



# 615 Francis Avenue

Proposed Building Concept Drawing





# Neighbourhood context – current



# Other RM3 in immediate area:



743 Francis Avenue with uncovered surface parking off lane



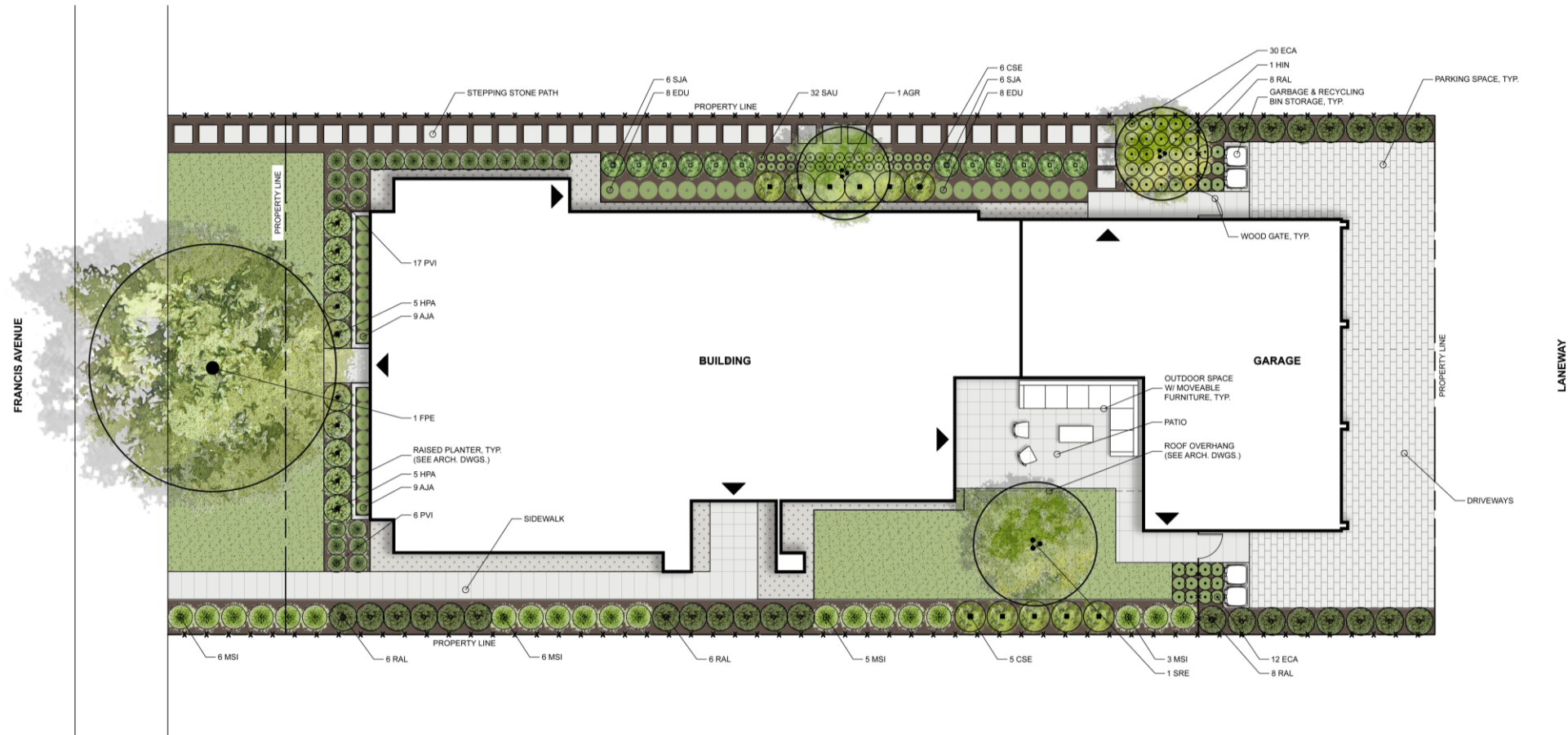
515 Francis





# Landscape plan

/VOLUMES/BENCH/ADD - PROJECTS/2018/18-013\_615FRANC



COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AT ALL TIMES THE PROPERTY OF BENCH SITE DESIGN INC. AND CANNOT BE USED WITHOUT THE COMPANY'S WRITTEN CONSENT.

REVISIONS / ISSUED:		
NO.	DATE	DESCRIPTION
6	FEB 21/20	REISSUED FOR DP
5	DEC 11/19	REISSUED FOR DP
4	SEP 19	ISSUED FOR REVIEW
3	MAY 18/19	REISSUED FOR DP
2	APR 08/19	ISSUED FOR DP
1	MAY 20/18	ISSUED FOR REVIEW

**BENCH** 

[ 41542 Water Street, Kelowna BC V1Y 1J7 ]  
[ 1 250 860 6776 ]

CLIENT:

**RIVERVIEW CONSTRUCTION LTD.**  
KELOWNA, B.C.

PROJECT:

**615 FRANCIS AVENUE**  
KELOWNA, B.C.

SHEET TITLE

**LANDSCAPE PLAN**

DESIGN BY	YY
DRAWN BY	YY
CHECKED BY	KH
PROJECT NO.	18-013
SCALE	1:75

SHEET NO.

L-1



NOT FOR CONSTRUCTION

# Highlights:

- ▶ All the parking and traffic can access the building from the lane
- ▶ Connective pathways linking front and rear of the site leading to entrance ways and outdoor open spaces
- ▶ RM3 zone requires 4.0m setback versus current RU6 which requires 2.3m at most.
  - ▶ A DVP is sought is to reduce the east side yard to 2.04m for the closest section of the building.
  - ▶ 2.6m for the west side yard.

[illegible]

## More Highlights:

- ▶ Building is articulated on the west side to allow for an outdoor courtyard for the ground floor unit.
- ▶ The building is stepped back from the front elevation on each level.
- ▶ The window placement, size and form on each elevation is varied breaking up the side walls.
- ▶ Materials and colours have been used integrate the building into the existing neighbourhood context and keep it fresh and attractive.
- ▶ Apart from the variances requested, the project meets the requirements of the Zoning Bylaw for the RM3 zone.



Front concept elevation



East elevation



# Questions?



Facing the laneway