



UNION ROAD MIXED USE | KELOWNA

1975 UNION ROAD | KELOWNA | BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT PERMIT

SUBMISSION : 2021-04-16

RE-SUBMISSION : 2022-02-28

PROJECT TEAM

ARCHITECT OF RECORD

LARRY PODHORA ARCHITECTURE INC
1952 BRACKMAN WAY
SAANICH B.C. V8L 0C2

CONTACT: LARRY PODHORA, ARCHITECT AIBC

CIVIL

KM CIVIL CONSULTANTS LTD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD B.C. V2S 2E8
P. 604.853.8831

CONTACT: STUART MCGREGOR

BUILDING DESIGN

KRAHN ENGINEERING LTD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD B.C. V2S 2E8
P. 604.853.8831

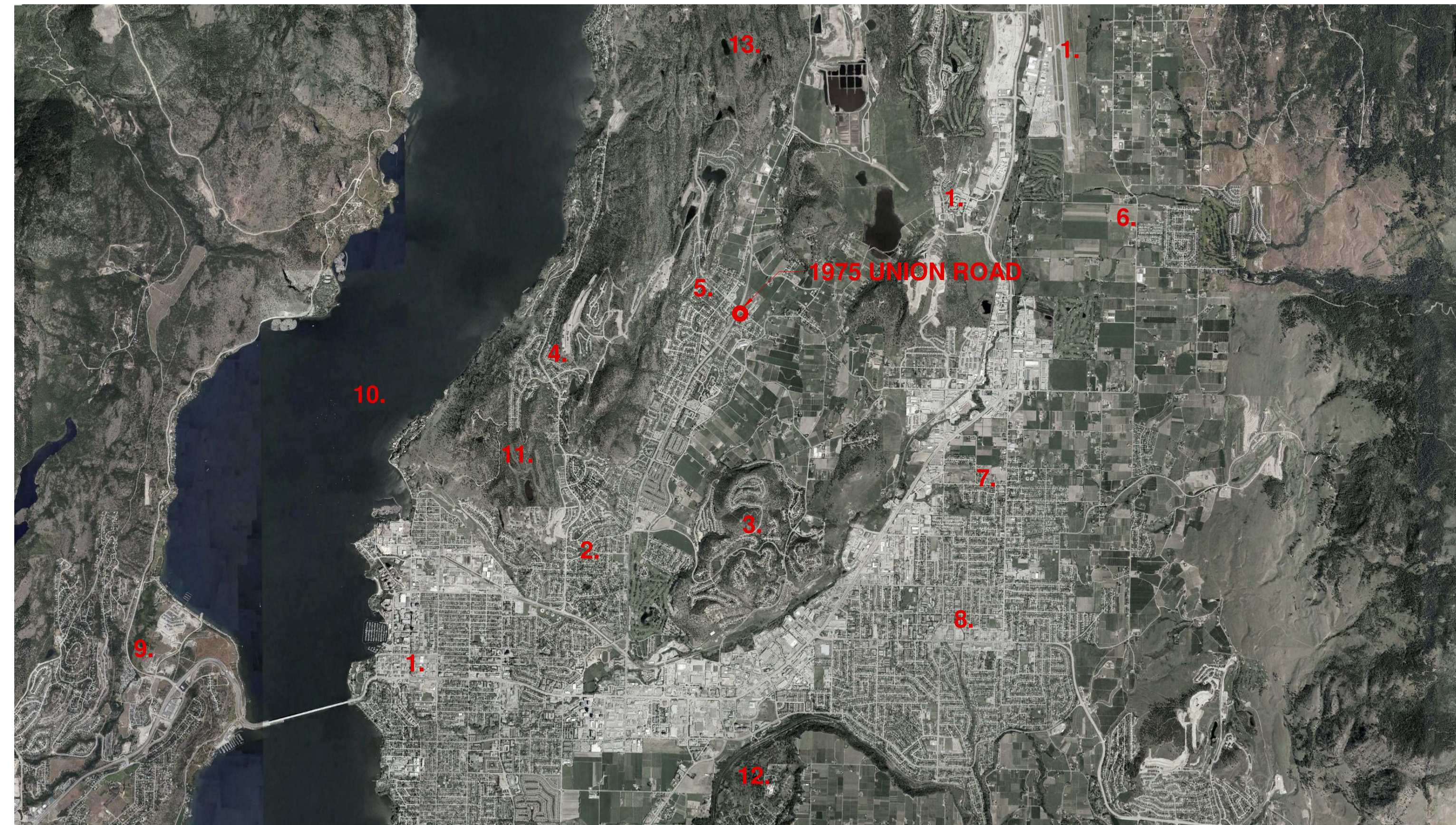
CONTACT: MARK BRONSEMA

LANDSCAPE

KD PLANNING & DESIGN LTD.
400 - 34077 GLADYS AVENUE
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CONTACT: JESSICA THIESSEN

CONTEXT PLANS



KELOWNA + AREA CONTEXT PLAN

- NEIGHBOURHOODS:**

- | | |
|---|--------------------|
| 1 | DOWNTOWN KELOWNA |
| 2 | GLENMORE |
| 3 | DILWORTH |
| 4 | MAGIC ESTATES |
| 5 | GLENMORE HIGHLANDS |
| 6 | ELLISON |
| 7 | CHICHESTER |
| 8 | RUTLAND |
| 9 | WEST KELOWNA |

PARKS + RECREATION

- 10 OKANAGAN LAKE
11 KNOX MOUNTAIN PARK
12 MISSION CREEK REGIONAL PARK
13 STEPHENS COYOTE RIDGE REGIONAL PARK

DRAWING LIST

ARCHITECTURAL

- | | |
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| A1 | COVER PAGE |
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| A10 | FIFTH + SIXTH |
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LANDSCAPE

- | | |
|----|--------------------------|
| L1 | LANDSCAPE PLAN AND NOTES |
| L2 | DETAILS AND NOTES |



GLENMORE HIGHLANDS AREA CONTEXT PLAN

NEIGHBOURHOOD SCHOOLS:

- 1 NORTH GLENMORE ELEMENTARY SCHOOL
2 ECOLE DR. KNOX MIDDLE SCHOOL



VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST



VIEW FROM NORTH



VIEW FROM NORTHWEST

SITE PHOTOS



SITE GOOGLE EARTH AERIAL PHOTO



SITE FROM UNION ROAD - GOOGLE EARTH PHOTO



SITE FROM GLENMORE ROAD + UNION ROAD INTERSECTION- GOOGLE EARTH PHOTO



SITE FROM GLENMORE ROAD - GOOGLE EARTH PHOTO



PROJECT DATA INFORMATION

PROPERTY INFORMATION:

CIVIC ADDRESS:	1975 UNION ROAD, KELOWNA, BC
LEGAL ADDRESS:	PLAN KAP51847, LOT 27, SECTION 4, TOWNSHIP 23
P.I.D.	018-677-878
ZONING:	CURRENT: C5 - TRANSITION COMMERCIAL PROPOSED: MF3 - MEDIUM DENSITY MULTIPLE HOUSING
SITE AREA:	0.23 hectares (2,339.88 sq. m.) / 0.578 acres (25,186.27 sq. ft.)
BUILDING USE:	APARTMENT HOUSING
BLDG FOOTPRINT AREA:	465.82 sq. m. (5,014.11 sq. ft.)
GROSS BLDG AREA:	2,462.81 sq. m. (26,509.50 sq. ft.)

MF3 - MEDIUM DENSITY MULTIPLE HOUSING REVIEW (PROPOSED):

BUILDING HEIGHT:	MAXIMUM: 22.0m OR 6 STOREYS [LOCATED ON TRANSIT CORRIDOR]
MAX. LOT COVERAGE BUILDINGS:	65%
MAX. LOT COVERAGE OF BUILDINGS + IMPERVIOUS SURFACES:	85%
SETBACKS:	FRONT YARD - 1.5m [4.92'] GROUND ORIENTED HOUSING + FLANKING STREET 4.5m [14.76'] REAR YARD - 6.0m [19.68'] SIDE YARD - 4.5m [14.76']
PRINCIPAL USES:	APARTMENT HOUSING
FLOOR AREA RATIO:	MAXIMUM TOTAL FLOOR AREA RATIO IS 1.8 [TRANSIT CORRIDOR] PROPOSED FAR = 1.71 [43,042 sq. ft.]

GROSS FLOOR AREA :

MAIN FLOOR	582.7 sq. m. [6,273 sq. ft.]
SECOND FLOOR	685.4 sq. m. [7,378 sq. ft.]
THIRD FLOOR	685.4 sq. m. [7,378 sq. ft.]
FOURTH FLOOR	685.4 sq. m. [7,378 sq. ft.]
FIFTH FLOOR	685.4 sq. m. [7,378 sq. ft.]
SIXTH FLOOR	674.1 sq. m. [7,257 sq. ft.]
TOTAL FLOOR AREA:	3,998.4 sq. m. [43,042 sq. ft.]

OFF-STREET PARKING REVIEW:

PARKING DESIGN REQUIREMENTS:

STANDARD STALL	6.0m [19.68'] x 2.5m [8.20']
SMALL CAR STALL	4.8m [15.75'] x 2.3m [7.54']
ACCESSIBLE STALL	6.0m [19.68'] x 3.9m [12.79']
TWO WAY DRIVE AISLE	7.0m [22.96']

PARKING PROVISION CALCULATIONS:

1 BEDROOM UNIT	1.0 MIN. / 1.25 MAX. STALLS PER DWELLING UNIT
2 BEDROOM UNIT	1.1 MIN. / 1.6 MAX. STALLS PER DWELLING UNIT
VISITOR	0.14 MIN. TO 0.20 MAX. STALLS PER UNIT

PARKING CALCULATIONS:

(8.3 BASE PARKING REQUIREMENT ZONE FRONTING A TRANSIT SUPPORTIVE CORRIDOR)

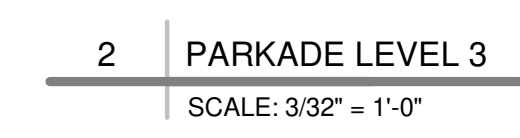
BACHELOR UNITS (4)	4 x 0.9 = 3.6 STALLS REQUIRED
1 BEDROOM UNITS (25)	25 x 1.0 = 25.0 STALLS REQUIRED
2 BEDROOM UNITS (15)	15 x 1.1 = 16.5 STALLS REQUIRED
VISITOR	44 x 0.14 = 6.16 STALLS REQUIRED

TOTAL STALLS REQUIRED:	51 (51.26) STALLS REQUIRED
TOTAL STALLS PROVIDED:	57 STALLS PROPOSED

BICYCLE PARKING REQUIREMENTS :

REQ. LONG TERM:	1.0 SPACE PER UNIT
REQ. SHORT TERM:	6 PER BUILDING ENTRANCE
TOTAL STALLS REQUIRED:	44 + 12 = 56
TOTAL STALLS PROVIDED:	56







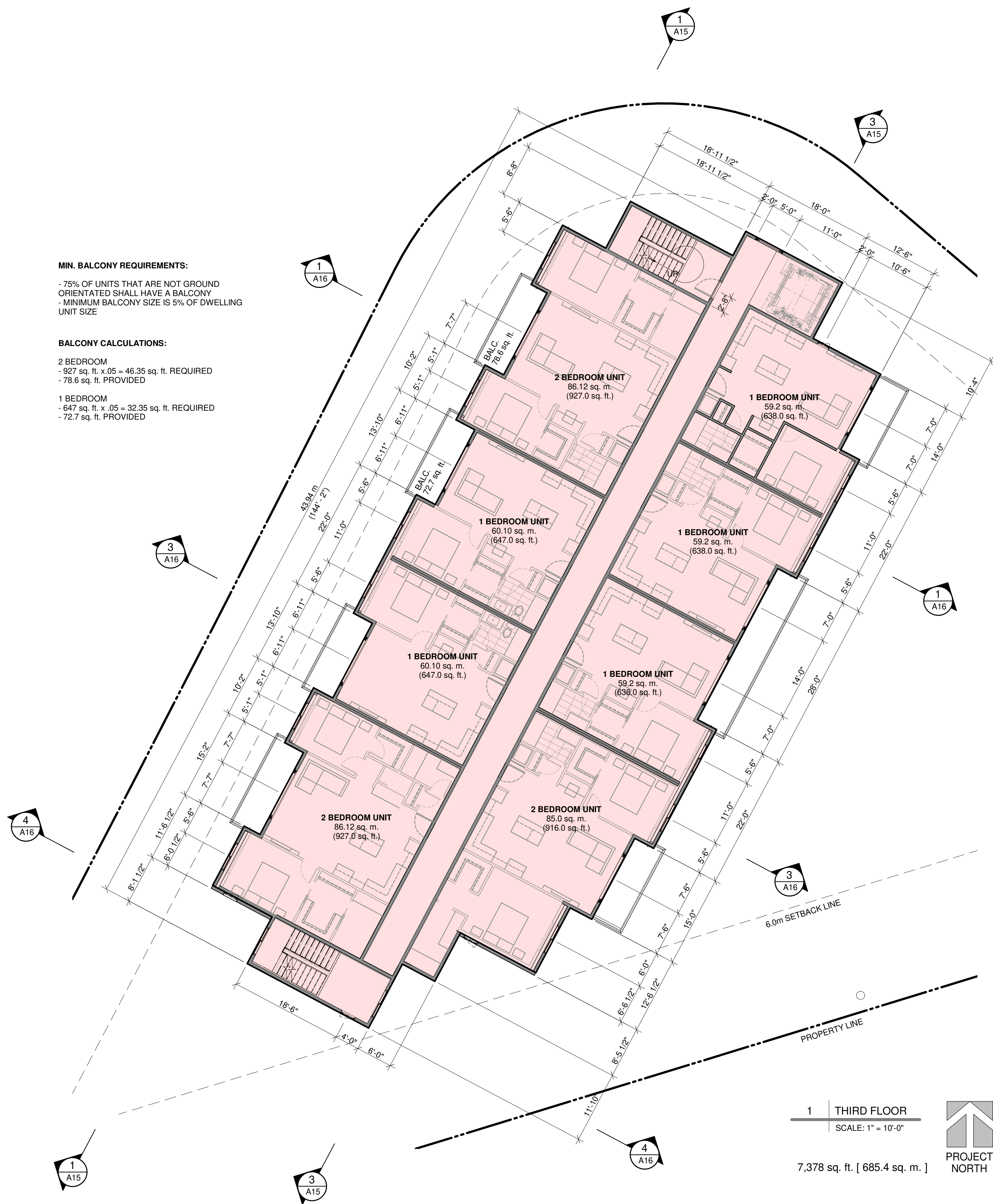
1 MAIN FLOOR
SCALE: 1" = 10'-0"
6,273 sq. ft. [582.7 sq. m.]
PROJECT NORTH



2 SECOND FLOOR
SCALE: 1" = 10'-0"
7,378 sq. ft. [685.4 sq. m.]
PROJECT NORTH

MIN. BALCONY REQUIREMENTS:
- 75% OF UNITS THAT ARE NOT GROUND ORIENTATED SHALL HAVE A BALCONY
- MINIMUM BALCONY SIZE IS 5% OF DWELLING UNIT SIZE

BALCONY CALCULATIONS:
2 BEDROOM
- 927 sq. ft. x .05 = 46.35 sq. ft. REQUIRED
- 78.6 sq. ft. PROVIDED
1 BEDROOM
- 647 sq. ft. x .05 = 32.35 sq. ft. REQUIRED
- 72.7 sq. ft. PROVIDED

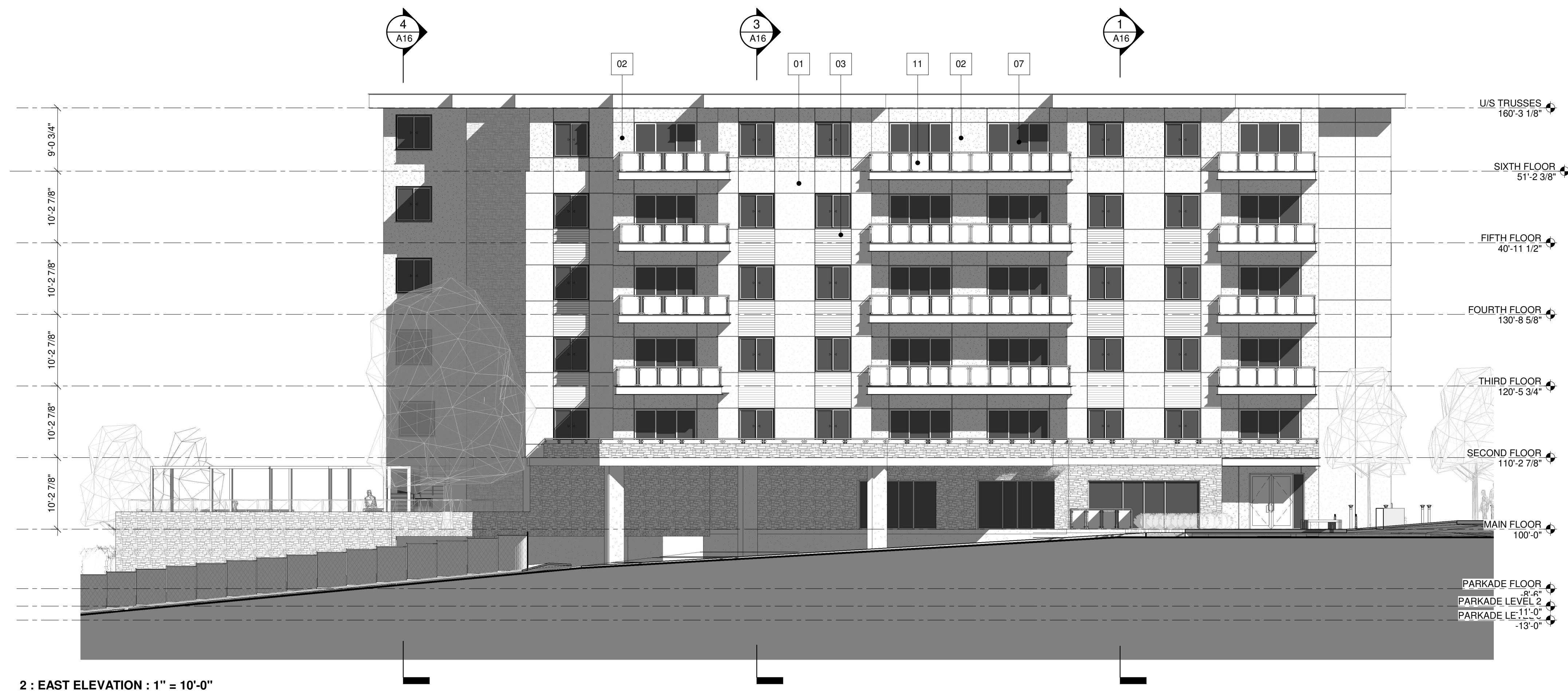
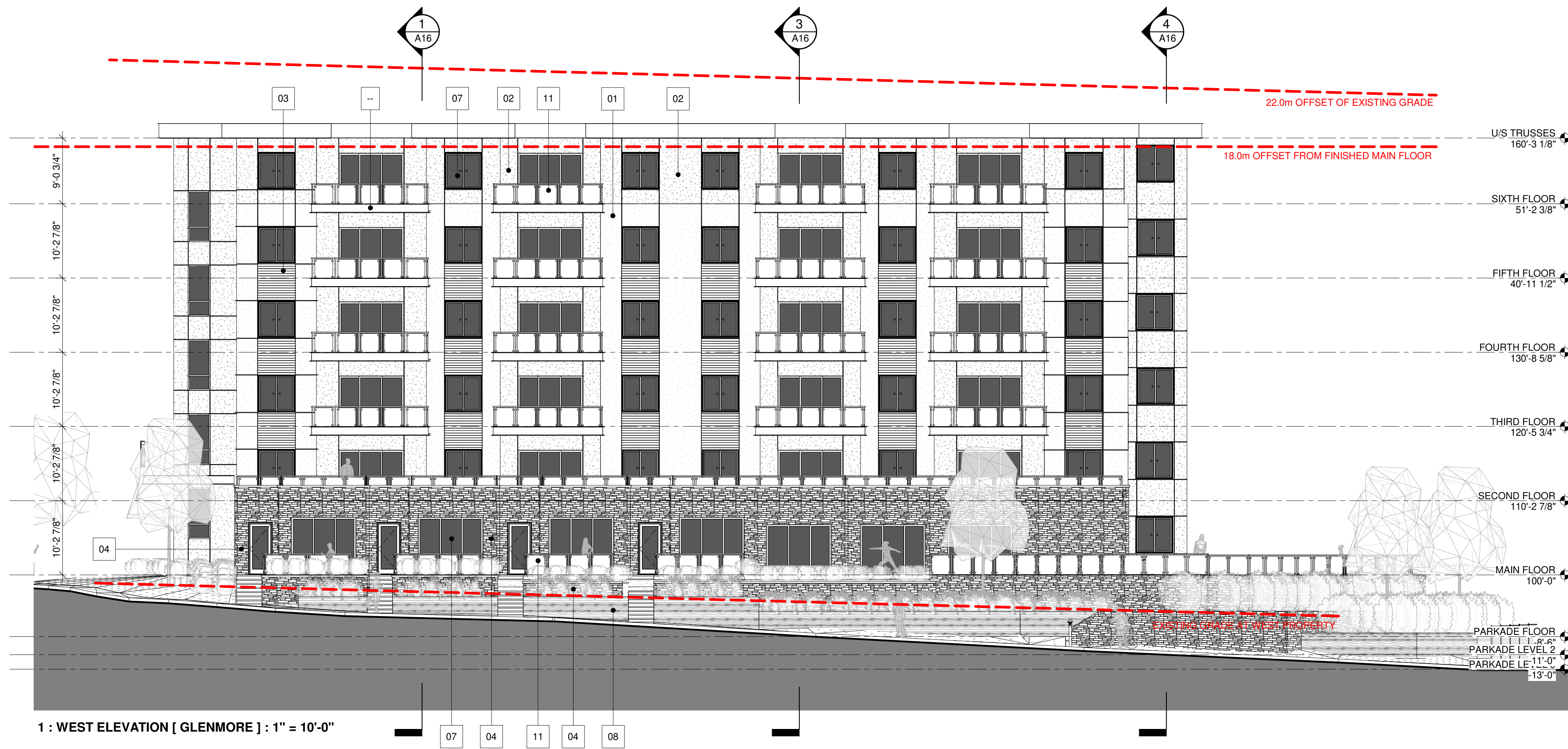


1 | THIRD FLOOR
SCALE: 1" = 10'-0"
7,378 sq. ft. [685.4 sq. m.]
PROJECT NORTH



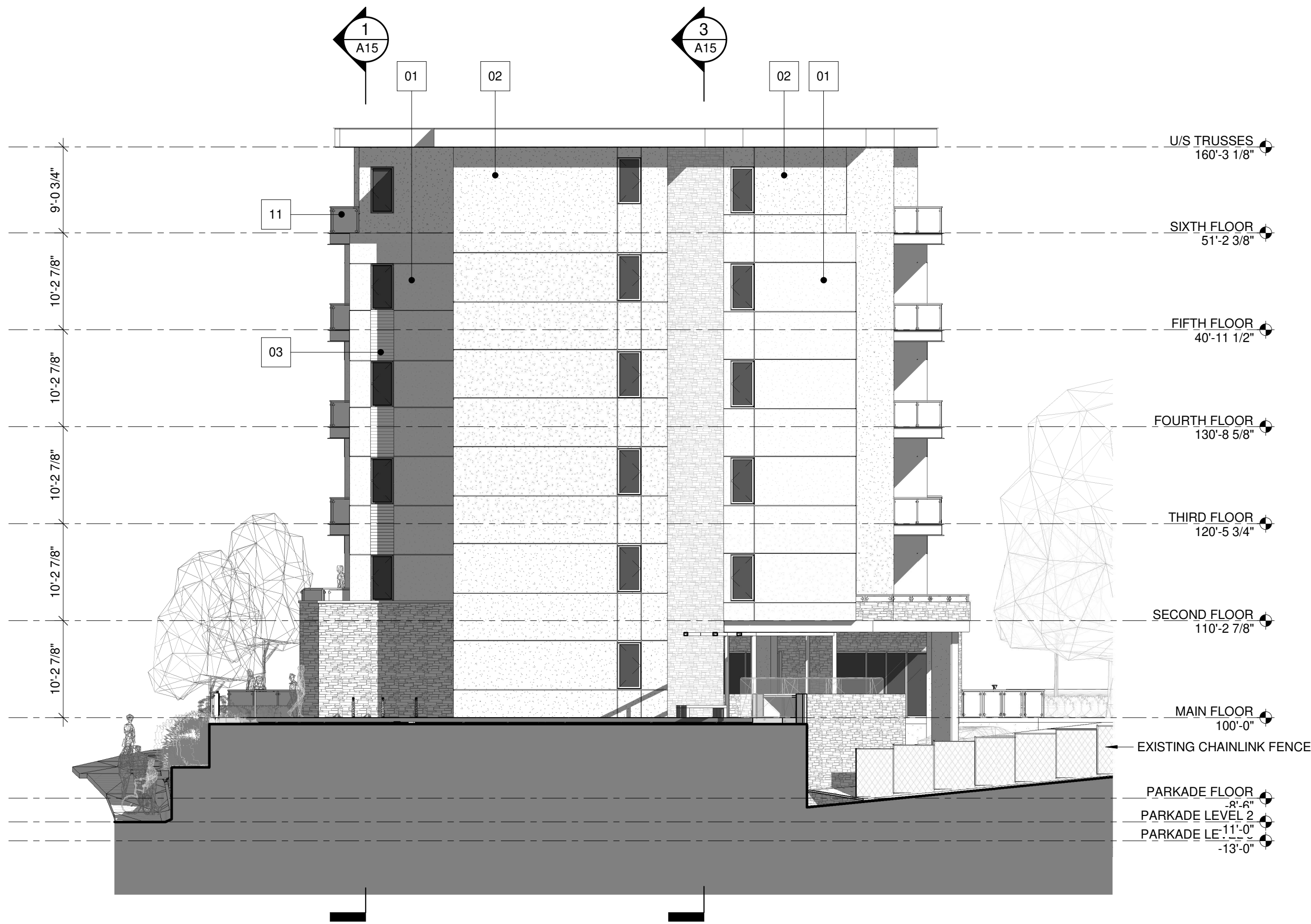
2 | FOURTH FLOOR
SCALE: 1" = 10'-0"
7,378 sq. ft. [685.4 sq. m.]
PROJECT NORTH





ELEVATION FINISH LEGEND

- | | |
|----|---|
| 1 | STUCCO, FINE FINISH, PAINTED BENJAMIN MOORE - 'OC-19 SEA PEARL' |
| 2 | STUCCO, FINE FINISH, PAINTED BENJAMIN MOORE - 'AF-560 FLINT' |
| 3 | ALUMINUM HORIZONTAL 6" SIDING, 'LIGHT CHERRY' |
| 4 | STONE VENEER, ELDORADO STONE, STACKED STONE, 'DARK RUNDLE' |
| 5 | ARCHITECTURAL STEEL - BLACK |
| 6 | CURTAIN WALL, ANODIZED ALUMINUM |
| 7 | VINYL WINDOW / PATIO DOOR, BLACK |
| 8 | CONCRETE, BOARD FORM FINISH |
| 9 | ALUMINUM SOFFT, LONGBOARD, 'LIGHT CHERRY' |
| 10 | METAL FLASHING, PAINTED TO MATCH WALL COLOUR BELOW |
| 11 | ALUMINUM / GLASS RAILING |
| 12 | |



1 : SOUTH ELEVATION : 1" = 10'-0"

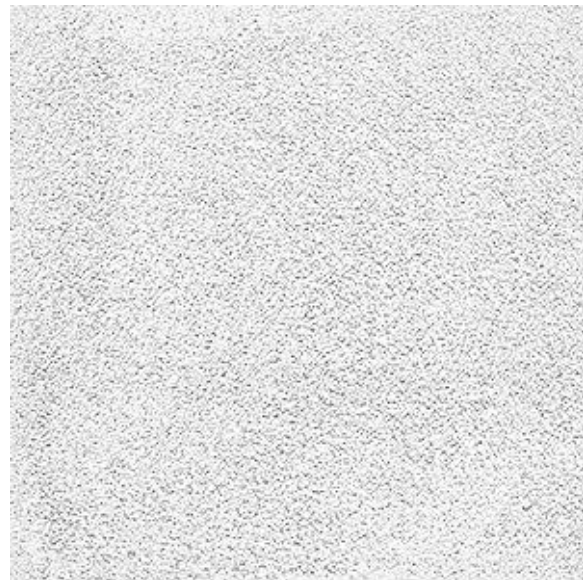
ELEVATION FINISH LEGEND

- 1 STUCCO, FINE FINISH, PAINTED BENJAMIN MOORE - 'OC-19 SEA PEARL'
- 2 STUCCO, FINE FINISH, PAINTED BENJAMIN MOORE - 'AF-560 FLINT'
- 3 ALUMINUM HORIZONTAL 6" SIDING, 'LIGHT CHERRY'
- 4 STONE VENEER, ELDORADO STONE, STACKED STONE, 'DARK RUNDLE'
- 5 ARCHITECTURAL STEEL - BLACK
- 6 CURTAIN WALL, ANODIZED ALUMINUM
- 7 VINYL WINDOW / PATIO DOOR, BLACK
- 8 CONCRETE, BOARD FORM FINISH
- 9 ALUMINUM SOFFT, LONGBOARD, 'LIGHT CHERRY'
- 10 METAL FLASHING, PAINTED TO MATCH WALL COLOUR BELOW
- 11 ALUMINUM / GLASS RAILING
- 12



2 : NORTH ELEVATION [UNION] : 1" = 10'-0"

EXTERIOR MATERIAL SAMPLE BOARD



F1 - STUCCO

MANUFACTURER: N/A

PROFILE: FINE FINISH

COLOR: BENJAMIN MOORE 'OC-19 SEA PEARL'



F5 - METAL CANOPY

MANUFACTURER: N/A

PROFILE: PAINTED

COLOR: BLACK



F9 - SOFFIT

MANUFACTURER: N/A

PROFILE: VENTED SOFFIT

COLOR: 'BLACK'



F2 - ALUMINUM WOOD GRAIN HORIZONTAL SIDING

MANUFACTURER: TBD.

PROFILE: 6" HORIZONTAL CLADDING

COLOR: 'CYPRESS'



F6 - CURTAIN WALL GLAZING

MANUFACTURER: TBD

PROFILE: ANNODIZED ALUMINIUM

COLOR: BLACK FRAMING
CLEAR GLAZING



F10 - METAL FLASHING

MANUFACTURER: TBD

PROFILE: TBD

COLOR: TO MATCH ADJACENT WALL COLOR

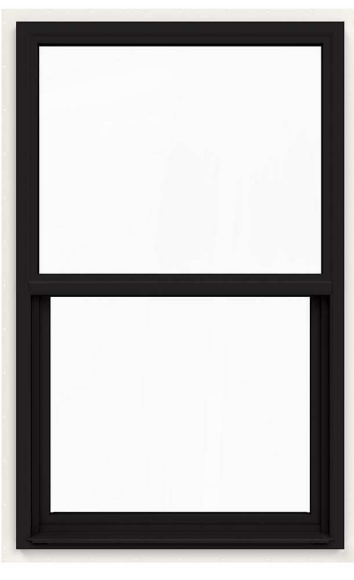


F3 - STUCCO

MANUFACTURER: N/A

PROFILE: FINE FINISH

COLOR: BENJAMIN MOORE 'AF-560 FLINT'



F7 - WINDOWS

MANUFACTURER: TBD

PROFILE: VINYL WINDOWS

COLOR: BLACK FRAMING
CLEAR GLAZING

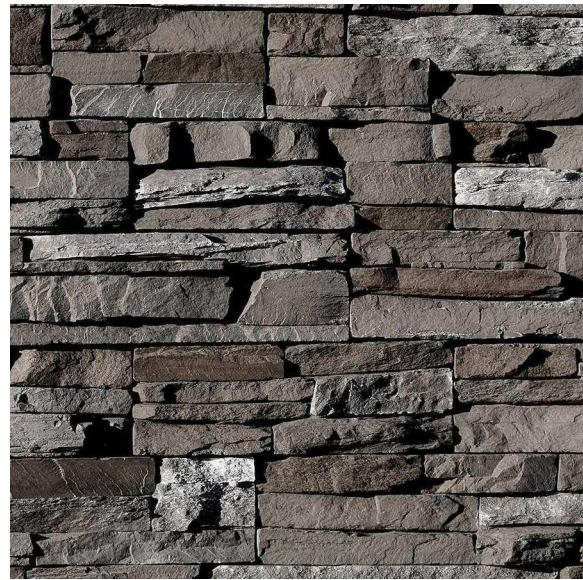


F11 - DECK + PATIO GUARDRAILS

MANUFACTURER: TBD

PROFILE: PRE-FINISHED ALUMINUM

COLOR: BLACK FRAMING
CLEAR GLAZING



F4 - STONE VENEER

MANUFACTURER: ELDORADO STONE

PROFILE: STACKED STONE

COLOR: 'DARK RUNDLE'



F8 - SPANDREL GLASS

MANUFACTURER: OPACI COAT

PROFILE: TBD

COLOR: HARMONY GRAY



F12 - CEDAR SCREEN FENCING

MANUFACTURER: TBD

PROFILE: PRE-FINISHED ALUMINUM

COLOR: BLACK FRAMING
CLEAR GLAZING

