



Residential Infill That's Designed to Succeed





Specializing in Project Collaboration & Small-Scale and Medium-Scale, Multi-Unit Infill Housing

LIME's experience enables a proactive, solution-focused design process:

- Selected as a winning proponent in Kelowna's 2017 Infill Challenge.
- Designed a widely adopted fast-track 4-plex model for the City of Kelowna.
- Provide design and construction support for commercial, mixed-use and tenant improvement projects.
- Collaborated with Franchisees to realize several restaurant projects throughout the Okanagan.
- Completed ~100 infill projects of various sizes – from triplex to 200+ residences.
- Provided key input on zoning bylaws and infill policy development in Kelowna, BC.
- Providing architectural services for several 6-storey residential infill projects that are contributing more attainable housing to communities, including the addition of ~100 micro-units to the Okanagan market.
- Engaged by the City of Kelowna to provide architectural services for 5 & 6-plex Infill Housing.

Recognized for Design Excellence

Our work has been honoured with several prestigious awards, including:

- Thompson Okanagan Commercial Building Awards: Architect of the Year
- Multiple Okanagan Housing Awards (Tommies), including:
 - FortisBC Award for Building Energy Efficiency
 - Excellence in Semi-Detached or Townhome Development
- FortisBC Powersense Conservation Leadership Award
- CHBAO Housing Awards of Excellence: Winner – Excellence in Townhome Development



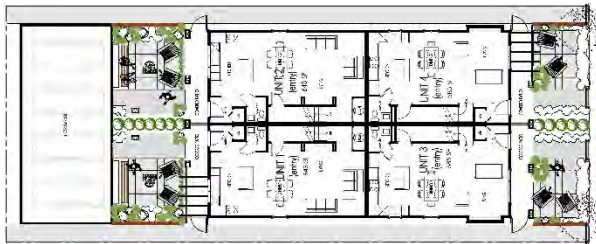


4-Plexes

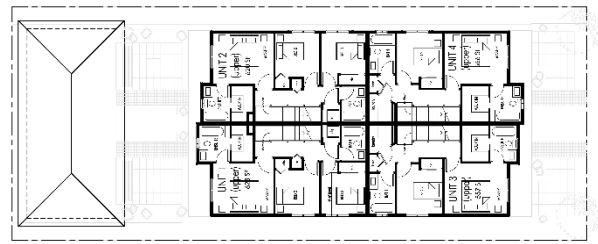
The Stockwell, Kelowna, BC
(LIME's 4-plex Fast-Track)

Based on our winning design from the Infill Challenge Competition in Kelowna, BC in 2017, this 4plex concept has been realized more than 80 times throughout the city.

The success of this infill 4-plex is a clear testament to the livability of the design and the direction of today's residential trends that includes sustainability and compact living.



Entry Level Plan



Second Level Plan

The Francis, Kelowna, BC



Entry Level Plan



Second Level Plan



An infill design whose modern farmhouse style and scale compliments the existing residential neighbourhood where it is located. LIME's solutions for this design included a focus on the human scale, raised entry front door to create an attractive presentation to the street. The contrast created between the black accents and white board and baton exterior as part of the understated form of the building attracts attention that is inviting and compliments the neighbourhood.



4-Plexes

The Grenfell, Kelowna, BC
(Lane Access)

A 4plex infill design that takes advantage of the long portion of the property that has access to an adjacent lane. This 4plex design solution created 4 residences with direct access to attached single car garages and generous outdoor decks contributing to livable lane spaces that compliment the neighbourhood.



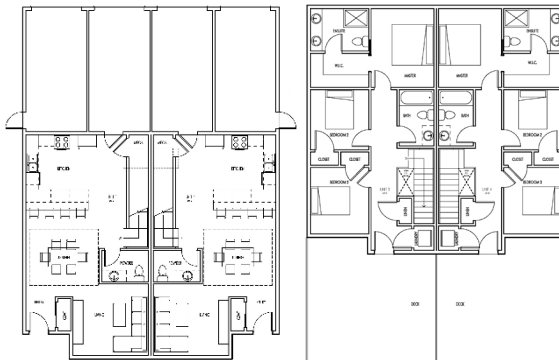
Entry Level Plan



Second Level Plan

The Patterson, Kelowna, BC
(2 Duplex Design)

A 4plex infill design that results in 2 duplex buildings that includes 2 of the homes attached directly to the 4-car garage that serves all the residences while creating a variety of private, outdoor spaces. This fourplex solution offers a diverse range of interior layouts and exterior space options.



Lane Duplex: Entry & Second Level Plans



Street Duplex: Entry & Second Level Plans



5-Plex (Fast-Track Ready)

5-Stack, Kelowna, BC
(LIME’s 5-plex Fast-Track Design)

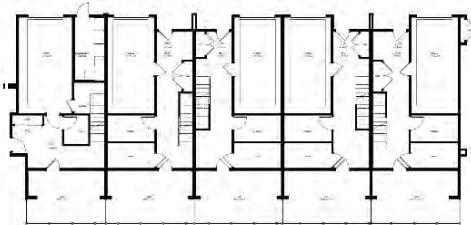
Leveraging LIME’s experience with creative multiplex design solutions, this project creates 5 residences with direct access to attached single car garages, contributing to livable spaces that compliment the neighbourhood.

Key Specifications

- 5 units in 1 building
- (5) 3-bedroom units
- Can be front or lane loaded
- Lot must be mid-block
- Fenced yards at ground level

Minimum Mid-Block Lot Size
(Kelowna, BC)

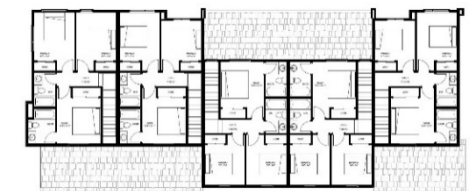
19.67m (64.5 feet) X 33.53m (110 feet)



Entry Level Plan



Second Level Plan



Third Level Plan



Smarter Density for Modern Communities

- Efficient land use that maximizes value without compromising livability
- Ideal solution for infill lots and urban growth areas
- Supports “missing middle” housing—bridging the gap between single-family and large-scale developments

Flexible, Livable Design

- Five well-planned units with functional layouts and abundant natural light
- Thoughtful unit stacking reduces noise transfer and enhances privacy
- Options for adaptable layouts to suit diverse residents (families, professionals, rentals)



6-Plex (Fast-Track Ready)

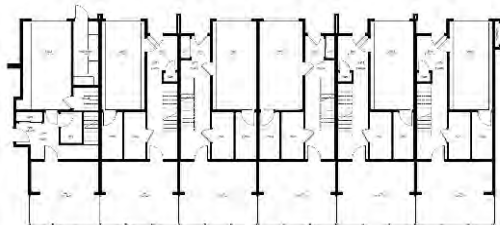
6-Stack, Kelowna, BC
(LIME's 6-plex Fast-Track Design)

At LIME, we design projects that are approvable, feasible, and buildable. Whether you're a homeowner, investor, builder, or small developer, LIME helps you move forward with clarity—avoiding common pitfalls and protecting your investment.

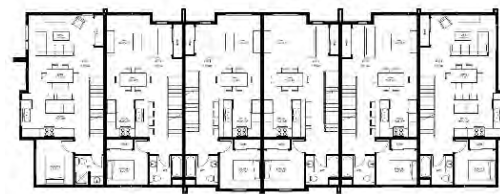
Key Specifications

- 6 units within a single building
- (6) 3-bedroom units
- Can be front or lane loaded
- Lot must be mid-block
- Fenced yards at ground level

Minimum Mid-Block Lot Size (Kelowna, BC):
19.67m (64.5 feet) X 39.01m (128 feet)



Entry Level Plan



Second Level Plan



Third Level Plan



Cost-Efficient Development

- Stacked design streamlines construction and reduces build costs
- Simplified structural systems improve speed and efficiency

Enhanced Streetscape & Community Integration

- Designed to complement surrounding neighborhoods in scale and character
- High-quality exterior detailing and cohesive architectural expression



INFILL HOUSING CATALOGUE

6-Plex Modular (Fast-Track Ready)

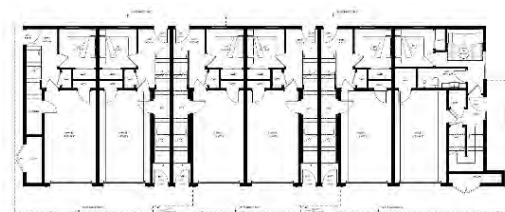
Longhouse 6, Kelowna, BC
(Modular Ready)

Our modular floor plan is thoughtfully designed to deliver high-quality, flexible housing solutions with greater efficiency, cost certainty, and speed to market. This model responds directly to today’s housing challenges without compromising design integrity, livability, or long-term value.

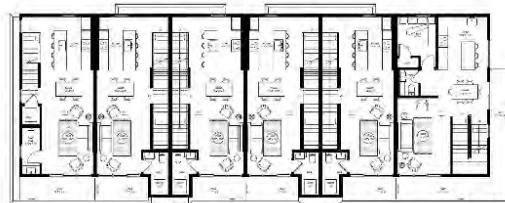
Modular construction supports more efficient use of materials and reduces waste, aligning with long-term community sustainability goals.

Minimum Mid-Block Lot Size (Kelowna, BC):

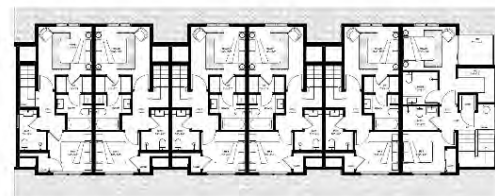
18.37m (60 feet) X 37.08m (121.7 feet)



Entry Level Plan



Second Level Plan



Third Level Plan

Choose Modular Construction for Speed, Precision, and Performance:

- Accelerated Timelines: Modules are built off-site in controlled environments while site work happens simultaneously, reducing overall construction time.
- Enhanced Quality Control: Factory-built components benefit from standardized processes, consistent inspections, and precision manufacturing, resulting in higher-quality assemblies.
- Cost Predictability: Reduced labor hours, minimized weather delays, and streamlined production help maintain tighter budgets and more reliable project cost forecasting.
- Less Site Disruption: Fewer trades on-site, shorter build durations, and reduced noise and waste make modular an ideal choice for urban and infill locations.
- Sustainability Benefits: Efficient material use and reduced waste contribute to a more environmentally responsible construction approach.

Build smarter. Build faster. Build with LIME.