

# **ISSUED FOR REZONING+DP+DVP**

# **DILWORTH MULTI-FAMILY** 2271 HARVEY AVENUE (RE-ADDRESSING REQUIRED) **KELOWNA, BC**

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LANDSCAPE

LDP1.04 SITE PLAN (LANDSCAPE) LDP2.02 LEVEL02 FLOORPLAN (LANDSCAPE)

### <u>CIVIL</u>

C20

COVER C10 STANDARD NOTES SERVICING PLAN C30 STORM WATER MANAGEMENT PLAN C50 EROSION AND SEDIMENT CONTROL PLAN C60



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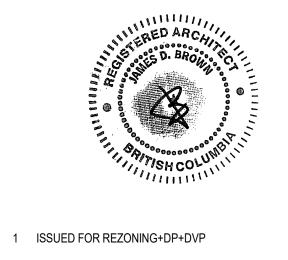


APLIN MARTIN 1258 ELLIS STREET KELOWNA, BC, V1Y 1Z4

LANDSCAPE

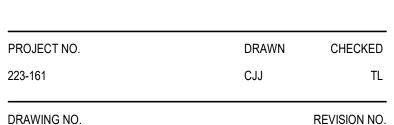


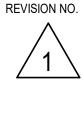
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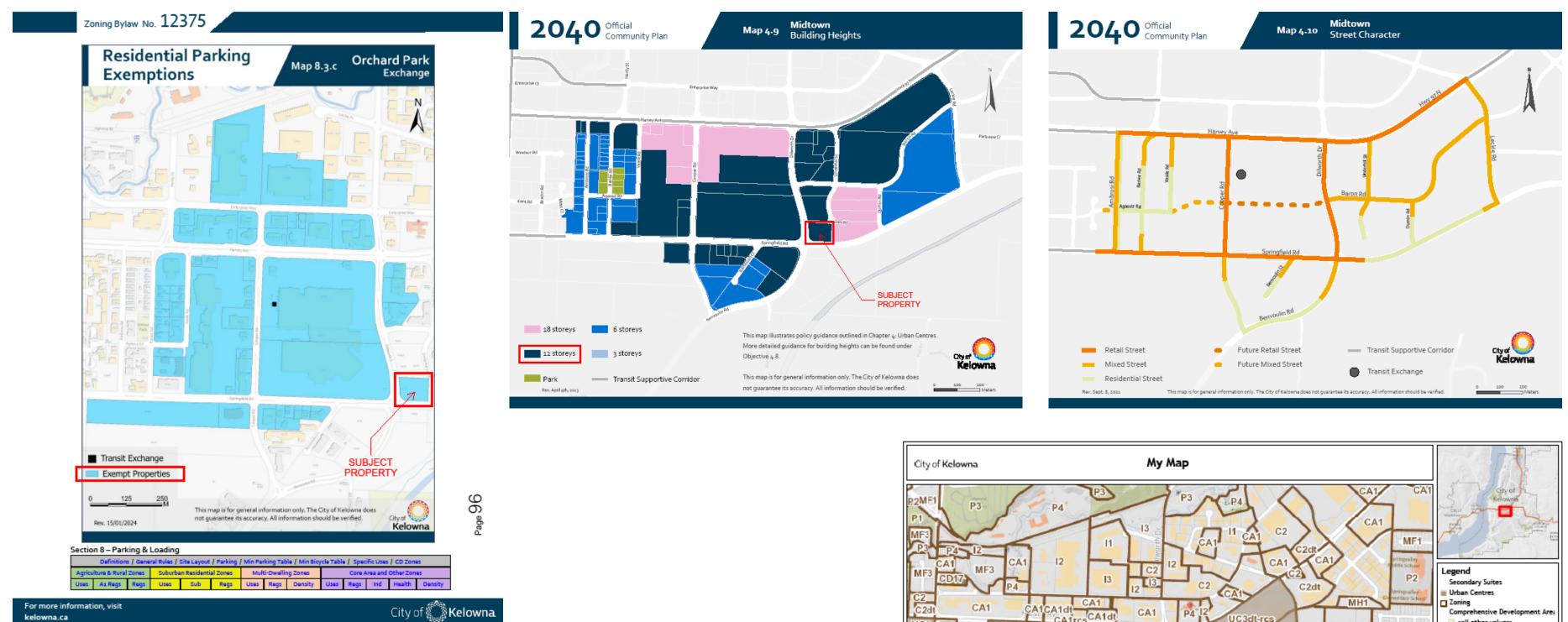
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2024-07-24

**DP0.00** 



### SITE CONTEXT MAP + SITE CONTEXT PHOTOS

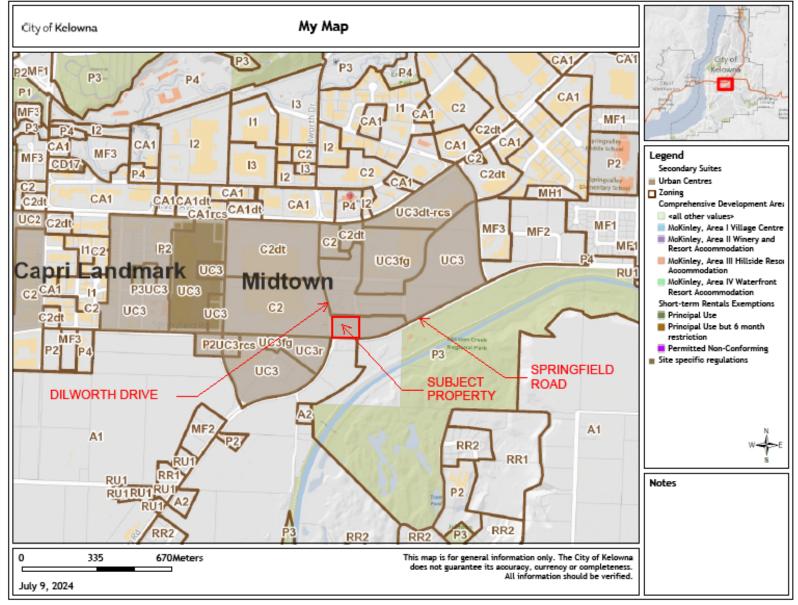












### **REQUESTED VARIANCE SUMMARY:**

### VARIANCE #1: COMMERCIAL FRONTAGE

<u>3YLAW REQUIREMENT:</u> (SECTION 14.11) MIN. AND MAX. COMMERCIAL OR RESIDENTIAL FLOOR AREA BASED ON FRONTING STREET TYPE (MAP 4.10 MIDTOWN STREET CHARACTER). SPRINGFIELD RD. + DILWORTH DR. ARE IDENTIFIED AS "RETAIL STREETS" RETAIL STREETS SHALL PROVIDE GROUND-FLOOR COMMERCIAL PRINCIPAL USES, WHICH MUST OCCUPY A MINIMUM OF 90% OF THE STREET FRONTAGES.

- PROPOSED REQUESTED VARIANCE REDUCTION IN THE REQUIRED AMOUNT OF
- COMMERCIAL STREET FRONTAGE ALONG SPRINGFIELD RD. PROPOSED. 90% COMMERCIAL FRONTAGE REQUIRED, 50% COMMERCIAL FRONTAGE PROVIDED. NOTE: FITNESS AND CO-WORKING BUILDING AMENITY USES ARE PROPOSED TO ACHIEVE THE ARCHITECTURAL LOOK OF 90% COMMERCIAL STREET FRONTAGE ALONG SPRINGFIELD RD., WITH ACTIVE USES, HOWEVER THESE USES WILL ONLY BE AVAILABLE TO THE BUILDING PATRONS.
- REDUCTION IN THE REQUIRED AMOUNT OF COMMERCIAL STREET FRONTAGE ALONG DILWORTH DR. PROPOSED. 90% COMMERCIAL FRONTAGE REQUIRED. 86% COMMERCIAL FRONTAGE PROVIDED. NOTE: COMMERCIAL FRONTAGE REDUCED SLIGHTLY BELOW THE REQUIRED AMOUNT TO ALLOW FOR APPROPRIATE SIZED RESIDENTIAL LOBBY SPACE

VARIANCE #2: FLANKING SIDE YARD SETBACK

ALONG DILWORTH DR..

<u>BYLAW REQUIREMENT:</u> MIN. FRONT YARD AND FLANKING SIDE YARD SETBACK FOR ALL PORTIONS OF A BUILDING THAT ARE NOT GROUND-ORIENTED = 3.0m

### PROPOSED REQUESTED VARIANCE:

2.0m GROUND-ORIENTED RESIDENTIAL SETBACK REDUCTION ALONG THE PEDESTRIAN LANEWAY IS PROPOSED TO BE EXTENDED TO LEVEL 2. THE SECOND FLOOR UNITS ARE PROPOSED TO ALIGN WITH THE GROUND-ORIENTED UNITS AT THE MAIN LEVEL TO CREATE A TOWNHOUSE LOOK ALONG THE PEDESTRIAN LANEWAY, HOWEVER THE SECOND FLOOR UNITS WILL BE SEPARATE UNITS WITH NO DIRECT ACCESS TO THE LANEWAY.

		PROJECT INFORMATION					
OWNER:		EMPOWERED DEVELOPMENT LTD.					
DP APPLICANT:		ZEIDLER ARCHITECTURE					
MUNICIPAL ADDR	ESS:	2271 HARVEY AVENUE, KELOWNA B.C.					
		LOT A DISTRICT LOTS 127 AND 4646 OSOYOOS DIVISION YALE E	ISTRICT PLAN EPP112989	TRUE			
PARCEL AREA:		EXISTING PARCEL AREA: 7,996 m <sup>2</sup> / 86,073 ft <sup>2</sup> / 0.799 ha PROPOSED PARCEL AREA (W/ ROAD DEDICATION): 7,605 m <sup>2</sup> / 81	,861 ft² / 0.761 ha	NORTH			
LANDUSE BYLAW	-	KELOWNA ZONING BYLAW No. 12375					
ZONING (EXISTING	,	C2 UC3 + UC3r - MIDTOWN URBAN CENTRE					
GENERAL DESCR	,	MULTI-FAMILY + COMMERCIAL MIXED-USE PROJECT					
PRINCIPAL USES	-	(2 MULTI-FAMILY BUILDINGS (1 CONDO / 1 RENTAL) ATOP A 1-STOREY COMMERCIAL PODIUM W/ UNDERGROUND A UNDERGROUND LEVEL: SECURE VEHICULAR AND BICYCLE PAF MAIN FLOOR LEVEL 01: COMMERCIAL RETAIL UNITS, RESIDENT	KING				
		STORAGE & SECURE VEHICULAR PARKING LEVEL 02: RESIDENTIAL FLOOR W/ ACCESS TO SHARED OUTDC LEVELS 03-06: RESIDENTIAL FLOORS TOTAL COMMERCIAL RETAIL GROSS FLOOR AREA = 992 m <sup>2</sup>					
		TOTAL RESIDENTIAL GROSS FLOOR AREA = 392 III <sup>2</sup> TOTAL RESIDENTIAL GROSS FLOOR AREA = 20, 689 m <sup>2</sup> TOTAL PARKING GROSS FLOOR AREA (ABOVE GRADE) = 2,486 r RENTAL:	1 <sup>2</sup>				
UNIT TYPE BREAF	(DOWN:	30 x MICRO-SUITE DWELLING UNITS 40 x JR. 1-BEDROOM DWELLING UNITS 45 x 1-BEDROOM DWELLING UNITS 54 x 2-BEDROOM DWELLING UNITS TOTAL RENTAL DWELLING UNITS = 169 RENTAL UNITS					
		CONDO: 30 x MICRO-SUITE DWELLING UNITS 35 x JR. 1-BEDROOM DWELLING UNITS 25 x 1-BEDROOM DWELLING UNITS 35 x 2-BEDROOM DWELLING UNITS TOTAL CONDO DWELLING UNITS = 125 CONDO UNITS					
CLAUSE		TOTAL RESIDENTIAL DWELLING UNITS = 294 UNITS	PR	OVIDED			
FLOOR AREA RATIO (F.A.R.):	MAXIMUM	BASE DENSITY 3.5 F.A.R. (12-STOREY)	FLOOR LEVEL G	ROSS FLOOR AREA			
(SECTION 14.14 - DENSITY & HEIGHT)		X: 7,996 m² (ORIGINAL), 7,605 m² (W/ ROAD WIDENING)	LEVEL 1 LEVEL 2	6,166.4 m² 3,867.9 m²			
		5 = 27,986 m² MAX NET FLOR AREA)	LEVEL 3 LEVEL 4	3,533.1 m <sup>2</sup>			
	0.3 F.A.R. E (NOT USEE	BONUS DENSITY FOR RENTAL ACCOMODATION	LEVEL 4 LEVEL 5	3,533.1 m² 3,533.1 m²			
	Ì	.R. IS CALCULATED USING NET-AREA MEASURE TO THE	LEVEL 6 TOTAL	3,533.1 m² 24,166.7 m²			
		CE OF THE EXTERIOR WALLS AND CENTRE LINE OF	PROVIDED:	,			
			FLOOR AREA RATIO = 24,167 m <sup>2</sup> / 7 = 3.02 F.A.R.	,996 m²			
			FLOOR AREA RATIO (W/ ROAD WIE = 3.18 F.A.R.	DENING) = 24,167 m² / 7,605 m²			
SETBACKS & YARDS:	FRONT YA	RD - DILWORTH DRIVE (WEST):	FRONT YARD - DILWORTH DRIVE (	WEST):			
(SECTION 14.11)	SETBAC	K = 3.0 m (FOR NON-GROUND-ORIENTED) K = 2.0 m (FOR GROUND-ORIENTED COMMERCIAL)	SETBACK = 2.0 m (FOR GROUNE SETBACK ABOVE 16.0 m = 3.0 m	O-ORIENTED COMMERCIAL)			
		K ABOVE 16.0 m = $3.0$ m (ABUTTING A STREET)	FLANKING SIDE YARD - SPRINGFIE	х, , , , , , , , , , , , , , , , , , ,			
		SIDE YARD - SPRINGFIELD ROAD (SOUTH): K = 3.0 m (FOR NON-GROUND-ORIENTED)	SETBACK = 3.0 m (FOR NON-GR SETBACK = 2.0 m (FOR GROUNE	OUND-ORIÈNTED)			
	SETBAC	K = 3.0 m (FOR GROUND-ORIENTED RESIDENTIAL)	SETBACK ABOVE 16.0 m = 3.0 m				
		K = 2.0 m (FOR GROUND-ORIENTED COMMERCIAL) K ABOVE 16.0 m = 3.0 m (ABUTTING A STREET)	FLANKING SIDE YARD - EXISTING				
		SIDE YARD - EXISTING LANEWAY (NORTH):	SETBACK = 2.0 m (FOR GROUNE CRITERIA)				
	SETBAC	K = 3.0 m (FOR NON-GROUND-ORIENTED) K = 3.0 m (FOR GROUND-ORIENTED RESIDENTIAL)		(LOT LINE ABUTTING A PROPERTY)			
		K = 2.0 m (FOR GROUND-ORIENTED RESIDENTIAL W/ CRITERIA) K ABOVE 16.0 m = 4.0 m (LOT LINE ABUTTING A PROPERTY)	REAR YARD - SHARED PROPERTY SETBACK = 3.0 m	′ LINE (EAST):			
		D - SHARED PROPERTY LINE (EAST):	SETBACK ABOVE 16.0 m = 4.0 m	(LOT LINE ABUTTING A PROPERTY)			
	SETBAC	K = 3.0 m K ABOVE 16.0 m = 4.0 m (LOT LINE ABUTTING A PROPERTY)	STEPBACK FROM FRONT YARD AN STEPBACK = 3.0 m (CAN OCCUE	ND FLANKING SIDE YARDS: R ON ANY FLOOR ABOVE 2nd STOREY)			
		K REQUIREMENTS FROM FRONT YARD AND FLANKING SIDE					
	YARDS:						
BUILDING HEIGHT		CK = 3.0 m (CAN OCCUR ON ANY FLOOR ABOVE 2nd STOREY)	± 21.0 m / 6-STOREYS				
(SECTION 14.14		° 4.9 MIDTOWN BUILDING HEIGHTS: .DING HEIGHT: 44 m / 12-STOREYS	± 21.0 111/ 0-310RE13				
DENSITY & HEIGHT) AMENITY SPACE:	THE REQU	IRED MINUMUM COMMON AND PRIVATE AMENITY SPACE IS:	AMENITY SPACE PROVIDED:				
(SECTION 14.11)		PER STUDIO DWELLING UNIT PER 1-BEDROOM DWELLING UNIT	COMMON/SHARED AMENITY - INTERIOR AMENITY ROOMS:				
		PER DWELLING UNIT WITH MORE THAN 1-BEDROOM	RENTAL = 180 m <sup>2</sup> CONDO = 370 m <sup>2</sup>				
		SPECIFIC REQUIREMENTS: O DWELLING UNITS x 6.0m <sup>2</sup>	TOTAL SHARED AMENITY ROOM	IS = 550 m²			
	= 360.	0m <sup>2</sup> AMENITY SPACE REQUIRED BEDROOM DWELLING UNITS x 10.0m <sup>2</sup>	COMMON/SHARED AMENITY - EXT LEVEL 02 SHARED ROOFTOP C				
	= 750.	0m <sup>2</sup> AMENITY SPACE REQUIRED DROOM DWELLING UNITS x 10.0m <sup>2</sup>	PRIVATE AMENITY - EXTERIOR (PF				
	= 700.	0m <sup>2</sup> AMENITY SPACE REQUIRED	RENTAL = 1,613 m <sup>2</sup>	NVATE BALCONIES).			
		DROOM DWELLING UNITS x 15.0m <sup>2</sup> 5.0m <sup>2</sup> AMENITY SPACE REQUIRED	CONDO = 1,347 m <sup>2</sup> TOTAL PRIVATE BALCONIES = 2	,960 m²			
	TOTAL CO	MMON AND PRIVATE AMENITY SPACE REQUIRED = 3,145m <sup>2</sup>	TOTAL COMMON AMENITY SPACE	PROVIDED = 4,936 m <sup>2</sup>			
MOTOR VEHICLE	RESIDENT	IAL PARKING REQUIREMENTS:	VEHICULAR PARKING PROVIDED =	= 279 STALLS TOTAL			
PARKING REQUIREMENTS:		TRANSIT-ORIENTED AREA (IDENTIFIED IN MAP 8.3.C) HAVE NO	RESIDENTIAL PARKING PROVIDED				
(SECTION 8.2 & 8.3)	HOWEVER	RESIDENTIAL PARKING REQUIREMENT. R, THERE IS A MINIMUM NUMBER OF ACCESSIBLE PARKING	RESIDENTIAL PARKING PROVIDED				
	SPACES REQUIRED IN ALL NEW DEVELOPMENTS. (TABLE 8.3, FOOTNOTE #8)		COMMERCIAL RETAIL PARKING PR				
		LE STALL REQUIREMENTS:		(INCLUDING 1 VAN-ACCESSIBLE STALL)			
		00 UNITS (294 UNITS PROVIDED) ESSIBLE STALLS (INCLUDES 1 VAN-ACCESSIBLE STALL)	EV PARKING PROVIDED (ENERGIZED OUTLET CAPABLE OF	F PROVIDING LEVEL 2 CHARGING):			
	COMMERC	CIAL PARKING REQUIREMENTS:	RENTAL PARKING = 25% (35 ST CONDO PARKING = 100% (126 S				
	MAXIMUM	= 4.5 SPACES PER 100 m <sup>2</sup> GFA	VISITOR PARKING = 0% (0 STAL *ENERGIZED STALLS ARE NOTED	LLS) ´ ON PARKING PLAN WITH "EV" NOTE.			
	MINIMUM =	= 1.3 SPACES PER 100 m² GFA ALLS / 100 m² COMMERCIAL GFA (MIN.)					
	= 1.3 ST/	ALLS / 100 m <sup>2</sup> x 992 m <sup>2</sup> MMERCIAL RETAIL STALLS REQUIRED					
BICYCLE PARKING		IAL BICYCLE PARKING REQUIREMENTS:	BICYCLE PARKING PROVIDED:				
REQUIREMENTS: (SECTION 8.5)		IRED NUMBER OF LONG-TERM BICYCLE PARKING STALLS IS:	LONG TERM BICYCLE STALLS PRO	N/IDED: 294 STALLS TOTAL			
	1.0 LON	G-TERM BICYCLE STALLS PER DWELLING UNIT WHEN THE					
		PMENT OCCURS ON A LOT WITHIN A TRANSIT-ORIENTED IAP 8.3.c.).	LÒCATED IN	OUNTED HORIZONTAL BIKE RACKS, I BIKE ROOMS)			
		SPECIFIC REQUIREMENTS:		NTED VERTICAL BIKE RACKS, I PARKING STALLS)			
	= 169	UNITS (TOTAL) = 169 DWELLING UNITS LONG-TERM BICYCLE STALLS REQ'D		DUNTED HORIZONTAL BIKE RACKS,			
		UNITS (TOTAL) = 125 DWELLING UNITS LONG-TERM BICYCLE STALLS REQ'D	21 STALLS (WALL MOUI	N BIKE ROOMS) NTED VERTICAL BIKE RACKS,			
		NG-TERM BICYCLE STALLS REQUIRED = 294 STALLS		I PARKING STALLS)			
		) SHORT-TERM BICYCLE PARING REQUIREMENTS:	SHORT TERM BICYCLE STALLS PF 3 STALLS (RENTAL)	ROVIDED:			
	6 SHOR	RY RESIDENTIAL ENTRANCES	3 STALLS (CONDO) 16 STALLS (COMMERCIAL RETA	AIL)			
		ORT-TERM BICYCLE STALLS REQUIRED TOTAL	= 22 STALLS PROVIDED TOTAL				
	COMMMER	RCIAL BICYCLE PARKING REQUIREMENTS:					
		M BICYCLE PARKING: A LESS THAN 20 000 m² THEN 0.2 BIKE SPAVES / 100 m² OE GEA					
	= 0.2 SP	A LESS THAN 20,000 m <sup>2</sup> THEN 0.2 BIKE SPAVES / 100 m <sup>2</sup> OF GFA ACES / 100 m <sup>2</sup> X 992 m <sup>2</sup>					
		IMERCIAL LONG-TERM BICYCLE STALLS REQUIRED.					
	FOR GF	RM BICYCLE PARKING: A LESS THAN 2,000 m <sup>2</sup> THEN 2.0 BIKE SPACES PER ENTRANCE.					
	= 16 COI	MMERCIAL SHORT-TERM BICYCLE STALLS REQUIRED.					



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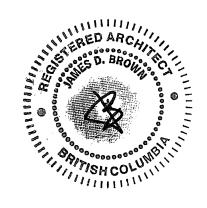
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NO. ISSUE/ REVISION

DATE

2024-07-24

### NOT FOR CONSTRUCTION

PROJECT

# DILWORTH **MULTI-FAMILY**

PROJECT ADDRESS

2271 HARVEY AVENUE (RE-ADDRESSING REQUIRED) **KELOWNA, BC** 

TITLE

# **PROJECT + BYLAW INFO., BLOCK PLAN &** SITE PHOTOS

PROJECT NO.	DRAWN	CHECKED
223-161	CJJ	TL

**DP1.01** 

DRAWING NO.



	AN OF PA					
	CT LOTS 1. OS DIVISI				CT	
	PP112989	-			_	
PID: 031-576-6	613 NGFIELD LIMITED		RSHIP			
	SS: 2271 HARVEY					
	COORDINATE SYS TUM: CGVD28 (DE			-		
	TROL STATION BC		IA)			
	D SURVEY: JUNE					
	IE CURRENT STAT			RGES,		
SCALE 1:500						
Ó 5 10	20	30	40	50 Met	res	
LEGEND						
Ma	ubject Property ajor Contour (1.0m) inor Contour (0.2m)					
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E Ca	ence atch Basin					
© Cu	eanout urb Stop as Valve					
ı∎ Irr	igation Box Inction Box					
LD Le	etdown amp Standard					
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			200.05			
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		6	>	7		/
			<b>&gt;</b> 367.67		<b>9</b> 368.07	500
			CATCH BASIN		CATCH BASIN	
			M ELEV: 368.77 PT # 1440		RIM ELEV: 369.17 PT # 5055	R

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2402076 SITEPLAN R1

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<sup>\_3</sup>69<sub>.8</sub>\_



DRAWING REVISIONS	DRAWING REVISI	
Date De	# Dat	Revision #
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2024-06-27 Addi	2024-0	1
		2
		3



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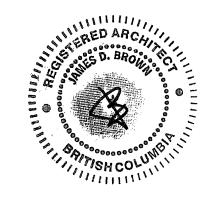
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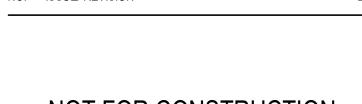
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PROJECT

# DILWORTH **MULTI-FAMILY**

PROJECT ADDRESS

TITLE

2271 HARVEY AVENUE (RE-ADDRESSING REQUIRED)

**KELOWNA, BC** 

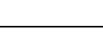
# SITE SURVEY (BY OTHERS)

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223-161	CJJ	TL







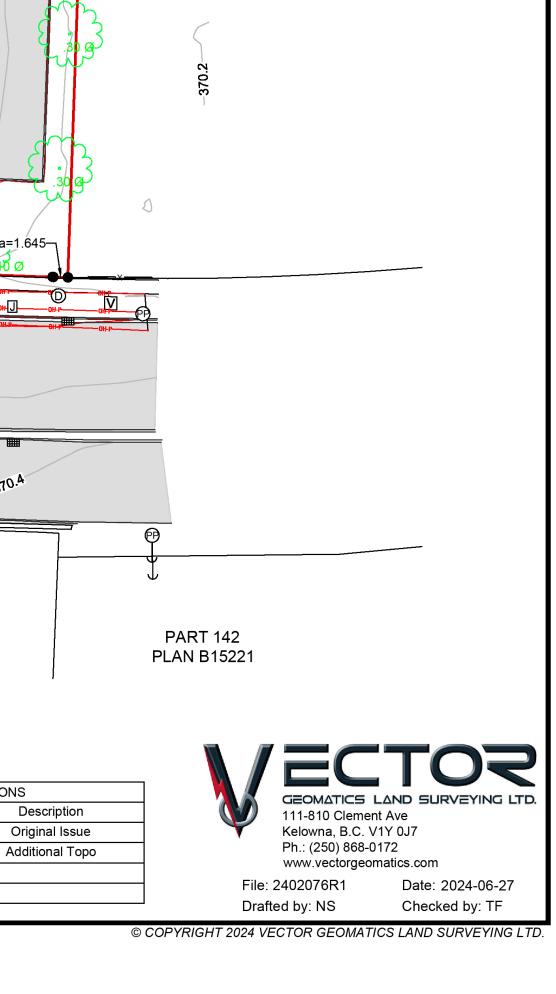






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**DP1.02** 



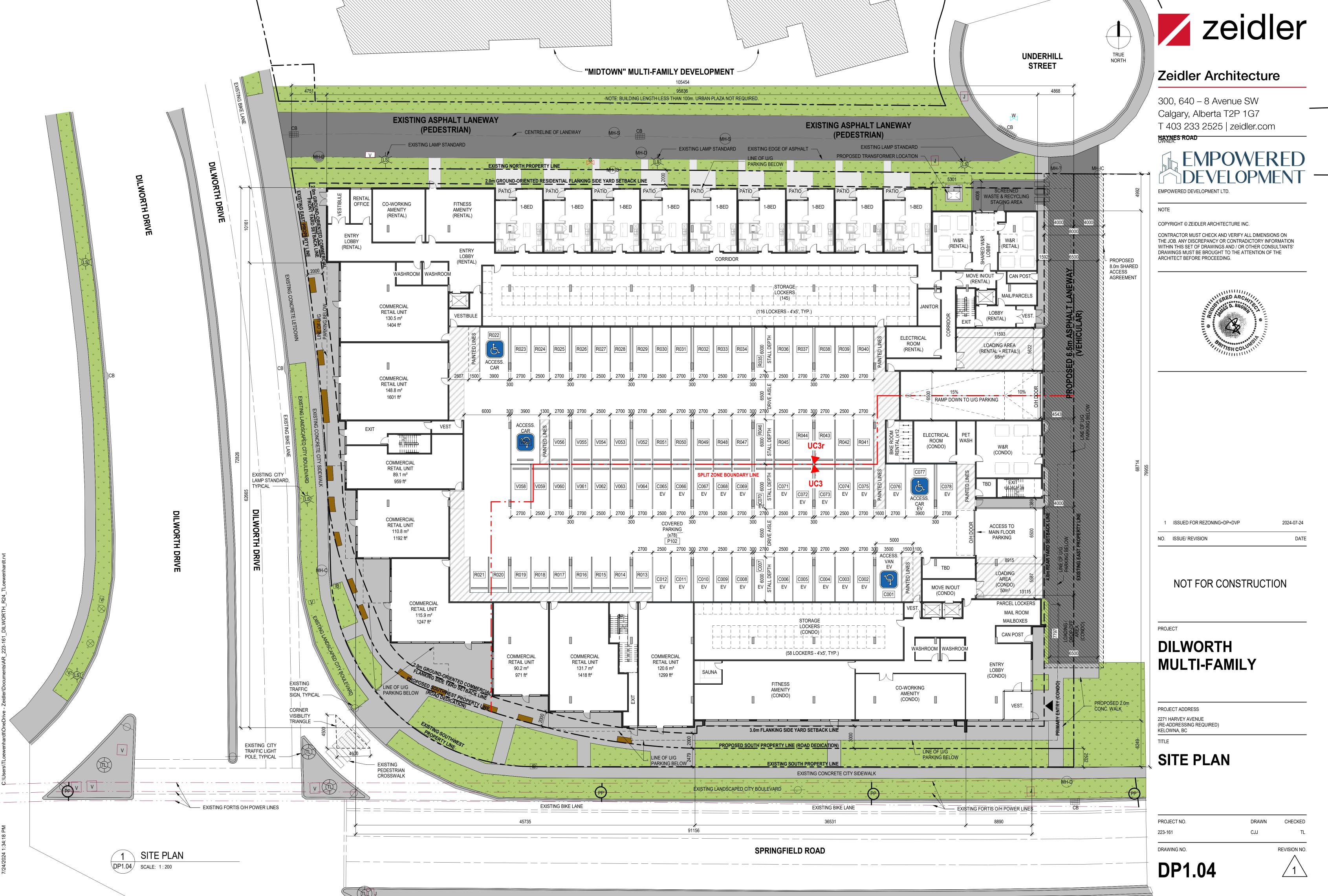
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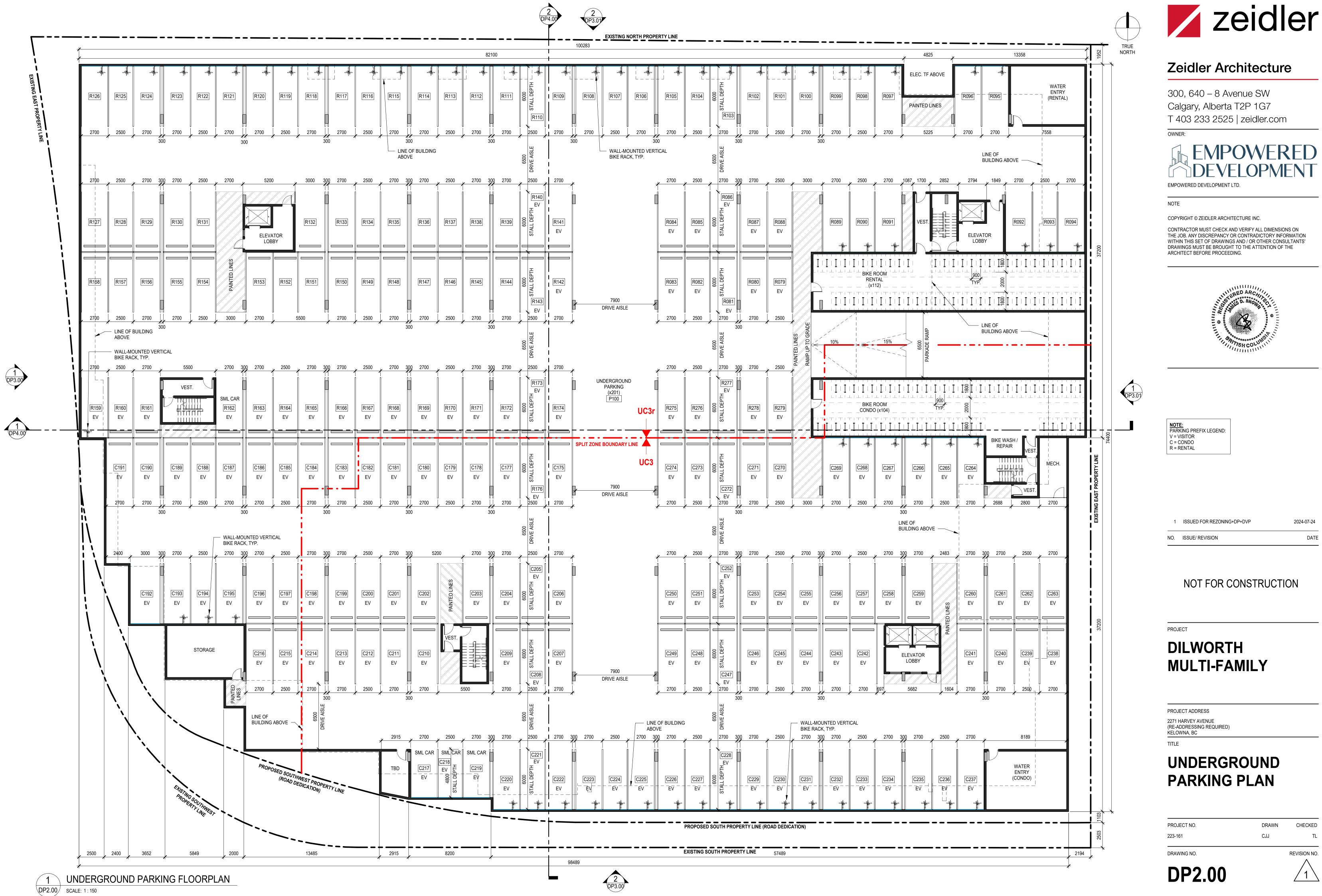
PLAN KAS2811

HAYNES ROAD

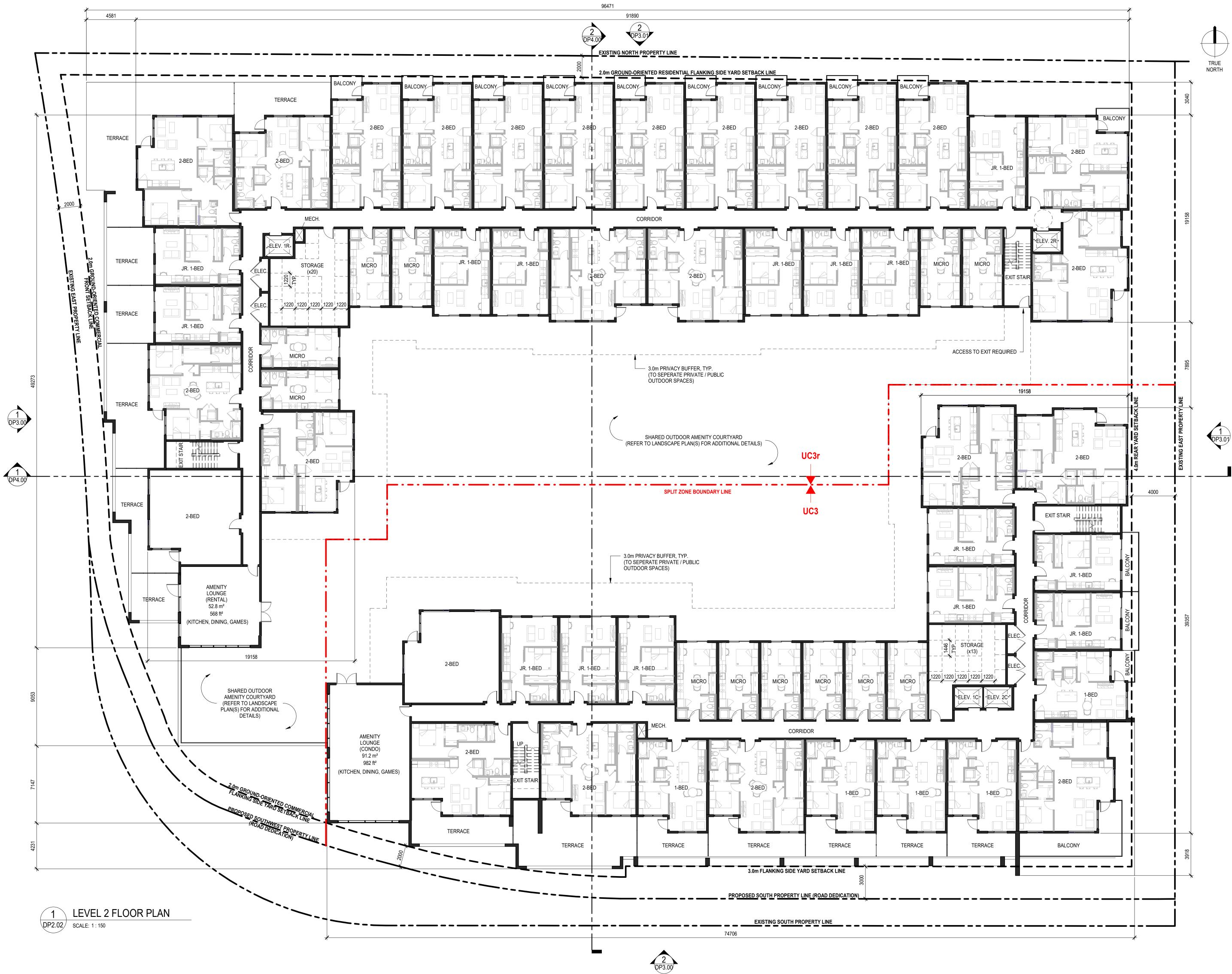
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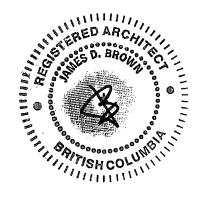
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PROJECT ADDRESS

2271 HARVEY AVENUE (RE-ADDRESSING REQUIRED)

**KELOWNA, BC** 

TITLE

# LEVEL 02 **FLOORPLAN**

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223-161	CJJ	TL
DRAWING NO.		REVISION NO.

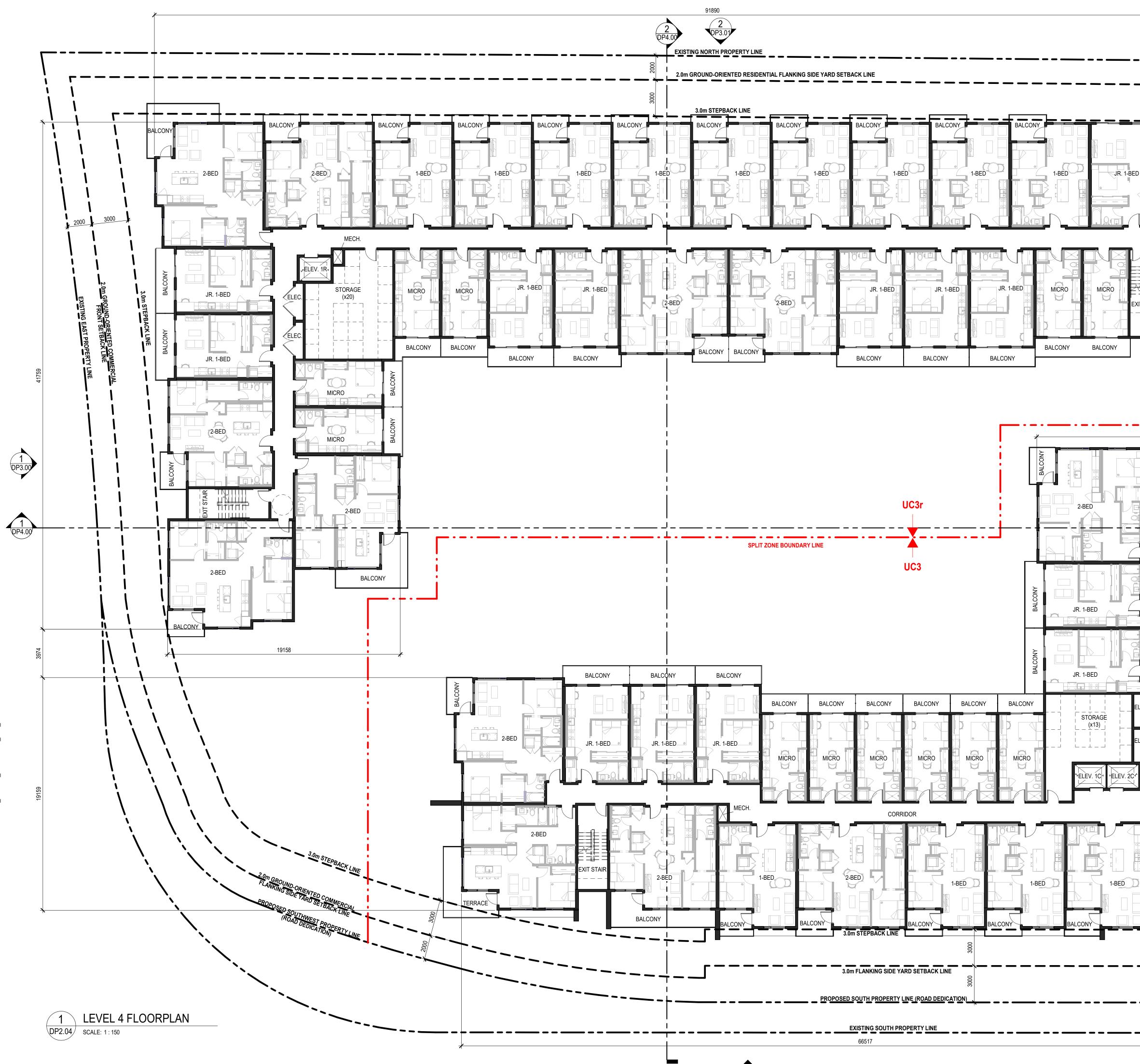
**DP2.02** 



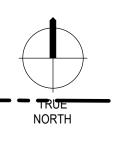


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**DP2.03** 



2 DP3.00



EAST PROPE

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1 DP3.01

BALCONY

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ATS TIXE

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BALCONY



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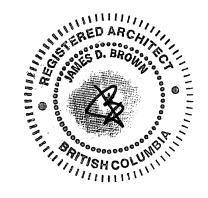
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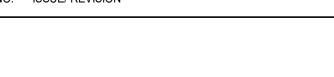
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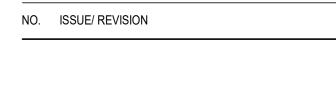












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PROJECT ADDRESS

TITLE

2271 HARVEY AVENUE (RE-ADDRESSING REQUIRED) KELOWNA, BC

DRAWN CHECKED

223-161

CJJ

DRAWING NO.

**DP2.04** 

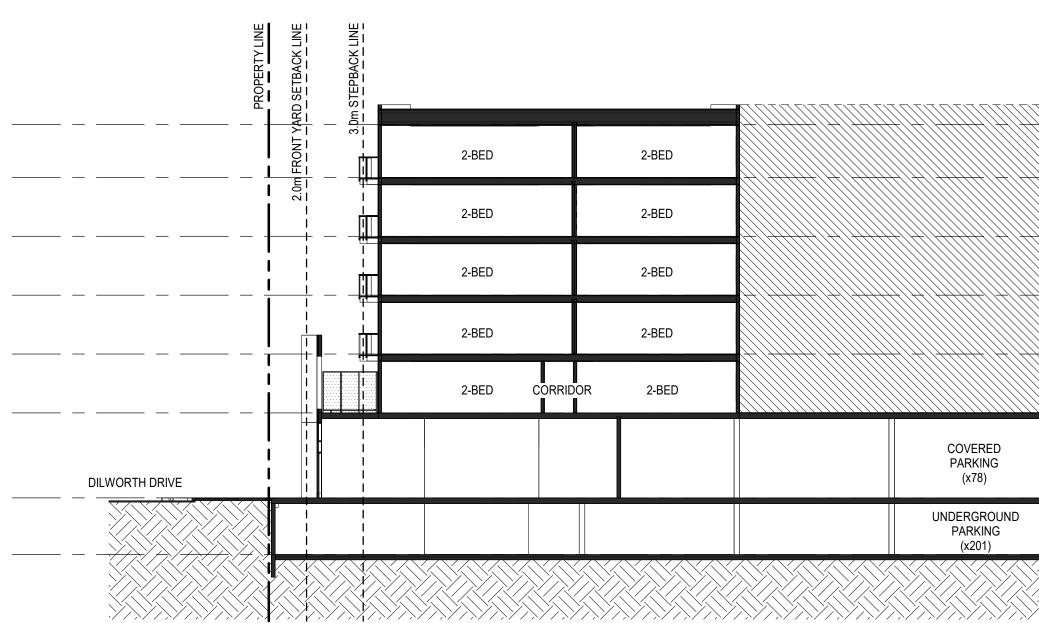
PROJECT NO.

LEVEL 04 - 06

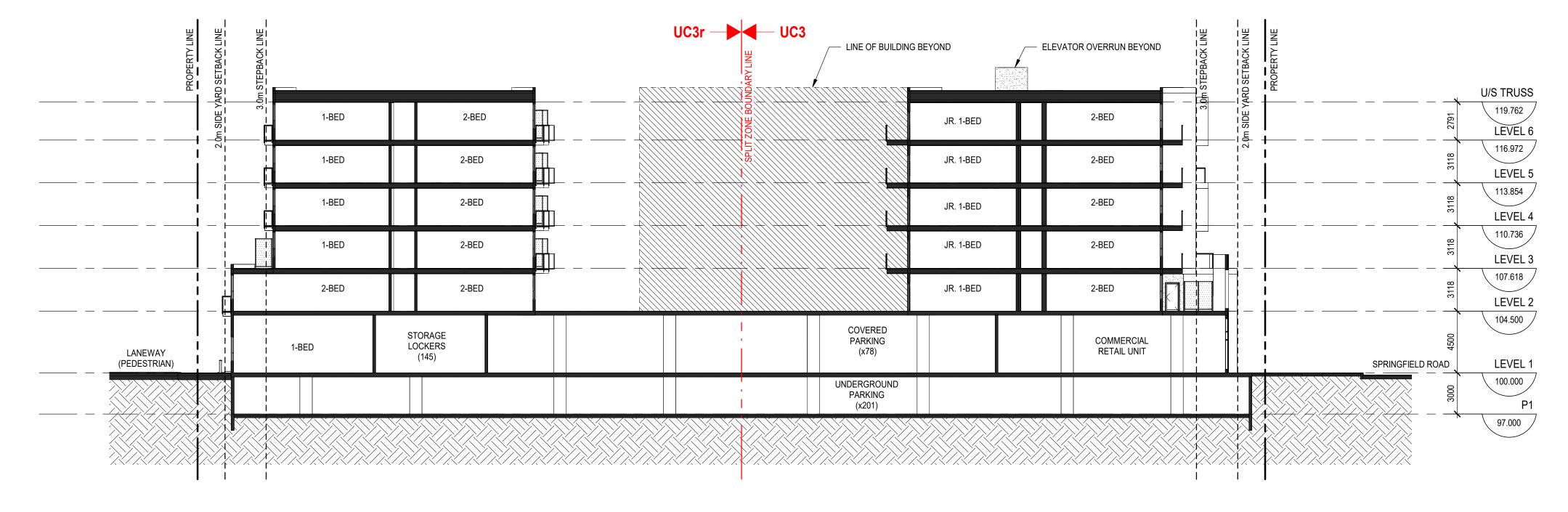
**TYPICAL FLOORPLAN** 



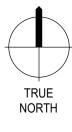








		LINE OF BUILDING E	EYOND								PROPERTY LINE
<u> </u>	<u>IIIIIIIIIIII</u>	<u> </u>		<u>IIIIIIIII</u>	<u>IIIII</u>					ARD 8	
							2-BED		2-BED	<del>— -</del> m REAR Y/	L
							2-BED		2-BED		
							2-BED		2-BED		
							2-BED		2-BED		
							2-BED		2-BED		- r I I
COVERED PARKING (x78)							ELECTRICAL ROOM (CONDO)		W&R (CONDO)		
NDERGROUND PARKING (x201)								BIKE ROC CONDO (x	DM 104)		



# zeidler

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NOTE

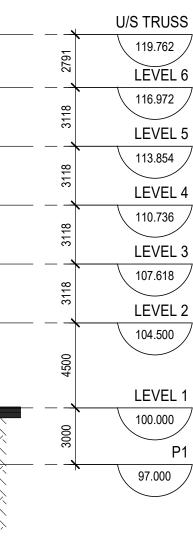
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### NOT FOR CONSTRUCTION

**BUILDING SECTIONS** 

DRAWN

CJJ

CHECKED

REVISION NO.

/1

NO.	ISSUE/ REVISION	DATE

PROJECT

PROJECT ADDRESS

**KELOWNA, BC** 

PROJECT NO.

DRAWING NO.

**DP4.00** 

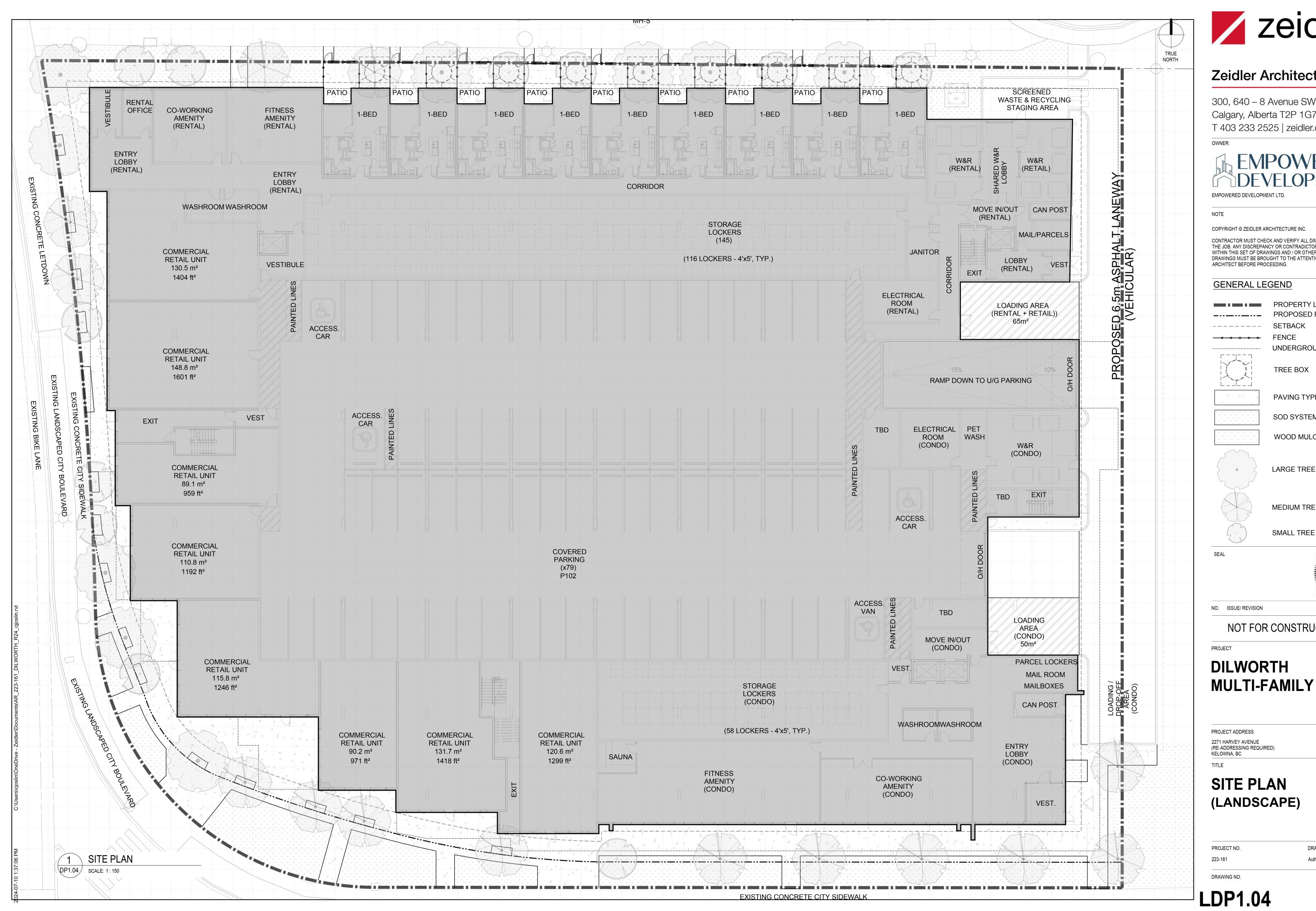
223-161

TITLE

2271 HARVEY AVENUE (RE-ADDRESSING REQUIRED)

DILWORTH

**MULTI-FAMILY** 





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# EMPOWERED DEVELOPMENT

EMPOWERED DEVELOPMENT LTD.

### NOTE

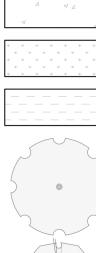
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### GENERAL LEGEND

PROPERTY LIMIT PROPOSED PROPERTY LIMIT \_----SETBACK \_\_\_\_\_ FENCE \_\_\_\_o\_\_\_o\_\_\_o\_\_ UNDERGROUND PARKING LIMIT \_ \_ \_ \_ \_ \_ \_ \_ TREE BOX **PAVING TYPE 1** SOD SYSTEM WOOD MULCH LARGE TREE (9)



SEAL

PROJECT

PROJECT ADDRESS

TITLE

PROJECT NO.

DRAWING NO.

223-161

NO. ISSUE/ REVISION

SMALL TREE (11)

MEMBER ORGE D. HARR 432

DATE

CHECKED

Checke

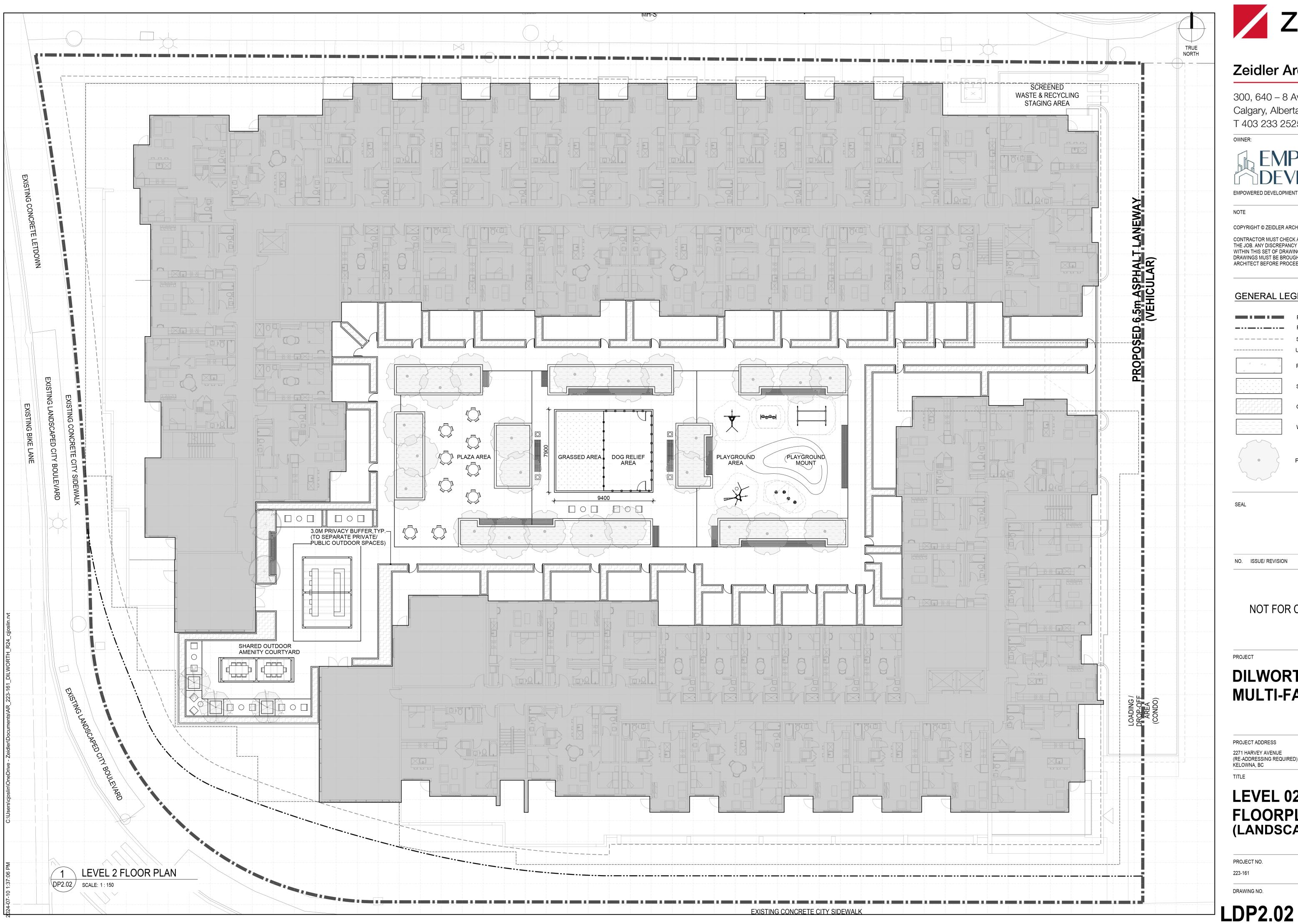
**REVISION NO.** 

DRAWN

Author

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MEDIUM TREE (14)





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# EMPOWERED DEVELOPMENT

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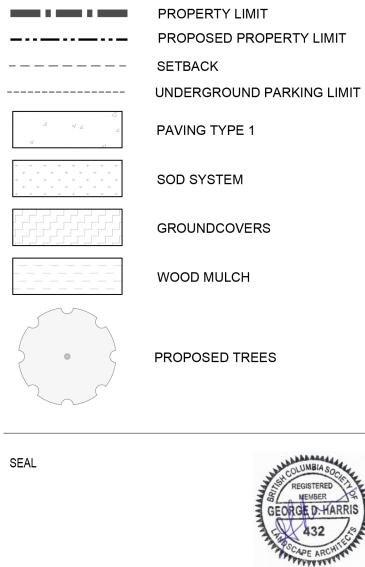
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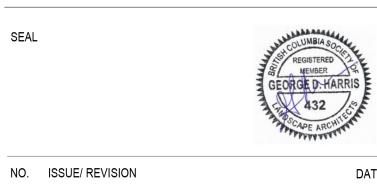
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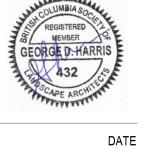
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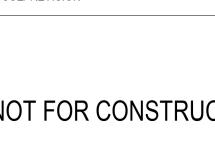
### GENERAL LEGEND











## NOT FOR CONSTRUCTION

2271 HARVEY AVENUE (RE-ADDRESSING REQUIRED) KELOWNA, BC

# **MULTI-FAMILY**

# DILWORTH

PROJECT

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TITLE

DRAWN

PROJECT NO. 223-161

DRAWING NO.

CHECKED

REVISION NO.

LEVEL 02

FLOORPLAN (LANDSCAPE)

Author

Checke