

## 724 Morrison Avenue Design Rationale Statement

We are proposing to develop 724 Morrison Avenue, Kelowna, BC as an MF1 with three single homes as a strata. Our purpose for developing this lot is that the existing house is approximately 80 years old and is in poor condition and needs to be demolished. The three houses will fit in well with the current scheme accordingly, as there is a complex of MF2 Stacked Townhouses right across the street located on Morrison Ave. It is also similar in style to 737 Patterson Ave, which is located in the same area. Our three house strata plan is designed to fit into the measurement of the lot and will provide higher density housing which aligns with the city's long-term plan to accomplish this.

# 724 Morrison Ave. Kelowna, B.C.

## 3 building MF1 development



east



roof top



south west



south east



north west



north east

### **BUILDING DESIGN**

Baxter Design  
 202-1889 Springfield  
 Kelowna, B.C. V1Y 5V5  
 Contact: Shane Baxter  
 250-862-9662  
 baxterdesign@shaw.ca

### **LANDSCAPE DESIGN**

Shelley Lynn Design  
 250-681-1826  
 shelleylynnndesign@gmail.com

### **DP Application Contact**

Tom Netzlaw  
 Crown Property Development Ltd.  
 250-878-1051

### **Drawing Package:**

- 1/10 cover page
- 2/10 site plan
- 3/10 E & W project bldg. elevations
- 4/10 bldg 1 floor plans
- 5/10 bldg 1 elevations
- 6/10 bldg 2 floor plans
- 7/10 bldg 2 elevations
- 8/10 bldg 3 floor plans
- 9/10 bldg 3 elevations
- 10/10 bldg materials & colours

L1 landscape plan

#### **ERRORS AND OMISSIONS**

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PROPOSED MF1 DEVELOPMENT FOR:  
 724 MORRISON AVE.  
 KELOWNA, B.C.

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Drawing Scale: 1/4" = 1'-0"

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Date: NOV. 9, 2023

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Rev. Date: DEC. 4, 2023

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Drn. By: S.H.B.

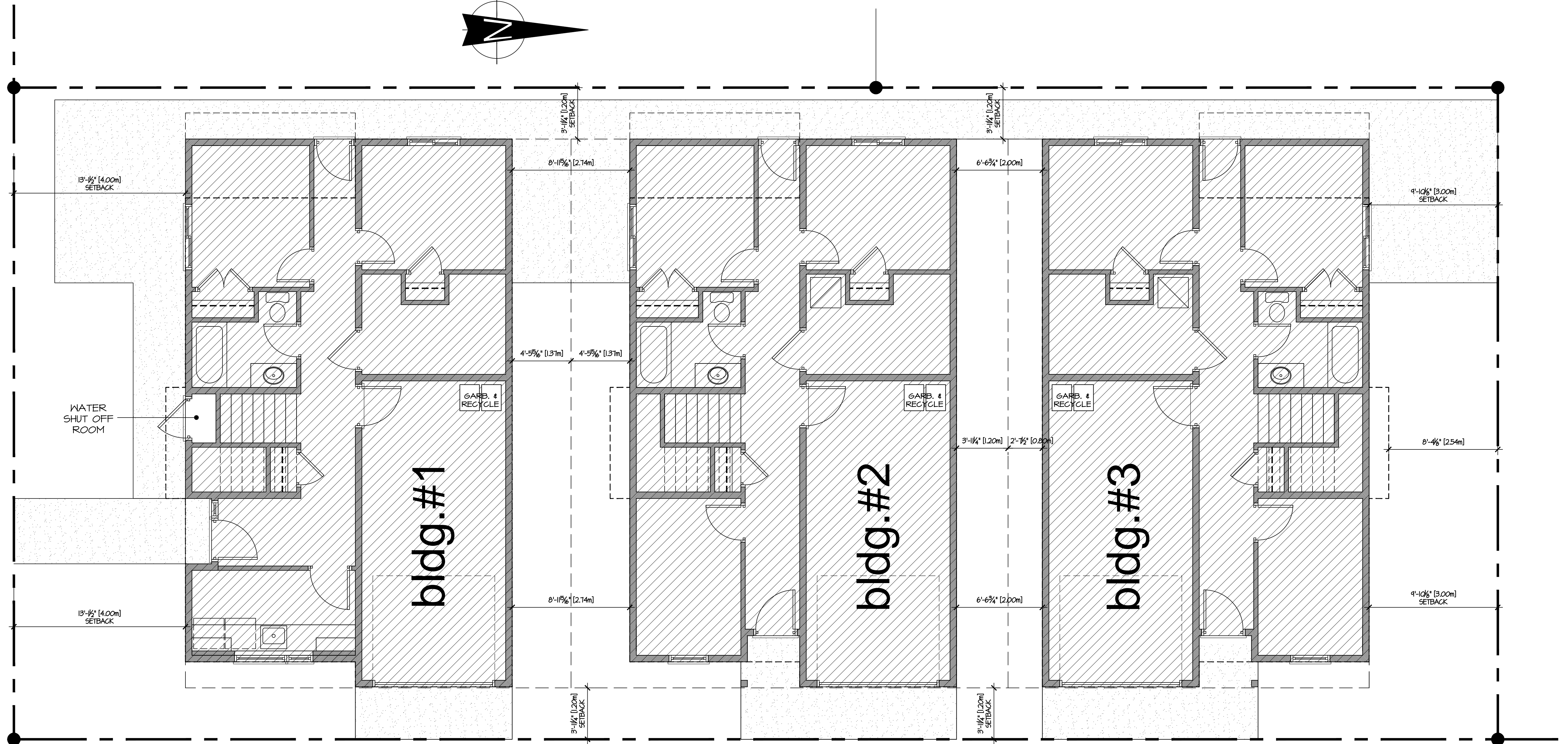
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**DP APPLICATION**

1/10

724 MORRISON AVE.

15.2m



34.6m

LANE

MF1 Subdivision Regulations		
	Bylaw Requirements	Proposal
Site area	277.5 m2 min.	526 m2 (5659.8 sq.ft.)
Site width	7.5 m (4 units for lots 15m+ wide)	15.2m
Site depth	30.0 m	34.6m

Development Regulations		
	Bylaw Requirements	Proposal
Site coverage	Max 55% (75% with impermeable surfaces)	53.76% (71.4% with impermeable surfaces)
FAR	0.8	0.8
Building height	8.0m or 2 storeys	7.65m max. ht.
Front setback	4.0 m	4.0 m
Rear setback	3.0 m	3.0m
Side setback	1.2 m	1.2m
Setback to Side Lane	1.2 m	1.2 m
Distance between bldgs.	2.0 m	2.74m & 2.0m
Number of parking stalls	1.0 space per dwelling unit	3 garage stalls

**Site Coverage Calculation**

site area = 526 m2 (5659.8 sq.ft.)

bldg 1 = 94.14 m2 (1013 sq.ft.)  
 bldg 2 = 94.33 m2 (1015 sq.ft.)  
 bldg 3 = 94.33 m2 (1015 sq.ft.)

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bldg. coverage = 282.8 m2 (3043 sq.ft.) = 53.76%

impermeable surfaces = 93 m2 (1001 sq.ft.)  
 (driveways, walkways, patios)

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total coverage = 375.8 m2 (4044 sq.ft.) = 71.4%

**F.A.R. Calculation  
(net floor area)**

site area = 526 m2 (5659.8 sq.ft.)

unit 1 = 139.5 m2 (1501 sq.ft.)  
 unit 2 = 139.7 m2 (1503 sq.ft.)  
 unit 3 = 139.7 m2 (1503 sq.ft.)

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total F.A.R. = 418.9 m2 (4507 sq.ft.) = 0.8

**ERRORS AND OMISSIONS**

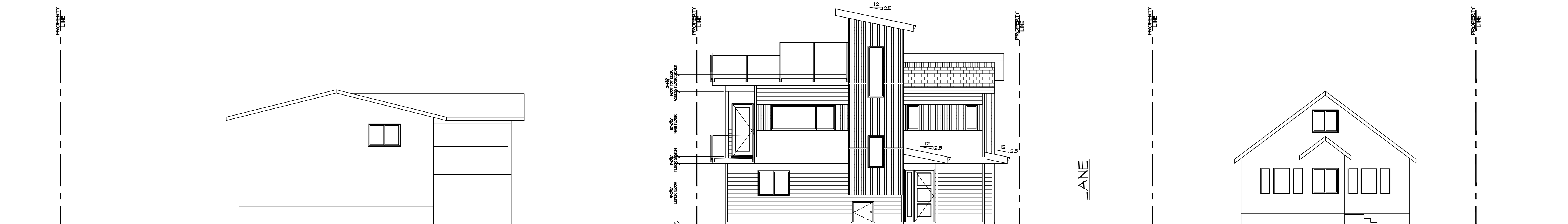
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DP APPLICATION



2493 RICHTER

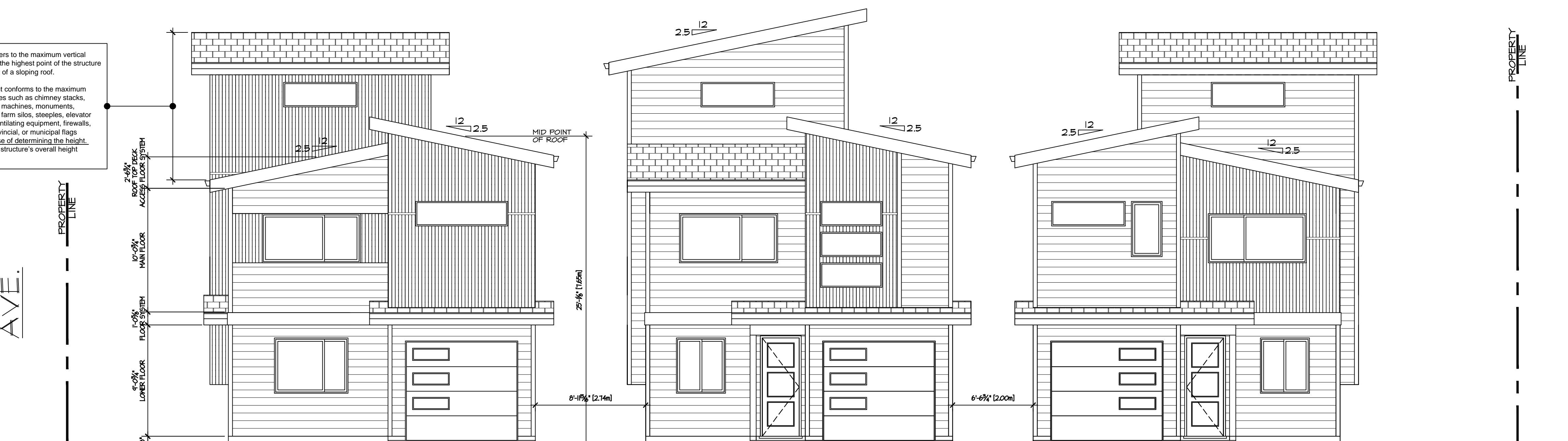
724 MORRISON

732 MORRISON

STREETSCAPE (SOUTH) ELEVATION

1/8" = 1'-0"

HEIGHT with respect to a building refers to the maximum vertical distance between finished grade and the highest point of the structure of a non-sloping roof, or the mid-point of a sloping roof.  
 In determining whether a development conforms to the maximum height permitted in any zone, structures such as chimney stacks, aeriats, antennae, water towers, wind machines, monuments, observation and transmission towers, farm silos, steeples, elevator housings, roof stairway entrances, ventilating equipment, firewalls, skylights, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the height. Dormers will not be considered in the structure's overall height measurement.



BUILDING #1

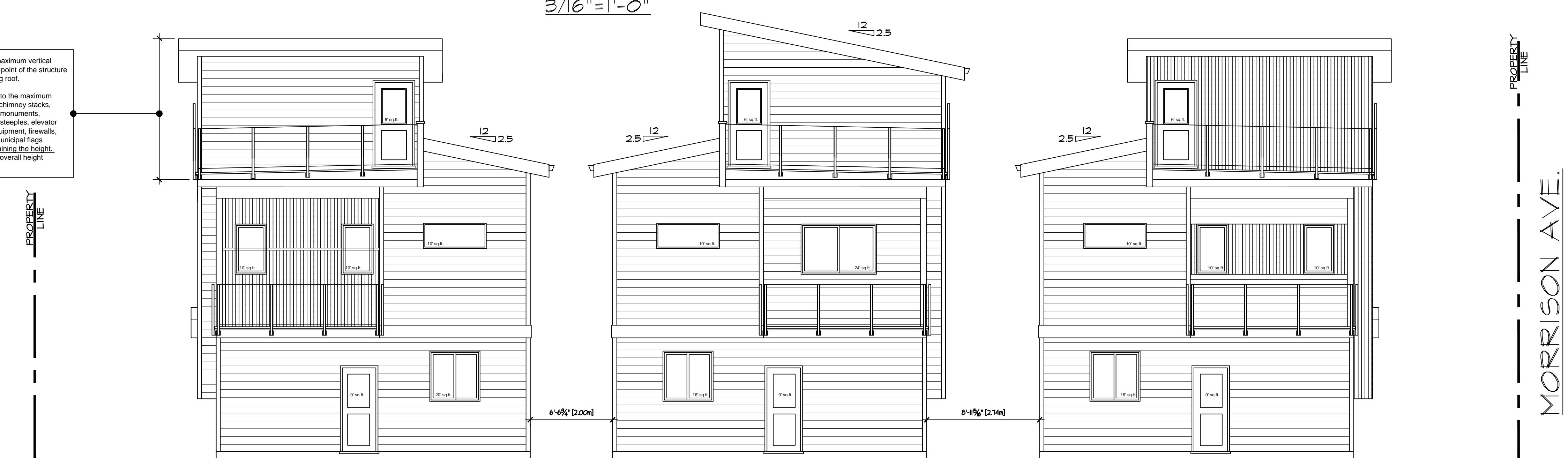
BUILDING #2

BUILDING #3

EAST PROJECT ELEVATION

3/16" = 1'-0"

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BUILDING #3

BUILDING #2

BUILDING #1

WEST PROJECT ELEVATION

3/16" = 1'-0"

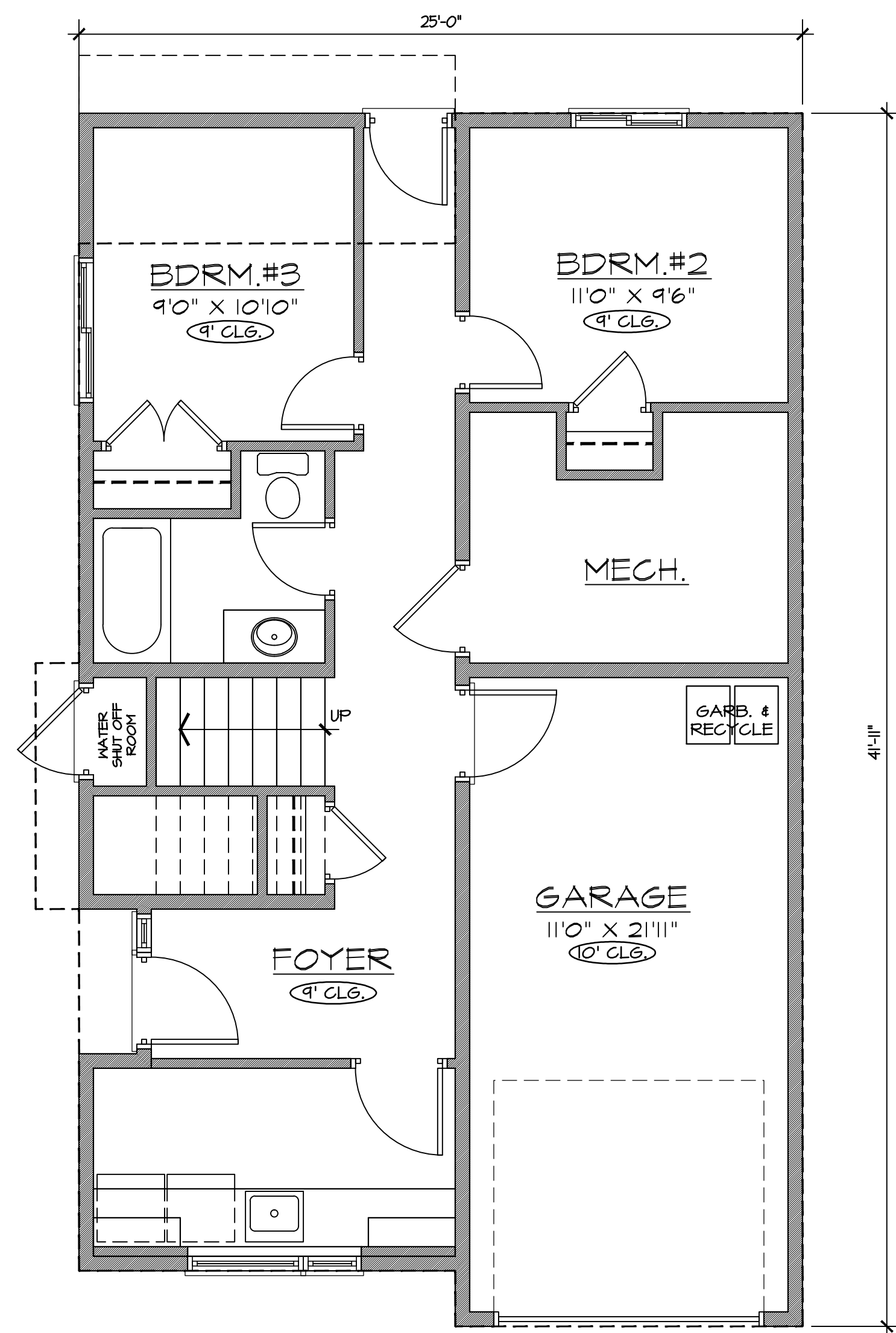
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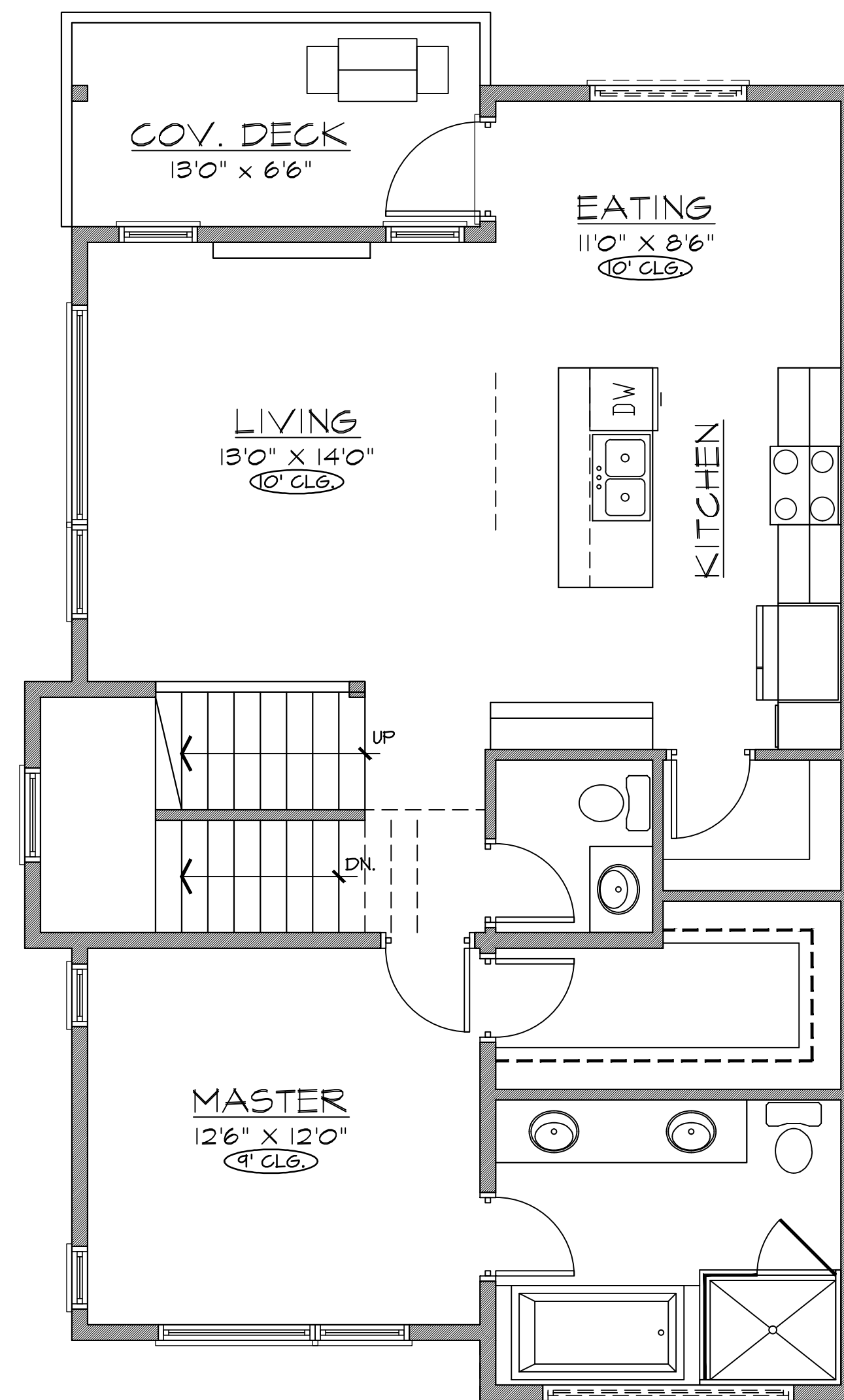
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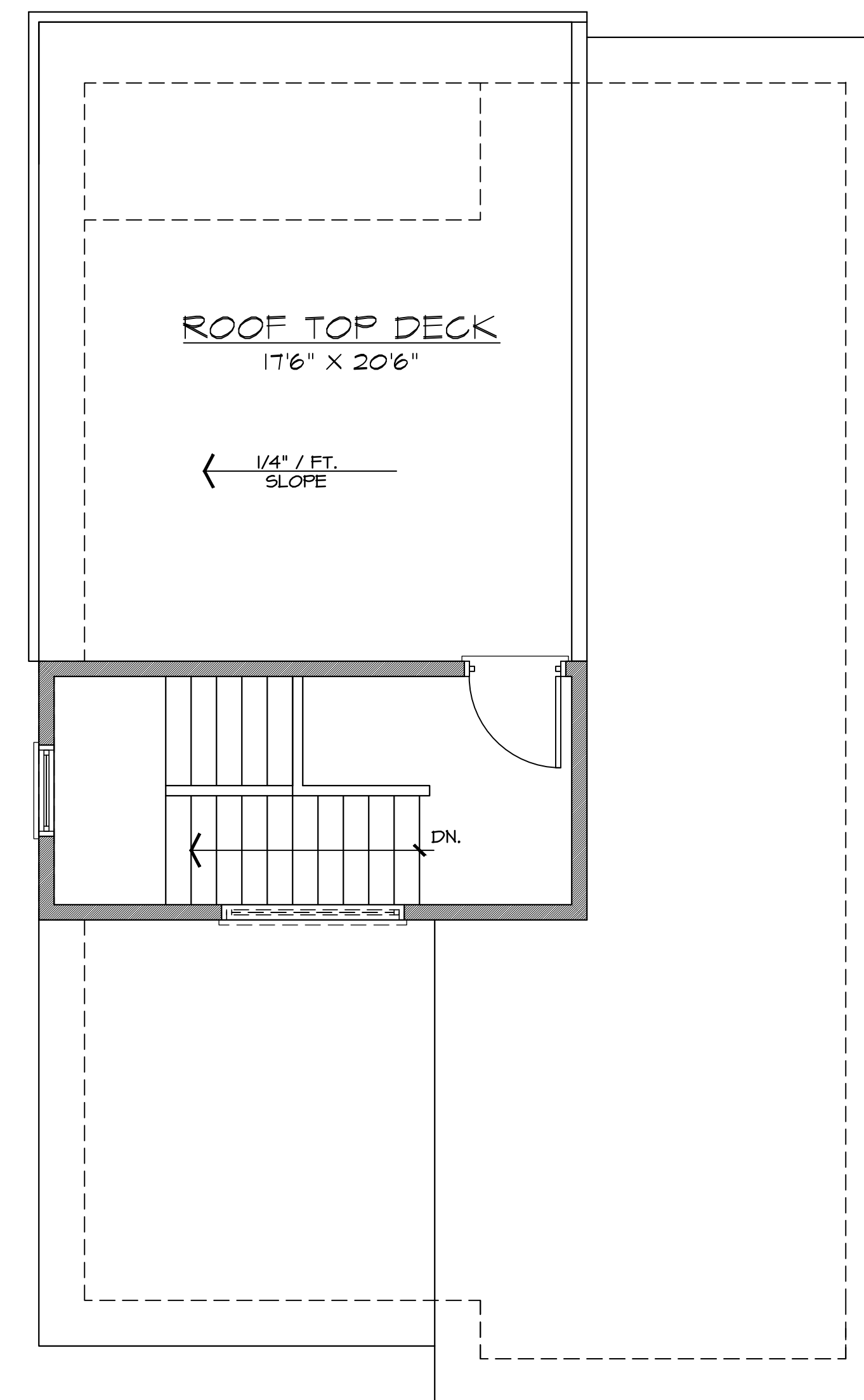
**DP APPLICATION**



MAIN FLOOR PLAN 743 SQ. FT.



UPPER FLOOR PLAN 984 SQ. FT.



ROOF PLAN

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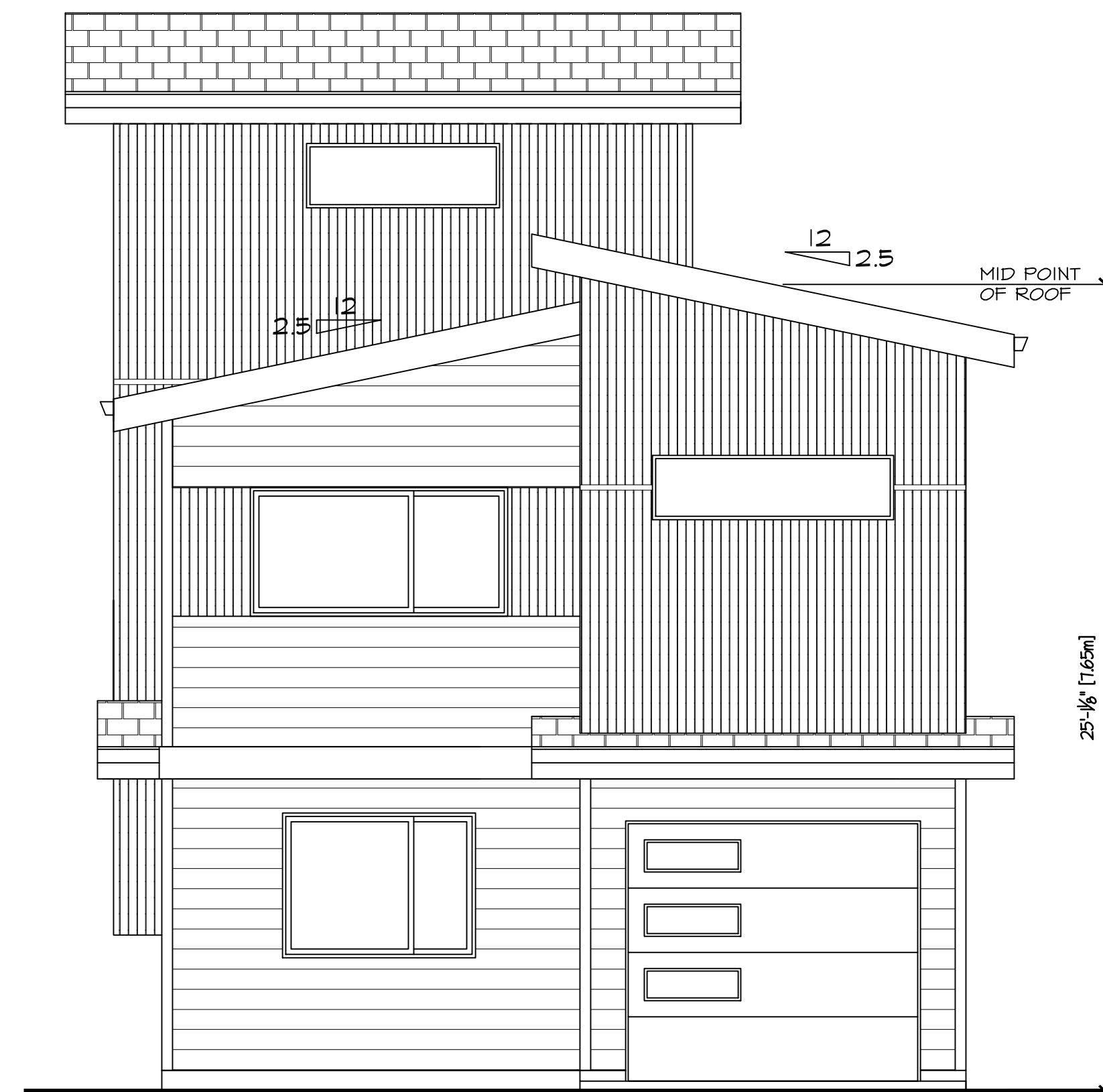
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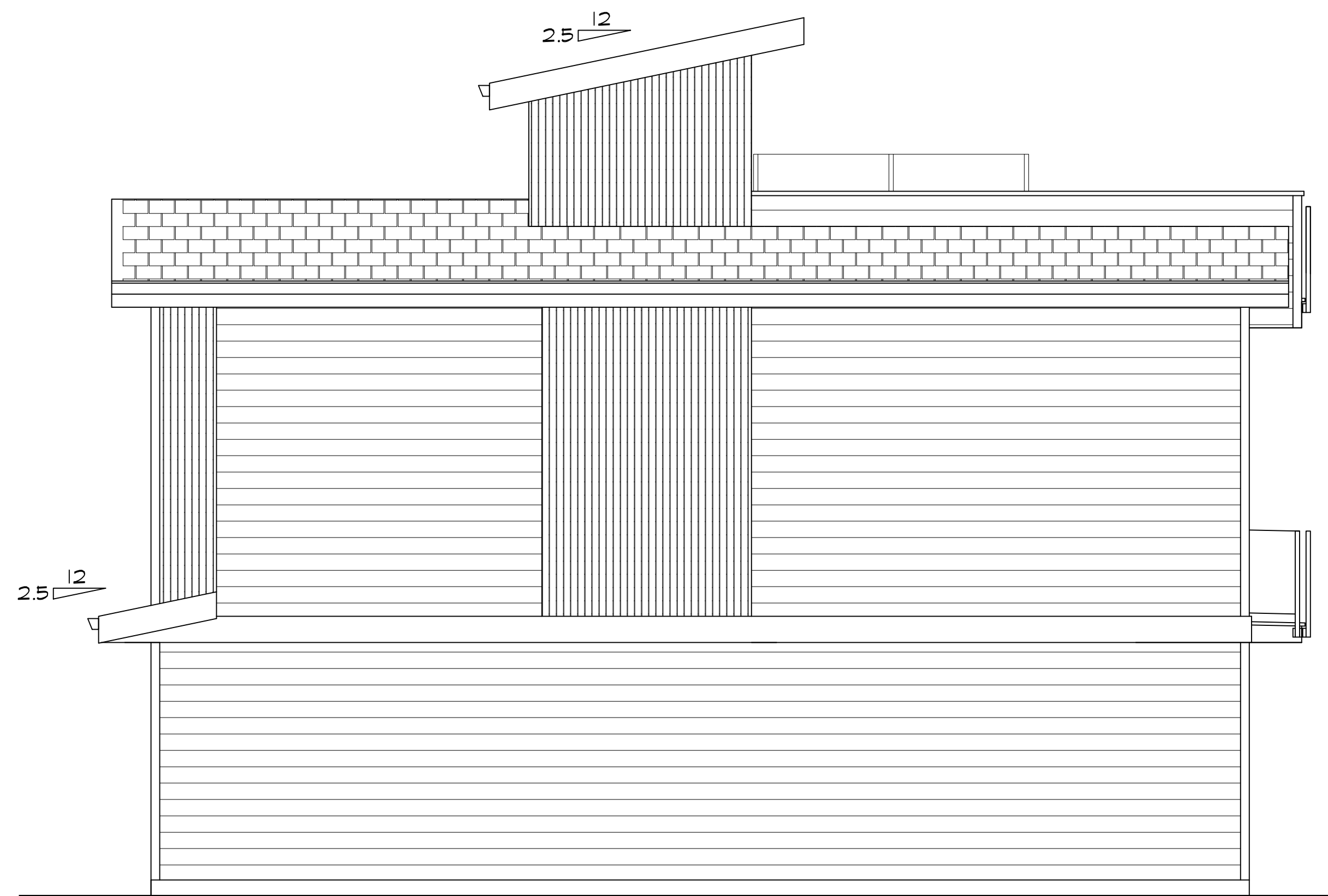
**DP APPLICATION**



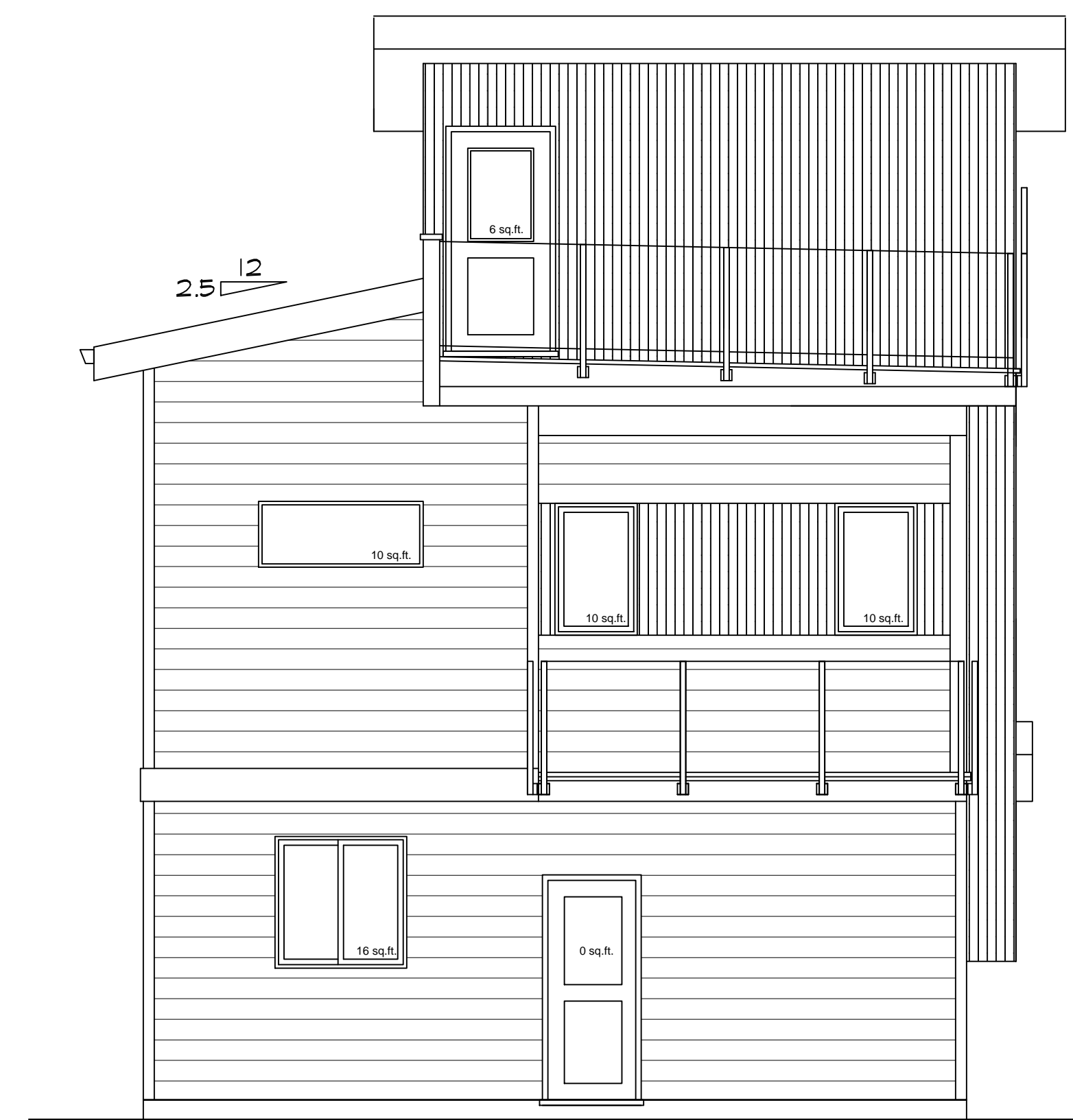
LEFT ELEVATION  
(MORRISON AVE.)



FRONT ELEVATION  
(LANE)



RIGHT ELEVATION



REAR ELEVATION

Spatial Separation Calculation  
 limiting distance = 4'-5" (1.35m)  
 wall area = 148 sq.ft. (64.52m<sup>2</sup>)  
 allowable unprotected openings = 7% = 52 sq.ft.  
 actual unprotected openings = 52 sq.ft.

# BUILDING #1

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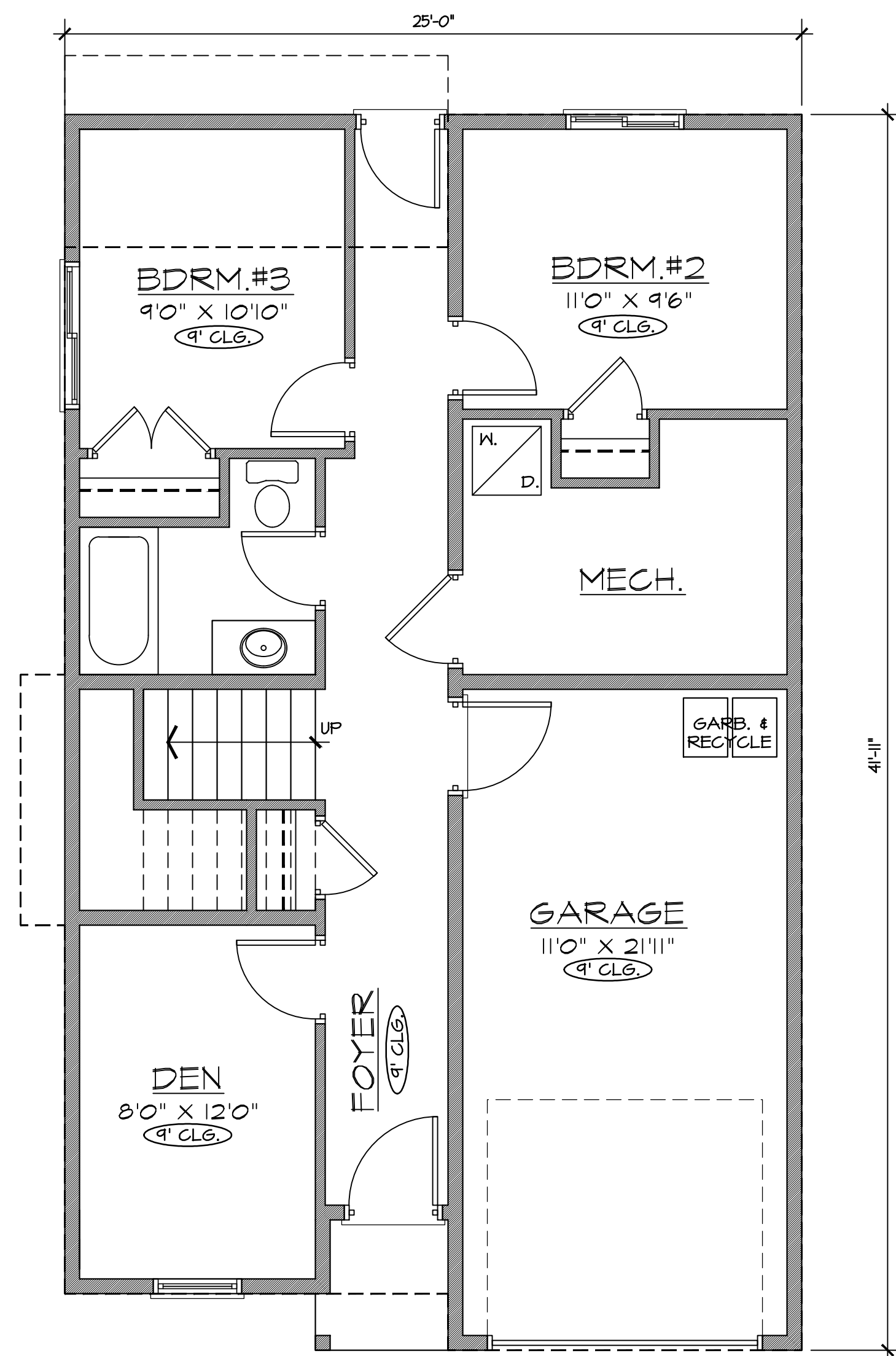
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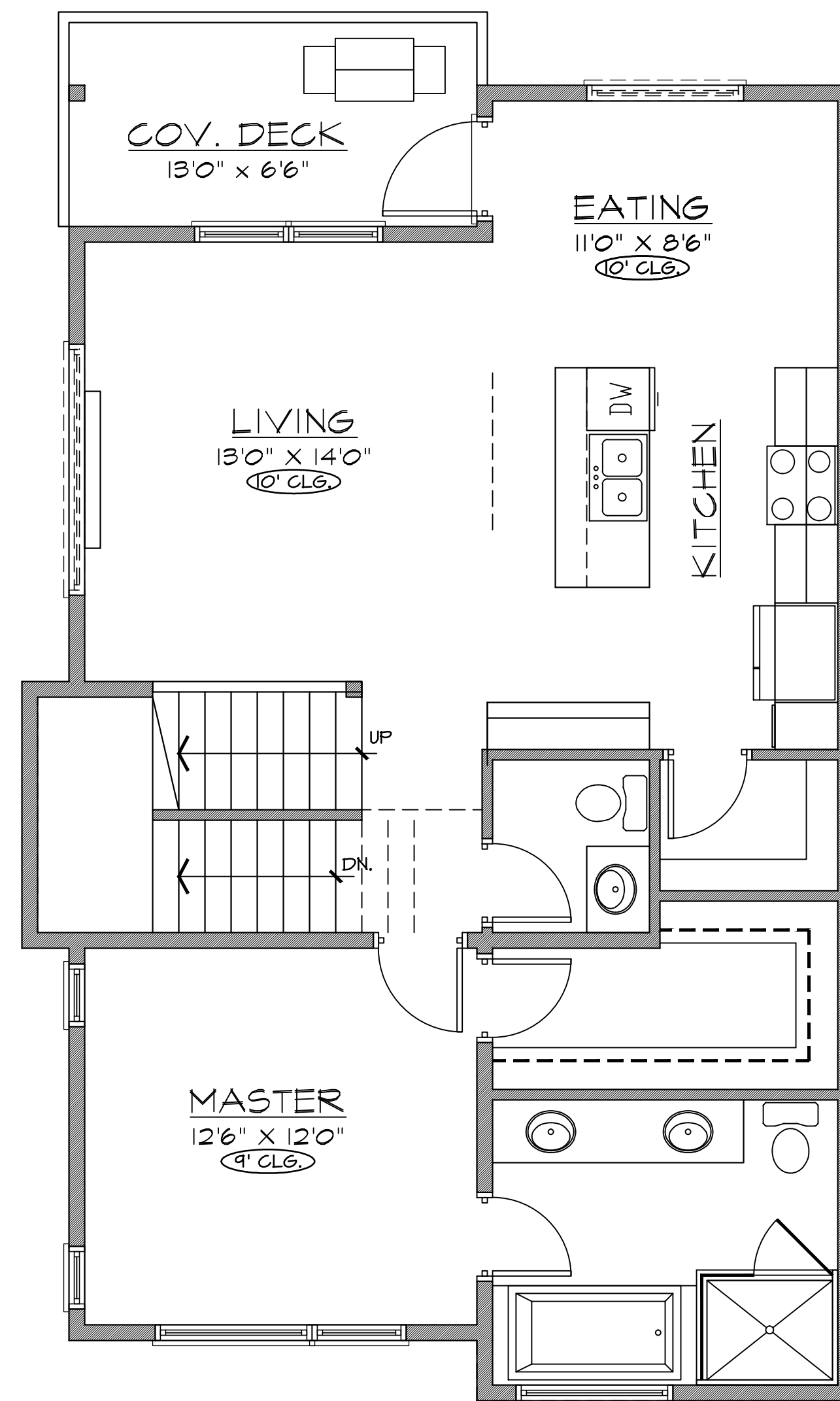
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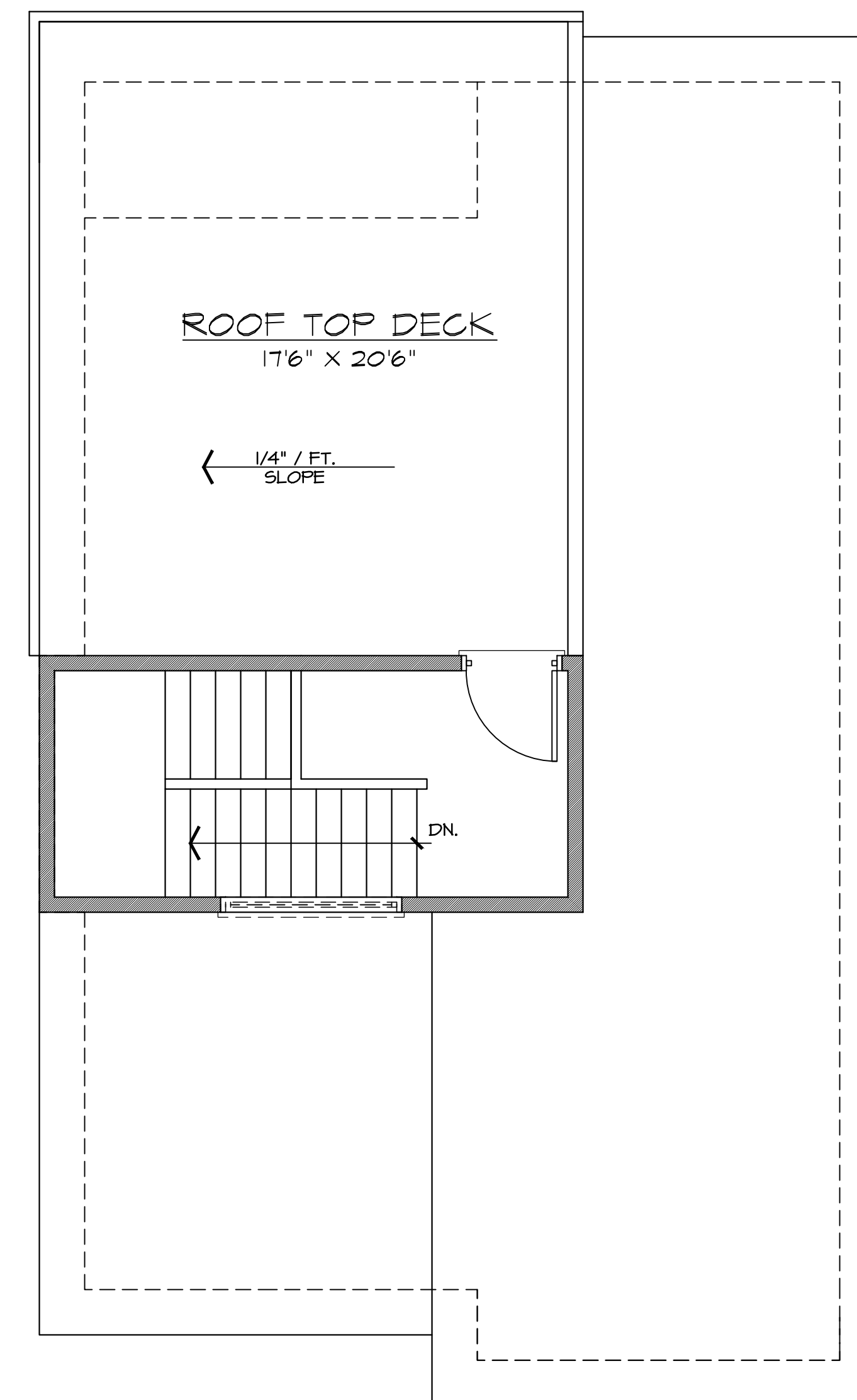
5/10



MAIN FLOOR PLAN 753 SQ. FT.



UPPER FLOOR PLAN 977 SQ. FT.



ROOF PLAN

# BUILDING #2

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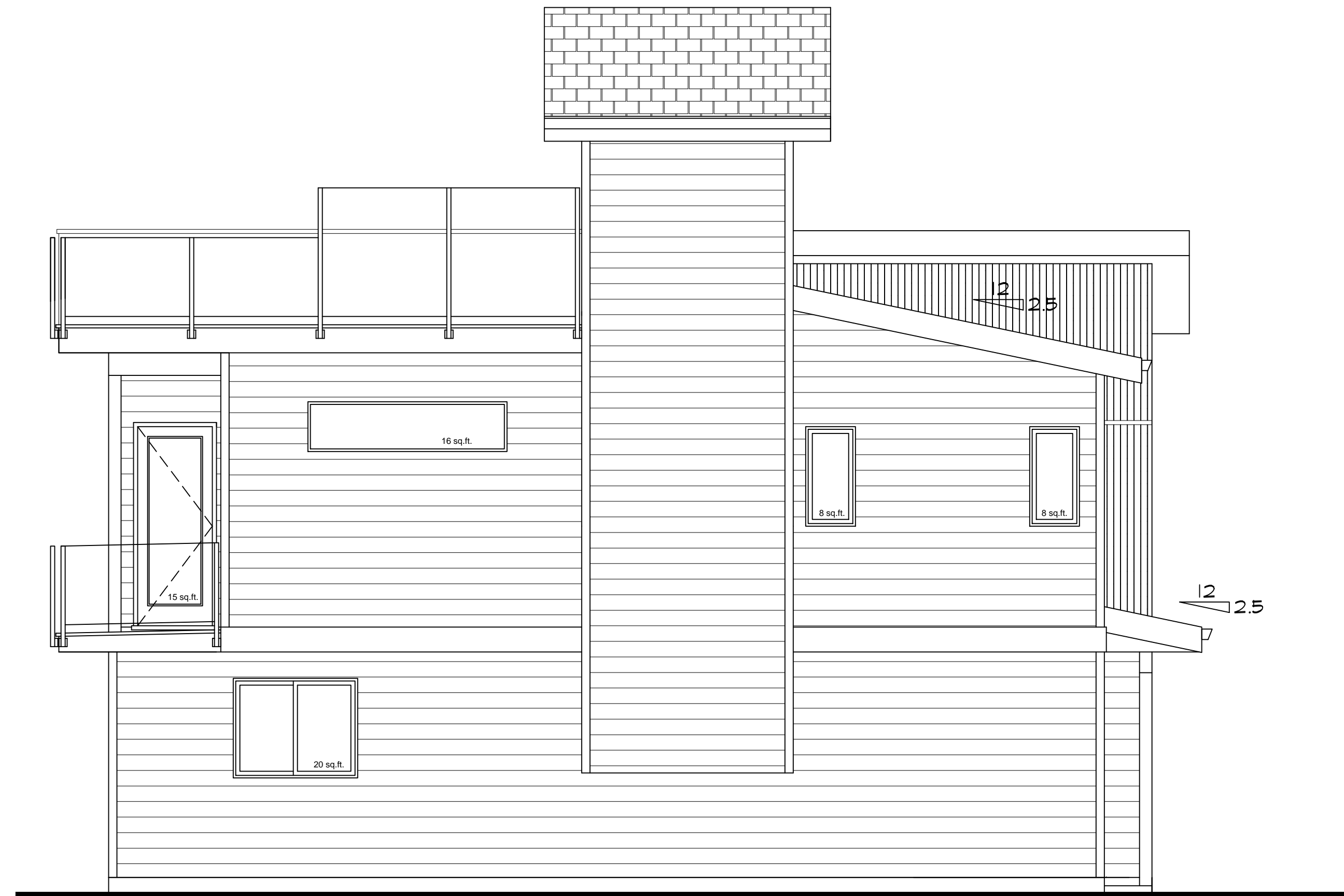
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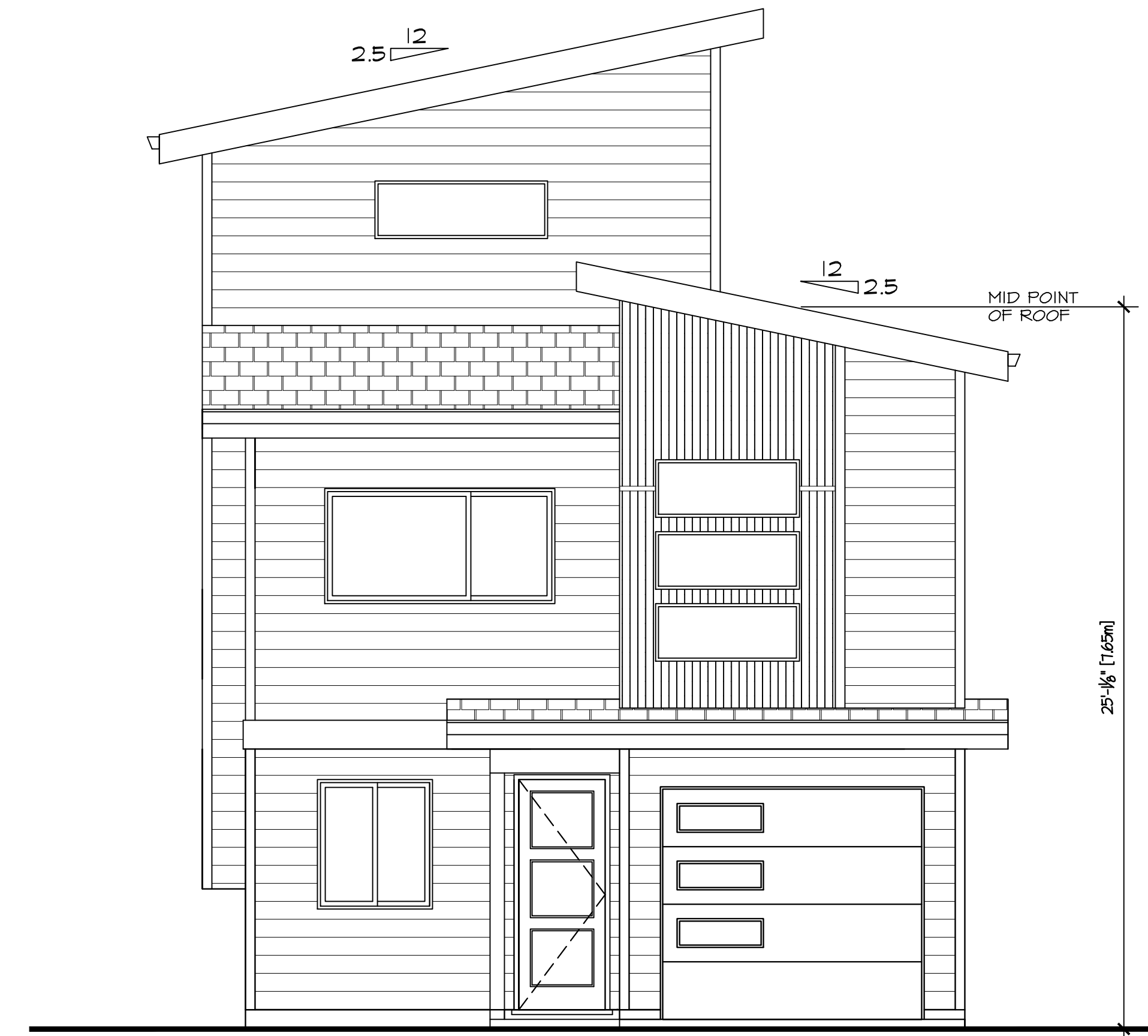
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**DP APPLICATION**

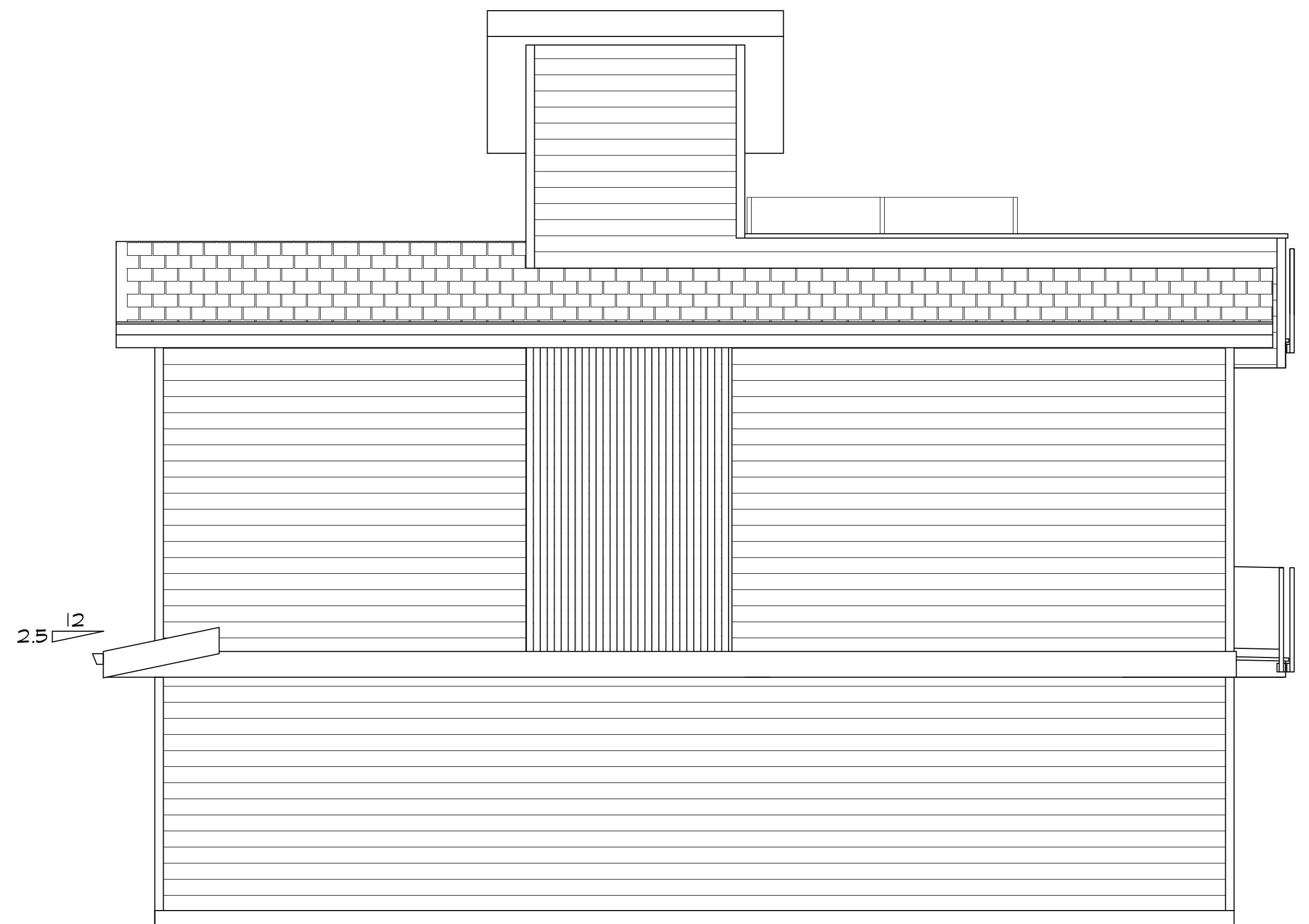


LEFT ELEVATION

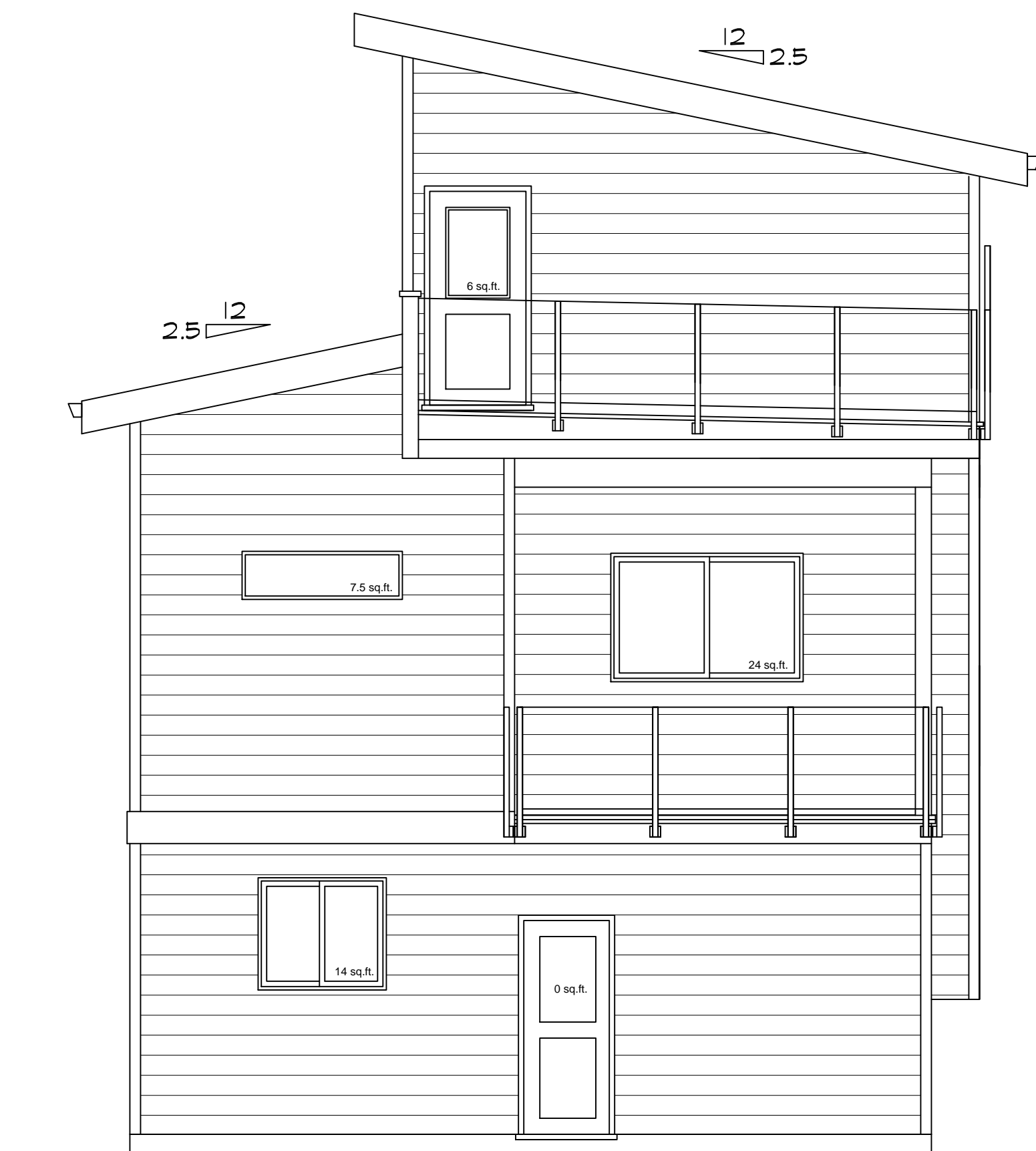
Spatial Separation Calculation  
 limiting distance = 4'-6" (1.37m)  
 wall area = 968 sq.ft. (90m<sup>2</sup>)  
 allowable unprotected openings = 7.51% = 73 sq.ft.  
 actual unprotected openings = 61 sq.ft.



FRONT ELEVATION  
(LANE)



RIGHT ELEVATION



REAR ELEVATION

Spatial Separation Calculation  
 limiting distance = 4'-5" (1.35m)  
 wall area = 748 sq.ft. (69.52m<sup>2</sup>)  
 allowable unprotected openings = 7% = 52 sq.ft.  
 actual unprotected openings = 52 sq.ft.

# BUILDING #2

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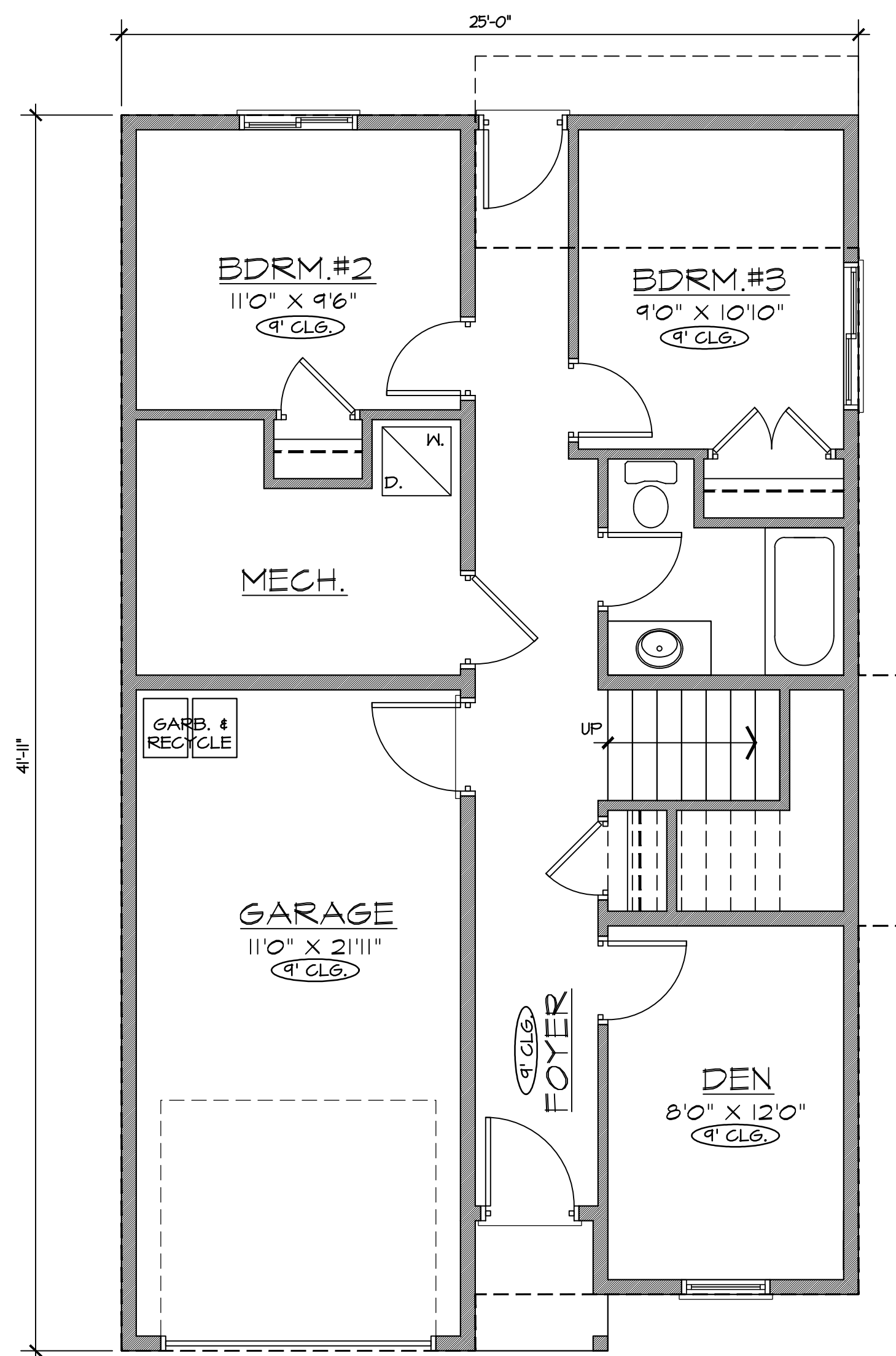


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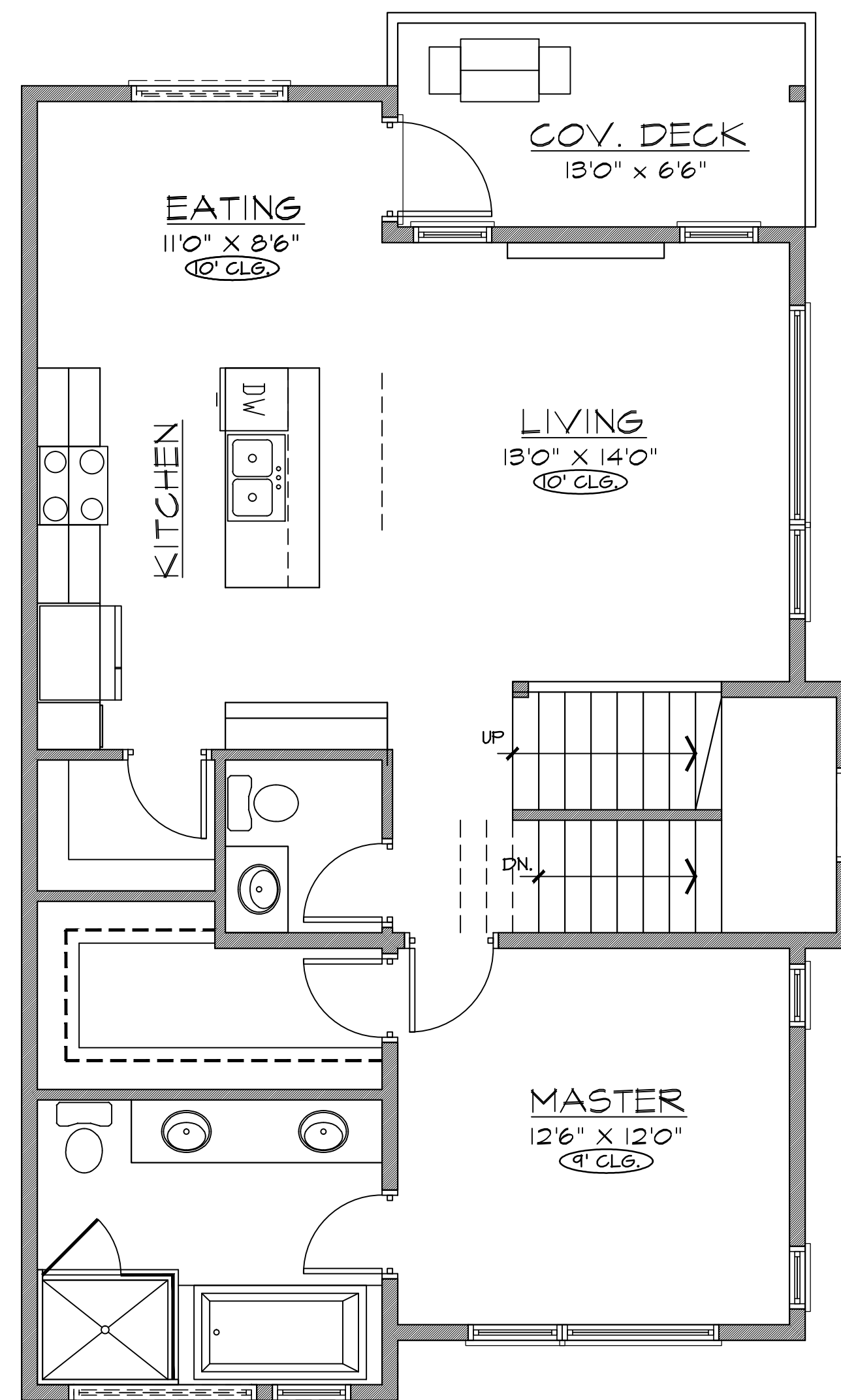
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DP APPLICATION

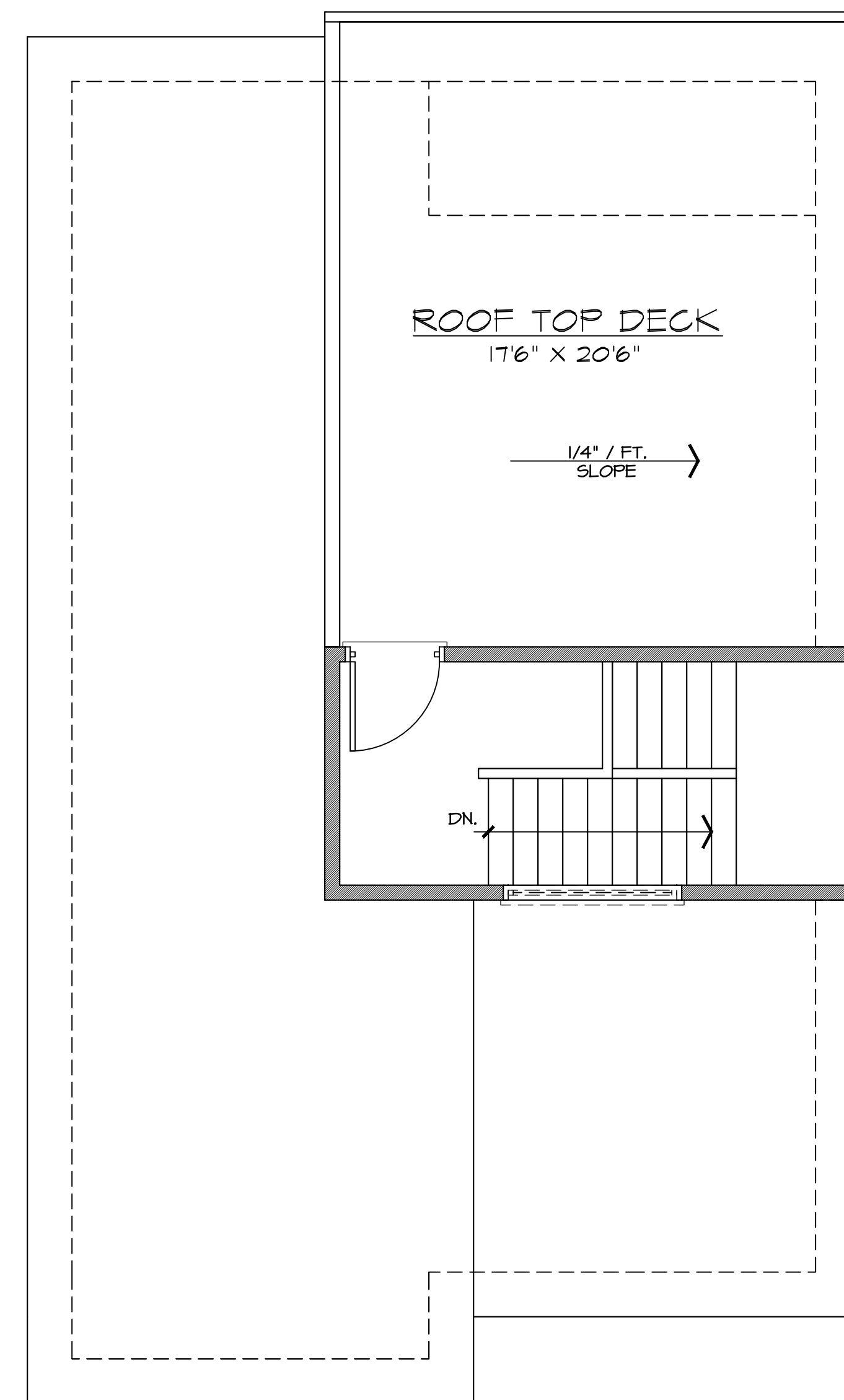




MAIN FLOOR PLAN 753 SQ. FT.



UPPER FLOOR PLAN 977 SQ. FT.



ROOF PLAN

# BUILDING #3

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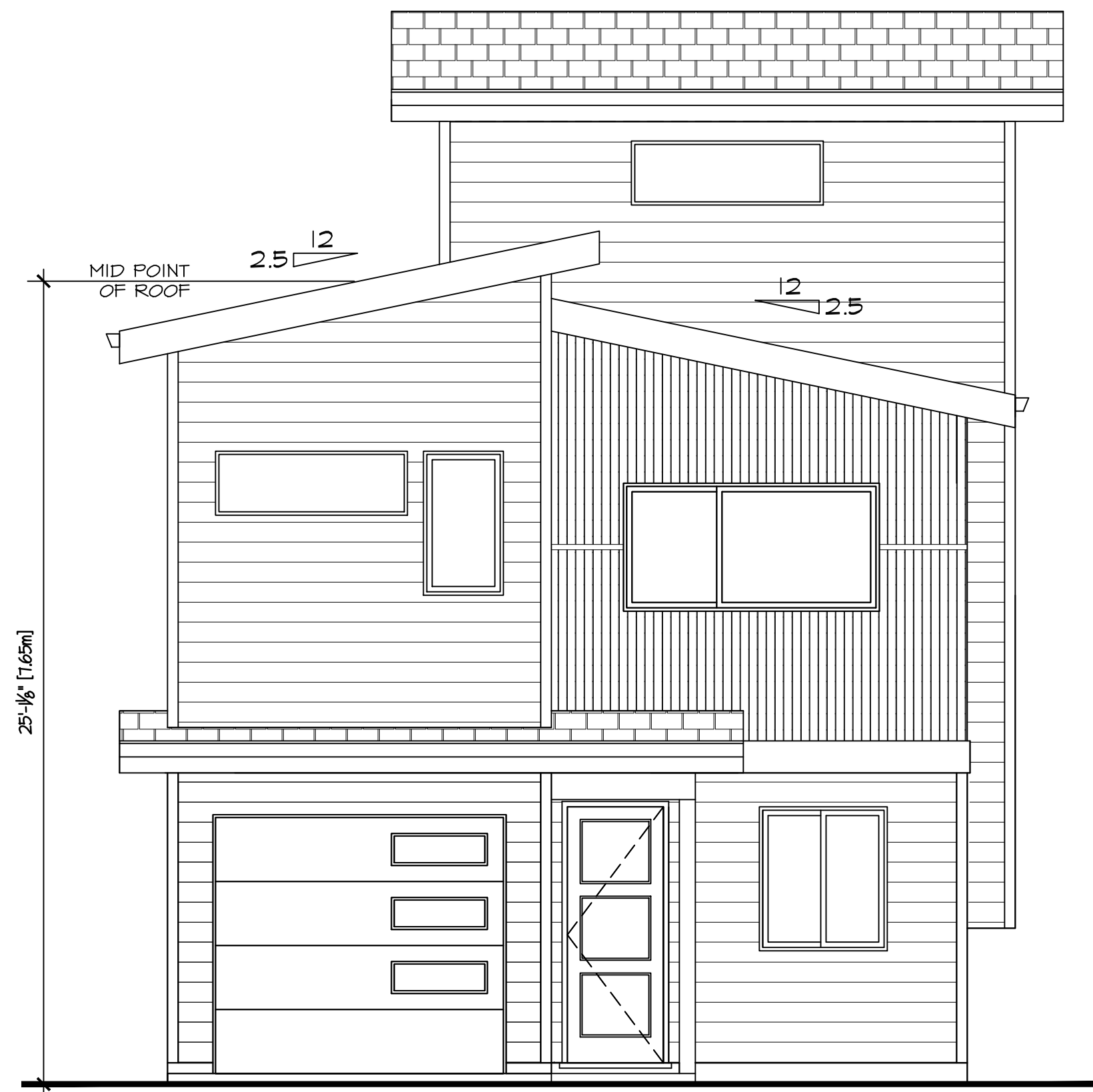
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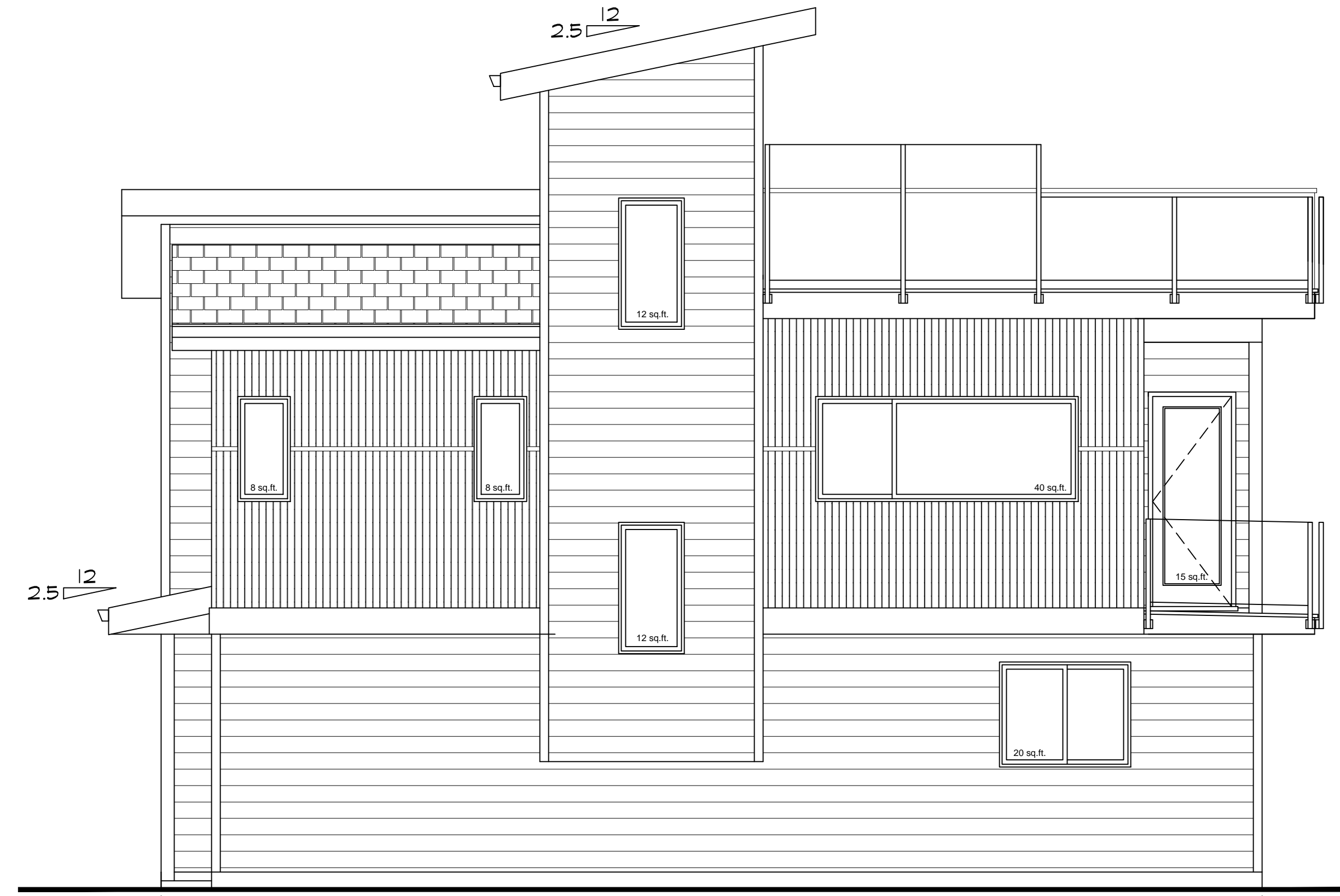
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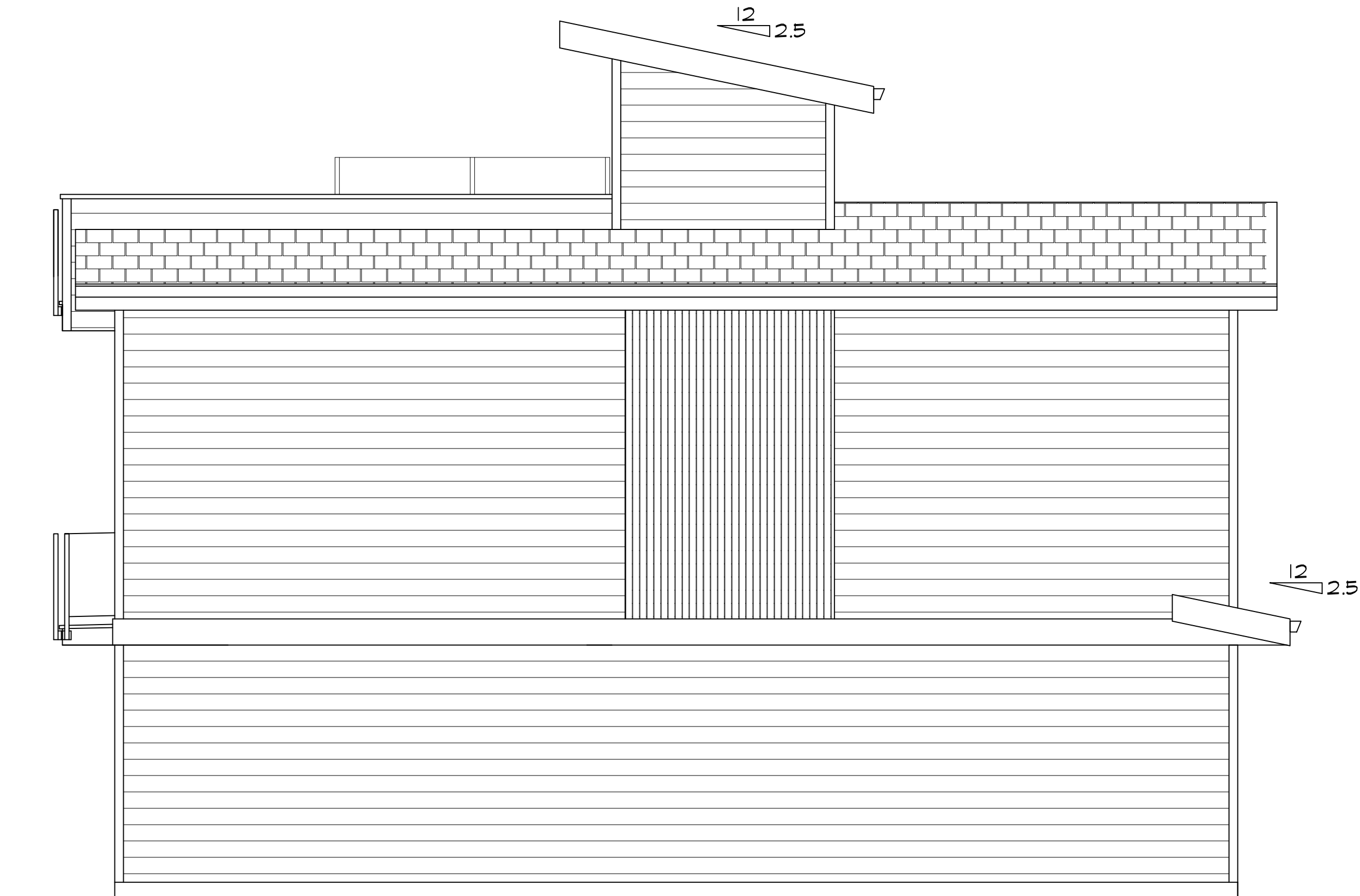


FRONT ELEVATION  
(LANE)



RIGHT ELEVATION

Spatial Separation Calculation  
 limiting distance = 8'4" (2.54m)  
 wall area = 966 sq.ft. (89m<sup>2</sup>)  
 allowable unprotected openings = 12,126 = 117 sq.ft.  
 actual unprotected openings = 115 sq.ft.



LEFT ELEVATION



REAR ELEVATION

Spatial Separation Calculation  
 limiting distance = 4'-5" (1.35m)  
 wall area = 748 sq.ft. (69.52m<sup>2</sup>)  
 allowable unprotected openings = 78 = 52 sq.ft.  
 actual unprotected openings = 52 sq.ft.

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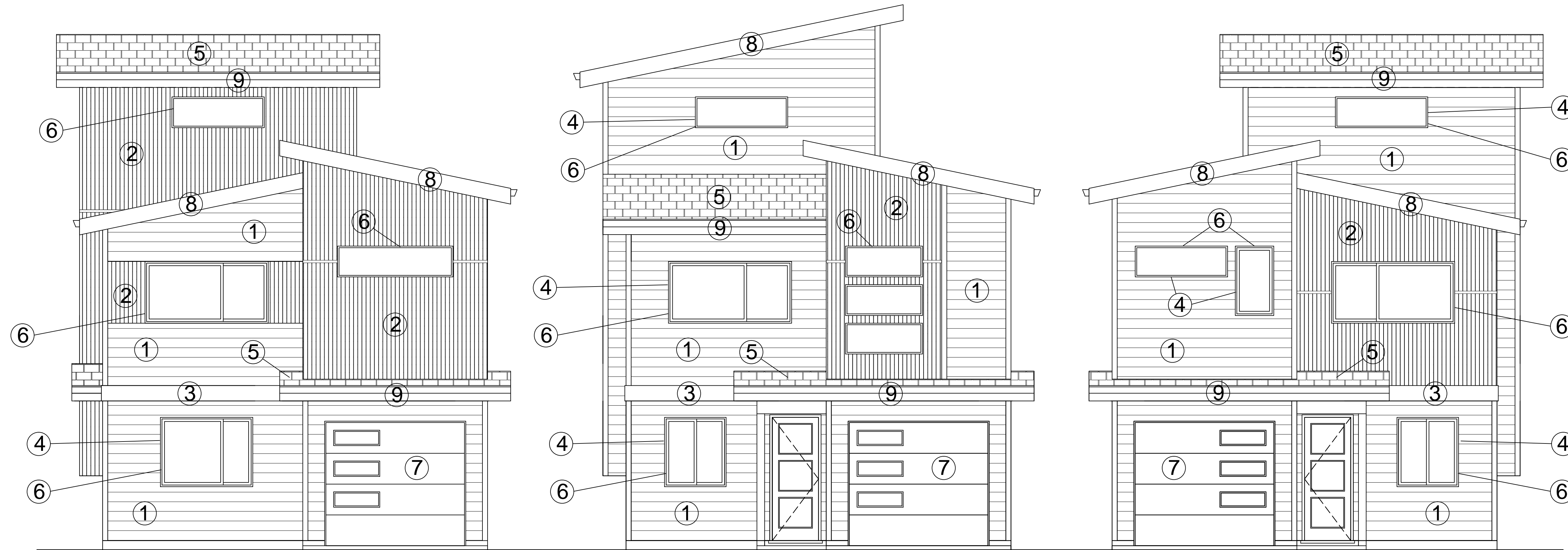
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DP APPLICATION



**Building 1**

- 1) Pearl Gray Hardi lap siding
- 2) Black corrugated metal
- 3) Pearl gray Bandboard
- 4) Pearl gray trim around windows where lap siding is
- 5) Cambridge Dual black shingles
- 6) Black windows outside / white inside
- 7) Black painted front door and Garage door
- 8) Black Fascia and soffits
- 9) Black gutters and downs
- 10) Black deck Handrails with satin glass

**Building 2**

- 1) Arctic White Hardi lap siding
- 2) Black corrugated metal
- 3) Arctic white Bandboard
- 4) Arctic white trim around windows where lap siding is
- 5) Cambridge Dual black shingles
- 6) Black windows outside / white inside
- 7) Black painted front door and Garage door
- 8) Black Fascia and soffits
- 9) Black gutters and downs
- 10) Black deck Handrails with satin glass

**Building 3**

- 1) Aged Pewter Hardi lap siding
- 2) Black corrugated metal
- 3) Aged Pewter Bandboard
- 4) Aged Pewter trim around windows where lap siding is
- 5) Cambridge Dual black shingles
- 6) Black windows outside / white inside
- 7) Black painted front door and Garage door
- 8) Black Fascia and soffits
- 9) Black gutters and downs
- 10) Black deck Handrails with satin glass



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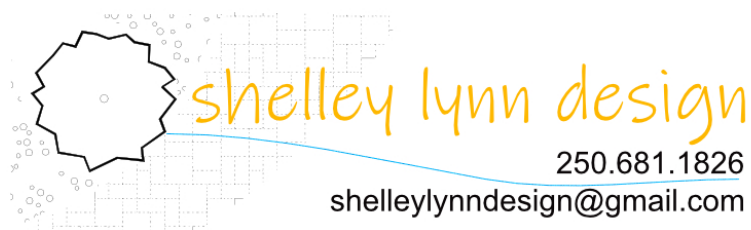
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DP APPLICATION

<b>CROWN PROPERTY</b> 724 Morrison Avenue Kelowna, BC		
client:		
scale: 1"=20'	date: November 1, 2023	revision: REV001
drawn by: S.WEMPE	checked by: C.NET	drawing #: 724MOR



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.

**CLIENT'S SIGNATURE OF ACCEPTANCE**  
THIS SIGNATURE AUTHORIZES THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION OF THIS PROJECT AS PRESENTED 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

Qty	Botanical Name	Common Name
<b>Trees</b>		
1	<i>Acer platanoides 'Columnare'</i>	COLUMNARE NORWAY MAPLE
4	<i>Populus tremula 'Erecta'</i>	ERECTA ASPEN
<b>Shrubs</b>		
3	<i>Cornus stolonifera 'Farrow'</i>	ARCTIC FIRE DOGWOOD
4	<i>Berberis thunbergii 'Monobomb'</i>	CHERRY BOMB JAPANESE BARBERRY
2	<i>Cornus alba 'Boitbold'</i>	IVORY HALO DOGWOOD
<b>Ornamental Grasses</b>		
44	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	KARL FOERSTER GRASS
14	<i>Calamagrostis brachytricha</i>	KOREAN FEATHER REED GRASS
<b>Perennials</b>		
9	<i>Lavandula angustifolia</i>	ENGLISH LAVENDER
6	<i>Perovskia atriplicifolia</i>	RUSSIAN SAGE

**LANDSCAPE NOTES:**

UNDERGROUND TIME CONTROLLED IRRIGATION TO BE INSTALLED AND INCLUDES DRIP LINES FOR PLANT BEDS.

ALL LANDSCAPING TO FOLLOW BCNA GUIDELINES.

ALL MEASUREMENTS AND QUANTITIES TO BE CONFIRMED.

ALL TREES TO BE MINIMUM 3CM SIZE  
ALL SHRUBS TO BE #2 POT SIZE  
ALL PERENNIALS AND GRASSES TO BE #1 POT SIZE.

ALL PLANT BEDS TO BE NUTRIENT RICH BARK MULCH EXCEPT PLANT BEDS AGAINST STRUCTURES WHICH ARE SPECIFIED AS ROCK MULCH FOR FIRESMART REGULATIONS

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

LANDSCAPING STANDARDS	ZONE	PROPOSED
MIN. TREE AMOUNT	1 PER 12 Linear Meters	1 PER 12 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% M=1; L= 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 m <sup>3</sup> ; M=20 m <sup>3</sup> ; L=30m <sup>3</sup>	S=15 m <sup>3</sup> ; M=20 m <sup>3</sup> ; L=30m <sup>3</sup>
LANDSCAPE GRADED AREAS	2%	2%
FENCE HEIGHT	2.0 m	2.0 m

**\*\*\*PLANT DISCLAIMER\*\*\***

DUE TO COVID-19 CIRCUMSTANCES AFFECTING THE NURSERY INVENTORIES, PLANT SUBSTITUTIONS MAY BE NECESSARY. IN THE EVENT THAT A PLANT LISTED ABOVE CANNOT BE OBTAINED, A CLOSE AND SIMILAR PLANT SPECIES MAY BE INSTALLED IN ITS PLACE.

