



WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

February 27, 2017

Re: 2673 Gore Street
Development and Variance Rationale Letter

Dear City Staff and Council,

The attached application for 2673 Gore Street is a mixed type residential building modeled after the very popular housing type commonly referred to as Brownstones. The development features two, side by side, two story townhomes with 2 single story condominium style homes above on floors 3 and 4. The two ground floor oriented townhomes are 3 bedroom units featuring at grade patio spaces designed to relate well to the existing neighbourhood. The upper floor, 3 bedroom condominiums feature private, at grade entrances, with private lifts to each of the units. Each of the upper floor homes include generous outdoor living space on large decks with landscape features.

The future land use designation for this property is medium density (RM5). The challenge is that increased density on small lots is difficult to achieve while working within the boundaries of the current zoning bylaws. Zones such as the new C7 zone have started to address the challenges of how to achieve maximum density on smaller lots. When it comes to the medium density designation however, the zoning bylaw's assumption is large lots. Within infill areas large lots are rare and property assembly is difficult in existing neighbourhoods. Our challenge with this property was how to achieve this desired density while working within the framework of existing zoning bylaws. Our current application, even as creative as it is, has 4 variance requests in order for us to achieve the desired density under the OCP.

Our goal with this project was to ensure we maintained a reasonable relationship with the existing neighbours while at the same time working to maximize density in an area where it is clearly desired. We maintained a single family setback to the front yard (keeping with the existing pattern on the street) while also maintaining a reasonable side yard setback for the first 2 stories and even larger setbacks on the upper floors with the exception of the elevator shafts. The sideyard setbacks are the first of our variance requests. Again, our goal was to fit into the existing neighbourhood as well as we could so we chose to ensure the sideyard setbacks were the same as lower density zones such as RU6 and even RM4.

Our rear yard setback to the lane also required a variance. Since we were accessing enclosed garages, and with a commercial development as our rear neighbour, we felt a tighter setback was more appropriate. If we had chosen to leave the required setback it would have simply served as an open parking area so we felt enclosing the parking was actually a more desirable outcome.

P. 250.762.0040

F. 250.762.0550



WORMAN

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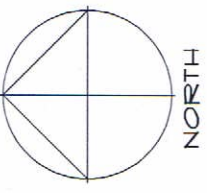
Site coverage wise, because we incorporated our parking in enclosed garages our building coverage is over the allowable limit, however it is worth noting when we include our driveways and parking areas we are then below the maximum site coverage allowed: in other words, we have achieved the desired landscaped areas under the zone.

Finally, due to our proximity to the lane and the fact that we require almost full width access to the rear garages, we are unable to meet the landscape requirement to the lane. There has been a small amount of greenery provided where possible.

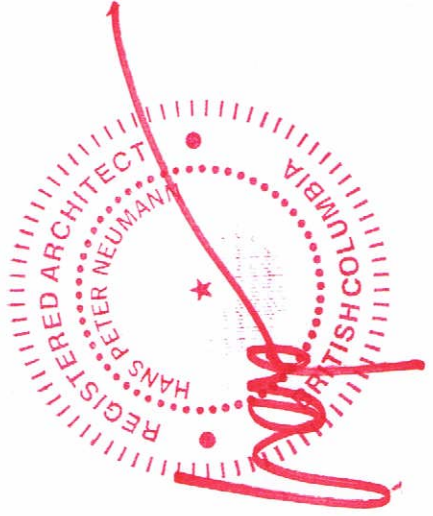
We believe our application is a creative solution to density on small lots while at the same time being as sensitive as the site will allow to the neighbourhood. We hope you will see this as an asset to the South Pandosy urban fabric and look forward to the application's approval.


Sincerely,

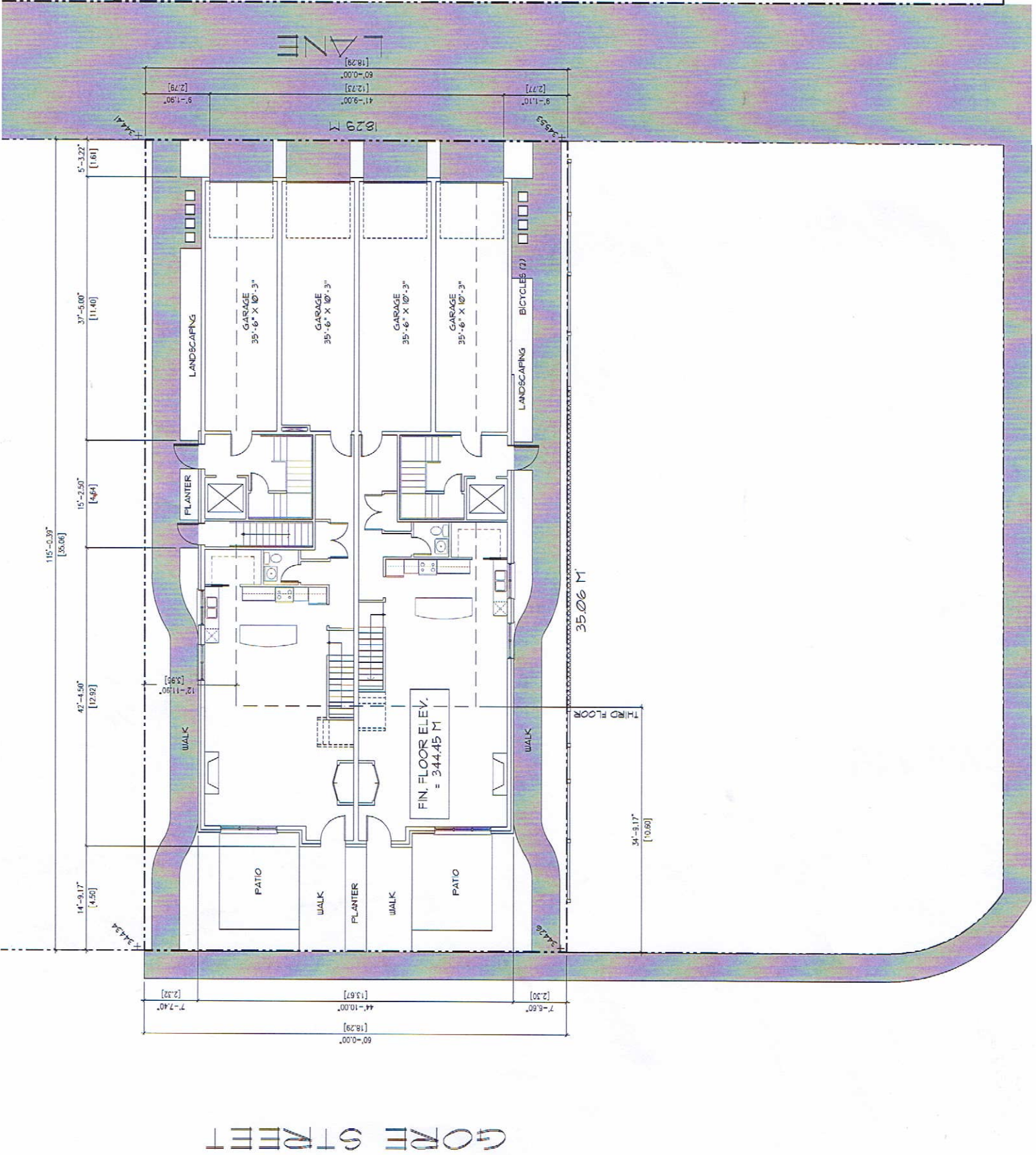
Shane Worman
Worman Homes/ Worman Commercial



PROJECT DATA	
C/M/C ADDRESS: 2673 GORE STREET, KELOWNA, BC	
LEGAL DESCRIPTION: LOT 11, PLAN KAP7927, DL 139, O.D.D.	
CURRENT ZONING: RUB - TWO DWELLING HOUSING	
ZONING BYLAW REQUIREMENTS	
PROPOSED ZONE RM5 - MEDIUM DENSITY MULTIPLE HOUSING	
SITE AREA = 6,904.5 SQ.FT. (641.4 SQ.M.)	
BUILDING AREA (NET)	
MAIN FLOOR =	2,058 SQ.FT. (192.1 SQ.M.)
SECOND FLOOR =	1,917 SQ.FT. (176.1 SQ.M.)
THIRD FLOOR =	2,192 SQ.FT. (203.6 SQ.M.)
FOURTH FLOOR =	2,420 SQ.FT. (224.8 SQ.M.)
TOTAL NET BUILDING AREA = 8,597 SQ.FT. (798.6 SQ.M.)	
LOT WIDTH	30.0m
LOT DEPTH	18.29m
FAR (W/ PARKING & URBAN CENTRE)	1,400 sq.m.
FAR (W/ PARKING & BONUS FOR POS)	1.4 (898.0 sq.m.)
SITE COVERAGE (W/ BONUS FOR POS)	1.30 (830.8 sq.m.)
SITE COVERAGE INCL. DRIVEWAYS & PARKING	60.4% (416.9 sq.m.)
HEIGHT (m)	18.0m / 4.5 STOREYS
SETBACKS (m)	14.3m / 4 STOREYS
FRONT (GORE STREET)	2 1/2 STOREYS
OVER 2 1/2 STOREYS	1.5m
SIDE (NORTH)	6.0m
SIDE (SOUTH)	4.5/7.0m
REAR (LANE)	4.5/7.0m
PARKING	7.0m
RESIDENTIAL @ 2/DWELLING UNIT x 4 UNITS = 8 STALLS	4.50m
BICYCLE PARKING	10.7m
CLASS I @ .5/DWELLING UNIT x 4 UNITS = 2 SPACES	2.32m/3.96m*
CLASS II @ .1/DWELLING UNIT x 4 UNITS = 1 SPACE	2.3m/3.96m*
PRIVATE OPEN SPACE	1.61m*
25 sq.m./UNIT x 4 UNITS =	100 sq.m. (1,076 sq.ft.)
181 sq.m. (1,950 sq.ft.)	
LANDSCAPE BUFFERS (m)	
FRONT (GORE STREET)	3.0m
SIDE (NORTH)	3.0m**
SIDE (SOUTH)	3.0m**
REAR (EAST)	3.0m**
LANDSCAPE TREATMENT LEVELS	
FRONT (GORE STREET)	2
SIDE (NORTH)	3
SIDE (SOUTH)	3
REAR (EAST)	1
* VARIANCE REQUIRED	



SCHEDULE A (1 of 10)
 This forms part of application
 # DP17-0064/
 DVP17-0065
 Planner Initials **MS**

 City of Kelowna
 COMMUNITY PLANNING



SITE PLAN
 SCALE: 1/8" = 1'-0"

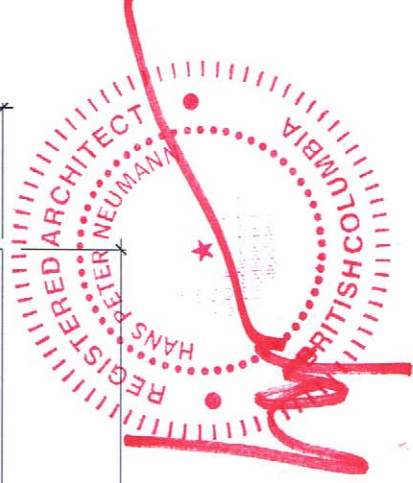
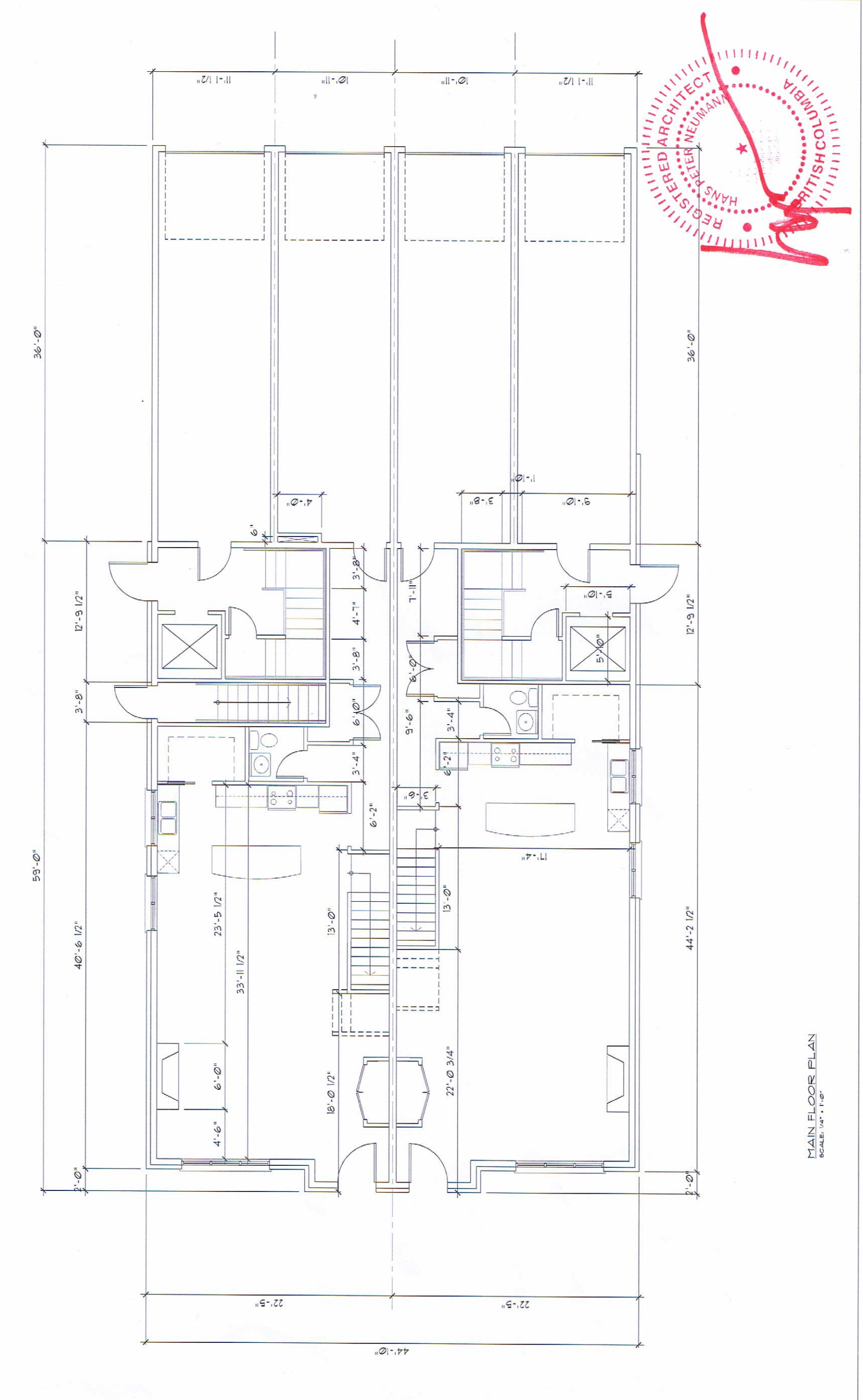
No.	DATE	DESCRIPTION

PROJECT
 FOUR STOREY RESIDENTIAL BUILDING
 2673 GORE STREET, KELOWNA, BC.

CONSULTANT
 HANS R. NEUMANN ARCHITECT INC.

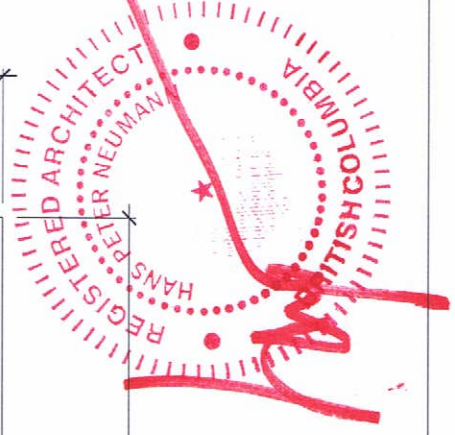
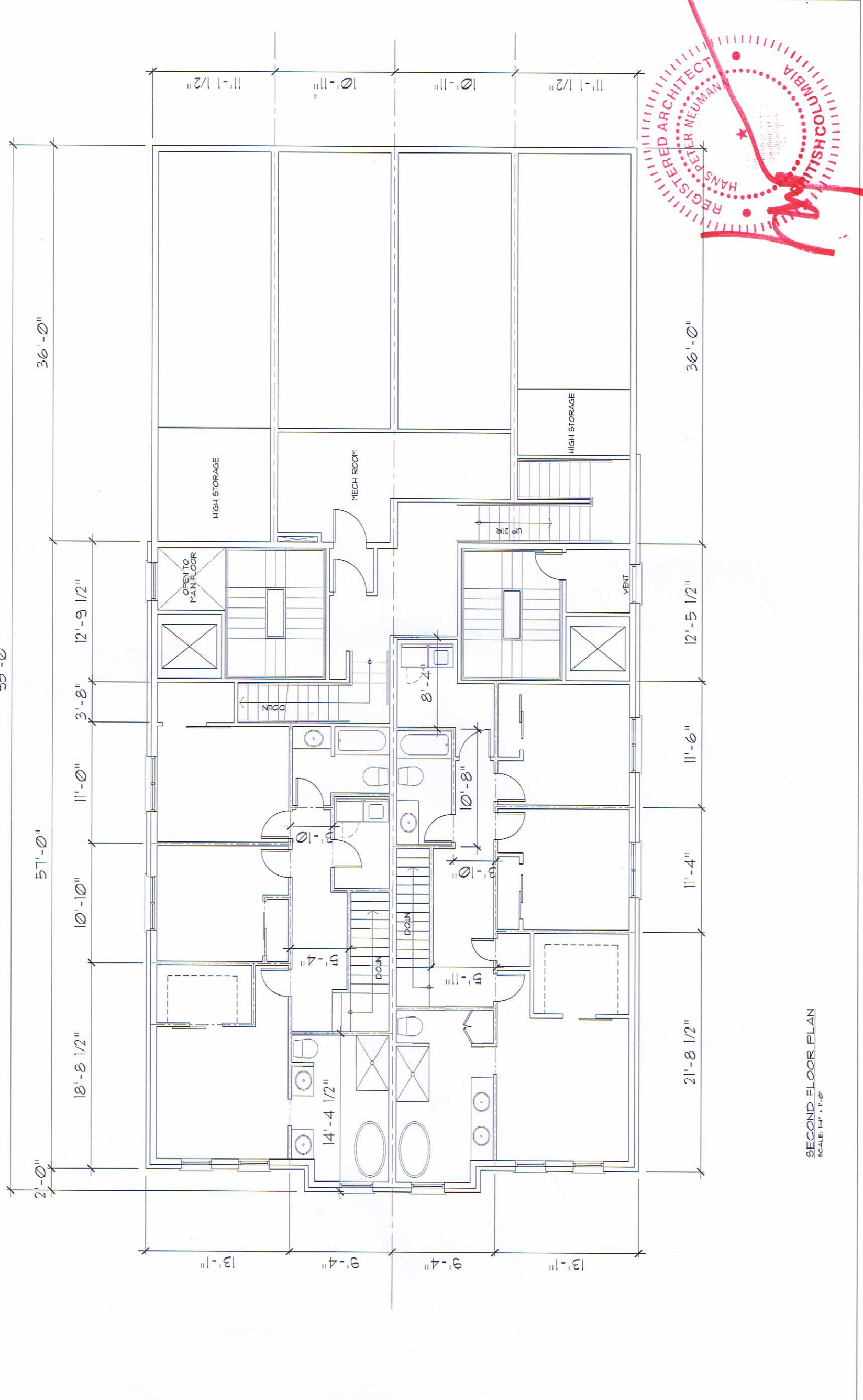
SCALE: 1/4" = 1'-0"
 DATE: FEB 16, 2017
 DRAWN: HFN
 CHECKED: MAC
 Drawing No. **A1**
 REVISION No.:

1520 HIGHWAY AND DRIVE NORTH
 KELOWNA, BC V1Y 4K5
 PHONE: (250) 868-0878 FAX: (250) 868-0837



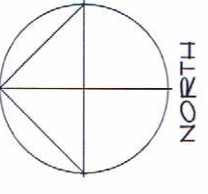
MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

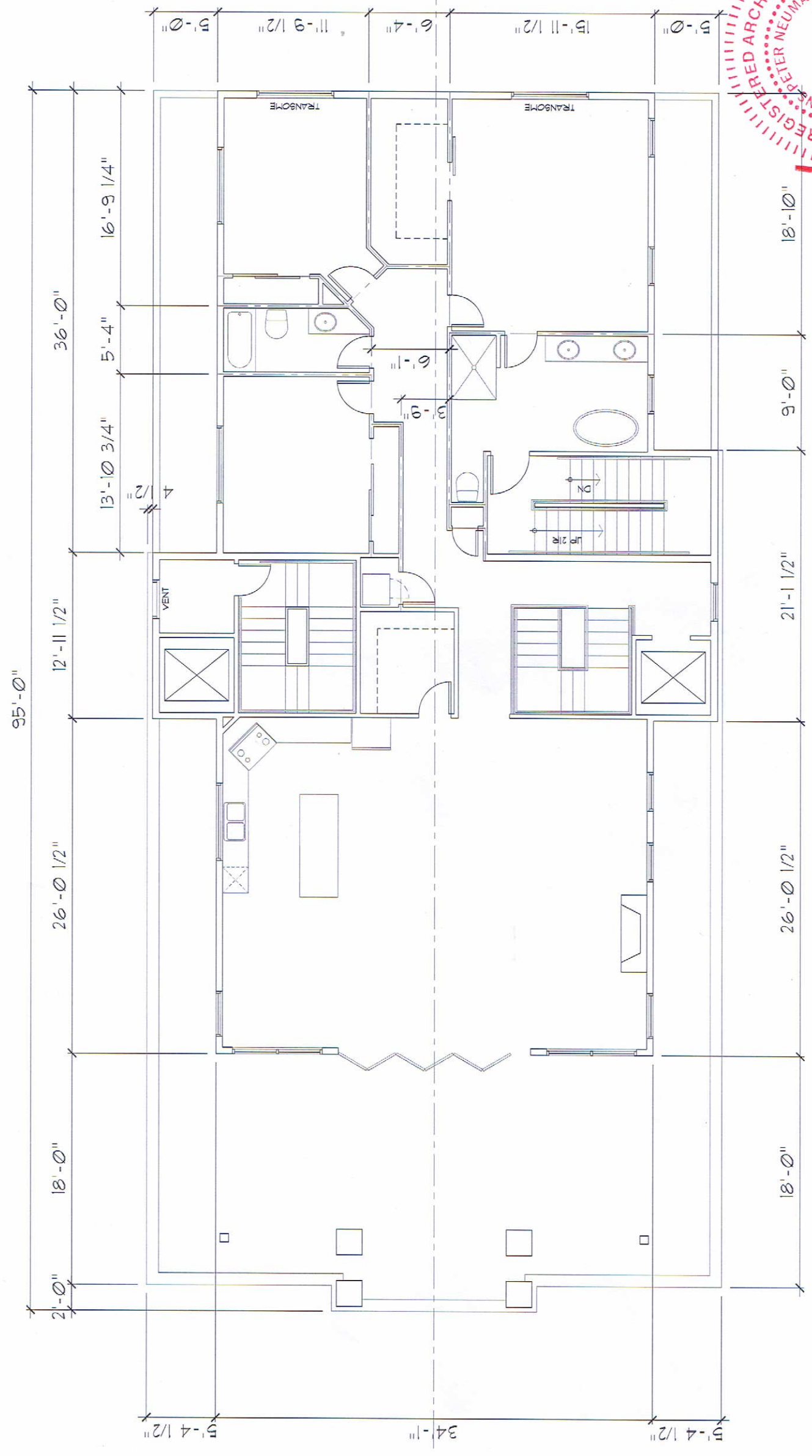
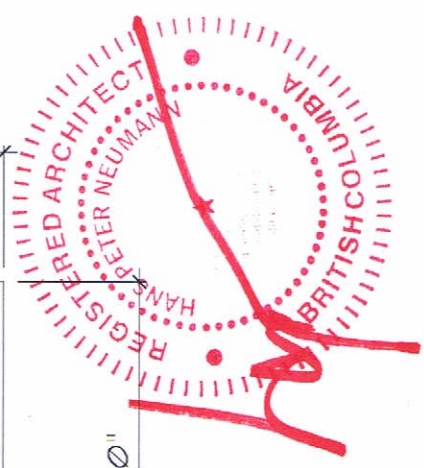
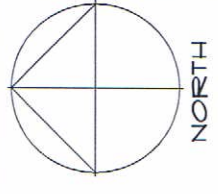
No.	DATE	DESCRIPTION



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PROJECT: FOUR STOREY RESIDENTIAL BUILDING
 2673 GORE STREET, KELOWNA, BC.





THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

A4

REVISION No.:

Drawing No.:

CHECKED: MAC

DRAWN: HFN

DATE: FEB 16, 2017

SCALE: 1/4" = 1'-0"

CONSULTANT

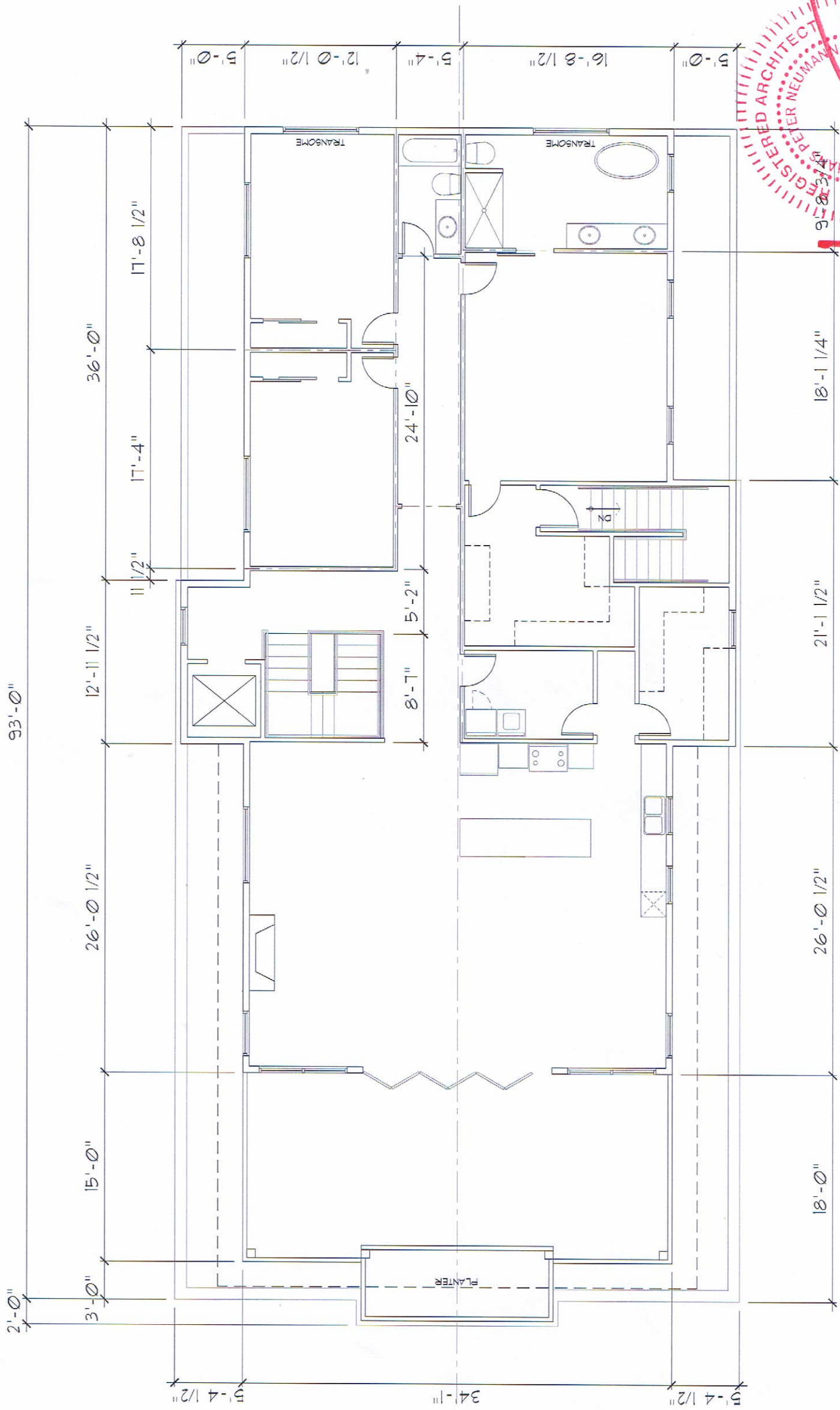
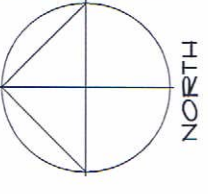
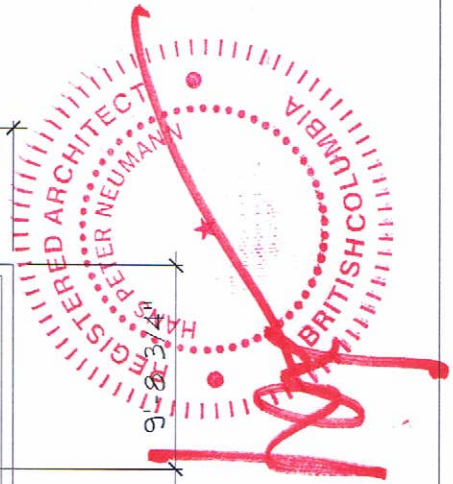
FOURTH FLOOR PLAN

PROJECT

FOUR STOREY RESIDENTIAL BUILDING
2673 GORE STREET, KELOWNA, BC.

HANS P. NEUMANN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0878 FAX: (250) 868-0377



FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

A5

REVISION No.:

Drawing No.

CHECKED: MAC

DRAWN: EPN

DATE: FEB 16, 2017

SCALE: 1/4" = 1'-0"

CONSULTANT

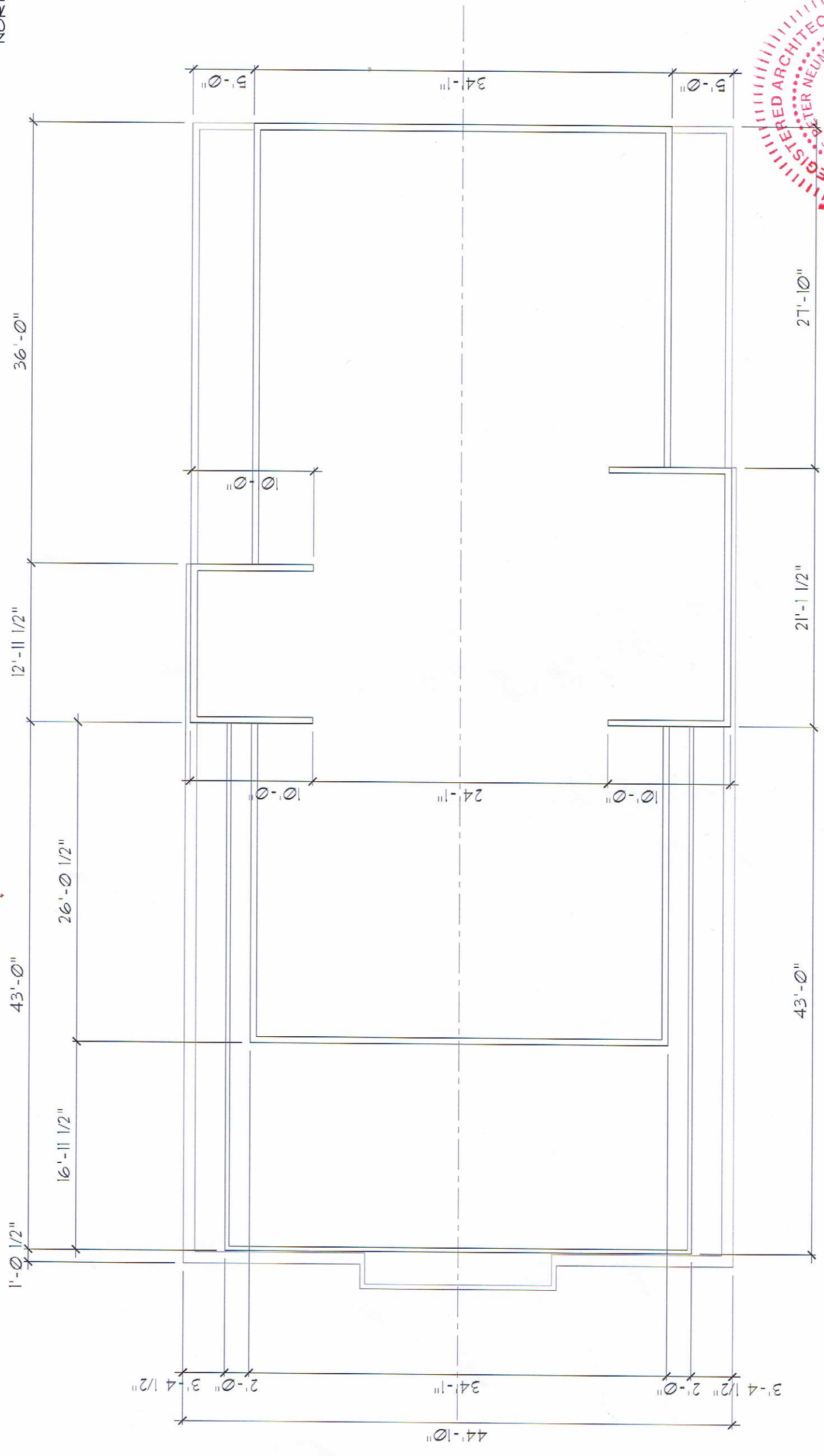
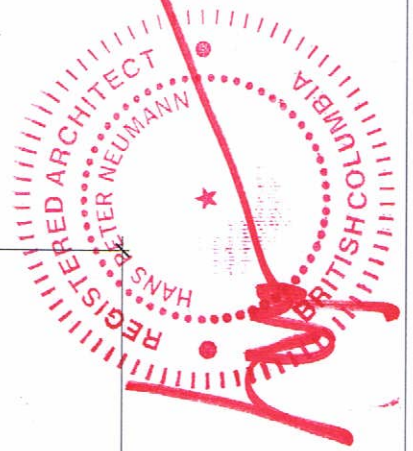
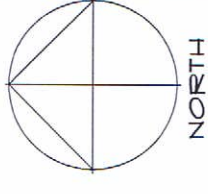
ROOF PLAN

PROJECT

FOUR STOREY RESIDENTIAL BUILDING
2673 GORE STREET, KELOWNA, BC.

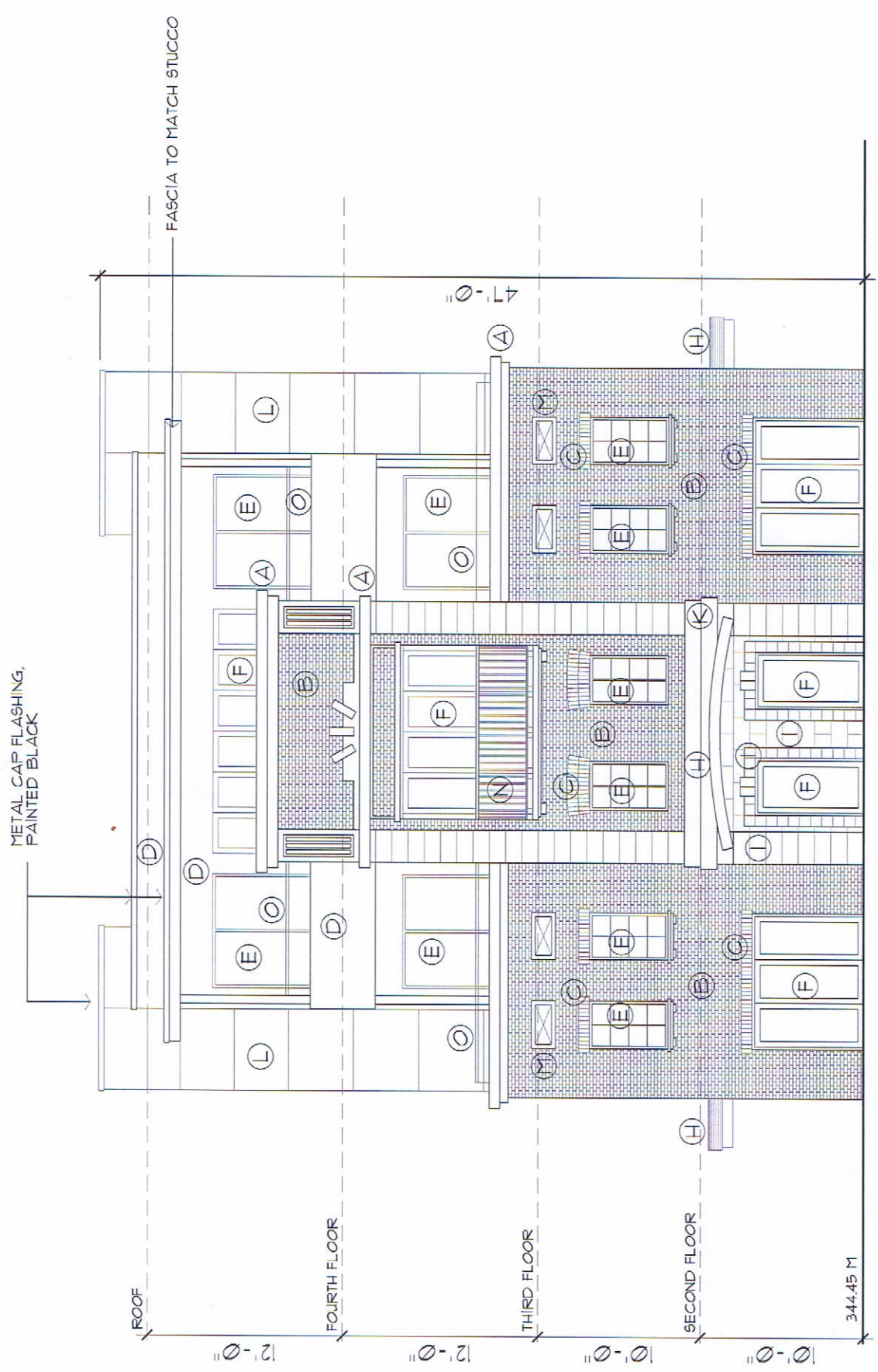
HANS R. NEUMANN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 866-0878 FAX: (250) 866-0877



ROOF PLAN
SCALE: 1/4" = 1'-0"

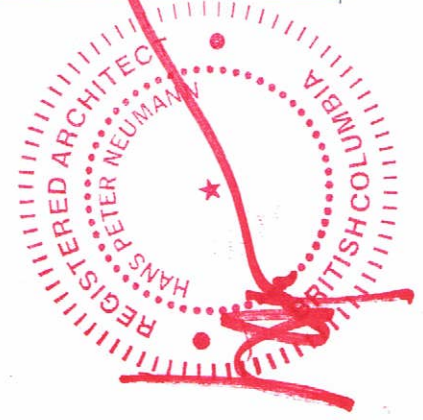
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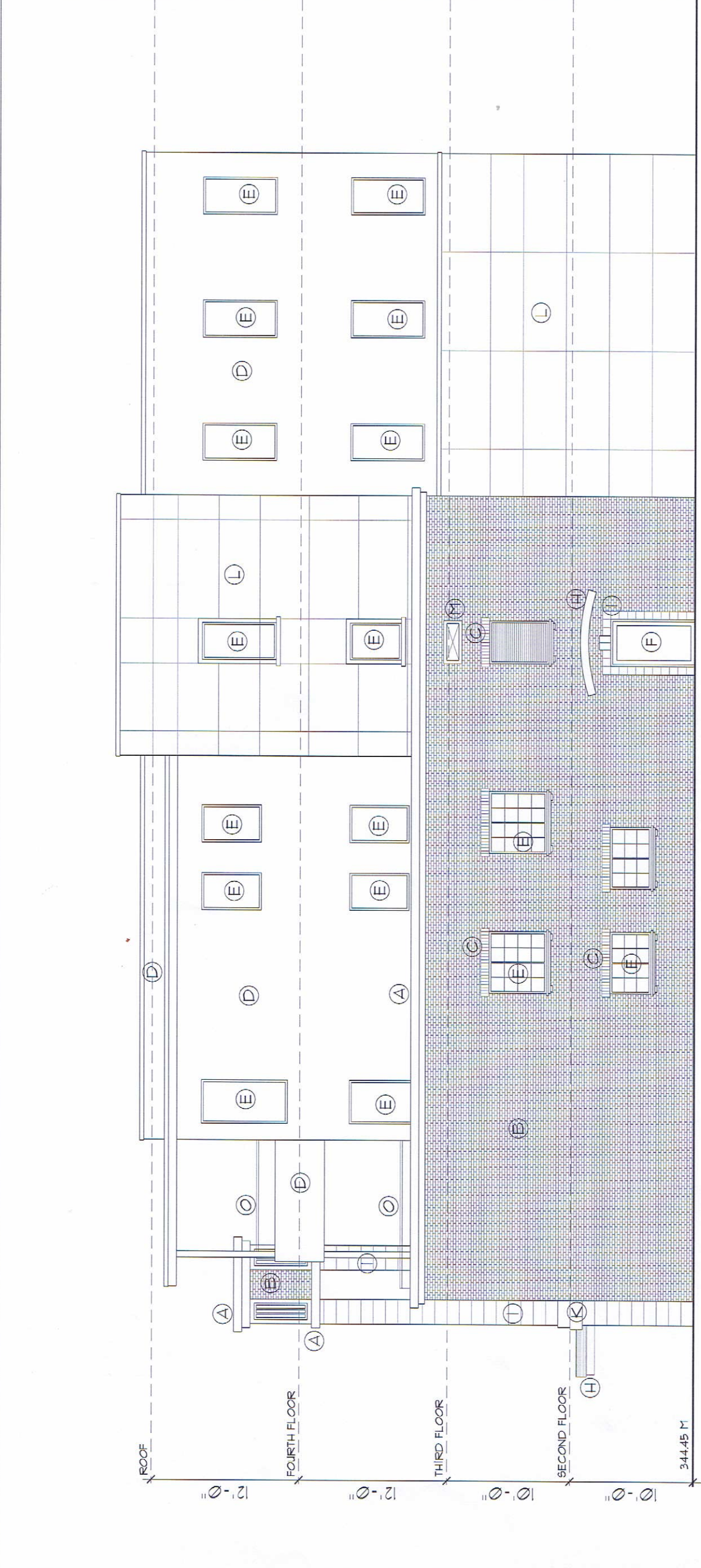


GORE STREET (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:

(A)	EXTRUDED CORNICE, TO MATCH LIME STONE
(B)	BRICK
(C)	SOLDIER COURSE
(D)	ACRYLIC STUCCO, PAINTED SHERWIN WILLIAMS 'B-48 "FORTICO"
(E)	PRE-FINISHED VINYL WINDOWS / DOOR, BLACK
(F)	METAL CLAD WOOD WINDOWS / DOOR, BLACK
(G)	PAINTED METAL DOOR + FRAME, BLACK
(H)	METAL CANOPY, PAINTED BLACK
(I)	LIME STONE TILES
(J)	INSULATED METAL GARAGE DOORS, PAINTED TO MATCH STUCCO
(K)	CONCRETE SILL
(L)	"HARDI" PANEL SIDING, PAINTED SHERWIN WILLIAMS 'B-61 "NATURAL TAN"
(M)	CONCRETE COIN
(N)	ALUMINUM TOP RAIL + PICKETS
(O)	ALUMINUM TOP RAIL + GLASS PANELS

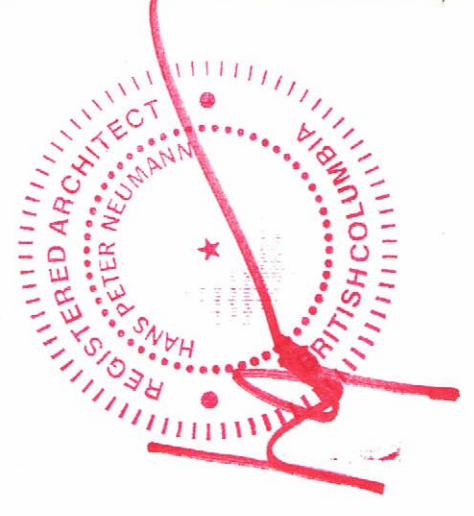




SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

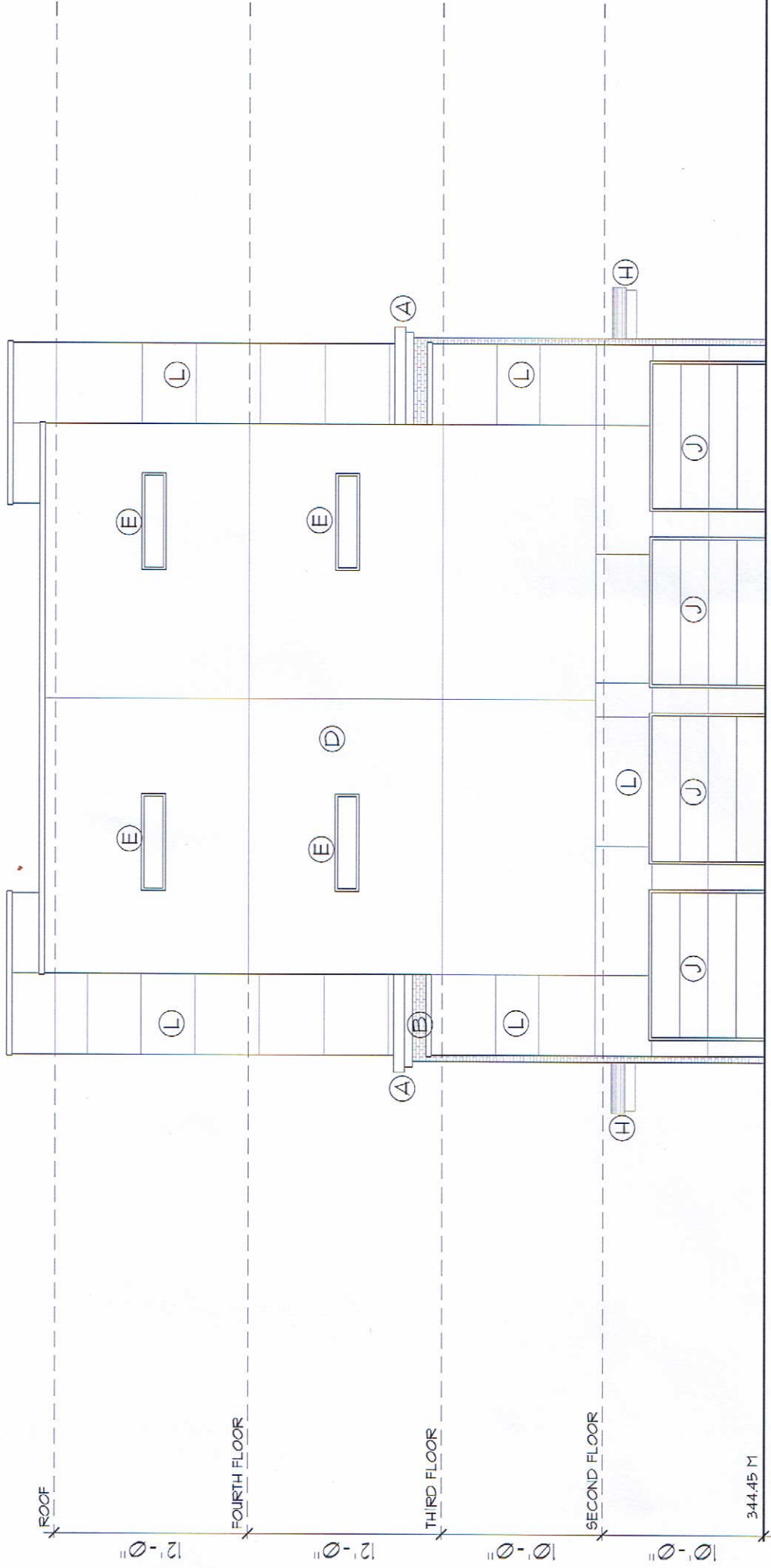
LEGEND:

(A)	EXTRUDED CORNICE, TO MATCH LIME STONE
(B)	BRICK
(C)	SOLDIER COURSE
(D)	ACRYLIC STUCCO, PAINTED SHERWIN WILLIAMS 75-48 "FORTICO"
(E)	FIRE FINISHED VINYL WINDOW / BLACK
(F)	METAL CLAD WOOD WINDOW / DOOR, BLACK
(G)	PAINTED METAL DOOR + FRAME, BLACK
(H)	METAL CANOPY, PAINTED BLACK
(I)	LIME STONE TILES
(J)	INSULATED METAL GARAGE DOORS, PAINTED TO MATCH STUCCO
(K)	CONCRETE SILL
(L)	"HARDY" PANEL SIDING, PAINTED SHERWIN WILLIAMS 7561 "NATURAL TAN"
(M)	CONCRETE CON
(N)	ALUMINUM TOP RAIL + PICKETS
(O)	ALUMINUM TOP RAIL + GLASS PANELS



No.	DATE	DESCRIPTION

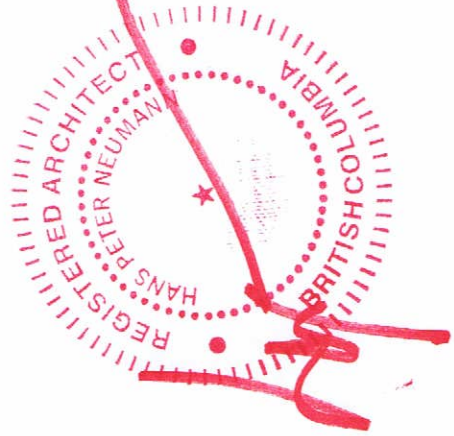
1590 HIGHLAND DRIVE NORTH
 KELOWNA, BC V1Y 4K5
 PHONE: (250) 868-0878 FAX: (250) 868-0837

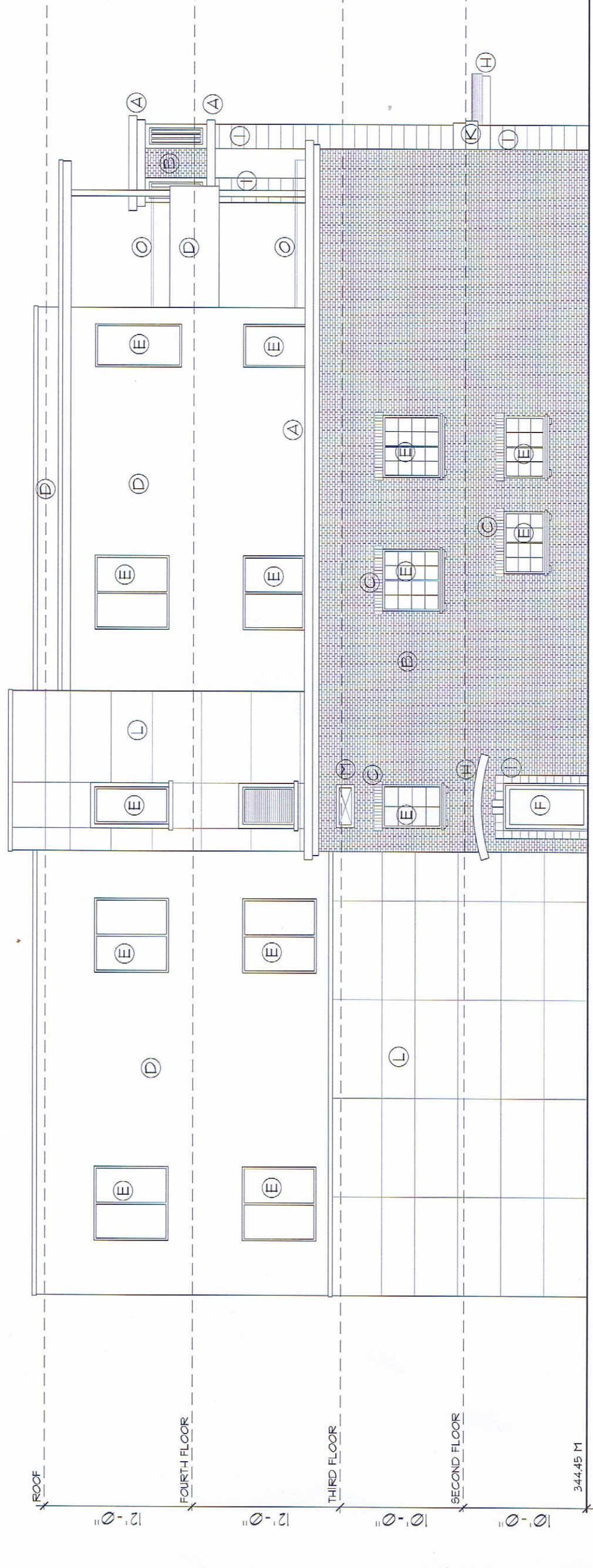


LANE (EAST) ELEVATION
 SCALE: 1/4" = 1'-0"

LEGEND:

A	EXTRUDED CORNICE, TO MATCH LINE STONE
B	BRICK
C	SOLDIER COURSE
D	ACRYLIC STUCCO, PAINTED SHERWIN WILLIAMS 'S48 "FORTICO"
E	PRE-FINISHED VINYL WINDOW BLACK
F	METAL CLAD WOOD WINDOWS / DOOR, BLACK
G	PAINTED METAL DOOR + FRAME, BLACK
H	METAL CANOPY, PAINTED BLACK
I	LIME STONE TILES
J	INSULATED METAL GARAGE DOORS, PAINTED TO MATCH STUCCO
K	CONCRETE SILL
L	"HARDY" PANEL SIDING, PAINTED SHERWIN WILLIAMS 'S61 "NATURAL TAN"
M	CONCRETE CON
N	ALUMINUM TOP RAIL + PICKETS
O	ALUMINUM TOP RAIL + GLASS PANELS





LEGEND:

(A)	EXTRUDED CORNICE, TO MATCH LIFE STONE
(B)	BRICK
(C)	SOLDIER COURSE
(D)	ACRYLIC STUCCO, PAINTED SHERWIN WILLIAMS '548 'FORTICO'
(E)	PRE-FINISHED VINYL WINDOW, BLACK
(F)	METAL CLAD WOOD WINDOW / DOOR, BLACK
(G)	PAINTED METAL DOOR & FRAME, BLACK
(H)	METAL CANOPY, PAINTED BLACK
(I)	LIFE STONE TILES
(J)	INSULATED METAL GARAGE DOORS, PAINTED TO MATCH STUCCO
(K)	CONCRETE SILL
(L)	'HARDI' PANEL SIDING, PAINTED SHERWIN WILLIAMS '561 'NATURAL TAN'
(M)	CONCRETE COIN
(N)	ALUMINUM TOP RAIL, PICKETS
(O)	ALUMINUM TOP RAIL, GLASS PANELS



INTERIOR (NORTH) ELEVATION
 SCALE: 1/4" = 1'-0"

SCHEDULE B (1of2)

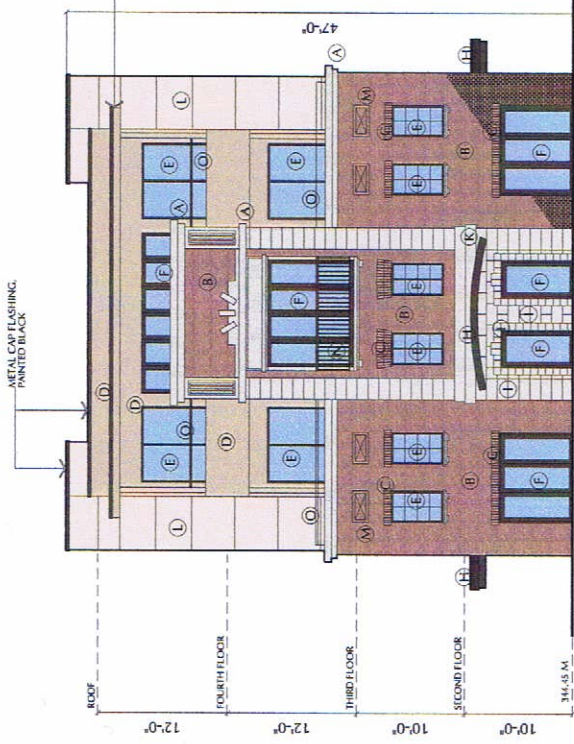
This forms part of application

DP17-0064/
 DVP17-0065

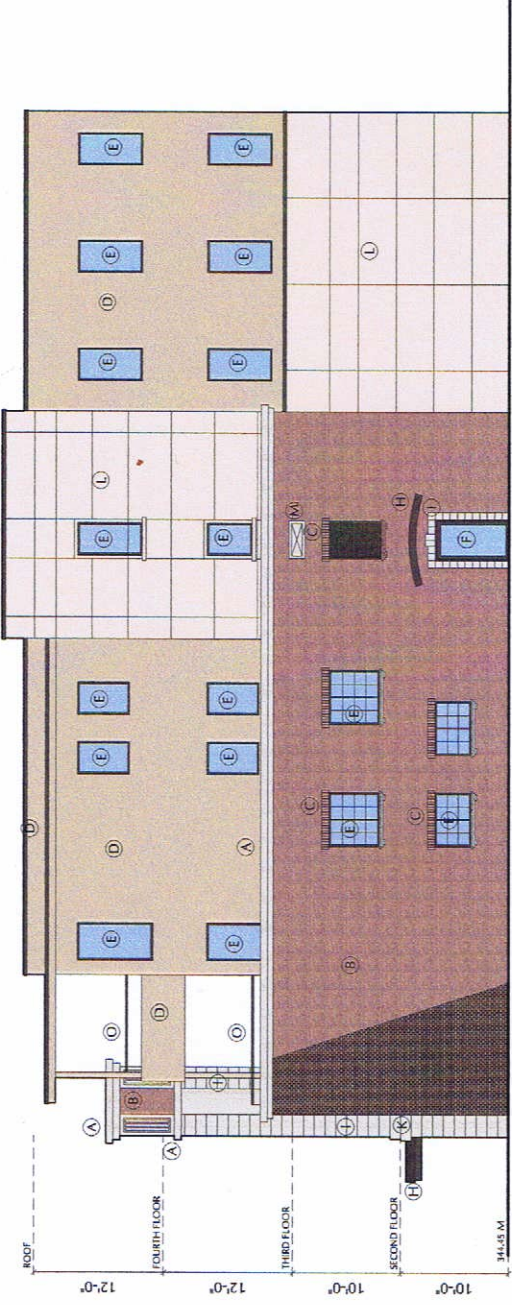
Planner Initials **MS**



GORE STREET (WEST) ELEVATION



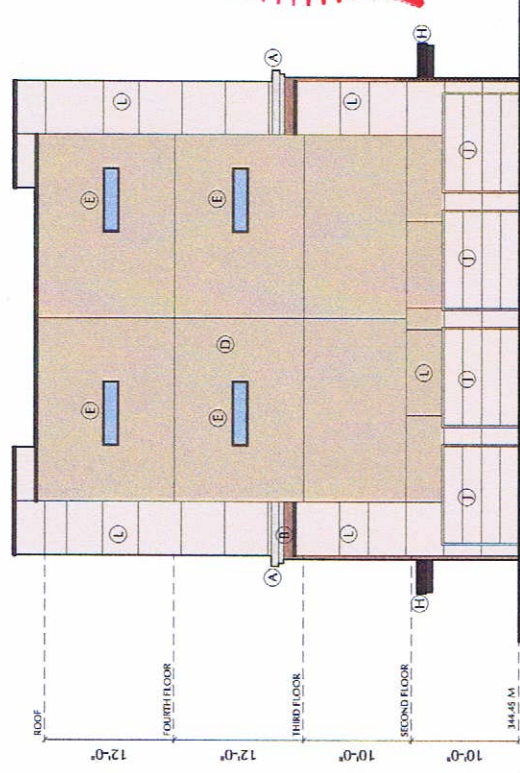
OSPREY AVE (SOUTH) ELEVATION



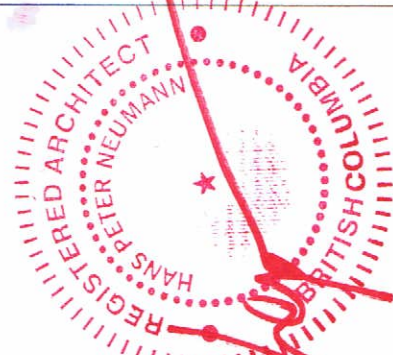
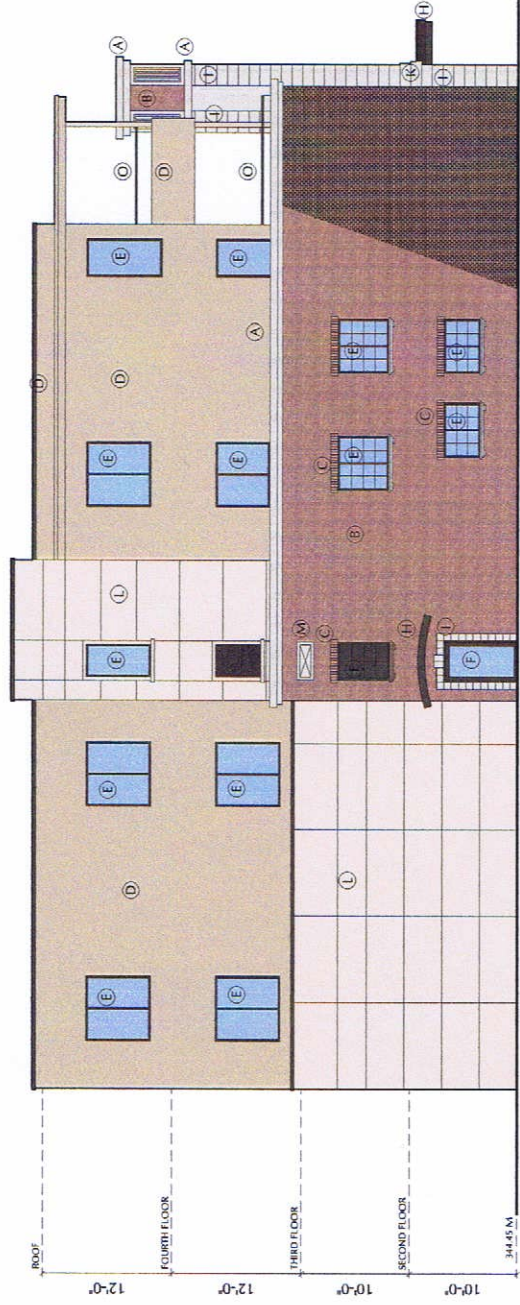
LEGEND:

(A)	EXTRUDED CORNICE, TO MATCH LIMESTONE
(B)	BRICK
(C)	SOLDIER COURSE
(D)	ACRYLIC STUCCO SW 7548 "PORTICO" ®
(E)	PRE-FINISHED VINYL WINDOW, BLACK
(F)	METAL CLAD WOOD WINDOWS / DOOR, BLACK
(G)	PAINTED METAL DOOR & FRAME, BLACK
(H)	METAL CANOPY, PAINTED BLACK
(I)	LIMESTONE TILES
(J)	PAINTED GARAGE DOORS, PAINTED TO MATCH STUCCO
(K)	CONCRETE SILL
(L)	"HARDY" PANEL SIDING SW 7567 "NATURAL TAN"
(M)	CONCRETE COIN
(N)	ALUMINIUM TOP RAIL + PICKETS
(O)	ALUMINIUM TOP RAIL + GLASS PANELS

LANE (EAST) ELEVATION



INTERIOR (NORTH) ELEVATION





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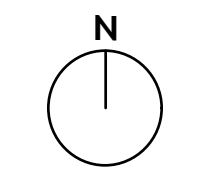
REP.
ILLUSTRATION / THE ARTS AGENE.

2673 GORE STREET | Kelowna, BC

Worman Homes | Worman Commercial



SCHEDULE C (1 of 2)
 This forms part of application
 # DP17-0064/
 DVP17-0065
 Planner Initials MS
 City of Kelowna
 COMMUNITY PLANNERS



PROJECT TITLE
2673 GORE STREET

Kelowna, BC
 DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	17.02.14	Review
2		
3		
4		
5		

PROJECT NO	17013
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	FEB. 14, 2017
SCALE	1:100

SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY
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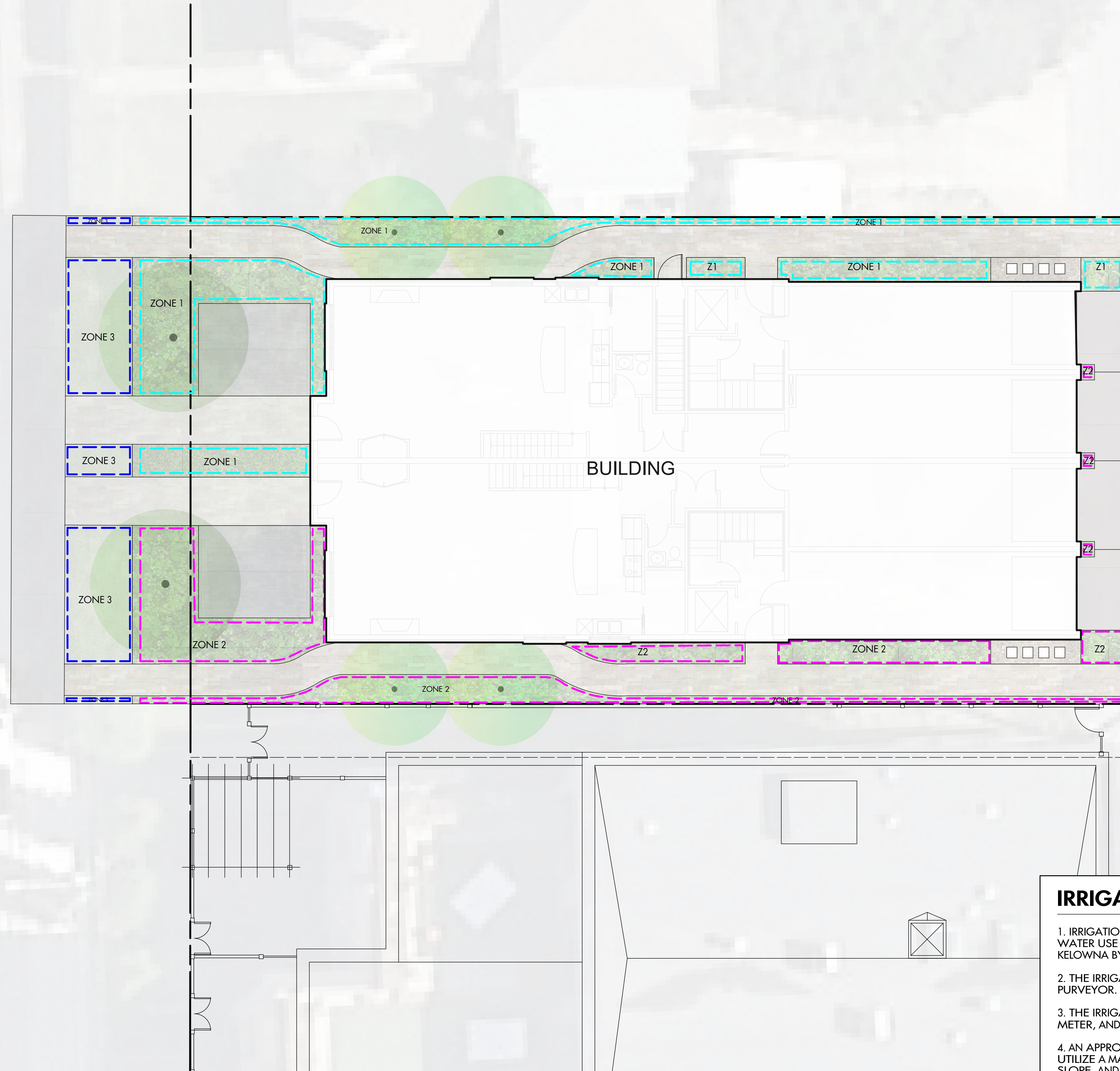
PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2	6cm CAL.
POPULUS TREMULOIDES ERECTA	COLUMNAR SWEDISH ASPEN	4	6cm CAL.
SHRUBS			
CORNUS STOLONIFERA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	21	#01 CONT. /1.0M O.C. SPACING
PINUS STROBUS 'MERRIMACK'	MERRIMACK PINE	13	#01 CONT. /1.5M O.C. SPACING
RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	31	#01 CONT. /1.0M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	22	#01 CONT. /0.6M O.C. SPACING
PERENNIALS & GRASSES			
MISCANTHUS SINENSIS 'HEURON SUNRISE'	HEURON SUNRISE MAIDEN GRASS	21	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	47	#01 CONT. /0.75M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	26	#01 CONT. /1.0M O.C. SPACING

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
 5. 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 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca



WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 153 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 111 cu.m. / year
 WATER BALANCE = 42 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

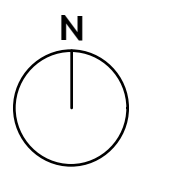
ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 67 sq.m.
 MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 40 cu.m.

ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 56 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 36 cu.m.

ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
 TOTAL AREA: 30 sq.m.
 MICROCLIMATE: WEST EXPOSURE, FULL SUN
 ESTIMATED ANNUAL WATER USE: 43 cu.m.

IRRIGATION NOTES

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
- A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.



PROJECT TITLE
2673 GORE STREET

Kelowna, BC
DRAWING TITLE
IRRIGATION PLAN

ISSUED FOR / REVISION		
1	17.02.14	Review
2		
3		
4		
5		

PROJECT NO	17013
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	SP
DATE	FEB. 14, 2017
SCALE	1:100

SEAL



DRAWING NUMBER
L2/2

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GORE STREET