CITY OF KELOWNA

MEMORANDUM

Date: May 20, 2020

File No.: Z20-0041

To: Community Planning (AC)

From: Development Engineering Manager (JK)

Subject: 1021 Lawson Ave RU6 to RM5

SCHEDULE A
This forms part of application
Z20-0041
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Ryan O'Sullivan

1. Domestic Water and Fire Protection

a) Property 1021 Lawson Ave is currently serviced with a 13mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.

b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system

c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

Our records indicate that these properties are currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

3. Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems

4. Road Improvements

(a) Lawson Ave has been upgraded to a urban standard however, the existing driveway let-down will need to be removed and new Curb, Gutter and sidewalk and BLVD will be constructed. Due to the likelihood of larger services for this development, the entire sidewalk fronting this development will need to be re-constructed.

(b) The Laneway fronting this development will need to be constructed to a SS-C7 standard.

4. Road Dedication and Subdivision Requirements

(a) Grant Statutory Rights of Way if required for utility services.

(b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, TELUS, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

(c) 2.0m dedication to road right of way will be required on Lawson Ave

(d) Laneway dedication is needed for this development. Due to safety reasons and access issue to this property, a minimum of *1.0m* will need to be dedicated as laneway right-of-way.

5. Development Permit and Site Related Issues

a) Direct the roof drains into on-site rock pits or splash pads.

b) The vehicle access to this site must be from a fully constructed 6.0m laneway. City of Kelowna will not allow access to Lawson Ave for this development.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Design and Construction

(a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

(b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

(c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

(d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

(e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

8. Servicing Agreement for Works and Services

(a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

(b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than $5,000,000 and the City is to be named on the insurance policy as an additional insured.

9. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

9. Survey, Monument and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of $1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

(a) Area ground water characteristics.

(b) Site suitability for development, unstable soils, etc.

(c) Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

(d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

(e) Additional geotechnical survey may be necessary for building foundations, etc.

11. Bonding and Levy Summary

(a) Bonding

(i) Offsite improvements **TBD**

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James Kay

James Kay, P. Eng.
Development Engineering Manager
RO

BLUEGREEN ARCHITECTURE INC
www.bluegreenarchitecture.com

100 - 1353 Ellis St, Kelowna, BC V1Y 1Z9
P | 236.420.3550 ext. 202

ATTACHMENT B
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DEVELOPMENT PLANNING

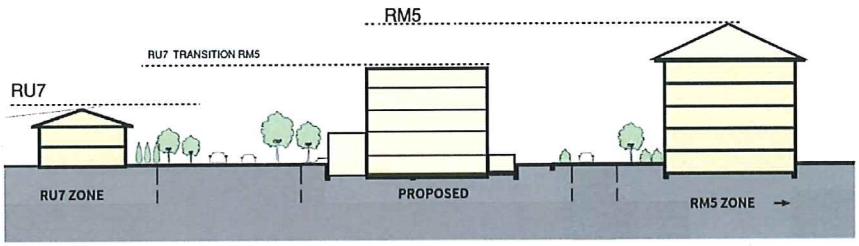
BGA
BLUEGREEN ARCHITECTURE INC.

Design Brief, Development Variance
Lawson Avenue Kelowna BC
April 17th, 2020

1.0 PROJECT DESCRIPTION

• The building site is located in the Cities Eastern End, close to the corner of Gordon Drive and Bernard Ave, both major traffic arteries. The site is flanked by adjacent existing single family homes to either side and to the rear. The project will be a Modern esthetic, multi-level apartment style building form. The units will be creatively expressed within the main structure, evoking a sense of class and style found in the upscale neighborhoods of many large North American cities. The layouts, features, and quality materials will define these units apart as being a positive contribution to the neighbourhood streetscape. The building is four stories in height with a low level parkade floor that is set lower into the ground 3'-3" (1.2m), while remaining above the high-water table designated by soils. Construction will consist of one floor of concrete construction for the parkade podium with wood-frame above, and will use finish materials and construction techniques appropriate to an upper-end residential offering. The proposed gross floor area is 13,393 sq. ft. which consists of approximately 9,875 sq. ft. gross living area making up the 16 units. The remaining 9,764 sq. ft. is for the basement parkade level to provide private storage and ancillary space. The required parking is satisfied by 18 private parking stalls (1 per unit and 2 visitor) in the parkade. Space has also been provided for class 1 bonus bicycle parking and refuse bins located within the property.
The project has an abundance of space on the podium that provides extensive landscaped open space. This will be used for private yard space for all the units. The circulation and surrounding green space garden planting areas will encourage outdoor social interaction.

Our project proposes to address the transition from RU7 developments on the North side of Lawson Avenue to RM5 & the MRM (Multiple Unit Residential (Medium Density) designation for the South & East side of the property, extending East to Gordon Drive. The OCP is supportive of rezoning the block between Lawson Avenue and Bernard Avenue which is essentially RM5. This permits a floor area ratio of up to 1.2 and building heights of up to 4.5 storeys. This project manages the challenge of an abrupt change in building form and character from RU7 to RM5. The lane to the West of the site helps soften the transition to the higher density RM5. Set Back to the rear yard and side yard variance set backs allow the building form and character to adjust in a way that acknowledges the existing built form context and allows the intent of to RM5 zoning bylaw to be met while maximizing the opportunity for architectural quality.



With pedestrian friendly ground-oriented units placed along Lawson Avenue the project also responds to the surrounding houses character, as well as any future projects that the RU7 zoning allows and encourages.

Beyond the benefits of the improved streetscape, the ground-oriented units form was designed to appeal to a local demographic that is under served with housing options. The majority of options in the Central City area are either older, traditional single detached homes or older condo developments.

It's our hope that this project will set precedent for future development along Gordon Street to continue this transitional format of housing.

VARIANCES REQUESTED

In addition to the proposed zoning change the following variances from the RM5 zoning are required to accommodate the format envisioned:

VARIANCES:

1. Parcel Size: 1400sm required/843sm proposed.
2. Parcel Width: 30m required/22.9m proposed.
3. Rear yard requirements for the parkade, building areas (BA) under 2.5 storeys and areas over 2.5 storeys are all exceeded.
4. East Side Yard for BA under 2.5 storeys and over 2.5 storeys.
5. West Side Yard for BA over 2.5 Storey.
6. Parking ratio. See table on A2.0.
7. Parking – Accessible Van Stall. See table on A2.0.

Site Coverage: The RM5 zone permits an increase in FAR from 1.1 to 1.2 if all parking is screened from view. This project provides all the required parking within a below grade parking structure screened from view. The parking structure projects above the natural grade by a half storey, similar to the basement of the single-family homes in the area. This allows the building to present a 1 ½ storey façade to the street, with the required setback to the second, third and fourth floor breaking up the building mass. This creates a gentle transition from the two storey massing of the RU7 zone across the street and provides a pedestrian friendly interface. The parking access ramp, utility, and refuse areas at the rear of the building will be similar to that of any future RM5 development.

Utilizing the area of the parkade podium for greenspace provides ample opportunity for soft landscaping. The growing medium for the grass and planters will retain significant amounts of rainwater, and once saturated, the potential of on-site storage tanks will further reduce the infiltration rate into municipal storm drains. Extensive exterior flatwork (drive lanes, sidewalks) will be of permeable construction to accelerate absorption into the natural grade and further softens the landscape.

The alternating rhythm of the third-floor terraces allows more natural light to reach the interiors of the units.

The rear yard is primarily service oriented, providing access to the parkade, access to refuse, and bicycle parking. Our proposed setback takes the distance that's usually intended as a minimum rear yard and shifts it to the greenspaces to a provide a more desirable outdoor living space.

Having the rear windows and decks looking over the greenspace has the benefits of additional resident safety and security. The immediate presence and visibility from windows will help discourage undesirable behaviour.

SITE and parking ACCESS

All of the project parking is located under the building in a covered and secured parkade. The parkade is accessed by ramp located off the side lane. There is one accessible parking stall located in the underground parkade. Access from the private garage to the building is facilitated by the elevator and central stair core.

Access to the electrical/mechanical room and refuse and bicycle areas are provided off the rear lane.

The front facade along Lawson Avenue has ground oriented access to the street similar to other recently built developments. All residences have access to the back communal greenspace, which is accessed through a handicapped accessible zone or the amenity room located in the building off the lobby.

2.0 URBAN CONNECTIVITY

The project is located within close proximity to Downtown and the Clement Cultural District, allowing pedestrians and cyclists easy access to all the shopping, recreational opportunities and cultural events without the need to take a vehicle. Bernard Avenue is always going to be a major Corridor for pedestrian, cycling & automobiles to downtown and to the east end of the City. Transit is available on Bernard and on Gordon. When going further from the immediate area, and a car is the only option, Bernard Ave & Gordon street offer excellent connectivity to the rest of the City and the region.

3.0 SUSTAINABILITY

The use of naturally sourced materials is used to a large extent, and thereby reduces the carbon foot print as much as possible. Envelope details that prevent water and moisture ingress while still allowing the assemblies to dry are being incorporated. Minimizing thermal bridging combined with appropriate continuous insulation will reduce heating and cooling loads. South and west facing windows will be specified to have appropriate shading and glazing coefficients to utilize the summer sun by blocking the heat while still allowing the winter sun to penetrate, reducing cooling and heating loads in the summer and winter seasons respectively. Providing windows in all of the occupied spaces allows natural day lighting and views reducing energy consumption required for illumination. Operable windows on opposite sides allow for cross ventilation and give residents the option to naturally ventilate the units reducing the demand for mechanical ventilation to provide fresh air.

Other sustainable measures will include drought resistant landscaping and a geo-exchange system for internal climate management. Eco-friendly waste receptacles and electric charging stations will be incorporated into the parking structure and lane development.

4.0 CRIME PREVENTION

The intentions of CPTED have been addressed with well-maintained entrances and frontages that promote pride in ownership amongst the residents, and with the reduced setback increasing the buildings presence. The sight lines of the occupants from decks and windows will discourage vandalism and crime.

Site lighting along Lawson Avenue, the side lane, and pathways will be balanced to provide enough illumination to ensure there are no high contrast areas that could conceal potential offenders, but not so much that the site is excessively contributing to local light pollution.

5.0 LANDSCAPING

The Owner has selected Outland Design Landscape Architecture to create an interesting and aesthetically pleasing landscape solution that responds to the architectural style of the project. This will also compliment the character of the surrounding neighborhood. A number of annual and perennial shrubs have been selected for along the planters throughout the site, and in special groupings in the courtyard.

Trees will be planted in the front and rear yards, and also in the greenspaces. Given enough time to mature, the trees will help the project blend with the existing neighbourhoods numerous established and mature trees lining Lawson Avenue and in back yards.

BLUEGREEN ARCHITECTURE INC.

The landscape concept for the setback areas, will provide a visually exciting and high volume of green space. If viewed from above, there would appear to be significantly more "green" than building.

6.0 SUMMARY

Bluegreen Architectures design team feel that the combination of a modern design esthetic coupled with pedestrian friendly landscape features and contemporary building materials will provide for a very functional and highly desirable residential neighbourhood project.

By bridging the RU7 zone on Lawson Avenue and the future RM5 zone that's supported by OCP with appropriate transitional massing, it's our intent that this project will set precedent for future development in the area to follow a similar form.

We look forward to your support for all this project brings to our community, and this unique opportunity to create a bridge between RU7 or RM5 zones.

Respectfully submitted,

Signature

Mark Aquilon, Architect AIBC,
Associate, M.Arch., B.A. BEC
BLUEGREEN ARCHITECTURE INC
www.bluegreenarchitecture.com
100 – 1353 Ellis Street, Kelowna, BC V1Y 1Z9
P - 236.420.3550 ex 211

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

April 13, 2020

1021 Lawson Avenue
C/o BlueGreen Architecture
#100-1353 Ellis Street
Kelowna, BC V1Y 1Z9
Attn: Aaron Whalen, Building Designer
Tel: (236) 420-3550 ex. 204
Email: awhalen@bluegreenarch.com

Re: 1021 Lawson Avenue – Preliminary Cost Estimate for Bonding

Dear Aaron:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 1021 Lawson Avenue conceptual landscape plan dated 20.04.13;

- On-site Improvements: 238 square metres (2,562 square feet) = $38,530.50
- Off-site Improvements: 11 square metres (118 square feet) of = $1,079.00

This preliminary cost estimate is inclusive of hardscapes, site furnishings, trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA
as per
Outland Design Landscape Architecture

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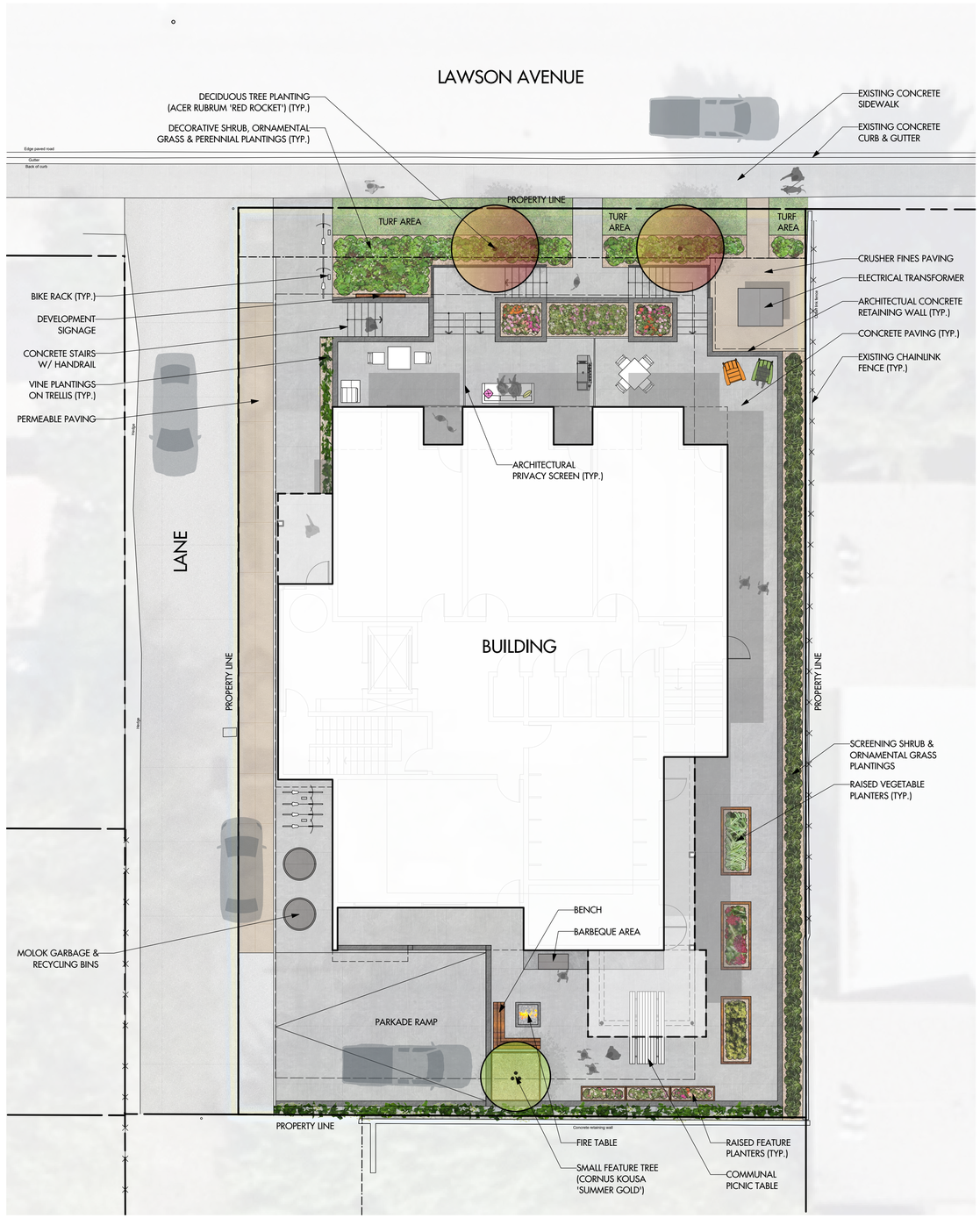

ATTACHMENT B
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City of Kelowna DEVELOPMENT PLANNING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CNLA STANDARDS.

2. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.

3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm DEPTH MOUNTAIN ASH ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

5. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

6. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

7. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE, AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	2	6cm CAL.
CORNUS KOUSA 'SUMMER GOLD'	SUMMER GOLD DOGWOOD	1	6cm CAL.
SHRUBS			
HYDRANGEA SERRATA 'TUFF STUFF AH-HA'	REBLOOMING MOUNTAIN HYDRANGEA	5	#02 CONT. /1.5M O.C. SPACING
JUNIPERUS VIRGINIANA 'BLUE ARROW'	BLUE ARROW JUNIPER	8	MIN. 1.5m HT./1.2M O.C. SPACING
PICEA ABIES NIDIFORMIS	NEST SPRUCE	2	#02 CONT. /2.0M O.C. SPACING
SPIREA BULMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	5	#02 CONT. /1.5M O.C. SPACING
PERENNIALS, GRASSES & VINES			
ATHYRIUM FILIX-FEMINA	LADY FERN	6	#01 CONT. /1.2M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	6	#01 CONT. /1.2M O.C. SPACING
CLEMATIS JACKMANII	JACKMAN'S CLEMATIS	12	#01 CONT. /2.0M O.C. SPACING
COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF COREOPSIS	4	#01 CONT. /1.0M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	4	#01 CONT. /1.8M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDECOTE'	HIDECOTE ENGLISH LAVENDER	5	#01 CONT. /1.0M O.C. SPACING
SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM	4	#01 CONT. /1.5M O.C. SPACING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE
303 - 590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca

N

PROJECT TITLE
1021 LAWSON AVENUE
Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	20.03.31	Review
2	20.04.13	Development Permit
3		
4		
5		

PROJECT NO	20-035
DESIGN BY	KM
DRAWN BY	KM
CHECKED BY	FB
DATE	APR. 13, 2020
SCALE	1:100
PAGE SIZE	24"x36"

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER
L 1/2

ISSUED FOR REVIEW ONLY

BGA
BLUEGREEN ARCHITECTURE INC.

Lawson Avenue

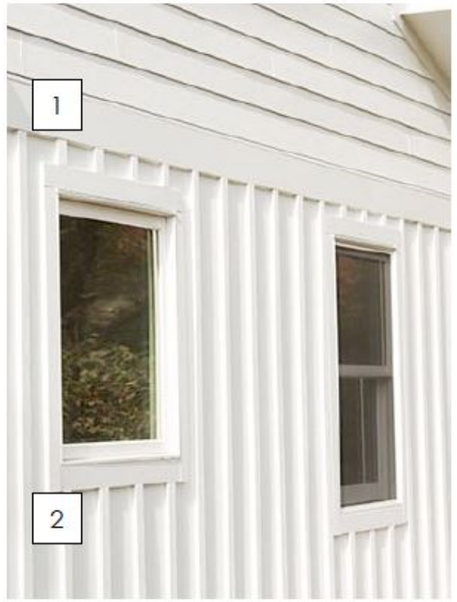
MATERIAL BOARD

April. 15 2020

ALUMINUM STOREFRONT GLAZING SYS-

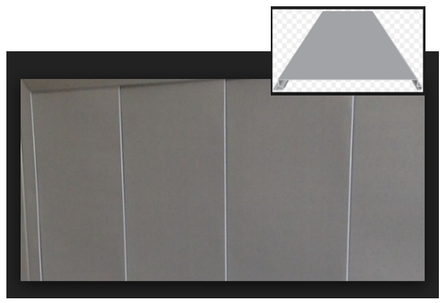
ARCHITECTURALALLY EXPOSED CONCRETE

RAILING SYSTEM



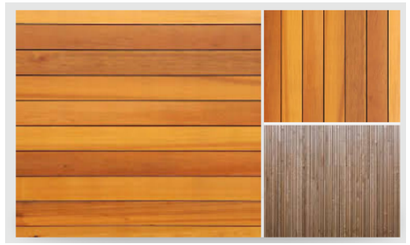
FIBER CEMENT

WOLF GREY HDC



CEMENT PANEL SYSTEM

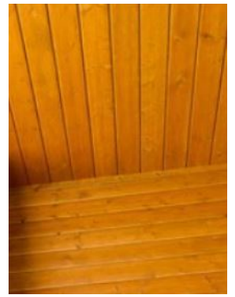
DARK CHARCOL



EXTERIOR CLADDING WOODTONE

DOUGLAS FIR ACCENTS

VINLY, METAL CLAD WINDOW SYSTEM



SOFFIT PERFERATED WOODTONE

PERMIABLE PAVING

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BLUEGREEN
ARCHITECTURE INC.

ARCHITECTURAL DRAWING LIST

LAWSON AVE RESIDENTIAL DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT - 2020.04.08

CITY OF KELOWNA, BRITISH COLUMBIA

Disclaimer: This image is a conceptual rendering and is proposed for illustrative purposes only. Some elements including but not limited to the finish colours, proposed/existing landscaping may vary to that shown.

ARCHITECT :

Bluegreen Architecture Inc.
#100 - 1353 Ellis Street
Kelowna, BC.
V1Y 6Y9

Contact:

Aaron Whalen, Building Designer
awhalen@bluegreenarch.com

Kevin Ryan, Architect
kryan@bluegreenarch.com

www.bluegreenarchitecture.com

LANDSCAPE ARCHITECT

Outland Design Landscape Architecture
590 K.L.O. Road, Suite 303
Kelowna, BC
V1Y 7S2

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BLUEGREEN
ARCHITECTURE INC.
#100 - 1353 Ellis Street,
Kelowna, BC, V1Y 1Z9
p: 236.420.3550
www.bluegreenarchitecture.com
KAMLOOPS
KELOWNA

Seal

REGISTERED ARCHITECT
KEVIN V. RYAN
2020-04-13
BRITISH COLUMBIA

Consultants

NO.	DATE	RECORD OF REVISIONS

NO.	DATE	RECORD OF ISSUES
1	20.04.08	ISSUED FOR DEVELOPMENT PERMIT

Project
LAWSON AVE
RESIDENTIAL DEVELOPMENT

1021 LAWSON AVE
KELOWNA, BC

Sheet Title
COVER SHEET

Job Number 20.781
Date 2020.04.08
Scale
Revision Number 6
Drawing Number **A0.0**

LAWSON AVE CONDOS

LOT 2,DISTRICT LOT 138, O.D.Y.D., PLAN 5065

Current Zoning: RU6	**Required**	**Provided**
PRINCIPAL USE	RM5	RM5
	MEDIUM DENSITY MULTIPLE HOUSING	MEDIUM DENSITY MULTIPLE HOUSING
		APARTMENT HOUSING
PARCEL SIZE	MIN 1400 m²	843 m²
LOT WIDTH	MIN 30 m	22.9 m
LOT DEPTH	MIN 35 m	36.7 m
GFA(GROSS FLOOR AREA)	N/A	917 m²
BUILDING AREA (N.I.C. PARKADE)	N/A	358.3 m²
BUILDING AREA (INCL. PARKADE)	N/A	569.6 m²
FAR(FLOOR AREA RATIO)	1.2	1.1
LOT COVERAGE (BUILDING AREA N.I.C. PARKADE)	50% (IF P.O.S. EXCEEDS BYLAW BY 20%)	43%
LOT COVERAGE (INCL. DRIVEWAYS + PARKING AREAS) LESS LANDSCAPED PODIUM & PERMEABLE DRIVEWAYS	70%	56%

BUILDING HEIGHT (MAX)	18 m (OR 4.5 STOREYS)	15 m
SETBACKS (PARKADE UNDER 2.0m)		
	REAR YARD - 1.5m - 0'-0"	REAR YARD (South) - 6.2m
SETBACKS (UNDER 2.5 STOREYS)	FRONT YARD - 1.5m - 4'-11 1/18"	FRONT YARD (North) - 8.1m
	SIDE YARD - 4.5m - 14'-9 1/6"	SIDE YARD (East) - 3.2m
	REAR YARD - 9m - 29'-6 1/3"	REAR YARD (South) - 6.5m
	SIDEYARD - 1.5m - 4'-11 1/18"	SIDE YARD (West) - 1.5m
SETBACKS (OVER 2.5 STOREYS)	FRONT YARD - 6m - 19'-8 15/68"	FRONT YARD (North) - 9.6m
	SIDE YARD - 7m - 22'-11 13/22"	SIDE YARD (East) - 3.2m
	REAR YARD - 9m - 29'-6 1/3"	REAR YARD (South) - 6.5m
	SIDE YARD - 6m - 19'-8 2/9"	SIDE YARD (West) - 2.4m
POS (PRIVATE OPEN SPACE)	STUDIO DWELLING -7.5 m²	See private open space calcs
	1 BED DWELLING -15 m²	See private open space calcs
	2+BEDROOM DWELLING -25 m²	See private open space calcs
LANDSCAPING	N/A	REFER TO LANDSCAPING
BICYCLE PARKING	LONG TERM = 12	20 (10 wall mounted, 10 ground mounted)
	SHORT TERM = 6	6

Parking

Total	Total Units	Parking Multiplier	Parking Req'd
UNIT A - STUDIO	6	1.00	6
UNIT B - 1 BED	3	1.25	3.75
UNIT C - 1 BED	3	1.25	3.75
UNIT D - 1 BED	4	1.25	5
-			
-			
AMENITY ROOM	1	0.00	0
STORAGE LOCKERS	18		0
BIKE ROOM	1		0
-			
(10% REDUCTION 8.5.8)			-2
-			
-			
-			
Visitor		0.14	2
Total	16		18

Space requirements	Req'd	Provided	
Full Size Vehicle (FC)	8	5	
Small Size (SC)	8	12	
Accessible Parking	1	1	
Van Accessible Parking	1	0	
Total	18	18	0

LAWSON AVE CONDOS

First Floor	No.	SF	Total SF
UNIT A - STUDIO	3	458	1,374
UNIT B - 1 BED	0	550	0
UNIT C - 1 BED	0	612	0
UNIT D - 1 BED	0	550	0
-			
-			
AMENITY ROOM	1	590	590
STORAGE LOCKERS	5	27	135
BIKE ROOM	1	365	365
-			
-			
-			
-			
-			
Other Amenity			
Total	10		2,464

2nd Floor	No.	SF	Total SF
UNIT A - STUDIO	3	458	1,374
UNIT B - 1 BED	1	550	550
UNIT C - 1 BED	1	612	612
UNIT D - 1 BED	0	550	0
-			
-			
AMENITY ROOM	0	590	0
STORAGE LOCKERS	5	27	135
BIKE ROOM	0	365	0
-			
-			
-			
-			
-			
Other Amenity			
Total	10		2,671

3rd Floor	No.	SF	Total SF
UNIT A - STUDIO	0	458	0
UNIT B - 1 BED	1	550	550
UNIT C - 1 BED	1	612	612
UNIT D - 1 BED	2	550	1,100
-			
-			
AMENITY ROOM	0	590	0
STORAGE LOCKERS	4	27	108
BIKE ROOM	0	365	0
-			
-			
-			
-			
-			
Other Amenity			
Total	8		2,370

4th Floor	No.	SF	Total SF
UNIT A - STUDIO	0	458	0
UNIT B - 1 BED	1	550	550
UNIT C - 1 BED	1	612	612
UNIT D - 1 BED	2	550	1,100
-			
-			
AMENITY ROOM	0	590	0
STORAGE LOCKERS	4	27	108
BIKE ROOM	0	365	0
-			
-			
-			
-			
-			
Other Amenity			
Total	8		2,370

Total	No.	%	Total SF
UNIT A - STUDIO	6		2,748
UNIT B - 1 BED	3		1,650
UNIT C - 1 BED	3		1,836
UNIT D - 1 BED	4		2,200
-			
-			
AMENITY ROOM	1		590
STORAGE LOCKERS	18		486
BIKE ROOM	1		365
-			
-			
-			
-			
-			
Other Amenity			
Total NET Area	16		9,875
Site Area	9,073	FAR =	1.1

Private Open Space

Private Open Space	Total Private Open Space
175	525
1,150	1,150
	379
	2,054

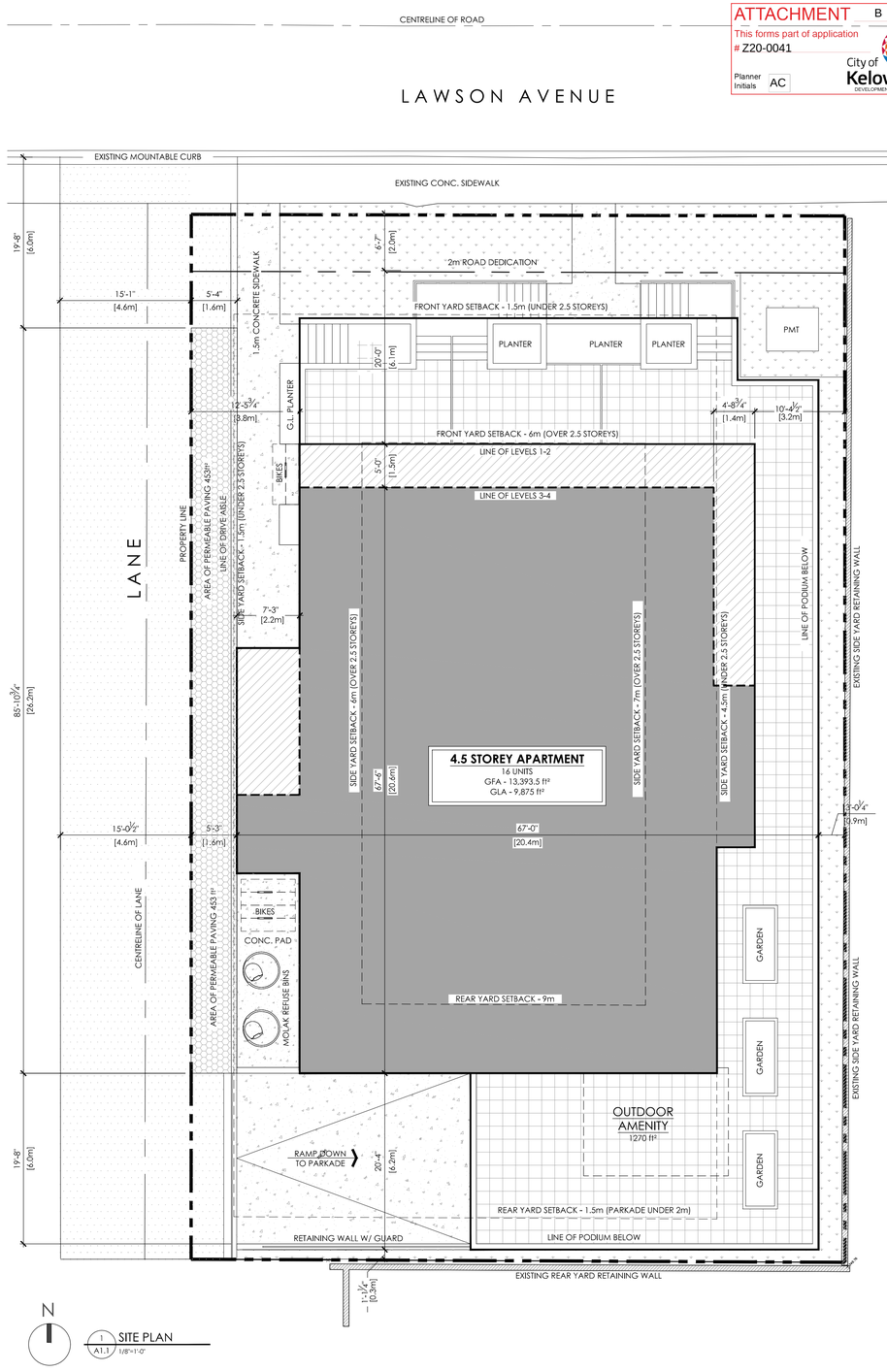
Private Open Space	Total Private Open Space
26	78
40	40
40	40
	158

Private Open Space	Total Private Open Space
40	40
40	40
100	200
	280

Private Open Space	Total Private Open Space
40	40
40	40
50	100
	180

Req'd Private Open Space (SF)	Total Private Open Space (SF)
480	603
240	120
240	120
320	300
	1,740
	486
	365
1,280	3,248

Difference	-1,968



ATTACHMENT B
This forms part of application
Z20-0041
Planner Initials AC
City of Kelowna DEVELOPMENT PLANNING

BLUEGREEN ARCHITECTURE INC.
#100 - 1353 Ellis Street,
Kelowna, BC, V1Y 1Z9
p: 236.420.3550
www.bluegreenarchitecture.com
KAMLOOPS
KELOWNA

Seal

Consultants

NO.	DATE	RECORD OF REVISIONS

1	20.04.13	ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	RECORD OF ISSUES

Project

LAWSON AVE
RESIDENTIAL DEVELOPMENT

1021 LAWSON AVE
KELOWNA, BC

Sheet Title

SITE PLAN
+
ZONING SUMMARY

Job Number 20.781

Date 2020.04.13

Scale 1/8" = 1'

Revision Number 1

Drawing Number

A1.1

1 SOUTH BUILDING ELEVATION
A3.0 3/16"=1'-0"

2 EAST BUILDING ELEVATION
A3.0 3/16"=1'-0"

ATTACHMENT B
This forms part of application
Z20-0041
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

EXTERIOR FINISH SCHEME: EFS1

1. ARCHITECTURALLY EXPOSED CONCRETE
   TYPE: MEDIUM DENSITY FORM FINISH
   COLOUR: NATURAL CONC.
2. EXTERIOR ACCENT FLASHING/TRIM COLOUR
   COLOUR: CATFISH BLACK HDC
3. FIBRE CEMENT BOARD & BATTEN - FIELD COLOUR #1
   COLOUR: ARTIST GREY HDC
4. FIBRE CEMENT BOARD & BATTEN - FIELD COLOUR #2
   COLOUR: WOLF GREY HDC
5. PRE-FINISHED METAL - FIELD COLOUR #3
   COLOUR: AS SHOWN
6. FIBRE CEMENT PANEL - FIELD COLOUR #4
   COLOUR: DARK CHARCOAL
   NOTE: BLACK EASYTRIM (OR EQUAL)
7. EXTERIOR CLADDING - 'WOOD' LOOK
   COLOUR: RIVER-ROCK (WOODTONE)
8. PRE-FINISHED METAL GUARDS (PICKETS)
   COLOUR: BLACK
9. METAL CLAD VINYL WINDOW/DOOR
   EXT. COLOUR: CHARCOAL
10. ALUMINUM STOREFRONT
    COLOUR: CHARCOAL
11. MASS TIMBER FRAMING
    COLOUR: STAINED TO MATCH (7)
12. RSS STEEL POST - SIZE AS NOTED
    COLOUR: CATFISH BLACK

BLUEGREEN ARCHITECTURE INC.
#100 - 1353 Ellis Street,
Kelowna, BC. V1Y 1Z9
p: 236.420.3550
www.bluegreenarchitecture.com

☐ KAMLOOPS
■ KELOWNA

Seal
REGISTERED ARCHITECT KEVIN V. RYAN BRITISH COLUMBIA 2020-04-13

Consultants

NO.	DATE	RECORD OF REVISIONS

NO.	DATE	RECORD OF ISSUES
1	20.04.08	ISSUED FOR DEVELOPMENT PERMIT

Project
LAWSON AVE
RESIDENTIAL DEVELOPMENT
1021 LAWSON AVE
KELOWNA, BC

Sheet Title
BUILDING ELEVATIONS

Job Number 20.781
Date 2020.04.08
Scale AS SHOWN
Revision Number 6
Drawing Number **A3.0**

1 SOUTH BUILDING ELEVATION
A3.1 3/16"=1'-0"

2 EAST BUILDING ELEVATION
A3.1 3/16"=1'-0"

EXTERIOR FINISH SCHEME: EFS1

1. ARCHITECTURALLY EXPOSED CONCRETE
   TYPE: MEDIUM DENSITY FORM FINISH
   COLOUR: NATURAL CONC.
2. EXTERIOR ACCENT FLASHING/TRIM COLOUR
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   EXT. COLOUR: CHARCOAL
10. ALUMINUM STOREFRONT
    COLOUR: CHARCOAL
11. MASS TIMBER FRAMING
    COLOUR: STAINED TO MATCH (7)
12. RSS STEEL POST - SIZE AS NOTED
    COLOUR: CATFISH BLACK

ATTACHMENT B
This forms part of application
Z20-0041
Planner Initials AC
City of Kelowna DEVELOPMENT PLANNING

BLUEGREEN ARCHITECTURE INC.
#100 - 1353 Ellis Street,
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KAMLOOPS
KELOWNA

Seal
REGISTERED ARCHITECT KENNETH RAM 2020-04-13 BRITISH COLUMBIA

Consultants

NO.	DATE	RECORD OF REVISIONS

NO.	DATE	RECORD OF ISSUES
1	20.04.08	ISSUED FOR DEVELOPMENT PERMIT

Project
LAWSON AVE
RESIDENTIAL DEVELOPMENT
1021 LAWSON AVE
KELOWNA, BC

Sheet Title
BUILDING ELEVATIONS

Job Number 20.781
Date 2020.04.08
Scale AS SHOWN
Revision Number 6
Drawing Number **A3.1**