

Design Rationale for 300 Homer Rd Kelowna, BC

Dear community planners,

As part of our development application I am writing to you to share our rationale for this project.

Development Permit:

The current lot, as it currently exists, is a large rectangular corner lot, just shy of 1000 sq m in area. There is an existing home and secondary suite on the lot that is to remain. There is also a double detached garage and shed on the property which will be removed to accommodate a townhouse style 3 plex. The property is within the Permanent Growth Boundary and meets the city's vision for increased density. The development does not require any variances.

Each new unit will be approximately 1400 sq ft in size, all similar layout consisting of 3 bedrooms, 3 bathrooms, and 2 semi-enclosed parking stalls.

Core Area Guidelines:

Side yards meet BC Building Code limiting distance requirements and are adequate for public access for mail delivery and visitor entry to each unit. All units will be ground oriented and are 3 bedroom to support family-friendly neighbourhood development. Each unit has private amenity space on their deck or at their entry.

Form and Character:

The north unit has a defined entrance facing Houghton Rd. Building projections and balconies have been strategically placed to create intervals along the façade. Building materials change at intervals and at each elevation. Roof projections are used to provide weather protection from both rain infiltration and heat gain. The existing SFD exterior will be updated at the time of construction to better match the new 3 plex building.

Please reach out if you have any questions, comments, or require clarification.

Thank you,

Ryan Knorr

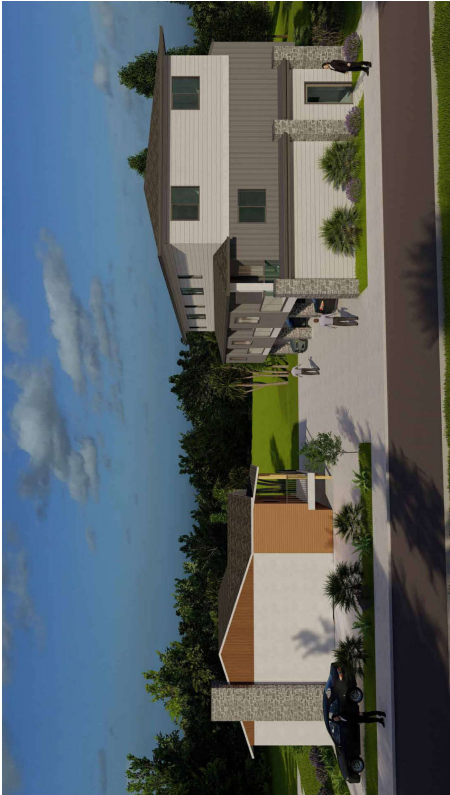
Knorr Enterprises Ltd.

250-826-7926

ryan.knorr@hotmail.com

300 HOMER ROAD

300 HOMER RD, KELOWNA, BC, V1X 3Z5
LOT B, SECTION 27, TOWNSHIP 26, PLAN KAP46082



ISSUED FOR DEVELOPMENT PERMIT:

2026-05-01

ARCHITECTURAL

- A0.00 COVER SHEET & DRAWING LIST
- A1.01 RENDERINGS
- A1.12 EXISTING PHOTOS
- A2.01 SITE PLAN & ZONING
- A3.11 THREEPLEX LEVEL 1
- A3.12 THREEPLEX LEVEL 2
- A3.13 THREEPLEX LEVEL 3
- A3.14 THREEPLEX ROOF PLAN
- A4.11 THREEPLEX BUILDING ELEVATIONS & MATERIAL BOARD
- A4.12 THREEPLEX BUILDING ELEVATIONS
- A4.13 THREEPLEX BUILDING ELEVATIONS
- A4.14 THREEPLEX BUILDING ELEVATIONS

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01	2024-05-01	ISSUED FOR DEVELOPMENT PERMIT

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Drawing Number

COVER SHEET &
DRAWING LIST

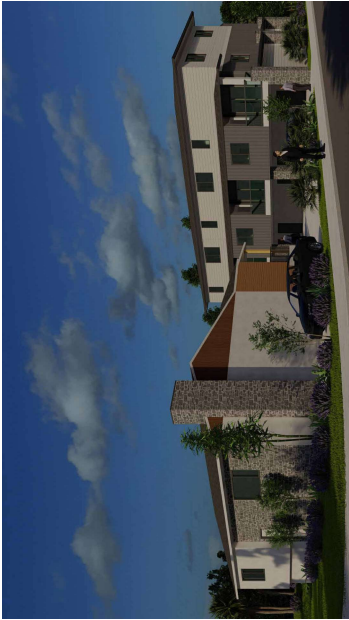
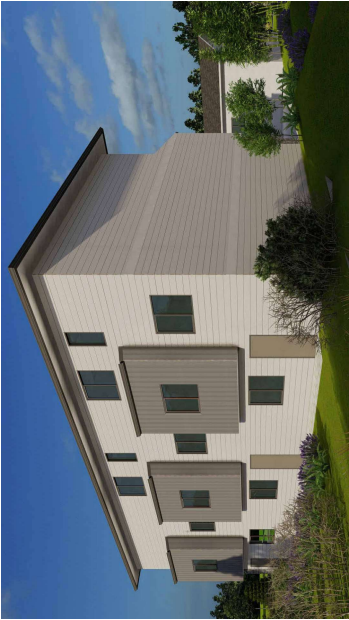
A0.00

300 HOMER RD, KELOWNA, BC, V1X 3Z5
LOT B, SECTION 27, TOWNSHIP 26, PLAN KAP46082

Project Title
300 HOMER ROAD

Job No.
18 - 1816

Scale



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Project Title
300 HOMER ROAD

RENDERINGS

300 HOMER RD, BEGONNA, SC 29526
LOT B, SECTION 27, CONWASP 2A, PLAN K446082

Drawing Number

A1.01

Job No. 18-1816
Scale



EXISTING HOUSE FROM HOMER RD, LOOKING NORTH



EXISTING HOUSE FROM CORNER OF HOMER AND HOUGHTON RD, LOOKING SOUTH WEST



EXISTING HOUSE FROM CORNER OF HOMER AND HOUGHTON RD, LOOKING WEST



EXISTING HOUSE FROM CORNER OF HOMER AND HOUGHTON RD, LOOKING SOUTH WEST



EXISTING HOUSE FROM HOUGHTON RD LOOKING SOUTH EAST



EXISTING TOWNHOME DEVELOPMENT ACROSS THE STREET

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Drawing Title

EXISTING PHOTOS

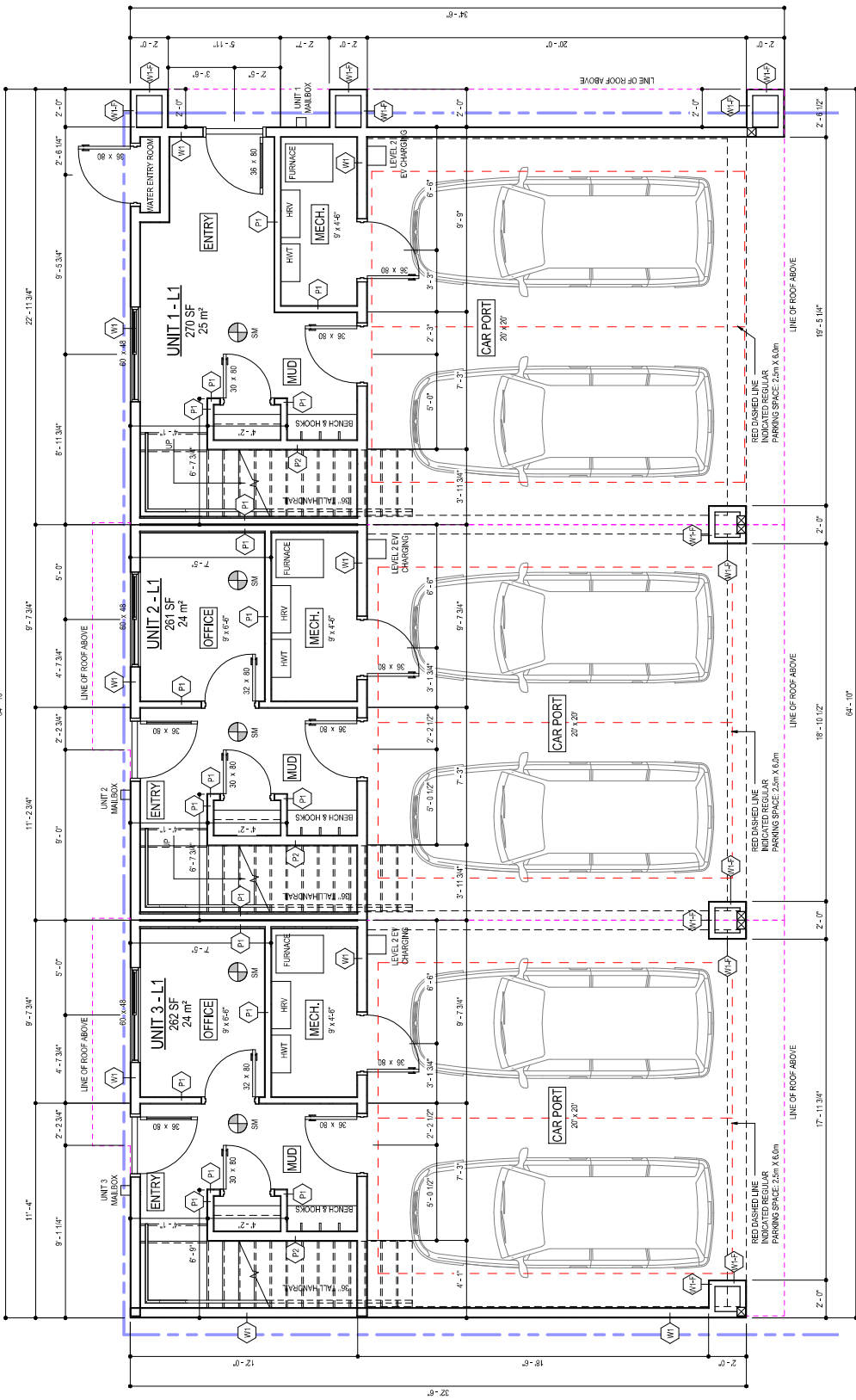
Project Title
300 HOMER ROAD

300 HOMER RD, EUGENIA, OR 97406
LOT 8, SECTION 27, TOWNSHIP 24, RANGE 14E, NE

Drawing Number

A1.12

Job No. 18-1816
Scale



1 THREEPLEX BUILDING - L1
A3.11 1/4" = 1'-0"

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THREEPLEX LEVEL 1

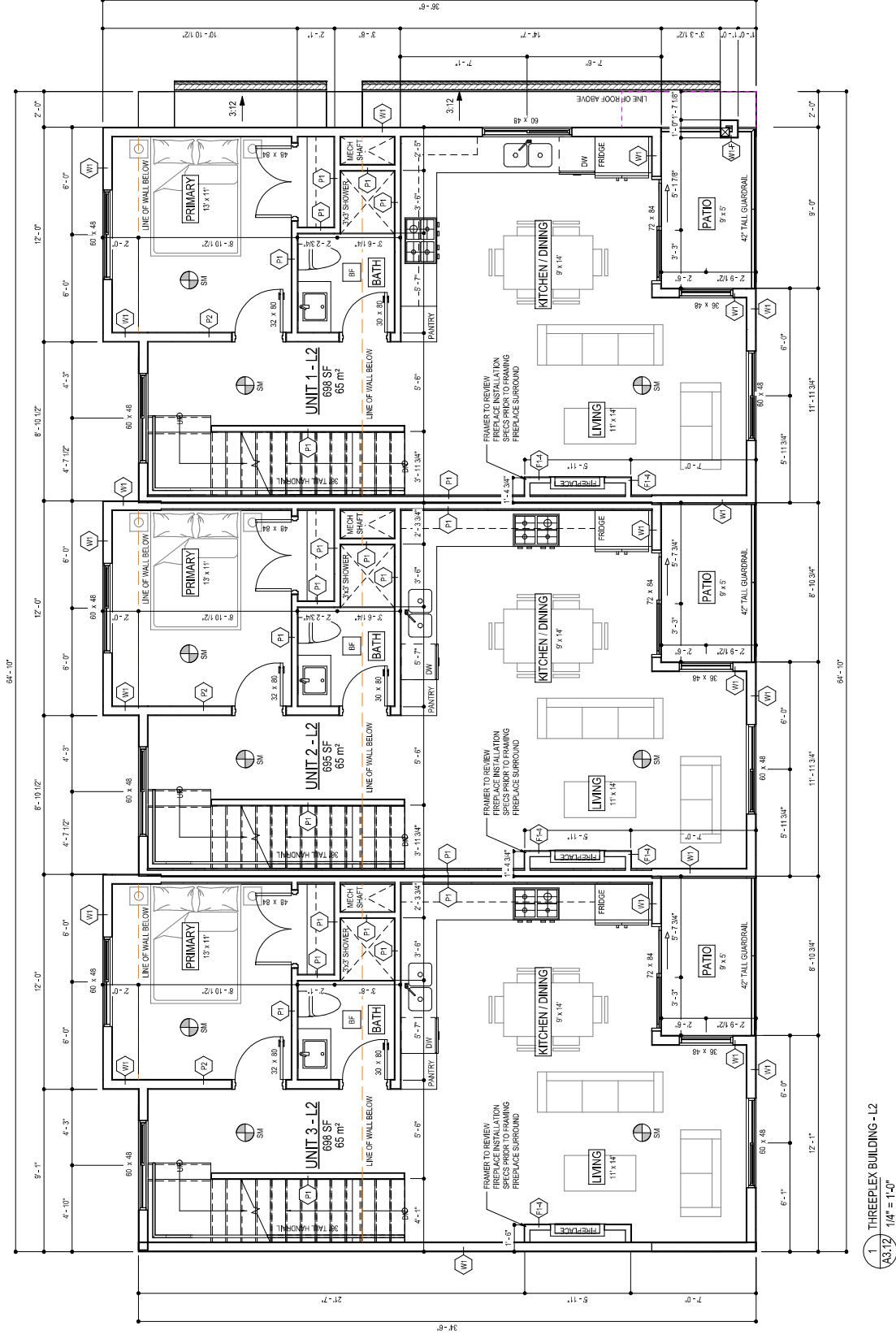
300 HOMER ROAD

300 HOMER RD, RICHMOND, VA 23226
LOT 8, SECTION 27, TOWNSHIP 26, RANGE 44, 6082

A3.11

Drawing Number

Job No. 18-1816
Scale 1/4" = 1'-0"



1 THREEPLEX BUILDING - L2
A3.12 1/4" = 1'-0"

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PROJECT
THREEPLEX LEVEL 2

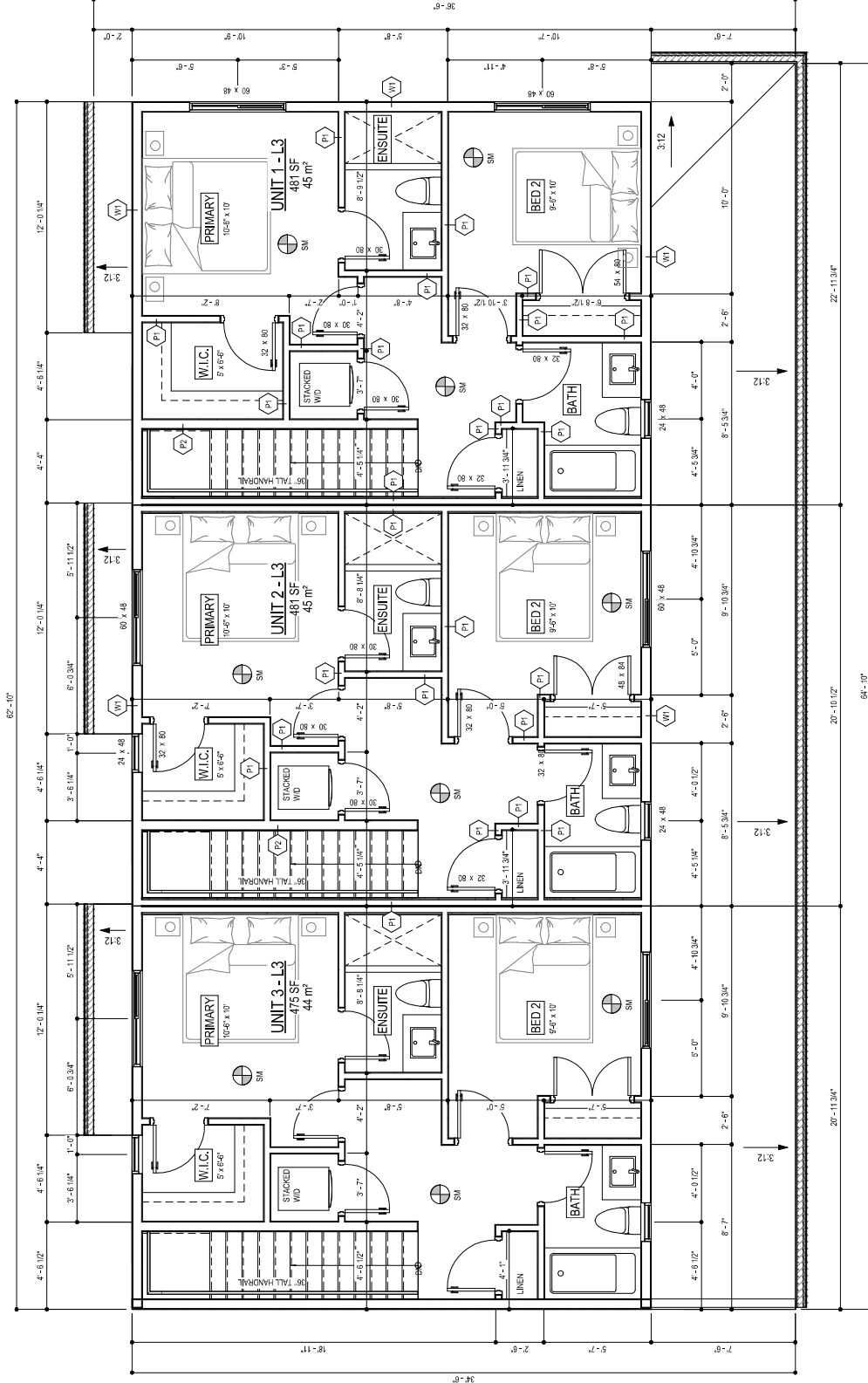
Drawing Number

A3.12

300 HOMER RD, RICHMOND, VA 23226
LOT B, SECTION 27, CONWASHRP 26, PLAN K446082

Project Title
300 HOMER ROAD

Job No. 18-1816
Scale 1/4" = 1'-0"



1 THREEPLEX BUILDING - L3
A3.13 1/4" = 1'-0"

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PROJECT
NORTH

Drawing Title

THREEPLEX LEVEL 3

A3.13

300 HOMER RD, RICHMOND, VA 23226
LOT B, SECTION 27, COMMONWEALTH OF VIRGINIA

Job No. 18-1816
Scale 1/4" = 1'-0"

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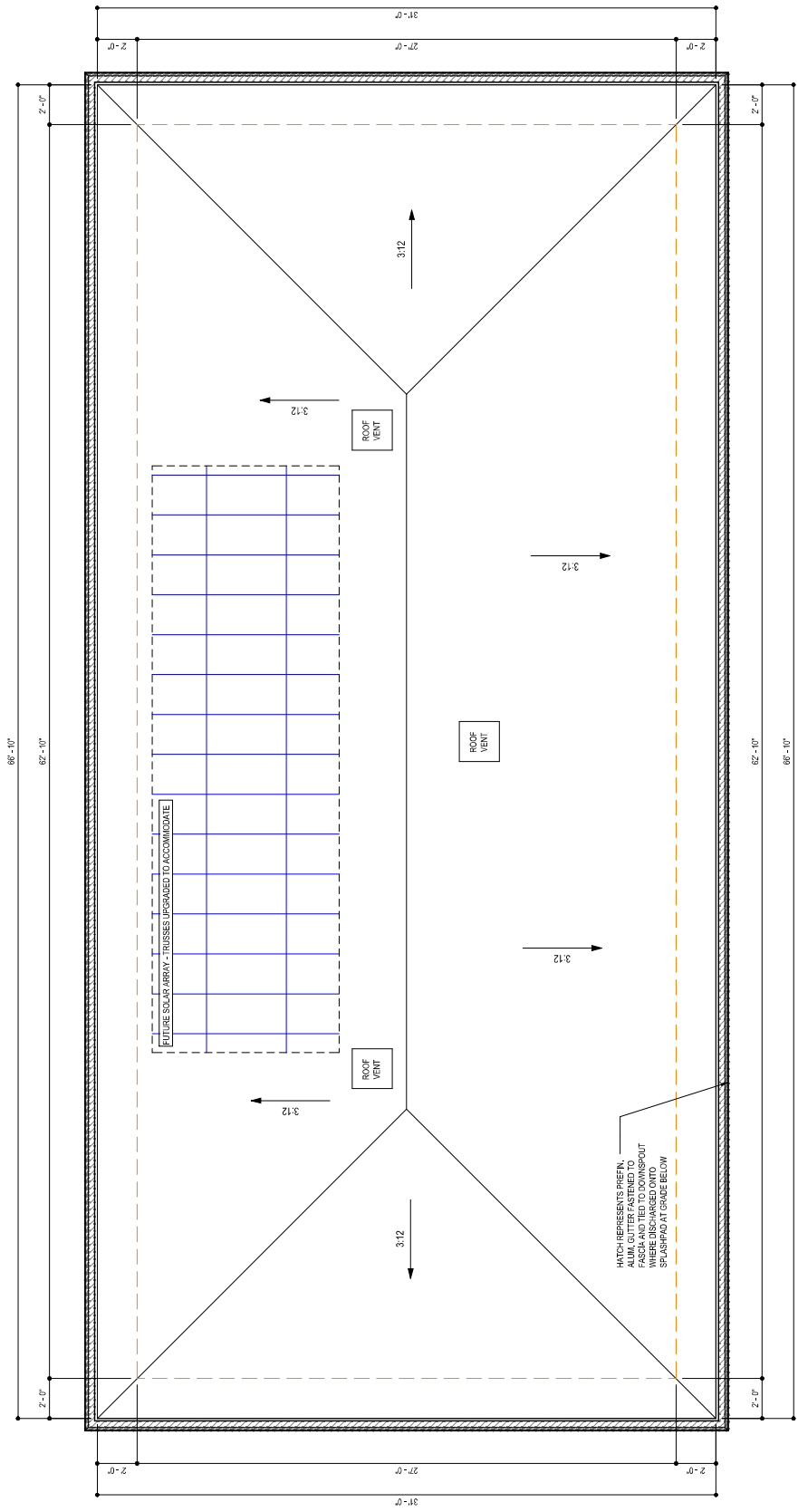
300 HOMER ROAD
LOT B, SECTION 27, TOWNSHIP 24, RANGE 144, 6082

THREEPLEX ROOF PLAN

Drawing Number

A3.14

Job No. 18-1816
Scale 1/4" = 1'-0"

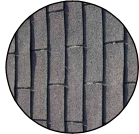


1 THREEPLEX BUILDING - US TRUSS
A3.14 1/4" = 1'-0"

MATERIAL BOARD



EXTERIOR - MAIN 1
MATERIAL IRON GREY HARDIE
PANEL ON BOARD AND BATTEN
LOCATION: VARIOUS EXTERIOR
WALLS



ROOFING
MATERIAL ASPHALT SHINGLE
LOCATION: ROOF



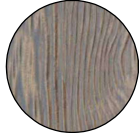
EXTERIOR - MAIN 1
MATERIAL IRON GREY HARDIE
PANEL ON BOARD AND BATTEN
WALLS



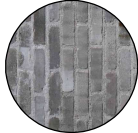
WINDOW AND DOOR TRIM
MATERIAL POWDER COATED BLACK
SHEET STEEL TRIM
LOCATIONS:
- EXTERIOR WINDOWS AND DOORS
- EXTERIOR GUARD RAIL
- METAL ROOF



EXTERIOR - MAIN 3
MATERIAL ARCTIC WHITE
HARDIE LAP SIDING ON BOARD AND
BATTEN
LOCATION: VARIOUS EXTERIOR
WALLS



EXTERIOR - ACCENT
MATERIAL STAINED EXTERIOR
WOOD
LOCATION: ENTRY POSTS,
BEAMS, KNEE BRACES, AND
ENTRY DOOR



EXTERIOR - ACCENT
MATERIAL THIN STONE VENEER
LOCATION: ENTRY

BUILDING ELEVATION KEY NOTE:

1	HARDIE LAP SIDING - ARCTIC WHITE	8	OVERHEAD DOOR
2	HARDIE BOARD AND BATTEN - GRAY SLATE	9	SMART TRIM FASCIA - GRAY SLATE
3	HARDIE PANEL - FEARL GRAY	10	GLASS GUARD RAIL
4	BRICK VENEER - DARK GRAY	11	ALUMINUM GUTTER OR DOWNSPOUT - PAINTED BLACK
5	BLACK STEEL FLASHING / TRIM	12	SLIDING GLASS DOOR
6	VINYL WINDOW	13	BLACK ASPHALT SHINGLES
7	MAIN DOOR	14	THIN STONE VENEER

SPATIAL SEPARATION - WEST ELEVATION (THREEPLEX BUILDING - END)	
EXPOSED BUILDING FACE	53.68m
LIMITING DISTANCE	3.00m
PERMITTED UPO (AREA - 3.0/14.4 - A)	19.00%
PROPOSED UPO (AREA)	5.77m
PROPOSED UPO (%)	19.42%

SPATIAL SEPARATION - WEST ELEVATION (THREEPLEX BUILDING - TYP.)	
EXPOSED BUILDING FACE	51.38m
LIMITING DISTANCE	3.00m
PERMITTED UPO (AREA - 3.0/14.4 - A)	15.00%
PROPOSED UPO (AREA)	8.18m
PROPOSED UPO (%)	15.91%



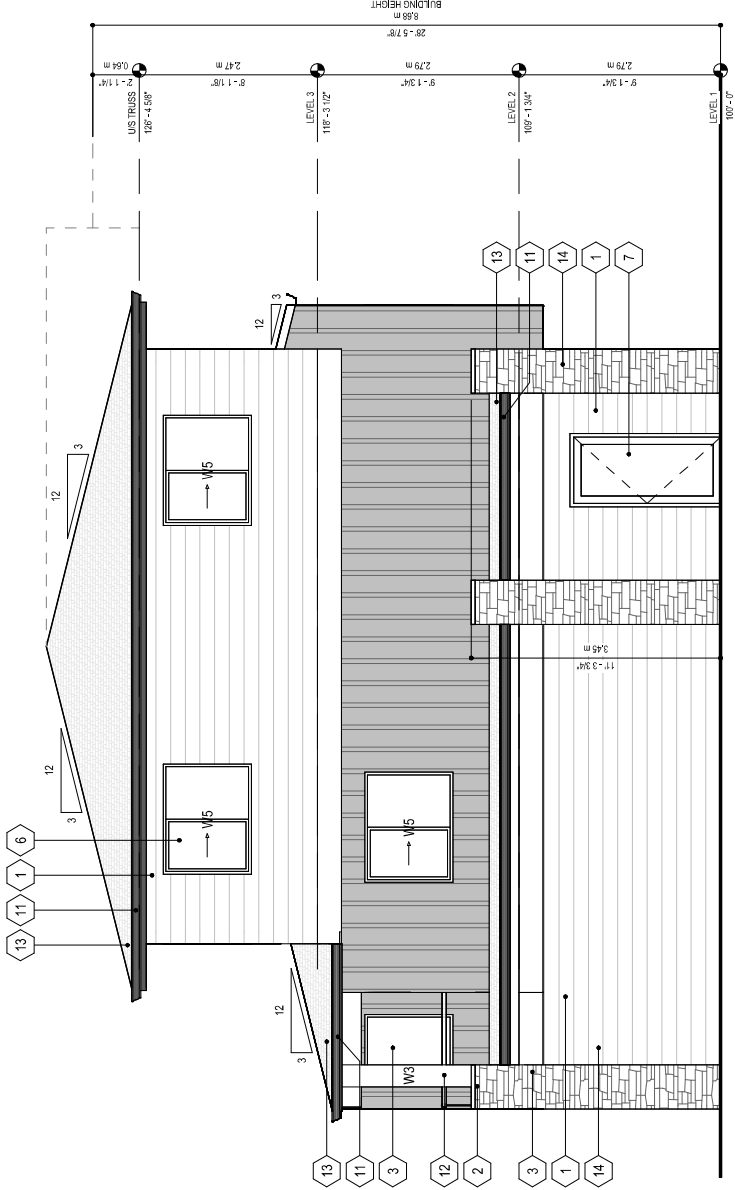
SPATIAL SEPARATION - EAST ELEVATION (THREEPLEX BUILDING - TYP.)	
EXPOSED BUILDING FACE:	51.38mm
LIMITING DISTANCE:	9.28m
PERMITTED UPO (AREA - 510.14.4 - A):	18.00%
PROPOSED UPO (AREA)	5.18mm
PROPOSED UPO (%)	15.91%

SPATIAL SEPARATION - EAST ELEVATION (THREEPLEX BUILDING - END.)	
EXPOSED BUILDING FACE:	53.48mm
LIMITING DISTANCE:	3.10m
PERMITTED UPO (AREA - 310.14.4 - A):	18.00%
PROPOSED UPO (AREA)	6.25mm
PROPOSED UPO (%)	11.81%



1 THREEPLEX BUILDING - EAST ELEVATION
A4.12/ 1/4" = 1'-0"

SPATIAL SEPARATION - NORTH ELEVATION (THREEPLEX BUILDING)	
EXPOSED BUILDING FACE	78.35mm
LIMITING DISTANCE	4.1m
PERMITTED UPO (AREA - 0.0, 0.4, - A)	23.00%
PROPOSED UPO (AREA)	8.56mm
PROPOSED UPO (%)	16.91%

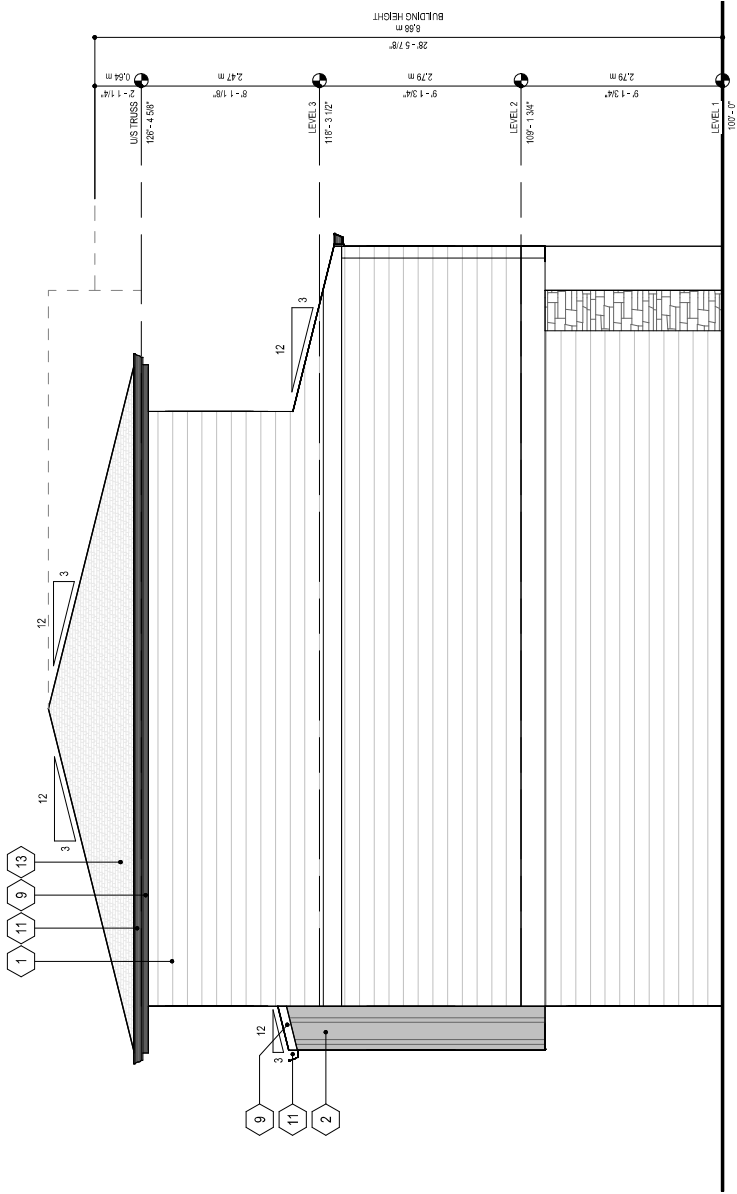


1 THREEPLEX BUILDING - NORTH ELEVATION
A4.13/ 1/4" = 1'-0"

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SPATIAL SEPARATION - SOUTH ELEVATION (THREEPLEX BUILDING)	
EXPOSED BUILDING FACE:	78.23m
LIMITING DISTANCE:	2.07m
PERMITTED UPO (AREA - S(0.144 - A):	9.00%
PROPOSED UPO (AREA)	5.00m
PROPOSED UPO (%)	5.00%



1 THREEPLEX BUILDING - SOUTH ELEVATION
A4.14 1/4" = 1'-0"

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300 HOMER RD, EUGENIA, SC 29526
LOT B, SECTION 27, CONNSHP 2A, T4A, K446082

