



KIRSCHNER MOUNTAIN - PHASE 6

REZONING & DEVELOPMENT PERMIT APPLICATION

DESIGN RATIONALE



2020.02.19

Prepared for:

Kirschner Mountain Developments
1261 Loseth Rd
Kelowna, BC, V1P 1E5

Prepared by:

Architecture
Interior Design and Planning
Building Envelope Consulting

To be submitted to:

City of Kelowna
Development Services
City of Kelowna



Garry Tomporowski Architect Ltd
Kelowna, B.C. 250.979.1668



ARCHITECTURE

Garry Tomporowski
Architect Ltd
243 – 1889 Springfield Road
Kelowna, BC Canada V1Y 5V5
Phone: 250. 979.1668
Email: gtaoffice@gtarch.ca

TABLE OF CONTENTS

1.0	OVERVIEW	1
2.0	PROJECT DESCRIPTION	1
3.0	SITE AND PARKING ACCESS	2
4.0	VARIANCES	3
5.0	SUSTAINABILITY AND CRIME PREVENTION.....	4
6.0	LANDSCAPING.....	5
7.0	SUMMARY	5
8.0	ARCHITECTURAL RENDERINGS.....	6

1.0 OVERVIEW

The proposed hillside housing development thoroughly addresses the main goals pursued by the City of Kelowna for these land uses. Many strategies have been discussed among the project's stakeholders and the City Planning for minimizing the impact of the development on the natural environment, topography, open space and visual hillside character of Kelowna.

During the creation of the new Kirschner Mountain Area Structure Plan there was considerable pressure from the City at the time, to ensure a high proportion of units would be in the multifamily residential forms and density to ensure efficient use of the land. The OCP Future Land use Designation was adopted accordingly, and the aimed Zoning: RH3 – Hillside Cluster Housing accepts that the form and character may include *multiple dwelling housing* units.

We believe that the proposed townhouse typology – Triplex, Fourplex and Fiveplex – addresses all significant elements of the OCP, and are deemed to be quality yet affordable forms of housing in the Kelowna area market. They have become an excellent product type to satisfy the mid to upper market housing demand, much of which has not been available in the overall Kirschner/Black Mountain areas.

2.0 PROJECT DESCRIPTION

The topography of the developable land lends itself to this multi-family form product type. The subject site is located in a gully where there are limited views, largely inward-looking and in a transition area through to the backside of the mountain via single road, rendering the area somewhat restricted in development potential. The setting also limits the visual impact from any surrounding view perspectives.

This townhouse form project develops along Loseth Road, on both North and South sides, with 19 residential buildings and a total number of 77 units. It comprises diversified buildings types – triplex, four-plex and five-plex – and multiple configurations based on their relationship with the topographic setting and the road/grading design by CTQ Civil Engineers.

In terms of density, the Kirschner Mountain – Phase 6 achieves a slightly higher density at approximately 8.5 to 9 units/acre with this 'low density' multi-plex housing type. Also this site, of approximately 8 acres serves as the entry to the multifamily residential area in line with the approved Master Plan (Area Structure Plan).

'Flat pad' building lots live together with half storey benched and full storey benched lots. This provides a rich variety of topographical context to the architectural design, which GTA has certainly taken advantage of.

In this regard, the architectural design has tackled a wide range of different floor plans options, in combination with diverse section developments. We propose full three storey units, split-level units and walk-out units, ensuring an attractive broad housing mix in this new neighborhood.

The Architectural exterior design has been carefully designed taking in account the adjacent neighborhoods architectural context and design guidelines, and the specific

sensibilities that were put on the table by the participants during the preliminary design stage.

Therefore, a refined craftsman style with flares of urban and mountain appeal defines the architectural design of Kirschner Mountain - Phase 6, creating an elegant, modern and vibrant looking neighborhood.

In addition, the buildings' envelope have been conceived with parameters that enable the efficiency of both energy and construction costs, emphasizing the differentiation of the buildings through the choice of colors, architectural accents and landscaping, rather than over-complicating the facades layout (form factor, opaque walls to openings ratio,...) or over-designing the buildings' elevations.

Generous patios and balconies allow for enjoyment of the Okanagan environment and personal entertainment, and a carefully created landscape views are key factors on this design.

Special attention was given to the landscaped areas and to the interface with the adjacent natural parks, enhancing the pedestrian connectivity between the development and these Kirschner Mountain Estates' preserved enclaves.

Finally, an amenity building has been proposed in a central location, certainly adding a great supporting infrastructure for the use of the community.

3.0 SITE AND PARKING ACCESS

The proposed roads and grading layout, as well as the architectural design tackle the challenging topographic context by giving a responsible and conscious solution from many perspectives: cost efficiencies, yield efficiencies, tax impact to municipality, neighborhood character and efficient use of the land.

In regards to parking; all the units have double garage, with a minimum driveway length of 6 m, and provisions for visitor on-site parking as per the Section 8 – Parking and Loading zoning bylaw.

4.0 VARIANCES

We are requesting two variances in this application. These variances have been lengthily discussed with the Planning Department at the City of Kelowna, and are being sought to reduce the mountain cut height at both sides of Loseth Road.

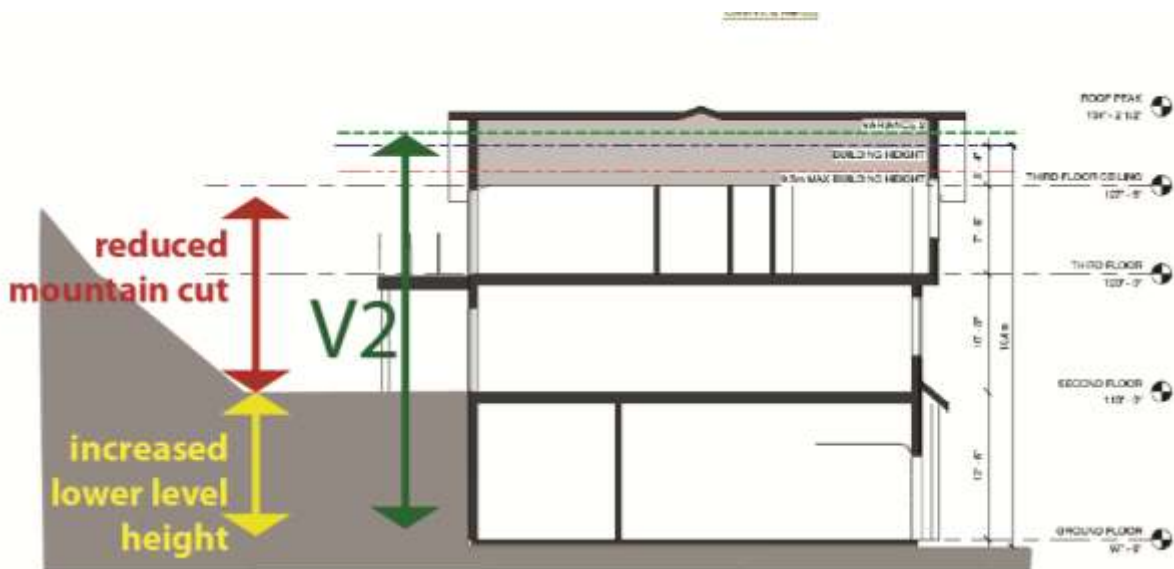
- **VARIANCE 1: 3.0 m REAR YARD VARIANCE WITH LOSETH ROAD.**

Request a variance for the reduction of the rear yards setback from 4.5 m to 3.0 m at the buildings B-01, B-02, B-09 and B-10 with Loseth Road. This allows the Roads 1 & 4 to be pushed further off the mountain cut.



- **VARIANCE 2: BUILDING HEIGHT VARIANCE FROM 9.5 m TO 10.5 m.**

Request a variance for the increase of building height of the walk-out buildings adjoining the toe of mountain cuts; buildings B-06, B-07, B-08, B-15, B-16, B-17, B-18, B-19.



5.0 SUSTAINABILITY AND CRIME PREVENTION

This increased density over the traditional or even small-lot residential forms of housing is not only able to help mitigate increasing costs for first time buyers, but also enables efficiencies in achieving reductions in cost of city services per capita, energy consumption, carbon footprint, heat island effect,...

Envelope details that prevent water and moisture ingress, yet still allow the assemblies to dry, will prevent mould growth. Reducing thermal bridging combined with appropriate thermal insulation will reduce heating and cooling loads. Providing windows in all of the occupied spaces allows natural day lighting, and reducing energy consumption required for illumination. Operable windows also allow for natural ventilation, thus reducing the need for mechanical ventilation to provide fresh air, and adding "liveability".

Extensive use of materials from natural sources is used to the largest extent possible, and thereby reduces the carbon foot print accordingly. A properly designed and detailed building will also reduce heating and cooling loads, increase air quality, and reduce energy consumption.

Carefully selected landscaping material will help reduce the projects use of water. This will prove an attractive, colorful and interesting variety of grass, shrubs and large trees for shade, privacy and path definition. Special attention was placed on the connection to the adjacent parks, and should provide a style of development which is highly desirable within the Kelowna community.

The design of the buildings and landscaping promote natural surveillance and does not provide opportunistic hiding spaces. The entrances are clearly visible from the street and well lit public sidewalks surround the building.

The intentions of CPTED have been addressed in the following ways: well maintained entrances and frontages are intended to promote pride in ownership amongst the residents and allied businesses. This will discourage vandalism, encourage surveillance and will improve overall maintenance of the site. The walk-up, pedestrian friendly and ground oriented entrance has been provided to reinforce this principle.

The social lifestyle of the site will help promote further surveillance and territorial reinforcement. Separation of private, semi-private and public spaces will be achieved with overall landscaping and finish materials to separate and add comfort to the residents and visitors. Large windows and patios help to provide eyes to the street and surrounding areas. To support interaction and familiarity amongst the residents and users, an abundance of common outdoor space has been provided.

Site lighting to the streetscape and pathways will be clearly lit, designed to illuminate the faces of users, and provide illumination levels that do not create high contrast areas that could potentially conceal offenders.

This unique and attractive project will endure due to its sense of community, and the fact that it presents a prominent streetscape and connection to the surrounding neighborhood. It also provides well thought out external traffic patterns.

6.0 LANDSCAPING

The Developer has selected CTQ Landscaping Consultants to create an interesting and aesthetically pleasing landscape solution that responds to the challenging grading and the architectural style of the project. This will also compliment the character of the surrounding and future neighborhoods. The site design proposes a series of green pockets for the use and enjoyment of the families, with play areas for children to benefit from the outdoors.

Special attention was placed on the connection to the adjacent parks, and should provide a style of development which is highly desirable within the Kelowna community.

Carefully selected landscaping material will help reduce the projects use of water. A number of annual and perennial shrubs have been selected for along Loseth and the internal roads throughout the site, and in special groupings adjoining the buildings' ends. This will prove an attractive, colorful and interesting variety of grass, shrubs and large trees for shade, privacy and path definition. Trees will be planted along the roads. Given enough time to mature, these trees will help the project blend with the existing forest that surrounds the site.

The landscape concept for the boundary areas, the Loseth Rd. Boulevard and the small community gardens, will provide a visually exciting and high volume of green space. If viewed from above, there would appear to be significantly more "green" than buildings. Finally, Decorative Allan type blocks will be used for addressing the minimized locations where retaining soils is needed.

7.0 SUMMARY

Kirschner Mountain Developments and the design team feel that the combination of a quality design coupled with leading edge technology, pedestrian-friendly landscape features, and modern building materials will provide for a very functional and highly desired residential neighbourhood project.

It is also our desire that this project will be one of many to be built in an area critical to the continued sustainability and growth of our City internationally.

We look forward to your enthusiastic support and recognition for all the project brings to our community.

8.0 ARCHITECTURAL RENDERINGS







END