



Transmittal Page 1 of 2

To: Planning Department
CC: Dave Sidhu

City of Kelowna
dave@patrika.ca

November 16, 2023

**Re: Design Rationale for the Proposed Development of
925 Laurier Ave, Kelowna, BC (The Site)**

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the rezoning associated with the proposed Development of 925 Laurier Avenue in Kelowna to an MF2 Zone designation, we offer the following Rationale for the project:

Located in the Core Area, between the Capri Urban Centre and the Downtown Urban Centre created by the 2040 OCP. The proposed site is in close proximity both the Capri and Downtown Urban Centres and is the perfect location for families who need to be in close proximity to amenities such as grocery and retail stores, restaurants, schools, and parks. The location also offers alternative modes of transit to support those who wish to commute by bus, bicycle, or foot.

The proposed MF2 zone allows for ground-oriented townhouses that are strategically incorporated into the area, providing an increase in density from the existing single family in the neighbourhood.

The development provides an easily accessible mail centre, bicycle parking, and garbage & recycling area towards the entry of the site. The entrance to the parking area will be provided via a lane which will be accessed from Ethel Street. The units will have ground-oriented access from Laurier Avenue. The development consists of one (1) townhouse building with five (5) 3-bedroom units. The proposed townhouse will be 3-storeys (11.0m) tall and will conform to all requirements of the MF2 zone; no variances are being requested.

Each unit is provided with two (2) parking stalls in a shared parking area below the building. The main entrance to each unit will be located from grade, providing mechanical rooms and entry closets on the main floor. The second floor contains the kitchen, dining, living, and bathroom. The third floor contains one (1) primary bedroom with ensuite and walk-in-closet, two (2) bedrooms with a common bathroom, a storage room, and a laundry closet. The rooftop contains large private outdoor deck spaces for each unit.

The proposed building form and style serves to maintain consistency with the new developments in the area, bringing new life to the neighbourhood with its modern design. Simplified massing is utilized to ensure both energy efficiency in the exterior wall layout, as well as cost effective construction. The design takes advantage of the simplistic form by accenting elements such as unit entrances to create visual intrigue. Natural elements such as brick and wood-appearance privacy



Transmittal Page 2 of 2

slats are used to enhance the character of the neighbourhood, making the façade more inviting from a pedestrian perspective.

In summary, the rationale for this project is as follows:

- i. Provide an increase in density to a neighbourhood where this density is desired.
- ii. Provide 3-bedroom units to accommodate the need for family-oriented housing.
- iii. Provide a building typology that fits into the context, provides ground-oriented units, and allows for an energy-efficient built-form.
- iii. The proposed development meets all City of Kelowna Bylaw requirements.

This proposed development recognizes the City of Kelowna's strategic approach to overall growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy and planning initiatives.

We look forward to your supportive comments in response to this Rezoning/Development Variance Permit application.

Please do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely:

Matt Johnston Architect AIBC, LEED AP
LIME Architecture Inc.

925 LAURIER AVE, KELOWNA, BC



PHONE: 250-448-7801

205-1626 Richter Street,
Kelowna, BC V1Y 2M3

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Revision No., Date and Description

11.17.23 FOR REZONING / DP



NORTHWEST VIEW FROM LAURIER AVENUE



NORTHEAST VIEW FROM LAURIER AVENUE



SOUTHEAST VIEW FROM LANE



SOUTHWEST VIEW FROM LANE

PRELIMINARY DESIGN



SITE KEY PLAN (NOT TO SCALE)

ARCHITECTURAL SHEET LIST

- A-000 COVER SHEET
- A-001 LOCATION CONTEXT
- A-002 2040 OCP RESPONSE
- A-003 PROJECT INFORMATION
- A-101 LEVEL 1 PLAN
- A-102 LEVEL 2 PLAN
- A-103 LEVEL 3 PLAN
- A-104 ROOF TOP PATIO PLAN
- A-200 ELEVATIONS
- A-201 ELEVATIONS
- A-202 ELEVATIONS
- A-203 ELEVATIONS

PROPERTY DESCRIPTION

CVIC: 925 LAURIER AVE, KELOWNA BC
LEGAL: LOT B, DL 138, ODYD, PLAN KAP2255

CONSULTANT TEAM

OWNER / OPERATOR

Patrika Media
1481 Tracey Street
Abbotsford, BC V2T 6G4
604-621-1827

Contact(s):
Dave Sidhu

ARCHITECTURAL

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

Contact(s):
Brandon Dobroskay

CIVIL

D E Pilling & Associates
540 Groves Avenue
Kelowna, BC V1Y 4Y7
250-763-2315

Contact(s):
David Mori

LANDSCAPING

Meghan Nimegeers Landscape Design
15675 McDonagh Rd
Lake Country, BC V4V 2E7
250-864-3873

Contact(s):
Meghan Nimegeers

Plot Date

2023-11-16 11:30:28 AM

PROJECT

925 LAURIER AVENUE

DRAWING TITLE

COVER SHEET

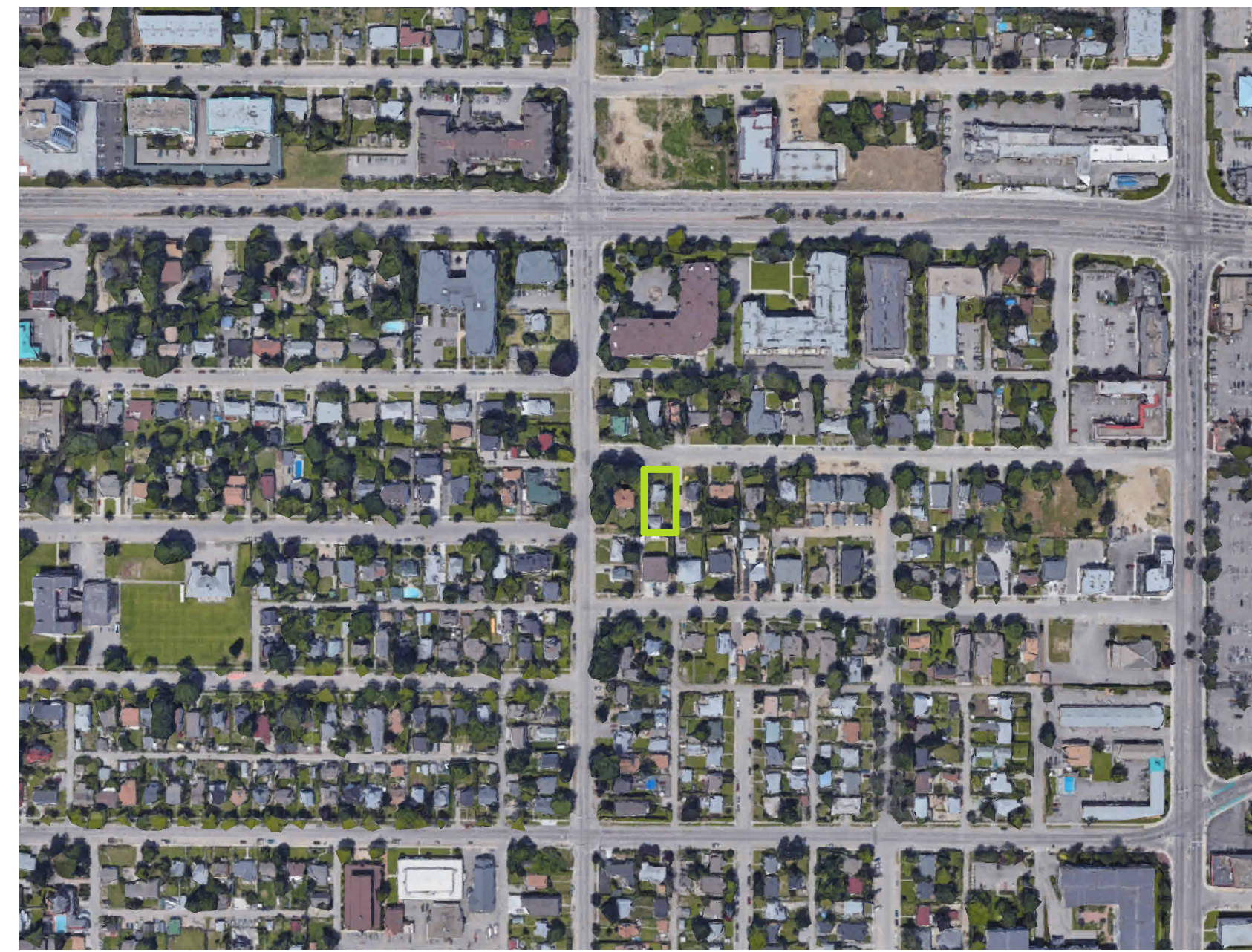
Drawing No.

A-000

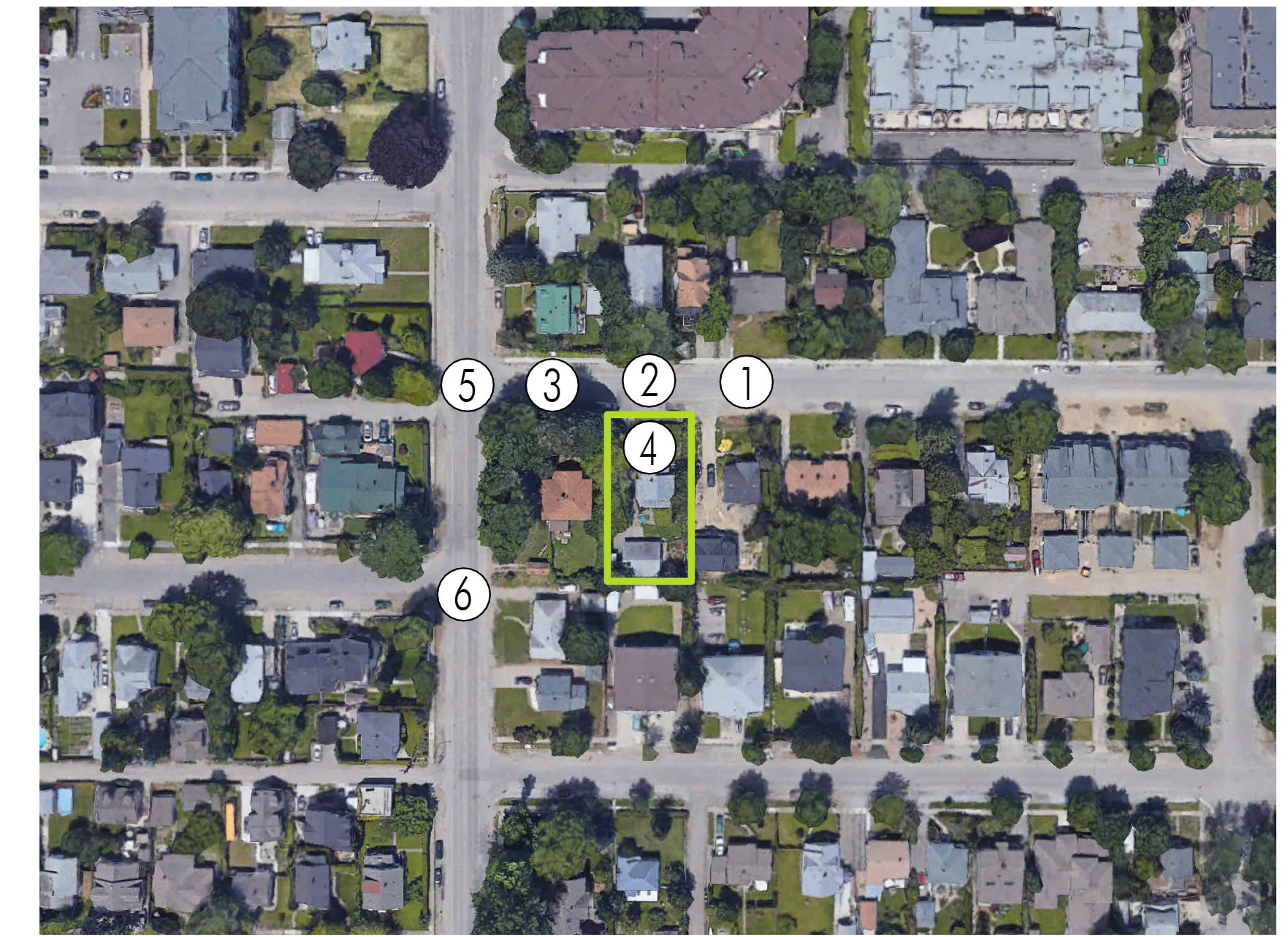


Site Description & Current Conditions

The proposed development consists of a 3-storey, 5-unit townhouse building. Access will be provided by a lane which will be accessed from Ethel St. Located in the Core Area, between the Capri Urban Centre and the Downtown Urban Centre, the proposed site is the perfect location for families who need to be in close proximity to amenities such as grocery and retail stores, restaurants, schools, and parks. The location also offers alternative modes of transit to support those who wish to commute by bus, bicycle, or foot.



SITE LOCATION



SITE CONDITION KEY MAP



1. VIEW FROM LAURIER AVE FACING THE SITE



2. VIEW FROM LAURIER AVE FACING THE SITE



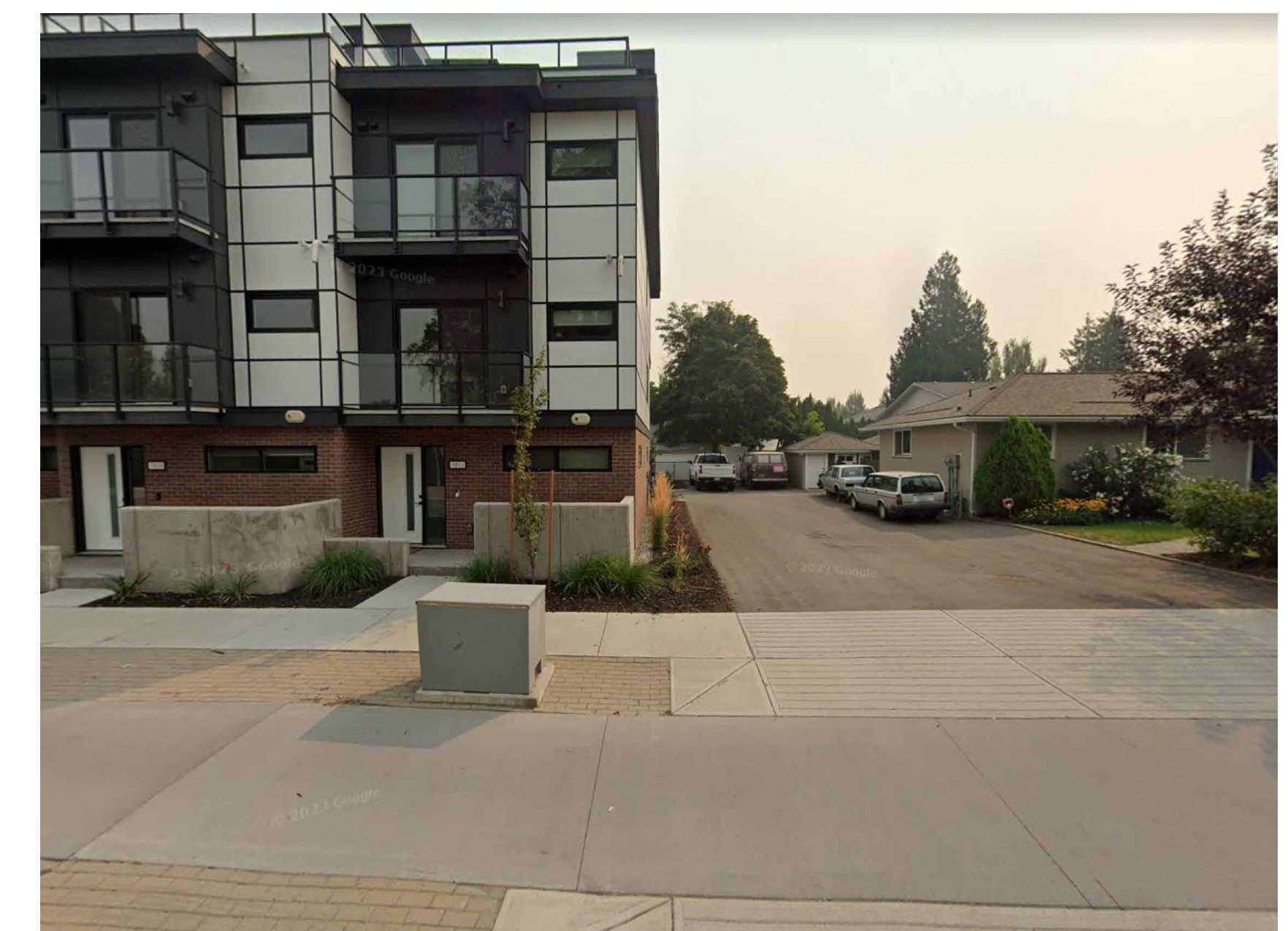
3. VIEW FROM LAURIER AVE FACING THE SITE



4. VIEW FROM THE SITE LOOKING ACROSS LAURIER AVE



5. VIEW FROM ETHEL ST FACING THE SITE



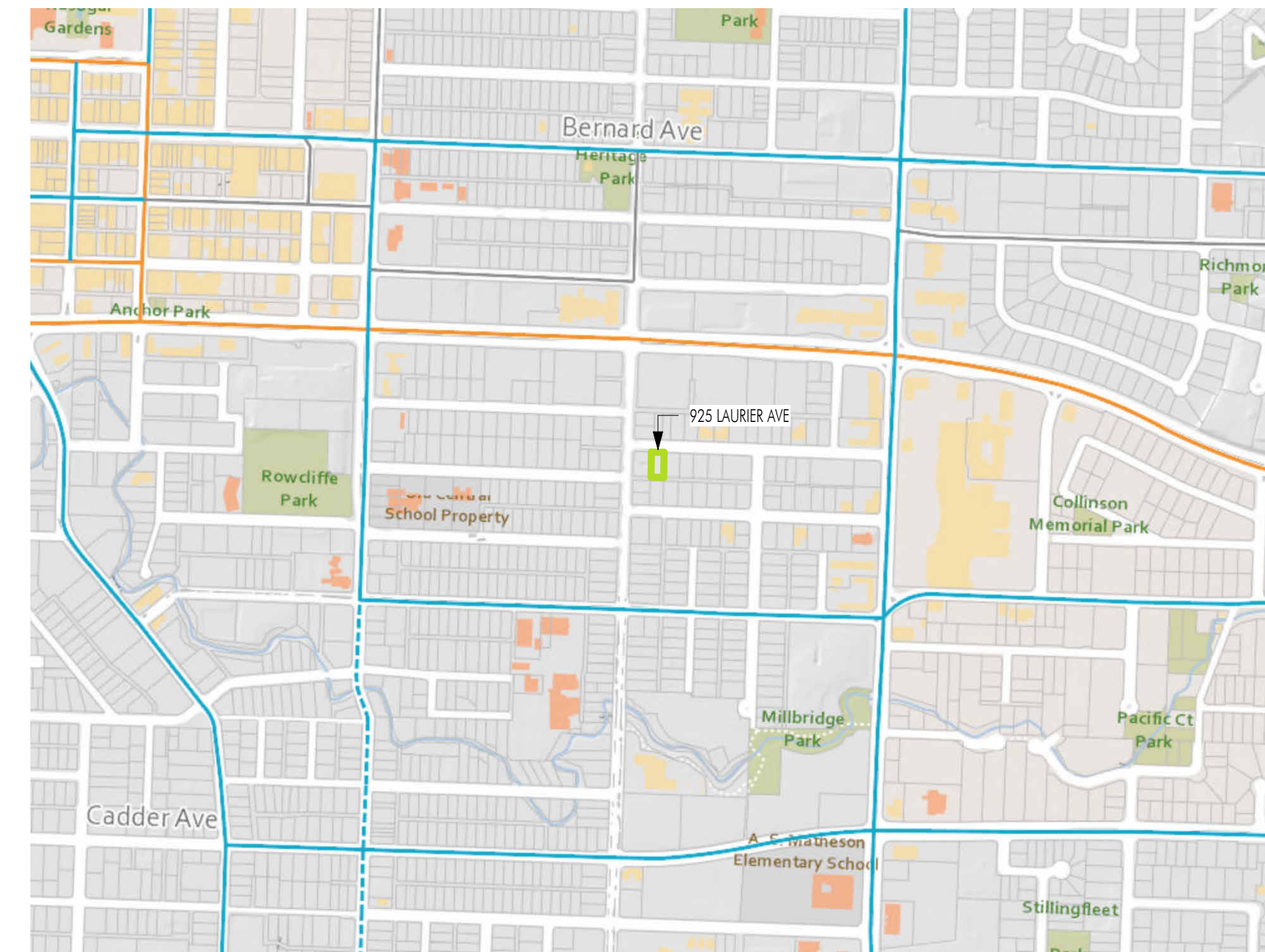
6. VIEW FROM ETHEL ST FACING THE LANE

Transportation

Surrounded by both bus and bicycle paths, Kelowna's transportation network is accessible to residents who wish to travel without a car. There are many bus stops along Harvey Ave, Gordon Dr, Sutherland Avenue, and Richter St, all in short walking distance from Laurier Ave. A quick bicycle ride or bus ride can have residents to any of the amenities they could need either Downtown Kelowna or at the Capri Centre. If desired, the commute would also be doable by foot in 10-15 minutes in either direction. This will allow families the freedom of living in this location without every member of the family requiring access to a car.

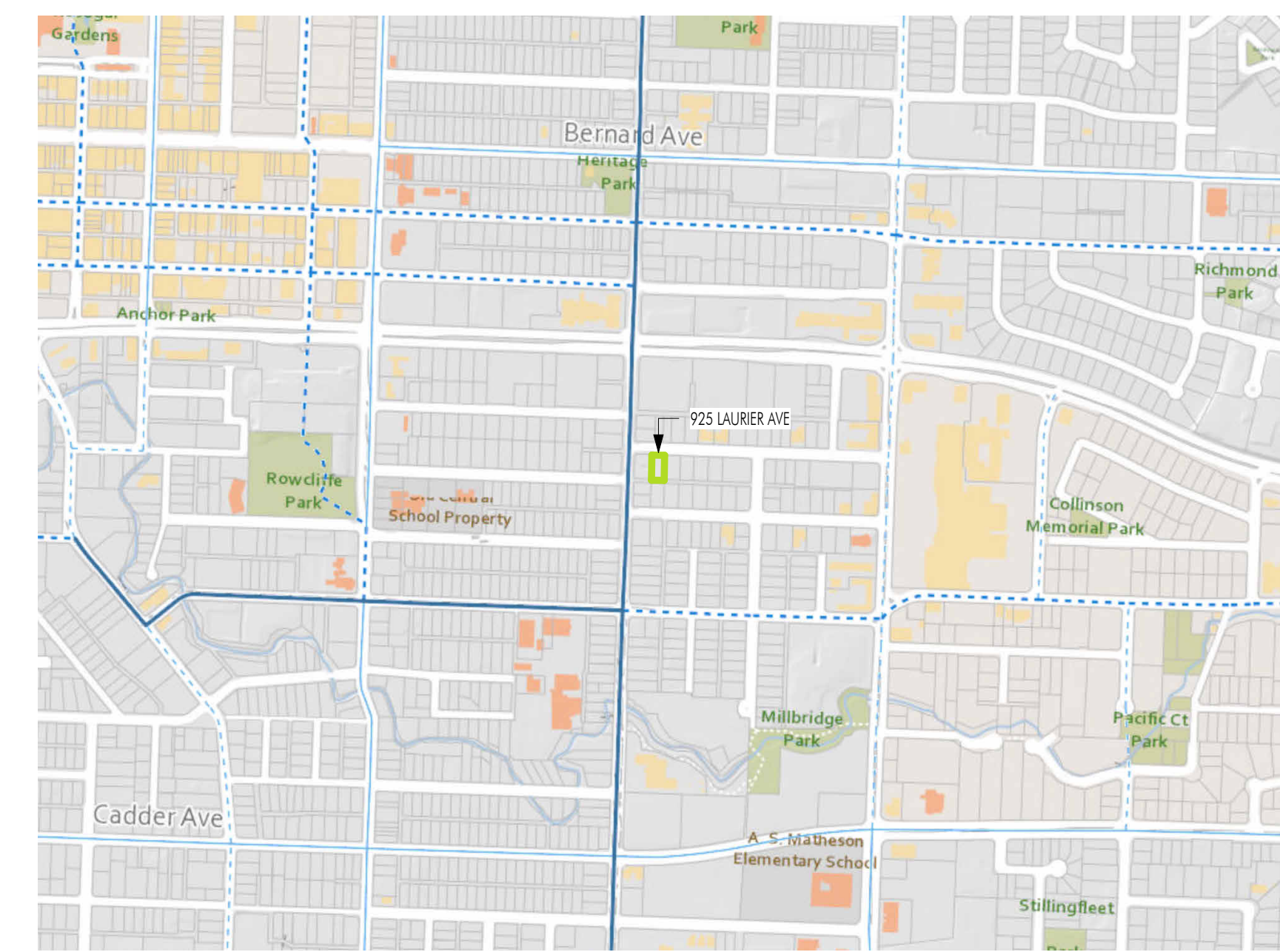
A bicycle path exists along Ethel St with many future bicycle path planned to connect this one in either direction to both Downtown Kelowna and to the Capri Centre. While these might be some of the more common locations cyclists choose to go, there are many more bicycle paths both existing and planned, providing many options for commuting by bicycle in this location.

- Frequent
- Future Frequent
- Local
- Rapid



SURROUNDING TRANSIT

- Primary
- Secondary
- Future Primary
- Future Secondary



SURROUNDING BICYCLE PATHS

Response to Core Area Guidelines

Land Use and Urban Design Guidelines

Design residential infill to be sensitive to neighbourhood context:

- 3.0m of the property is being dedicated along the south to provide lane access from Ethel St.
- Site coverage of hardscaping is decreased by providing surface parking below the building footprint, allowing more greenspace to surround the site.

Housing Guidelines

Include diverse housing:

- A ground-oriented unit has been provided to support family-friendly housing.
- All units are 3-bedroom units to support a family-friendly neighbourhood development.

Provide private amenity space to enhance the quality of the development:

- Each unit is provided with their own private rooftop patio and their own personal unit entrance.

Transportation Guidelines

Provide a bicycle-oriented Development:

- Long-term and short-term bicycle parking has been included to encourage biking as a convenient transportation option. Short-term bicycle racks are provided at the entrance of the site off the lane, and long-term bicycle spaces are provided between parking stalls within the parking garage.

- UC - Urban Centre
- VC - Village Centre
- C-NHD - Core Area Neighbourhood
- C-HTH - Core Area - Health District
- C-RES - Suburban Residential
- C-MU - Suburban Multiple Unit
- R-RES - Rural Residential
- R-AGR - Rural - Agricultural & Resource
- RCOM - Regional Commercial Corridor
- NCOM - Neighbourhood Commercial
- IND - Industrial
- EDINST - Education/Institutional
- PARK - Park and Open Space
- REC - Private Recreational
- NAT - Natural Area
- TC - Transportation Corridor
- PSU - Public Service Utilities
- FNR - First Nations Reserve



2040 OCP Future Land Use Plan

Response to Form & Character

Relationship to Street Guidelines

Design the building to frame and activate the public streets:

- Windows and front entry doors have been oriented to provide access directly from Laurier Ave and to provide "eyes on the street" for increased neighbourhood security.

Define ground-oriented units:

- The ground-oriented unit faces Laurier Ave and is clearly defined, providing a visual accent to the overall development.
- Direct pedestrian access will be provided from Laurier Ave, encouraging foot traffic in the neighbourhood.

Site Planning

Design to unique site conditions:

- Designing an increase in density to an already small site, the dedication of laneway to help improve this and future developments in the area made the design increasingly challenging to achieve the target density.

Use crime prevention through environmental design:

- The entrances are open and highly visible.
- Windows and balconies overlook public streets and provide natural surveillance.
- The building is free from any small enclosures that provide hiding spots.
- Window heights provide the residents a certain level of privacy while also allowing "eyes on the street."

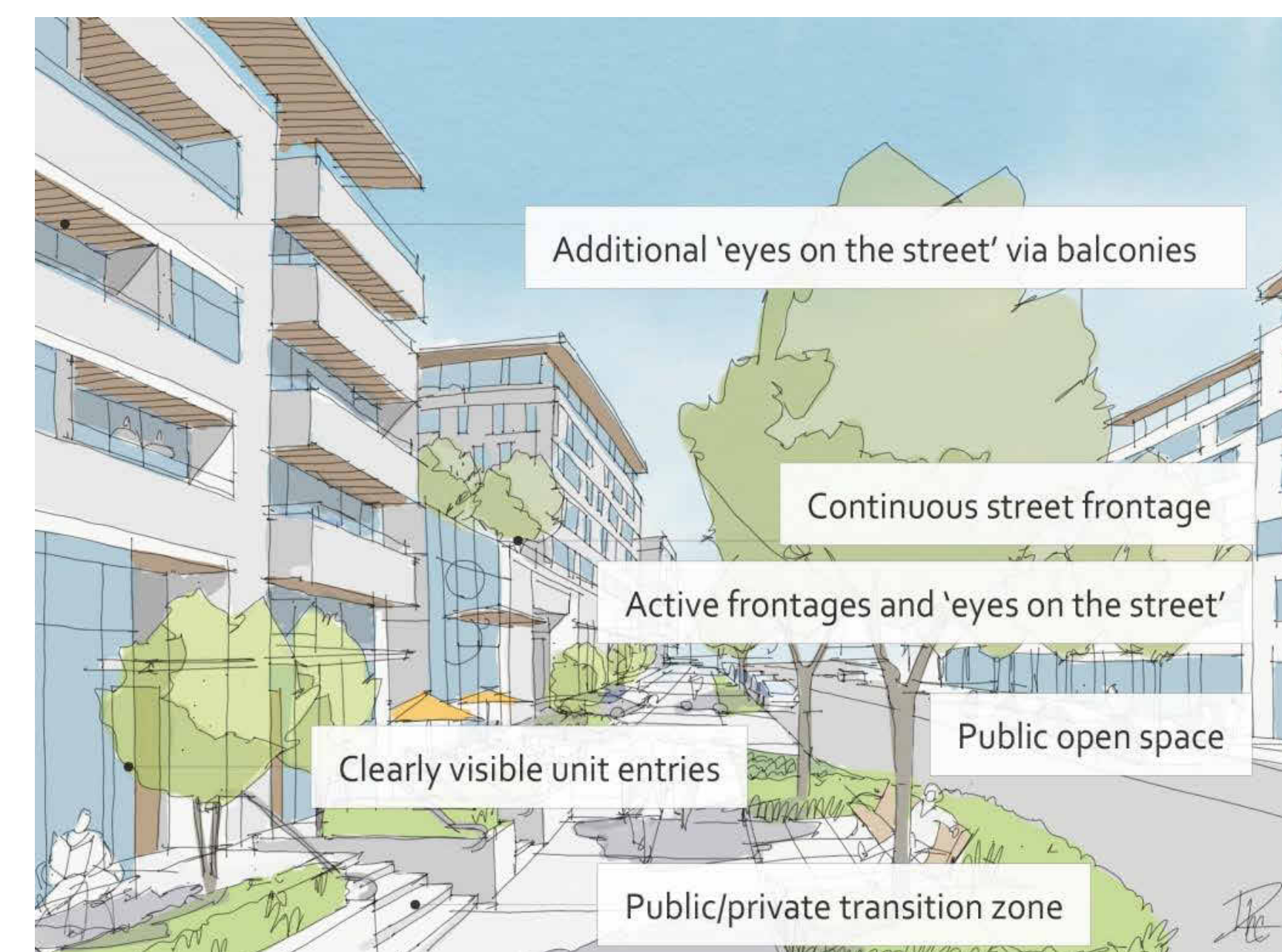
Building Articulation, Features, & Material Guidelines

Articulate building facades into intervals:

- Building projections and canopy placement have been strategically located to create intervals.
- Window patterning and styles correlate with intervals.
- Material changes have been utilized in corresponding intervals.

Weather protection:

- Roof projections are used to provide weather protection from both rain infiltration and heat gain.



2040 OCP Relationship to Street Graphic

PRELIMINARY DESIGN



PHONE: 250-448-7801
205-1626 Richter Street, Kelowna, BC V1Y 2M3
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Revision No., Date and Description
11.17.23 FOR REZONING / DP

Plot Date
10.16.23

PROJECT
925 LAURIER AVENUE

DRAWING TITLE
2040 OCP RESPONSE

Drawing No.
A-002



925 LAURIER AVE, KELOWNA, BC

PROPERTY DESCRIPTION:

CIVIC: 925 LAURIER AVE, KELOWNA, BC
 LEGAL: LOT B, PLAN KAP2255

ZONING CALCULATIONS:

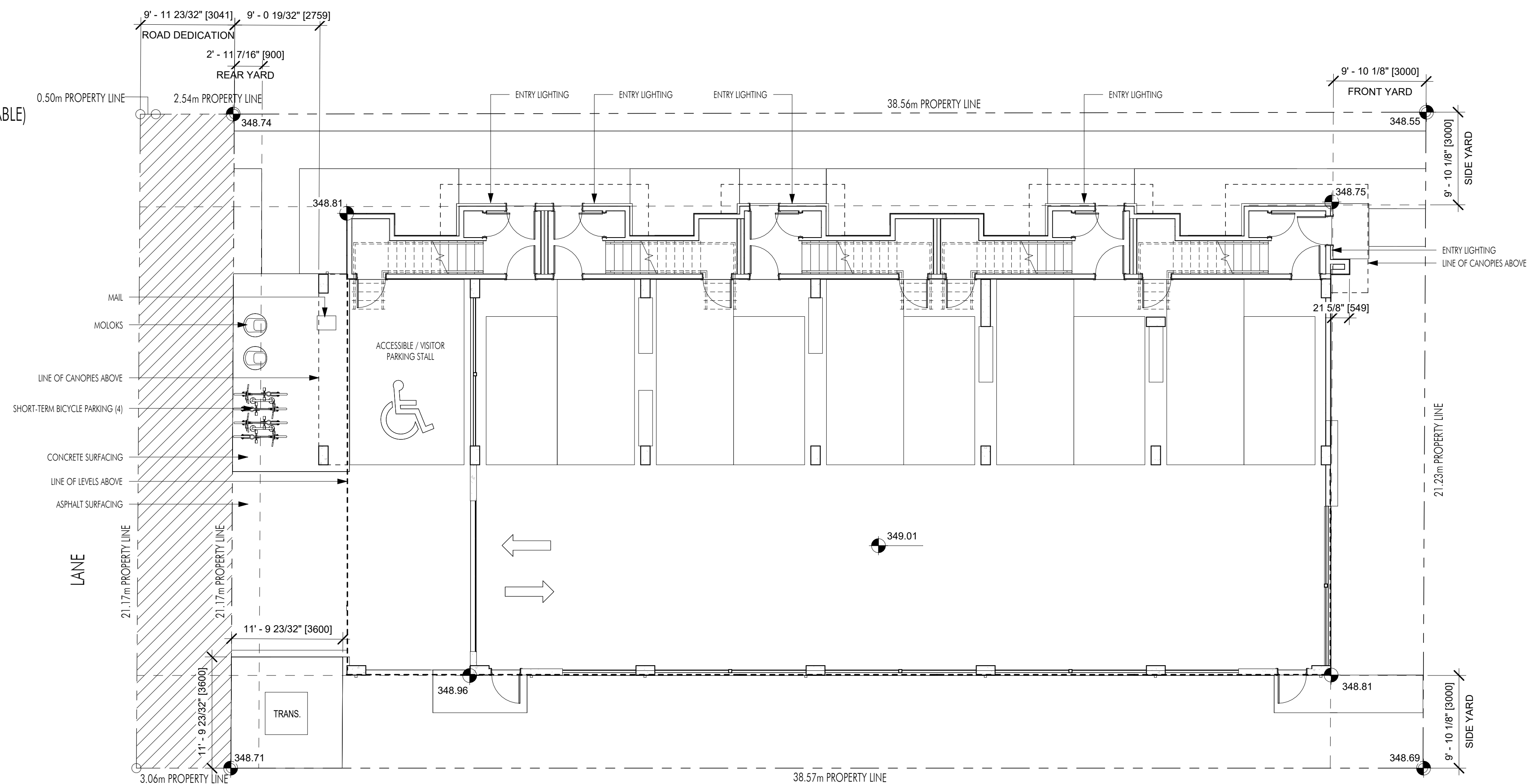
CURRENT: CITY OF KELOWNA RU4 ZONING
 CORE AREA NEIGHBOURHOOD
 PROPOSED: MF2 ZONING

SITE INFORMATION:

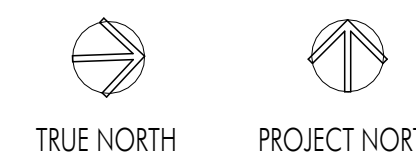
GROSS SITE AREA =	9,494 SF (882.1m ²)	
SITE COVERAGE =	ALLOWED/REQUIRED 55% (5,222 SF)	PROPOSED 54% (4,948 SF)
SITE COVERAGE + HARDSCAPING =	80% (7,596 SF)	68% (5,378 SF)
FAR =	1.0 (9,494 SF)	1.0 (9,484 SF)
HEIGHT =	11.0m (3 STOREYS)	11.0m (3 STOREYS)
PRIVATE & COMMON AMENITY SPACE:		
COMMON =	N/A	0 SF
PRIVATE =	N/A	734-740 SF/UNIT (SEE TABLE)
YARD SETBACKS:		
FRONT YARD =	3.0m	3.0m
FRONT YARD (GROUND ORIENTED) =	3.0m	3.0m
SIDE YARD (EAST) =	3.0m	3.0m
SIDE YARD (WEST) =	3.0m	3.0m
REAR YARD =	0.9m	2.7m
PARKING CALCULATIONS:		
3 BEDROOM UNITS =	5 UNITS x 1.6 = 8	10
VISITOR =	5 UNITS x 0.14 = 0.7	1
TOTAL =	9	11
ACCESSIBLE PARKING =	1 (0 VAN ACCESSIBLE)	1 (0 VAN ACCESSIBLE)
LONG-TERM BICYCLE STORAGE:		
3 BEDROOM =	5 UNITS x 1 = 5	
TOTAL =	5	5
SHORT-TERM BICYCLE STORAGE:		
TOWNHOUSES =	4	
TOTAL =	4	4

PARKING	
COUNT	TYPE
1	ACCESSIBLE - 90 deg
5	REGULAR - 90 deg
5	SMALL - 90 deg
11	

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
UNIT 1	3	1893 SF	734 SF
UNIT 2	3	1909 SF	734 SF
UNIT 3	3	1910 SF	734 SF
UNIT 4	3	1908 SF	734 SF
UNIT 5	3	1865 SF	740 SF
TOTAL UNIT AREAS		9484 SF	

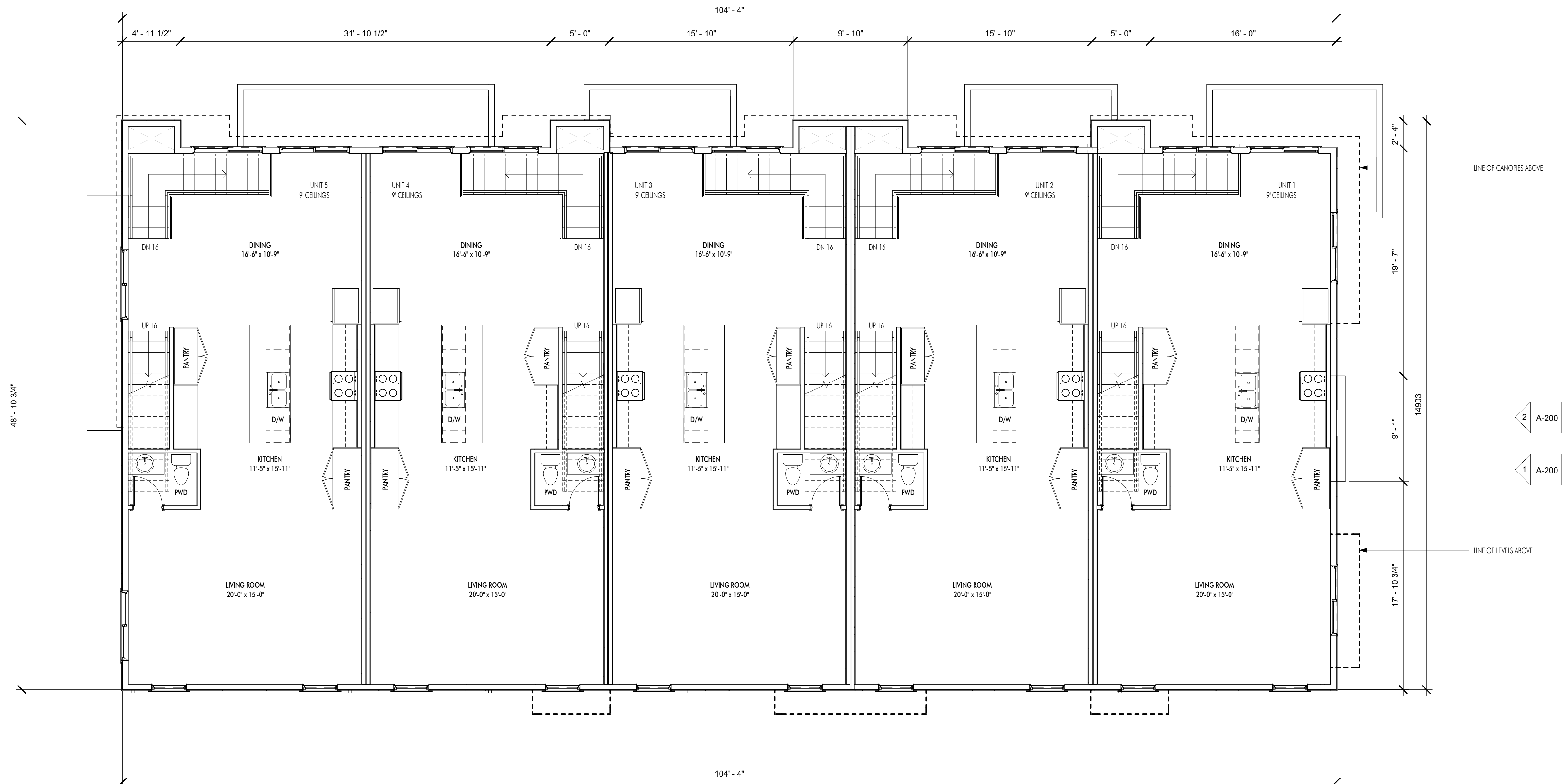


SURVEY BY FERGUSON LAND SURVEYORS
 DATED JUNE 13, 2023



1 SITE PLAN
 A-003 / 1/8" = 1'-0"





1 LEVEL 2
A-102 3/16" = 1'-0"

Plot Date
2023-11-16 11:30:30 AM

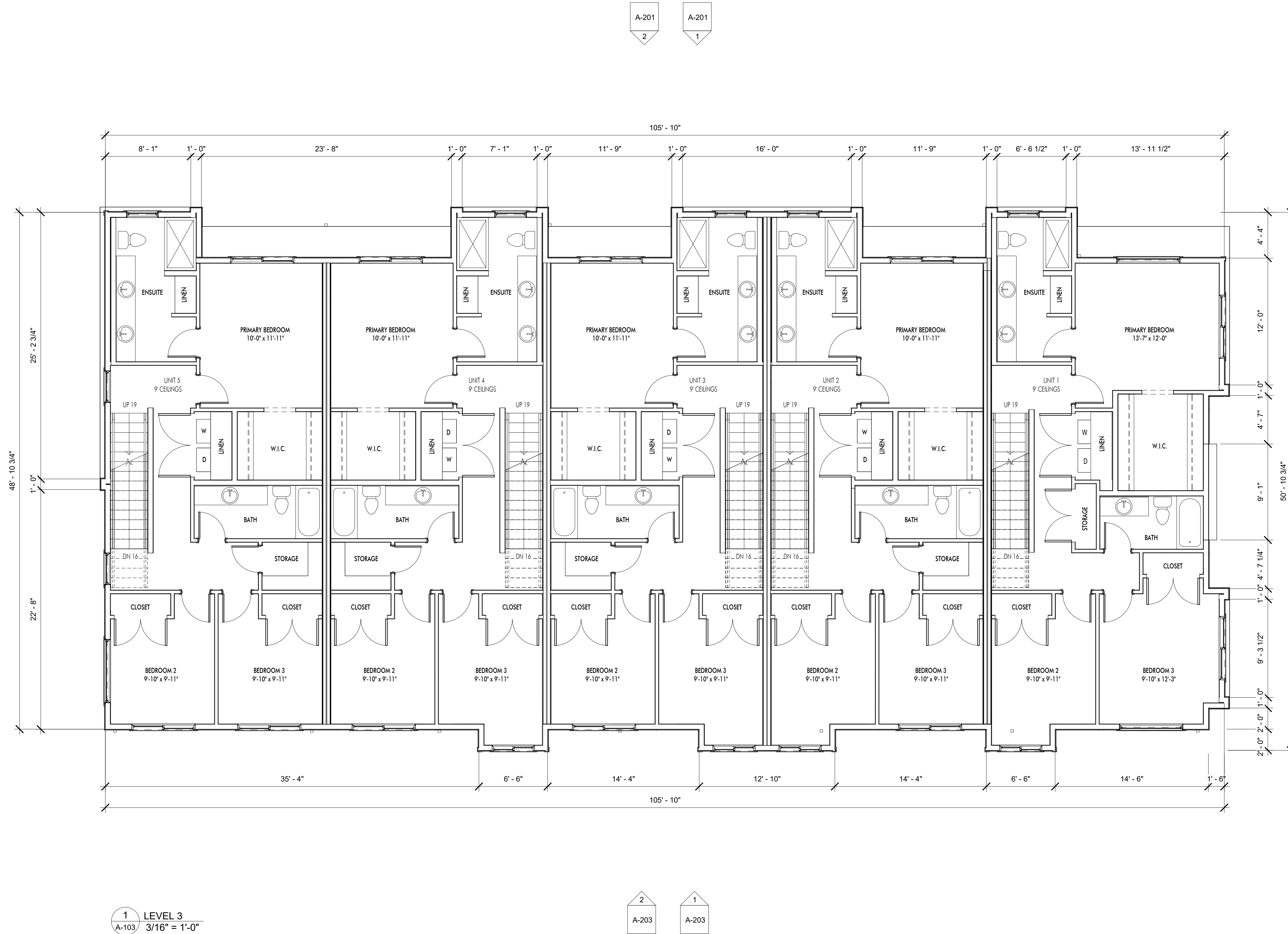
PROJECT
925 LAURIER AVENUE

DRAWING TITLE
LEVEL 2 PLAN

Drawing No.
A-102

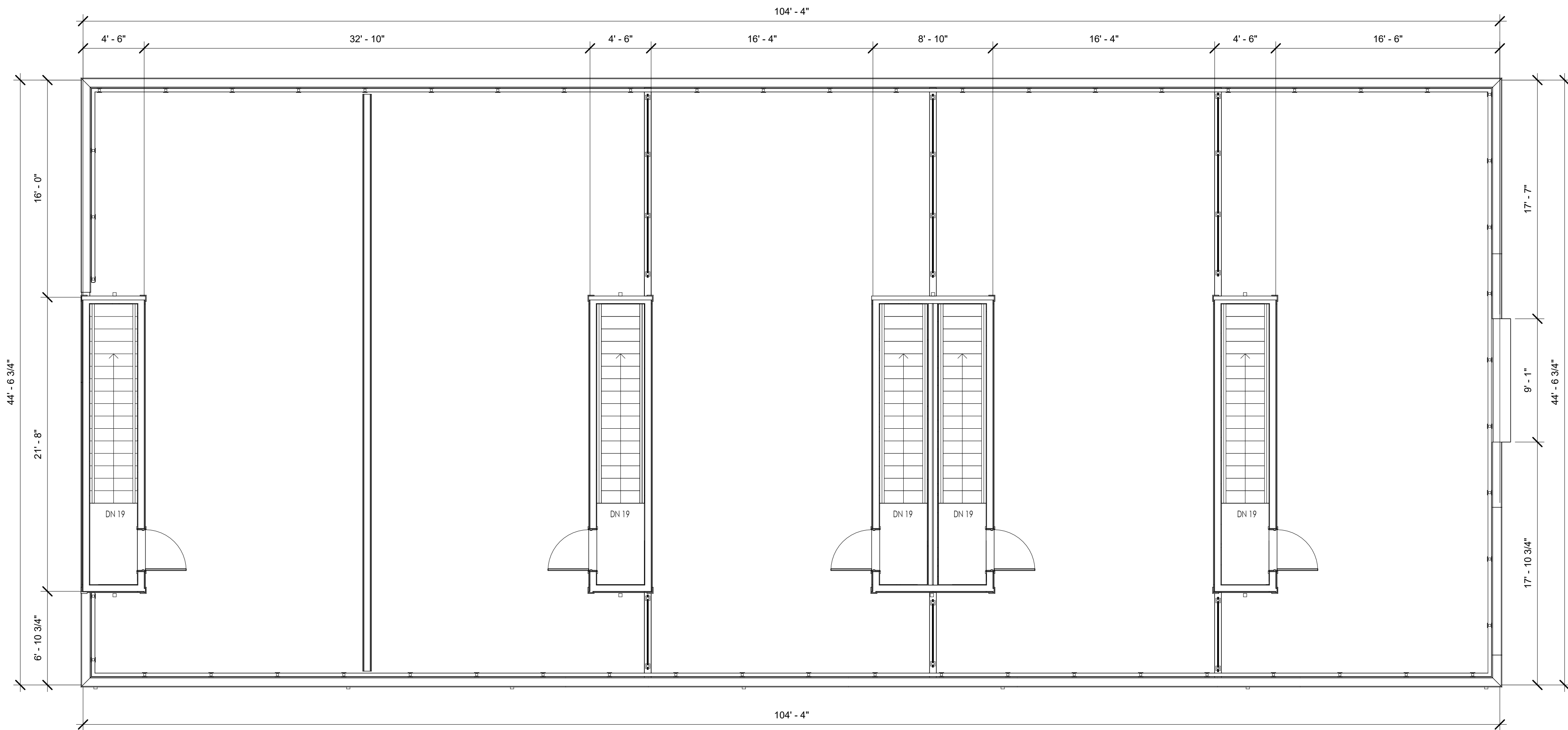


PRELIMINARY DESIGN



A-201
2

A-201
1



A-202 1

A-202 2

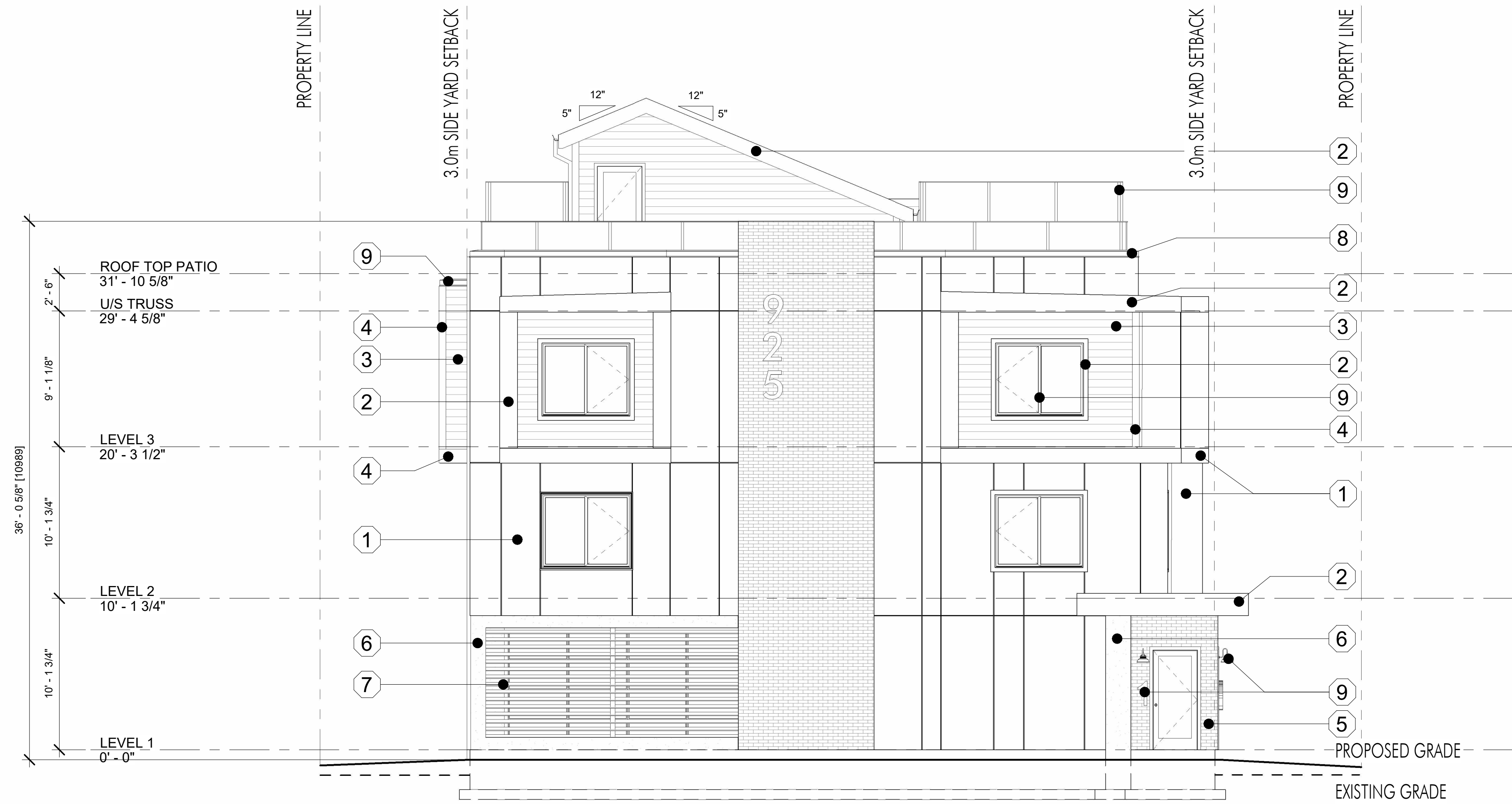
A-200 2

A-200 1

1 ROOF TOP PATIO
A-104 3/16" = 1'-0"

A-203 2

A-203 1



1 NORTH ELEVATION
A-200
3/16" = 1'-0"



2 NORTH ELEVATION (COLOURED)
A-200
3/16" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		PANEL SIDING & FASCIAS: JAMES HARDI, ARCTIC WHITE
2		PANEL SIDING, TRIM, & FASCIAS: JAMES HARDI, MIDNIGHT BLACK
3		HORIZONTAL SIDING: JAMES HARDI, GRAY SLATE
4		TRIM: JAMES HARDI, GRAY SLATE
5		BRICK: SIRENIS, ICY GREY
6		CONCRETE: SEALED, SMOOTH FINISH
7		HORIZONTAL PRIVACY SLATS: LUX, CYPRESS
8		FLASHINGS & RWLS: WHITE ALUMINIUM
9		DOORS, WINDOWS, RAILINGS, SOFFITS, GUTTERS, RWLS, LIGHTS, & UNIT #'s: BLACK ALUMINIUM
10		TORCH-ON ROOFING: IKO, CHARCOAL GREY
11		ASPHALT SHINGLE ROOFING: IKO, HARVARD SLATE



1 WEST ELEVATION
A-201 3/16" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		PANEL SIDING & FASCIAS: JAMES HARDI, ARCTIC WHITE
2		PANEL SIDING, TRIM, & FASCIAS: JAMES HARDI, MIDNIGHT BLACK
3		HORIZONTAL SIDING: JAMES HARDI, GRAY SLATE
4		TRIM: JAMES HARDI, GRAY SLATE
5		BRICK: SIRENIS, ICY GREY
6		CONCRETE: SEALED, SMOOTH FINISH
7		HORIZONTAL PRIVACY SLATS: LUX, CYPRESS
8		FLASHINGS & RWLs: WHITE ALUMINIUM
9		DOORS, WINDOWS, RAILINGS, SOFFITS, GUTTERS, RWLs, LIGHTS, & UNIT #s: BLACK ALUMINIUM
10		TORCH-ON ROOFING: IKO, CHARCOAL GREY
11		ASPHALT SHINGLE ROOFING: IKO, HARVARD SLATE



2 WEST ELEVATION (COLOURED)
A-201 3/16" = 1'-0"

PRELIMINARY DESIGN



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



2 SOUTH ELEVATION (COLOURED)
3/16" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		PANEL SIDING & FASCIAS: JAMES HARDI, ARCTIC WHITE
2		PANEL SIDING, TRIM, & FASCIAS: JAMES HARDI, MIDNIGHT BLACK
3		HORIZONTAL SIDING: JAMES HARDI, GRAY SLATE
4		TRIM: JAMES HARDI, GRAY SLATE
5		BRICK: SIRENIS, ICY GREY
6		CONCRETE: SEALED, SMOOTH FINISH
7		HORIZONTAL PRIVACY SLATS: LUX, CYPRESS
8		FLASHINGS & RWLs: WHITE ALUMINIUM
9		DOORS, WINDOWS, RAILINGS, SOFFITS, GUTTERS, RWLs, LIGHTS, & UNIT #'s: BLACK ALUMINIUM
10		TORCH-ON ROOFING: IKO, CHARCOAL GREY
11		ASPHALT SHINGLE ROOFING: IKO, HARVARD SLATE



1 EAST ELEVATION
A-203 3/16" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		PANEL SIDING & FASCIAS: JAMES HARDI, ARCTIC WHITE
2		PANEL SIDING, TRIM, & FASCIAS: JAMES HARDI, MIDNIGHT BLACK
3		HORIZONTAL SIDING: JAMES HARDI, GRAY SLATE
4		TRIM: JAMES HARDI, GRAY SLATE
5		BRICK: SIRENIS, ICY GREY
6		CONCRETE: SEALED, SMOOTH FINISH
7		HORIZONTAL PRIVACY SLATS: LUX, CYPRESS
8		FLASHINGS & RWLs: WHITE ALUMINIUM
9		DOORS, WINDOWS, RAILINGS, SOFFITS, GUTTERS, RWLs, LIGHTS, & UNIT #s: BLACK ALUMINIUM
10		TORCH-ON ROOFING: IKO, CHARCOAL GREY
11		ASPHALT SHINGLE ROOFING: IKO, HARVARD SLATE

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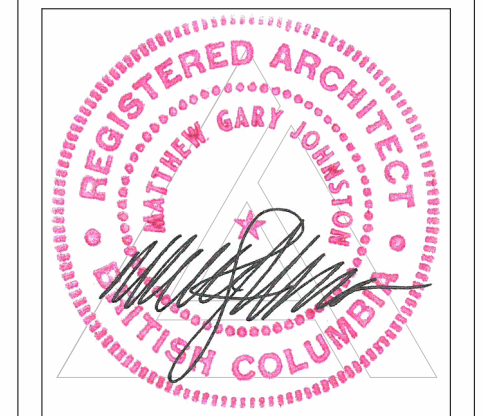


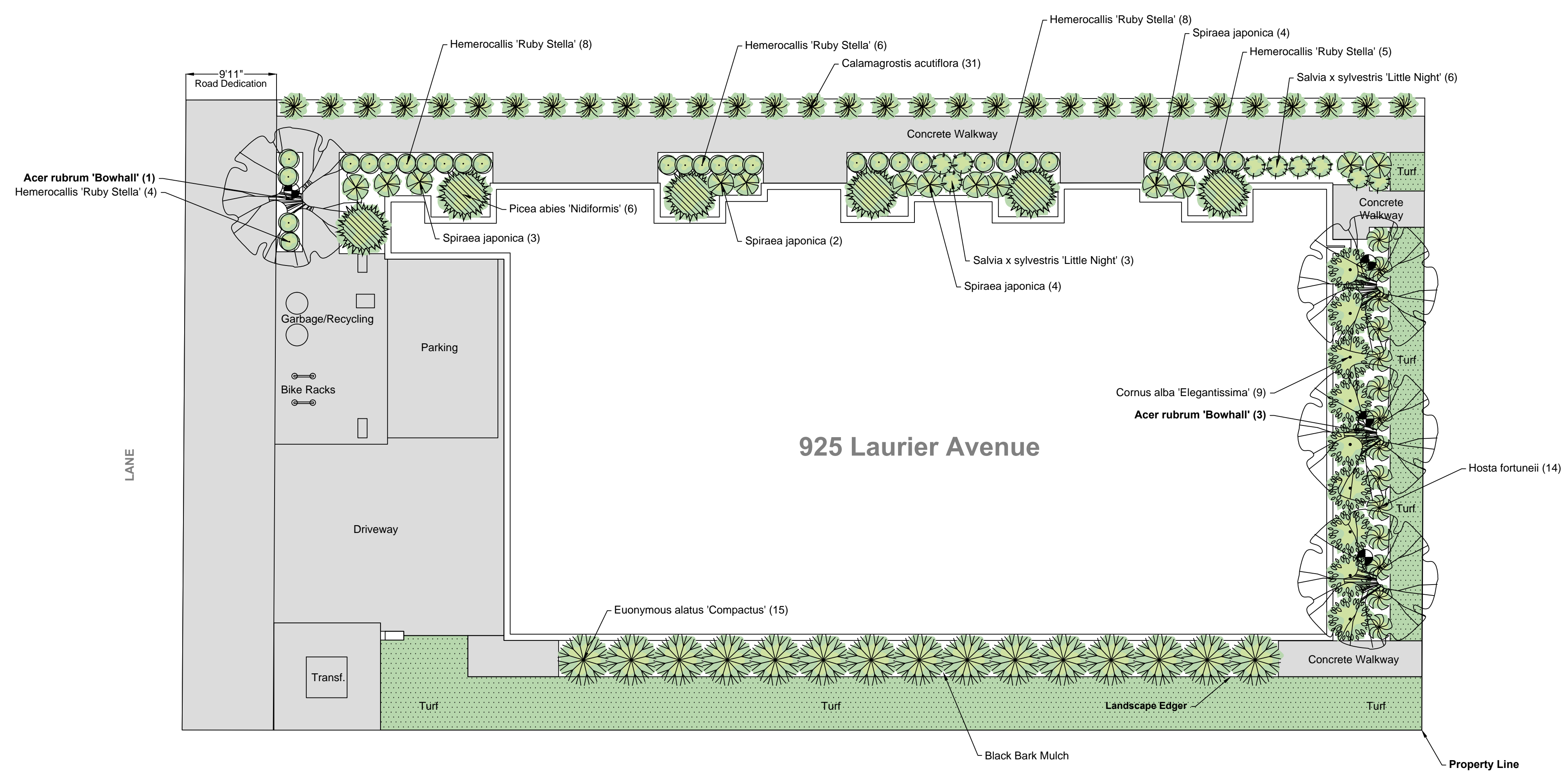
2 EAST ELEVATION (COLOURED)
A-203 3/16" = 1'-0"

PRELIMINARY DESIGN

Plot Date
2023-11-16 11:30:45 AM
PROJECT
925 LAURIER AVENUE
DRAWING TITLE
ELEVATIONS

Drawing No.
A-203





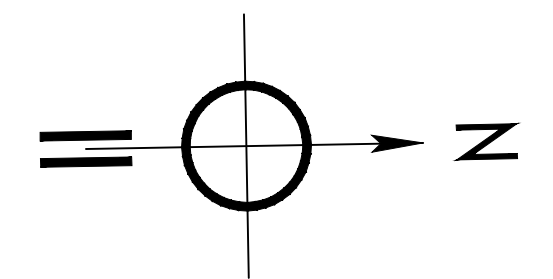
Plant List

Qty	Botanical	Common	Size
4	Acer rubrum 'Bowhall'	'Bowhall' Red Maple	5cm Cal Min.
9	Cornus alba 'Elegantissima'	Variiegated Dogwood	#2
6	Picea abies 'Nidiformis'	Nest Spruce	#2
15	Euonymus alatus 'Compactus'	Dwarf Burning Bush	#2
31	Calamagrostis acutiflora	Foerster's Feather Reed Grass	#1
13	Spiraea japonica	Double Play Red Spirea	#2
9	Salvia x sylvestris	May Night Salvia	#1
31	Hemerocallis 'Ruby Stella'	Ruby Stella Dwarf Daylily	#1
14	Hosta fortuneii 'Patriot'	Patriot Hosta	#1

4 Low Voltage Landscape Lighting

Notes:

1. Planting beds to be dressed with Black Bark Mulch and have a landscape fabric underlay for weed prevention.
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 the Canadian Landscape Standard.
6. Plant material to be locally sourced.
7. Landscape edger to be used wherever turf touches bark mulch.





Pre-Development Tree Inventory & Assessment

Client Name: Push Sidhu

Site Address: 925 Laurier Ave, Kelowna BC

Tree List

Trees	Common Name	Scientific Name	DBH	Comments
1	Pyramid Cedars	Thuja occidentalis "Fastigiata"	12.42cm-largest stem	Location:Multi stem type cedar in a hedge row at the front of the property, previous topping cuts
2	Black Locust	Robina pseudoacacia	60.50cm	Location: back fence line at back right corner of detached garage. Decay column in main stem, 30% die back in canopy.
3	Norway Maple	Acer platanoides	n/a	Location: on neighbours property - back right corner of the property. May be effected by development activities.
4	Norway Maple	Acer platanoides	n/a	Location: On neighbours property on back fence line - back left corner of property. May be effected by development activities.



1 - hedge

925

933

3

2

4