

Rationale for 760 Raymer Kelowna BC.

July 10/2024

In designing these 6 contemporary residences, *ECO DESIGN ARCHITECTURE* took Kelowna's new infill bylaw into full account to maximize the exciting opportunity presented by this (9104.1 Sq ft laneway lot) in a number of ways.

For starters, the inclusion of 6 units on a lot that prior could house only 4 units will allow for the developer to pass along improved economies of scales to end users in recognition of the current affordable housing crisis. Taking advantage of the ability to build 3-stories further allows the end user to be housed in larger units that could accommodate young families as schools and shopping/commerce are nearby.

The new bylaw also allows for more flexibility with parking and including the residential access lane within the project has allowed the designer to build garages in to each unit – which has proven to be more desirable for end users. That will also reduce the on-street parking often seen in older RU-7 areas where 'residents in the front units' often don't use the garages at the back of the property creating conflicts. Raymer Rd. does have parking issues and we believe the inclusion of 2 car garages will set a future standard for the neighbourhood. This parking demand has marginally increased the driveway length and hence the impermeable areas have increased. And therefore we are proposing the pedestrian pathways be open web paving.

The designer is using earthy yet vibrant/modern colour schemes for these contemporary and open units. The modern look will be in keeping with the builds next door and across the street. The materials will be similar and complimentary with the neighborhood but will also add variety to the streetscape.

The elevations fall well within the bylaws as do the setbacks while the site coverage is maximized to make full use of the new bylaw.

To sum up, our rationale is to maximize the benefits of the new bylaw for increased density while improving parking options in the area and we believe will set a standard for this area going forward.

We look forward to your remarks and input as we move this project forward.

Best regards,

DP APPLICATION FOR SIX UNIT DEVELOPMENT AT 160 RAYMER AVENUE, KELOWNA



2314, WAKEFIELD DRIVE,
LANGLEY, BRITISH COLUMBIA, CANADA,
P# +1.236.668.1078
E: AMITM.ECODESIGN@GMAIL.COM



DP DRAWING PACKAGE LIST:		
S. NO.	DRG NO.	DRAWING TITLE
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2	A-1.1	SITE PLAN
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4	A-1.3	STREETSCAPE ELEVATIONS
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14	A-4.2	UNIT B - FLOOR PLANS
15	A-4.3	UNIT C - FLOOR PLANS
16	L-2.0	LANDSCAPE DRAWING

PROJECT CONTACT LIST

BUILDING DESIGN:

ECODESIGN ARCHITECTURE
2314, WAKEFIELD DRIVE,
LANGLEY, BRITISH COLUMBIA,
CANADA - V2Y 1B4
M: +1.236.668.1078
E: AMITM.ECODESIGN@GMAIL.COM

LANDSCAPE:

KLIMO & ASSOCIATES
4300 NORTH FRASER WAY,
BURNABY,
BC V5J 5J8
CONTACT : 604.358-5562
E: KLIMOFRANCIS@GMAIL.COM

DP APPLICATION CONTACT:

- WYLIE EDEN, REMAX KELOWNA
M: 250.863.8439
E: WYLIE.EDEN@REMAX.NET
- AMIT MENDIRATTA
M: +1.236.668.1078
E: AMITM.ECODESIGN@GMAIL.COM

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CLIENTS:

PROJECT:

DEVELOPMENT OF SIX
TOWNHOUSES AT 160
RAYMER AVENUE, KELOWNA

DRAWING TITLE:
COVER PAGE

PROJECT NO.	DATE	DRG. NO.
2401.RM2	01.03.2023	A-1.0
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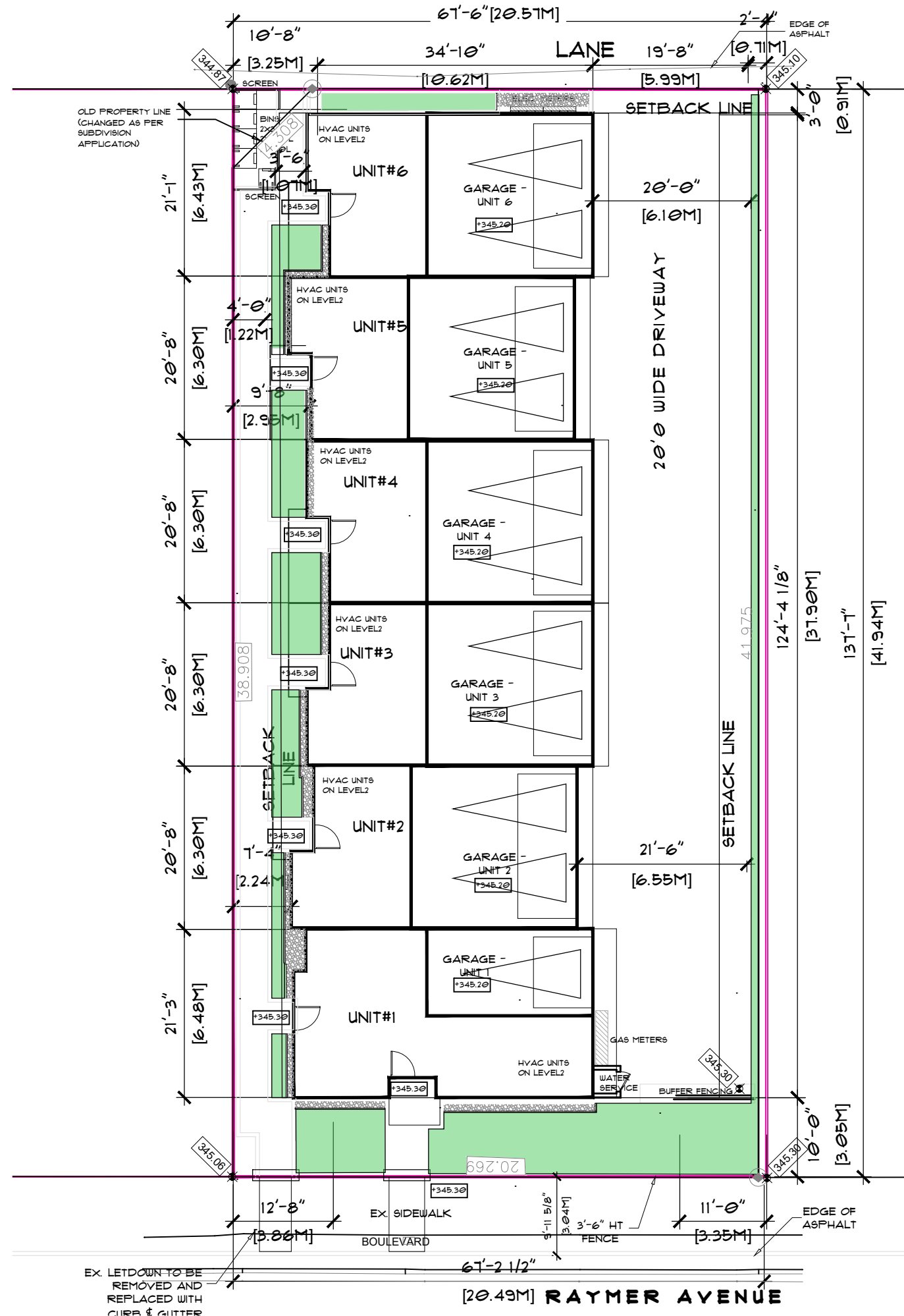
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SEAL:

STAGE:

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SITE RECONCILIATION:

A. PROPERTY DESCRIPTION:
 CIVIL: 160 RAYMER AVENUE, KELOWNA BC
 LEGAL: LOT18, PLAN KAP3929, DISTRICT LOT 135, OSOYOOS DIV OF YALE LAND DISTRICT
 PARCEL AREA = 9104.1 SF - 845.79 SQ.M.

B. BC ENERGY STEP CODE COMPLIANCE: STEP 3

C. ZONING: MFI
 NO. OF UNITS PERMITTED = 4 TO 6 UNITS
 NO. OF UNITS PROPOSED = 6 UNITS

D. SETBACKS:

DESCRIPTION	PERMITTED	PROPOSED
FRONT	3.0 M	3.0 M
YARD(SIDE)	2.1 M	2.24 M/6.70M
YARD(REAR)	0.9 M	0.9 M

E. HEIGHT:
 PERMITTED: MAX 11.0M (3 STOREYS)
 PROPOSED: 10.16M (3 STOREYS)

F. SITE COVERAGE:
 SITE COVERAGE OF BUILDINGS:
 PERMITTED = 15%
 PROPOSED = 4,348 / 9,104 = 47.16%

SITE COVERAGE OF BUILDINGS, IMPERMEABLE SURFACES:
 PERMITTED = 15%
 PROPOSED:
 BUILDINGS = 4,348 SF
 DRIVEWAY = 2,415 SF
 COVERAGE = 6,823 SF / 9,104 SF = 74.9%
 OPEN-WEB PEDESTRIAN PATH = 191.8 SF

G. BUILT-UP AREAS:
 PROPOSED:
 TOTAL FLOOR AREA:
 TOTAL = 9,198 SF (SEE BREAKUP BELOW)

FAR CALCULATION: AREA SUMMARY (UNIT WISE)							
	AREAS (IN SQ.FT.)						TOTAL
	UNIT1	UNIT2	UNIT3	UNIT4	UNIT5	UNIT6	
LEVEL 1	531	284	284	284	284	284	1951
LEVEL 2	755	751	751	751	751	751	4540
LEVEL 3	528	523	523	523	523	523	3113
LEVELS AREA AS % OF LEVEL	69.93%	69.88%	69.88%	69.88%	69.88%	69.88%	69.88%
TOTAL	1814	1510	1510	1510	1510	1510	9665
TOTAL BUILT-UP AREA*							9665

* AREAS EXCLUDE MECHANICAL AREAS & OTHER EXEMPTIONS AS PER BYLAW

H. OFF STREET PARKING
 NO. OF UNITS = 6 UNITS
 PARKING PROPOSED:
 COVERED PARKING = 11 STALLS
 REGULAR SIZE = 6 (ONE/UNIT)
 SMALL CAR = 5 (UNITS 2-5)



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 LANGLEY, BRITISH COLUMBIA, CANADA,
 PH: +1.236.668.1078
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CLIENTS:

PROJECT:
 DEVELOPMENT OF FIVE TOWNHOUSES AT 160 RAYMER AVENUE, KELOWNA

DRAWING TITLE:
 SITE PLAN

PROJECT NO	DATE	DRG. NO.
2401.RM2	01.03.2024	A-1.1
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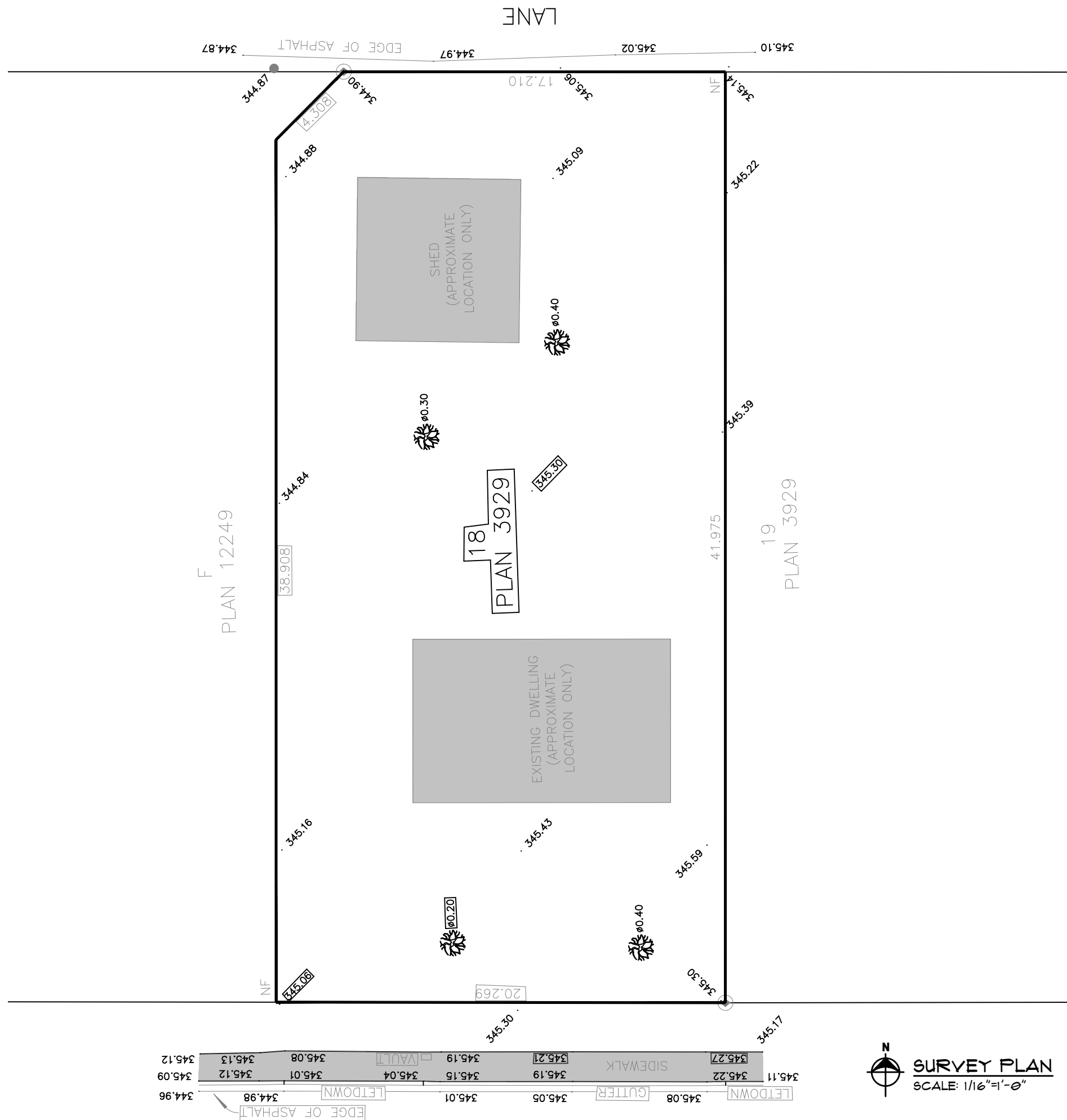
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SEAL:

STAGE:

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SITE PLAN
 SCALE: 1/16"=1'-0"



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E: AMIT@ECODESIGNARCHITECTURE.COM

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DRAWING TITLE:
SURVEY PLAN

PROJECT NO.	DATE	DRG. NO.
2401.RM2	01.03.2024	A-1.2
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SURVEY PLAN
SCALE: 1"=10'-0"

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DRAWING TITLE:
STREETSCAPES

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STREETSCAPE - RAYMER AVENUE
SCALE: 1/16"=1'-0"



STREETSCAPE - REAR LANE
SCALE: 1/16"=1'-0"



BIRD-EYE VIEW FROM RAYMER (EAST)
SCALE: N.T.S.



BIRD-EYE VIEW FROM RAYMER (WEST)
SCALE: N.T.S.



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RAYMER AVENUE, KELOWNA

DRAWING TITLE:
3D VIEWS

PROJECT NO.	DATE	01.03.2023	DRG. NO.
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VIEW FROM RAYMER AVENUE (WEST)
SCALE: N.T.S.



VIEW FROM RAYMER AVENUE (EAST)
SCALE: N.T.S.



CLOSE-UP VIEW (RAYMER AVENUE)
SCALE: N.T.S.



CLOSE-UP VIEW (RAYMER AVENUE)
SCALE: N.T.S.



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PROJECT NO.	DATE	01.03.2023	DRG. NO.
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DRAWING TITLE:
3D VIEWS

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VIEW FROM LANE (EAST)
SCALE: N.T.S.



VIEW FROM LANE (WEST)
SCALE: N.T.S.



WALKWAY BETWEEN NEIGHBOURING BUILDING
SCALE: N.T.S.

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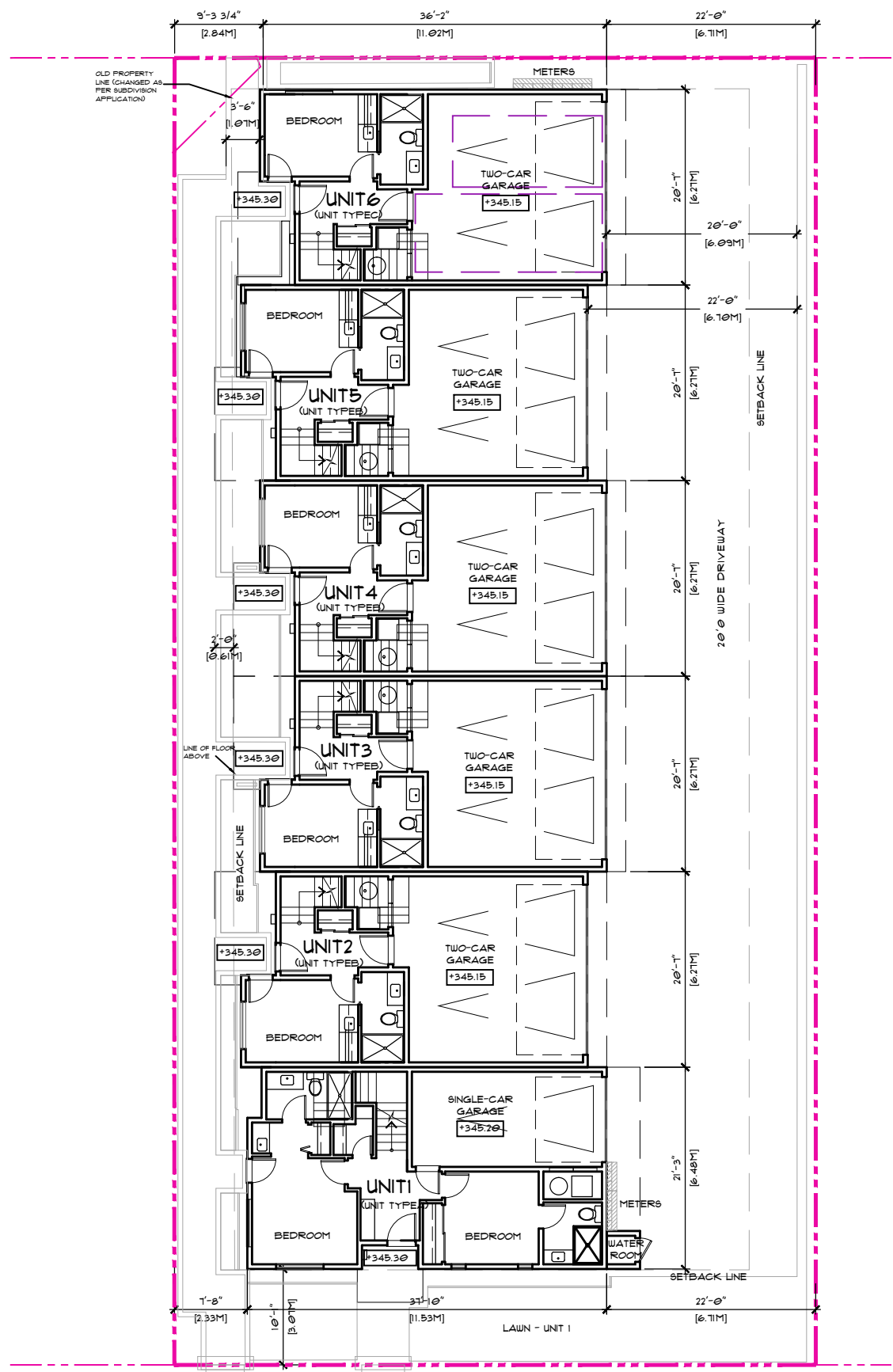
CLIENTS:
 DEVELOPMENT OF SIX
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 RAYMER AVENUE, KELOWNA

DRAWING TITLE:
 OVERALL
 FLOOR PLANS

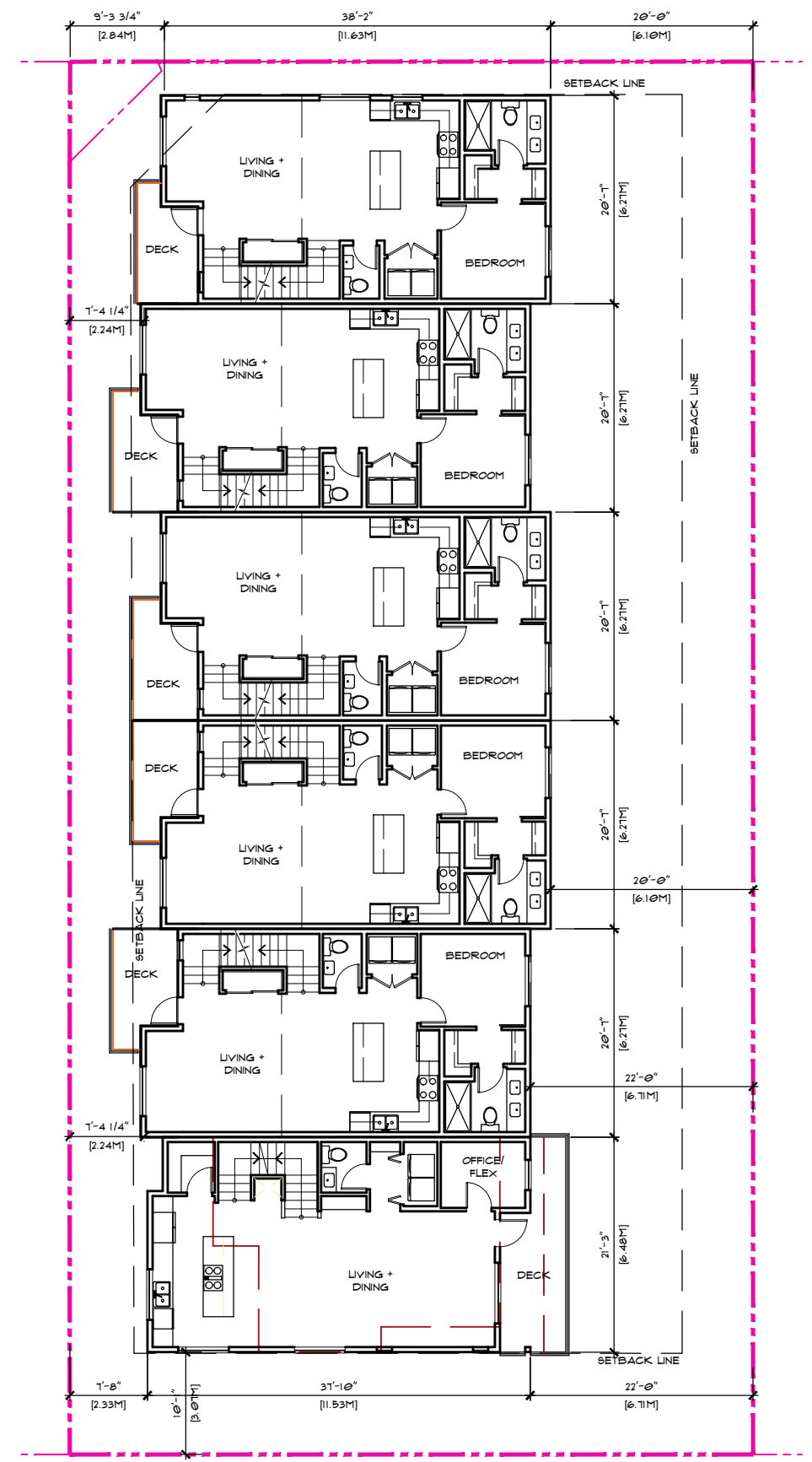
PROJECT NO: 2401.RM2
 DATE: 01.03.2024
 DEALT: ACL
 CHECKED: AM
 DRG. NO: A-2.1
 REV. RI

ISSUED FOR DP
 DATE: _____
 ISSUED BY: _____

SEAL:
 STAGE:
 CONCEPT STAGE
 DEVELOPMENT PERMIT
 BUILDING PERMIT
 ISSUED FOR CONSTRUCTION



LEVEL 01 PLAN
 SCALE: 1/16"=1'-0"



LEVEL 02 PLAN
 SCALE: 1/16"=1'-0"



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LEGEND

DISTRIBUTION OF PRINTS

RO	25 MARCH 2024	SUBMITTED TO CITY FOR DP APPROVAL
RI	10 JULY 2024	REVISED DP SUBMITTED TO CITY FOR APPROVAL

CLIENTS:

PROJECT:
DEVELOPMENT OF SIX TOWNHOUSES AT 160 RAYMER AVENUE, KELOWNA

DRAWING TITLE:
OVERALL FLOOR PLANS

PROJECT NO.	DATE	01.03.2024	DRG. NO.
2401.RM2	DEALT	ACL	A-2.2
	CHECKED	AM	REV. RI

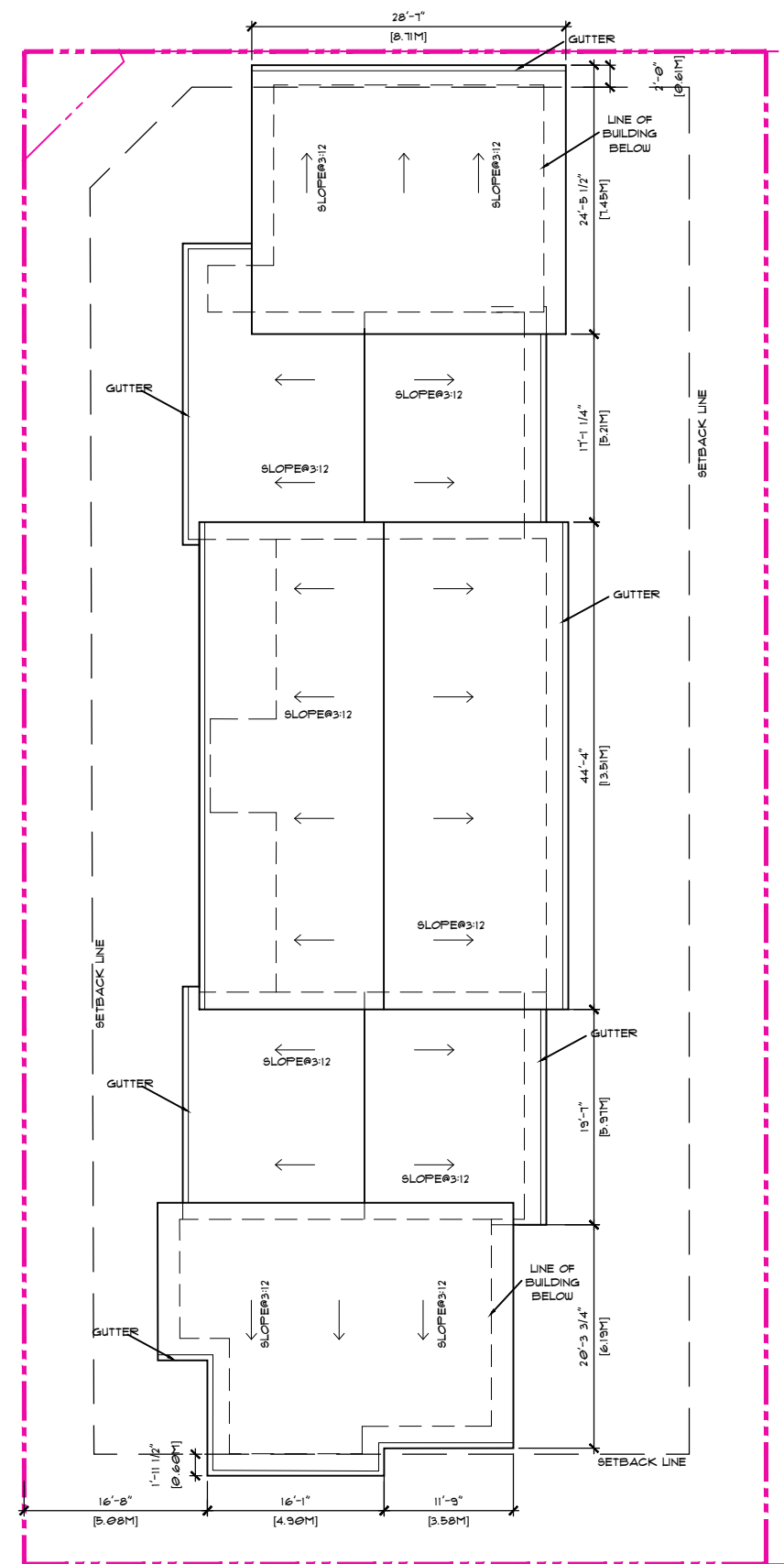
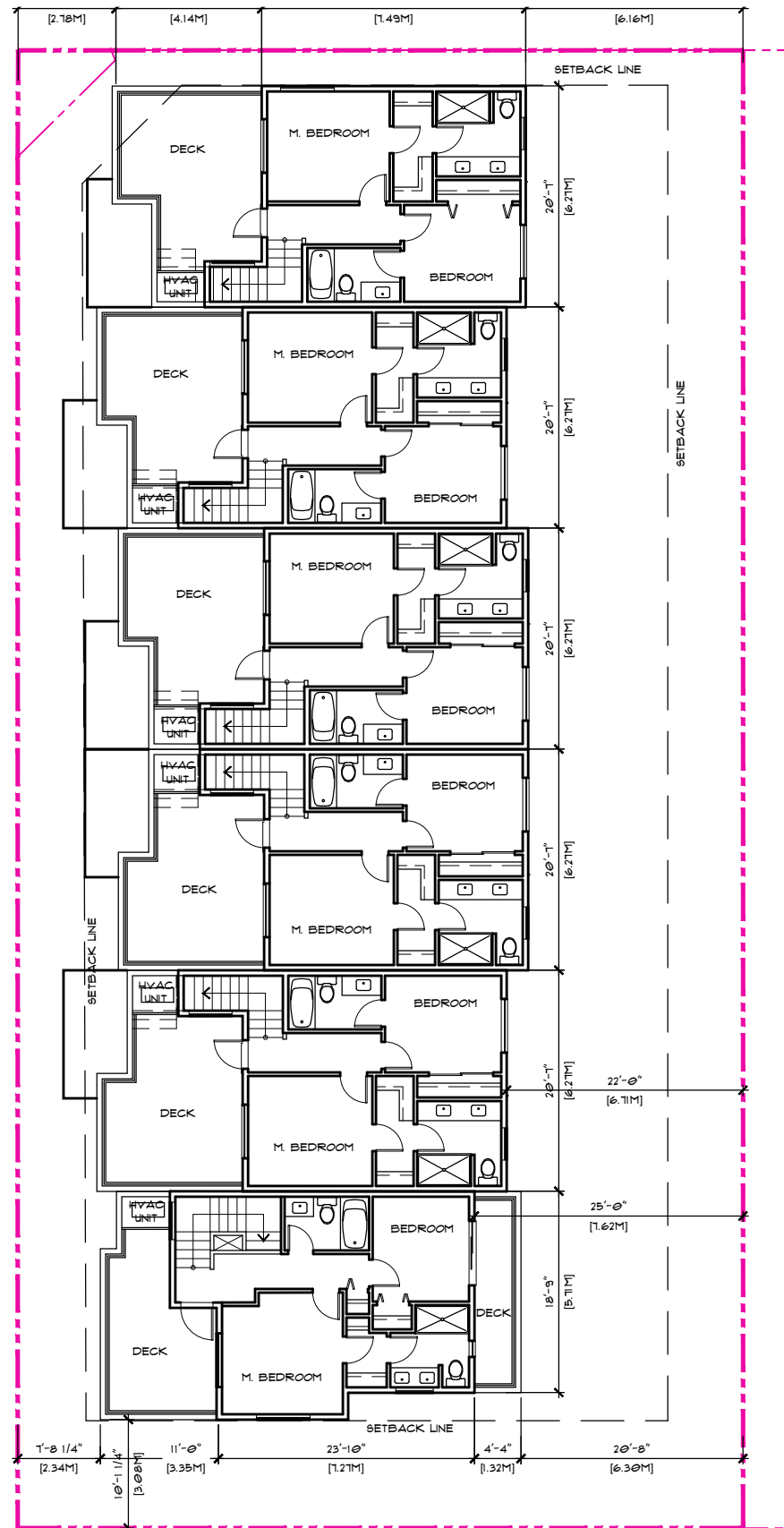
ISSUED FOR DP

DATE: _____
ISSUED BY: _____
EcoDesign Architecture

SEAL:

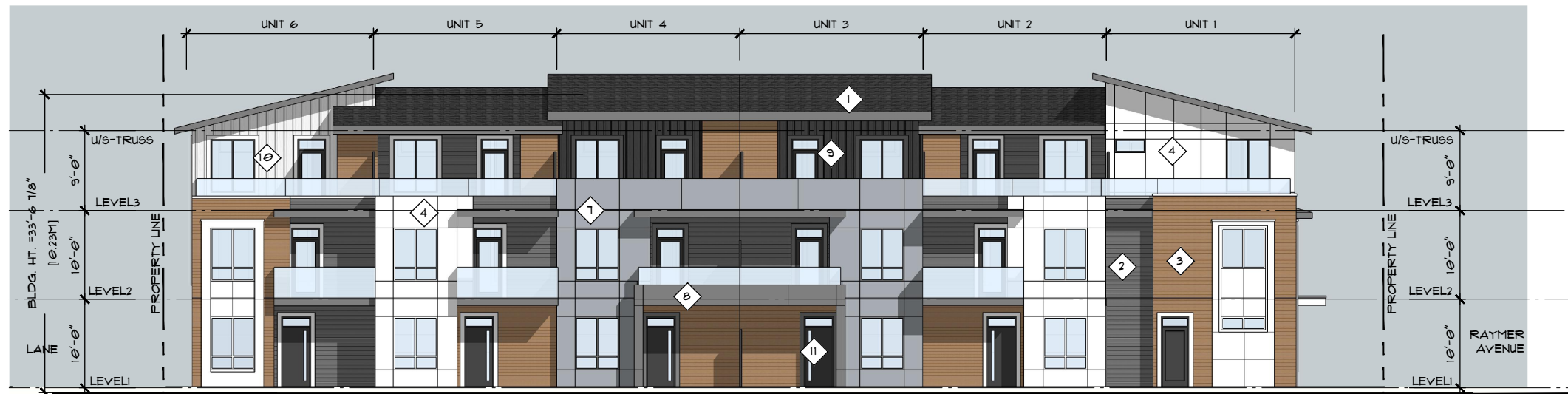
STAGE:

- CONCEPT STAGE
- DEVELOPMENT PERMIT
- BUILDING PERMIT
- ISSUED FOR CONSTRUCTION





SOUTH ELEVATION - RAYMER AVENUE
SCALE: 1/16"=1'-0"



WEST ELEVATION
SCALE: 1/16"=1'-0"

COLOUR SCHEME

- 1 **Roof:**
Roof Shingles: Pabco Premier Laminated Shingle- 'Antique Black'
- 2 **Horizontal Lap Siding**
6" Exposure Horizontal plank siding - James Hardie -Texture siding
Color - 'Night Gray'
- 3 **Horizontal Lap Siding**
4"-6" Exposure Horizontal plank siding - James Hardie -Texture planks painted on site - Color - 'SW9105-Almond Roca'
- 4 **Horizontal Lap Siding**
6" Exposure Horizontal plank siding - James Hardie -Texture siding
Color - 'Arctic White'
- 5 **Panel Siding**
Smooth Panel siding - James Hardie
Color - 'Arctic White'
Easy Trim reveals to be same colors as panel
- 6 **Panel Siding**
Smooth Panel siding - James Hardie
Color - 'Midnight Black'
Easy Trim reveals to be same color as panel
- 7 **Panel Siding**
Smooth Panel siding - James Hardie
Color - 'Light Mist'
Easy Trim reveals to be same colors as panel
- 8 **Panel Siding**
Smooth Panel siding - James Hardie
Color - 'Aged Pewter'
Easy Trim reveals to be same colors as panel
- 9 **Vertical Siding - Board & Batten**
Smooth Panel siding - James Hardie
Color - 'Night Gray'
Easy Trim reveals to be same colors as panel
- 10 **Vertical Siding - Board & Batten**
Smooth Panel siding - James Hardie
Color - 'Arctic White'
Easy Trim reveals to be same colors as panel
- 11 **Doors:**
Metal/ Fiber Glass (design to be approved/ detailed in BP Drawings)
Color- Wood, or Charcoal (See Elevations)
- 12 **Vinyl Windows:**
Sealed double glazed P.V.C. Window
Color- 'White' or 'Black'
(See Elevations)
- 13 **Windows trim:**
Hardie Trim - 'Arctic White' or 'Night Gray'
(See Elevations)
- 14 **Gutter:**
Aluminum Gutters:
Makin Metals - 'Regent Grey'
- 15 **Garage Doors:**
Roll-up Overhead Door
Match James Hardie 'Midnight Black' or 'Light Mist' (See Elevation)
- 16 **Vinyl Slider Doors:**
Sealed double glazed P.V.C. Window
Color- 'Black'
- 17 **Metal Flashing**
Pre-Finished metal through wall flashing color matched to material below
- 18 **Metal Railing**
'Charcoal'



2314, WAKEFIELD DRIVE,
LANGLEY, BRITISH COLUMBIA, CANADA,
PH: +1.236.668.1078
E: AMIT@ECODESIGNARCHITECTURE.COM

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CLIENTS:

PROJECT:
DEVELOPMENT OF SIX TOWNHOUSES AT 160 RAYMER AVENUE, KELOWNA

DRAWING TITLE:
OVERALL ELEVATIONS

PROJECT NO.	DATE	01.03.2023	DRG. NO.
2401.RM2	DEALT	ACL	A-3.1
	CHECKED	AM	REV. RI

ISSUED FOR DP

DATE: _____
ISSUED BY: _____

SEAL:

- STAGE:**
- CONCEPT STAGE
 - DEVELOPMENT PERMIT
 - BUILDING PERMIT
 - ISSUED FOR CONSTRUCTION

Note: The Final Actual colors to be similar as specified above. Product names, suppliers as well as exact colors to be confirmed by contractor once contract is awarded.)

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CLIENTS:

PROJECT:
 DEVELOPMENT OF SIX
 TOWNHOUSES AT 160
 RAYMER AVENUE, KELOWNA

DRAWING TITLE:
 UNIT A
 FLOOR PLANS

PROJECT NO.	DATE	01.03.2024	DRG. NO.
2401.RM2	DEALT	ACL	A-4.1
	CHECKED	AM	REV. RI

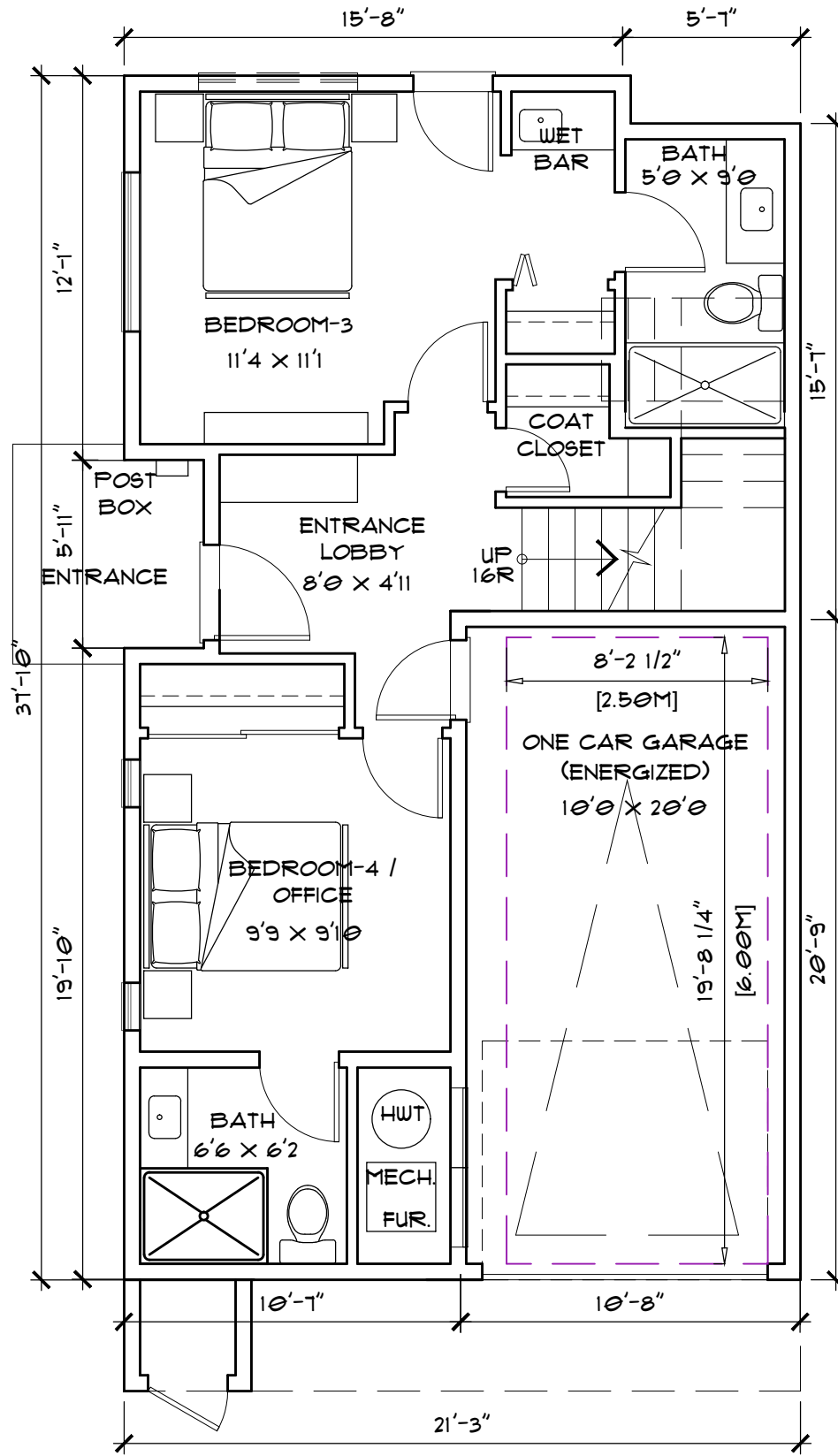
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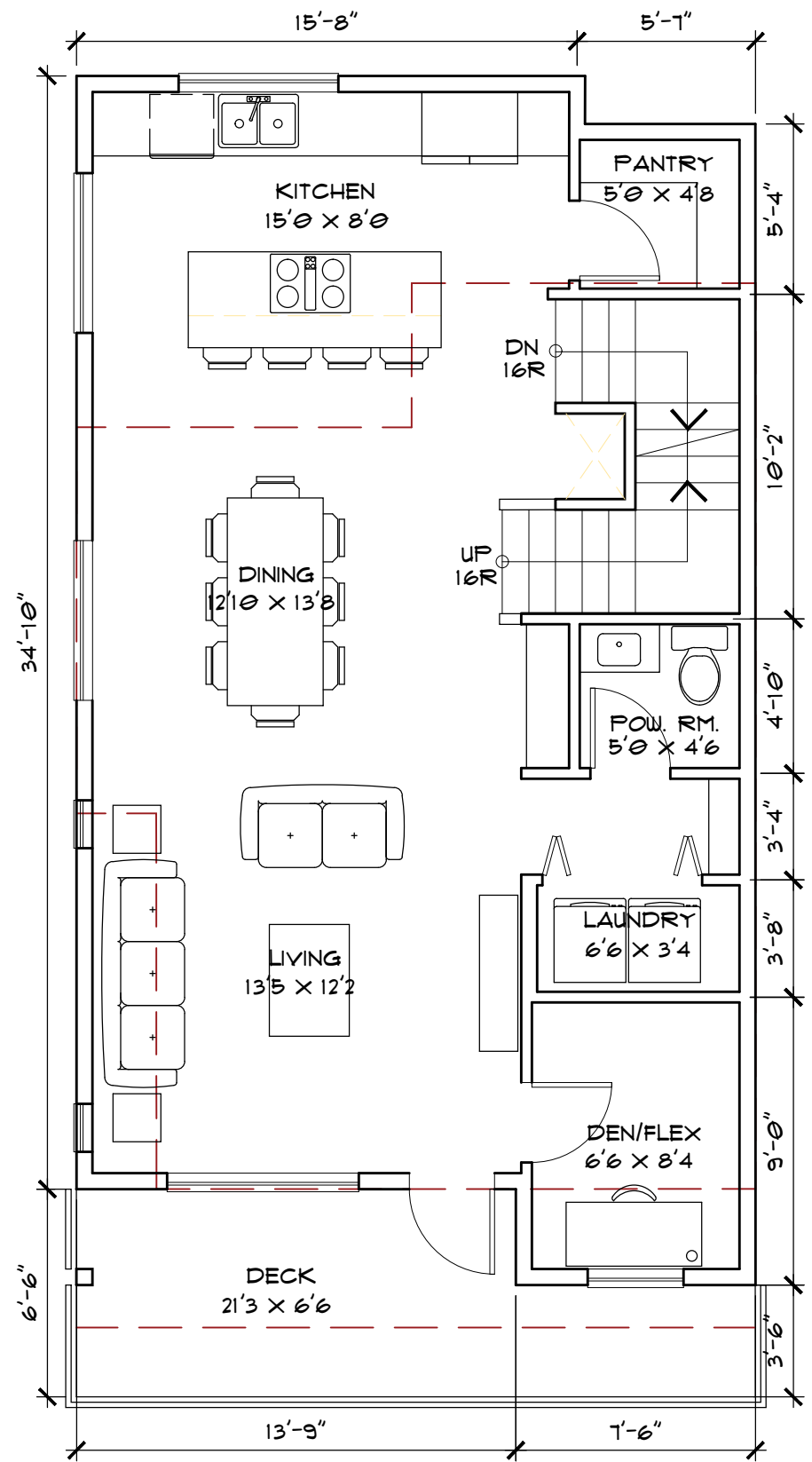
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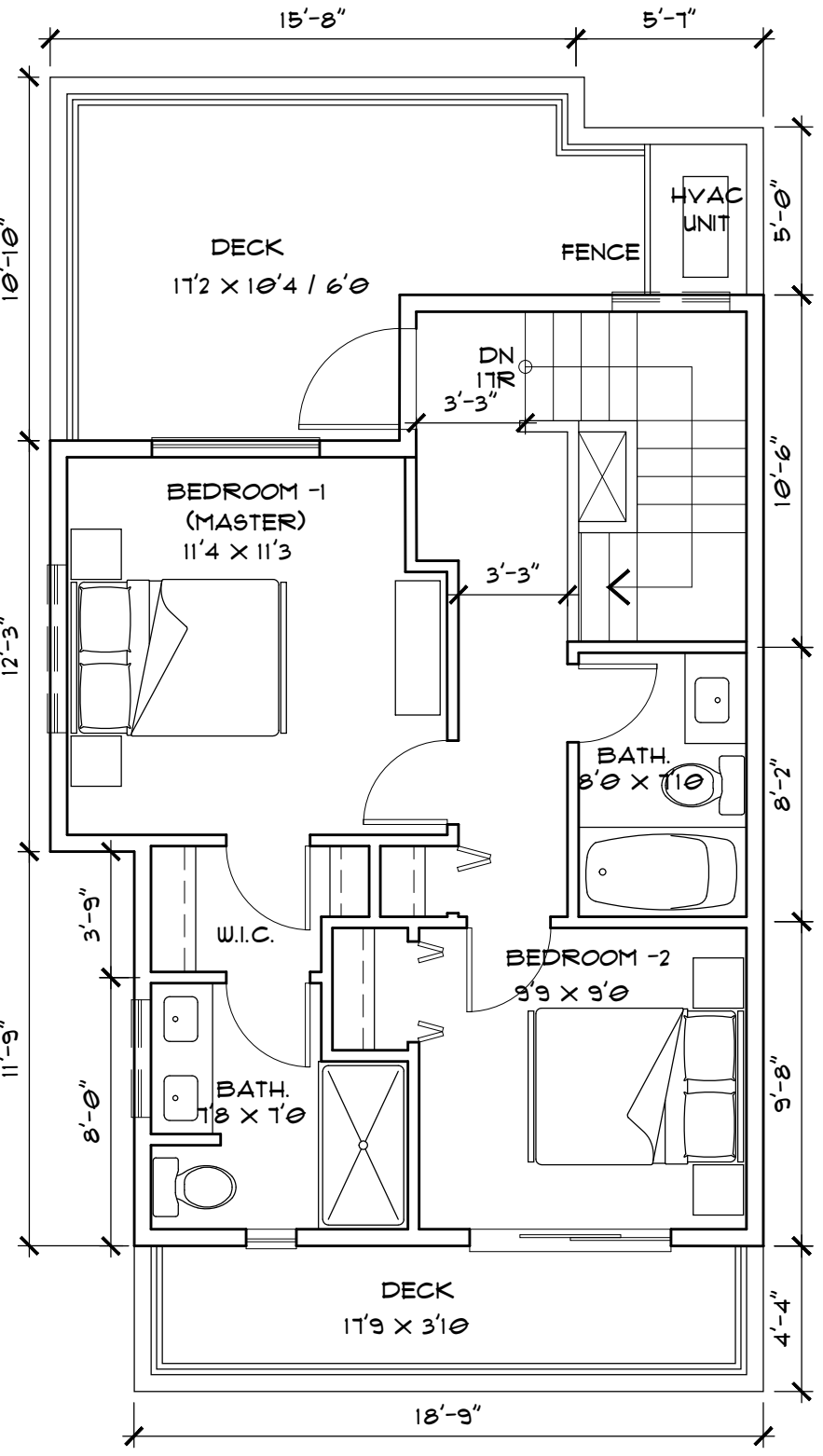
- CONCEPT STAGE
- DEVELOPMENT PERMIT
- BUILDING PERMIT
- ISSUED FOR CONSTRUCTION



UNITA - LEVEL 01 PLAN
 SCALE: 3/16"=1'-0"
 AREA = 531 SQ.FT. / 49.33 SQ.MT



UNITA - LEVEL 02 PLAN
 SCALE: 3/16"=1'-0"
 AREA = 755 SQ.FT. / 70.14 SQ.MT.



UNITA - LEVEL 03 PLAN
 SCALE: 3/16"=1'-0"
 AREA = 528 SQ.FT. / 49.05 SQ.MT.

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RO	25 MARCH 2024	SUBMITTED TO CITY FOR DP APPROVAL
RI	10 JULY 2024	REVISED DP SUBMITTED TO CITY FOR APPROVAL

CLIENTS:

PROJECT:
 DEVELOPMENT OF SIX
 TOWNHOUSES AT 160
 RAYMER AVENUE, KELOWNA

DRAWING TITLE:
 UNIT B
 FLOOR PLANS

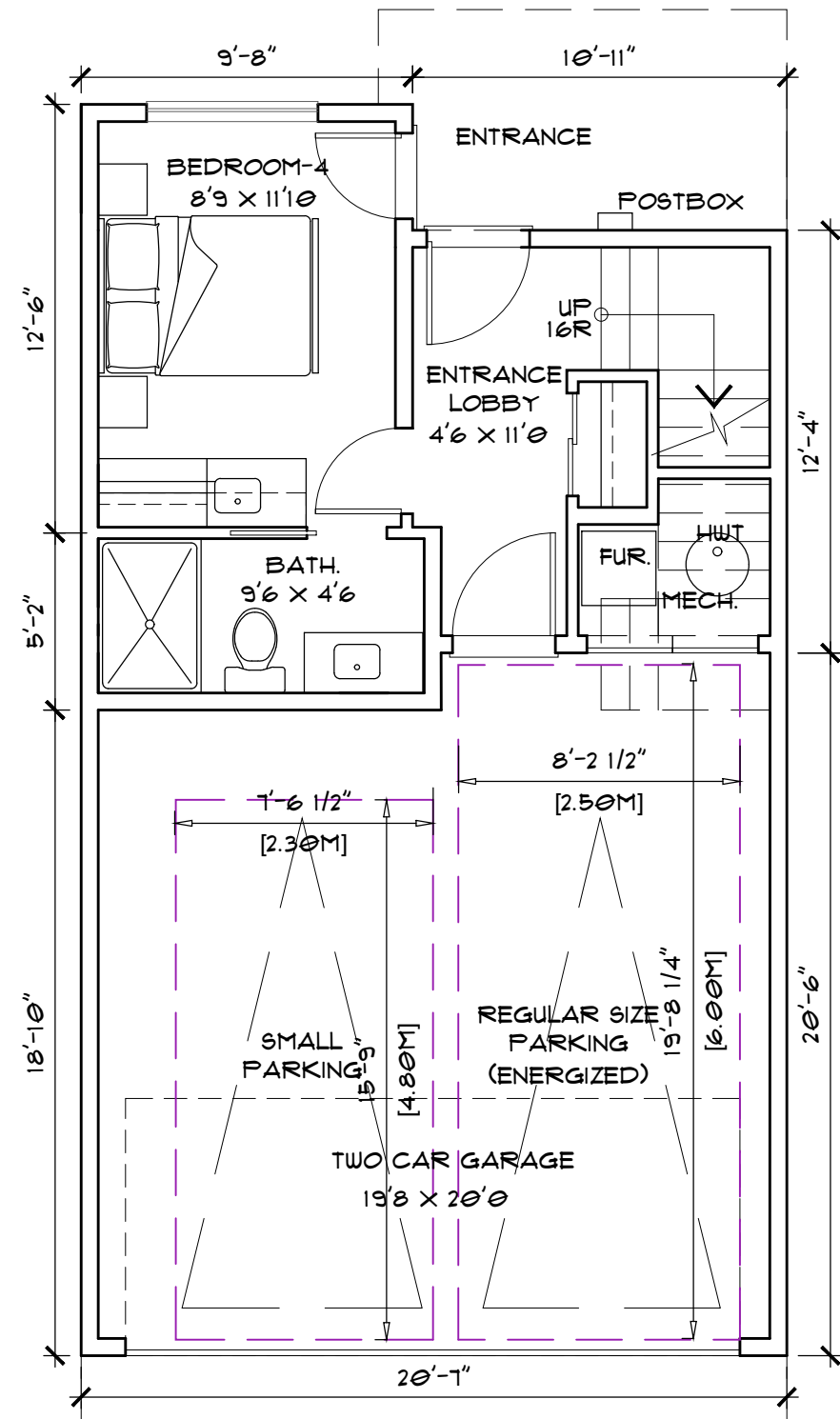
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2401.RM2	DEALT	ACL	A-4.2
	CHECKED	AM	REV. RI

ISSUED FOR DP

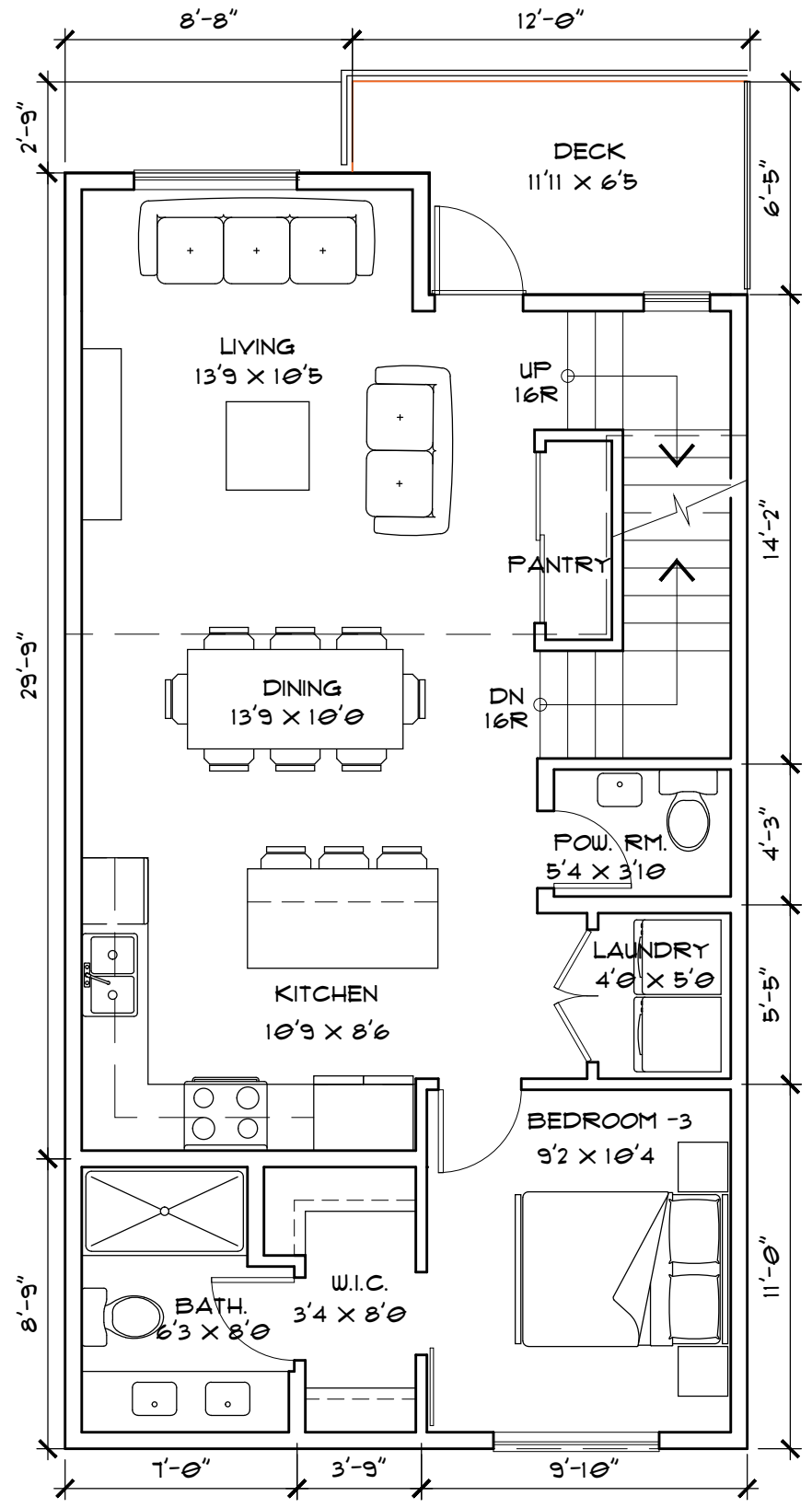
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 ISSUED BY: _____

SEAL:

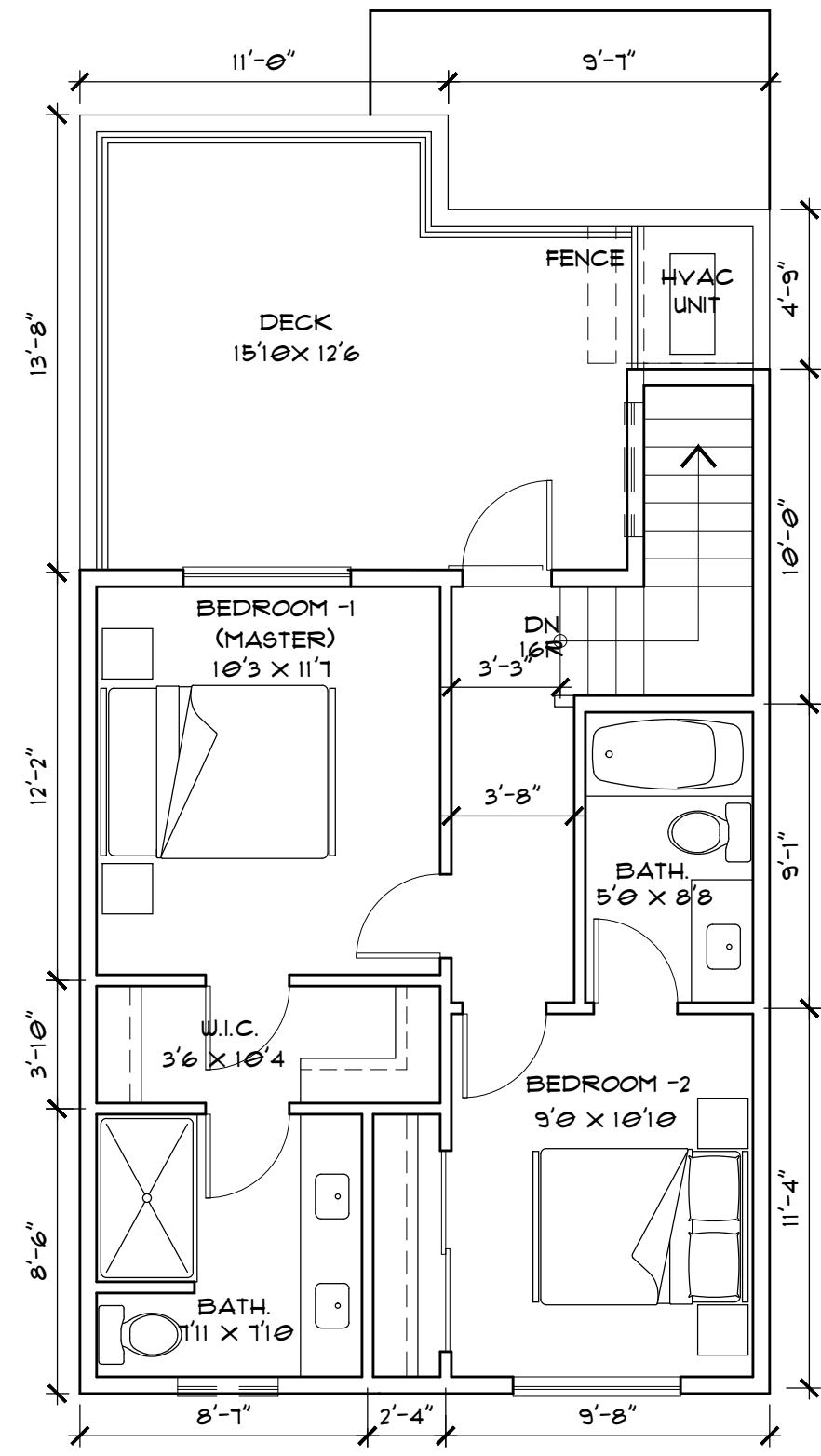
- STAGE:**
- CONCEPT STAGE
 - DEVELOPMENT PERMIT
 - BUILDING PERMIT
 - ISSUED FOR CONSTRUCTION



UNITB - LEVEL 01 PLAN
 SCALE: 3/16"=1'-0"
 AREA = 284 SQ.FT. / 26.38 SQ.MT



UNITB - LEVEL 02 PLAN
 SCALE: 3/16"=1'-0"
 AREA = 151 SQ.FT. / 10.33 SQ.MT



UNITB - LEVEL 03 PLAN
 SCALE: 3/16"=1'-0"
 AREA = 529 SQ.FT. / 49.22 SQ.MT

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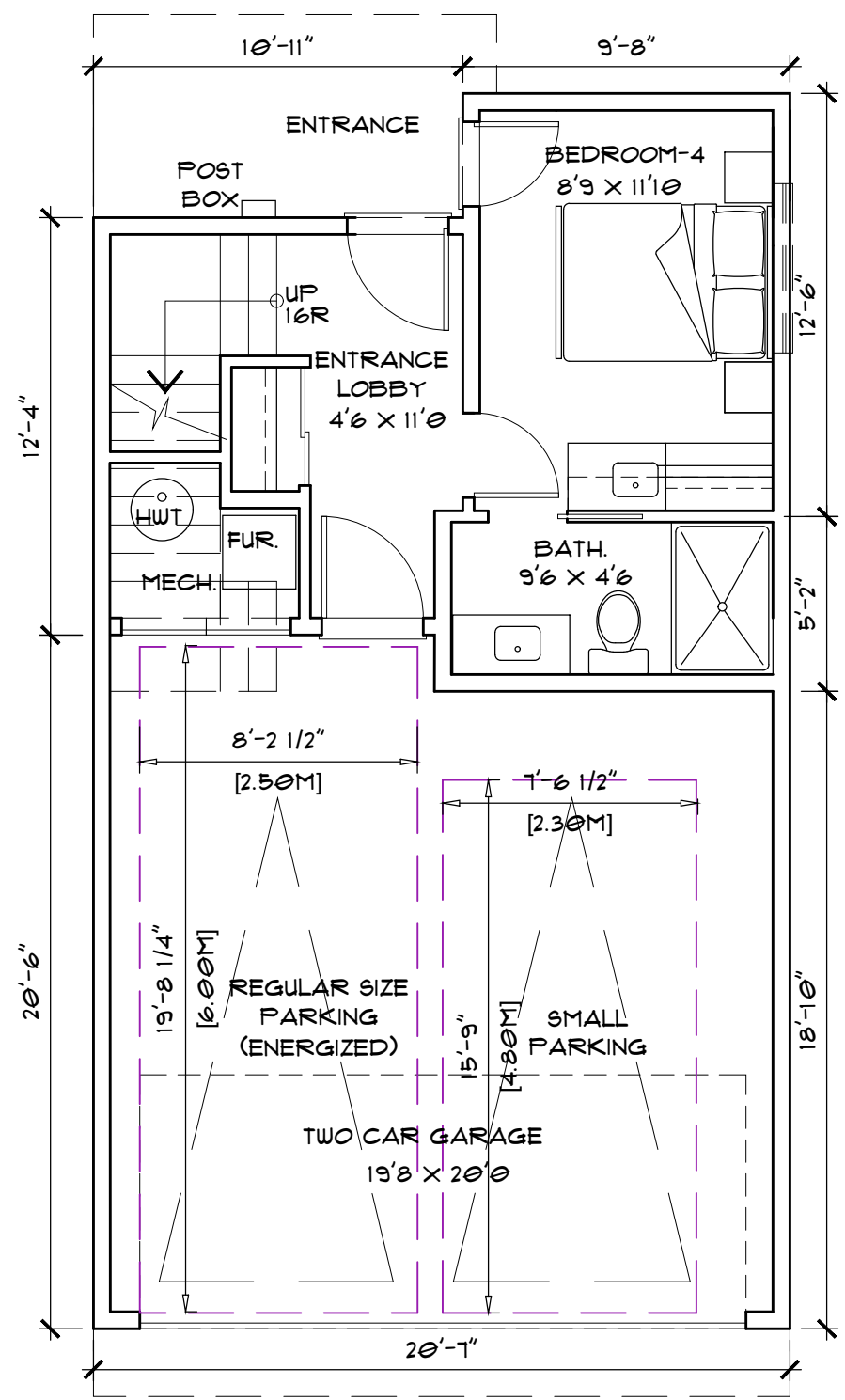
PROJECT:
 DEVELOPMENT OF SIX
 TOWNHOUSES AT 160
 RAYMER AVENUE, KELOWNA

DRAWING TITLE:
 UNIT C
 FLOOR PLANS

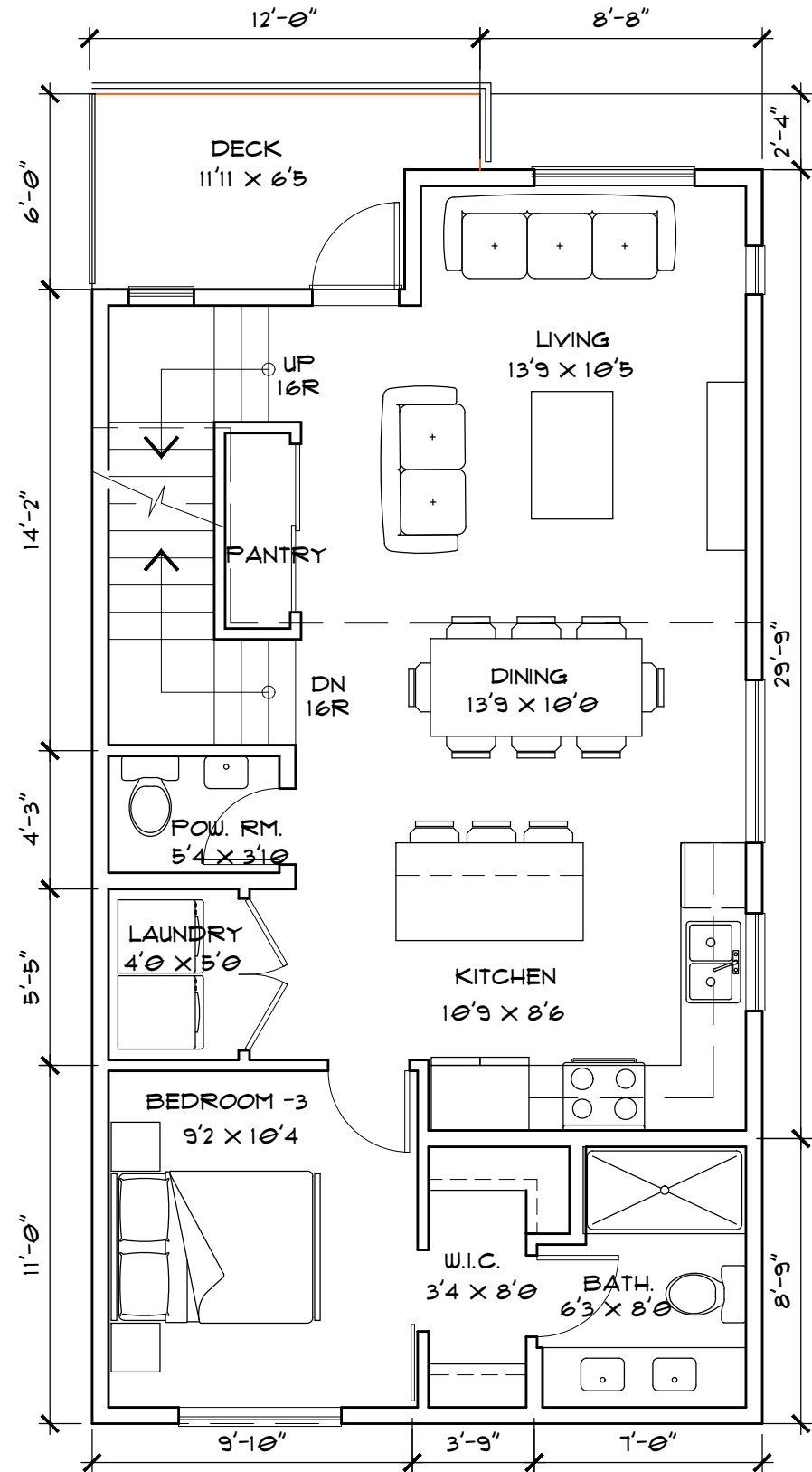
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	CHECKED	AM	REV. RI

ISSUED FOR DP
 DATE: _____
 ISSUED BY: _____

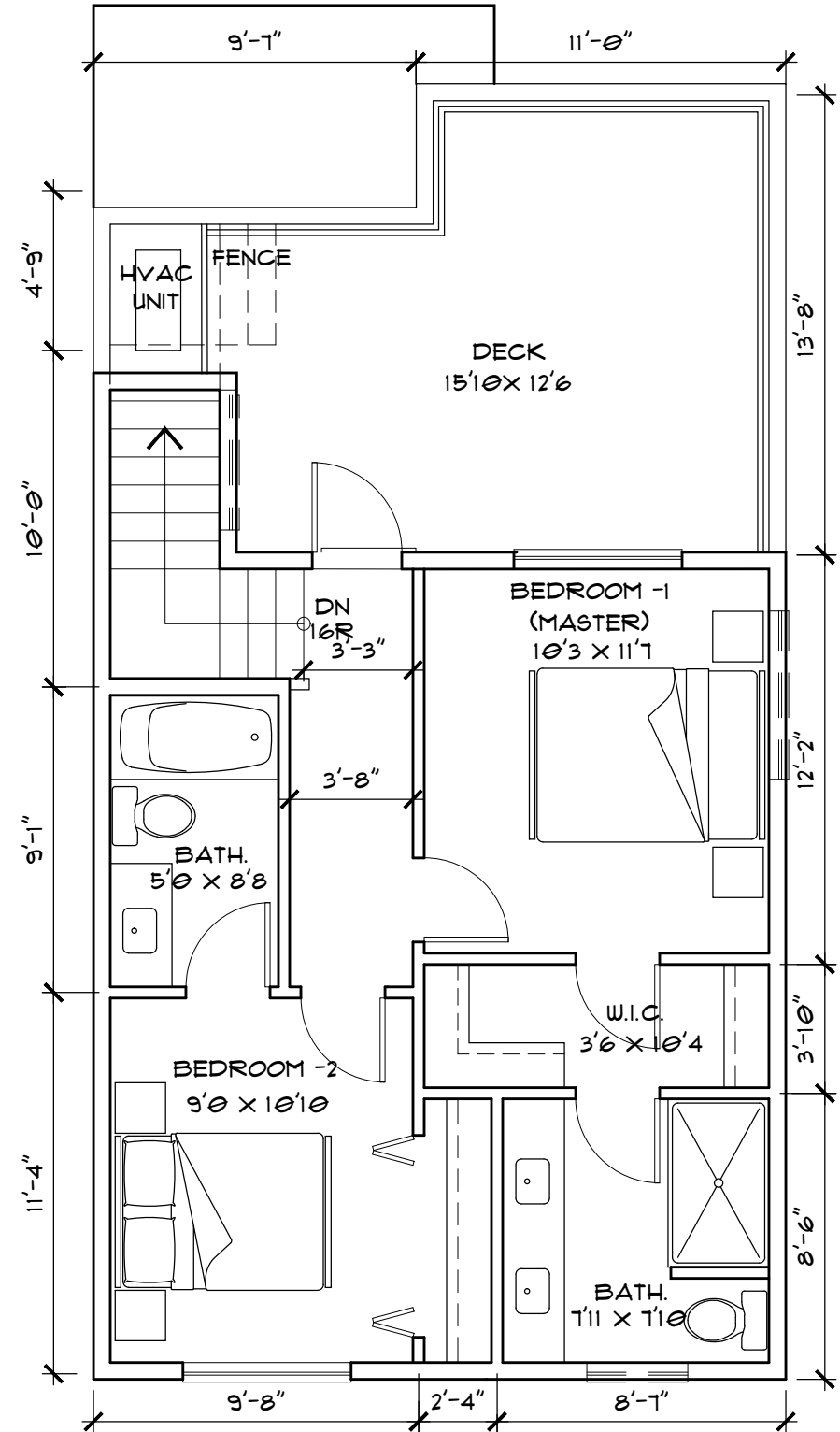
SEAL:
STAGE:
 CONCEPT STAGE
 DEVELOPMENT PERMIT
 BUILDING PERMIT
 ISSUED FOR CONSTRUCTION



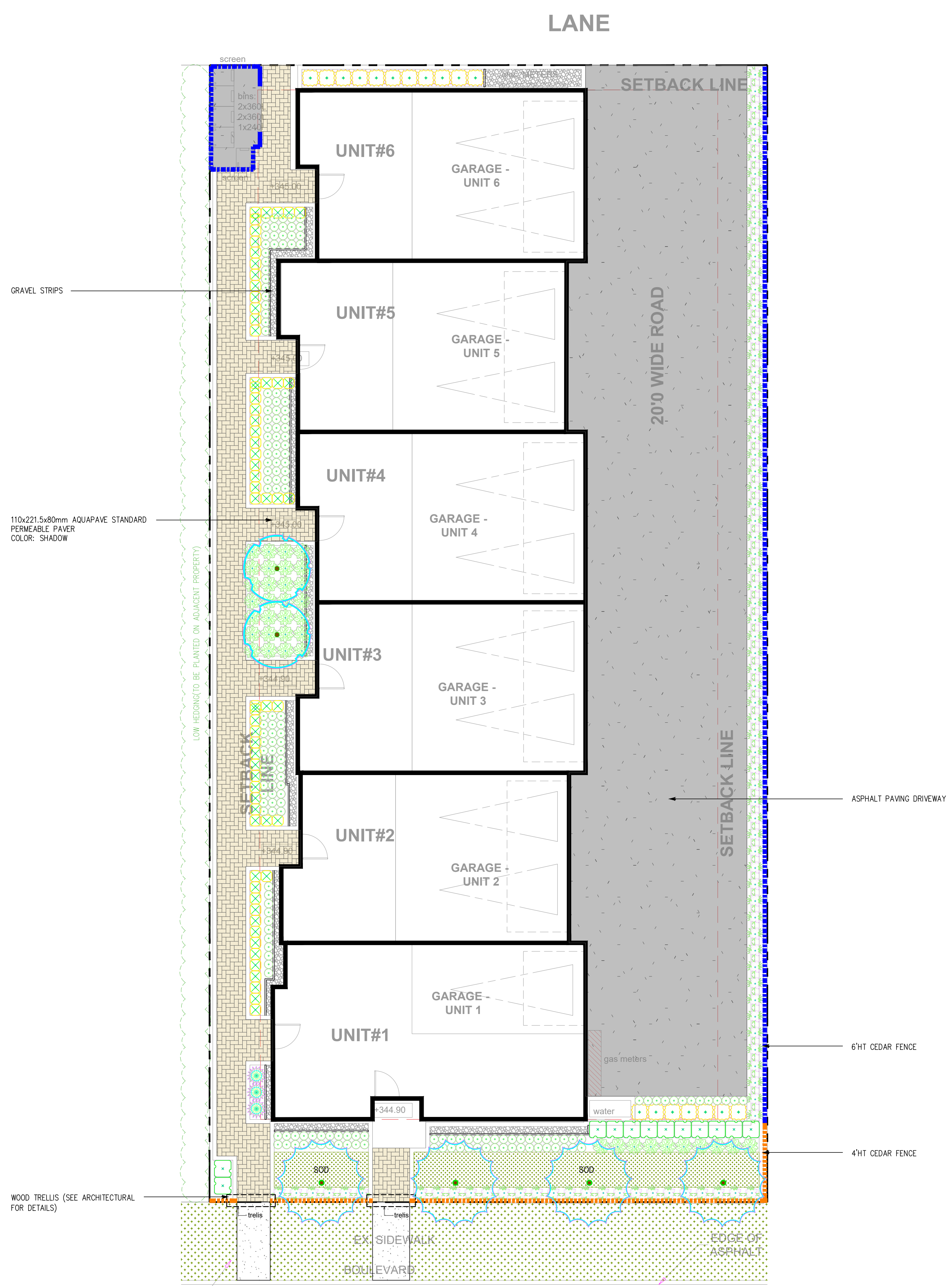
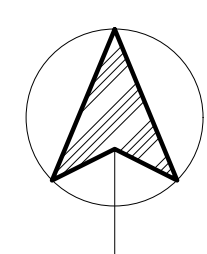
UNITC - LEVEL 01 PLAN
 SCALE: 3/16"=1'-0"
 AREA = 284 SQ.FT. / 26.38 SQ.MT



UNITC - LEVEL 02 PLAN
 SCALE: 3/16"=1'-0"
 AREA = 151 SQ.FT. / 10.33 SQ.MT.



UNITC - LEVEL 03 PLAN
 SCALE: 3/16"=1'-0"
 AREA = 529 SQ.FT. / 49.22 SQ.MT.

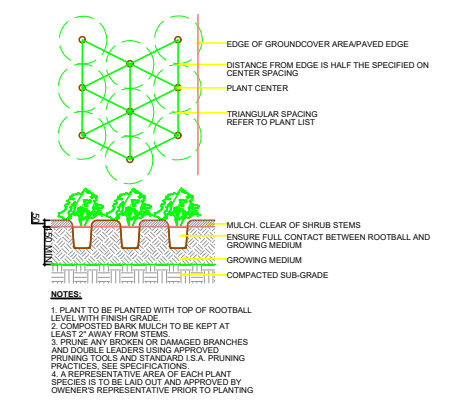


PLANT LIST

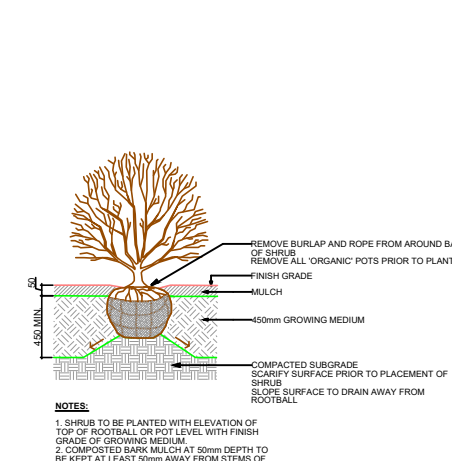
TREES					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
	4	MAGNOLIA STELLATA	STAR MAGNOLIA	2.5m	
	2	ACER PALMATUM VAR. DISSECTUM 'MONFRICK'	VELVET VIKING JAPANESE MAPLE	2.5m	

SHRUBS					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
	64	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	EDGING BOXWOOD	# 2 pot	@ 24" o.c.
	91	AZALEA JAPONICA 'HINO WHITE'	HINO WHITE AZALEA	# 2 pot	@ 24" o.c.
	12	CHAMPECYPARIS LAWSONIANA 'PEMBURY BLUE'	LAWSON CYPRESS	1.2m	@ 24" o.c.
	18	CEANOTHUS THYSIFLORUS 'SNOW FLURRY'	CALIFORNIA LILAC	# 2 pot	@ 24" o.c.

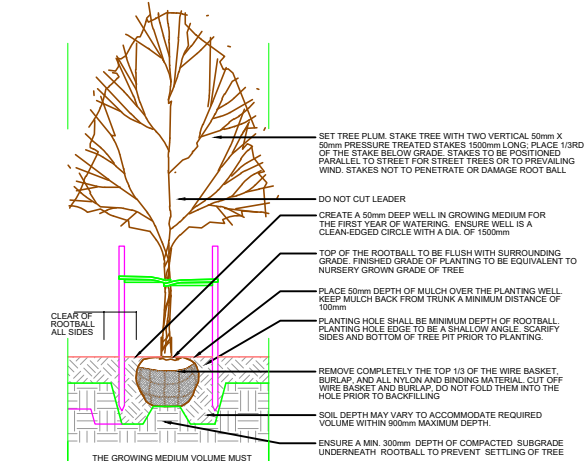
GROUND COVER / PERENNIALS					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
	3	ASTILBE CHINENSIS 'VISION IN WHITE'	CHINESE ASTILBE	# 2 pot	@ 24" o.c.
	184	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	# 1 pot	@ 16" o.c.
	38	HOSTA SEIBOLDIANA 'ELEGANS'	BLUE HOSTA	# 1 pot	@ 16" o.c.



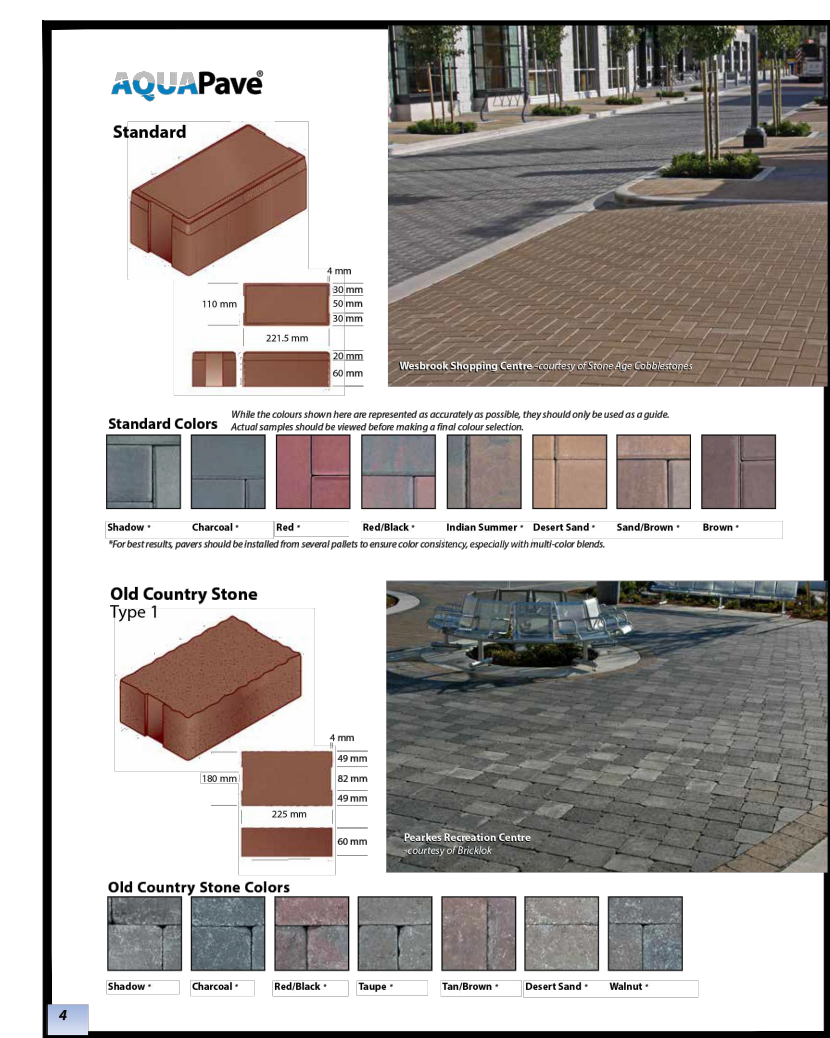
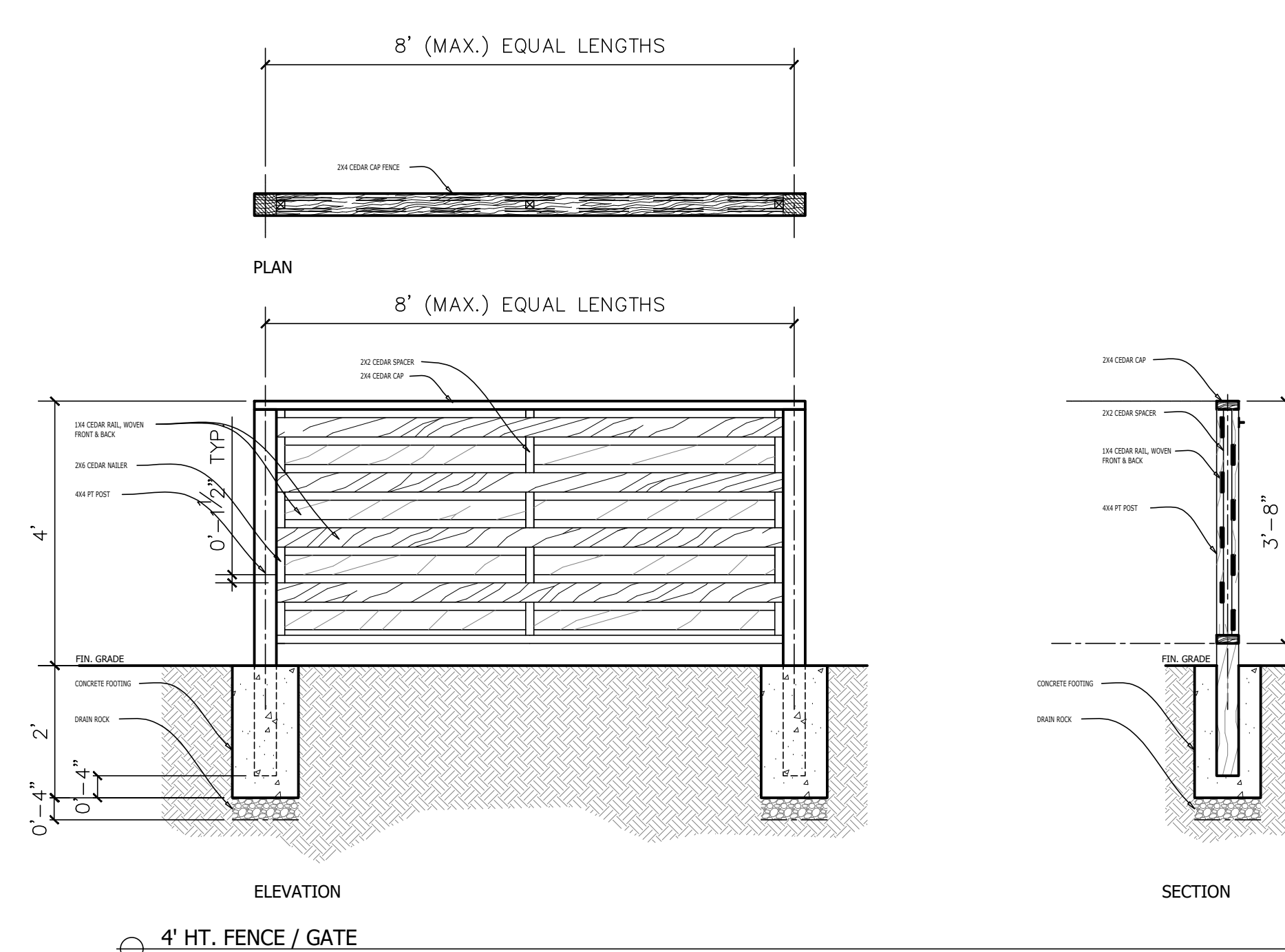
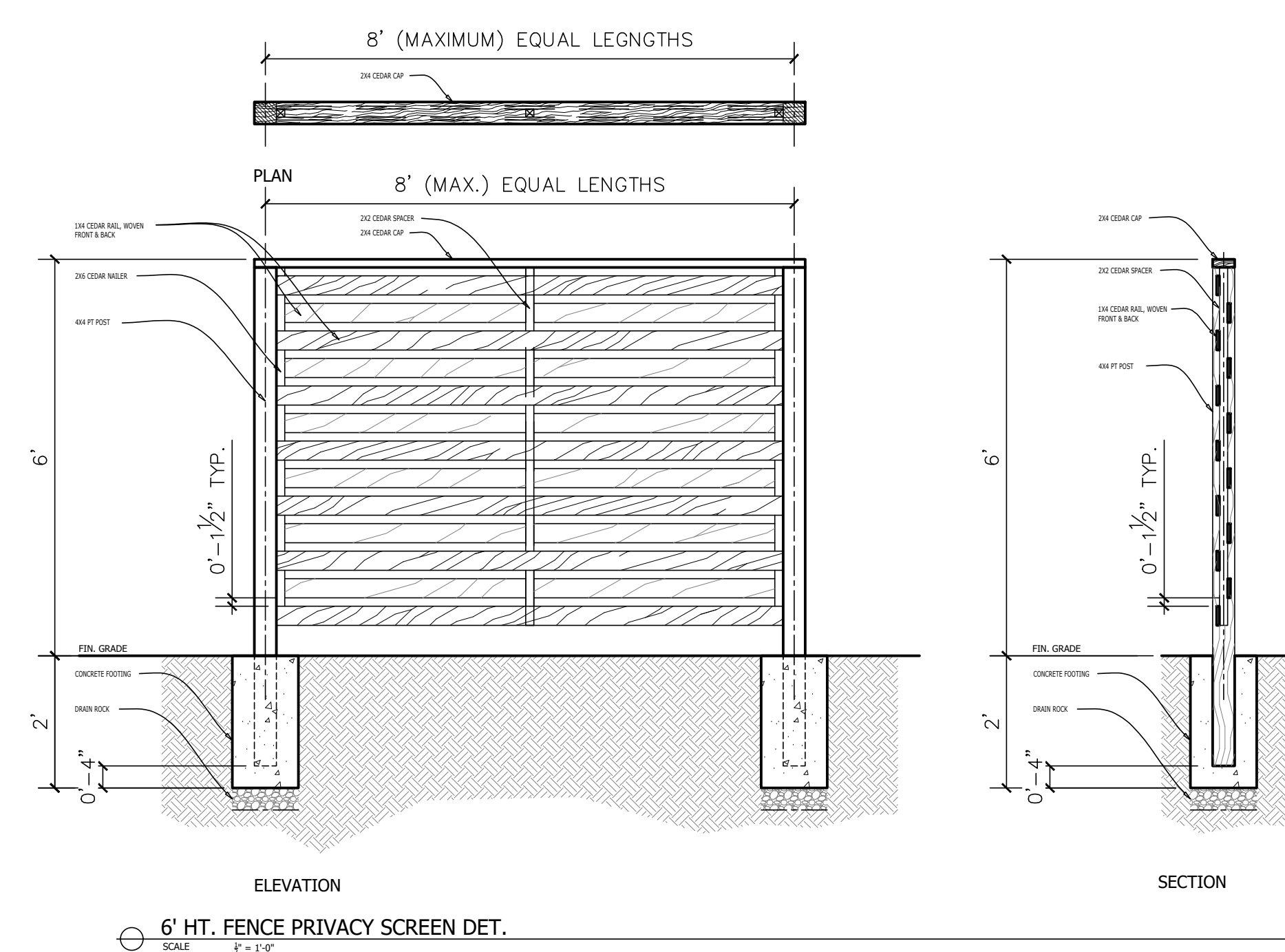
1 GROUNDCOVER PLANTING
SCALE: NTS



2 SHRUB PLANTING
SCALE: NTS



3 TREE PLANTING
SCALE: NTS



AQUAPAVE STANDARD PAVER
110x221.5x80mm - SHADOW

NO	DATE	DESCRIPTION
3	JUL 3, 2024	REVISED AS PER COMMENTS
2	JUN 24, 2024	REVISED AS PER COMMENTS
1	MAR 22, 2024	ISSUED FOR REVIEW

REVISIONS

PROJECT: DEVELOPMENT OF FIVE TOWNHOUSES

710 RAYMER AVENUE, KELOWNA, BC.

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

DRAWN: EDS

REVIEWED: FK

DRAWING: LANDSCAPE PLAN

DRAWING NUMBER: L1.0