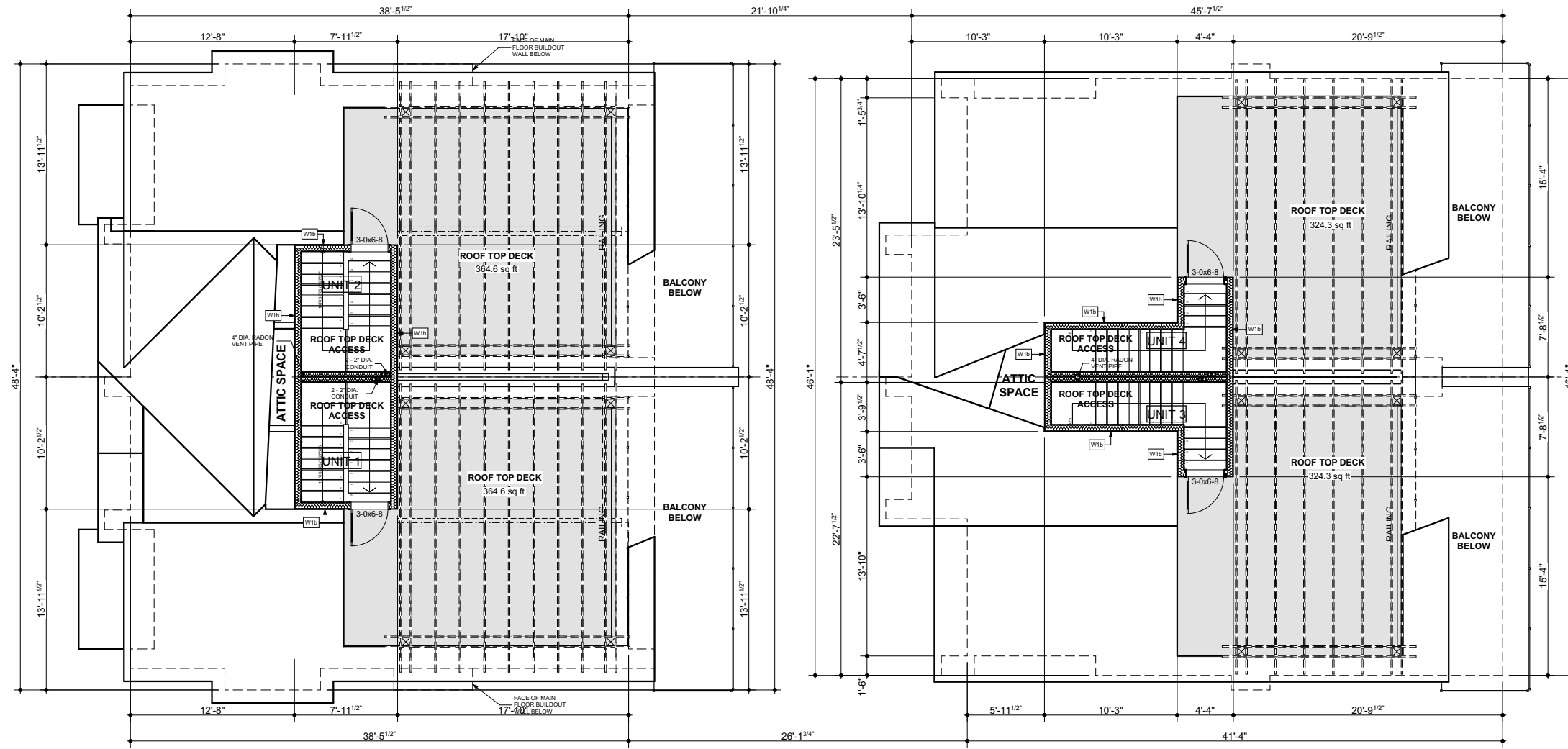
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ROOF TOP DECK PLAN

SCALE: 3/32" = 1'-0"

PROJECT :
615 FRANCIS AVENUE DEVELOPMENT
 TITLE :
Roof Top Deck Plan

CUSTOMER :
 CIVIC :
**615 FRANCIS AVENUE,
 KELOWNA, BC**
 LEGAL :
**LOT 15, DISTRICT LOT 14,
 O.D.Y.D., PLAN 1141**

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 DATE : 12/14/2023

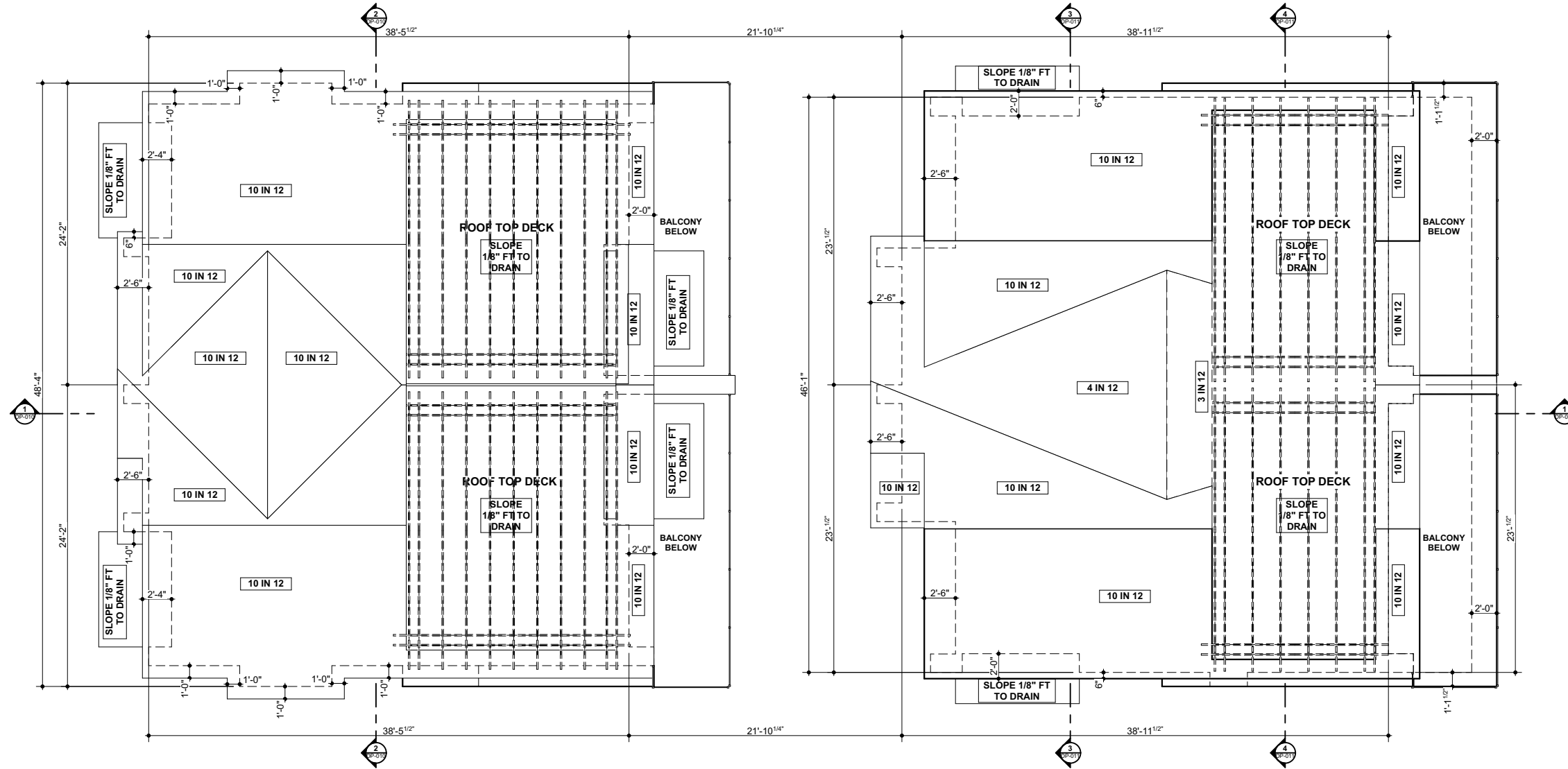
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Roof Plan

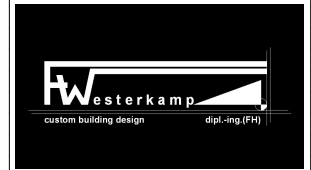
SCALE: 3/32" = 1'-0"

PROJECT: **615 FRANCIS AVENUE DEVELOPMENT**
 TITLE: **Roof Plan**

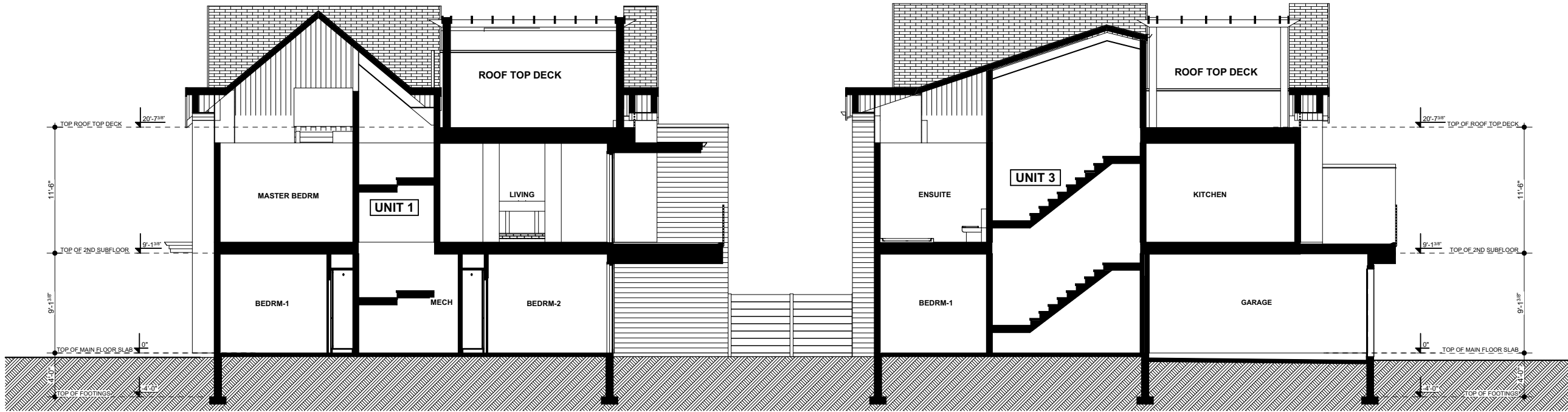
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 CIVIC: **615 FRANCIS AVENUE, KELOWNA, BC**
 LEGAL: **LOT 15, DISTRICT LOT 14, O.D.Y.D., PLAN 1141**

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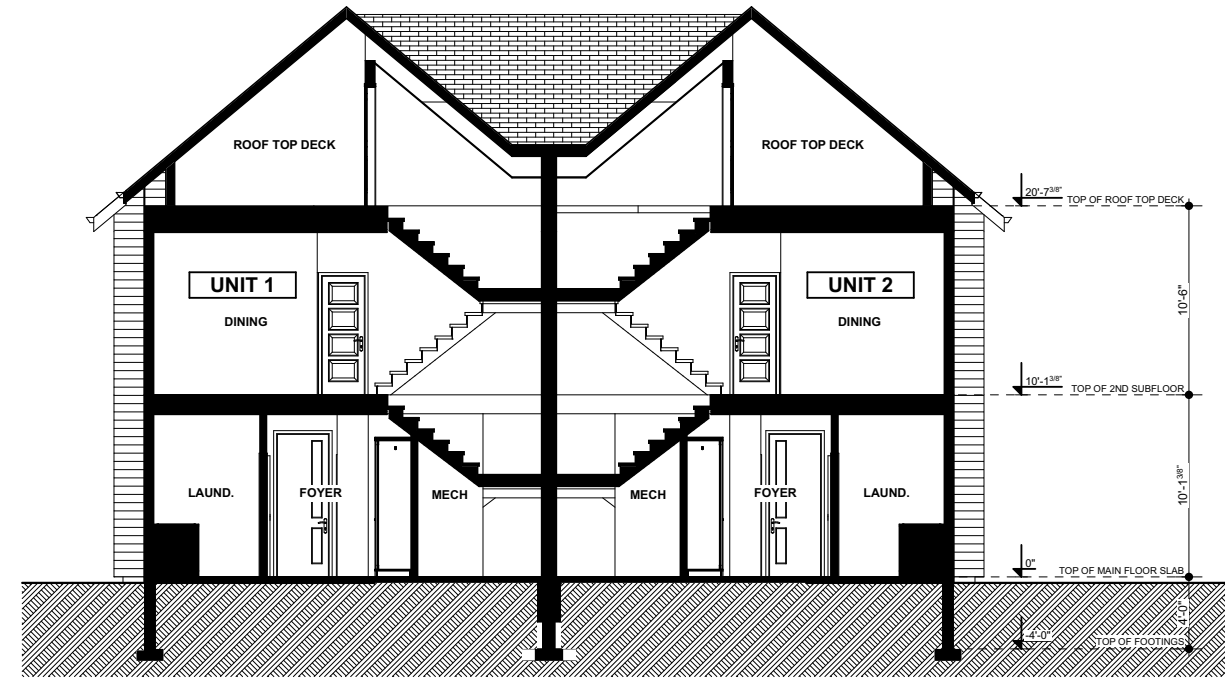
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1 Preliminary Section
 SCALE: 3/32" = 1'-0"



2 Preliminary Section
 SCALE: 3/32" = 1'-0"

PROJECT: 615 FRANCIS AVENUE DEVELOPMENT
 TITLE: Sections

CUSTOMER: 615 FRANCIS AVENUE, KELOWNA, BC
 LEGAL: LOT 15, DISTRICT LOT 14, O.D.Y.D., PLAN 1141

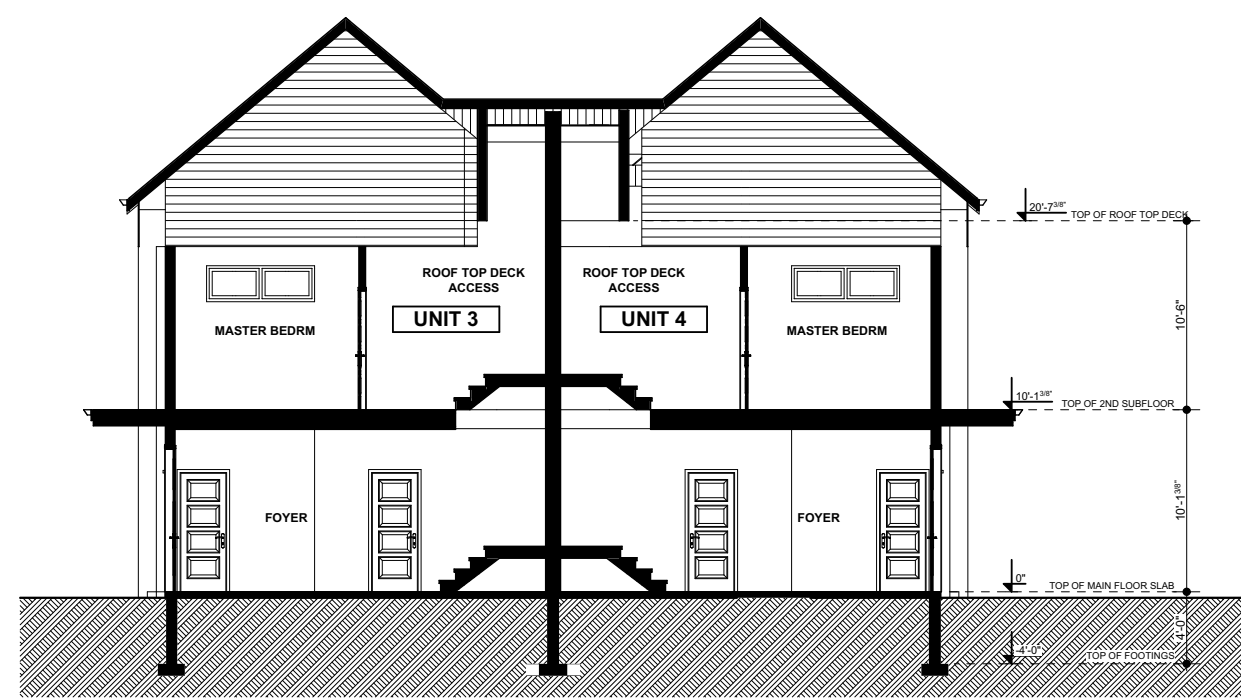
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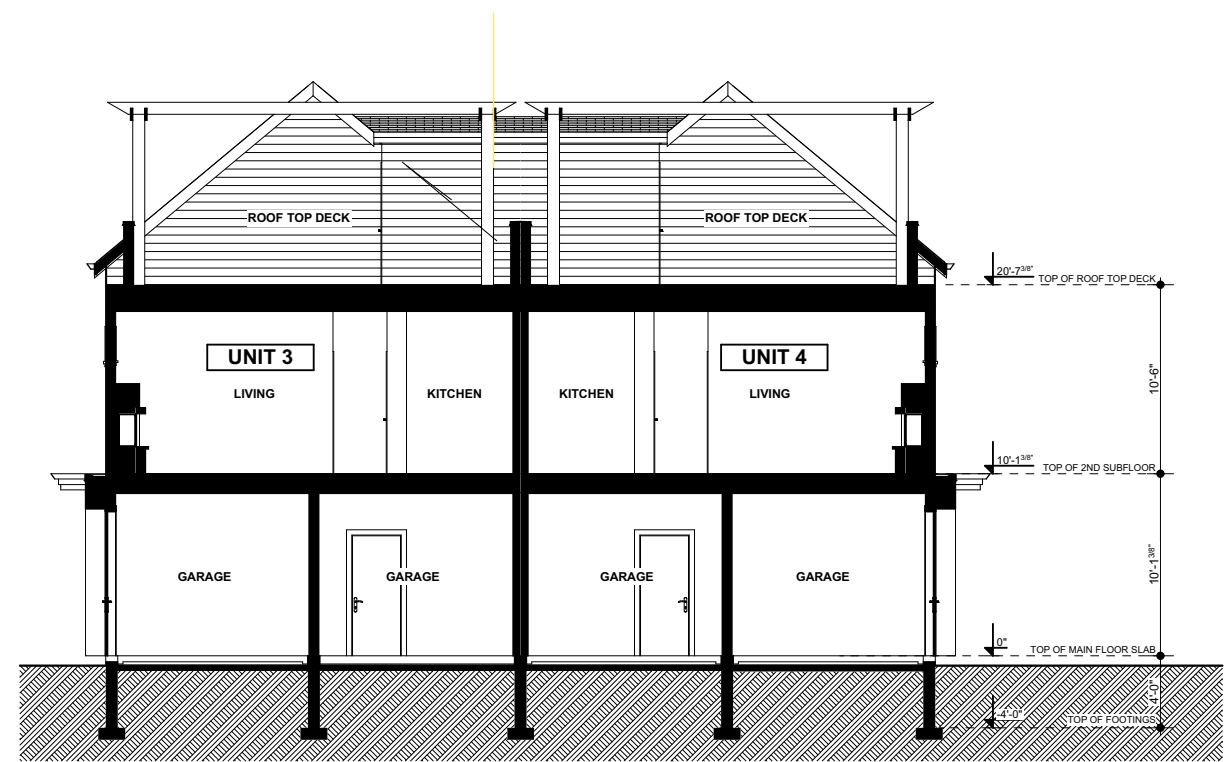
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3 Preliminary Section
 SCALE: 3/32" = 1'-0"



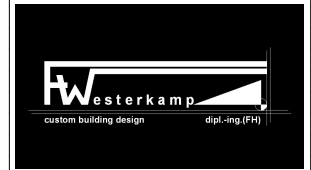
4 Preliminary Section
 SCALE: 3/32" = 1'-0"

PROJECT: **615 FRANCIS AVENUE DEVELOPMENT**
 TITLE: **Sections**

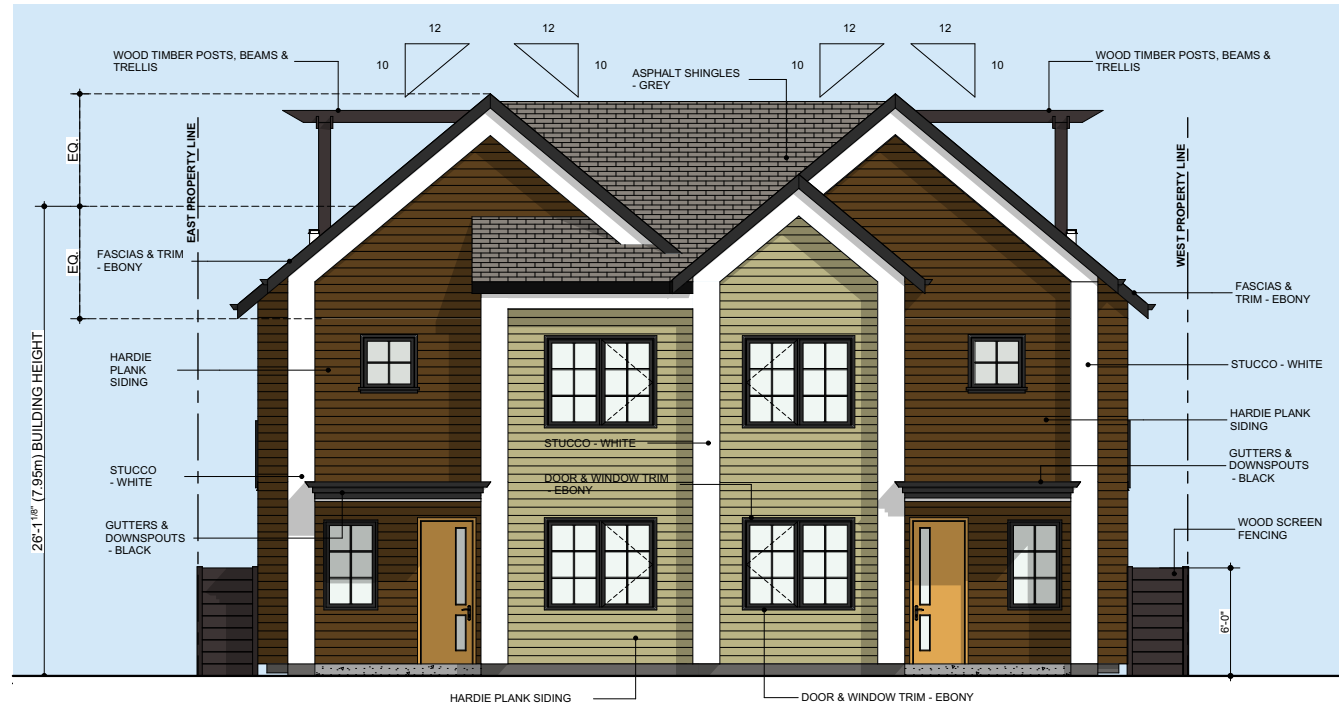
CUSTOMER: **615 FRANCIS AVENUE, KELOWNA, BC**
 LEGAL: **LOT 15, DISTRICT LOT 14, O.D.Y.D., PLAN 1141**

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Front (North) Elevation - Units 1 & 2

SCALE: 3/32" = 1'-0"



Rear (South) Elevation - Units 1 & 2

SCALE: 3/32" = 1'-0"



Front (North) Elevation - Units 3 & 4

SCALE: 3/32" = 1'-0"



Rear (South) Elevation - Units 3 & 4

SCALE: 3/32" = 1'-0"

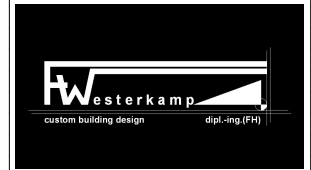
PROJECT: 615 FRANCIS AVENUE DEVELOPMENT

TITLE: Elevations

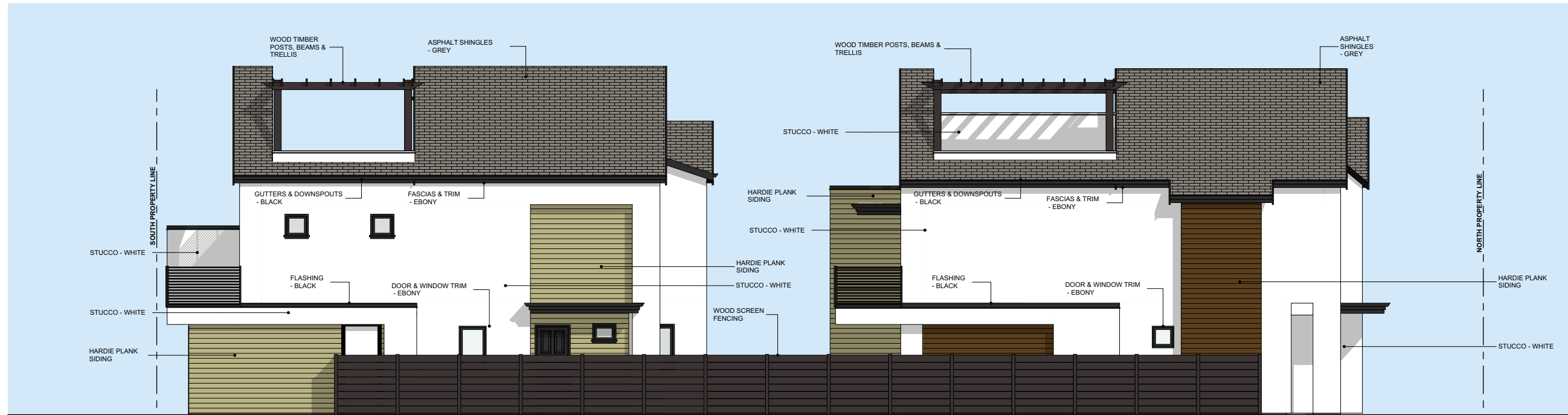
CUSTOMER: 615 FRANCIS AVENUE, KELOWNA, BC
 LEGAL: LOT 15, DISTRICT LOT 14, O.D.Y.D., PLAN 1141

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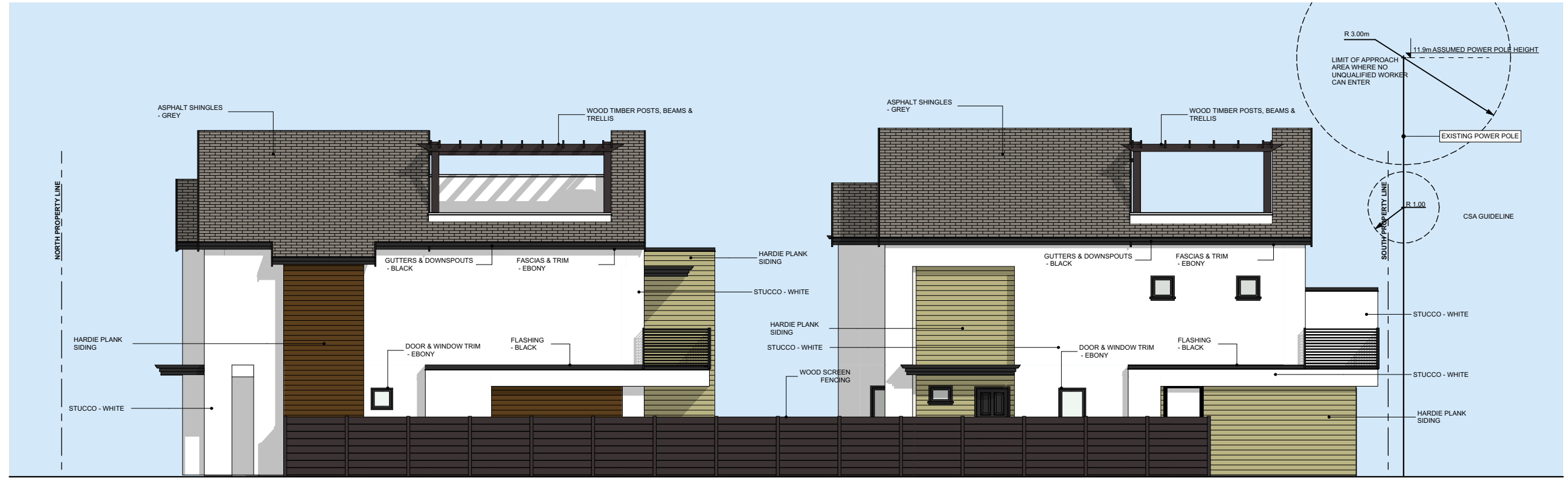


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Left (East) Elevation

SCALE: 3/32" = 1'-0"



Right (West) Elevation

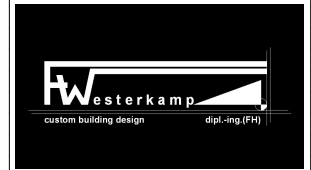
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PROJECT: **615 FRANCIS AVENUE DEVELOPMENT**
 TITLE: **Elevations**

CUSTOMER: **615 FRANCIS AVENUE, KELOWNA, BC**
 CIVIC: **615 FRANCIS AVENUE, KELOWNA, BC**
 LEGAL: **LOT 15, DISTRICT LOT 14, O.D.Y.D., PLAN 1141**

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Stucco - White



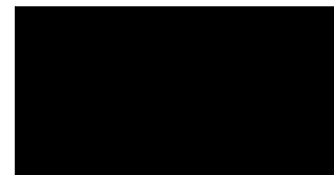
Hardie Plank
 Lap Siding
 "Timber Bark"



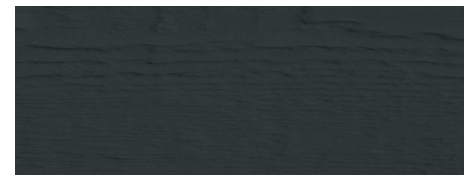
Hardie Plank
 Lap Siding
 "Navajo Beige"



Asphalt Shingles
 - Dual Grey



Exterior Door &
 Window Trim,
 Frames & Sills
 - Ebony



Smart Trim Fascia
 Boards - Ebony



Alum. Soffits
 - Black



Gutters,
 Downspouts
 & Flashings
 - Black



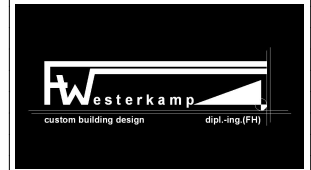
T&G Wood
 Soffits - Dark

PROJECT : 615 FRANCIS AVENUE DEVELOPMENT
 TITLE : Materials

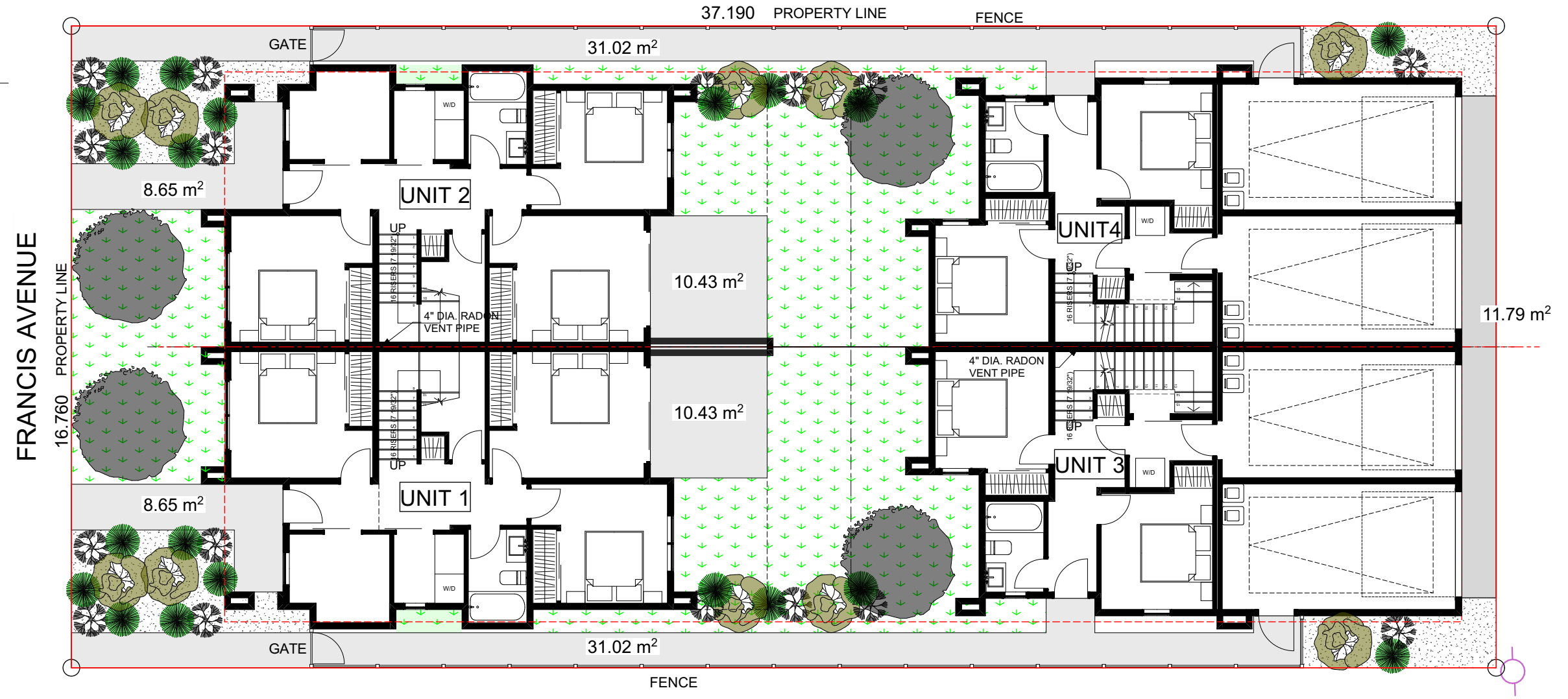
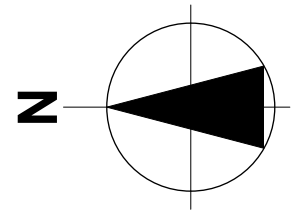
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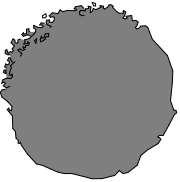
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-  CONCRETE WALK WAY
-  GRASS
-  SHRUBS AND BUSHES
-  NEW TREES

Landscape Plan

SCALE: 3/32" = 1'-0"

PROJECT: **615 FRANCIS AVENUE DEVELOPMENT**

TITLE: **Landscape Plan**

CUSTOMER: **615 FRANCIS AVENUE, KELOWNA, BC**

CIVIC: **LOT 15, DISTRICT LOT 14, O.D.Y.D., PLAN 1141**

LEGAL: **LOT 15, DISTRICT LOT 14, O.D.Y.D., PLAN 1141**

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