

Transmittal Page 1 of 1

To: Planning Department 1445255 B.C. LTD

City of Kelowna info@stargazeprojects.ca

December 10, 2024

Re: Rationale for the Proposed Development of 1475 Collison Rd, Kelowna, BC (The Site)

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the Rezoning and DP application associated with the proposed Development for the property located at 1475 Collison Rd, we offer the follow Rationale for the project:

Located within the City of Kelowna's Core Area as identified in the 2040 OCP, 1475 Collison Rd is located 1 block north of Springfield Rd, and 1.5 km south of the Rutland Urban Centre neighbourhood. With a high bike score and moderate walk and transit scores with multiple bus stops conveniently located nearby getting around in this area is easy. With the Rutland area experiencing tremendous population growth, the proposed development is ideally located for multi-family residential use to add much needed housing stock to the area.

The final layout and design of the townhomes represents close collaboration with the City of Kelowna and compliance with the 2040 OCP. Publicly accessible pathways connect all units to both the street and the lane. Individual units are articulated through varying rooflines, architectural elements, and colours & materiality. The building scale also aligns with the surrounding infill neighbourhood and the City's vision as outlined in the 2040 OCP.

The proposed MF2 zone permits this higher density and aligns with the City of Kelowna's 2040 OCP. The development will feature a total of 9 townhouse-style units, offering three-bedroom layouts. To comply with bylaw requirements, private parking is included, all of which are accessed from the lane. The project provides 19 resident parking spaces, including 1 visitor parking space, which is accessible.

This proposed development recognizes the City of Kelowna's strategic approach to overall residential growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy, and planning initiatives. Accordingly, our team looks forward to your supportive comments in response to this Development Permit application. Please do not hesitate to contact our office if there are any questions or require additional information in these matters.

Sincerely:

Matt Johnston

//Architect AIBC, LEED AP

LIME Architecture Inc.

1475 COLLISON RD, KELOWNA, BC



VIEW FROM EAST ELEVATION

ARCHITECTURAL SHEET LIST

A-000	COVER PAGE
A-001	LOCATION CONTEXT
A-002	2040 OCP RESPONSE
A-004	PROJECT INFORMATION
A-101	LEVEL 1 PLAN - BUILDING 1
A-102	LEVEL 1 PLAN - BUILDING 2
A-103	LEVEL 2 PLAN - BUILDING 1
A-104	LEVEL 2 PLAN - BUILDING 2
A-105	LEVEL 3 PLAN - BUILDING 1
A-106	LEVEL 3 PLAN - BUILDING 2
A-107	ROOF PLANS
A-200	B1 EAST ELEVATIONS
A-201	B1 WEST ELEVATIONS

B1 NORTH & SOUTH ELEVATIONS

B2 NORTH & SOUTH ELEVATIONS

B2 EAST ELEVATIONS

B2 WEST ELEVATIONS

A-202

A-203

A-204

A-205

PROPERTY DESCRIPTION

CIVIC: 1475 COLLISON RD, KELOWNA, BC

LEGAL: LOT D, PLAN KAP11943

CONSULTANT TEAM

OWNER/ OPERATOR	<u>ARCHITECTURAL</u>	<u>LANDSCAPE</u>
1445255 B.C. LTD.	LIME Architecture	Klimo & Associates
12111 82 Ave.	205-1626 Richter Street	4300 North Fraser Way
Surrey, BC V3W 3E4	Kelowna, BC V1Y 2M3	Burnaby, BC V5J 5J8
604-773-2297	250-448-7801	604-358-5562
Contact(s):	Contact(s):	Contacts(s):
Rohit Pabbi	Adam Wipp	Francis Klimo

PLOT DATE 11.13.24 PROJECT

PROJECT
1475 COLLISON RD.
DRAWING TITLE

COVER PAGE

PHONE:250-448-7801

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

COPYRIGHT.

ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsiblity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION 09.09.24 FOR REVIEW 09.19.24 FOR REVIEW

11.13.24 FOR REZONING + DP

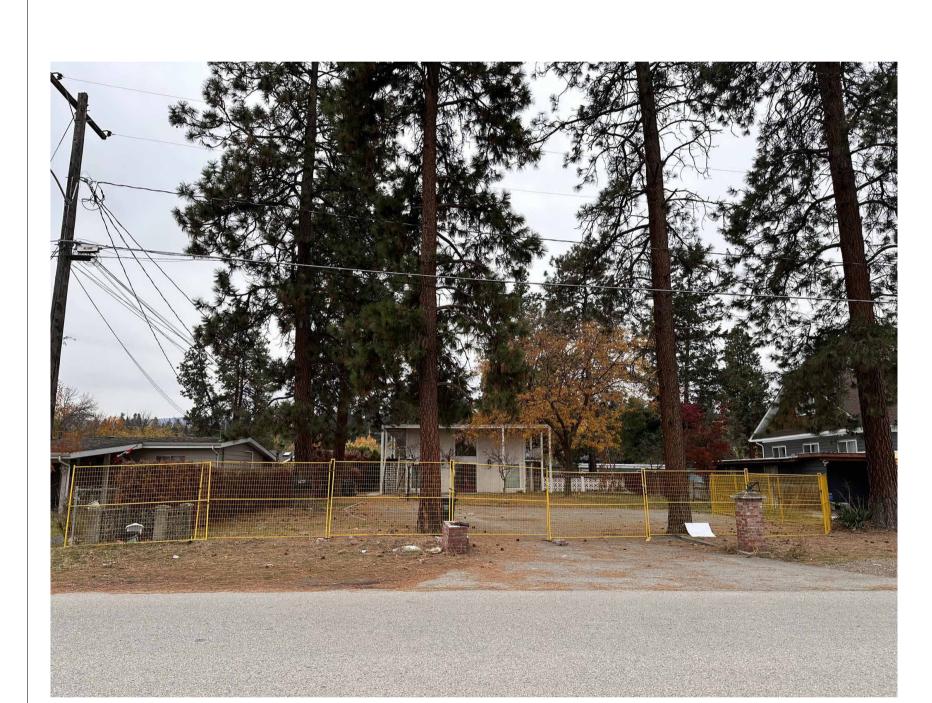
OOVERTINGE



Site Description & Current Conditions

The proposed development consists of a single lot located on Collison Rd, with access to private garages via a drive aisle. Located in the Core Area just outside of the Rutland Urban Centre, a vibrant and developing area with many amenities, the proposed 3-storey building will offer a modern uplift to the neighbourhood while fitting in with the existing buildings.

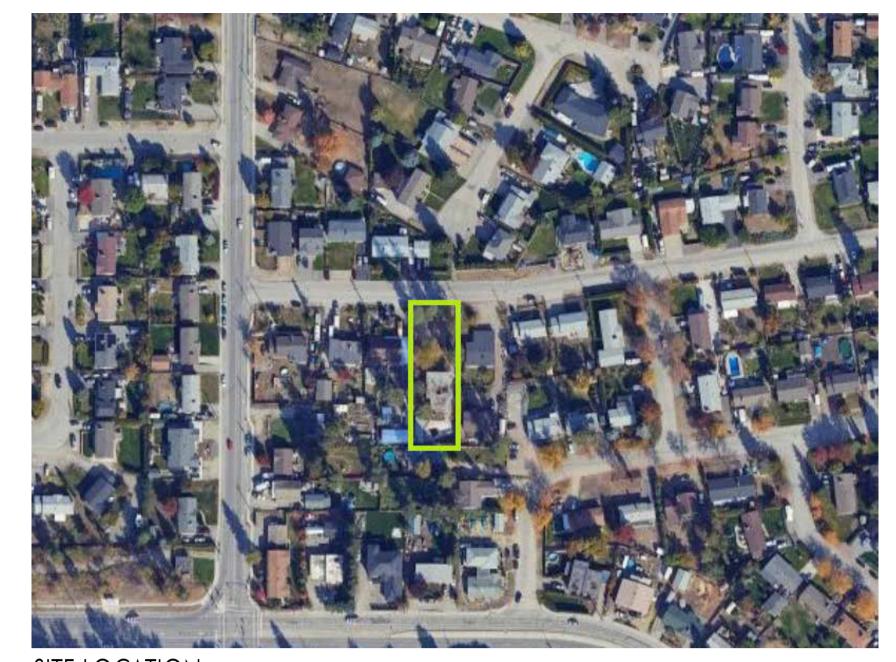
The site is within close proximity to grocery and retail stores, restaurants, schools and parks, and has frequent transit nearby to support the tenants.



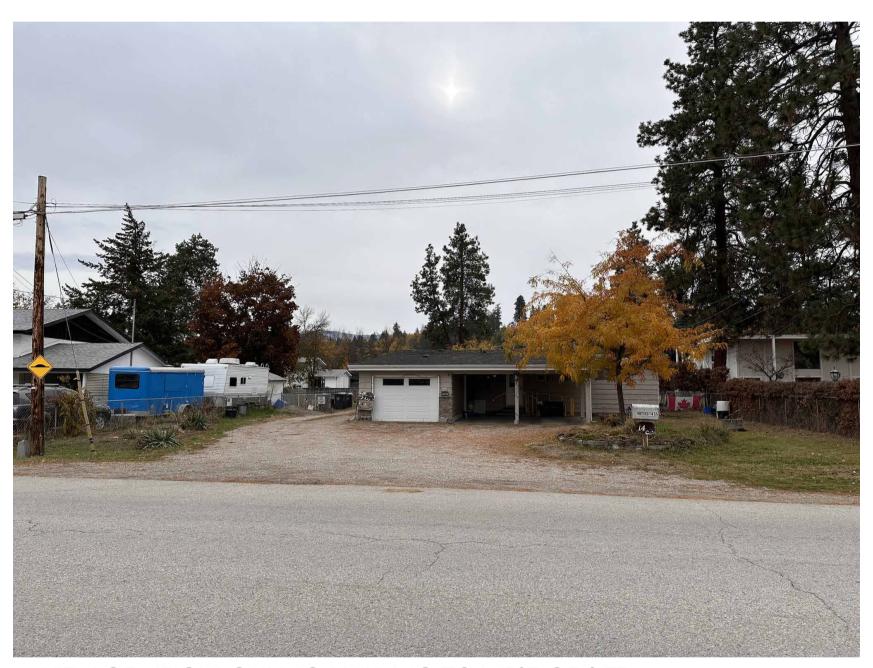
. VIEW FROM COLLISON RD FACING THE SITE LOOKING SOUTHEAST



4. VIEW NEIGHBOURING BUILDING 2 LOTS EAST OF SITE



SITE LOCATION



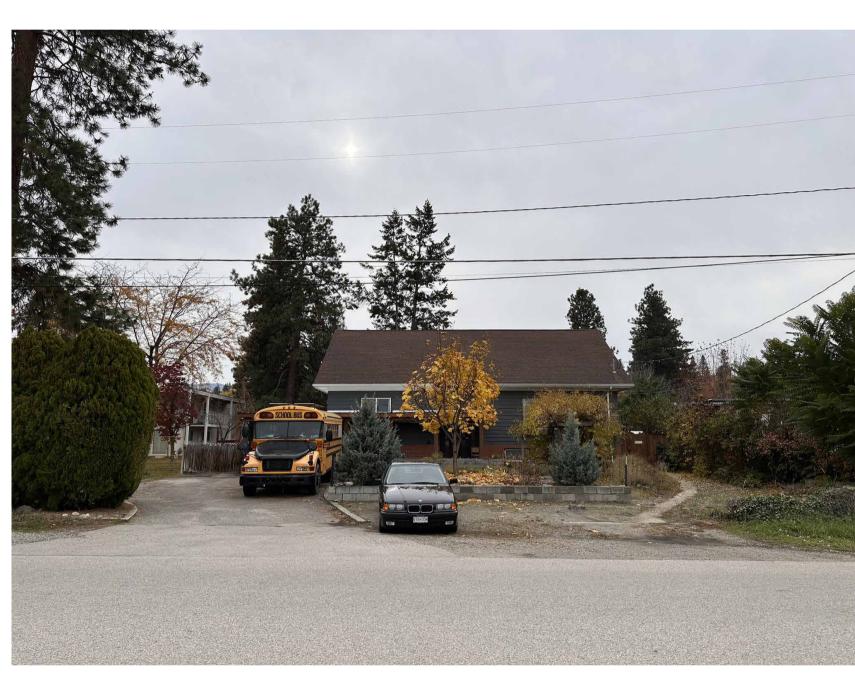
2. VIEW OF NEIGHBOURING BUILDING TO WEST OF SITE



5. VIEW NEIGHBOURING BUILDING 2 LOTS EAST OF SITE



SITE CONDITION KEY MAP



3. VIEW OF NEIGHBOURING BUILDING TO EAST OF SITE



6. VIEW ACROSS THE STREET FROM THE SITE

FOR REZONING & DP



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

COPYRIGHT. ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code -(most recent edition) including all published revisions and addenda. All trades shall assume full responsiblity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

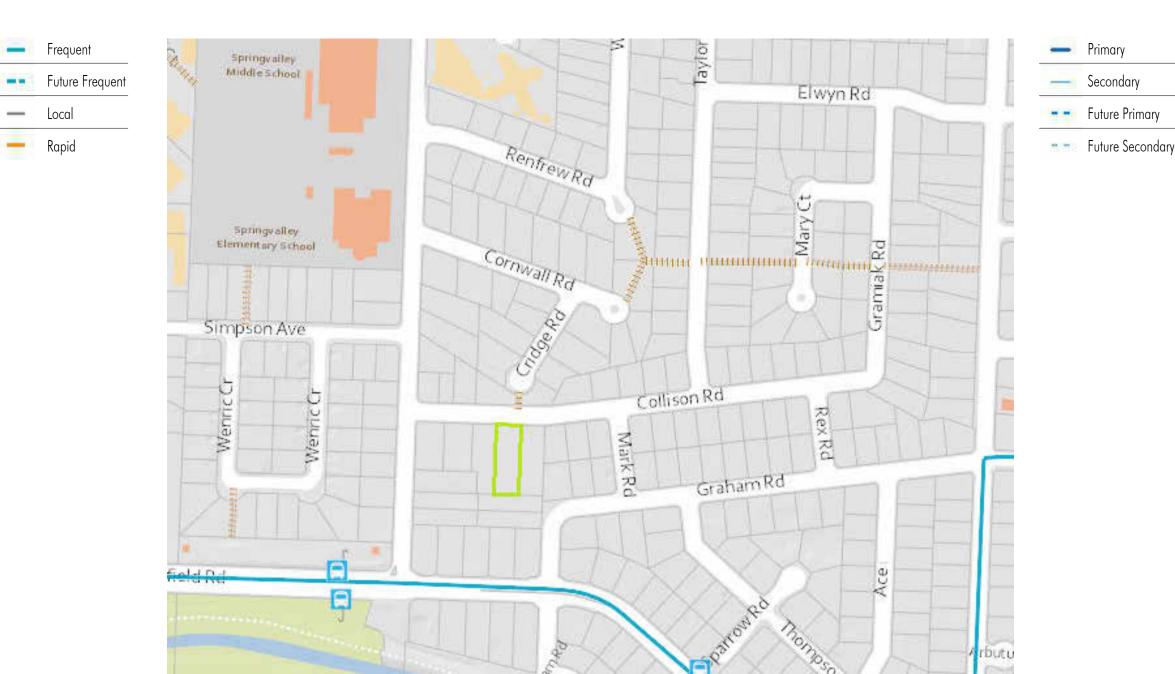
11.13.24 FOR REZONING + DP





Transportation

Located near a Transit Supportive Corridor, Kelowna's transportation network is accessible to residents who wish to explore other areas in Kelowna. There are two bus stops nearby on Springfield Rd, at the Ziprick Rd intersection, and the Queensway Exchange is approximately a 25 minute bus ride, keeping tenants connected to the downtown core.



SURROUNDING TRANSIT

Springvalley MiddleSchool ------Simpson Ave

SURROUNDING BICYCLE PATHS

Response to Core Area Guidelines

Land Use and Urban Design Guidelines

Design residential infill to be sensitive to neighbourhood context

- Ground oriented townhouses are proposed to increase density in a manner that aligns with the OCP
- The building provides a street facing entry from the fronting unit to create a connection to the public and avoid blank imposing walls

Focus residential density along Transit Supportive Corridors:

 A low rise development has been proposed to increase residential density

Housing Guidelines

Increase diversity to create inclusive, affordable housing:

Local

- Ground-oriented units have been provided to support family-friendly housing, and all units are three bedrooms
- Building jogs at the main entries provide shared front porch areas
- An area of Greenspace has been provided to foster social connections and inculsion

Transportation Guidelines

Respond to shifting demand for off-street parking facilities:

- Private 2 car garages have been provided for each unit to reduce the need for street parking
- The development will benefit from future secondary bicycle paths that link to future primary paths which will provide bicycle transportation along the Springfield corridor and the Mission Creek Greenway



2040 OCP Future Land Use Plan

Response to Form & Character

Relationship to Street Guidelines

Design of Primary Unit Entrances:

- Recessed entries provide shared porches and clearly visible front doors
- The parking garage is not visible from the ground level on the fronting streets

Building oriented perpendicular to street:

• End unit has clear entry directly accessible from the fronting street

Ensure connection while maintaining privacy:

- End unit windows provide eyes on the street for a sense of security
- Window heights allow privacy for residents

Scale and Massing Guidelines

Scale and site buildings to establish consistent rhythm along the street:

- Building articulation and change of forms and materials allow for visual interest and reduce the imposing feeling of an infill development in a single family neighbourhood
- With a total of 9 units, buildings have been broken down into a 4-plex and a 5-plex

Publicly-Accessible & Private Open Space Guidelines

Design of private outdoor spaces:

- The balconies are east facing to allow for morning sun, and a reprieve from the Okanagan heat in the late afternoon and evenings
- Solid privacy walls between balconies have been provided to control sight lines and create privacy

Building Articulation, Features, & Material Guidelines

Maximize integration with the existing neighbourhood:

- Rooflines have been designed to blend into the neighbourhood
- Window patterning and styles correlate with intervals
- Each interval is reinforced with alternating roof lines
- Material changes have been utilized in corresponding intervals



2040 OCP Relationship to Street Graphic

11.13.24 PROJECT 1475 COLLISON RD. DRAWING TITLE

PLOT DATE

2040 OCP **RESPONSE**

PHONE:250-448-780

205-1626 Richter Street

Kelowna, BC V1Y 2M3

COPYRIGHT. ALL RIGHTS RESERVED

All ideas, designs, drawings and

specifications are the exclusive property of LIME Architecture Inc. As instruments of

reproduced in any manner without the

Architecture Inc. All Contracting Trade

commencement of any work. Any

shall check and verify all levels, dimension

mmediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing

ouilding by-laws and requirements of othe

revisions and addenda. All trades shall assume full responsiblity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone

REVISION NO., DATE AND DESCRIPTION

11.13.24 FOR REZONING + DP

All trades are to execute the work in

A-002



FOR REZONING & DP

1475 COLLISON RD, KELOWNA, BC

N/A

PROPERTY DESCRIPTION:

CIVIC: 1475 COLLISON RD, KELOWNA, BC LEGAL: LOT D, PLAN KAP11943

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA MF1 ZONING

CORE AREA PROPOSED: MF2 ZONING

SITE INFORMATION:

GROSS SITE AREA = $18,553.8 \text{ SF } (1,723.7 \text{ m}^2)$

 ALLOWED/REQUIRED
 PROPOSED

 SITE COVERAGE =
 55% (10,204.6 SF)
 10.8% (2,010.1 SF)

 SITE COVERAGE + HARDSCAPING =
 80% (14,843.0 SF)
 80% (14,823.9 SF)

 F.A.R.:
 1.0 (18,553.8 SF)
 0.81 (15,029 SF)

PRIVATE & COMMON AMENITY SPACE:

AMENITY SPACE = N/A

HEIGHT = 11.0m (3 STOREYS) 10.7m (3 STOREYS)

YARD SETBACKS:

PARKING CALCULATIONS:

3 BEDROOM UNITS = 9 UNITS x 1.6 = 14.4 (14) 18

VISITOR = 9 UNITS x 0.14 = 1.26 (1) 1

TOTAL = 15 20

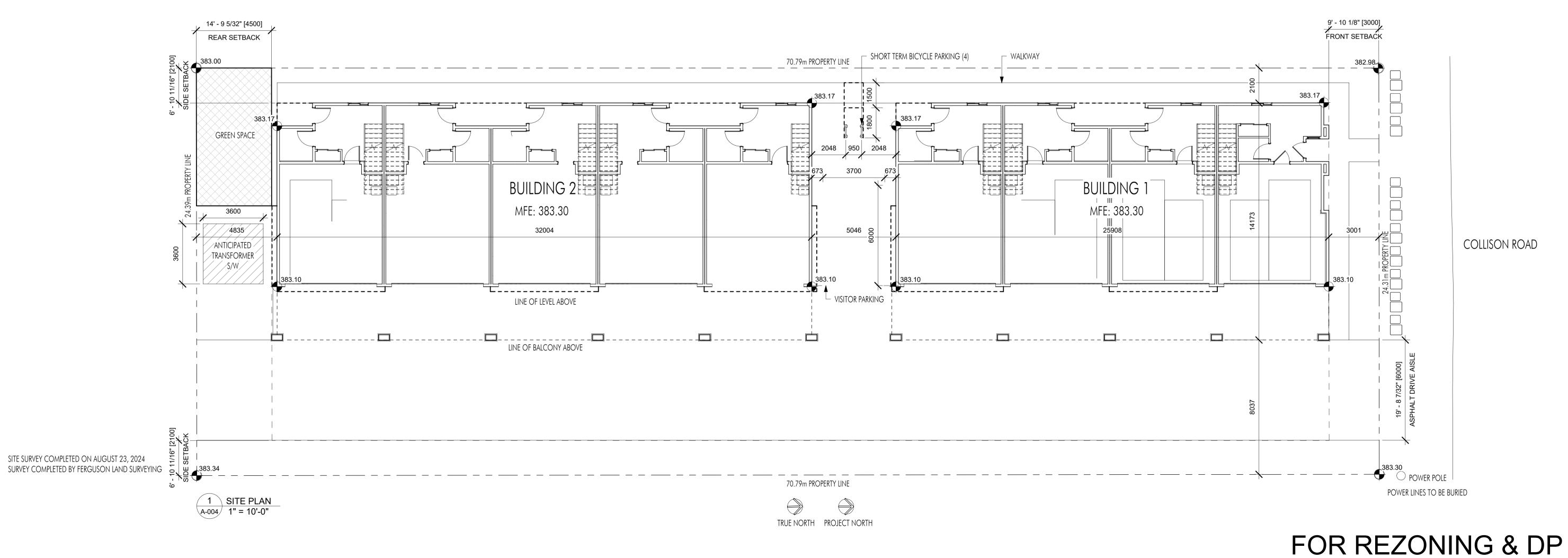
ACCESSIBLE PARKING = 1 (0 VAN)

SHORT-TERM BICYCLE STORAGE:

TOWNHOUSES =

UNIT CALCULATIONS							
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE				
101	3	1656 SF	231 SQFT				
102	3	1693 SF	199 SQFT				
103	3	1653 SF	220 SQFT				
104	3	1671 SF	209 SQFT				
105	3	1686 SF	208 SQFT				
106	3	1653 SF	219 SQFT				
107	3	1693 SF	199 SQFT				
108	3	1653 SF	219 SQFT				
109	3	1671 SF	208 SQFT				
TOTAL	UNIT AREAS	15029 SF					

PARKING					
COUNT	TYPE				
1	ACCESSIBLE - 90 deg				
9	REGULAR - 90 deg				
9	SMALL - 90 deg				



ARCHITECTURE II

PHONE:250-448-7801 205-1626 Richter Street,

Kelowna, BC V1Y 2M3

www.limearchitecture.com

COPYRIGHT.
ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsiblity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

11.13.24 FOR REZONING + DP

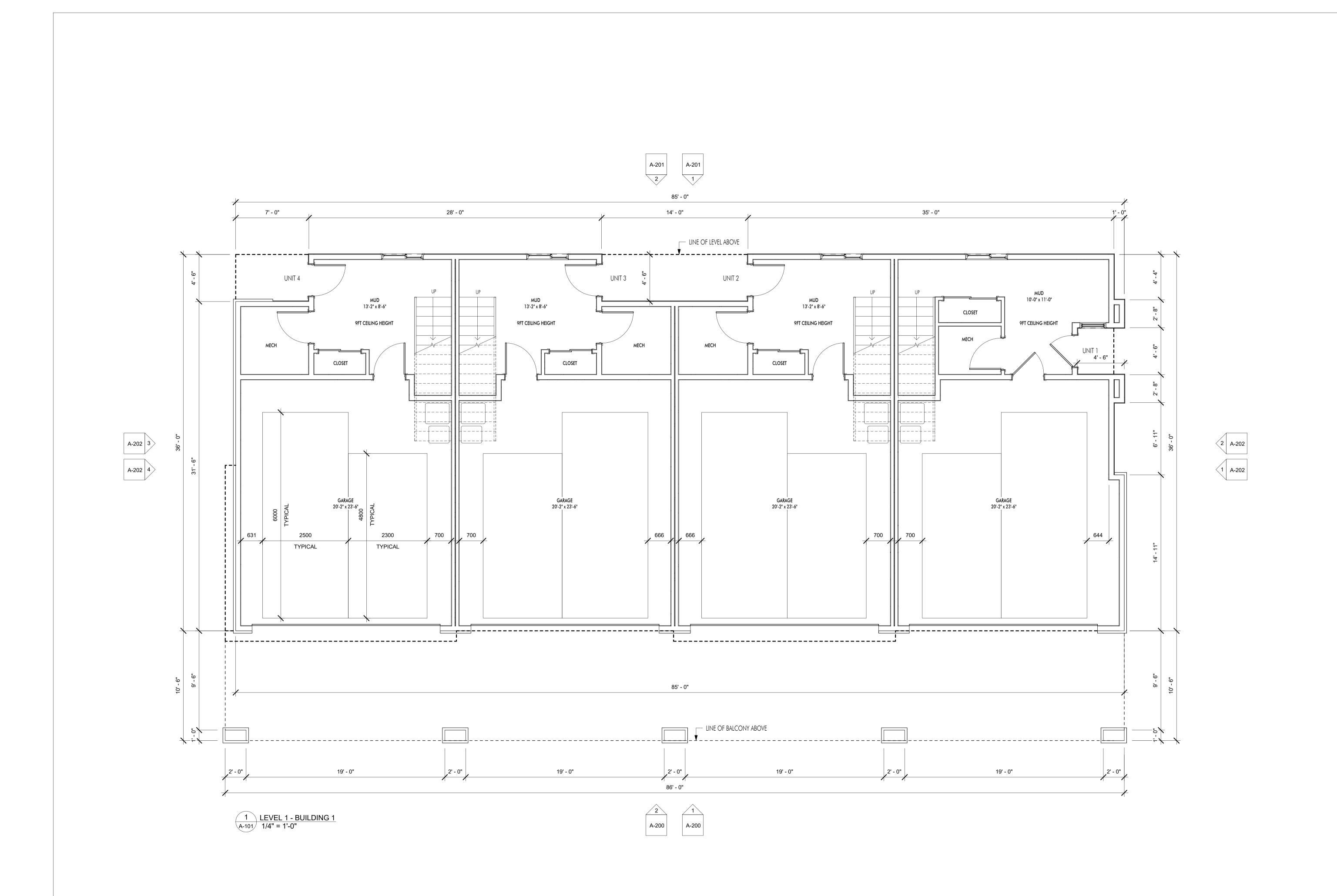
PLOT DATE 11.13.24 PROJECT

DRAWING TITLE

PROJECT INFORMATION

DRAWING NO.





ARCHITECTUI

PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

COPYRIGHT. ALL RIGHTS RESERVED

ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

11.13.24 FOR REZONING + DP

11.13.24

PROJECT 1475 COLLISON RD.

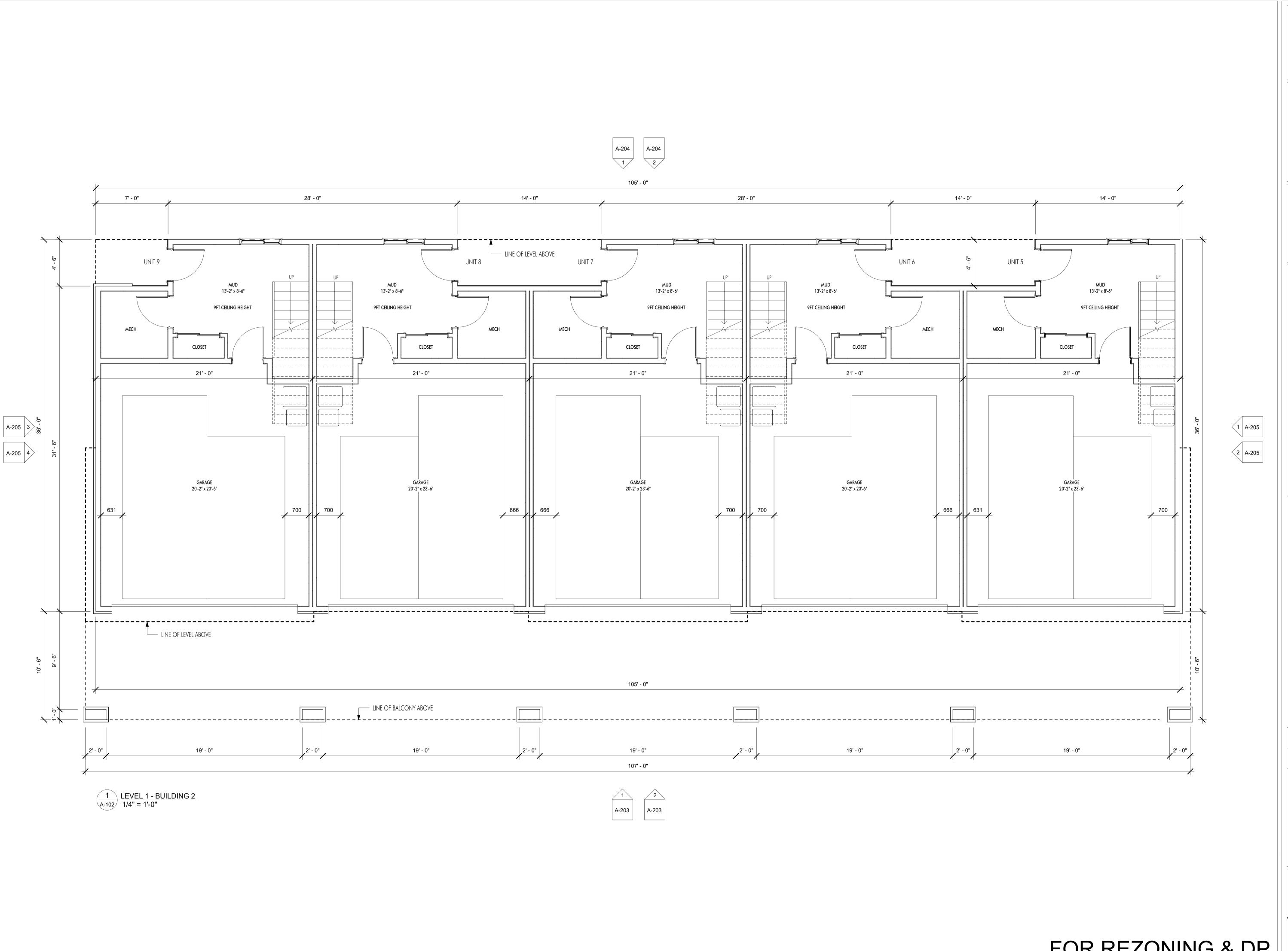
DRAWING TITLE

LEVEL 1 PLAN -BUILDING 1

DRAWING NO.

|| A-10





PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

COPYRIGHT.

ALL RIGHTS RESERVED All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code -(most recent edition) including all published revisions and addenda. All trades shall assume full responsiblity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

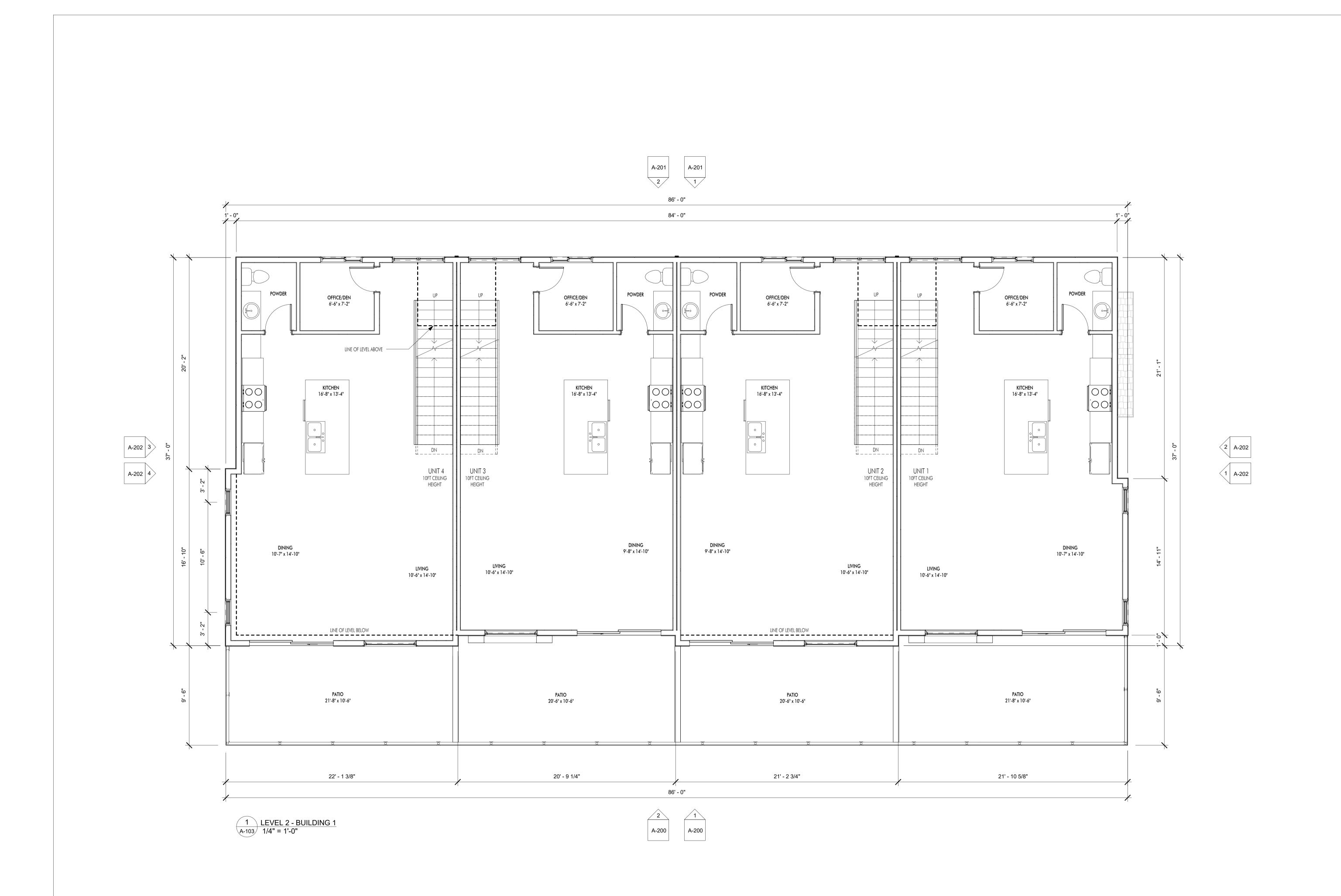
11.13.24 FOR REZONING + DP

PLOT DATE 11.13.24 PROJECT

1475 COLLISON RD. DRAWING TITLE

LEVEL 1 PLAN -**BUILDING 2**







PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

COPYRIGHT.

ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

11.13.24 FOR REZONING + DP

PLOT DATE 11.13.24 PROJECT

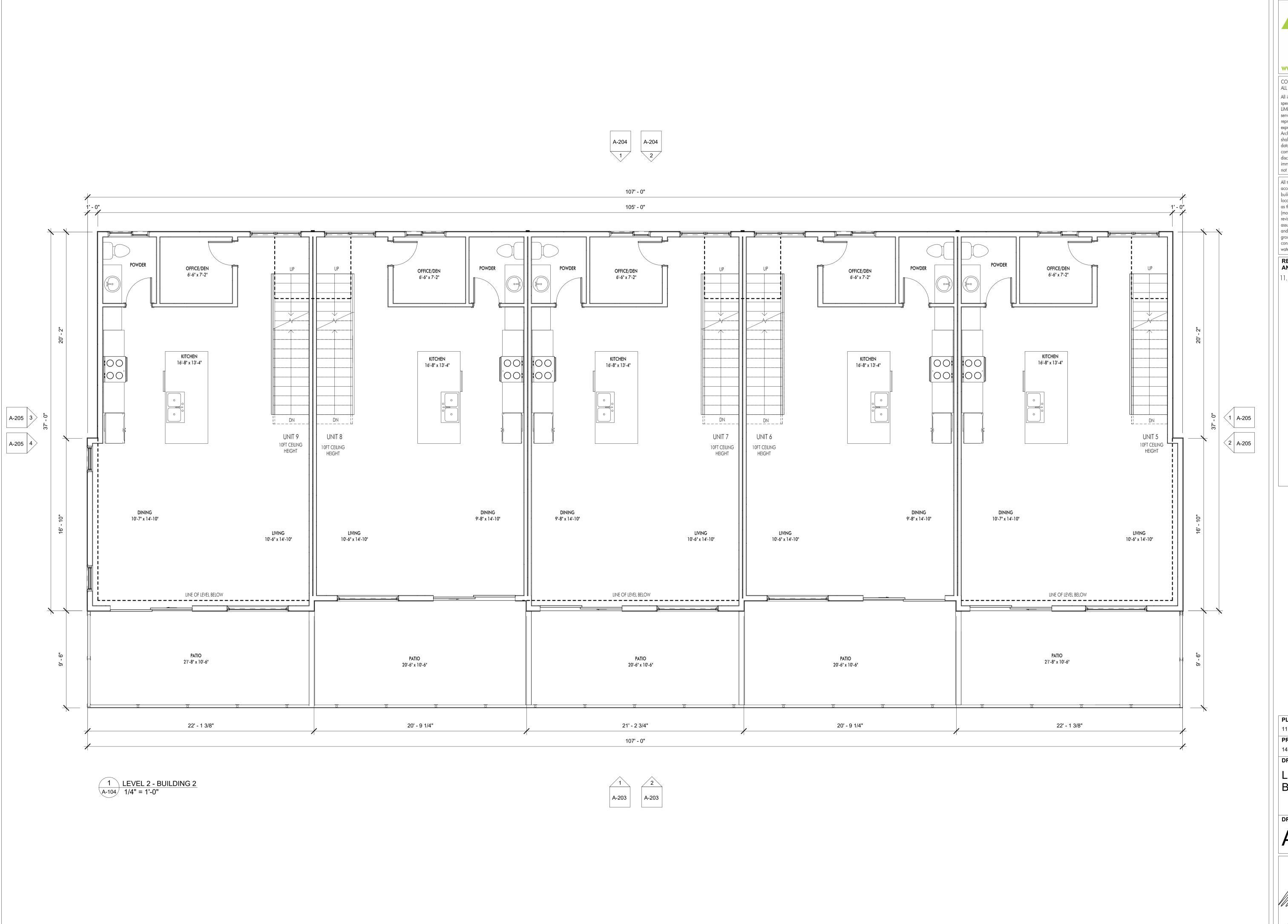
1475 COLLISON RD.

DRAWING TITLE

LEVEL 2 PLAN -BUILDING 1

DRAWING NO





LIM

PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

COPYRIGHT.

ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsiblity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

11.13.24 FOR REZONING + DP

PLOT DATE 11.13.24 PROJECT

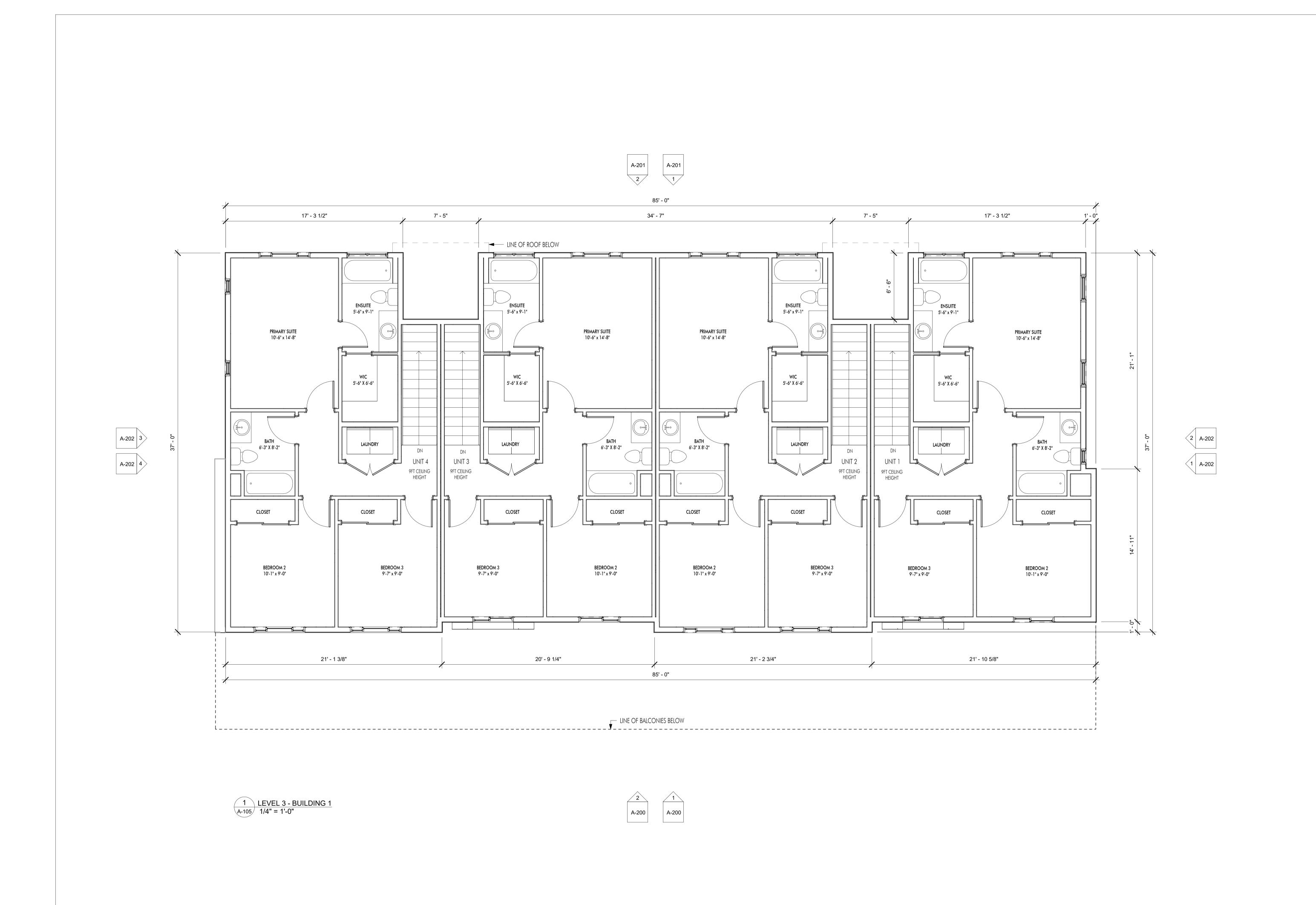
1475 COLLISON RD.

DRAWING TITLE

LEVEL 2 PLAN -BUILDING 2

DRAWING NO.





L I M ARCHITECTUR

> PHONE:250-448-7801 205-1626 Richter Street, Kelowna, BC V1Y 2M3

www.limearchitecture.com

COPYRIGHT. ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

11.13.24 FOR REZONING + DP

11.13.24

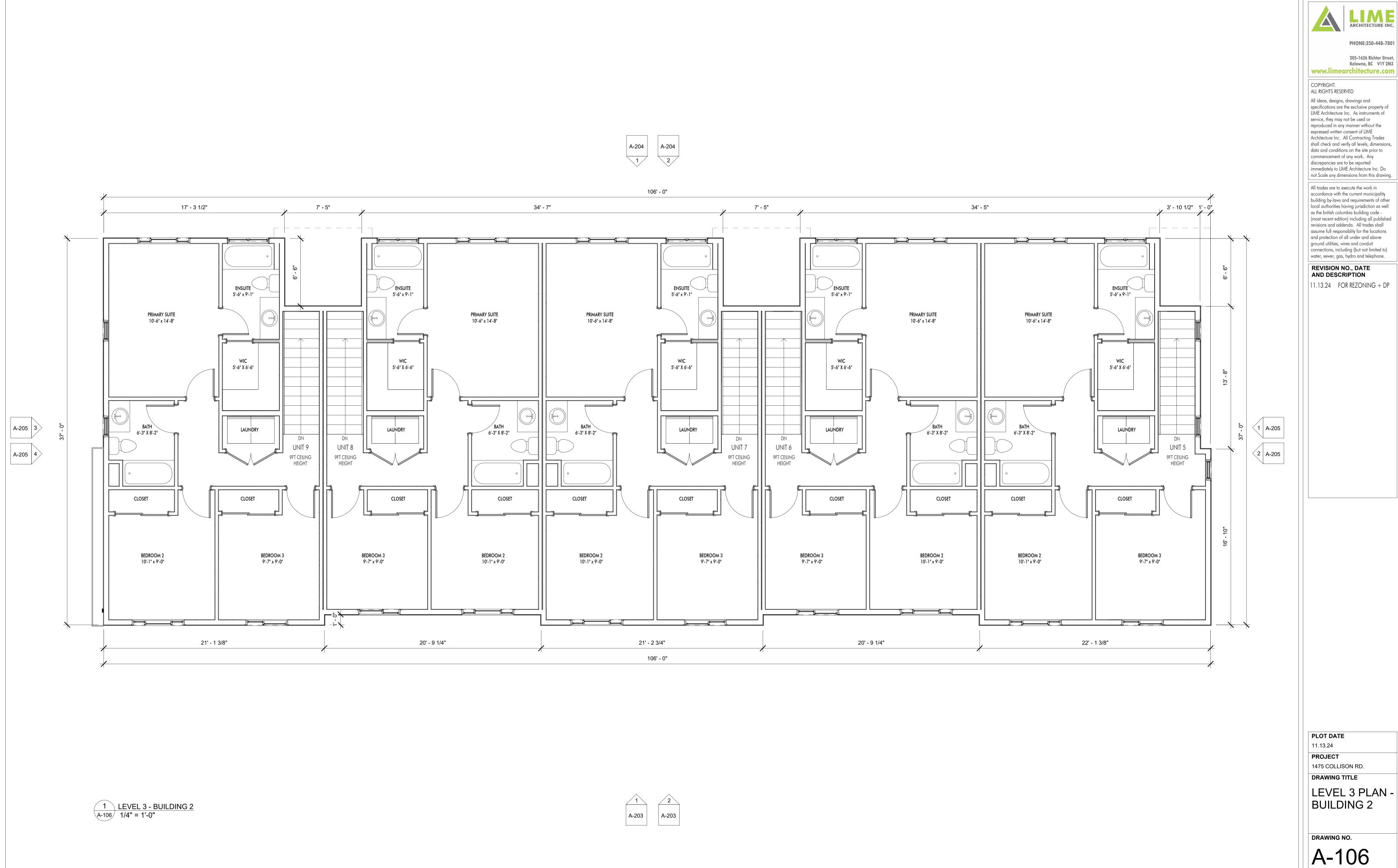
PROJECT 1475 COLLISON RD.

DRAWING TITLE

LEVEL 3 PLAN -BUILDING 1

DRAWING NO.





PHONE:250-448-7801 205-1626 Richter Street, Kelowna, BC V1Y 2M3

COPYRIGHT. ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code -(most recent edition) including all published revisions and addenda. All trades shall assume full responsiblity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

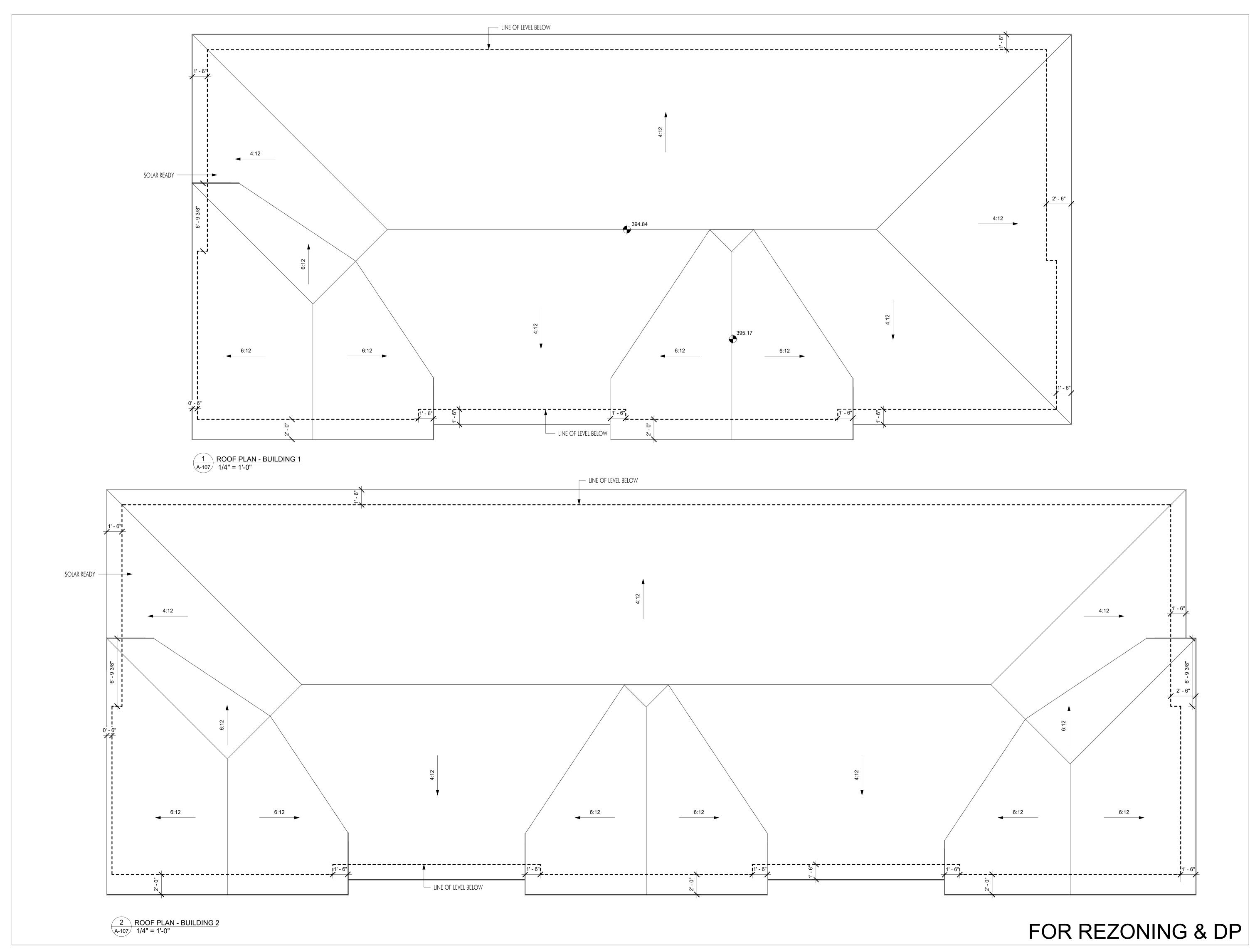
11.13.24 FOR REZONING + DP

PLOT DATE 11.13.24 PROJECT

1475 COLLISON RD. DRAWING TITLE

LEVEL 3 PLAN -**BUILDING 2**





ARCHITECTUR

PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

COPYRIGHT.
ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsiblity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

11.13.24 FOR REZONING + DP

PLOT DATE 11.13.24

PROJECT 1475 COLLISON RD.

DRAWING TITLE

ROOF PLANS

DRAWING NO.





ARCHITE

PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

COPYRIGHT.
ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsiblity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

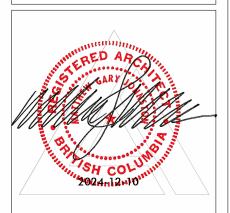
09.09.24 FOR REVIEW 09.19.24 FOR REVIEW 11.13.24 FOR REZONING + DP

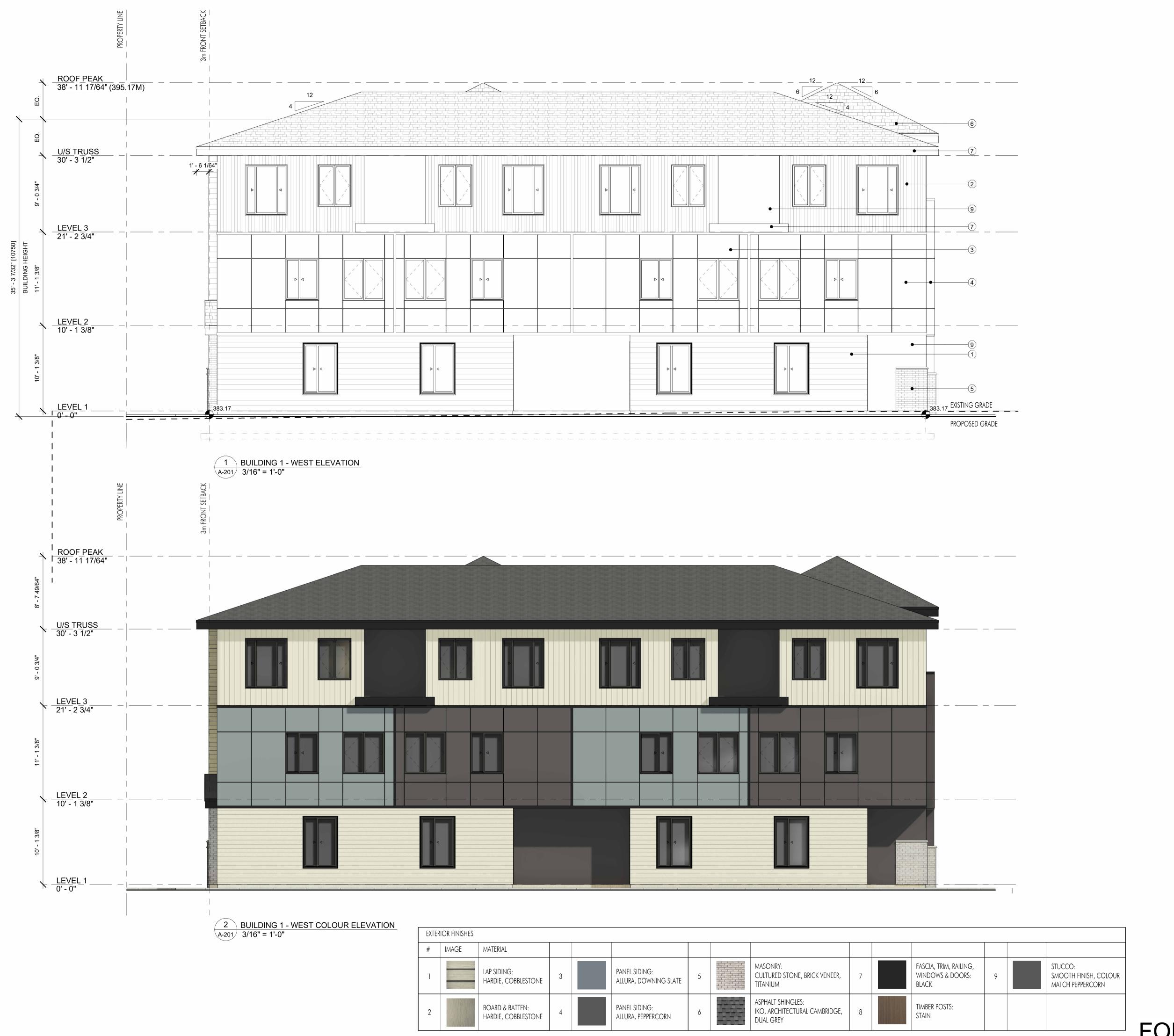
PLOT DATE 11.13.24

PROJECT 1475 COLLISON RD.

DRAWING TITLE

B1 EAST ELEVATIONS





ARCHITECTURI

PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

COPYRIGHT.
ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

09.09.24 FOR REVIEW 09.19.24 FOR REVIEW 11.13.24 FOR REZONING + DP

PLOT DATE 11.13.24

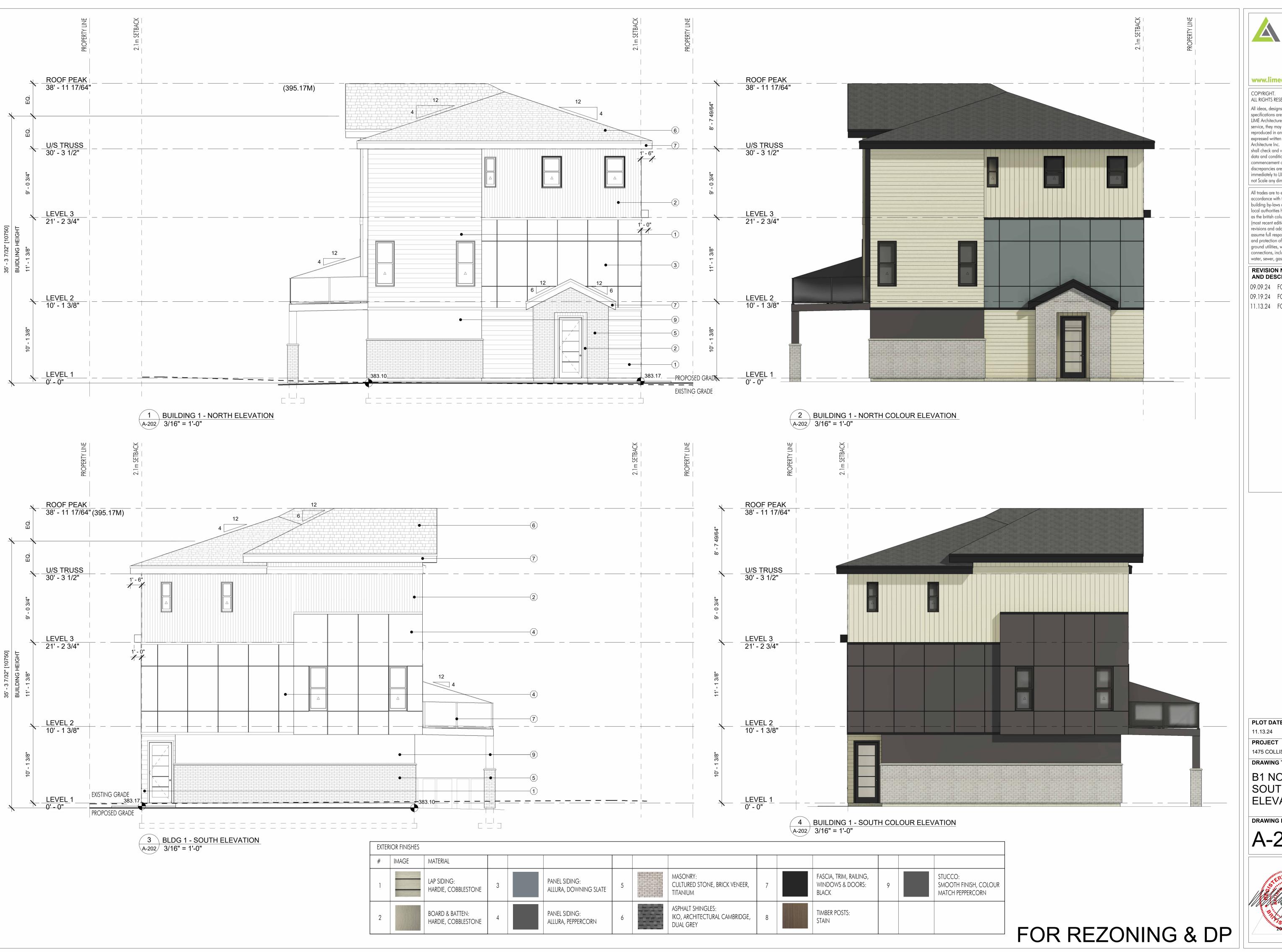
PROJECT 1475 COLLISON RD.

DRAWING TITLE

B1 WEST ELEVATIONS

DRAWING NO





PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

COPYRIGHT. ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code -(most recent edition) including all published revisions and addenda. All trades shall assume full responsiblity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

09.09.24 FOR REVIEW 09.19.24 FOR REVIEW

11.13.24 FOR REZONING + DP

PLOT DATE 11.13.24

1475 COLLISON RD. DRAWING TITLE

B1 NORTH & SOUTH

ELEVATIONS





LI MARCHITECTURE

PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

COPYRIGHT.
ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

11.13.24 FOR REZONING + DP

PLOT DATE 11.13.24 PROJECT

1475 COLLISON RD.

DRAWING TITLE

B2 EAST ELEVATIONS

RAWING NO.





LIV

PHONE:250-448-7801

205-1626 Richter Street, Kelowna, BC V1Y 2M3 www.limearchitecture.com

COPYRIGHT.
ALL RIGHTS RESERVED

All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsiblity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE AND DESCRIPTION

11.13.24 FOR REZONING + DP

PLOT DATE 11.13.24 PROJECT

1475 COLLISON RD.

DRAWING TITLE

B2 WEST ELEVATIONS





PHONE:250-448-7801

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

COPYRIGHT.

ALL RIGHTS RESERVED All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or

reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code -(most recent edition) including all published revisions and addenda. All trades shall assume full responsiblity for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to)

REVISION NO., DATE AND DESCRIPTION

11.13.24 FOR REZONING + DP

PLOT DATE 11.13.24 PROJECT

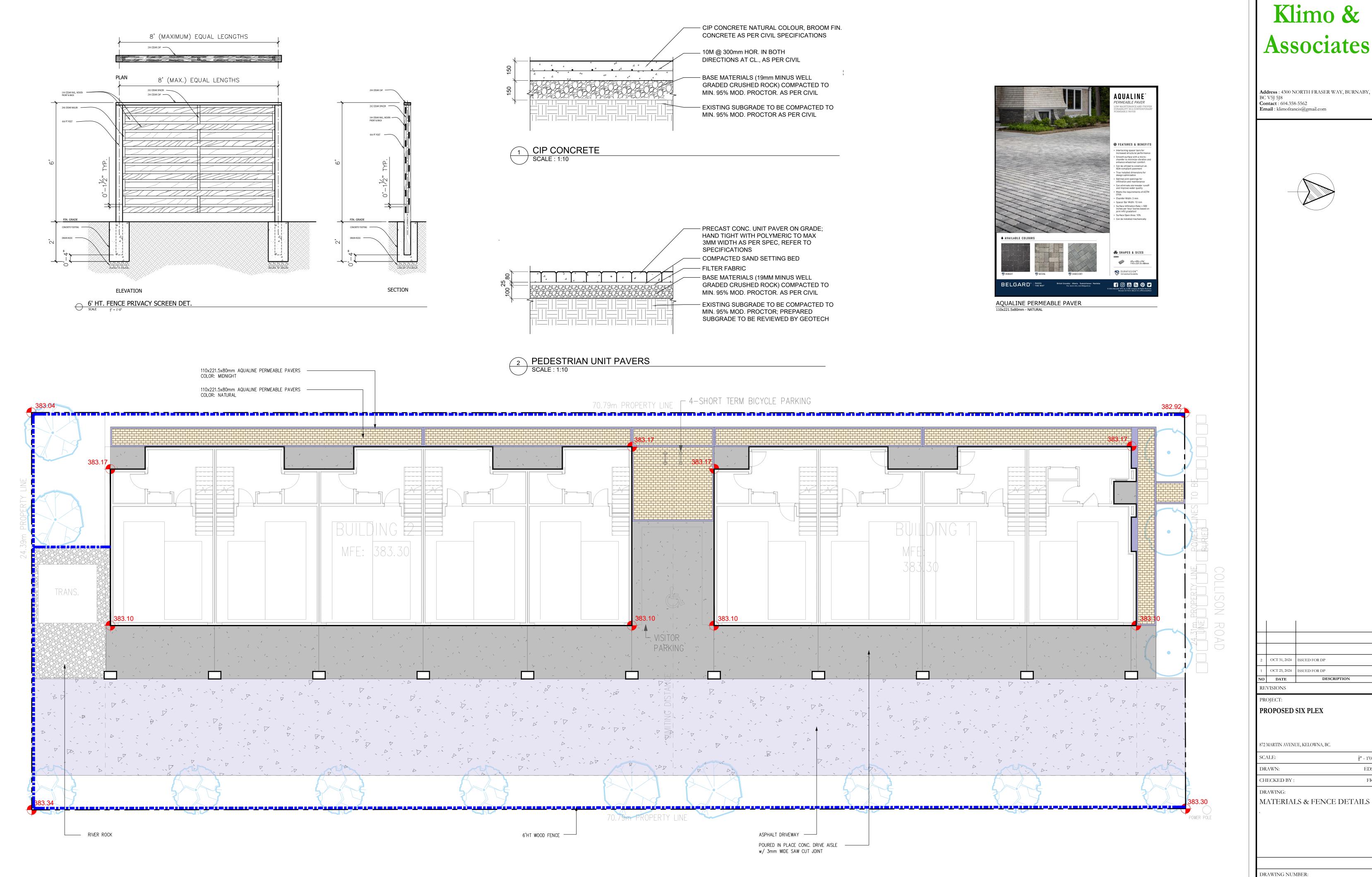
1475 COLLISON RD. DRAWING TITLE

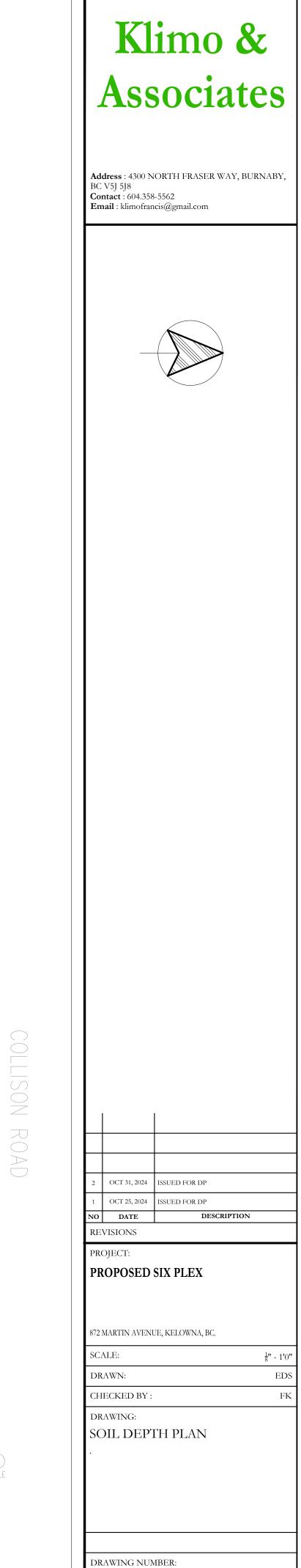
B2 NORTH & SOUTH ELEVATIONS

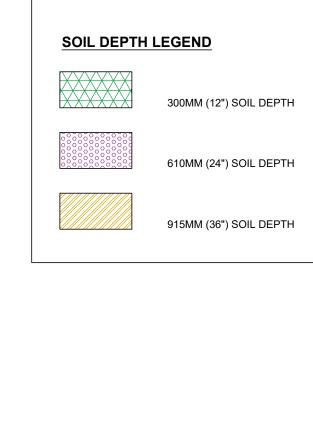


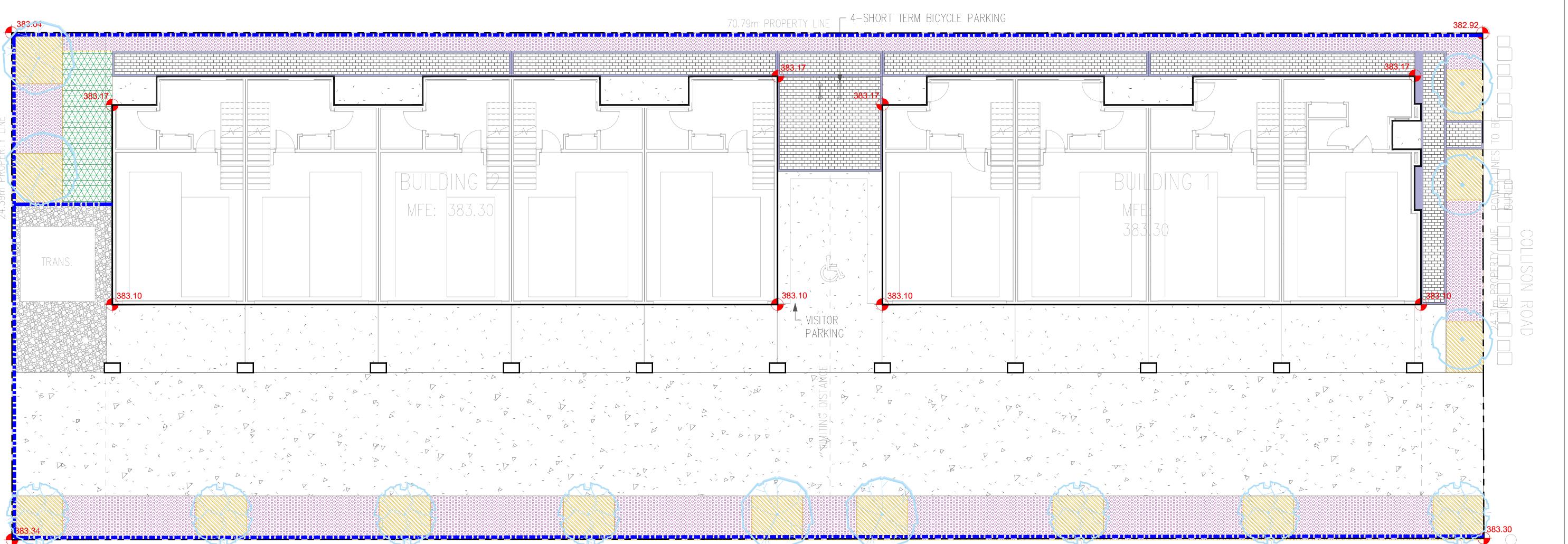
Address: 4300 NORTH FRASER WAY, BURNABY, BC V5J 5J8 Contact: 604.358-5562 Email: klimofrancis@gmail.com TRANS. L VISITOR PARKING 1 OCT 25, 2024 ISSUED FOR DP DESCRIPTION PROPOSED SIX PLEX 872 MARTIN AVENUE, KELOWNA, BC. DRAWN: CHECKED BY : OVERALL LANDSCAPE PLAN DRAWING NUMBER:

Klimo & Associates











160 RUDBECKIA HIRTA

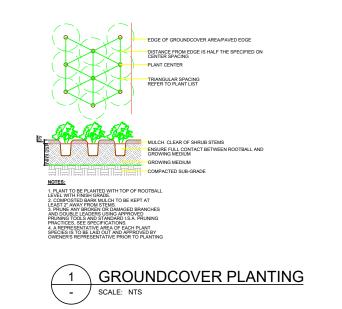
	TREES					
~~~	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
		3	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME MAPLE	2.5m	
\$		7	GINKGO BILOBA	MAIDENHAIR TREE	6 cm cal	
	<del> </del>	4	MAGNOLIA STELLATA	STAR MAGNOLIA	2.5m	
77						

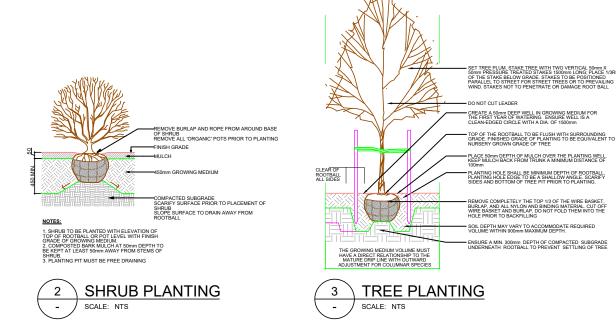
	SHRUBS					
	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
{* <del>}</del>		128	CHAMAECYPARIS LAWSONIANA 'PEMBURY BLUE'	LAWSON CYPRESS	1.2m	@ 24" o.c.
, Mag (+	)——	72	ILEX GLABRA	INK BERRY	# 3 pot	@ 24" o.c.
***	<del></del>	20	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	# 2 pot	
×	}	10	KALMIA LATIFOLIA 'ELF'	ELF DWARF MOUNTAIN LAUREL	# 2 pot	
(	<u>~</u>	20	VIBURNUM DAVIDII	DAVID'S VIBURNUM	# 3 pot	

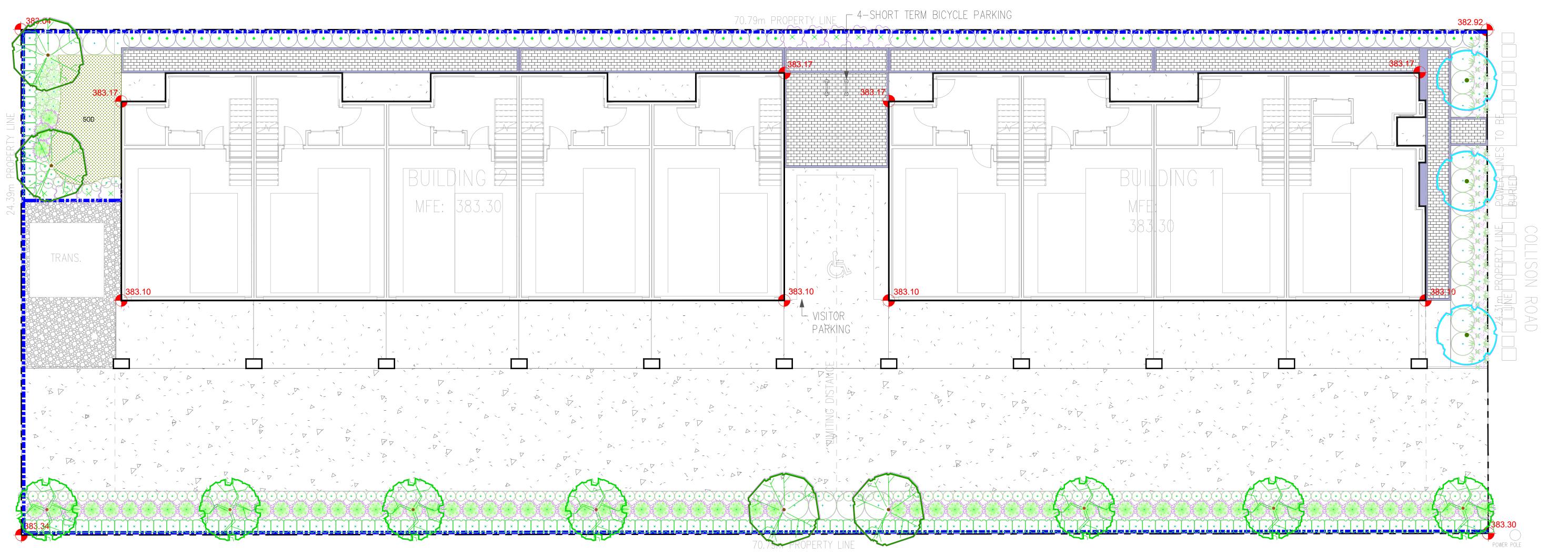
GROUND COVER / PERENNIALS									
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS				
		FESTUCA GLAUCA HOSTA SEIBOLDIANA 'ELEGANS'	BLUE FESCUE BLUE HOSTA	# 1 pot # 1 pot					

BLACK-EYED SUSAN

# 1 pot

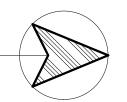






## Klimo & Associates

Address: 4300 NORTH FRASER WAY, BURNABY, BC V5J 5J8
Contact: 604.358-5562
Email: klimofrancis@gmail.com



2 OCT 31, 2024 ISSUED FOR DP
1 OCT 25, 2024 ISSUED FOR DP
O DATE DESCRIPTION
REVISIONS

PROPOSED TOWNHOUSE

1475 COLLISON RD., KELOWNA, BC.

SCALE:

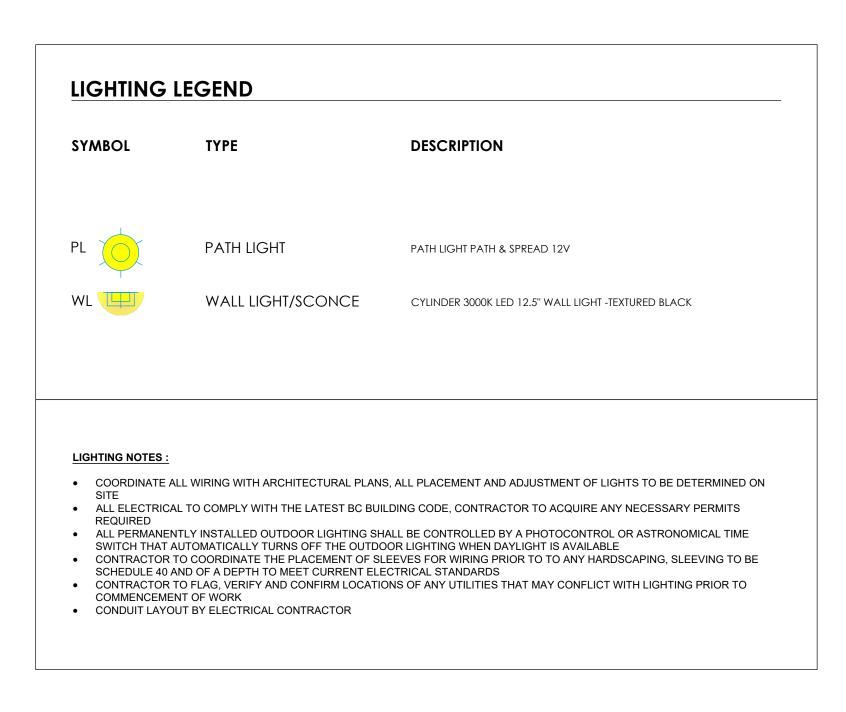
DRAWN: EDS

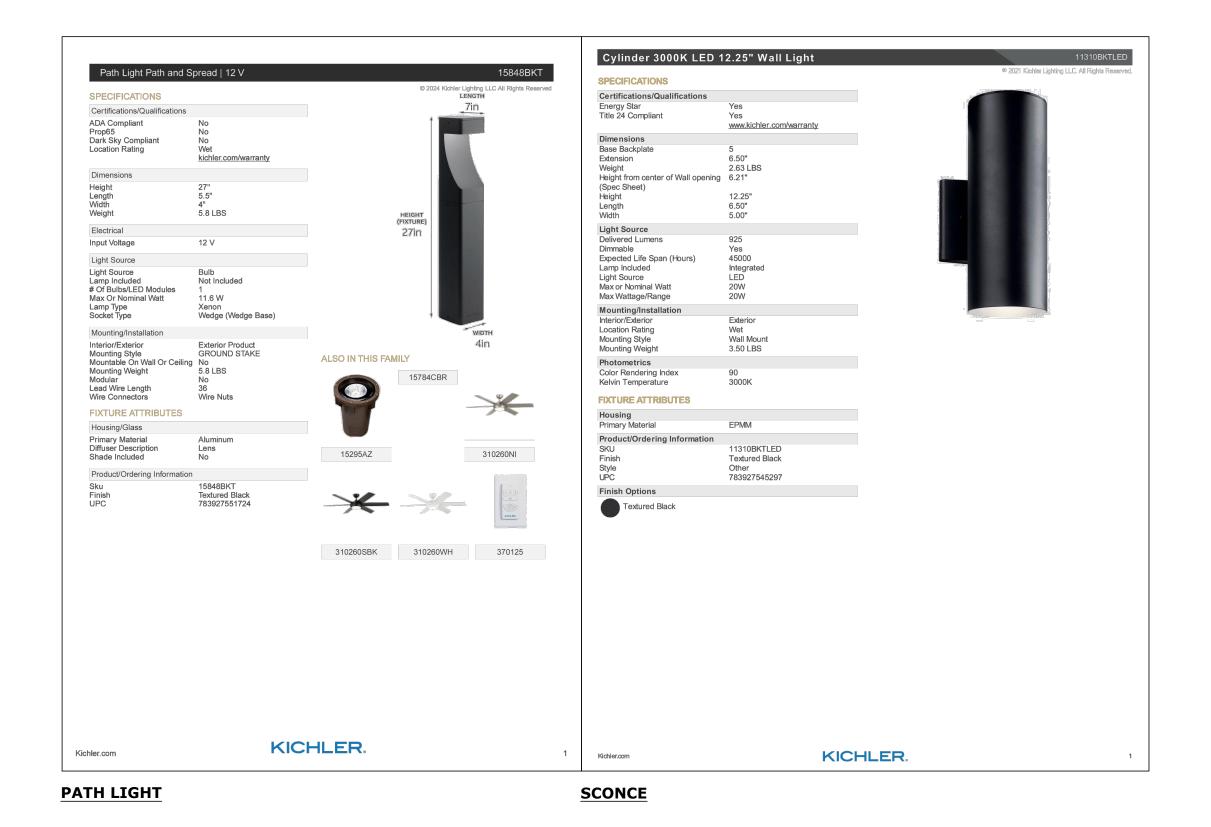
CHECKED BY: FK

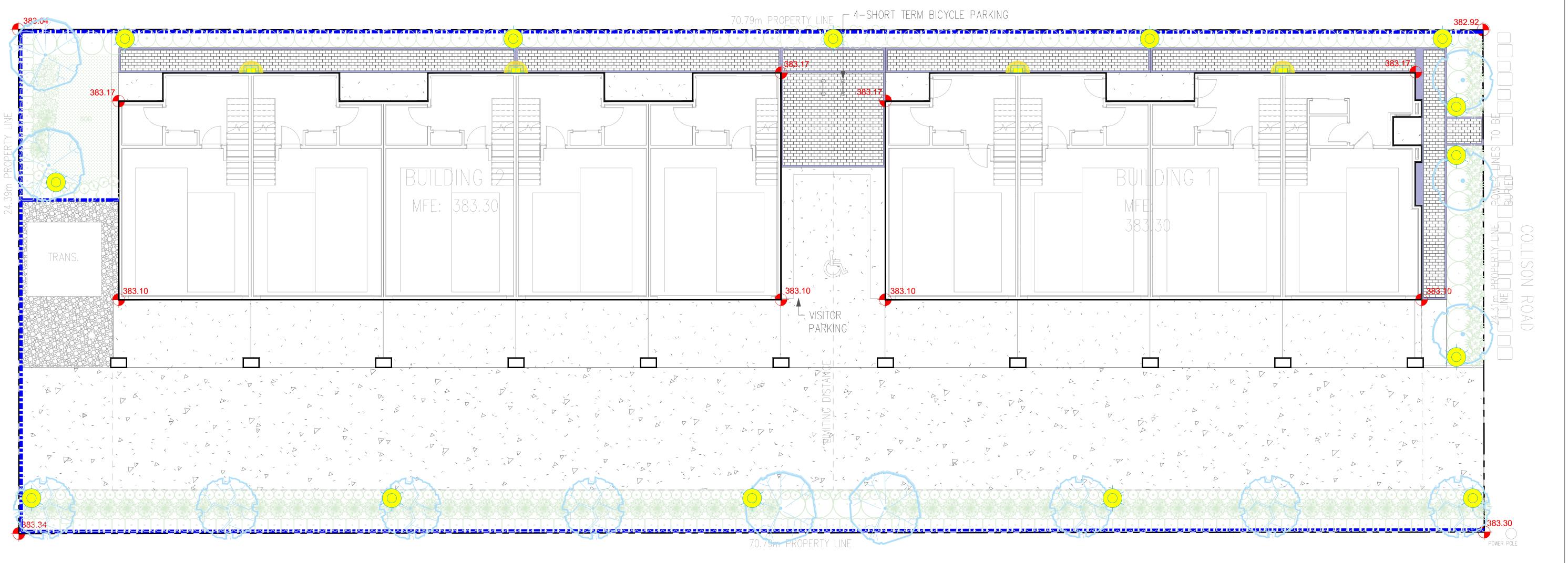
DRAWING:
PLANTING PLAN

DRAWING NUMBER:

T 2 (

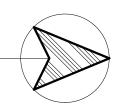






## Klimo & Associates

Address: 4300 NORTH FRASER WAY, BURNABY, BC V5J 5J8
Contact: 604.358-5562
Email: klimofrancis@gmail.com



OCT 31, 2024 ISSUED FOR DP
OCT 25, 2024 ISSUED FOR DP
D DATE DESCRIPTION
EVISIONS
ROJECT:

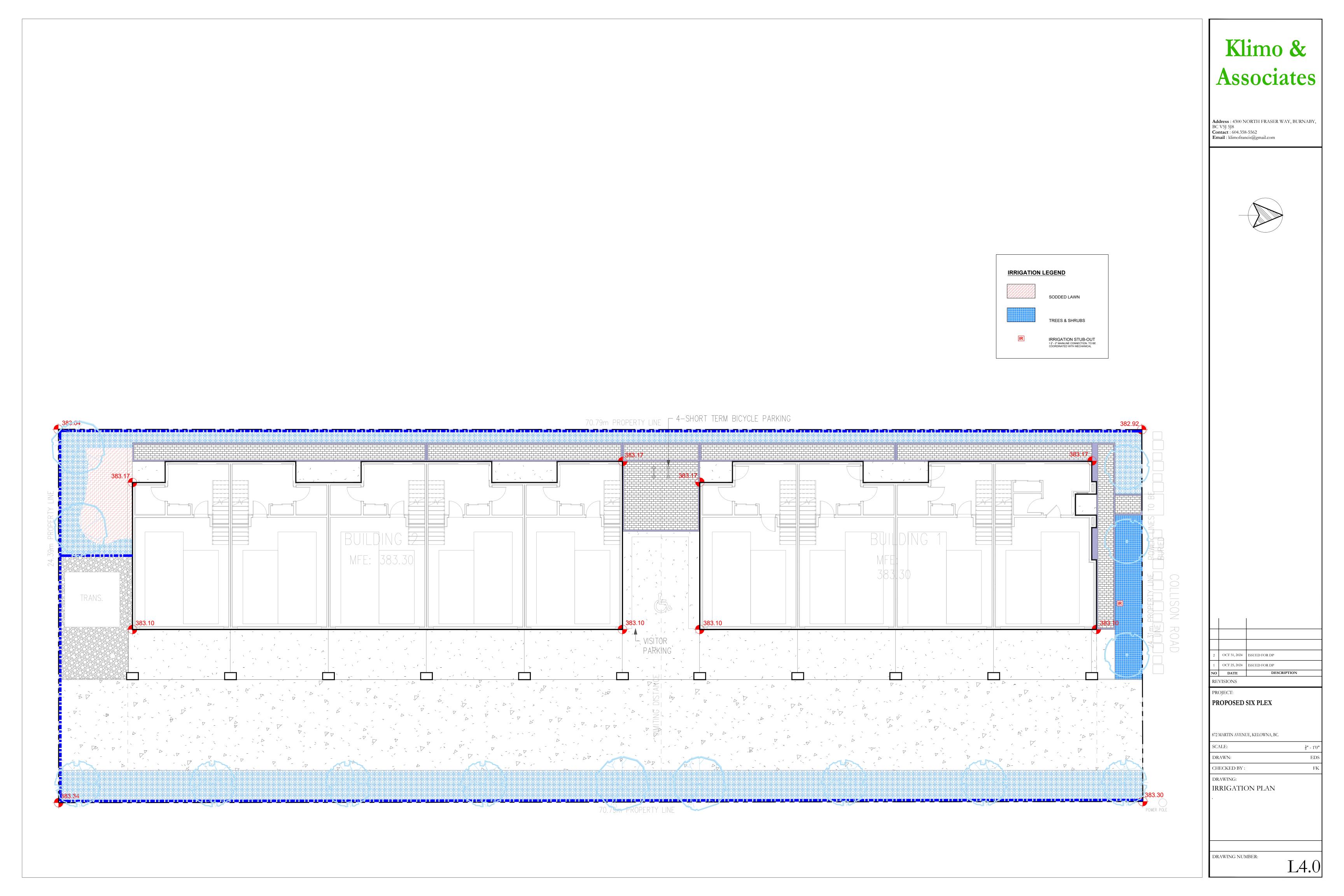
872 MARTIN AVENUE, KELOWNA, BC.

PROPOSED SIX PLEX

LIGHTING PLAN

DRAWING NUMBER:

1.3.0



Density and Height Regulations (13.6, 14.4)	Zone Requirement	Proposal
Minimum Density (Transit Corridor Only)		
Floor Area Ratio (FAR):		
Base FAR		
Streetscape Bonus		
Rental/Affordable Bonus		
Building Height (storeys/metres):		
OCP Map Designated Height	m / storeys	m / storeys
Maximum Streetscape Bonus Height	m / storeys	m / storeys
Amenity Space (13.5, 14.11, 14.13)	Zone Requirement	Proposal
333Total Common Amenity Area	m²	m
Total Private Amenity Area	m²	m
Breakdown by Unit Bachelor:  1- Bed: 2- Bed: 3- Bed:		
Landscaping Standards (7.2)	Zone	Proposed
Min. tree amount	1	14
Min. deciduous tree caliper	2.5M	6cm/2.5m
Min. coniferous tree height	250cm	0
Min. ratio between tree size	Medium trees no min or max%	50%
Min. growing medium area	no minimum growing medium area within the front yard %	15%
Min. growing medium volumes per tree	20M ³	5.370m ³
Landscape graded areas (7.2.7)	2 %	2 %
Fence Height	1.2M	1.8om
Riparian management area?	(y/n) NO	
Retention of existing trees on site?	(y/n) NO	)
	, INC	
Surface parking lot (7.2.10)?	(y/n) YES	
Surface parking lot (7.2.10)?  Refuse & recycle bins screened?	(y/n)	)

ľ	N	0	τ	e	5	:		



#### KLIMO & ASSOCIATES

#### 4300 North Fraser Way, Burnaby TEL (604)-358-5562

October 31, 2024

1475 COLLISON RD., Kelowna, B.C.

Lime Architecture Inc. 205-1626 Richter Street, Kelowna, B.C., V1Y 2M3

RE: Proposed Development located at 1475 Collison Rd., Kelowna, B.C.

**Preliminary Cost Estimate for Bonding** 

Please be advised of the following cost estimate for bonding of the proposed landscape works as shown in 1475 Collison Rd., Kelowna, schematic landscape plan dated October 31, 2024

- On-site improvements: 417.13 square meters (4,490 square feet) \$28,000
- The preliminary cost estimate includes the associated costs of the proposed trees, shrubs, ground cover, topsoil, and permeable pavers

You must submit a performance bond to the City of Kelowna for 125% of the preliminary cost estimate. Any further questions can be forwarded to Francis Klimo at (604)358-5562 or by email at <a href="mailto:klimofrancis@gmail.com">klimofrancis@gmail.com</a>

Regards,

**Francis Klimo** 

Landscape Designer

rances below