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**To:** Planning Department  
**CC:** Dave Sidhu

City of Kelowna  
dave@patrika.ca

November 16, 2023

**Re: Design Rationale for the Proposed Development of  
925 Laurier Ave, Kelowna, BC (The Site)**

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the rezoning associated with the proposed Development of 925 Laurier Avenue in Kelowna to an MF2 Zone designation, we offer the following Rationale for the project:

Located in the Core Area, between the Capri Urban Centre and the Downtown Urban Centre created by the 2040 OCP. The proposed site is in close proximity both the Capri and Downtown Urban Centres and is the perfect location for families who need to be in close proximity to amenities such as grocery and retail stores, restaurants, schools, and parks. The location also offers alternative modes of transit to support those who wish to commute by bus, bicycle, or foot.

The proposed MF2 zone allows for ground-oriented townhouses that are strategically incorporated into the area, providing an increase in density from the existing single family in the neighbourhood.

The development provides an easily accessible mail centre, bicycle parking, and garbage & recycling area towards the entry of the site. The entrance to the parking area will be provided via a lane which will be accessed from Ethel Street. The units will have ground-oriented access from Laurier Avenue. The development consists of one (1) townhouse building with five (5) 3-bedroom units. The proposed townhouse will be 3-storeys (11.0m) tall and will conform to all requirements of the MF2 zone; no variances are being requested.

Each unit is provided with two (2) parking stalls in a shared parking area below the building. The main entrance to each unit will be located from grade, providing mechanical rooms and entry closets on the main floor. The second floor contains the kitchen, dining, living, and bathroom. The third floor contains one (1) primary bedroom with ensuite and walk-in-closet, two (2) bedrooms with a common bathroom, a storage room, and a laundry closet. The rooftop contains large private outdoor deck spaces for each unit.

The proposed building form and style serves to maintain consistency with the new developments in the area, bringing new life to the neighbourhood with its modern design. Simplified massing is utilized to ensure both energy efficiency in the exterior wall layout, as well as cost effective construction. The design takes advantage of the simplistic form by accenting elements such as unit entrances to create visual intrigue. Natural elements such as brick and wood-appearance privacy



**LIME**  
ARCHITECTURE INC.

**ATTACHMENT C**

This forms part of application

# DP23-0224

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Initials

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slats are used to enhance the character of the neighbourhood, making the façade more inviting from a pedestrian perspective.

In summary, the rationale for this project is as follows:

- i. Provide an increase in density to a neighbourhood where this density is desired.
- ii. Provide 3-bedroom units to accommodate the need for family-oriented housing.
- iii. Provide a building typology that fits into the context, provides ground-oriented units, and allows for an energy-efficient built-form.
- iii. The proposed development meets all City of Kelowna Bylaw requirements.

This proposed development recognizes the City of Kelowna's strategic approach to overall growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy and planning initiatives.

We look forward to your supportive comments in response to this Rezoning/Development Variance Permit application.

Please do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely:

Matt Johnston Architect AIBC, LEED AP  
**LIME Architecture Inc.**