

# LOT 2 - 1630 MOUNTAIN AVE, KELOWNA, BC



PROPOSED BUILDING FROM THE STREET LOOKING DOWN THE DRIVE AISLE

## PROPERTY DESCRIPTION

CIVIC: 1630 MOUNTAIN AVE, KELOWNA, BC  
LEGAL: LOT 2, KAP5432

## CONSULTANT TEAM

### OWNER/ OPERATOR

Aligned Properties

778-363-2435

Contact(s):  
Brian Banman

### ARCHITECTURAL

LIME Architecture  
205-1626 Richter Street  
Kelowna, BC V1Y 2M3  
250-448-7801

Contact(s):  
Adam Wipp

### CIVIL

Aplin Martin  
1258 Ellis Street  
Kelowna, BC V1Y 1Z4  
250-448-0157

Contact(s):  
Josh Graff


### LANDSCAPING

Shelley Lynn Design  
  
West Kelowna, BC  
250-681-1826

Contact(s):  
Shelley Wempe

## ARCHITECTURAL SHEET LIST

A-000	COVER SHEET
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REVISION NO., DATE AND DESCRIPTION
12.04.24 FOR DP

<b>PLOT DATE</b> 12.04.24
<b>PROJECT</b> 1630-2 MOUNTAIN AVE
<b>DRAWING TITLE</b> COVER SHEET

**DRAWING NO.**  
**A-000**



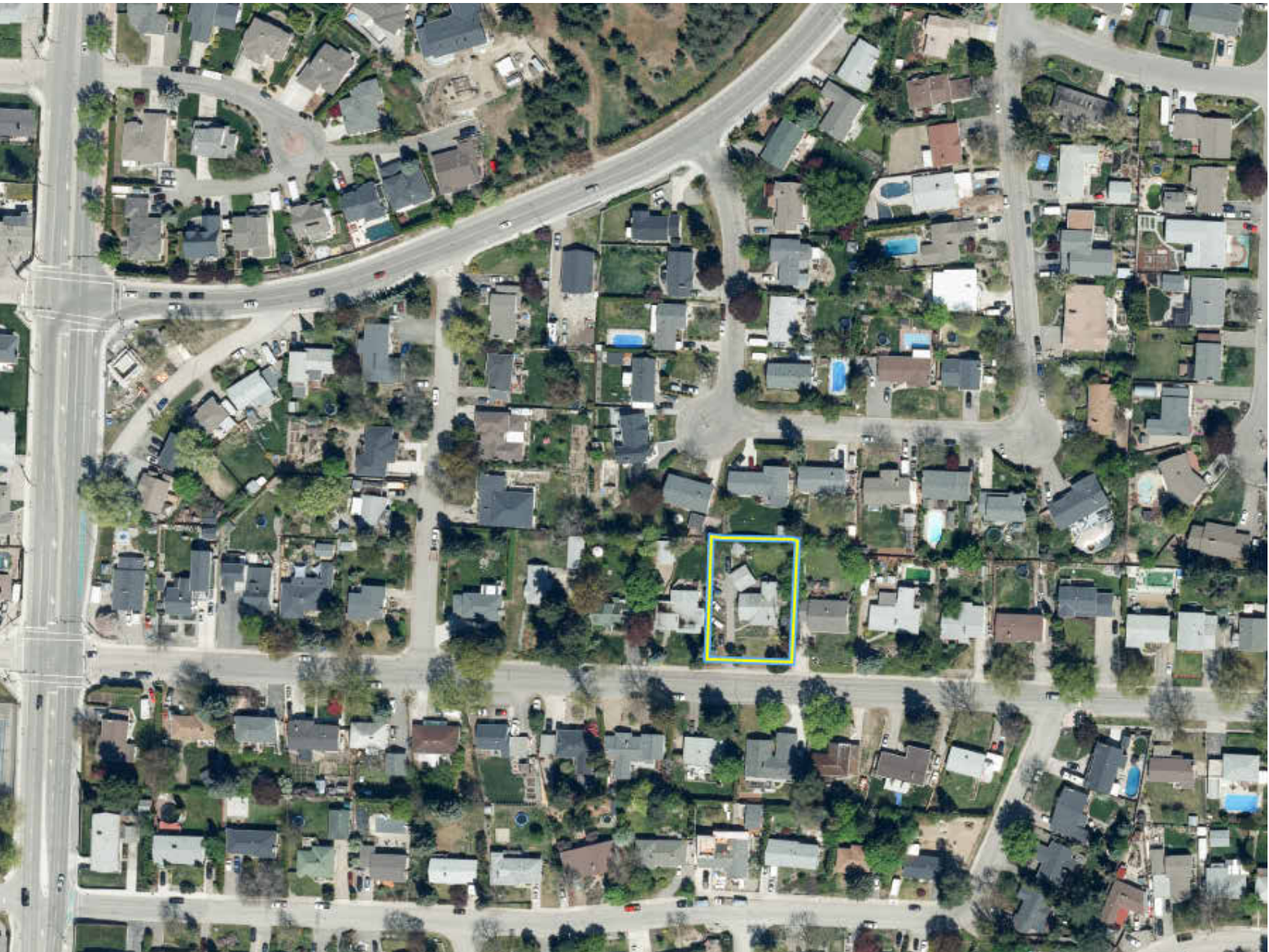
FOR DP



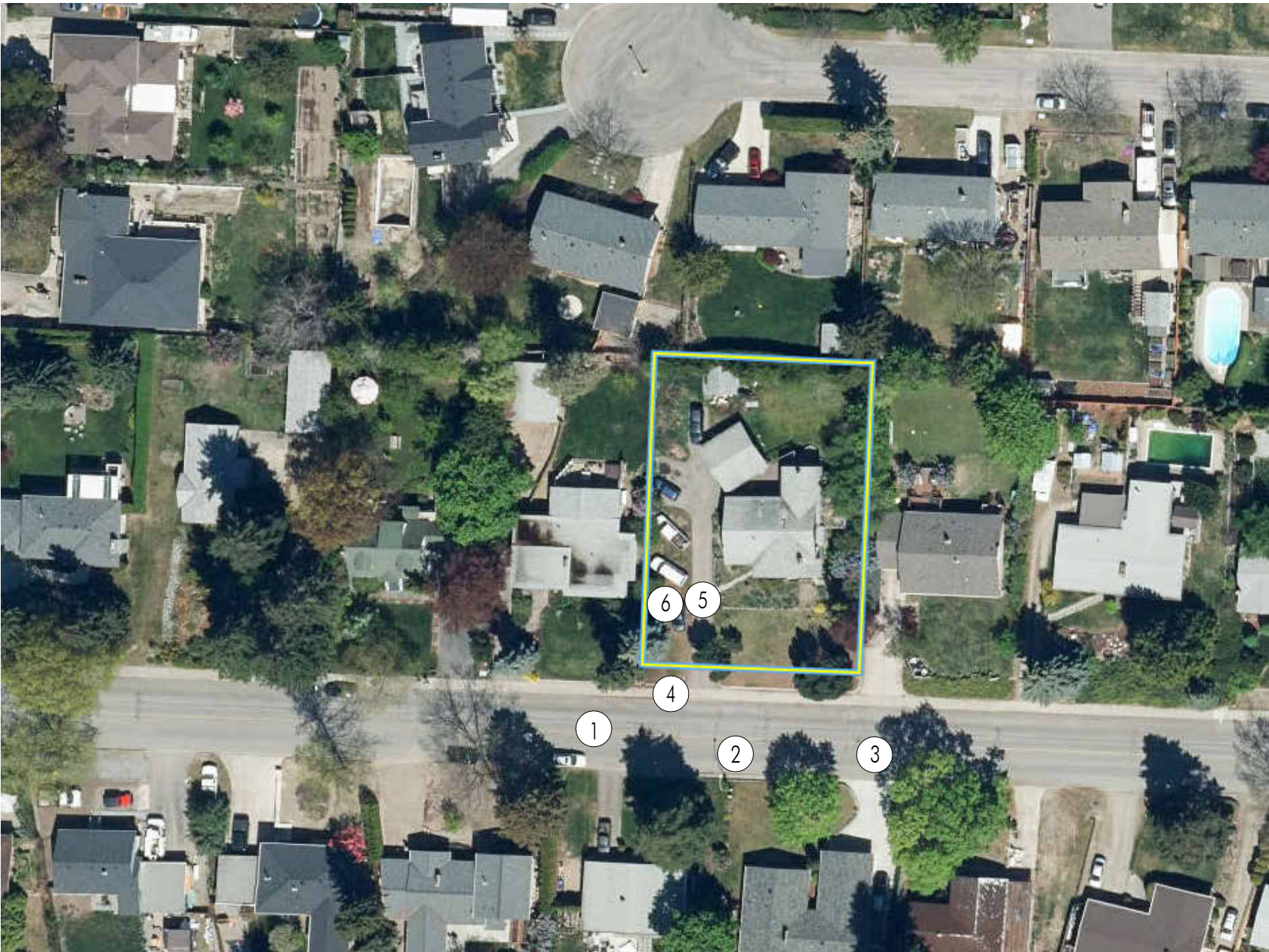
# Site Description & Current Conditions

The proposed development consists of a subdivided lot with shared driveway access located on Mountain Avenue, between Clifton Road and Glenmore Drive. A double loaded drive aisle provides access to private garages attached to each dwelling with carports provided for the Secondary Suites. Located in a developing neighbourhood, just outside the Downtown Urban Centre, the 2 proposed 6-unit buildings will fit seamlessly within the neighbourhood.

The site is within close proximity to grocery and retail stores, restaurants, schools and parks, and has frequent transit nearby to support the residents.



SITE LOCATION



SITE CONDITION KEY MAP



1. VIEW OF THE SITE AND THE NEIGHBOURING LOT TO THE WESST



2. VIEW OF THE LOT



3. VIEW OF THE NEIGHBOURING LOT TO THE EAST



4. VIEW ACROSS THE STREET FROM THE LOT



5. VIEW OF THE LOT FROM THE EXISTING DRIVEWAY



6. VIEW OF THE LOT DOWN THE WEST LOT LINE

FOR DP

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**PROJECT**  
1630-2 MOUNTAIN AVE

**DRAWING TITLE**  
LOCATION  
CONTEXT

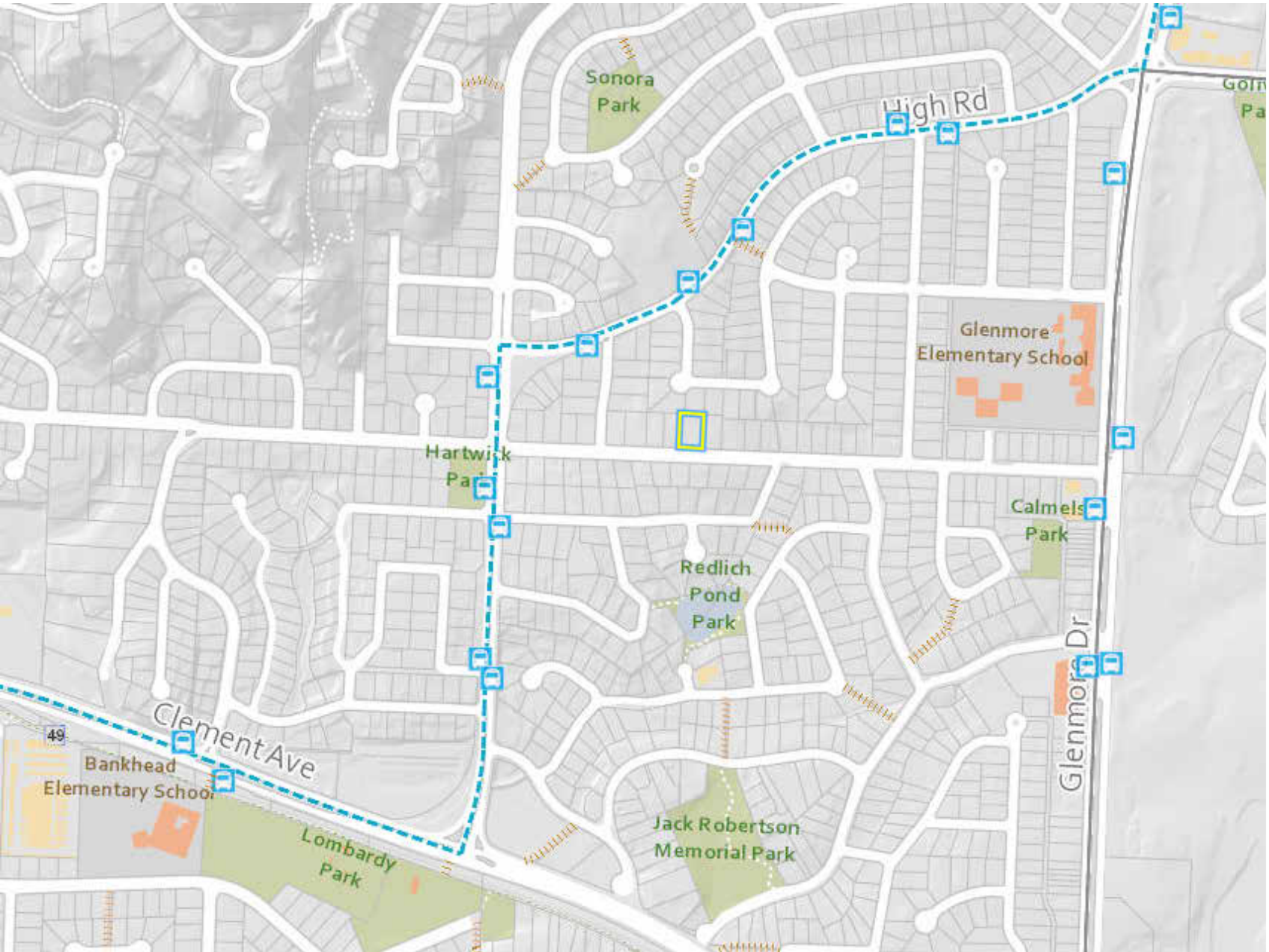
**DRAWING NO.**  
A-001



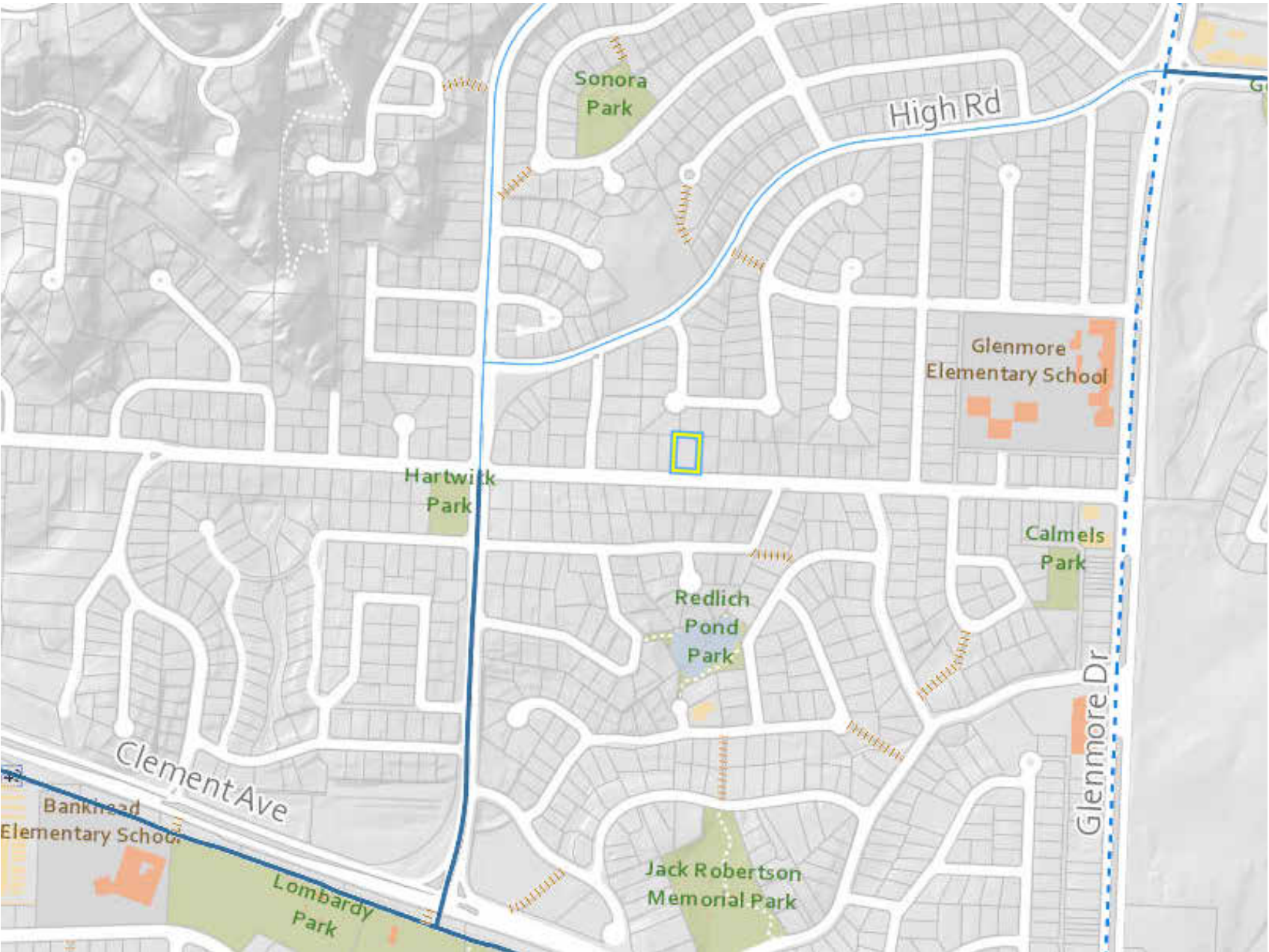
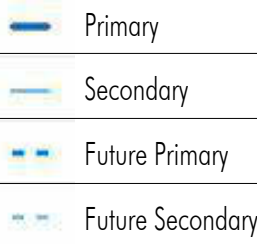
# Transportation

Located near a Transit Supportive Corridor, Kelowna's transportation network is accessible to residents who wish to explore other areas in Kelowna. There are bus stops to the west of the property within a 5-minute walk.

Mountain Avenue is well connected to the bicycle network, with several bike lanes and cycle tracks nearby.



SURROUNDING TRANSIT



SURROUNDING BICYCLE PATHS

# Response to Form & Character

## Relationship to Street Guidelines

Provide a front door that is clearly visible from the street:

- A publicly accessible pathway connects the fronting unit to the street
- The front entrance is highlighted in an alternative cladding colour
- An lowered portion of roof emphasizes the front entry

Limit height to front entryways:

- Entryways are less than 1.2m above grade

## Site Servicing, Access & Parking Guidelines

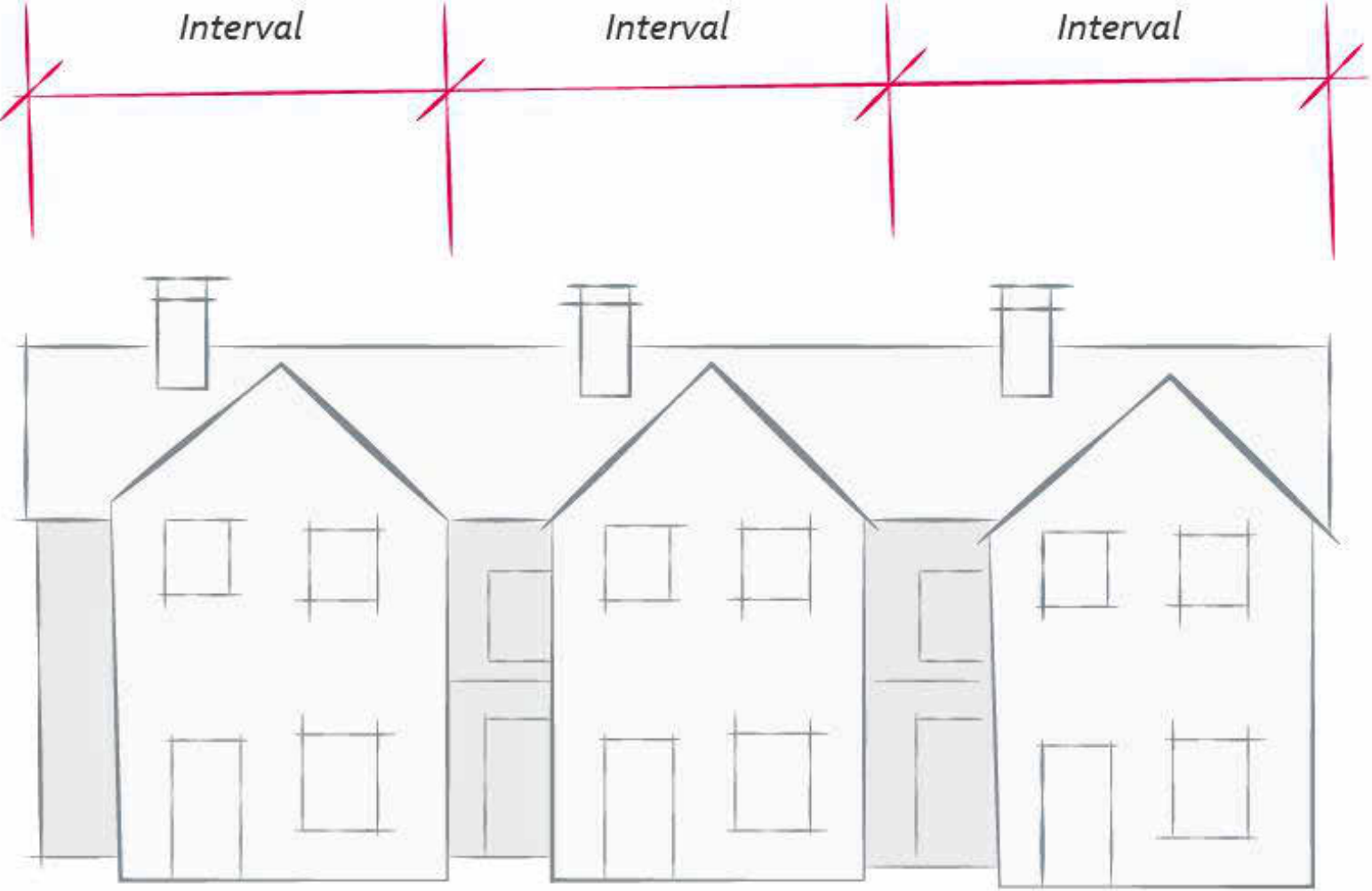
Provide adequate servicing to the site without compromising comfort, safety and attractiveness of the area:

- Landscaping frames building entrances and screens parking areas
- Waste collection will be via personal bins located in private garages
- Internal circulation for vehicles accommodates logical and safe access
- Building interiors will not be impacted by vehicle headlights

## Building Articulation, Features, & Material Guidelines

Enhance livability, visual interest, and sense of place through form, architectural composition and materials:

- Varied roof heights, large windows, and a mix of recessed and extended facade sections create visual interest, enhance livability with natural light, and break up the mass, giving each unit a distinct yet cohesive identity
- A clean, modern palette of white siding with dark accents adds texture and a contemporary feel, grounding the building in a sense of place while maintaining an inviting, visually layered facade



2040 OCP FORM & CHARACTER GRAPHIC

## Scale and Massing Guidelines

Ensure buildings contribute positively to the neighbourhood context and provide a sensitive transition:

- The development sets a standard of future infill homes within the rapidly densifying neighbourhood while using traditional roof forms and massing to blend into the existing street.
- Providing 6 units aligns with the higher density forms of housing as envisioned in the OCP

## Site Planning Guidelines

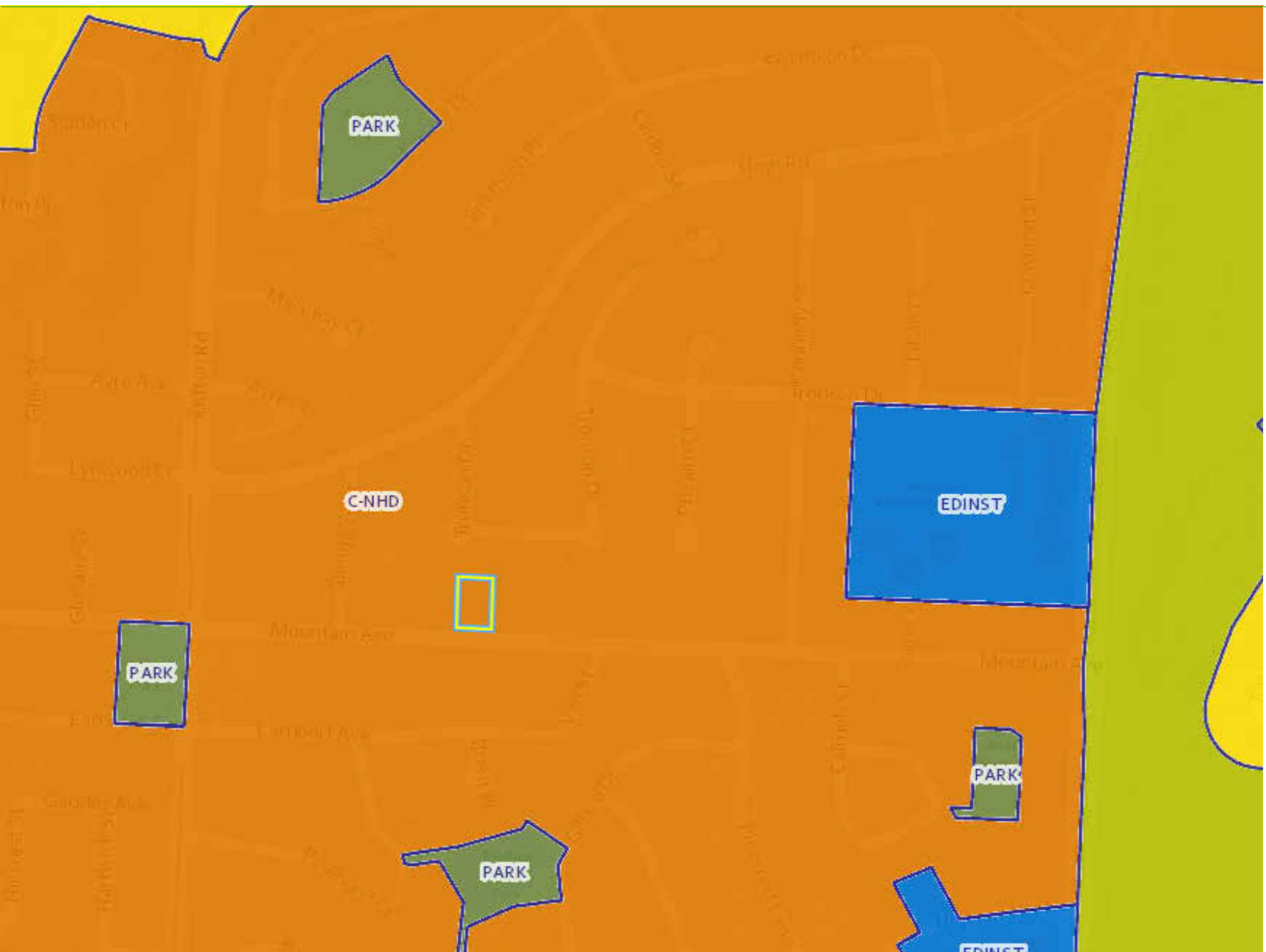
Site buildings sensitively and increase connectivity:

- A shared access drive aisle provides privacy and safety from the street
- The building and windows are pulled away from flanking buildings

## Open Spaces Guidelines

Design thoughtful landscaped and open spaces:

- All units have access to a fenced in backyard
- Rear yard frontage incorporates varying rooflines, windows, and high-end materials



2040 OCP FUTURE LAND USE MAP

FOR DP

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<b>PROJECT</b> 1630-2 MOUNTAIN AVE
<b>DRAWING TITLE</b> 2040 OCP RESPONSE
<b>DRAWING NO.</b> A-002



LOT 2 - 1630 MOUNTAIN AVE, KELOWNA, BC

PROPERTY DESCRIPTION:

CIVIC: 1630 MOUNTAIN AVE, KELOWNA, BC  
LEGAL: LOT 2, KAP5432

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA MF1 ZONING  
CORE AREA

SITE INFORMATION:

GROSS SITE AREA = 7,861.0 SF (730.4 m²)

	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	55% (4,325.1 SF)	48% (3,743.4 SF)
SITE COVERAGE + HARDSCAPING =	75% (5,897.9 SF)	72% (5,661.6 SF)
SECONDARY SUITE AREA =	90m² (968.8 SF)	48.3m² (520.0 SF)
HEIGHT =	11.0m (3 STOREYS)	8.2m (2 STOREYS)

YARD SETBACKS:

FRONT YARD =	3.0m	3.7m
SIDE YARD =	1.8m	1.8m
SIDE YARD =	1.8m	3.6m
REAR YARD =	3.0m	3.5m

PARKING CALCULATIONS:

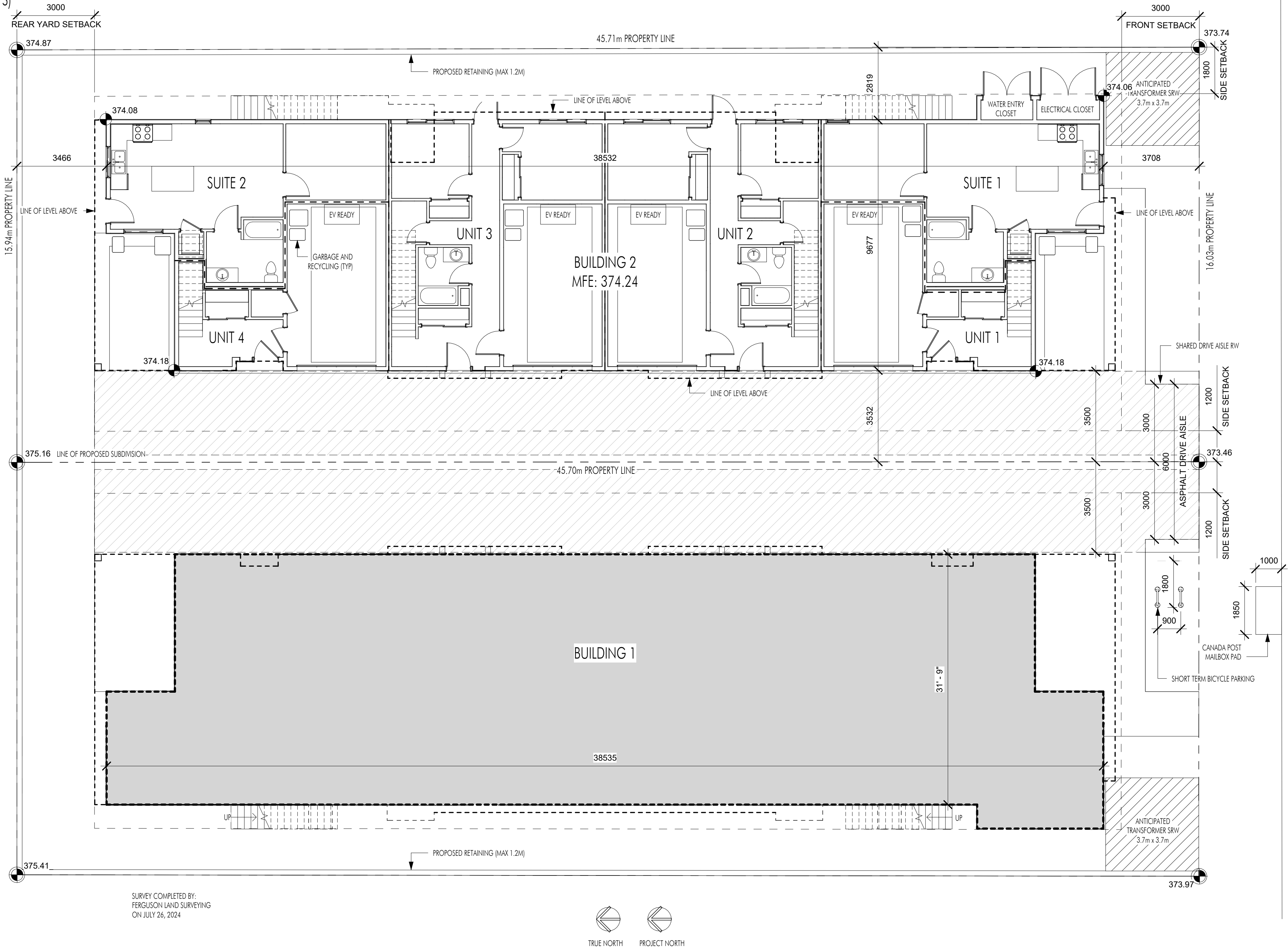
1 REGULAR CAR PER UNIT = 6 UNITS x 1.0 = 6

SHORT-TERM BICYCLE STORAGE:

TOWNHOUSES = 4

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
SUITE 1	1	520 SF	
SUITE 2	1	513 SF	
UNIT 1	2	1134 SF	253 SQFT
UNIT 2	3	1387 SF	287 SQFT
UNIT 3	3	1387 SF	286 SQFT
UNIT 4	2	1151 SF	296 SQFT
TOTAL UNIT AREAS		6091 SF	

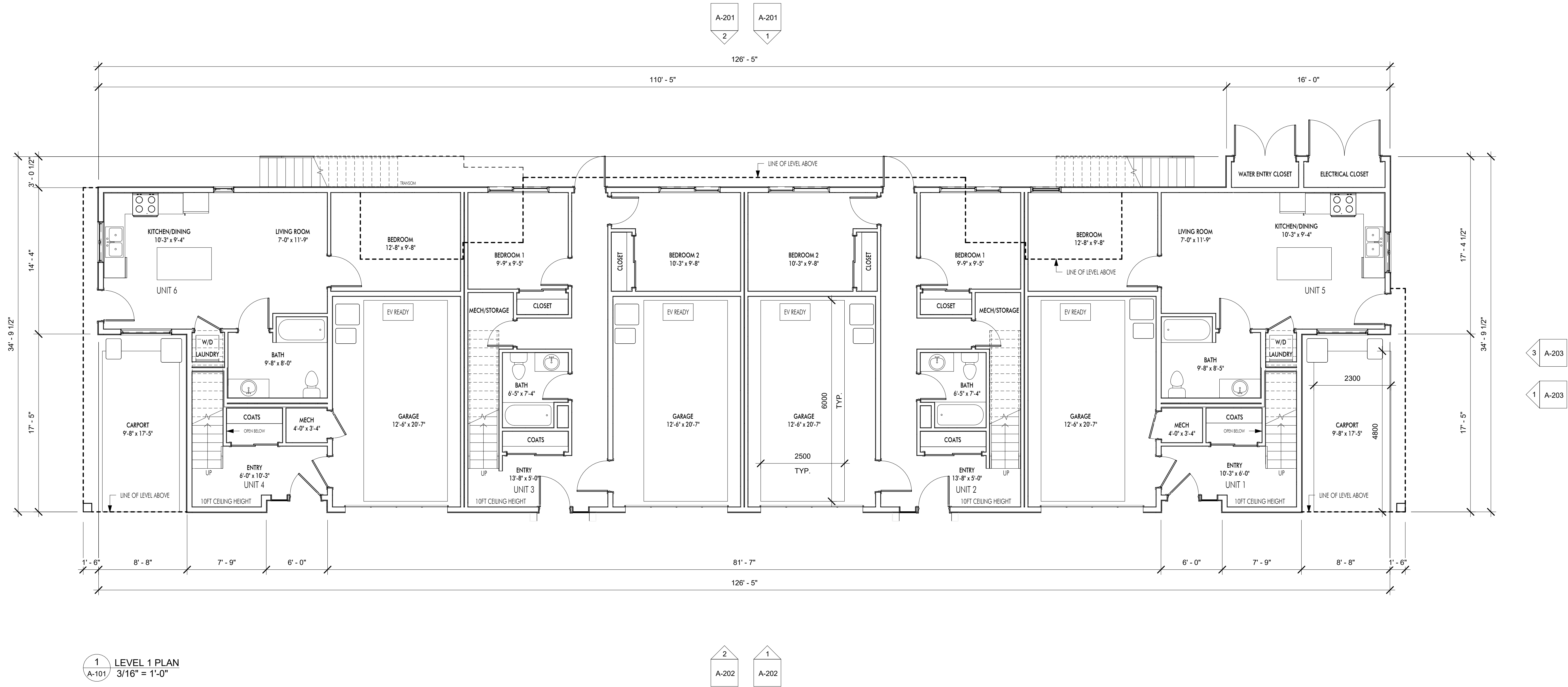
PARKING	
COUNT	TYPE
4	REGULAR - 90 deg
2	SMALL - 90 deg



1 SITE PLAN  
A-004 1/8" = 1'-0"

FOR DP





**1 LEVEL 1 PLAN**  
A-101 3/16" = 1'-0"

2 A-202  
1 A-202

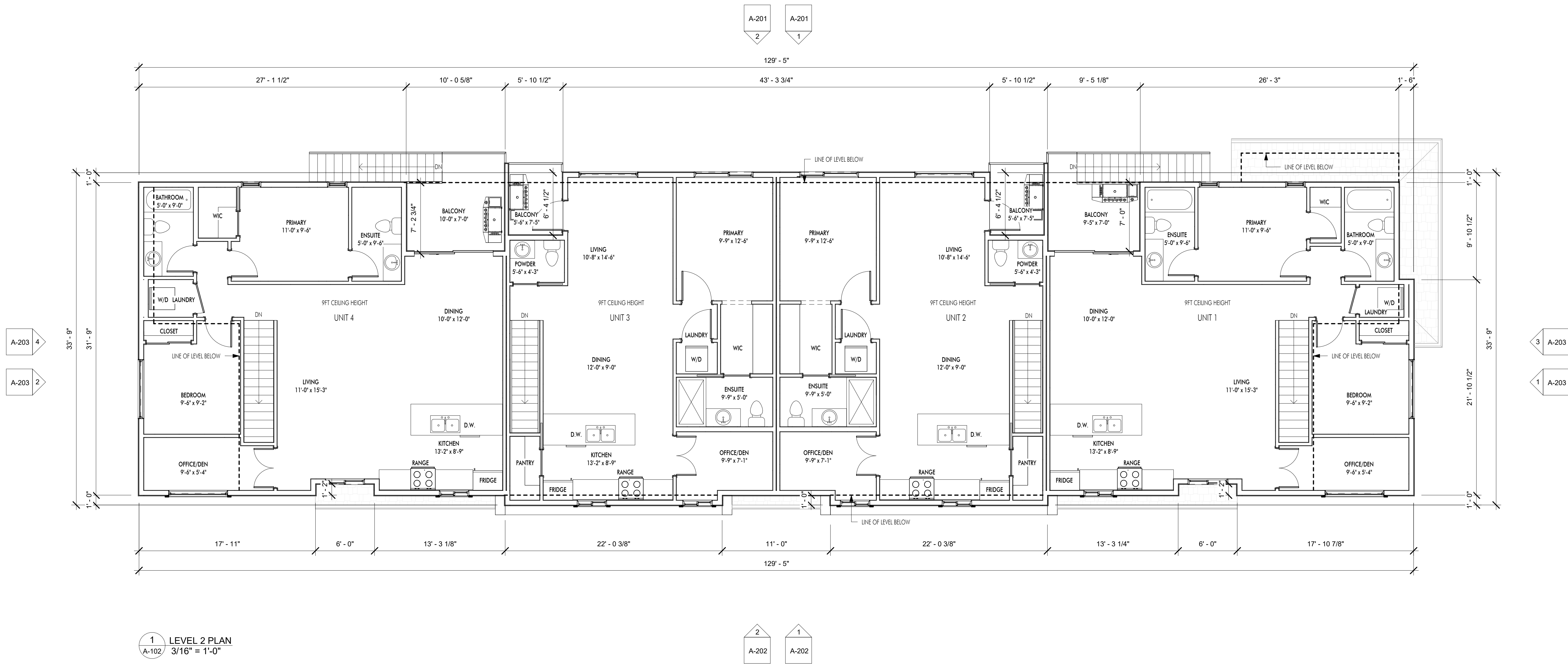
FOR DP

**PLOT DATE**  
12.04.24  
**PROJECT**  
1630-2 MOUNTAIN AVE  
**DRAWING TITLE**  
LEVEL 1 PLAN

**DRAWING NO.**  
A-101







FOR DP

**PLOT DATE**  
12.04.24  
**PROJECT**  
1630-2 MOUNTAIN AVE  
**DRAWING TITLE**  
LEVEL 2 PLAN

**DRAWING NO.**  
A-102







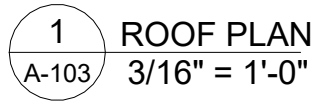
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REVISION NO., DATE  
AND DESCRIPTION

04.24 FOR DP



100

100

1

A-203

4

A-203

2

3	A-2
---	-----

203

1	A-2
---	-----

203



A-202



A triangle with the number 1 inside it.

A-202

LOT DATE

04.24

PROJECT  
30-2 MOUNTAIN AVE

# ROOF PLAN

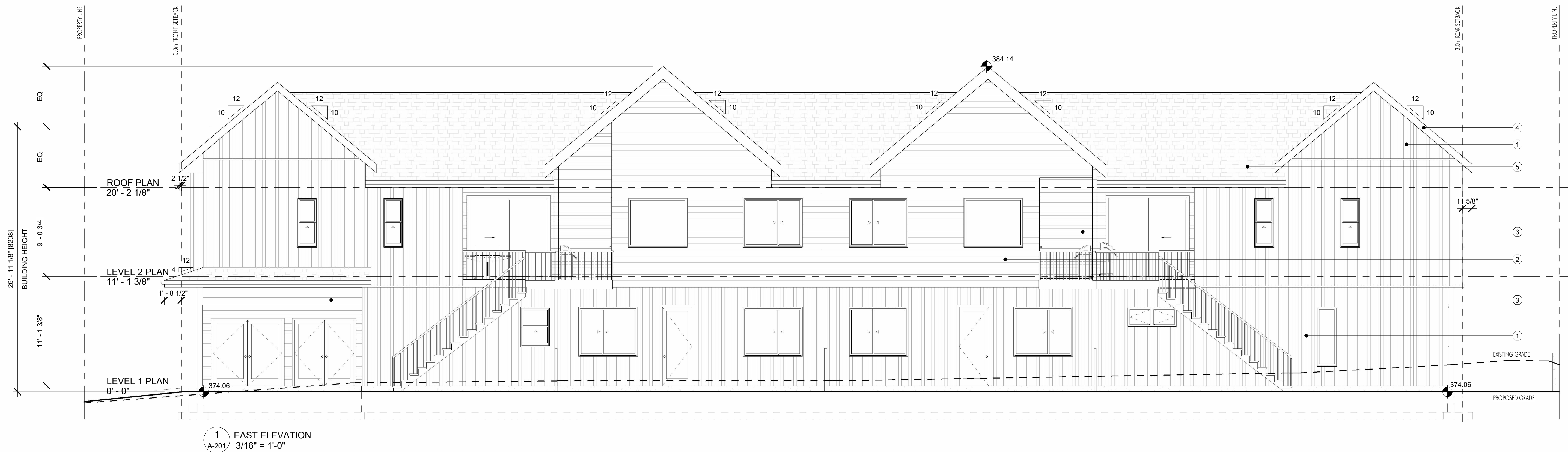
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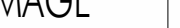




A-103



FOR DP





EXTERIOR FINISHES														
#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL
1		BOARD AND BATTEN SIDING: HARDIE PANEL, ARCTIC WHITE	2		HORIZONTAL LAP SIDING: HARDIE PANEL, GRAY SLATE	3		HORIZONTAL METAL SIDING: MAC PANEL, WOOD, SMOKED BIRCH	4		TRIM/ARCHITECTURAL BUILDOUTS, WINDOWS, DOORS: BLACK METAL	5		ASPHALT SHINGLES: IKO - ARCHITECTURAL CAMBRIDGE - DUAL BLACK

FOR DP

**PLOT DATE**  
12.04.24

**PROJECT**  
1630-2 MOUNTAIN AVE

**DRAWING TITLE**  
EAST  
ELEVATION

**DRAWING NO.**  
A-201





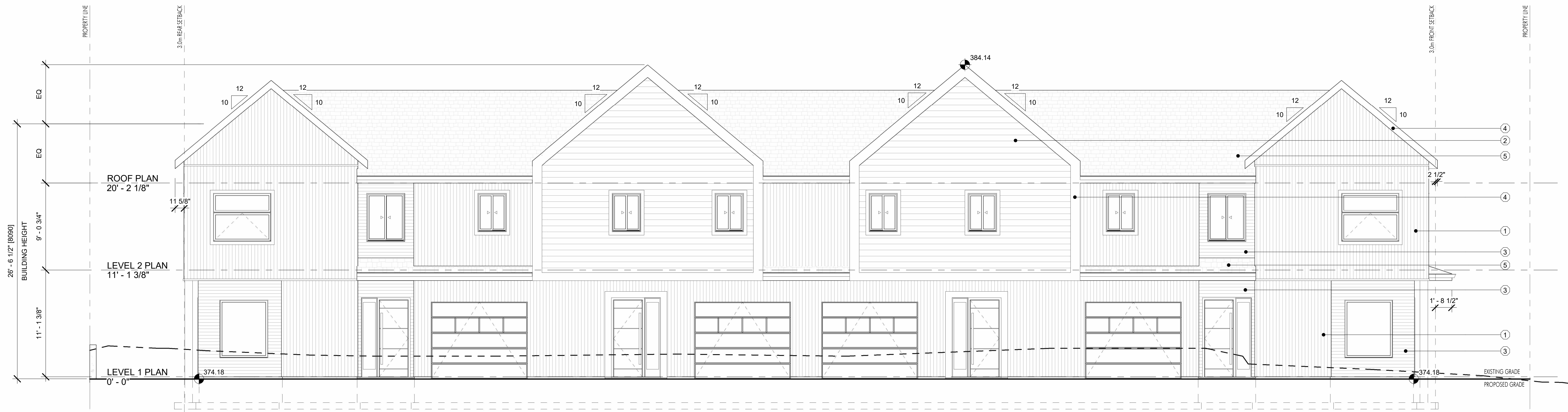
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12.04.24  
**PROJECT**  
1630-2 MOUNTAIN AVE  
**DRAWING TITLE**  
**WEST ELEVATION**


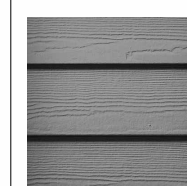

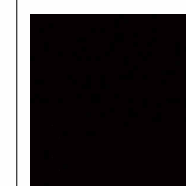

**DRAWING NO.**  
**A-202**



1 WEST ELEVATION  
3/16" = 1'-0"

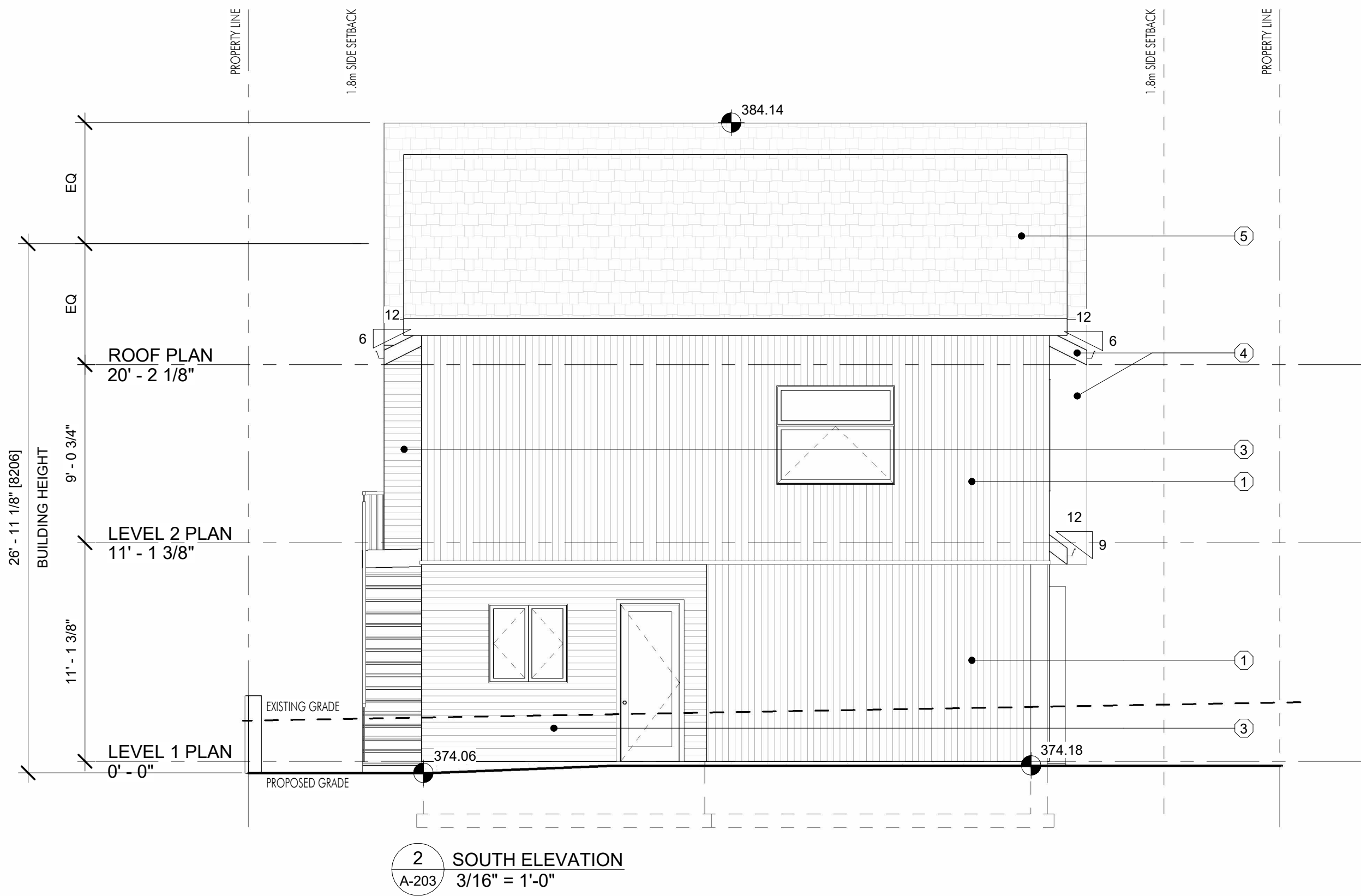
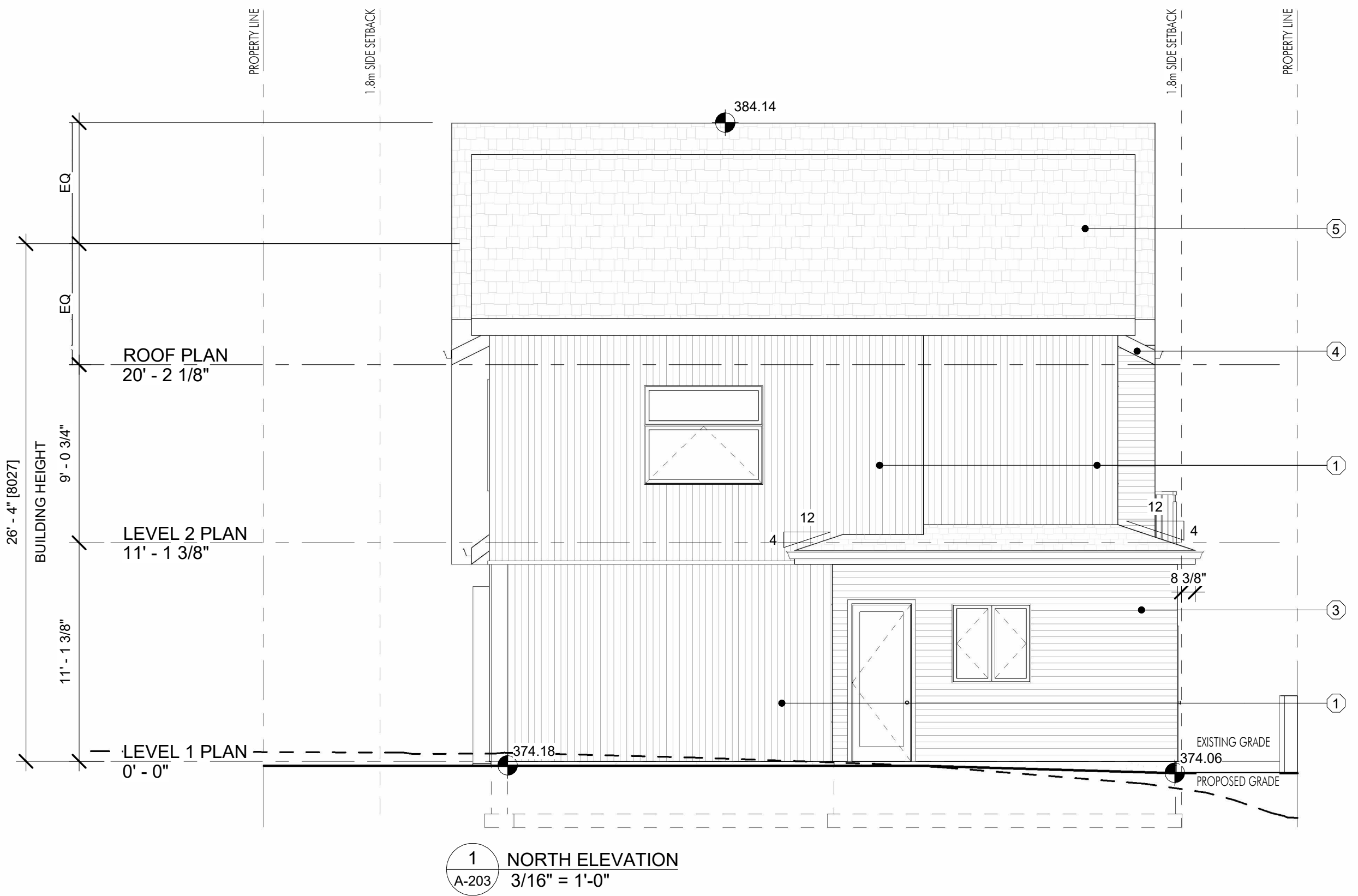


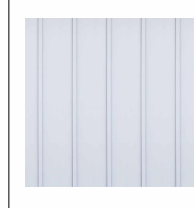
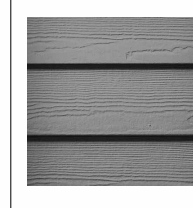

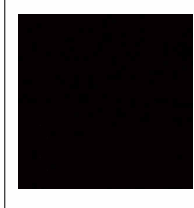
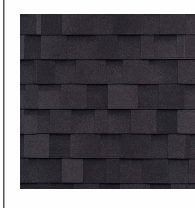
2 WEST ELEVATION - COLOUR  
3/16" = 1'-0"

EXTERIOR FINISHES														
#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL	#	IMAGE	MATERIAL
1		BOARD AND BATTEN SIDING: HARDIE PANEL, ARCTIC WHITE	2		HORIZONTAL LAP SIDING: HARDIE PANEL, GRAY SLATE	3		HORIZONTAL METAL SIDING: MAC PANEL, WOOD, SMOKED BIRCH	4		TRIM/ARCHITECTURAL BUILDOUTS, WINDOWS, DOORS: BLACK METAL	5		ASPHALT SHINGLES: IKO - ARCHITECTURAL CAMBRIDGE - DUAL BLACK

FOR DP





EXTERIOR FINISHES														
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ALIGNED PROPERTIES

1630 Mountain Avenue

Kelowna, BC

client:

scale

1"=24'

date

December 9, 2024

revision

REV003

drawn by

S.WEMPE

checked by

B.BANMAN

drawing #

1630MOU-B2

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

WARRANTIES 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.

LANDSCAPE NOTES:

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

ALL LANDSCAPING TO FOLLOW BCLNA GUIDELINES.

ALL MEASUREMENTS AND QUANTITIES TO BE CONFIRMED.

ALL TURF TO BE DROUGHT TOLERANT OKANAGAN BLEND AND EDGED WITH BLACK JACK OR ALUMINUM EDGING.

ALL TREES WITHIN PROPERTY LINE TO BE MINIMUM 3CM SIZE

ALL BOULEVARD TREES (IF APPLICABLE) TO BE MINIMUM 6CM SIZE

ALL SHRUBS TO BE #2 POT SIZE

ALL PERENNIALS AND GRASSES TO BE #1 POT SIZE.

ALL PLANTINGS (IF APPLICABLE) NEAR POWER LINES MUST BE A MAXIMUM MATURE HEIGHT OF 7M

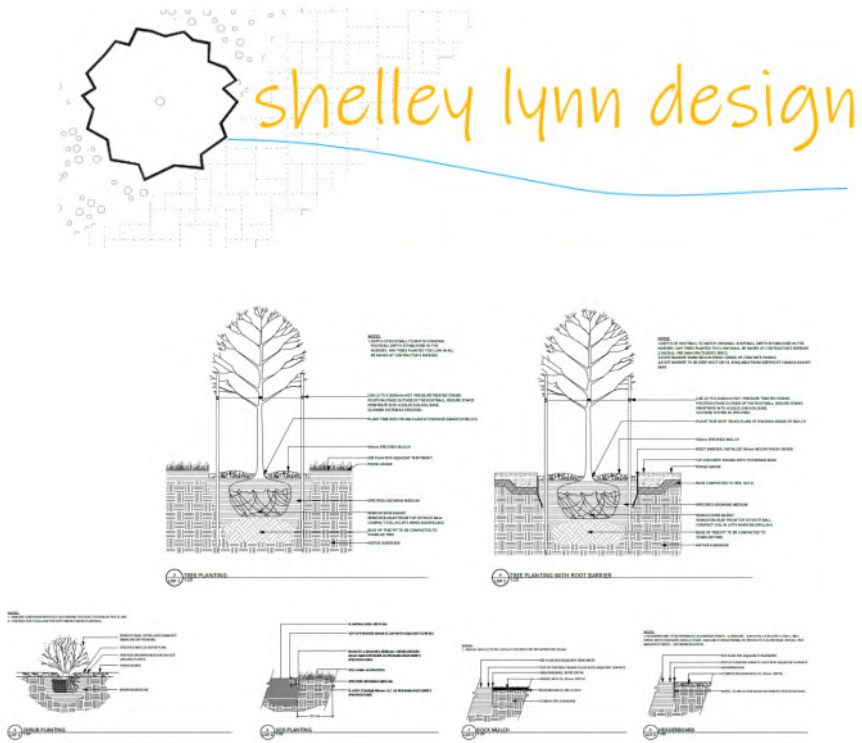
ALL BOULEVARD PLANTINGS (IF APPLICABLE) ARE A MAXIMUM MATURE HEIGHT OF 0.5M.

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

SITE GRADE IS SLOPED - FINAL GRADE TO GENTLY SLOPE AWAY FROM ALL BUILDINGS FOR PROPER DRAINAGE.

RETAINING WALL AT FRONT (SOUTH) SIDE OF PROPERTY TBD UPON FINAL GRADE.

WASTE BINS TO BE STORED IN GARAGE AREAS



LANDSCAPING STANDARDS	ZONE	PROPOSED
MIN. TREE AMOUNT	1 PER 10 Linear Meters	1 PER 9.07 Linear Meters
MIN. DECIDUOUS TREE CALIPER	S=3 cm; M=4 cm; L=5 cm	S=3 cm; M=4 cm; L=5 cm
MIN. CONIFEROUS TREE HEIGHT	250 cm	250 cm
MIN. RATIO BETWEEN TREE SIZE	S=25% Max; M= No Limit L=50% Min	S=2; M=2; L=5 (2 Existing)
MIN. GROWING MEDIUM AREA	75%	75%
MIN. GROWING MEDIUM VOLUMES PER TREE	S=15 m3; M=20 m3; L=30m3	S=15 m3; M=20 m3; L=30m3
LANDSCAPE GRADED AREAS	2%	2%
FENCE HEIGHT	2.0 m	2.0 m
RIPARIAN MANAGEMENT AREA?	NO	
RETENTION OF EXISTING TREES ON SITE?	YES	
SURFACE PARKING LOT (7.210)?	NO	
REFUSE & RECYCLE BINS SCREENED?	YES	

Qty	Botanical Name	Common Name	Size/Condition	Spacing
Trees				
1	Acer tataricum ssp. ginnala	AMUR MAPLE	3cm	4m
3	Crataegus x mordenensis 'Toba'	TOBA HAWTHORN	3cm	4m
1	Picea abies 'Cupressind'	COLUMNAR NORWAY SPRUCE	2m	3m
1	Gleditsia triacanthos	HONEY LOCUST	3cm	5m
1	Syringa reticulata	JAPANESE TREE LILAC	3cm	4m
Shrubs				
3	Pinus mugo 'Compacta'	COMPACTA MUGO PINE	#2	1m
3	Cornus stolonifera	RED OSIER DOGWOOD	#2	2m
3	Berberis thunbergii 'Rose Glow'	ROSE GLOW BARBERRY	#2	1.5m
Ornamental Grasses				
20	Deschampsia cespitosa 'Bronzeschleier'	BRONZE TUFTED HAIR GRASS	#1	0.75m
5	Calamagrostis x acutiflora Karl Foerster'	KARL FOERSTER GRASS	#1	1m
Perennials				
17	Nepeta x faassenii	CATMINT	#1	0.75m
5	Hosta	HOSTA	#1	0.75m
13	Hemerocallis 'Stella d'Oro'	STELLA D'ORO DAYLILY	#1	0.75m

\*\*\*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.

