



To: Planning Department
CC: Stirling Fraser

City of Kelowna
stirling@boldvision.ca

February 2, 2024

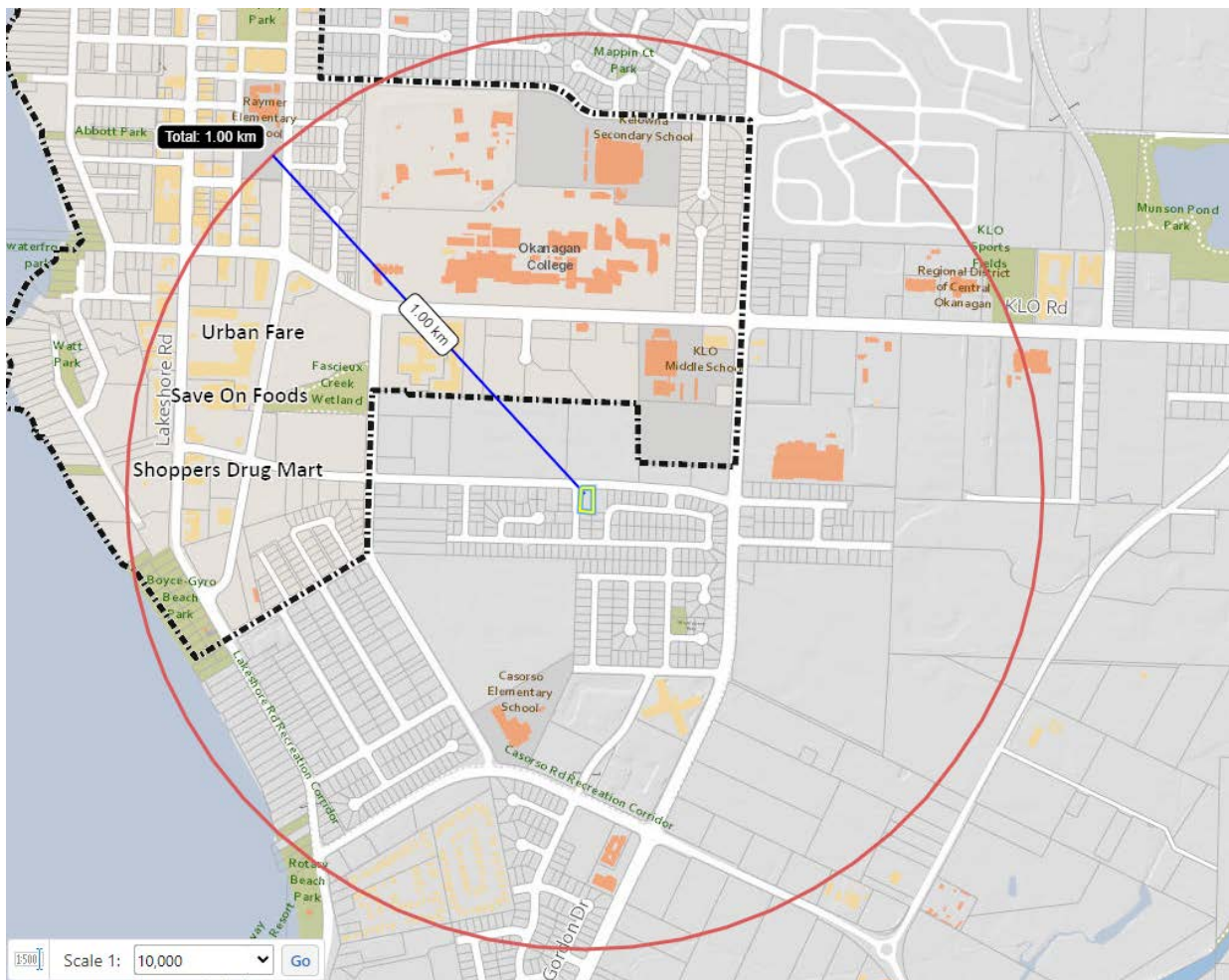
Re: Design Rationale for the Proposed Rezoning & Development Permit for 1007 Lanfranco Rd, Kelowna, BC (The Site)

Dear City of Kelowna Planning Department,

Please accept the following design rationale memo and supporting documentation as it pertains to the proposed Rezoning and Development Permit application for the re-development of 1007 Lanfranco Road (The Site).

Site Description & Current Conditions

The Site is located in the Lower Mission, within the Core Area of the City of Kelowna (City). Under its current configuration, The Site is comprised of a three (3) bedroom, two (2) bathroom single family house on a large 0.37 acres corner lot. Benefiting from its close proximity to the South Pandosy Urban Centre, The Site is located in an amenity-rich area, walking-distance proximity of two (2) elementary schools, KLO Middle School, Kelowna Secondary School, Okanagan College, Boyce Gyro Beach Park, Rotary Beach Park, two (2) grocery stores, Pharmacy, various medical services and much more; all within a one (1) kilometre radius off The Site. See below:





Project Rationale

The Applicant or Proponent proposes to rezone the existing property that has one single family dwelling currently zoned, RU1 – Large Lot Housing to MF2 – Townhouse Housing zoning to facilitate the development of eight (8) new family-oriented townhouse units.

The proposed MF2 zone allows for ground-oriented townhouses that are strategically incorporated into the area, providing an increase in density from the existing single family in the neighbourhood. Though the MF2 zoning would allow a possible 10+-unit stacked townhome configuration, our Team has opted for what we consider to be a better and more neighbourhood-conscious eight (8) conventional townhome configuration.

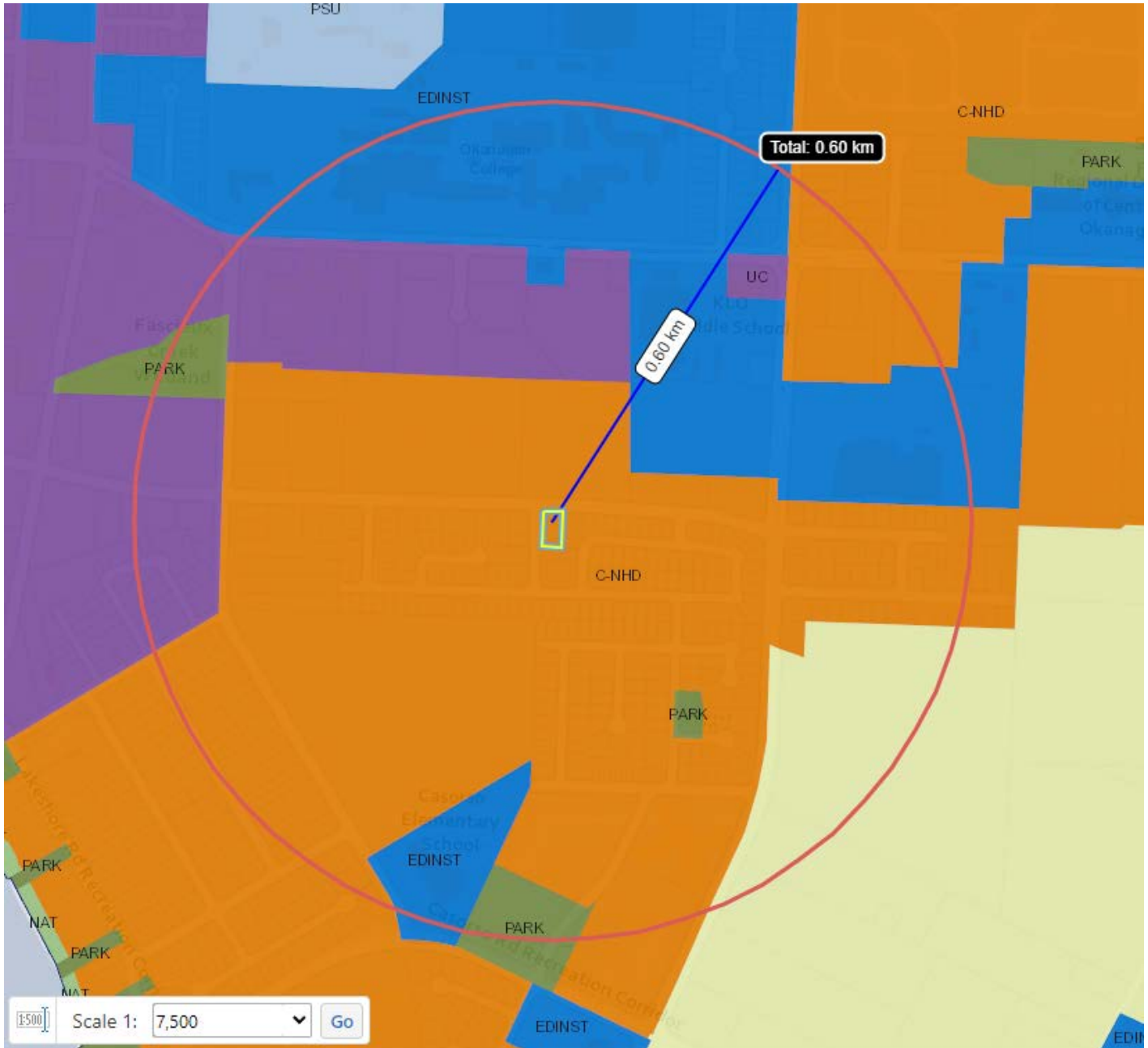
The development focuses on providing multi-generational, including seniors and family-oriented units, with optional elevators that would provide access throughout the different 3 floors and up to the proposed roof-top patios. The entrance to the parking area will be provided via an internal lane which will be accessed from Barberrry Street. The units will have ground-oriented access from Barberrry Street and Lanfranco Road. The development consists of one (1) 4-plex townhouse building with four (4) 4-bedroom units, one (1) duplex building with two (2) 4-bedroom units, and one (1) duplex building with one (1) 4-bedroom unit and one (1) 3-bedroom unit. The proposed townhouses will be 3-storeys (10.3 m) tall and will conform to all requirements of the MF2 zone; no variances are required.

Seven (7) of the eight (8) proposed units would be provided with two (2) side-by-side parking stalls in a shared parking area at grade level. One (1) of the proposed units would have a single car garage. One Accessible parking stall would be provided at the south end of the Site, adjacent to the 4-plex building. The main entrance to each unit will be located from grade, providing mechanical room and entry closets on the main floor. Units 1, 2, and 3 would have a proposed fourth bedroom at grade level. The second floor contains the kitchen, dining, living, and a three-piece bathroom. The third floor contains one (1) primary bedroom with full three-piece ensuite and walk-in-closet, two (2) bedrooms with a common four-piece bathroom, and a laundry closet. The rooftop area contains large private outdoor deck spaces for each unit, accessible by elevator or stairs. With the exception of Unit 4, all other units have been designed with a 5 ft x 5 ft rough-in to facilitate an optional elevator install.

The proposed building form and style serves to provide a gradual transition in housing look and function by considering the existing form and character of the neighbourhood whilst maintaining consistency with the new developments in the area. We believe this approach aligns with bringing new life to the neighbourhood with its modern, yet warm and inviting design. Simplified massing is utilized to ensure both energy efficiency in the exterior wall layout, as well as cost effective construction. The design takes advantage of the simplistic form by accenting elements such as unit entrances to create visual intrigue. Natural elements such as brick and wood-appearance privacy slats are used to enhance the character of the development making the façade more inviting from a pedestrian perspective on both Lanfranco and Barberrry roads.

2040 Official Community Plan

The Site's future land use designation as per the 2040 Official Community Plan (OCP) is identified as Core Area Neighbourhood (C-NHD). Other nearby land use designations include Park, Educational/Institutional (EDINST), and Urban Centre (UC). See below:



The proposed re-development of the Site clearly aligns with the goals of the OCP by providing higher density of ground-oriented units, as a family-friendly neighbourhood development with 3-bedroom and 4-bedroom units, within the Core Area. This project attempts to provide housing in the 'missing middle' by providing a much-needed housing between single family homes and condominiums. The location provides immediate access to biking facilities, parks, and recreational facilities such as KLO school, H2O Centre and MNP Place.



Conclusion

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

- i. Provide an increase in density to a neighbourhood where this density is desired and afforded by City zoning and OCP.
- ii. Provide 3-bedroom and 4 bedroom units to accommodate the need for family-oriented housing.
- iii. Provide a building typology that fits into the context, provides ground-oriented units, and allows for an energy-efficient built-form.
- iv. All of the necessary infrastructure is readily available to support the success of the proposed development.
- v. The proposed development meets all City of Kelowna Bylaw requirements.

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 Permit application.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely;

A handwritten signature in black ink, appearing to read "Stirling Fraser".

Stirling Fraser

1445833 BC Ltd. DBA **Elevar Properties**

1007 LANFRANCO RD 8-UNIT TOWNHOUSE PROJECT KELOWNA, BC RESIDENTIAL DEVELOPMENT

PROJECT INFO:

CIVIC ADDRESS: 1007 LANFRANCO RD, KELOWNA, BC
 LEGAL DESCRIPTION: PLAN KAP20294, LOT C
 PROPERTY TYPE: P - TYPICAL PROPERTY
 CURRENT ZONING: RU1
 PROPOSED ZONING: MF2

PROPOSED: 8-UNITS (8 DWELLING UNITS)

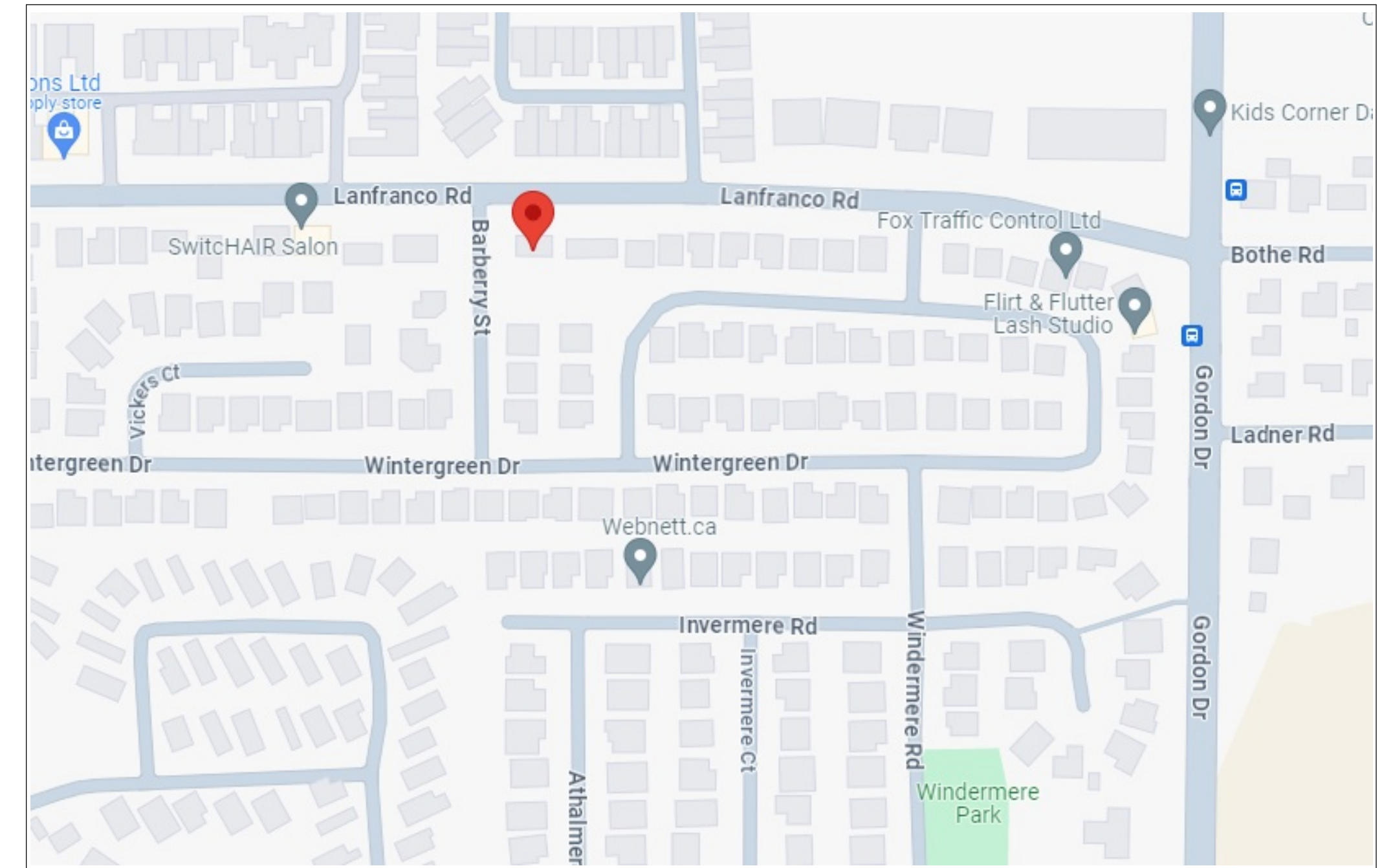
LOT AREA: 1,439 SQ.M / 15,493 SQ.FT.

CONTACT:

DESIGN: Saba Wolfe
 INARTIFEX DESIGN LTD.
 778.403.1055
 saba@inartifex.com

LANDSCAPE DESIGNER: Shelley Lynn Design
 250.681.1826
 shelleylynnndesign@gmail.com

SURVEYOR: AllTerra Land Surveying
 250.762.0122



VICINITY MAP

DATA SUMMARY:

	PERMITTED	PROPOSED
MIN. SITE AREA:	900 SQ.M.	1,439.35 SQ.M.
MAX. SITE COVERAGE OF ALL BUILDINGS:	55%	38.75% (557.79m2/1,439.35m2)
MAX. SITE COVERAGE OF ALL BUILDINGS & IMPERMEABLE SURFACES:	80%	69.43% (999.36/1,439.35m2)
MIN. FRONT YARD:	2.0m	2.0m
SIDE YARD EAST:	3.0m	3.0m
SIDE YARD WEST:	2.0m	2.0m
MIN. REAR YARD:	4.5m	4.5m
BUILDING HEIGHT:	11.0m OR 3 STOREYS	10.13m (3 STOREYS)
DENSITY:	1.0 FAR	0.791 FAR
PROPOSED UNITS:	8 UNITS	
OFF-STREET PARKING:	15 STALLS IN GARAGES, 1 ACCESSIBLE VISITOR STALL	

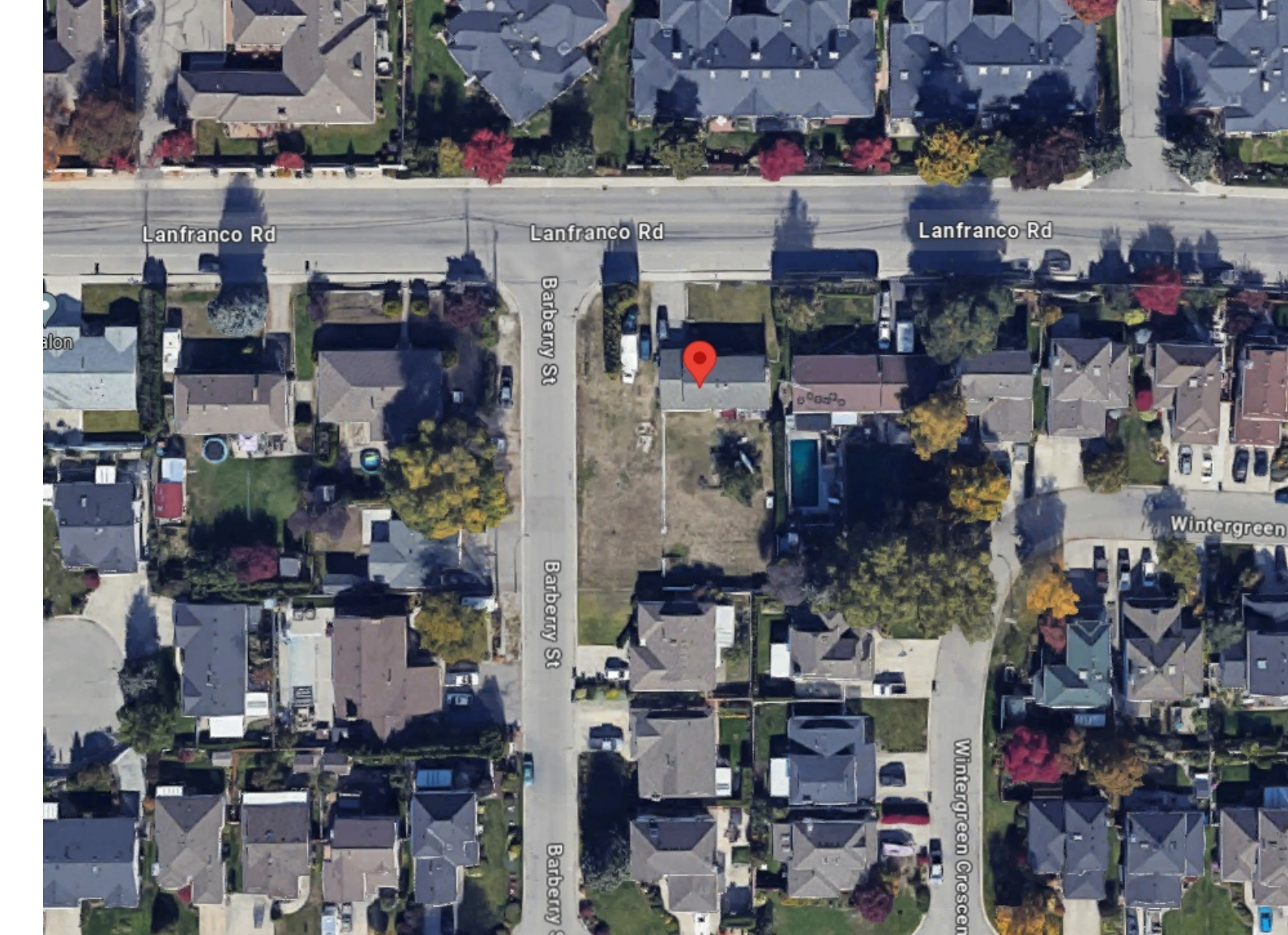
FLOOR AREA:	GROSS AREA (INCLUDES GARAGES, MECH SPACES & STAIRS)	NET AREA (EXCLUDES GARAGES, MECH SPACES & STAIRS)
UNIT 1	2,356 SQ.FT. (218.88 SQ.M)	1,572 SQ.FT. (146.04 SQ.M)
UNIT 2	2,356 SQ.FT. (218.88 SQ.M)	1,572 SQ.FT. (146.04 SQ.M)
UNIT 3	2,356 SQ.FT. (218.88 SQ.M)	1,572 SQ.FT. (146.04 SQ.M)
UNIT 4	1,869 SQ.FT. (173.64 SQ.M)	1,279 SQ.FT. (118.82 SQ.M)
UNIT 5	2,381 SQ.FT. (221.20 SQ.M)	1,551 SQ.FT. (144.09 SQ.M)
UNIT 6	2,356 SQ.FT. (218.88 SQ.M)	1,572 SQ.FT. (146.04 SQ.M)
UNIT 7	2,356 SQ.FT. (218.88 SQ.M)	1,572 SQ.FT. (146.04 SQ.M)
UNIT 8	2,356 SQ.FT. (218.88 SQ.M)	1,572 SQ.FT. (146.04 SQ.M)

LIST OF DRAWINGS:

- A1 COVER PAGE
- A2 PERSPECTIVES
- A3 SITE PLAN
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- A19 SITE SECTIONS
- A20 STREETScape
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- A23 RENDERINGS



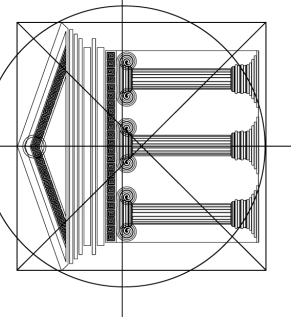
STREETVIEW NORTH (LANFRANCO RD)



OVERVIEW



STREETVIEW WEST (BARBERRY ST)



Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD KELOWNA, BC

LOT C PLAN KAP20294

Sheet Title:

COVERAGE PAGE

DATE: 2024-01-26

REV 1: 2024-04-04
 REV 2: 2024-05-17
 REV 3: 2024-05-24
 REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

SHEET NO.:

A1

LANFRANCO ROAD

Edge of Asphalt

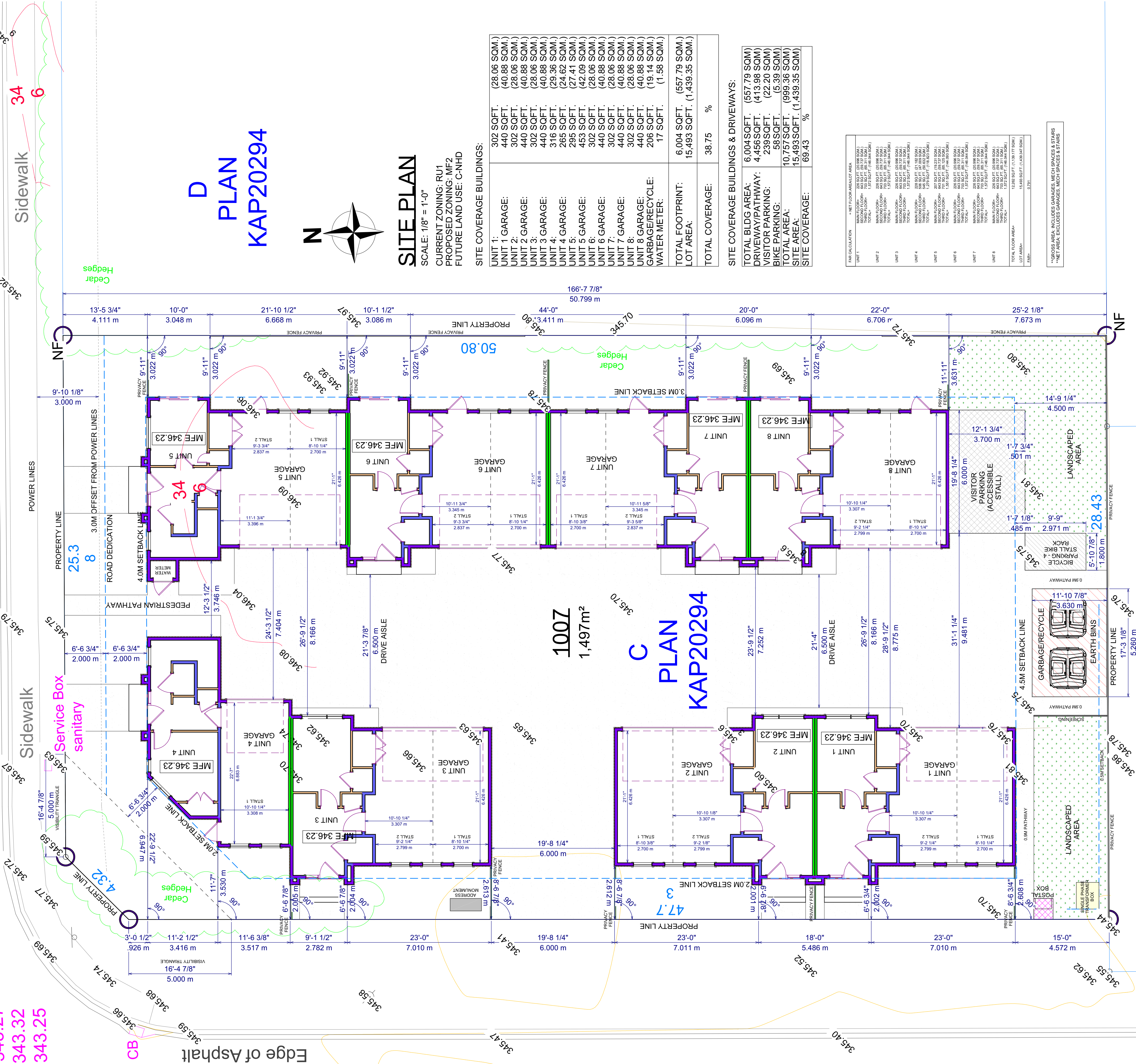
Sidewalk

Center Line

Yellow Line

Storm #839
Rim: 345.62
W Inv: 343.27
E Inv: 343.32
S Inv: 343.25

Storm #811
Rim: 345.51
W Inv: 342.03
E Inv: 342.06
S Inv: 342.09



BARBERRY STREET

Center Line

Edge of Asphalt

Sidewalk

Edge of Asphalt

Sidewalk

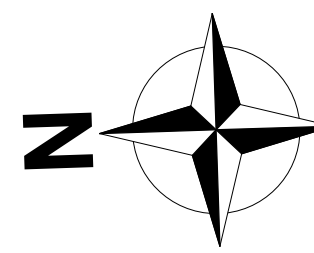
Center Line

Yellow Line

1007
1,497m²

C PLAN KAP20294

D PLAN KAP20294



SITE PLAN

SCALE: 1/8" = 1'-0"
CURRENT ZONING: RU1
PROPOSED ZONING: MF2
FUTURE LAND USE: C-NHD

SITE COVERAGE BUILDINGS:

UNIT 1: GARAGE:	302 SQFT.	(28.06 SQM.)	
UNIT 1: GARAGE:	440 SQFT.	(40.88 SQM.)	
UNIT 2: GARAGE:	302 SQFT.	(28.06 SQM.)	
UNIT 2: GARAGE:	440 SQFT.	(40.88 SQM.)	
UNIT 3: GARAGE:	302 SQFT.	(28.06 SQM.)	
UNIT 3: GARAGE:	440 SQFT.	(40.88 SQM.)	
UNIT 4: GARAGE:	266 SQFT.	(24.62 SQM.)	
UNIT 4: GARAGE:	295 SQFT.	(27.41 SQM.)	
UNIT 5: GARAGE:	453 SQFT.	(42.09 SQM.)	
UNIT 5: GARAGE:	402 SQFT.	(37.32 SQM.)	
UNIT 6: GARAGE:	440 SQFT.	(40.88 SQM.)	
UNIT 6: GARAGE:	440 SQFT.	(40.88 SQM.)	
UNIT 7: GARAGE:	440 SQFT.	(40.88 SQM.)	
UNIT 7: GARAGE:	440 SQFT.	(40.88 SQM.)	
UNIT 8: GARAGE:	440 SQFT.	(40.88 SQM.)	
UNIT 8: GARAGE:	440 SQFT.	(40.88 SQM.)	
GARAGE/RECYCLE:	206 SQFT.	(19.14 SQM.)	
WATER METER:	17 SQFT.	(1.58 SQM.)	
TOTAL FOOTPRINT:	6,004 SQFT.	(557.79 SQM.)	
LOT AREA:	15,493 SQFT.	(1,439.35 SQM.)	
TOTAL COVERAGE:	38.75	%	

SITE COVERAGE BUILDINGS & DRIVEWAYS:

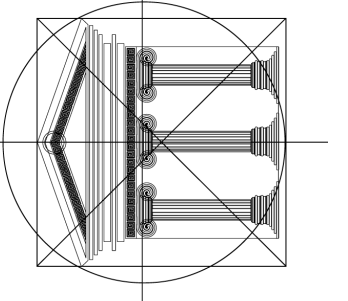
TOTAL BLDG AREA:	6,004 SQFT.	(557.79 SQM.)
DRIVEWAY/PATHWAY:	4,456 SQFT.	(413.98 SQM.)
VISITOR PARKING:	239 SQFT.	(22.20 SQM.)
BIKE PARKING:	58 SQFT.	(5.39 SQM.)
TOTAL AREA:	10,757 SQFT.	(999.36 SQM.)
SITE AREA:	15,493 SQFT.	(1,439.35 SQM.)
SITE COVERAGE:	69.43	%

UNIT	NET FLOOR ANALYSIS AREA
UNIT 1	MAIN FLOOR: 282 SQ FT (26.18 SQM) TOTAL: 282 SQ FT (26.18 SQM)
UNIT 2	MAIN FLOOR: 282 SQ FT (26.18 SQM) TOTAL: 282 SQ FT (26.18 SQM)
UNIT 3	MAIN FLOOR: 224 SQ FT (20.78 SQM) TOTAL: 224 SQ FT (20.78 SQM)
UNIT 4	MAIN FLOOR: 266 SQ FT (24.62 SQM) TOTAL: 266 SQ FT (24.62 SQM)
UNIT 5	MAIN FLOOR: 453 SQ FT (42.09 SQM) TOTAL: 453 SQ FT (42.09 SQM)
UNIT 6	MAIN FLOOR: 440 SQ FT (40.88 SQM) TOTAL: 440 SQ FT (40.88 SQM)
UNIT 7	MAIN FLOOR: 440 SQ FT (40.88 SQM) TOTAL: 440 SQ FT (40.88 SQM)
UNIT 8	MAIN FLOOR: 440 SQ FT (40.88 SQM) TOTAL: 440 SQ FT (40.88 SQM)
TOTAL	15,493 SQ FT (1,439.35 SQM)

*VISITOR AREA INCLUDES GARAGES, MECH SPACES & STAIRS
**NET AREA EXCLUDES GARAGES, MECH SPACES & STAIRS


16 PLAN KAP39434

15 PLAN



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ELEVATOR PROPERTIES

Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD
KELOWNA, BC

LOT C
PLAN KAP20294

Sheet Title:

SITE PLAN

DATE:

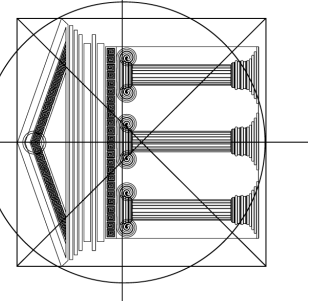
2024-01-26

REV 1: 2024-04-04
REV 2: 2024-05-17
REV 3: 2024-05-24
REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A3



Proposed
 Project For:

8-UNIT
 TOWNHOUSE
 PROJECT

1007
 LANFRANCO RD
 KELOWNA, BC

LOT C
 PLAN KAP20294

Sheet Title:
 FOUNDATION
 PLAN

DATE:
 2024-01-26

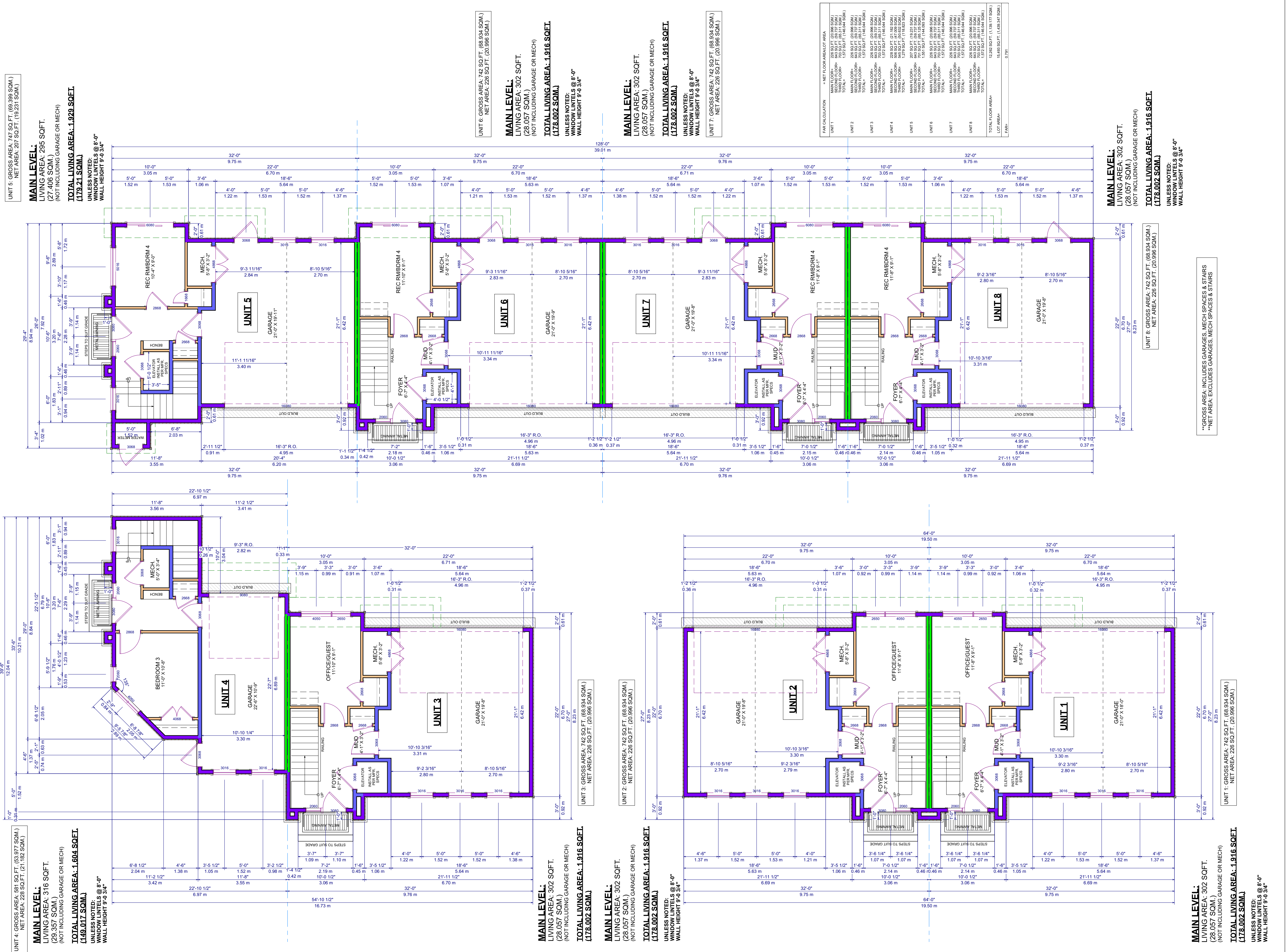
REV 1: 2024-04-04
 REV 2: 2024-05-17
 REV 3: 2024-05-24
 REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

SHEET NO.:

A4





Proposed
 Project For:

8-UNIT
 TOWNHOUSE
 PROJECT

1007
 LANFRANCO RD
 KELOWNA, BC

LOT C
 PLAN KAP20294

Sheet Title:
 MAIN LEVEL

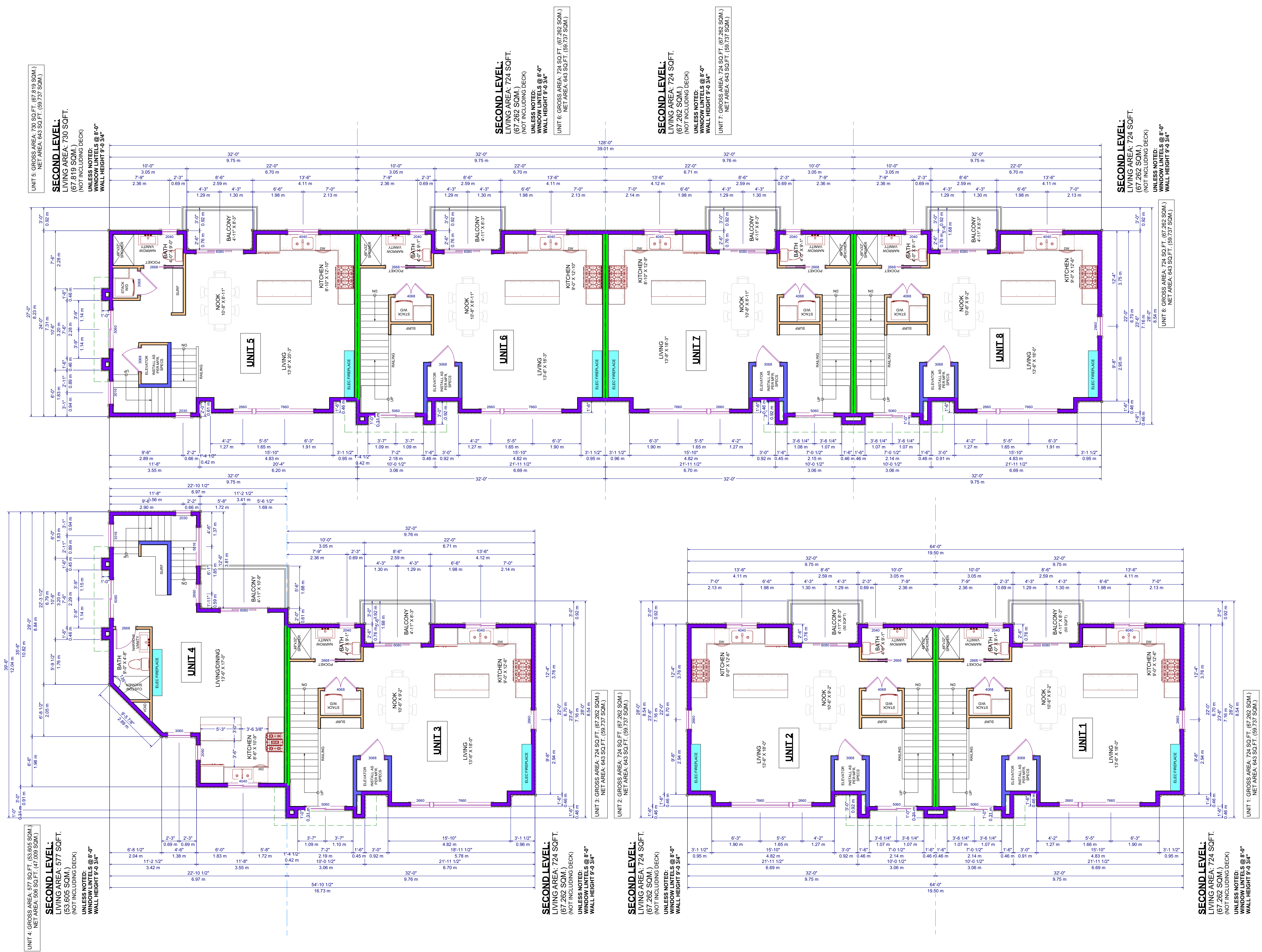
DATE:
 2024-01-26

REV 1: 2024-04-04
 REV 2: 2024-05-17
 REV 3: 2024-05-24
 REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

SHEET NO.:
A5

*GROSS AREA INCLUDES GARAGES, MECH SPACES & STAIRS
 **NET AREA EXCLUDES GARAGES, MECH SPACES & STAIRS



UNIT 5: GROSS AREA: 730 SQ. FT. (67,819 SOM.)
NET AREA: 643 SQ. FT. (59,737 SOM.)
SECOND LEVEL:
LIVING AREA: 130 SQ. FT.
(67,819 SOM.)
(NOT INCLUDING DECK)
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

SECOND LEVEL:
LIVING AREA: 724 SQ. FT.
(67,262 SOM.)
(NOT INCLUDING DECK)
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"
UNIT 6: GROSS AREA: 724 SQ. FT. (67,262 SOM.)
NET AREA: 643 SQ. FT. (59,737 SOM.)

SECOND LEVEL:
LIVING AREA: 724 SQ. FT.
(67,262 SOM.)
(NOT INCLUDING DECK)
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"
UNIT 7: GROSS AREA: 724 SQ. FT. (67,262 SOM.)
NET AREA: 643 SQ. FT. (59,737 SOM.)

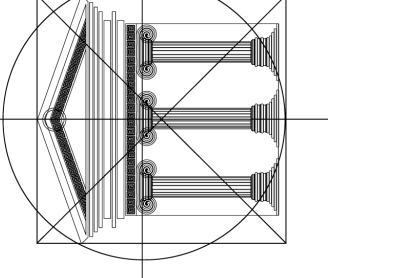
SECOND LEVEL:
LIVING AREA: 724 SQ. FT.
(67,262 SOM.)
(NOT INCLUDING DECK)
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"
UNIT 8: GROSS AREA: 724 SQ. FT. (67,262 SOM.)
NET AREA: 643 SQ. FT. (59,737 SOM.)

UNIT 4: GROSS AREA: 577 SQ. FT. (53,605 SOM.)
NET AREA: 506 SQ. FT. (47,009 SOM.)
SECOND LEVEL:
LIVING AREA: 577 SQ. FT.
(53,605 SOM.)
(NOT INCLUDING DECK)
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

SECOND LEVEL:
LIVING AREA: 724 SQ. FT.
(67,262 SOM.)
(NOT INCLUDING DECK)
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"
UNIT 3: GROSS AREA: 724 SQ. FT. (67,262 SOM.)
NET AREA: 643 SQ. FT. (59,737 SOM.)

SECOND LEVEL:
LIVING AREA: 724 SQ. FT.
(67,262 SOM.)
(NOT INCLUDING DECK)
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"
UNIT 2: GROSS AREA: 724 SQ. FT. (67,262 SOM.)
NET AREA: 643 SQ. FT. (59,737 SOM.)

SECOND LEVEL:
LIVING AREA: 724 SQ. FT.
(67,262 SOM.)
(NOT INCLUDING DECK)
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"
UNIT 1: GROSS AREA: 724 SQ. FT. (67,262 SOM.)
NET AREA: 643 SQ. FT. (59,737 SOM.)



Proposed
Project For:

8-UNIT
TOWNHOUSE
PROJECT

1007
LANFRANCO RD
KELOWNA, BC

LOT C
PLAN KAP20294

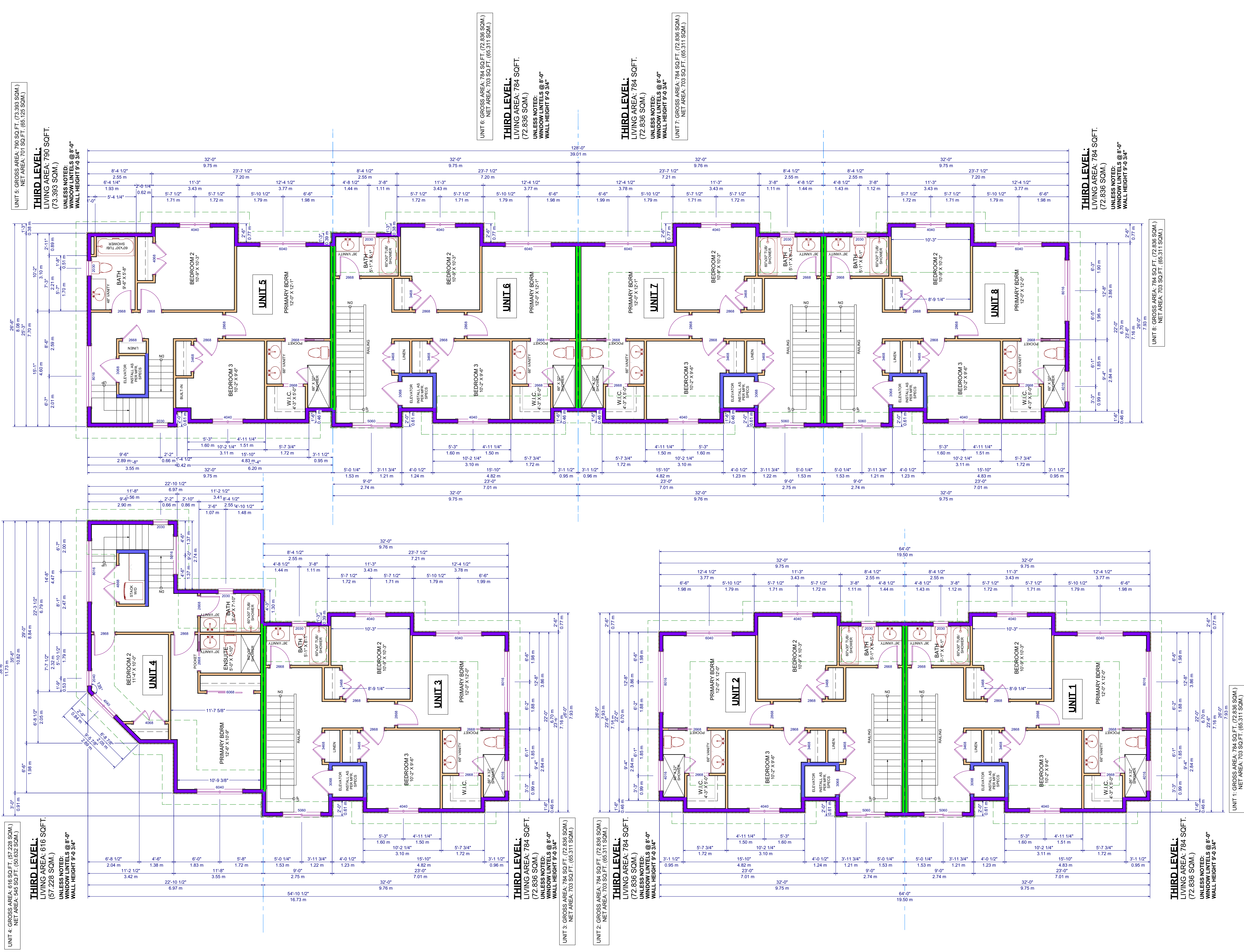
Sheet Title:
SECOND LEVEL

DATE:
2024-01-26

REV 1: 2024-04-04
REV 2: 2024-05-17
REV 3: 2024-05-24
REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:
A6



UNIT 4: GROSS AREA: 616 SQ.FT. (57,228 SQ.M.)
NET AREA: 545 SQ.FT. (50,632 SQ.M.)

THIRD LEVEL:
LIVING AREA: 616 SQ.FT.
(57,228 SQ.M.)
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

UNIT 3: GROSS AREA: 784 SQ.FT. (72,836 SQ.M.)
NET AREA: 703 SQ.FT. (65,311 SQ.M.)

THIRD LEVEL:
LIVING AREA: 784 SQ.FT.
(72,836 SQ.M.)
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

UNIT 2: GROSS AREA: 784 SQ.FT. (72,836 SQ.M.)
NET AREA: 703 SQ.FT. (65,311 SQ.M.)

THIRD LEVEL:
LIVING AREA: 784 SQ.FT.
(72,836 SQ.M.)
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

UNIT 1: GROSS AREA: 784 SQ.FT. (72,836 SQ.M.)
NET AREA: 703 SQ.FT. (65,311 SQ.M.)

THIRD LEVEL:
LIVING AREA: 784 SQ.FT.
(72,836 SQ.M.)
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

UNIT 5: GROSS AREA: 790 SQ.FT. (73,393 SQ.M.)
NET AREA: 701 SQ.FT. (65,125 SQ.M.)

THIRD LEVEL:
LIVING AREA: 790 SQ.FT.
(73,393 SQ.M.)
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

UNIT 6: GROSS AREA: 784 SQ.FT. (72,836 SQ.M.)
NET AREA: 703 SQ.FT. (65,311 SQ.M.)

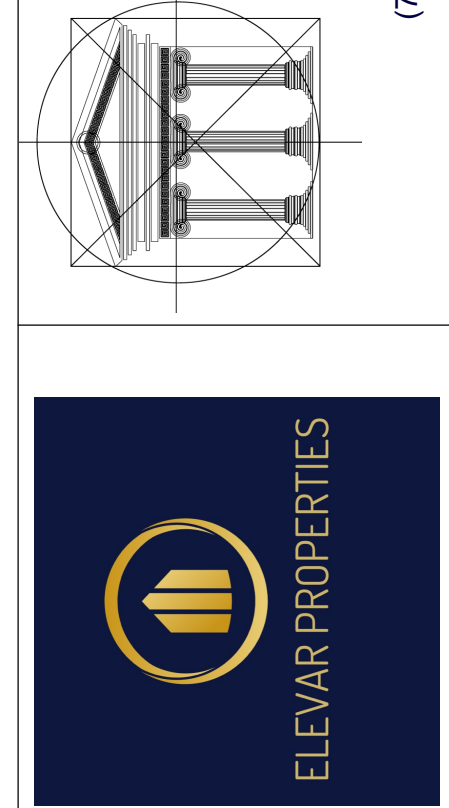
THIRD LEVEL:
LIVING AREA: 784 SQ.FT.
(72,836 SQ.M.)
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

UNIT 7: GROSS AREA: 784 SQ.FT. (72,836 SQ.M.)
NET AREA: 703 SQ.FT. (65,311 SQ.M.)

THIRD LEVEL:
LIVING AREA: 784 SQ.FT.
(72,836 SQ.M.)
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

UNIT 8: GROSS AREA: 784 SQ.FT. (72,836 SQ.M.)
NET AREA: 703 SQ.FT. (65,311 SQ.M.)

THIRD LEVEL:
LIVING AREA: 784 SQ.FT.
(72,836 SQ.M.)
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"



Proposed
Project For:

8-UNIT
TOWNHOUSE
PROJECT

1007
LANFRANCO RD
KELOWNA, BC

LOT C
PLAN KAP20294

Sheet Title:
THIRD LEVEL

DATE:
2024-01-26

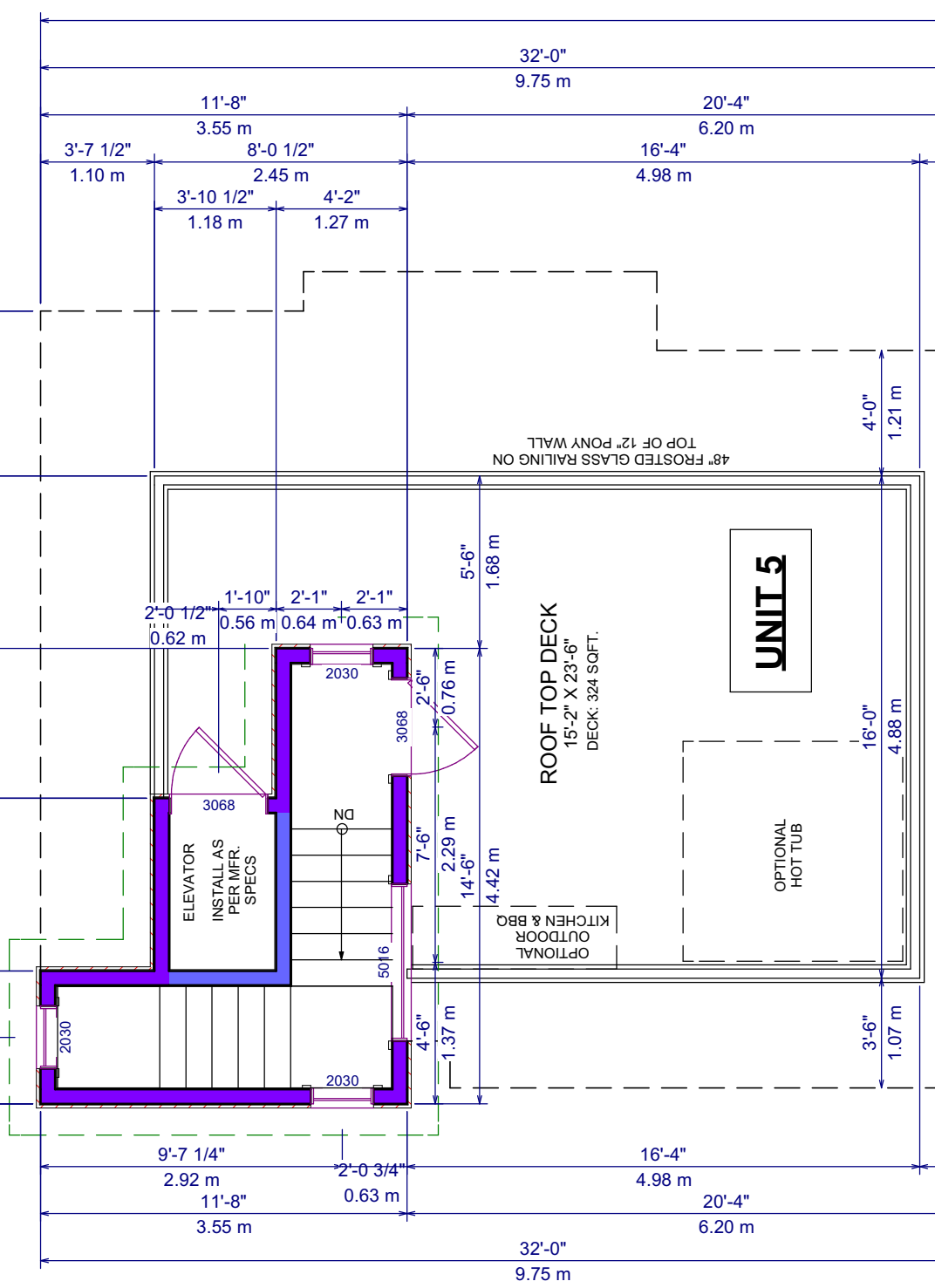
REV 1: 2024-04-04
REV 2: 2024-05-17
REV 3: 2024-05-24
REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:
A7

UNIT 5: GROSS AREA: 114 SQ.FT. (10.591 SQ.M.)
NET AREA: N/A

ROOF TOP LEVEL:
LIVING AREA: 114 SQ.FT.
(10.591 SQ.M.)
UNLESS NOTED:
WINDOW LINTELS @ 6'-8"
WALL HEIGHT 8'-0 3/4"



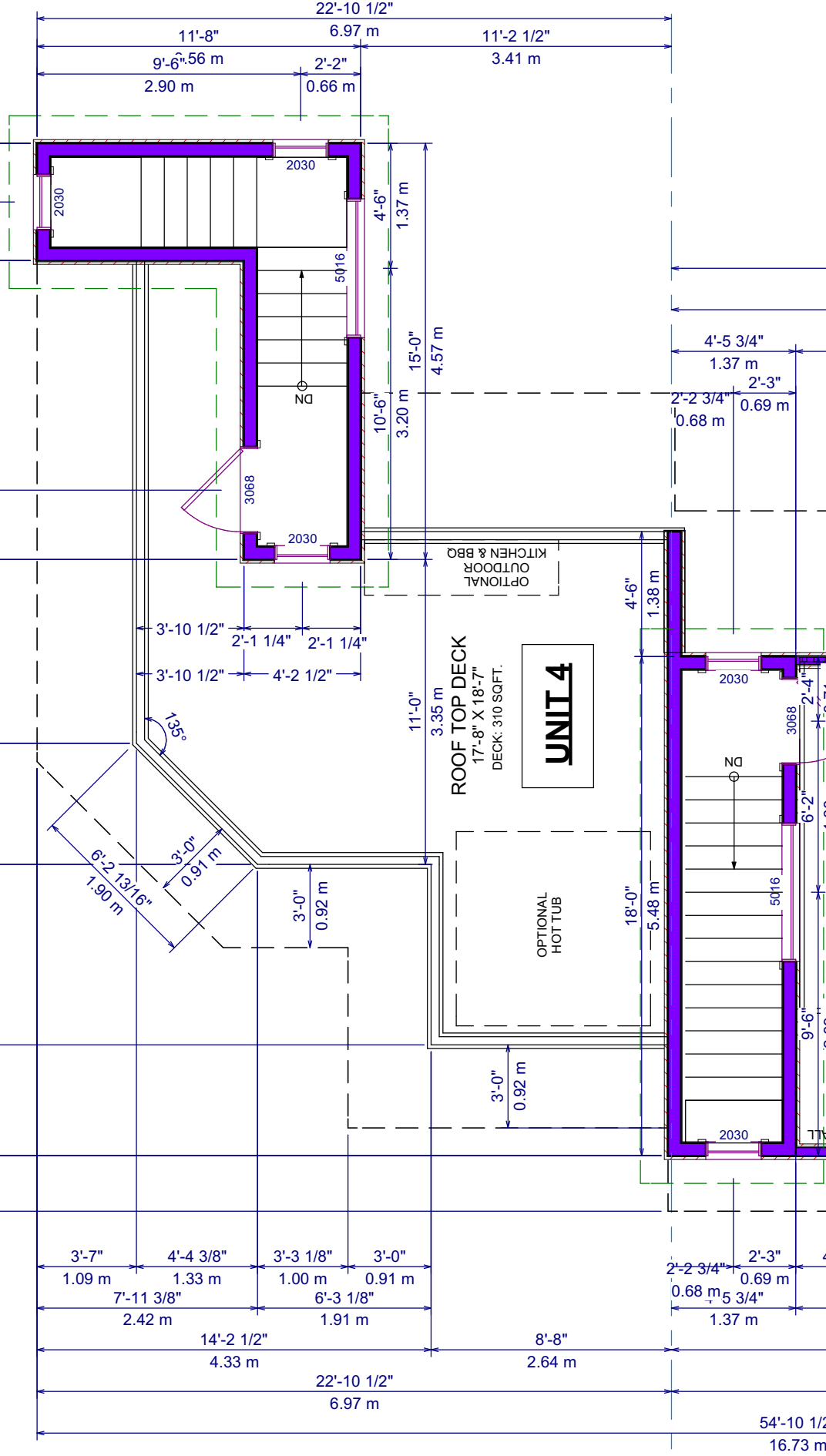
ROOF TOP LEVEL:
LIVING AREA: 106 SQ.FT.
(9.848 SQ.M.)
UNLESS NOTED:
WINDOW LINTELS @ 6'-8"
WALL HEIGHT 8'-0 3/4"
NET AREA: N/A

ROOF TOP LEVEL:
LIVING AREA: 106 SQ.FT.
(9.848 SQ.M.)
UNLESS NOTED:
WINDOW LINTELS @ 6'-8"
WALL HEIGHT 8'-0 3/4"
NET AREA: N/A

ROOF TOP LEVEL:
LIVING AREA: 106 SQ.FT.
(9.848 SQ.M.)
UNLESS NOTED:
WINDOW LINTELS @ 6'-8"
WALL HEIGHT 8'-0 3/4"
NET AREA: N/A

UNIT 4: GROSS AREA: 95 SQ.FT. (8.83 SQ.M.)
NET AREA: N/A

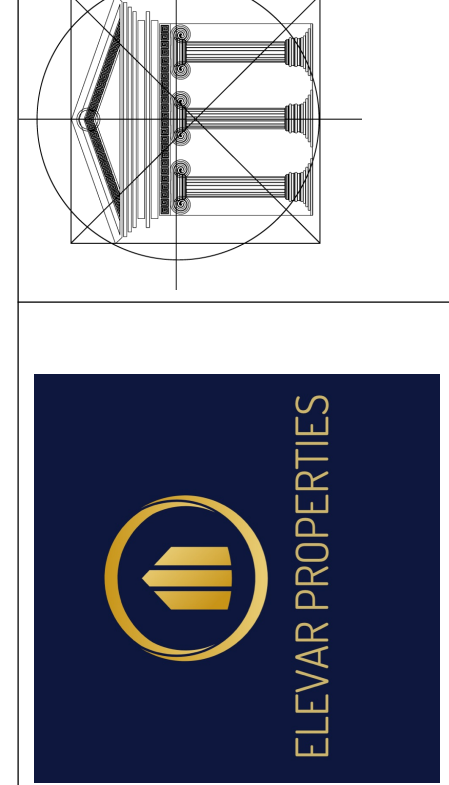
ROOF TOP LEVEL:
LIVING AREA: 95 SQ.FT.
(8.83 SQ.M.)
UNLESS NOTED:
WINDOW LINTELS @ 6'-8"
WALL HEIGHT 8'-0 3/4"



ROOF TOP LEVEL:
LIVING AREA: 106 SQ.FT.
(9.848 SQ.M.)
UNLESS NOTED:
WINDOW LINTELS @ 6'-8"
WALL HEIGHT 8'-0 3/4"
NET AREA: N/A

ROOF TOP LEVEL:
LIVING AREA: 106 SQ.FT.
(9.848 SQ.M.)
UNLESS NOTED:
WINDOW LINTELS @ 6'-8"
WALL HEIGHT 8'-0 3/4"
NET AREA: N/A

ROOF TOP LEVEL:
LIVING AREA: 106 SQ.FT.
(9.848 SQ.M.)
UNLESS NOTED:
WINDOW LINTELS @ 6'-8"
WALL HEIGHT 8'-0 3/4"
NET AREA: N/A



Proposed
Project For:
**8-UNIT
TOWNHOUSE
PROJECT**

1007
LANFRANCO RD
KELOWNA, BC

LOT C
PLAN KAP20294

Sheet Title:
**ROOF TOP
LEVEL**

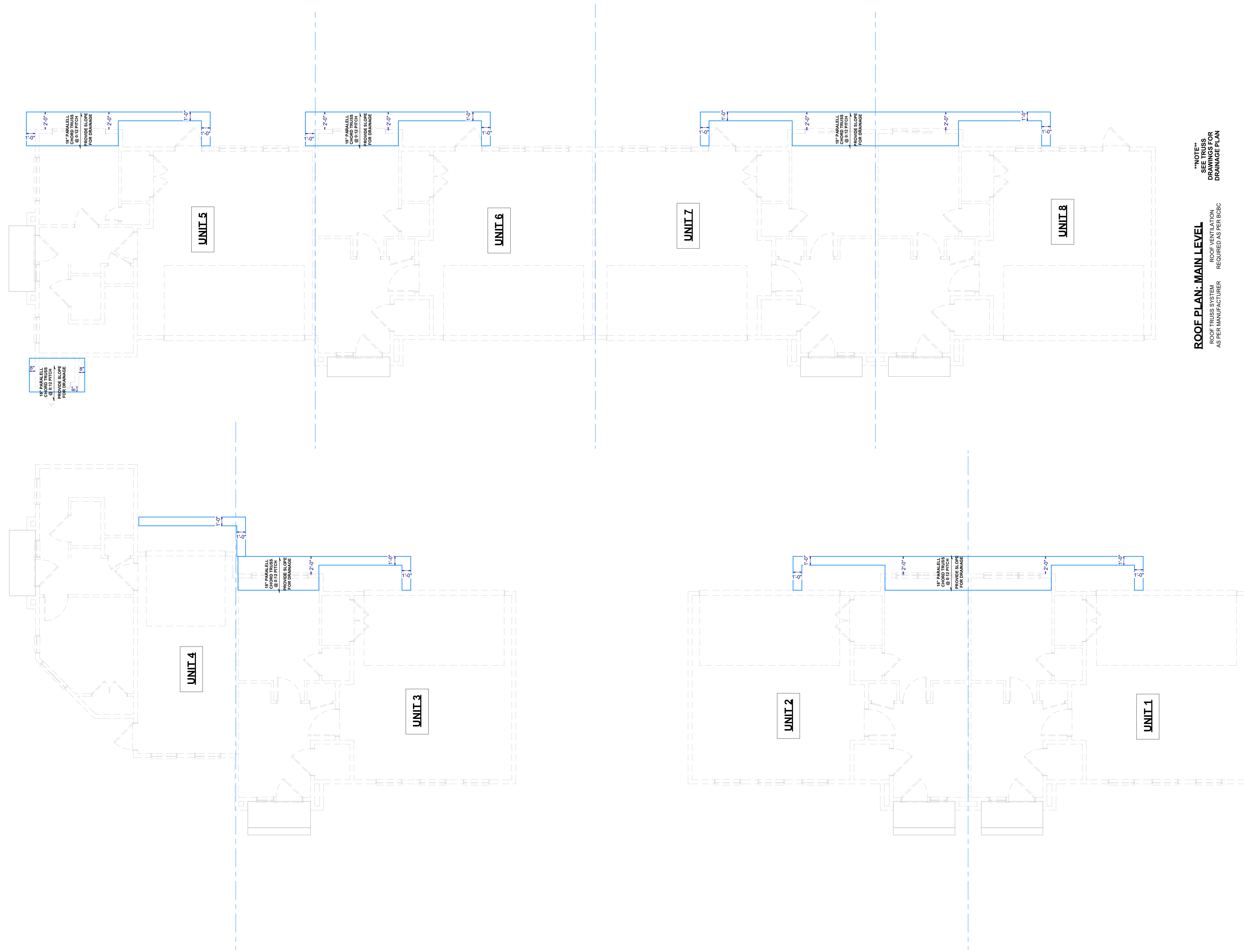
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2024-01-26

REV 1: 2024-04-04
REV 2: 2024-05-17
REV 3: 2024-05-24
REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

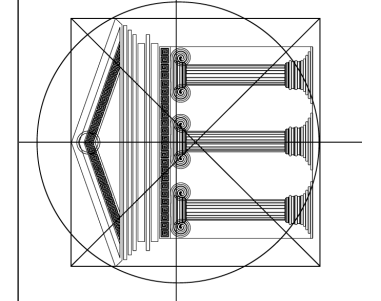
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A8

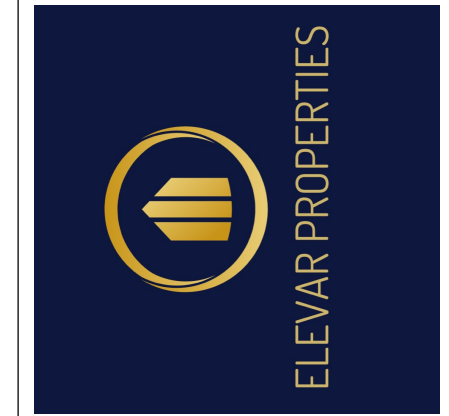


ROOF PLAN: MAIN LEVEL
 ROOF TRUSS SYSTEM AS PER MANUFACTURER
 ROOF VENTILATION REQUIRED AS PER BCBC

NOTES
 SEE TRUSS DRAWINGS FOR DRAINAGE PLAN



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Proposed Project For:
 8-UNIT TOWNHOUSE PROJECT
 1007 LANFRANCO RD
 KELOWNA, BC
 LOT C
 PLAN KAP20294

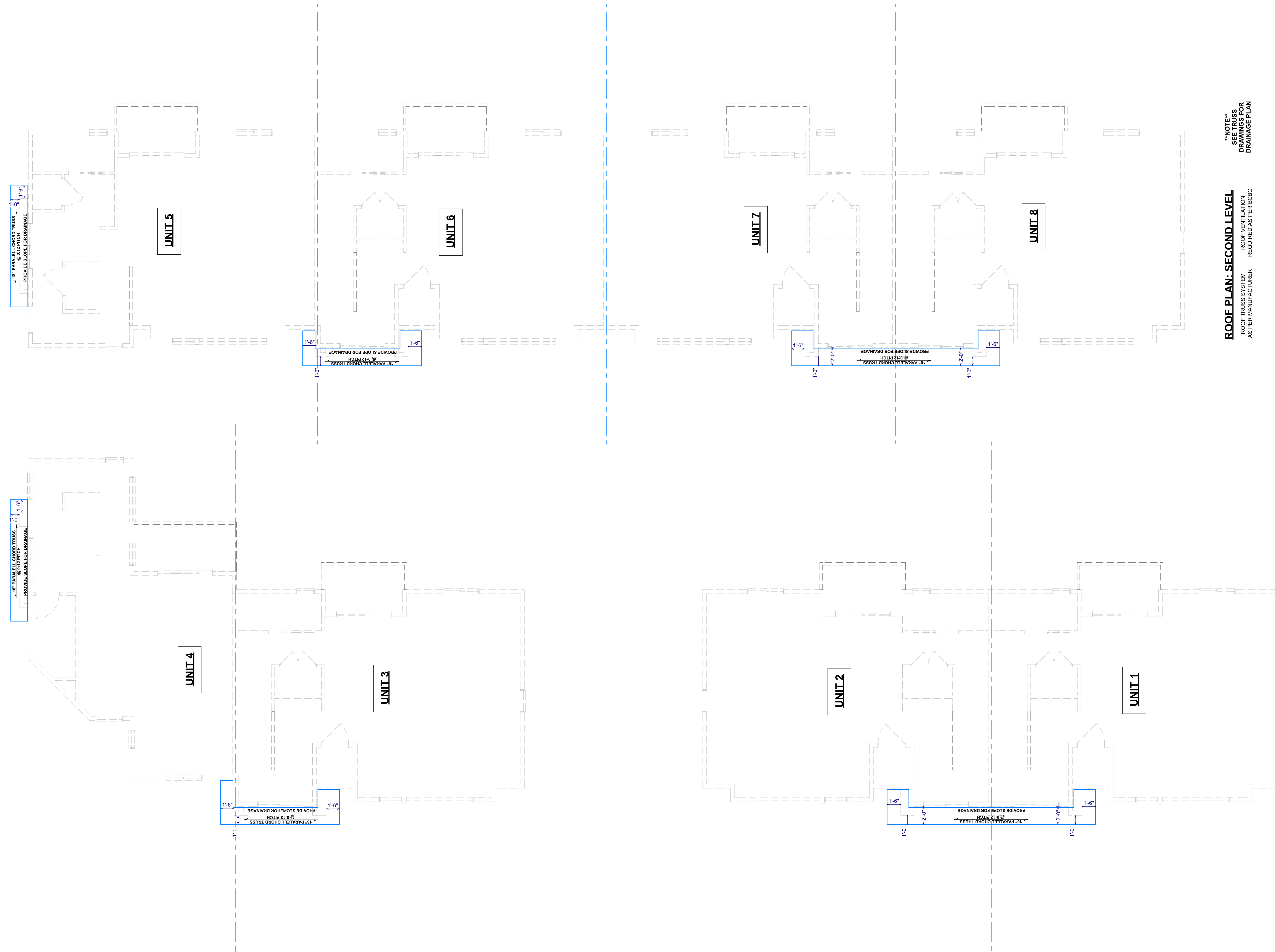
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 ROOF PLAN
 MAIN LEVEL

DATE:
 2024-01-26

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 REV 2: 2024-05-17
 REV 3: 2024-05-24
 REV 4: 2024-06-17

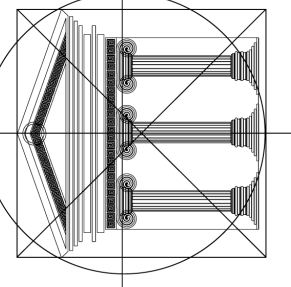
SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

SHEET NO.:
A9



NOTES:
SEE TRUSS
DRAWINGS FOR
DRAINAGE PLAN

ROOF PLAN: SECOND LEVEL
ROOF TRUSS SYSTEM
AS PER MANUFACTURER
ROOF VENTILATION
REQUIRED AS PER BCBC



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ELEVAR PROPERTIES

Proposed
Project For:

8-UNIT
TOWNHOUSE
PROJECT

1007
LANFRANCO RD
KELOWNA, BC

LOT C
PLAN KAP20294

Sheet Title:

ROOF PLAN
SECOND LEVEL

DATE:

2024-01-26

REV 1: 2024-04-04

REV 2: 2024-05-17

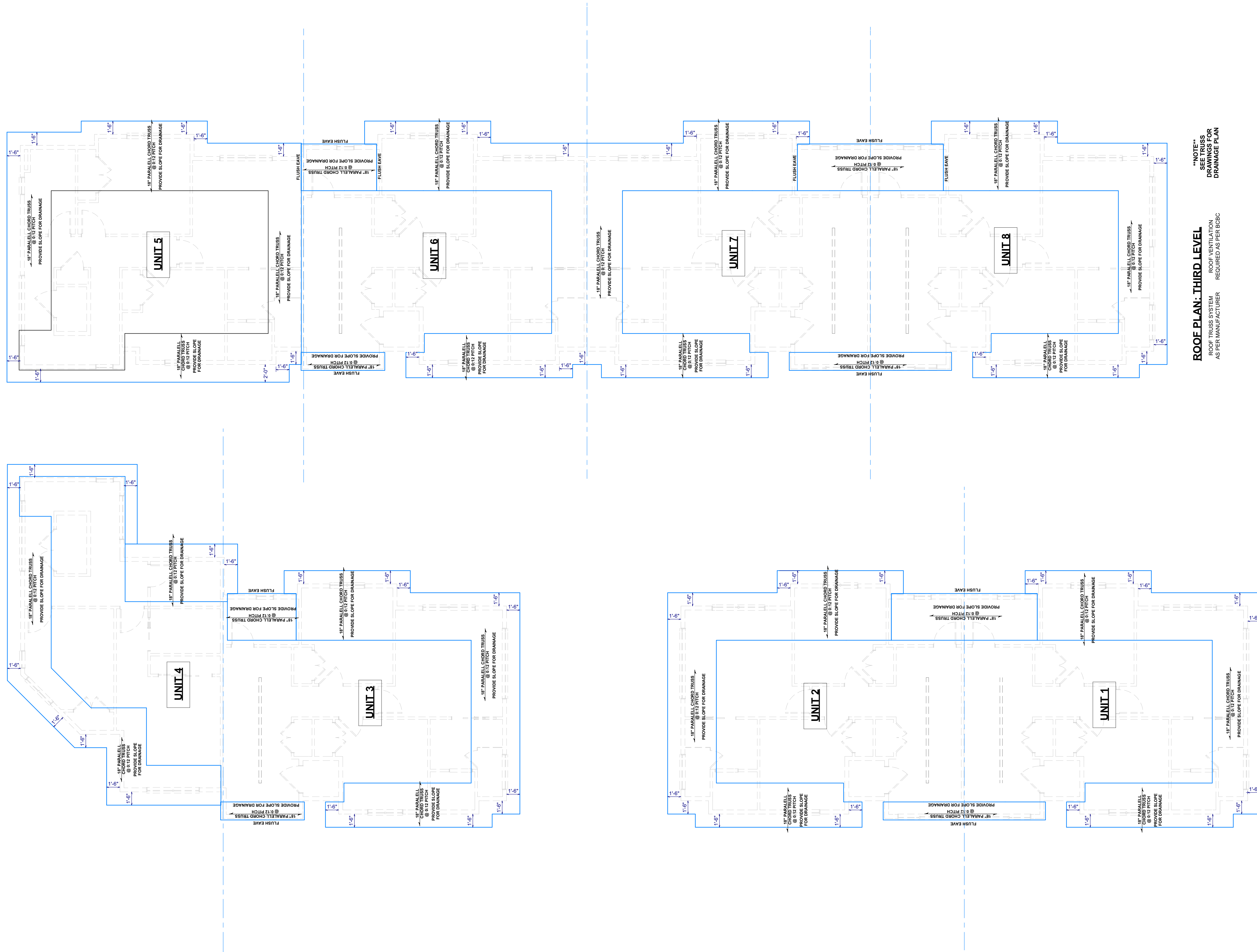
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REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

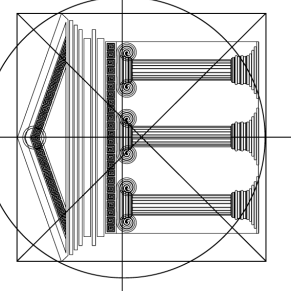
SHEET NO.:

A10



ROOF PLAN: THIRD LEVEL
 ROOF TRUSS SYSTEM AS PER MANUFACTURER
 ROOF VENTILATION REQUIRED AS PER BCBC

"NOTE:"
 SEE TRUSS DRAWINGS FOR DRAINAGE PLAN



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Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD
 KELOWNA, BC

LOT C
 PLAN KAP20294

Sheet Title:

ROOF PLAN
 THIRD LEVEL

DATE:

2024-01-26

REV 1: 2024-04-04

REV 2: 2024-05-17

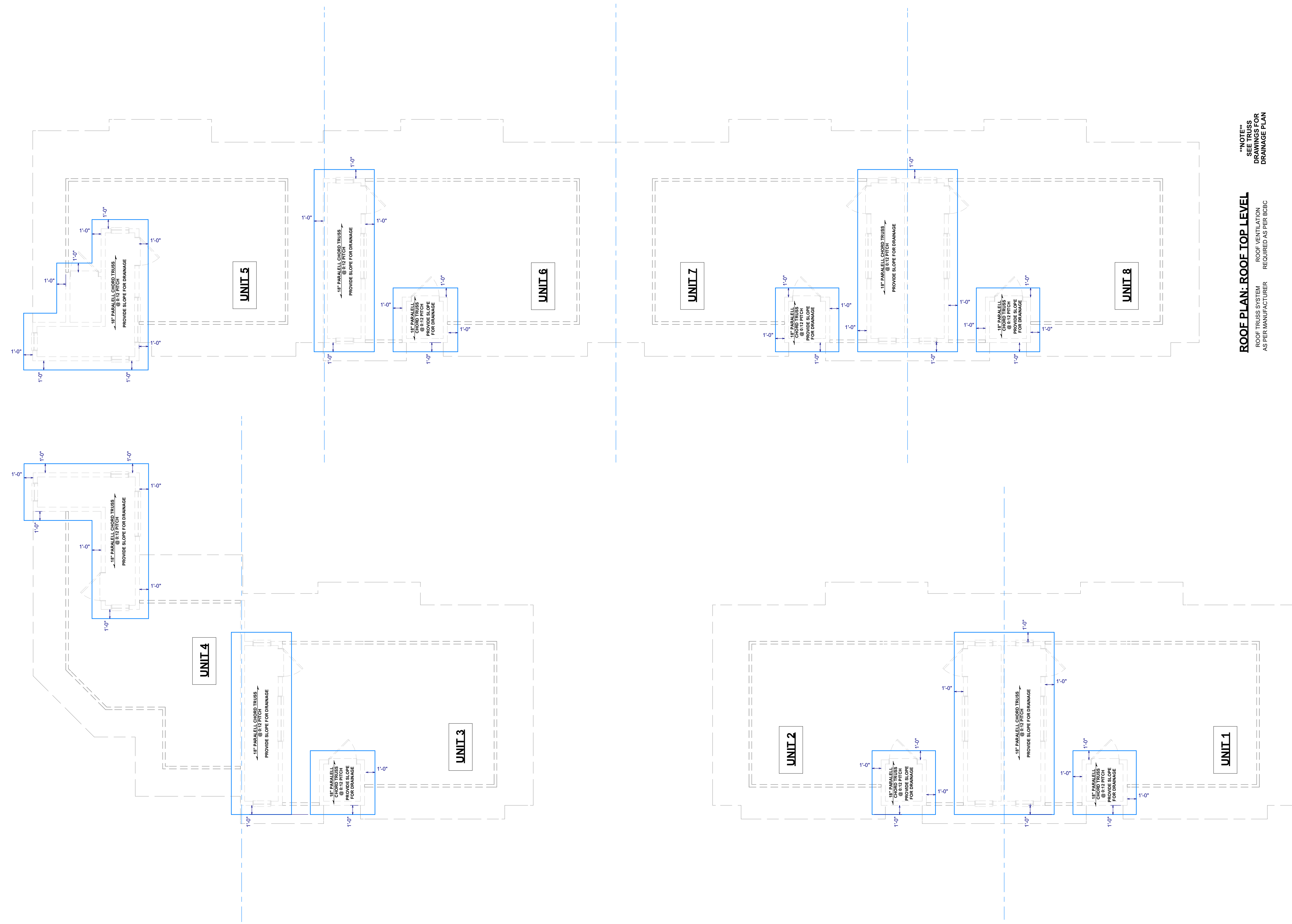
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REV 4: 2024-06-17

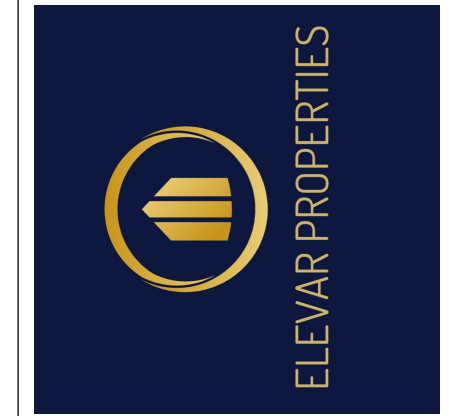
SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

SHEET NO.:

A11



ROOF PLAN: ROOF TOP LEVEL
 ROOF TRUSS SYSTEM REQUIRED AS PER MANUFACTURER
 ROOF VENTILATION REQUIRED AS PER CBC
 "NOTE"
 SEE TRUSS DRAWINGS FOR DRAINAGE PLAN



Proposed Project For:
 8-UNIT TOWNHOUSE PROJECT
 1007 LANFRANCO RD
 KELOWNA, BC
 LOT C
 PLAN KAP20294

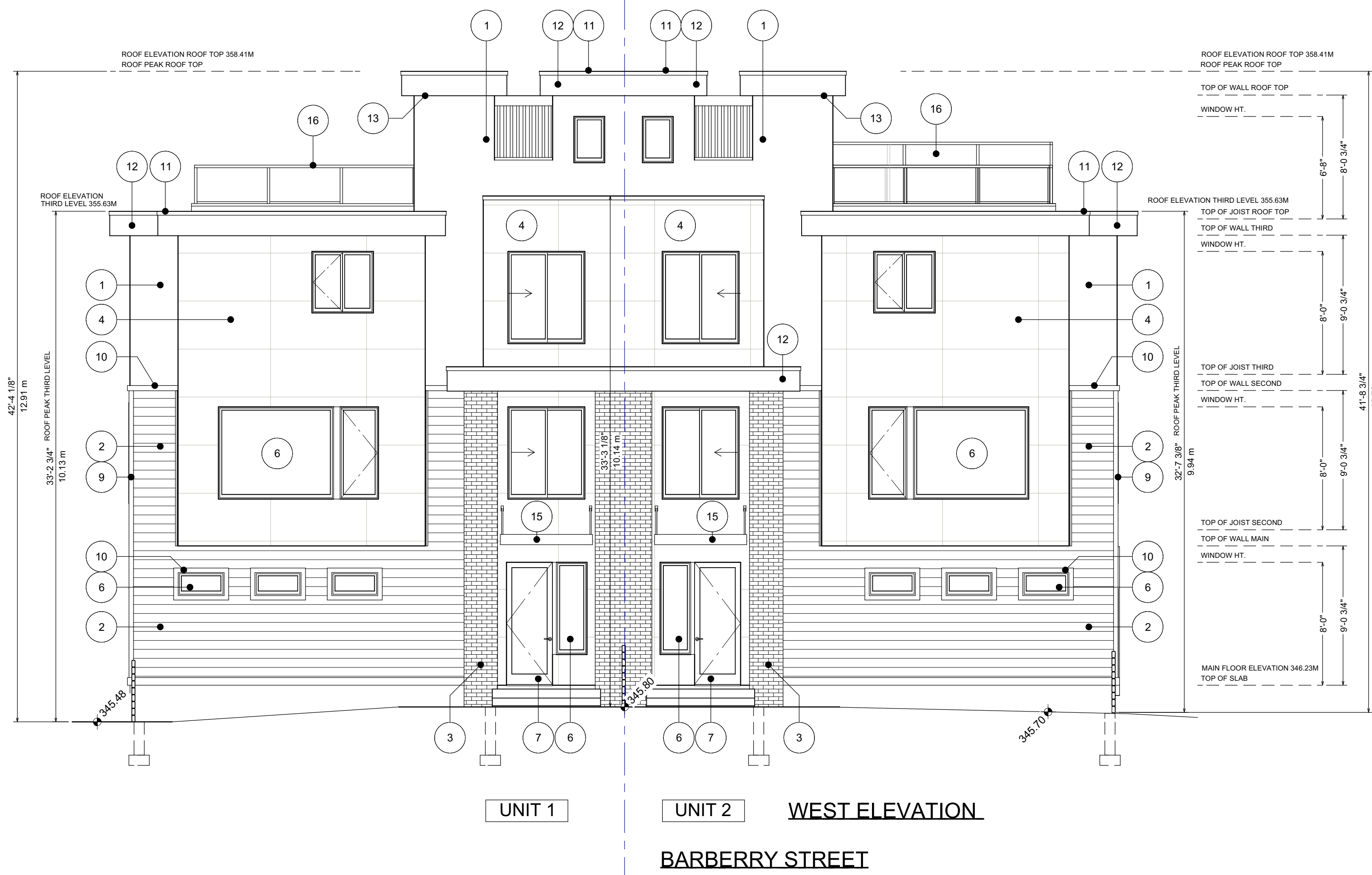
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 ROOF PLAN
 ROOF TOP LEVEL

DATE:
 2024-01-26

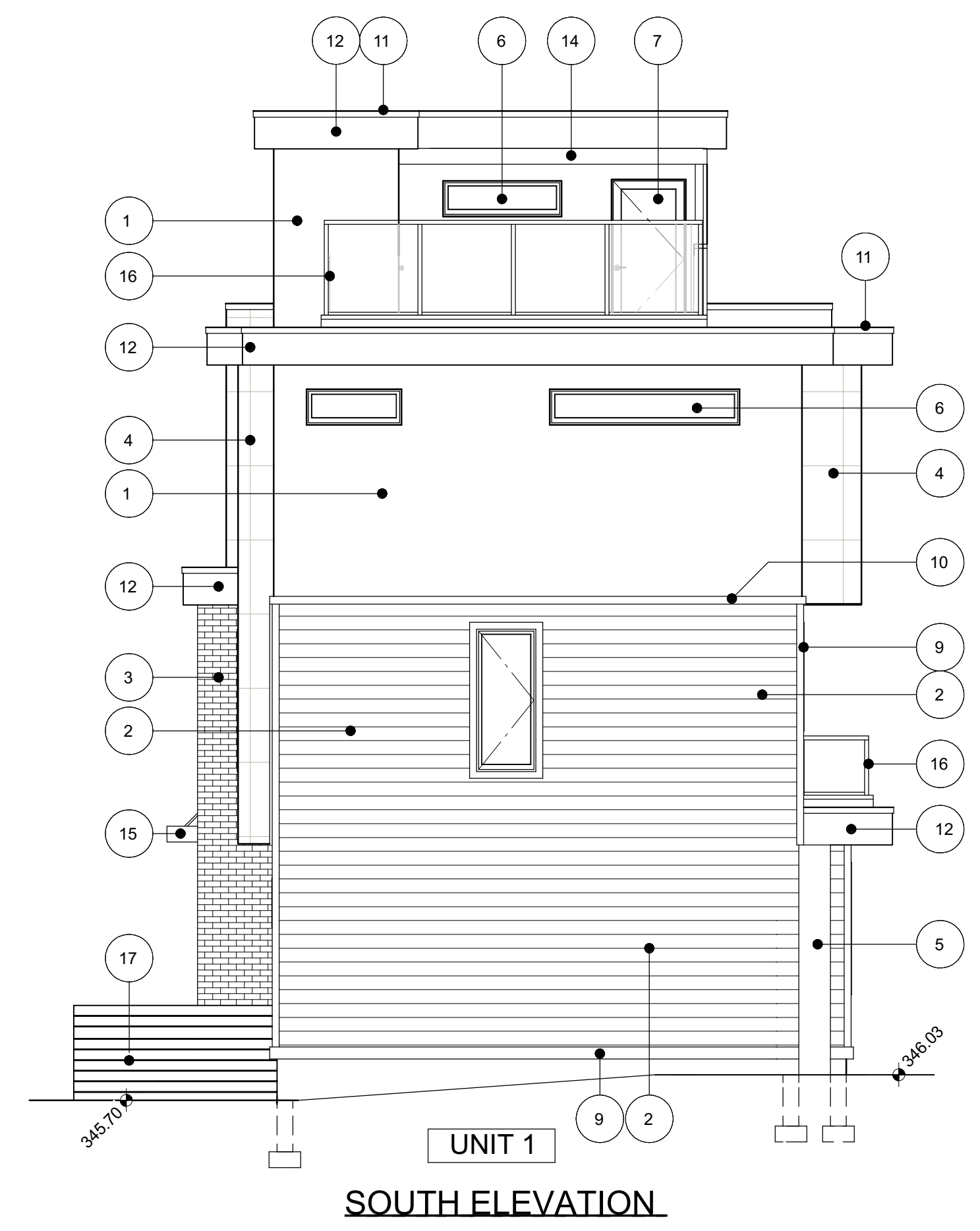
REV 1: 2024-04-04
 REV 2: 2024-05-17
 REV 3: 2024-05-24
 REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

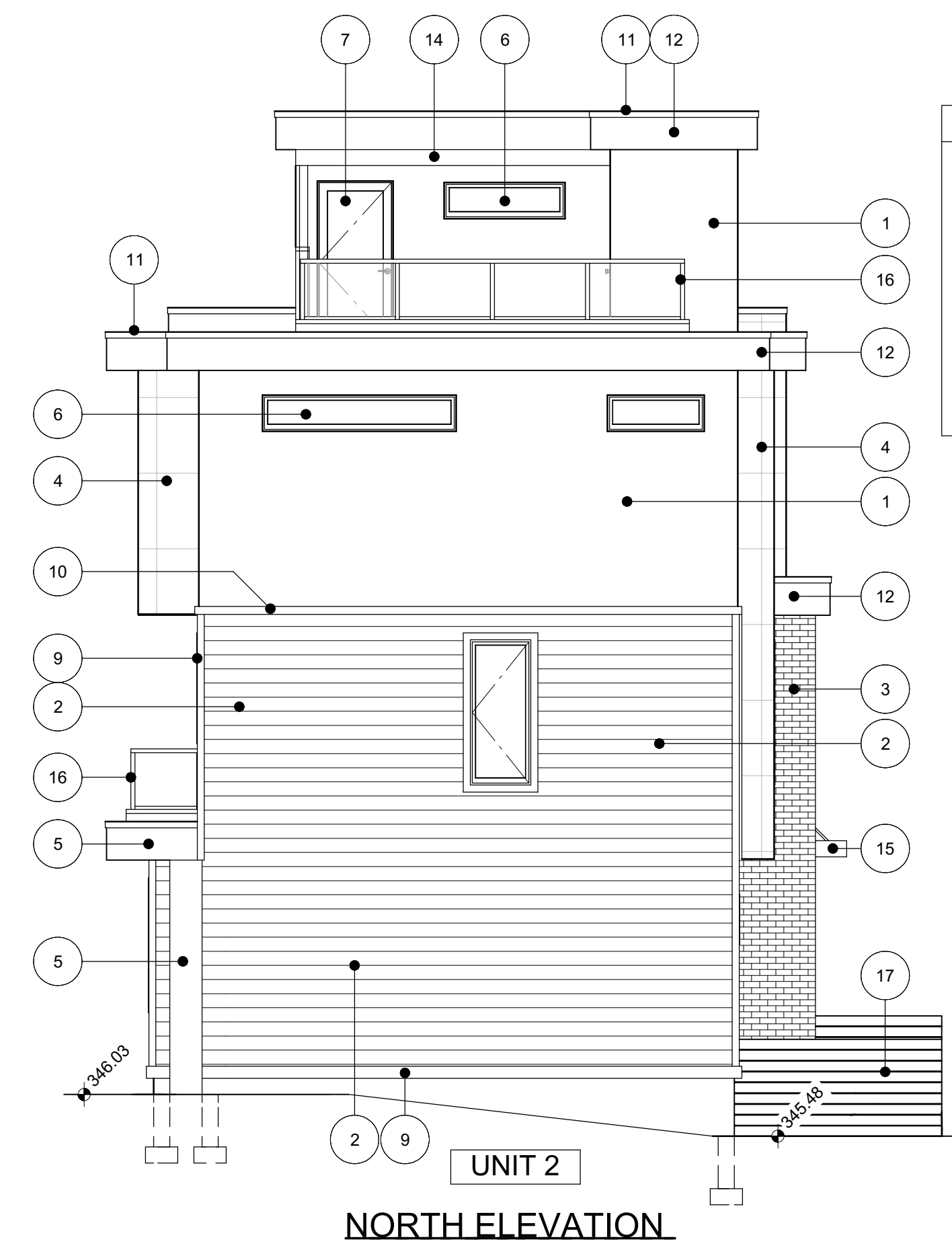
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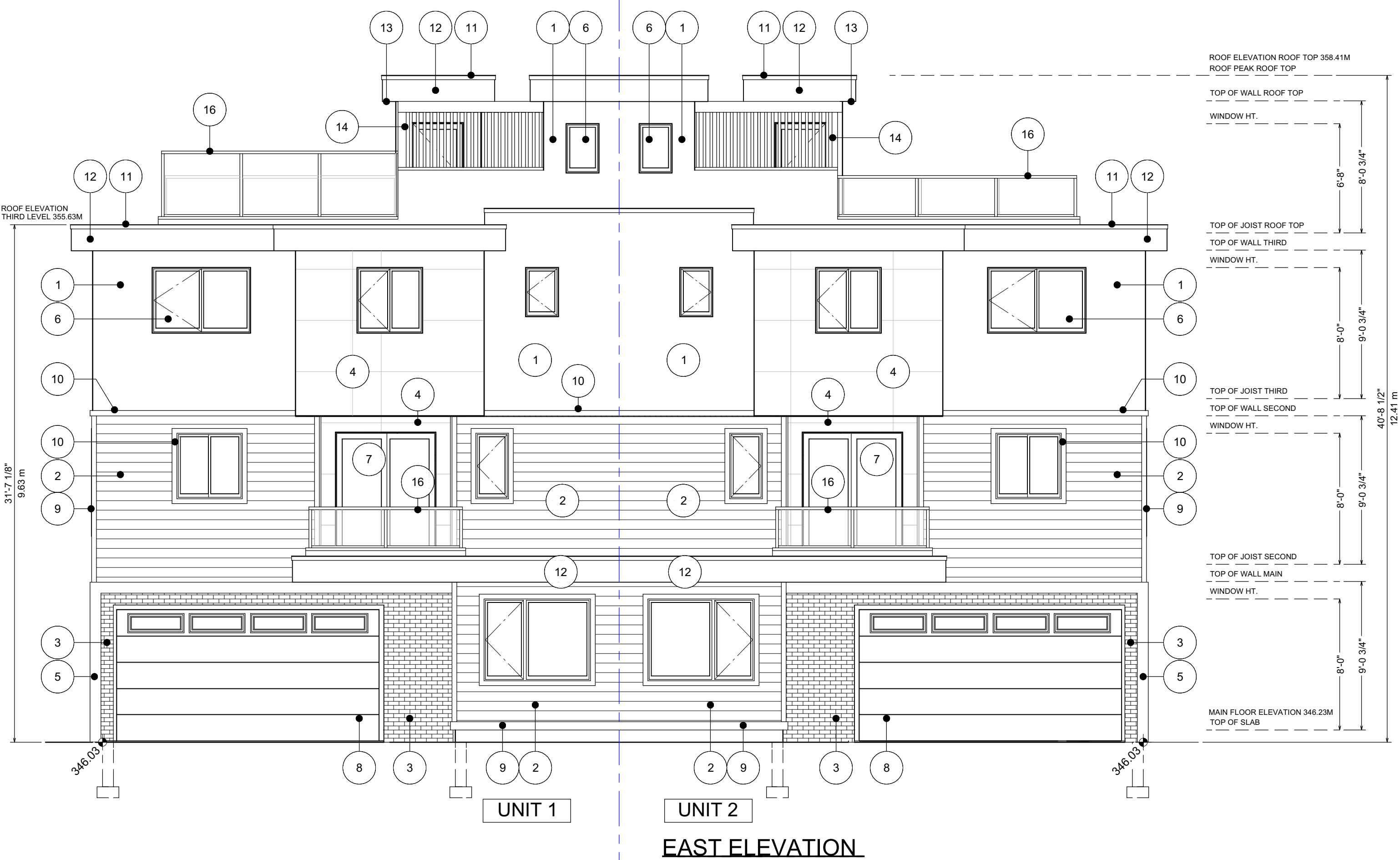
- MATERIAL LEGEND:**
1. STUCCO IN CHANTILLY LACE
 2. HORIZONTAL SIDING IN NIGHT GRAY
 3. BRICK - SLIM BRICK; KING-KLINKER IN OLD HOUSE
 4. CONCRETE PANELS IN URBAN GREY
 5. HARDI-PANEL IN BLACK
 6. VINYL WINDOW IN BLACK
 7. EXTERIOR DOOR IN BLACK
 8. GARAGE DOOR IN BLACK
 9. TRIM BOARD IN NIGHT GRAY
 10. TRIM BOARD IN BLACK
 11. TORCH ON ROOFING
 12. FASCIA BOARD IN BLACK
 13. SOFFIT IN BLACK
 14. WOOD ACCENT IN LIGHT WOOD
 15. METAL AWNING IN BLACK
 16. ALUMINUM RAILING IN BLACK
 17. PRIVACY FENCE IN LIGHT WOOD



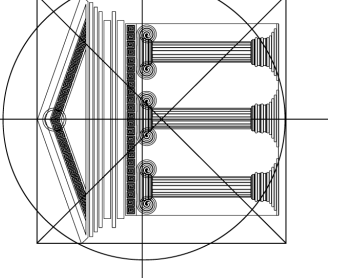
- MATERIAL LEGEND:**
1. STUCCO IN CHANTILLY LACE
 2. HORIZONTAL SIDING IN NIGHT GRAY
 3. BRICK - SLIM BRICK; KING-KLINKER IN OLD HOUSE
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- MATERIAL LEGEND:**
1. STUCCO IN CHANTILLY LACE
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- MATERIAL LEGEND:**
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 17. PRIVACY FENCE IN LIGHT WOOD



Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD
KELOWNA, BC

LOT C
PLAN KAP20294

Sheet Title:

UNIT 1 & 2 ELEVATIONS

DATE:

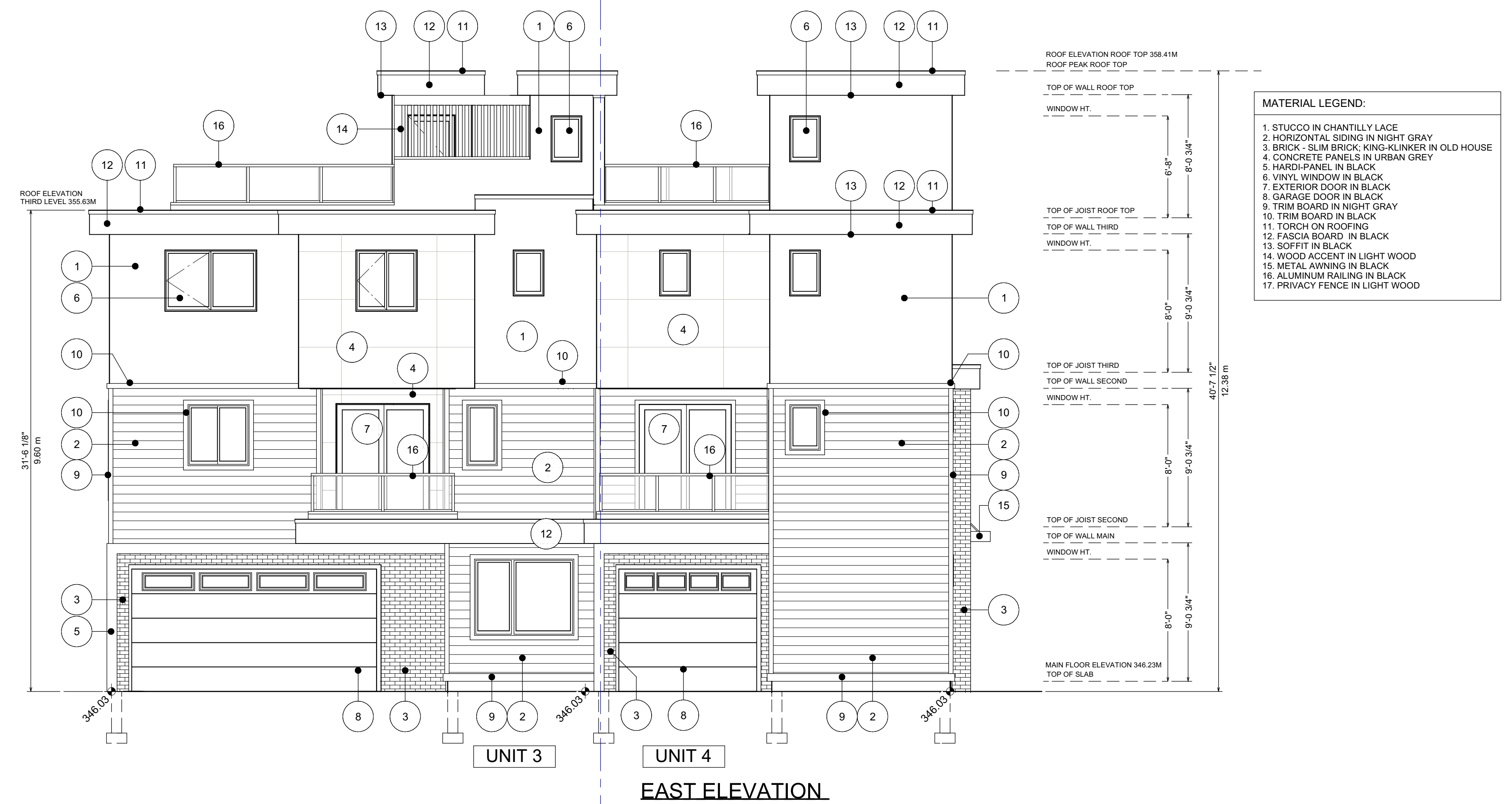
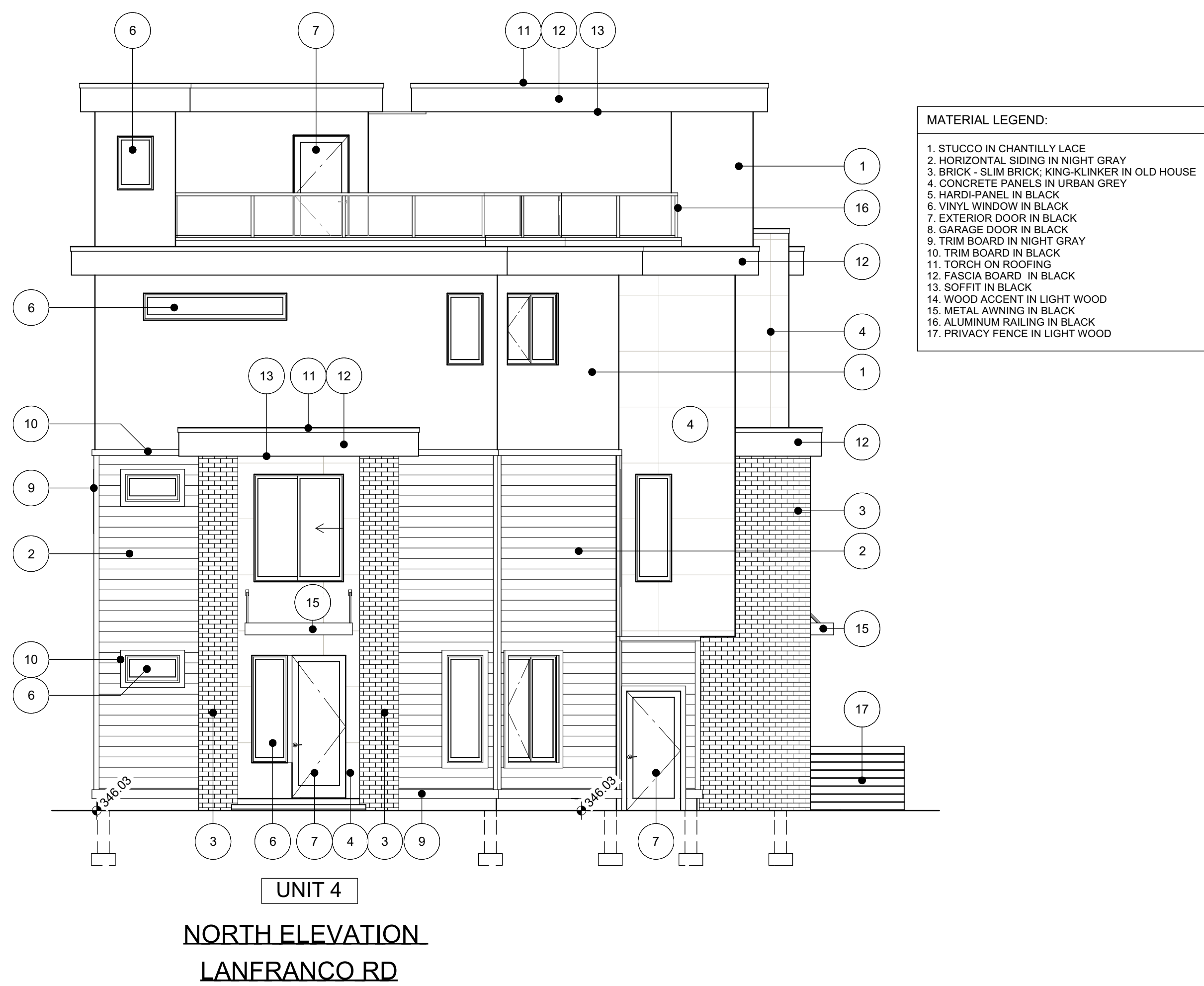
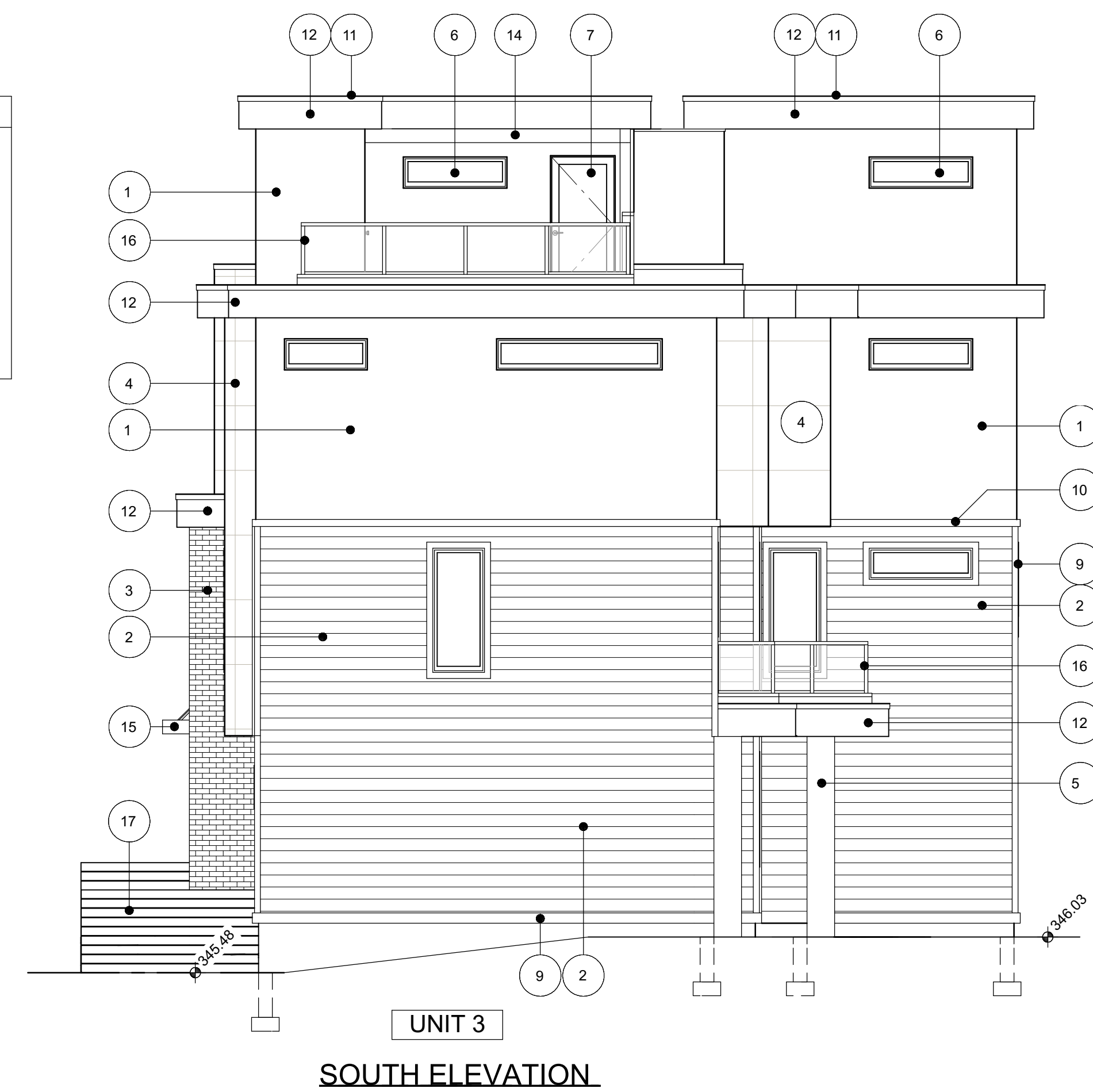
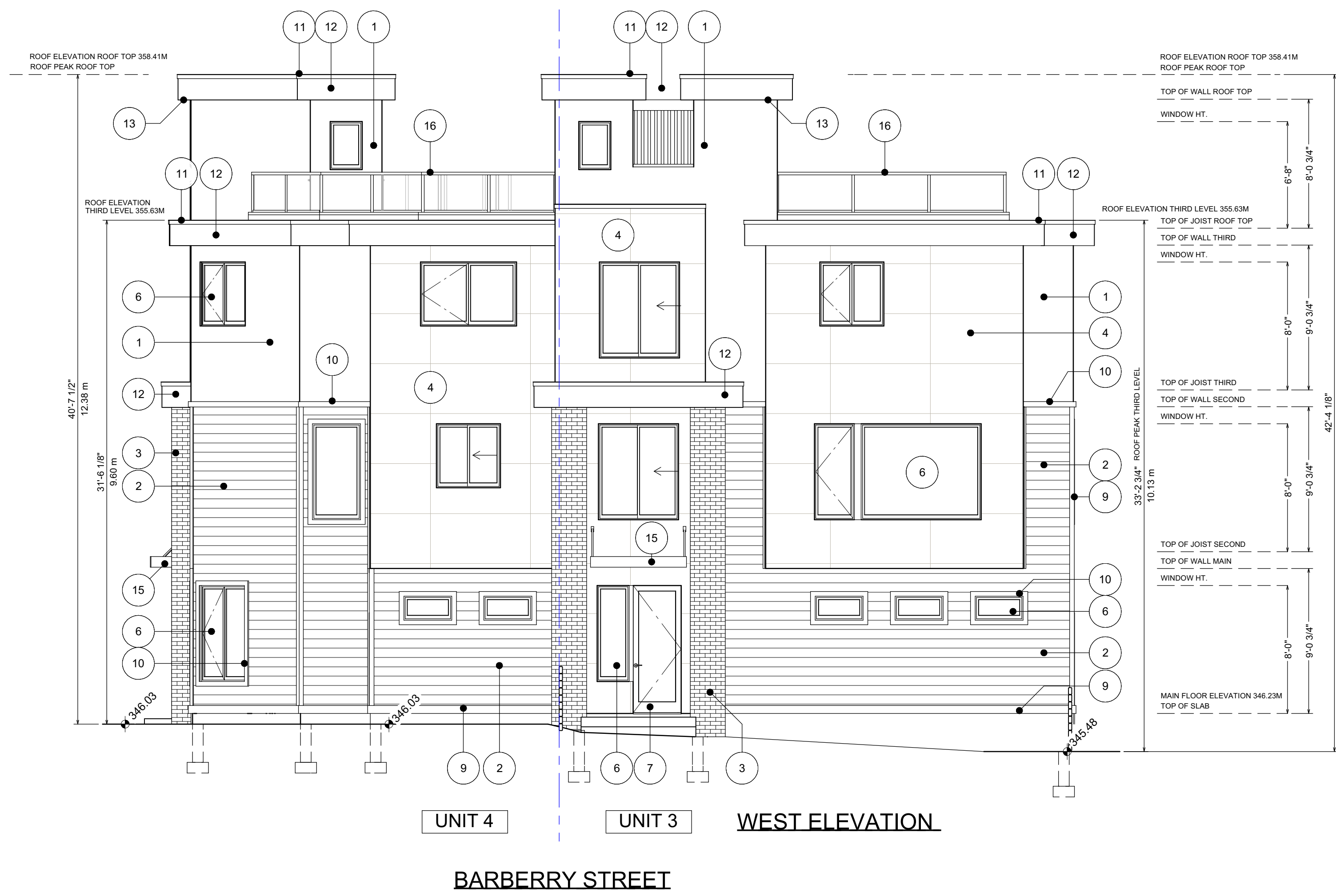
2024-01-26

REV 1: 2024-04-04
REV 2: 2024-05-17
REV 3: 2024-05-24
REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A13



Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

**1007 LANFRANCO RD
 KELOWNA, BC**

**LOT C
 PLAN KAP20294**

Sheet Title:

UNIT 3 & 4 ELEVATIONS

DATE:

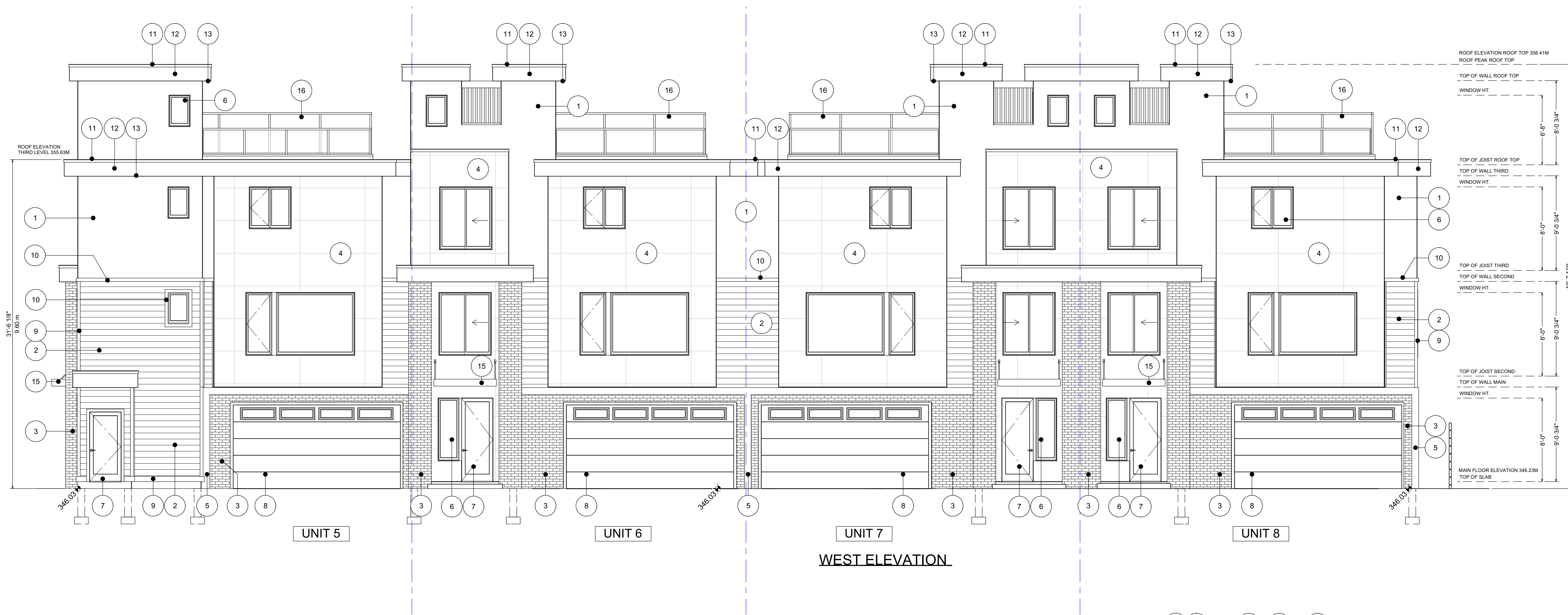
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REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

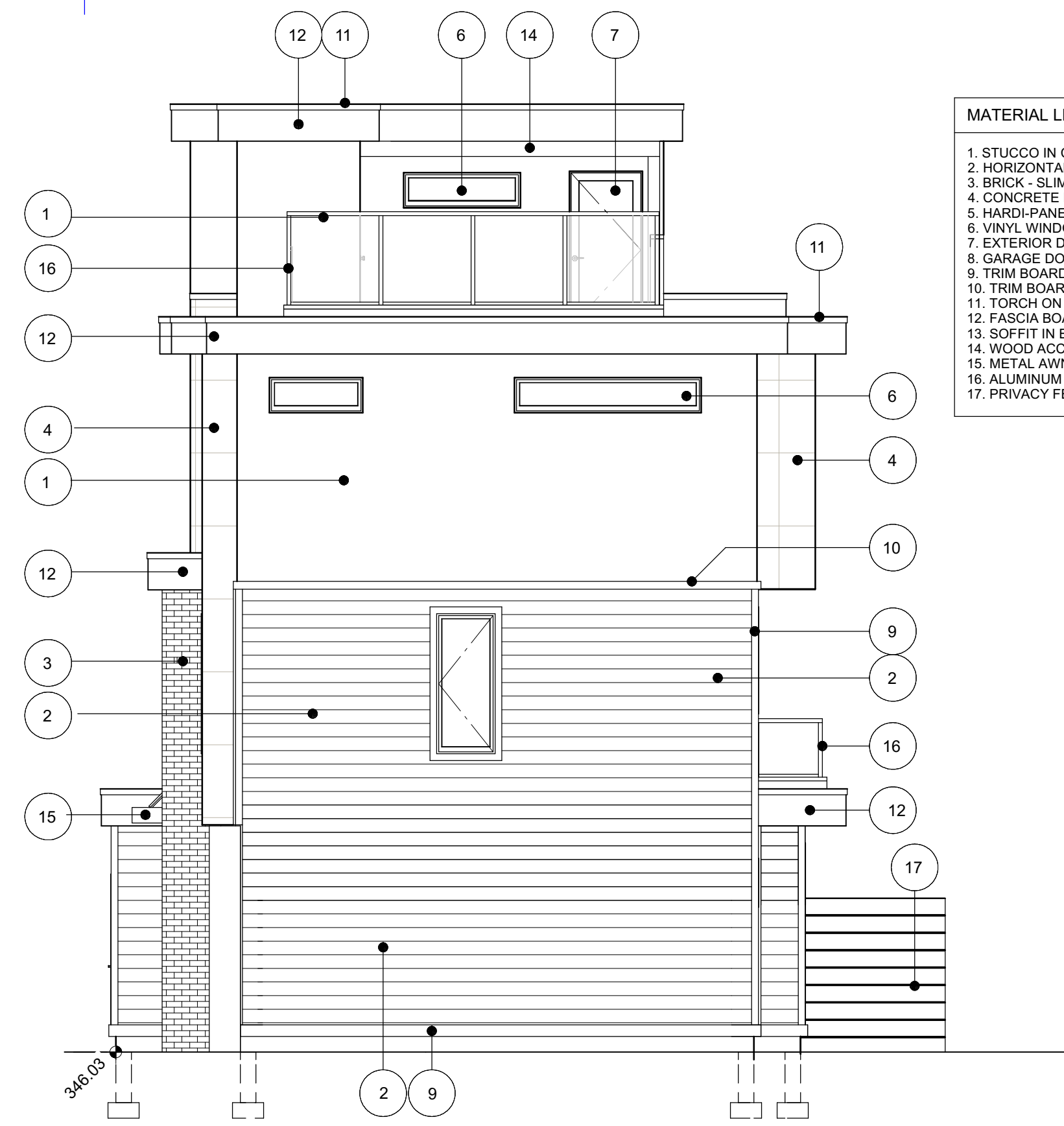
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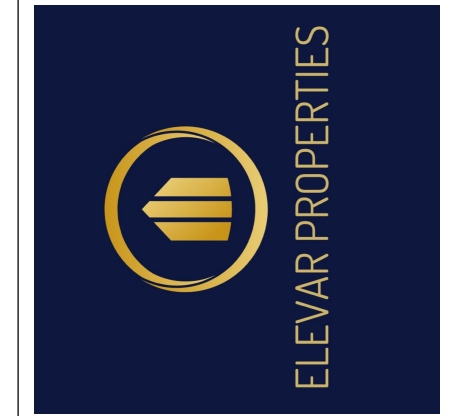
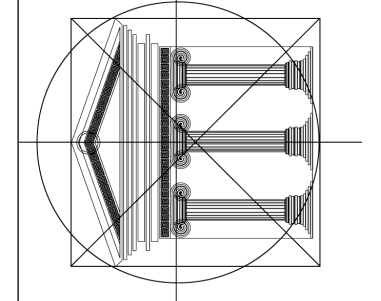
WEST ELEVATION

- MATERIAL LEGEND:**
1. STUCCO IN CHANTILLY LACE
 2. HORIZONTAL SIDING IN NIGHT GRAY
 3. BRICK - SLIM BRICK, KING-KLINKER IN OLD HOUSE
 4. CONCRETE PANELS IN URBAN GREY
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 6. VINYL WINDOW IN BLACK
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 13. SOFFIT IN BLACK
 14. WOOD ACCENT IN LIGHT WOOD
 15. METAL AWNING IN BLACK
 16. ALUMINUM RAILING IN BLACK
 17. PRIVACY FENCE IN LIGHT WOOD



SOUTH ELEVATION

- MATERIAL LEGEND:**
1. STUCCO IN CHANTILLY LACE
 2. HORIZONTAL SIDING IN NIGHT GRAY
 3. BRICK - SLIM BRICK, KING-KLINKER IN OLD HOUSE
 4. CONCRETE PANELS IN URBAN GREY
 5. HARDI-PANEL IN BLACK
 6. VINYL WINDOW IN BLACK
 7. EXTERIOR DOOR IN BLACK
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 9. TRIM BOARD IN NIGHT GRAY
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 17. PRIVACY FENCE IN LIGHT WOOD



Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD
 KELOWNA, BC

LOT C
 PLAN KAP20294

Sheet Title:
 UNIT 5, 6, 7, & 8
 ELEVATIONS

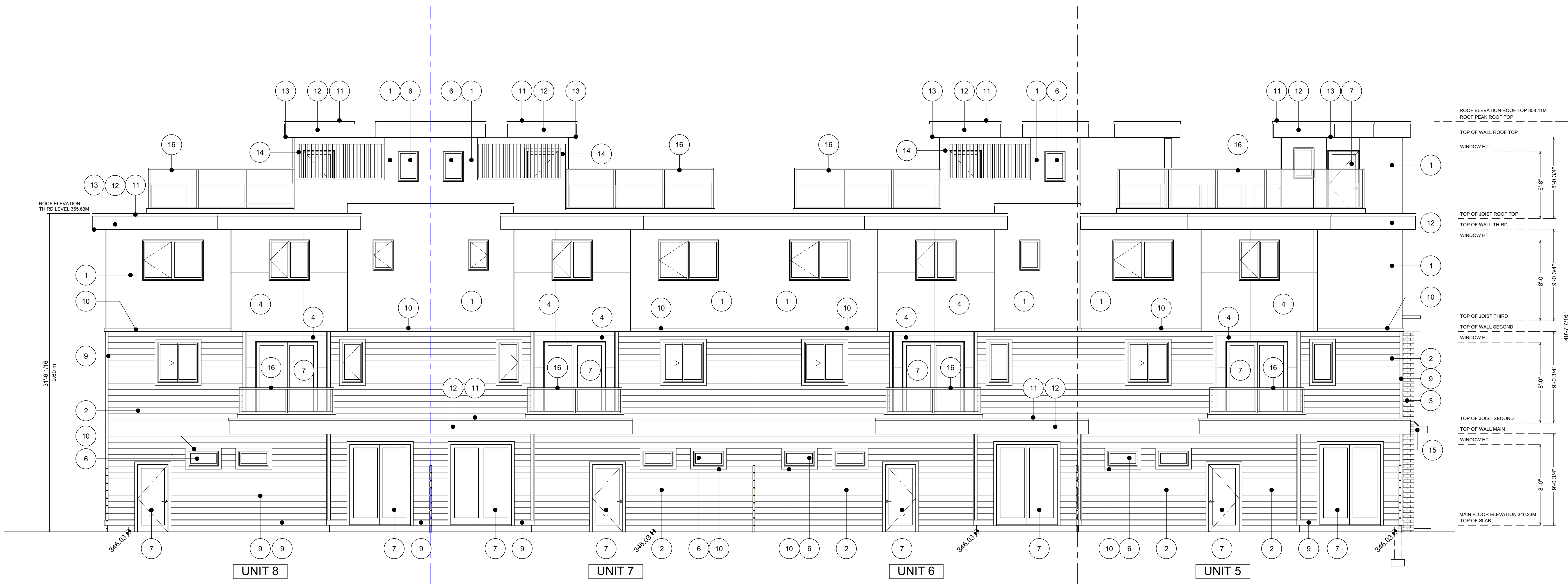
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REV 1: 2024-04-04
 REV 2: 2024-05-17
 REV 3: 2024-05-24
 REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

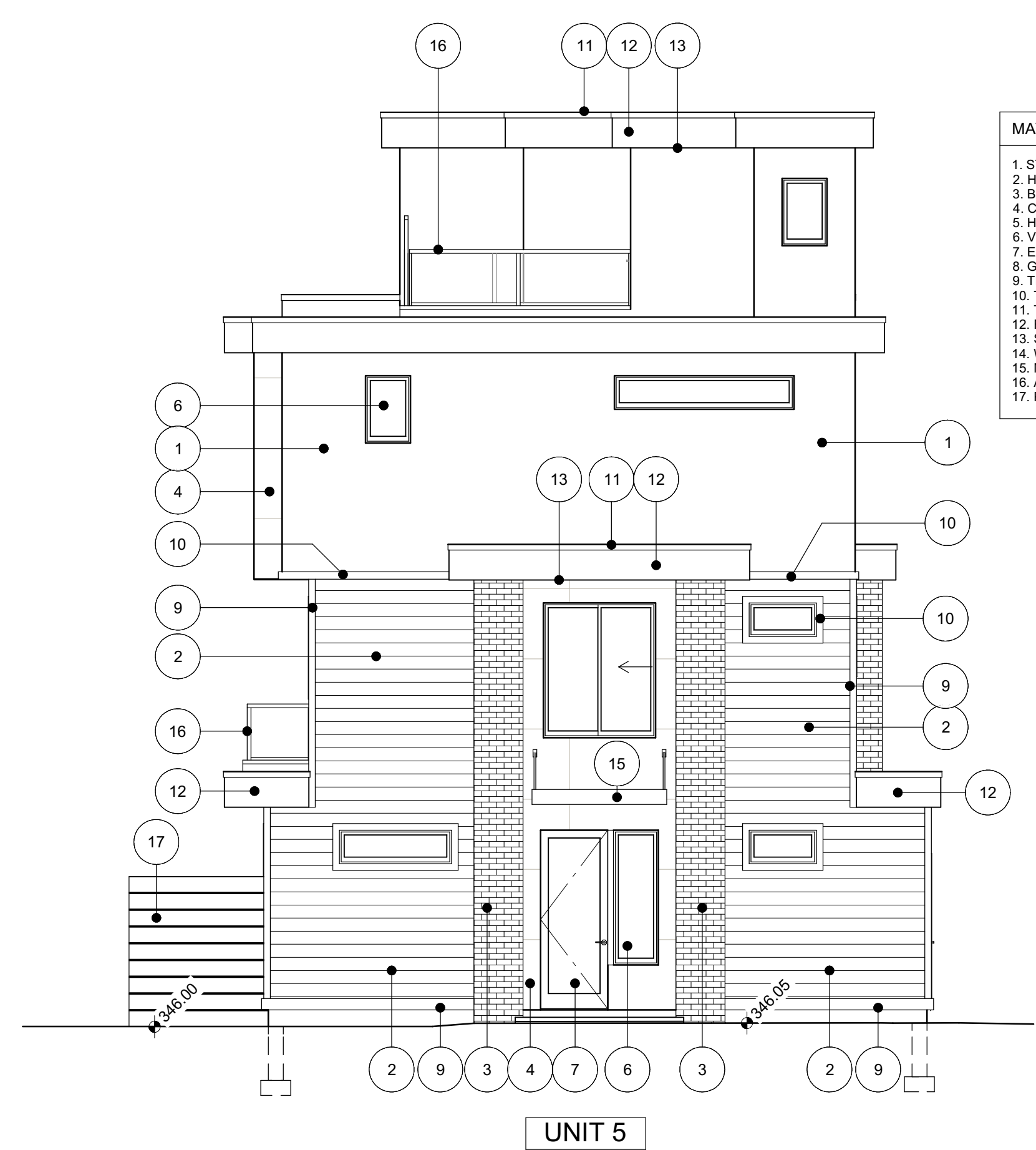
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A15



MATERIAL LEGEND:

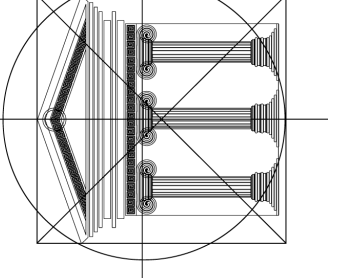
1. STUCCO IN CHANTILLY LACE
2. HORIZONTAL SIDING IN NIGHT GRAY
3. BRICK - SLIM BRICK; KING-KLINKER IN OLD HOUSE
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MATERIAL LEGEND:

1. STUCCO IN CHANTILLY LACE
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17. PRIVACY FENCE IN LIGHT WOOD

UNIT 5
NORTH ELEVATION
LANFRANCO RD



Proposed
Project For:

8-UNIT
TOWNHOUSE
PROJECT

1007
LANFRANCO RD
KELOWNA, BC

LOT C
PLAN KAP20294

Sheet Title:

UNIT 5, 6, 7, & 8
ELEVATIONS

DATE:
2024-01-26

REV 1: 2024-04-04
REV 2: 2024-05-17
REV 3: 2024-05-24
REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A16



RENDERING - CORNER OF LANFRANCO & BARBERRY



RENDERING - OVERVIEW



Proposed
Project For:

8-UNIT
TOWNHOUSE
PROJECT

1007
LANFRANCO RD
KELOWNA, BC

LOT C
PLAN KAP20294

Sheet Title:

PERSPECTIVES

DATE:

2024-01-26

REV 1: 2024-04-04

REV 2: 2024-05-17

REV 3: 2024-05-24

REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A2



NORTH ELEVATION COLORED RENDERINGS
UNITS 5 & 4

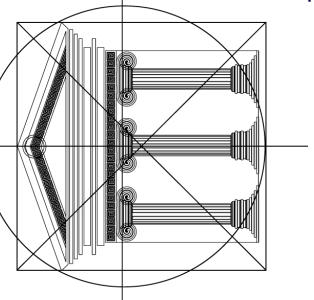
LANFRANCO RD

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



WEST ELEVATION COLORED RENDERINGS
UNITS 4 & 3, UNITS 2 & 1

BARBERRY ST



Proposed
Project For:

8-UNIT
TOWNHOUSE
PROJECT

1007
LANFRANCO RD
KELOWNA, BC

LOT C
PLAN KAP20294

Sheet Title:
NORTH & WEST
ELEVATIONS
COLORED
RENDERINGS

DATE:
2024-01-26

REV 1: 2024-04-04
REV 2: 2024-05-17
REV 3: 2024-05-24
REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A17



SOUTH ELEVATION COLORED RENDERINGS
UNITS 1 & 8



EAST ELEVATION COLORED RENDERINGS
UNITS 8, 7, 6 & 5

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

Proposed
Project For:

8-UNIT
TOWNHOUSE
PROJECT

1007
LANFRANCO RD
KELOWNA, BC

LOT C
PLAN KAP20294

Sheet Title:
SOUTH & EAST
ELEVATIONS
COLORED
RENDERINGS

DATE:
2024-01-26

REV 1: 2024-04-04
REV 2: 2024-05-17
REV 3: 2024-05-24
REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

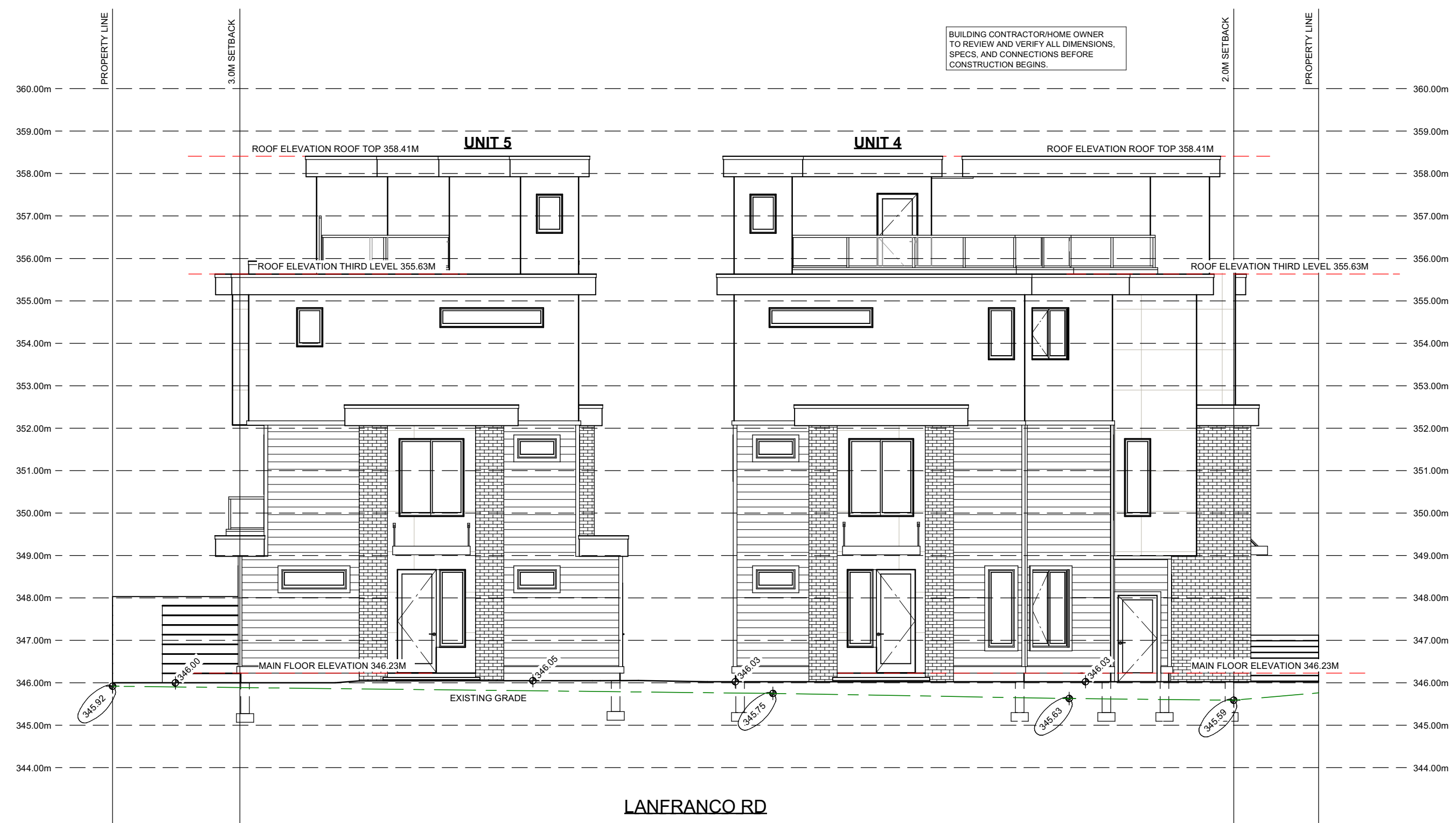
A18



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

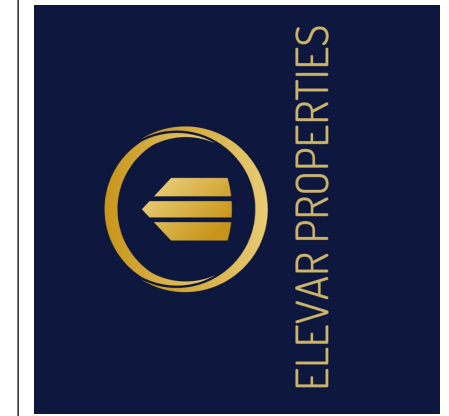
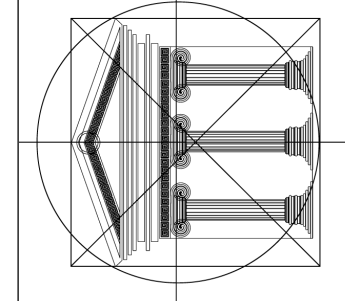
LEGEND	
	EXISTING GRADE
	PROPOSED GRADE



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

LEGEND	
	EXISTING GRADE
	PROPOSED GRADE



Proposed
 Project For:

8-UNIT
 TOWNHOUSE
 PROJECT

1007
 LANFRANCO RD
 KELOWNA, BC

LOT C
 PLAN KAP20294

Sheet Title:

SITE SECTIONS

DATE:
 2024-01-26

REV 1: 2024-04-04
 REV 2: 2024-05-17
 REV 3: 2024-05-24
 REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

SHEET NO.:

A19

1445833 BC LTD.			
1007 Lanfranco Road			
Kelowna, BC			
client:	date:	revision:	
scale: 1/4"	May 23, 2024	REV008	
drawn by: S.WEMPE	checked by: C.FRAS	drawing #: 1007LAN	



Qty	Botanical Name	Common Name	Size/Condition	Spacing
Trees				
4	Populus tremula 'Erecta'	ERECTA ASPEN	3 cm	2-3m
2	Cornus bella 'Fastigiata'	FASTIGIATA EUROPEAN HORNBERRY	6 cm	7-8m
1	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LLAC	3 cm	5-6m
4	Tilia cordata	LITTLELEAF LINDEN	5 cm	4-5m
1	Cornus alternifolia	PAGODA DOGWOOD	3 cm	5-6m
1	Acer tataricum	TATARIAN MAPLE	3 cm	5-6m
2	Cornus x montanensis 'Toba'	TOBA HAWTHORN	3 cm	5-6m
Shrubs				
13	Berberis thunbergii 'Concord'	CONCORDE JAPANESE BARBERRY	#2	0.5m
3	Cornus alba 'Ballata'	IVORY HALO DOGWOOD	#2	15m
2	Cornus stolonifera	RED OSIER DOGWOOD	#2	125m
Ornamental Grasses				
25	Holcusichon temperverna	BLUE OAT GRASS	#1	100mm
3	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER GRASS	#1	2m
Perennials				
21	Nepeta x fassneri	CATMINT	#1	75-100m
1	Ceratium tomentosum	SNOW IN SUMMER	#1	45cm

PRELIMINARY DESIGN ONLY. THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT.

HARRANTIES ARE NULL AND VOID DUE TO DAMAGE FROM WILDLIFE SUCH AS DEER, RABBITS, VOLES AND OTHER RODENTS. ALTHOUGH PLANTS LISTED MAY BE RATED AS RESISTANT TO THESE ANIMAL SPECIES, IT IS NOT GUARANTEED ACCURATE.

CLIENT'S SIGNATURE OF ACCEPTANCE

THIS SIGNATURE AUTHORIZES THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION OF THIS PROJECT AS REPRESENTED BY THIS DESIGN.

THIS SIGNATURE ALSO ACKNOWLEDGES THE SCOPE AND DETAILS OF THE PROJECT AS REPRESENTED BY THIS DESIGN. ANY SUBSEQUENT CHANGES MUST BE MADE VIA CHANGE ORDER AND WILL RESULT IN ADDITIONAL COSTS.

X

DEVELOPER'S SIGNATURE OF ACCEPTANCE

X

LANDSCAPE NOTES:

UNDERGROUND TIME CONTROLLED IRRIGATION TO BE INSTALLED AND INCLUDES POP-UPS FOR TURF AND DRIP LINES FOR PLANT BEDS INCLUDING BOULEVARD PLANT BEDS.

ALL LANDSCAPING TO FOLLOW BCLMA GUIDELINES.

ALL MEASUREMENTS AND QUANTITIES TO BE CONFIRMED.

ALL TREES WITHIN PROPERTY LINE TO BE MINIMUM 30M SIZE.

ALL BOULEVARD TREES TO BE MINIMUM 60M SIZE.

ALL SHRUBS TO BE #2 POT SIZE.

ALL PERENNIALS AND GRASSES TO BE #1 POT SIZE.

ALL PLANTINGS NEAR POWER LINES MUST BE A MAXIMUM MATURE HEIGHT OF 7M.

ALL BOULEVARD PLANTINGS ARE A MAXIMUM MATURE HEIGHT OF 0.9M.

ALL TURF TO BE OKANAGAN DROUGHT TOLERANT TURF.

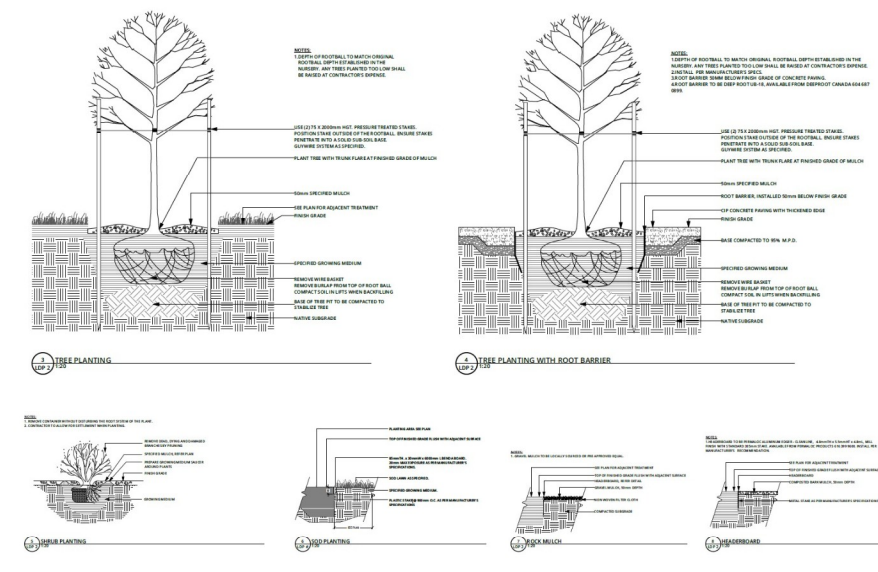
ALL BOULEVARD TREES TO BE INSTALLED WITH DEEPROOT BARRIER AT A DEPTH OF 60CM.

SITE GRADE IS GENERALLY FLAT - FINAL GRADE TO GENTLY SLOPE AWAY FROM BUILDING FOR PROPER DRAINAGE.

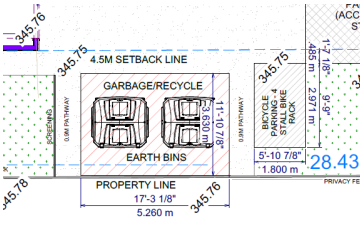
LANDSCAPING STANDARDS	ZONE	PROPOSED
MIN TREE SPACING	1 PER 10 Linear Meters	1 PER 155 Linear Meters
MIN DECIDUOUS TREE CALIPER	5-3 cm; 11-4 cm; L-5 cm	5-3 cm; 11-4 cm; L-5 cm
MIN CONIFEROUS TREE HEIGHT	250 cm	250 cm
MIN RATIO BETWEEN TREE SIZE	5-25X Max 1% No Limit L-50X 1m	5-2; 11-2; L-5 (2 Existing)
MIN GROWING MEDIUM AREA	75%	75%
MIN GROWING MEDIUM VOLUMES PER TREE	5-15 m ³ ; 11-20 m ³ ; L-30m ³	5-15 m ³ ; 11-20 m ³ ; L-30m ³
LANDSCAPE GRADED AREAS	2%	2%
FENCE HEIGHT	2.0 m	2.0 m
REPAIR/MANAGEMENT AREA?	NO	
RETENTION OF EXISTING TREES ON SITE?	YES	
SURFACE PARKING LOT (7/20)?	NO	
REFUSE 4 RECYCLE BINS SCREENED?	YES	

PLANT DISCLAIMER

PLANT SUBSTITUTIONS MAY BE NECESSARY DUE TO NURSERY INVENTORIES. IN THE EVENT THAT A PLANT LISTED CANNOT BE OBTAINED, A CLOSE AND SIMILAR PLANT SPECIES MAY BE INSTALLED IN ITS PLACE.



LANFRANCO ROAD



GARBAGE BINS ACCESSIBLE FROM INTERNAL LANEWAY BY TRUCK





