

# 775 MCCURDY RD

775 MCCURDY RD, KELOWNA, BC, V1X 2P8  
 LOT 3, DISTRICT LOT 143, PLAN KAP22014



## ISSUED FOR REZONING & DEVELOPMENT PERMIT:

2023-01-18

### ARCHITECTURAL

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A1.12	EXISTING PHOTOS
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A3.00	BASEMENT PLAN
A3.01	LEVEL 1 PLAN
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### DESIGN RATIONALE

Dear community planners,

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

### **DEVELOPMENT PERMIT + REZONING:**

The current lot, as it currently exists, is very large. Approximately 24m (78') wide x 36m (118') deep, and just shy of 0.4acres. There is an existing mobile home with attached garage on the lot, that will be removed to accommodate a new 2 storey 4-plex. The proposal is to rezone the RU1 lot to MF1 to facilitate the development. The property is within the Permanent Growth Boundary (PGB), within the Core Area, and meets the city's vision for increased density. The 4 plex will meet the proposed bylaw requirements for MF1 with no variances, and will allow for future road widening along McCurdy.

Each unit will be 2 storeys in height, approximately 2,000SF (190sm) in size, 4 bed, 3.5 bath, and a single car attached garage. The access for parking will be from a driveway off of Franklyn rd. The proposed development considers a 1.0m road dedication along Franklyn and a 5.0m road dedication along McCurdy; donated to the city of Kelowna to accommodate future road expansion. If rezoning is approved, the townhomes will be available for purchase.



### **PRECEDENCE:**

Across the street on the north side of McCurdy there is a MF2 zoned parcel that accommodates 4-plex units. The address is 550 to 590 McCurdy.

The Proposed MF1 development will be less dense than this development.

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EXISTING HOUSE FROM FRANKLYN RD. LOOKING NORTH



EXISTING HOUSE FROM FRANKLYN RD. LOOKING WEST



EXISTING HOUSE FROM FRANKLYN RD. AND MCCURDY RD CORNER LOOKING WEST



EXISTING HOUSE FROM MCCURDY RD LOOKING WEST



EXISTING HOUSE FROM MCCURDY RD LOOKING WEST



EXISTING HOUSE FROM MCCURDY RD LOOKING SOUTH

REZONE TO MF1

APPLICANT - BALWINDER TAKHAR - btakhar2@gmail.com

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Project Title  
775 MCCURDY

Drawing Title

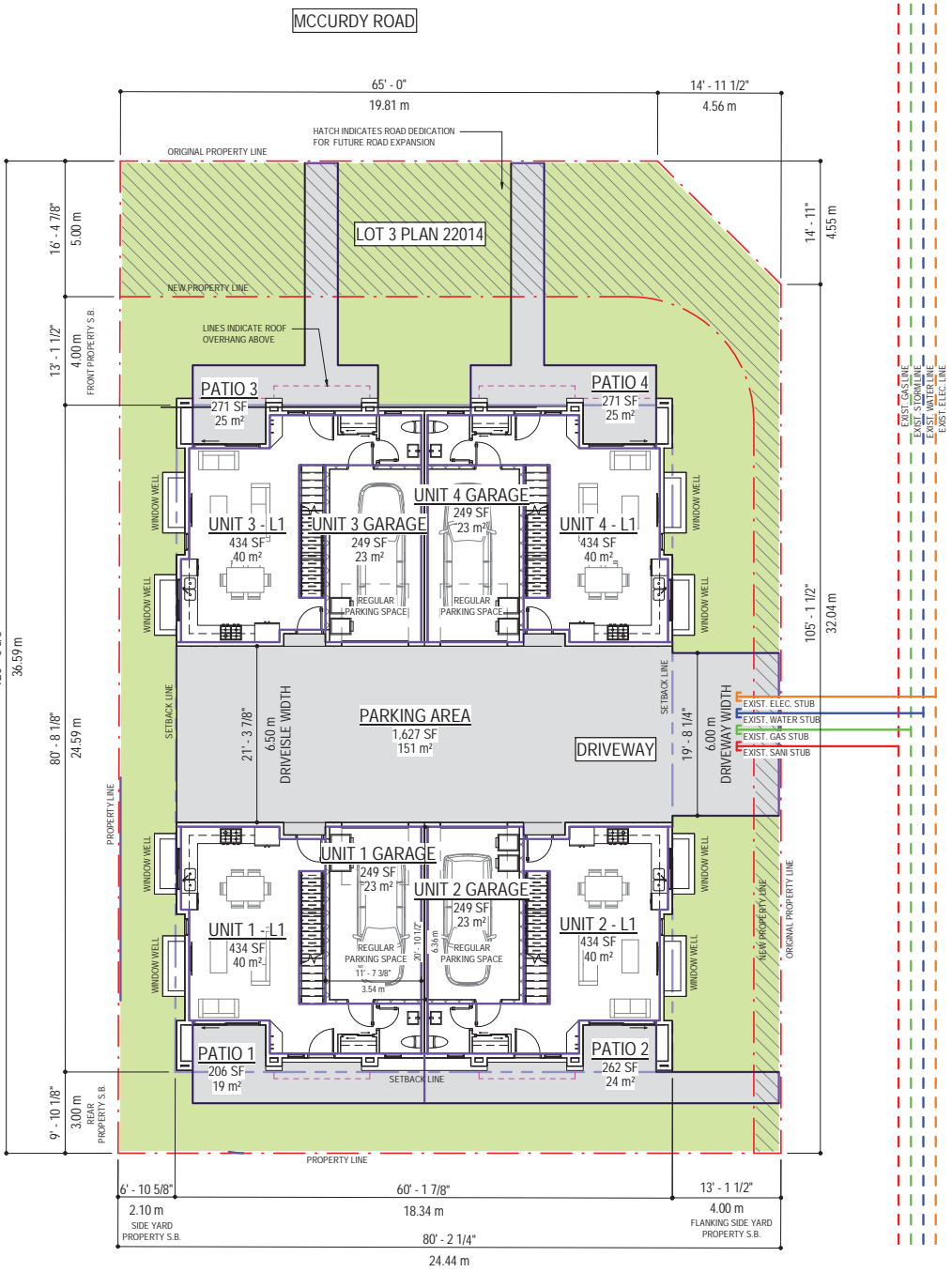
EXISTING PHOTOS

775 MCCURDY RD, KELOWNA, BC, V1X 2P8  
LOT 3, DISTRICT LOT 143, PLAN KAP22014

Drawing Number

A1.12

Job No. 18 - 1816  
Scale



**SITEPLAN NOTES:**

1. SURVEY INFO TO BE VERIFIED PRIOR TO CONSTRUCTION.

TOTAL GARAGE AREA		
Name	Area	Area (SM)
UNIT 1 GARAGE	249 SF	23.1 m <sup>2</sup>
UNIT 2 GARAGE	249 SF	23.1 m <sup>2</sup>
UNIT 3 GARAGE	249 SF	23.1 m <sup>2</sup>
UNIT 4 GARAGE	249 SF	23.1 m <sup>2</sup>
<b>TOTAL</b>	<b>995 SF</b>	<b>92.4 m<sup>2</sup></b>

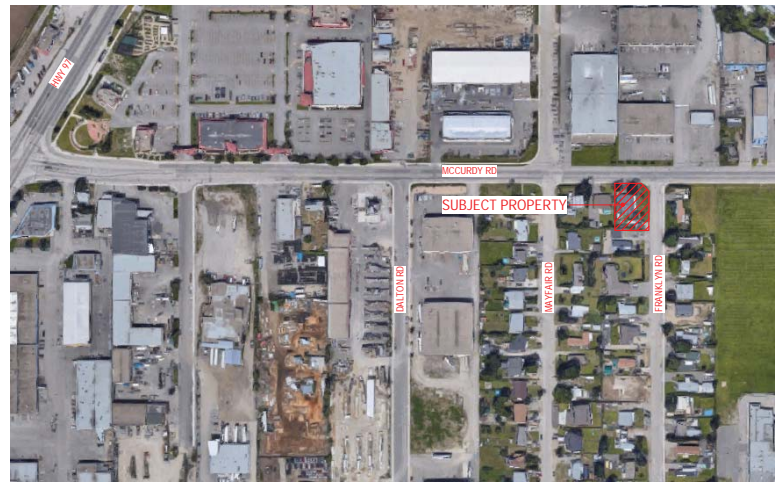
PARCEL SIZE		
Name	Area	Area (SM)
PARCEL SIZE	9,499 SF	882.5 m <sup>2</sup>
<b>TOTAL</b>	<b>9,499 SF</b>	<b>882.5 m<sup>2</sup></b>

PARKING AND PATIO AREA		
Name	Area	Area (SM)
PARKING AREA	1,627 SF	151.2 m <sup>2</sup>
PATIO 3	271 SF	25.2 m <sup>2</sup>
PATIO 4	271 SF	25.2 m <sup>2</sup>
PATIO 1	206 SF	19.1 m <sup>2</sup>
PATIO 2	262 SF	24.3 m <sup>2</sup>
<b>TOTAL</b>	<b>2,636 SF</b>	<b>244.9 m<sup>2</sup></b>

TOTAL BUILDING AREA		
Name	Area	Area (SM)
UNIT 1 - BASEMENT	344 SF	32.0 m <sup>2</sup>
UNIT 1 - L1	434 SF	40.3 m <sup>2</sup>
UNIT 1 - L2	649 SF	60.3 m <sup>2</sup>
UNIT 2 - BASEMENT	344 SF	32.0 m <sup>2</sup>
UNIT 2 - L1	434 SF	40.3 m <sup>2</sup>
UNIT 2 - L2	649 SF	60.3 m <sup>2</sup>
UNIT 3 - BASEMENT	344 SF	32.0 m <sup>2</sup>
UNIT 3 - L1	434 SF	40.3 m <sup>2</sup>
UNIT 3 - L2	649 SF	60.3 m <sup>2</sup>
UNIT 4 - BASEMENT	344 SF	32.0 m <sup>2</sup>
UNIT 4 - L1	434 SF	40.3 m <sup>2</sup>
UNIT 4 - L2	649 SF	60.3 m <sup>2</sup>
<b>TOTAL</b>	<b>5,708 SF</b>	<b>530.3 m<sup>2</sup></b>

TOTAL AREA - PER UNIT		
Name	Area	Area (SM)
UNIT 1 - BASEMENT	344 SF	32.0 m <sup>2</sup>
UNIT 1 - L1	434 SF	40.3 m <sup>2</sup>
UNIT 1 - L2	649 SF	60.3 m <sup>2</sup>
UNIT 1 GARAGE	249 SF	23.1 m <sup>2</sup>
<b>TOTAL</b>	<b>1,676 SF</b>	<b>155.7 m<sup>2</sup></b>

ZONING SUMMARY		775 MCCURDY
ADDRESS	775 MCCURDY RD, KELOWNA, BC, V1X 2P8	
LEGAL DESCRIPTION	LOT 3, DISTRICT LOT 143, PLAN KAP22014	
DEVELOPMENT PERMIT AREA	N/A	
EXISTING ZONING	RU1	
PROPOSED ZONING	MF1	
EXISTING LEGAL USE	SINGLE FAMILY HOME	
PROPOSED LEGAL USE	4 UNITS - TWO DUPLEX BUILDINGS	
ZONING REQUIREMENTS MAIN BUILDING		
	ZONING STANDARD	PROPOSED
FRONT SETBACK	4.0m	4.0m
FLANKING SIDEYARD SETBACK	4.0m	4.0m
SIDE SETBACK	2.1m (lots wider than 17.0m)	2.15m
REAR SETBACK	3.0m	3.0m
PARCEL SIZE	350 SM	882.5 SM (9,499 SF)
BUILDING HEIGHT	8.0m or 2 storeys	7.01m +/-
LEVEL 1 PARCEL COVERAGE AREA	485.38 SM (55%)	275.6 SM
TOTAL PARCEL COVERAGE %	55%	31.23%
TOTAL PARKING COVERAGE %	-	27.44%
TOTAL COMBINED COVERAGE %	75%	58.67%
TOTAL OCCUPIED FLOOR AREA	-	530.3sm (5,708 SF)
FLOOR AREA RATIO (FAR)	0.6	0.60
PARKING REQUIREMENTS MAIN BUILDING		
NOTES: 1. PARKING STALL CALCULATIONS (PER 8.2.13 C/UK BYLAW) A. ANY FRACTION LESS THAN 0.5 ROUNDS DOWN B. ANY FRACTION GREATER THAN 0.5 ROUNDS UP		
	ZONING STANDARD	PROPOSED
# OF SPACES (3 BEDROOM UNITS)	4 SPACES	4 SPACES
# OF VISITOR STALLS	N/A FOR MF1 WITH 4 UNITS	1 SPACE
# OF ACCESSIBLE SPACES	1 SPACE	4 SPACES (100%)
TOTAL # OF SPACES	4 SPACES	4 SPACES (100%)
% OF REGULAR CAR SPACES	0%	-
% OF SMALL CAR SPACES	100%	-
SIZE OF REGULAR VEHICLE	6.0m x 2.5m x 2.0m H	-
SIZE OF SMALL VEHICLE	4.8m x 2.3m x 2.0m H	-
SIZE OF ACCESSIBLE VEHICLE	6.0m x 3.7m x 2.3m H	-
AMENITY AREA MAIN BUILDING		
	ZONING STANDARD	PROPOSED
AMENITY SPACE (1 BEDROOM +)	N/A	+/-20 SM / UNIT
COMMON AMENITY SPACE	N/A	-



REZONE TO MF1

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Project Title  
**775 MCCURDY**

Drawing Title

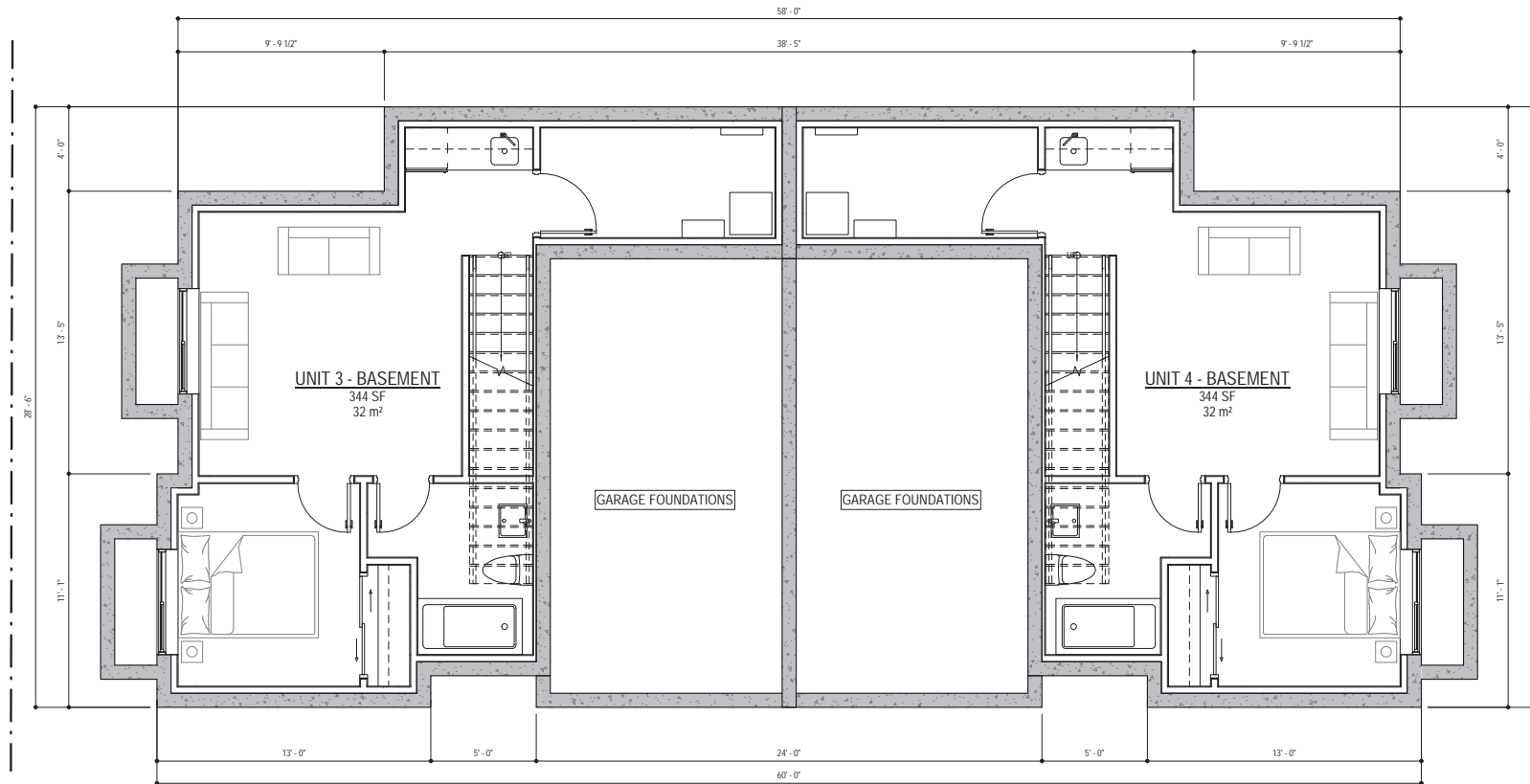
**SITE PLAN & ZONING**

775 MCCURDY RD, KELOWNA, BC, V1X 2P8  
LOT 3, DISTRICT LOT 143, PLAN KAP22014

Drawing Number

**A2.01**

Job No. 18 - 1816  
Scale As indicated



curt\_mitch@outlook.com  
250-300-6888

# REZONE TO MF1

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775 MCCURDY



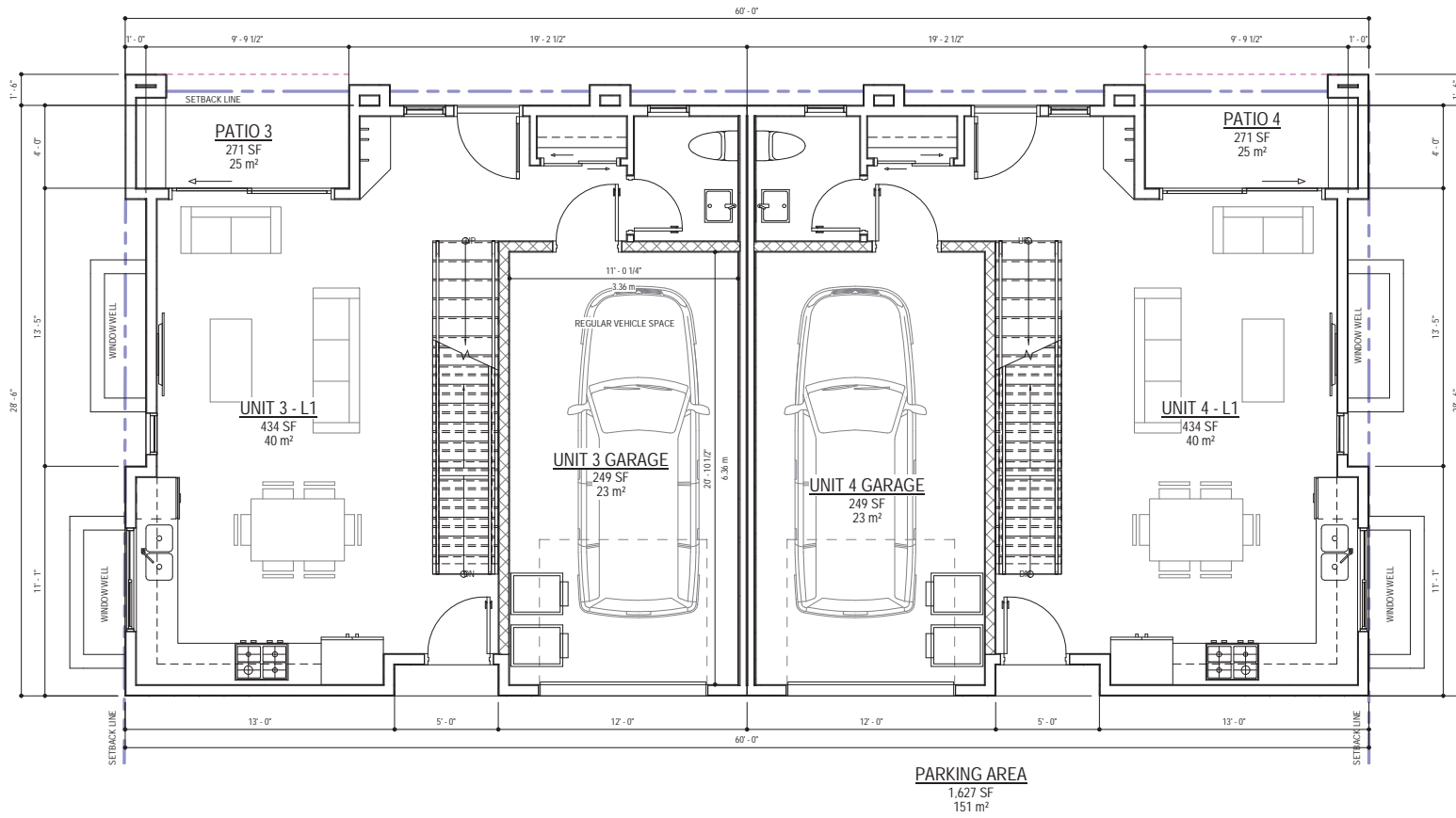
Drawing Title  
BASEMENT PLAN

775 MCCURDY RD, KELOWNA, BC, V1X 2P8  
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Drawing Number

## A3.00

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



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775 MCCURDY

Drawing Title

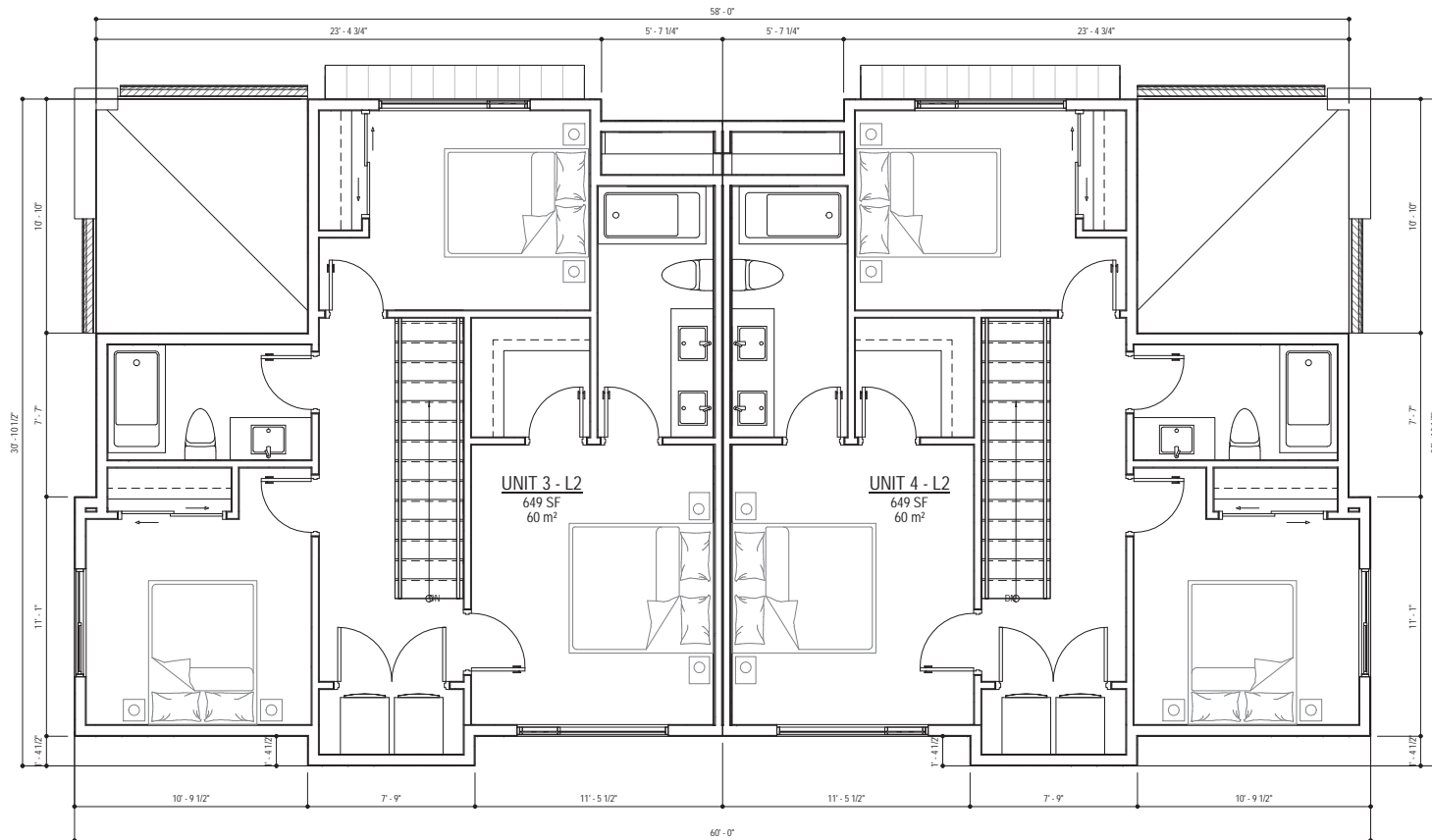
LEVEL 1 PLAN

775 MCCURDY RD, KELOWNA, BC, V1X 2P8  
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Drawing Number

A3.01

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Drawing Title

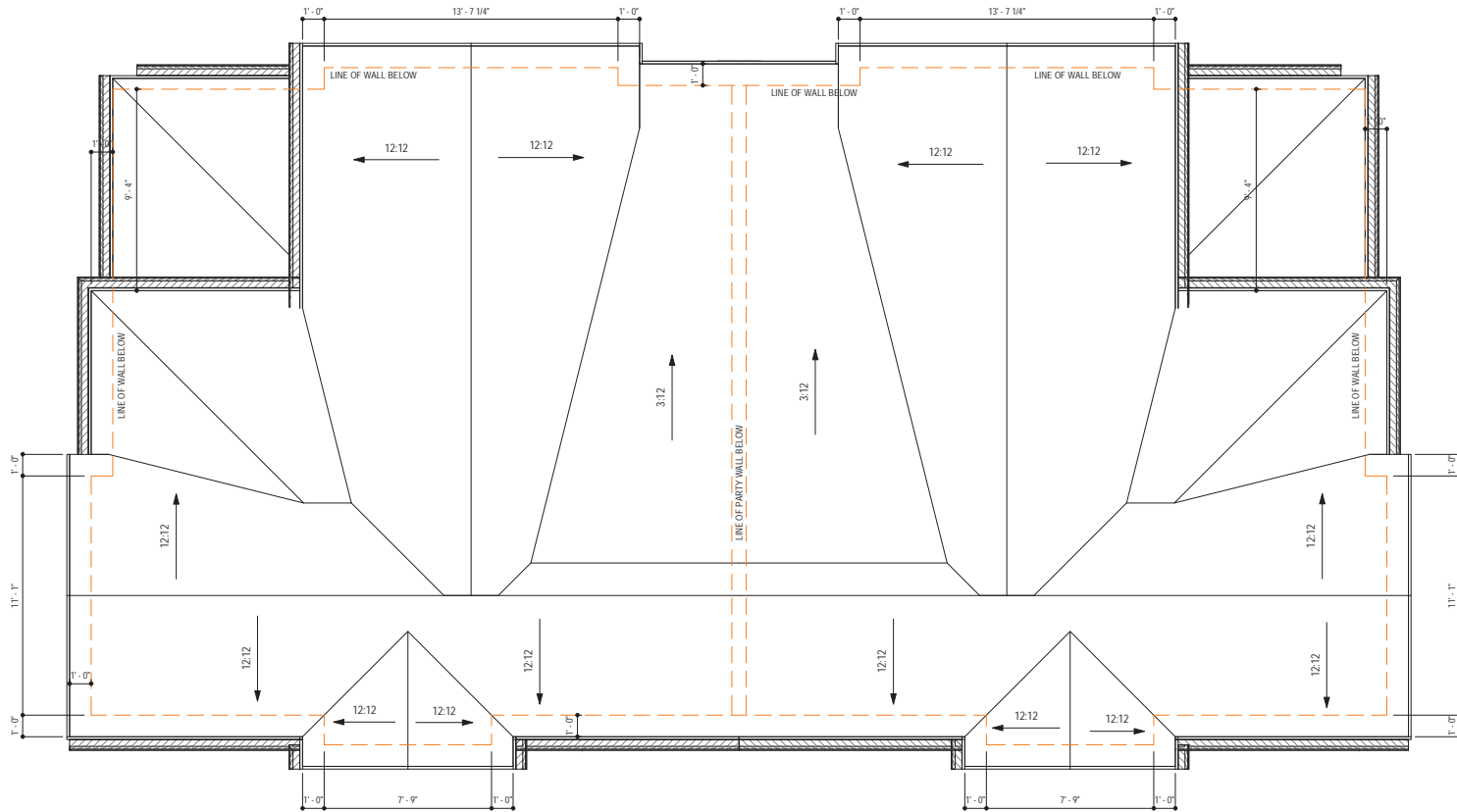
LEVEL 2 PLAN

775 MCCURDY RD, KELOWNA, BC, V1X 2P8  
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Drawing Number

A3.02

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



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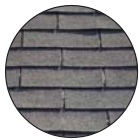
ROOF PLAN

775 MCCURDY RD, KELOWNA, BC, V1X 2P8  
LOT 3, DISTRICT LOT 143, PLAN KAP22014

Drawing Number

## A3.04

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



**ROOFING**

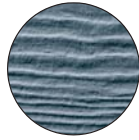
MATERIAL: ASPHALT SHINGLE  
LOCATION: ROOF



**WINDOW AND DOOR TRIM**

MATERIAL: POWDER COATED BLACK SHEET STEEL TRIM

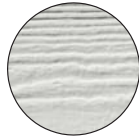
LOCATIONS:  
- EXTERIOR WINDOWS AND DOORS  
- ROOF TOP GUARD RAIL  
- METAL ROOF



**EXTERIOR - MAIN 1**

MATERIAL: TAUPE HARDIE PANEL CW BOARD AND BATTEN

LOCATION: VARIOUS EXTERIOR WALLS



**EXTERIOR - MAIN 2**

MATERIAL: ARCTIC WHITE HARDIE LAP SIDING OR HARDIE BOARD AND BATTEN

LOCATION: VARIOUS EXTERIOR WALLS



**EXTERIOR - ACCENT**

MATERIAL: STAINED EXTERIOR WOOD

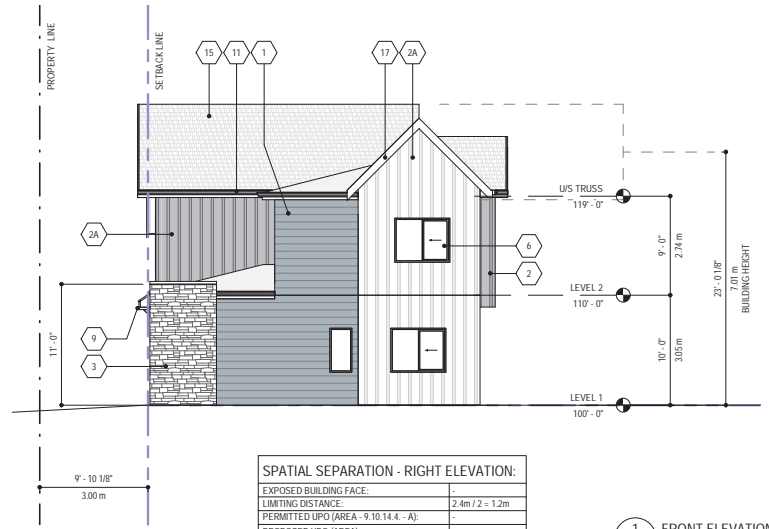
LOCATION: ENTRY POSTS, BEAMS, KNEE BRACES, AND ENTRY DOOR



**EXTERIOR - ACCENT**

MATERIAL: THIN STONE VENEER

LOCATION: ENTRY



**SPATIAL SEPARATION - RIGHT ELEVATION:**

EXPOSED BUILDING FACE:	-
LIMITING DISTANCE:	2.4m / 2 = 1.2m
PERMITTED UPO (AREA - 9.10.14.4 - A):	-
PROPOSED UPO (AREA):	-
PROPOSED UPO (%):	-

**1 FRONT ELEVATION**  
A4.01 1/8" = 1'-0"

BUILDING ELEVATION KEY NOTE:	
NOTES:	
1. GRADES ON SITE WILL REMAIN THE SAME AS THE LOT IS PARTICULARLY FLAT	
2. REFER TO SURVEY PLAN FOR DETAILED GEODETTIC INFO	
1	HARDIE LAP SIDING - BAYBOOTH BLUE
2	HARDIE BOARD AND BATTEN - GREY
2A	HARDIE BOARD AND BATTEN - WHITE
3	THIN STONE VENEER - GREY
4	EXPOSED WOOD POST / BEAM
5	BLACK STEEL FLASHING / TRIM
6	VINYL WINDOW
7	MAN DOOR
8	OVERHEAD DOOR
9	FEATURE ROOF - WOOD KNEE BRACES, 2x4 STRUCTURE, METAL ROOF
10	GLASS GUARD RAIL
11	ALUMINUM CUTTER OR DOWNSPOUT - PAINTED BLACK
12	SLIDING GLASS DOOR
13	6' TALL WOOD PRIVACY SCREEN ON ROOF DECK
14	EXTERIOR LANDSCAPE STAIR
15	BLACK ASPHALT SHINGLES
16	HARDIE PANEL CW 1/2" REVEALS - DARK GREY
17	SMART TRIM FASCIA - ARCTIC WHITE



**2 LEFT ELEVATION**  
A4.01 1/8" = 1'-0"



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775 MCCURDY

Drawing Title  
FRONT AND LEFT  
ELEVATION, MATERIAL  
BOARD

775 MCCURDY RD, KELOWNA, BC, V1X 2P8  
LOT 3, DISTRICT LOT 143, PLAN KAP22014

Drawing Number

A4.01

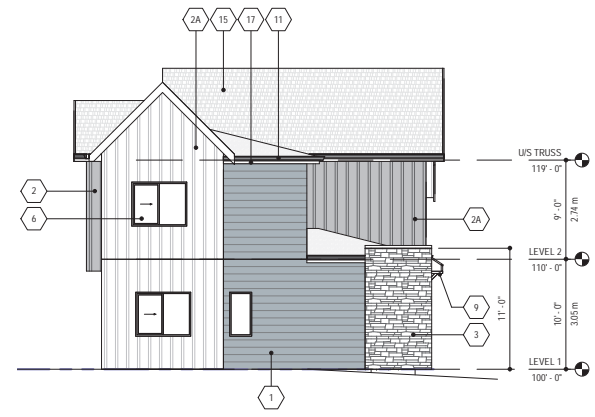
Job No. 18 - 1816  
Scale As indicated



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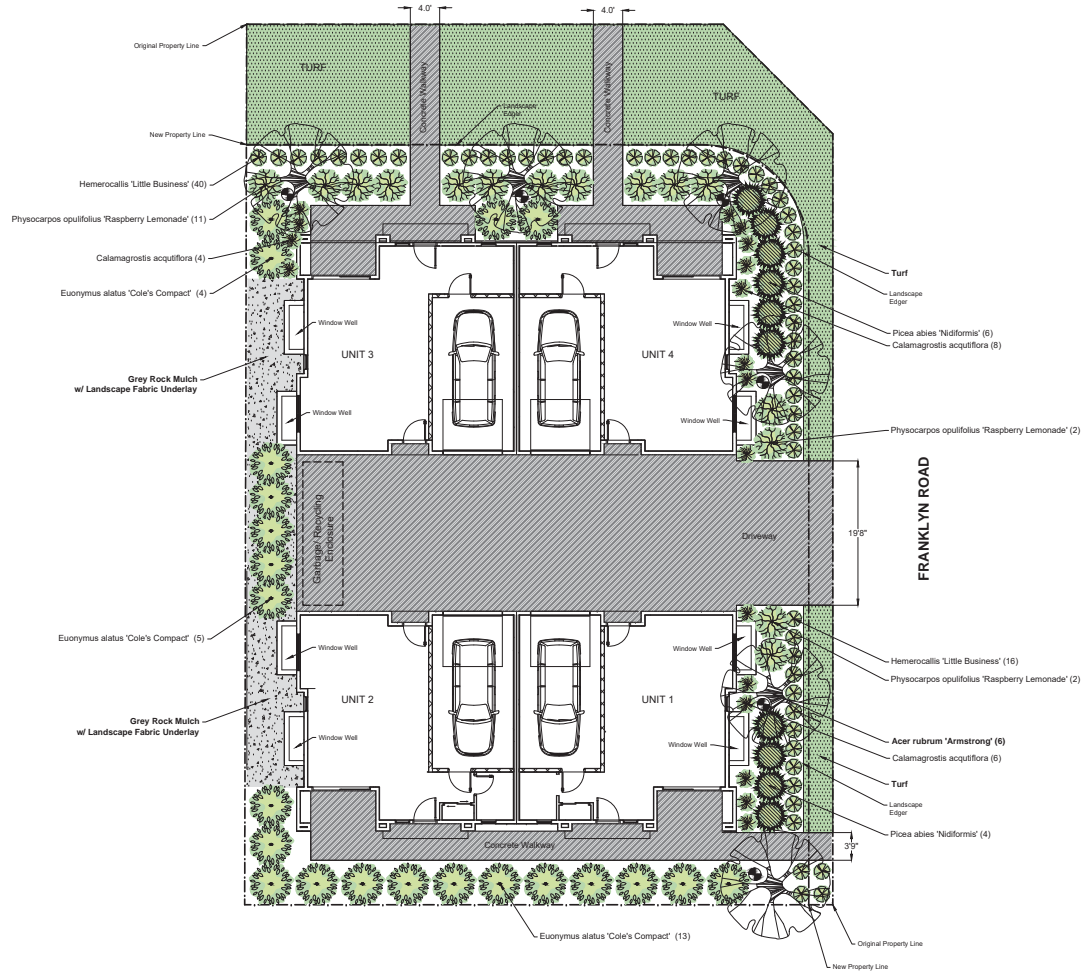
2 RIGHT ELEVATION  
A4.02  
1/8" = 1'-0"



1 REAR ELEVATION  
A4.02  
1/8" = 1'-0"

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MCCURDY ROAD



Plant List

Qty	Botanical	Common	Size
6	Acer rubrum 'Armstrong'	Armstrong Maple	6Cm Cal Min
22	Euonymus alatus 'Cole's Compact'	Cole's Compact Burning Bush	#2
15	Physocarpus opulifolius	Raspberry Lemonade Ninebark	#2
10	Picea abies 'Nidiformis'	Nest Spruce	#2
18	Calamagrostis aquiflora	Feather Reed Grass	#2
56	Hemerocallis 'Little Business'	Little Business Dwarf Daylily	#1

6 Low Voltage Landscape Lighting

Notes:

1. Planting beds to be dressed with dark grey rock mulch.
2. Site to be watered with a fully automated irrigation system.
3. Landscape lighting to be low voltage.
4. All structures to have positive drainage.
5. All materials and methods to conform to BCLNA standards.
6. Landscape edger to be used wherever turf meets rock mulch.

