



COMMUNITY DRIVEN

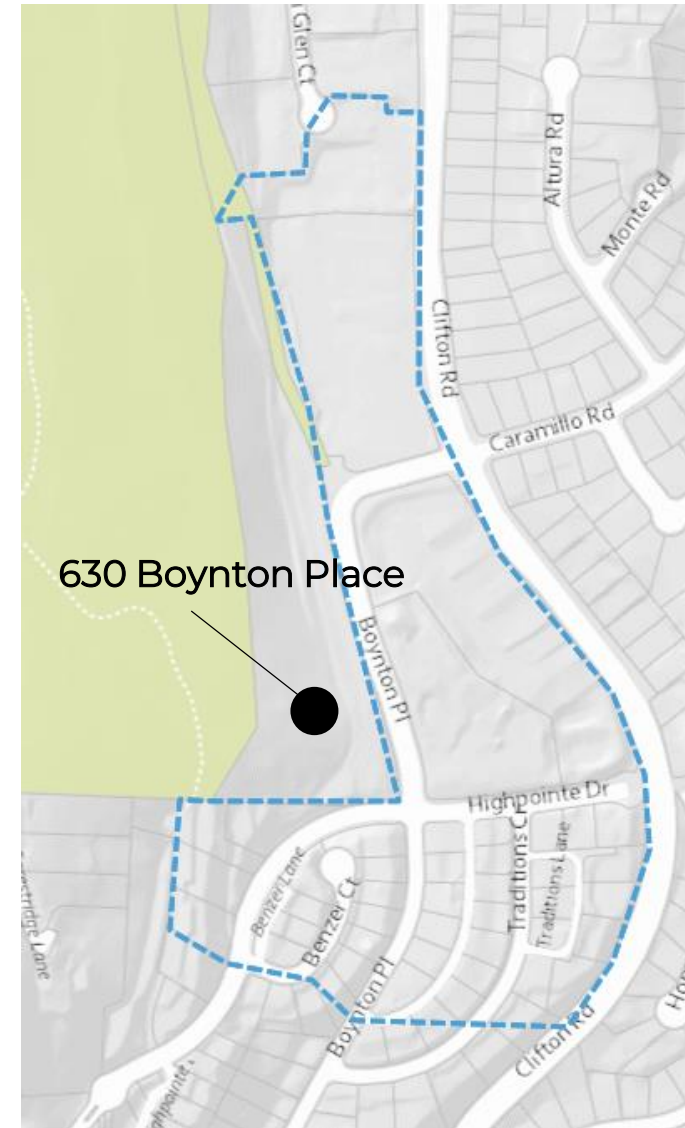
For nearly **two decades**, Meridian Development has been devoted to building **lifestyles** through residential, mixed-use, and commercial projects across **Western Canada**.



NEIGHBOURHOOD CONSULTATION

The 630 Boynton Place team undertook neighbourhood consultation initiatives, including:

- Delivery of a comprehensive project information brochure to all neighbours within 100m radius (50m required)
- **232 brochures** and 28 responses (12% response rate)
- Follow up meetings on site with interested neighbours (6)



Brochures were delivered to all homes in the highlighted area.



A UNIQUE SITE

The site presents several technical challenges that need to be considered in order to create the proposed density while minimizing the impacts on the mountainside:

- Site configuration
- Significant slopes running both East to West and North to South
- Adjacent to Knox Mountain Park



OUR DESIGN OBJECTIVES

The key design focus for this project has been to concentrate development low on the site - with accessible green/open space, minimum mountainside impacts, preservation of trees, and mountain views for the neighbourhood.



Approximate boundaries based on artist's rendition



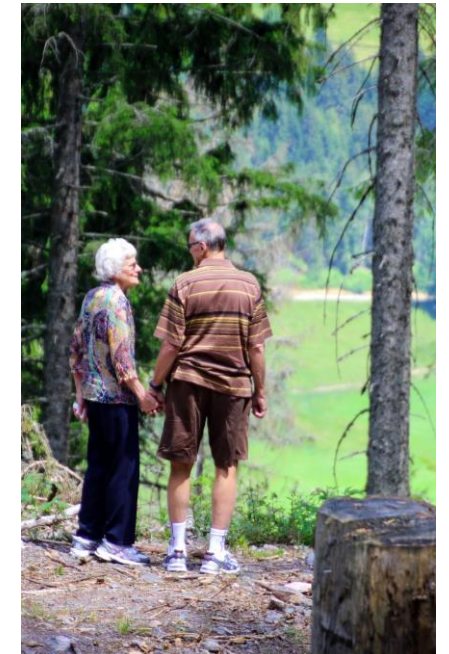
OUR DESIGN OBJECTIVES

- Respect site character and neighbourhood context
- Sensitive to human scale
- Create a project that maintains neighbourhood access to greenspace
- Respond to City of Kelowna area plan and policy objectives for creating new housing



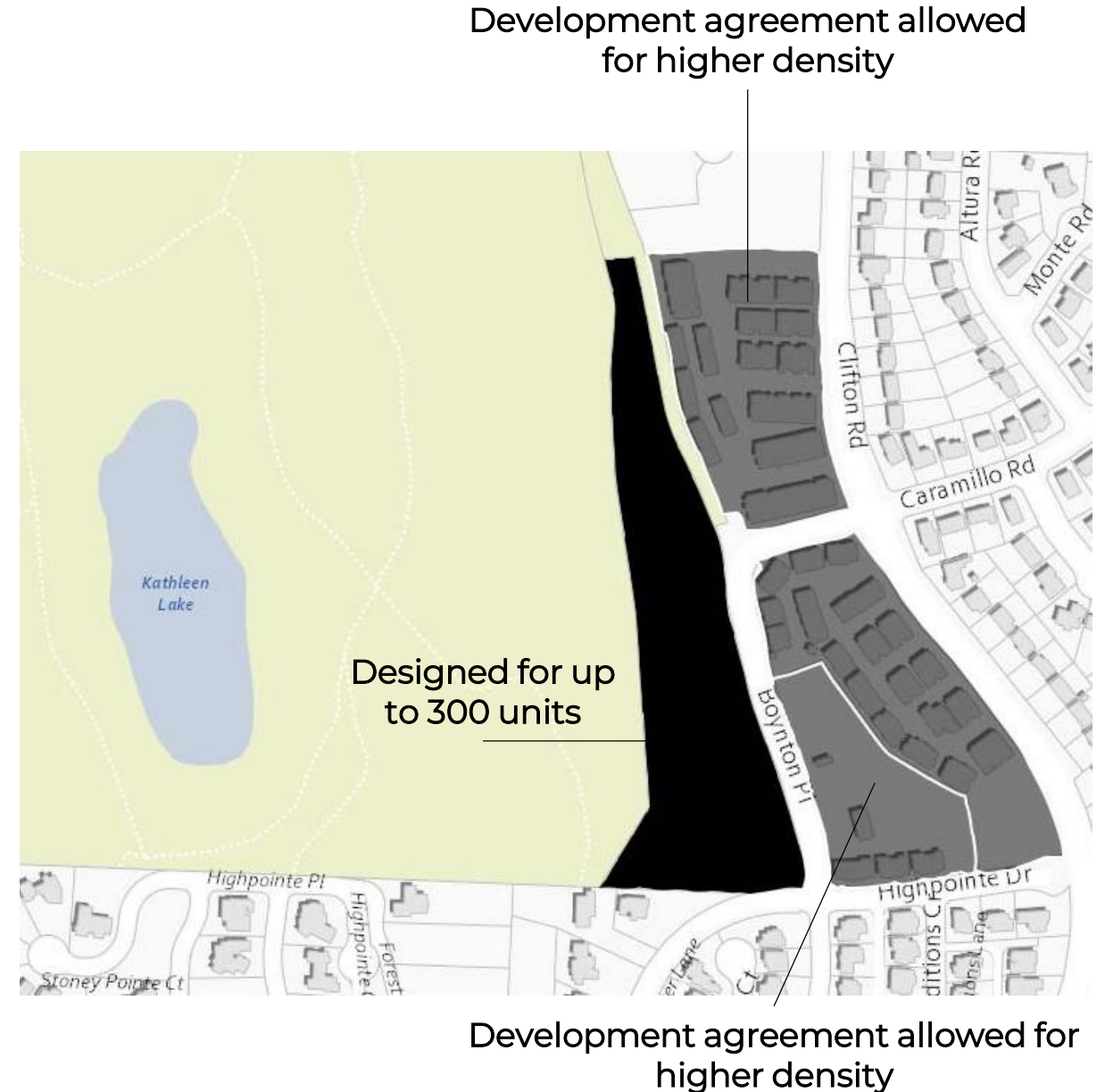
Housing for the 'Missing Middle'

- Increased density in core areas
- Provide opportunities for a variety of household types, income levels, and life stages

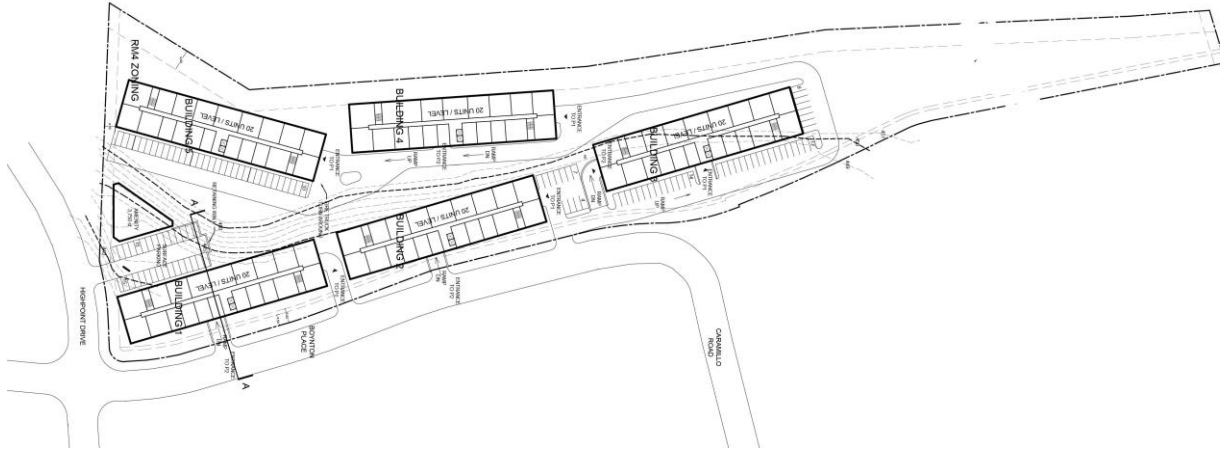


DESIGN EVOLUTION

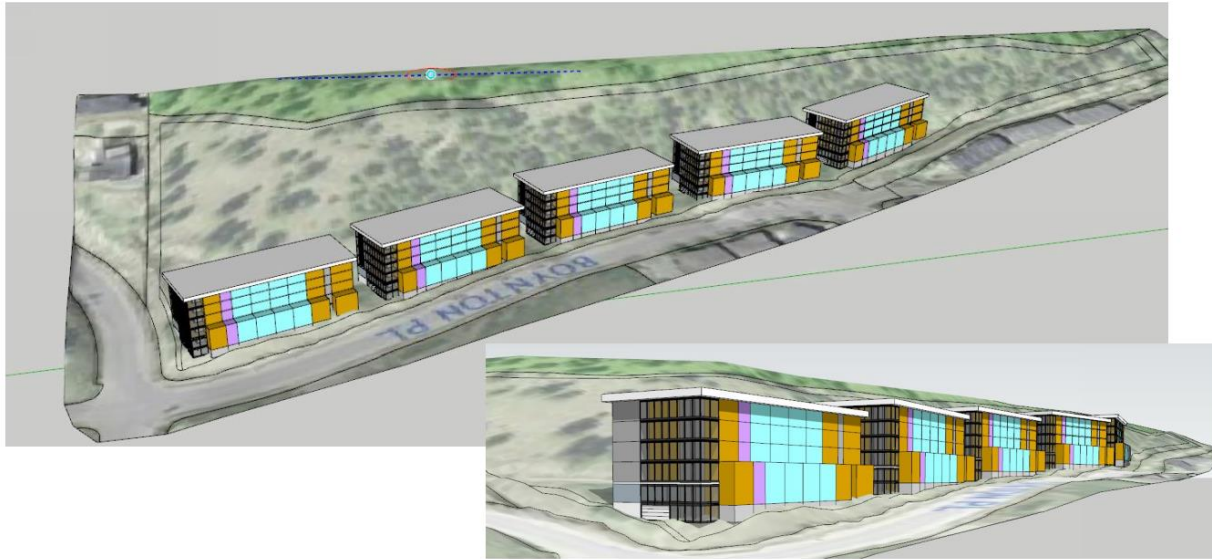
- **Property is zoned RM4** – *for primarily low-rise, low-density apartment housing with urban services as a transition between low and medium density development (source: Section 13 – Urban Residential Zones).*
- As laid out in the original plan by the land developer and City of Kelowna, the site was designed for a density of up to 300 units.
- When designed, the neighbourhood infrastructure planned to support higher density for this parcel and the adjacent developments.



DESIGN EVOLUTION



Concept 1:
Approximately 300 units



Concept 2:
Approximately 280 units



DESIGN EVOLUTION



Current Proposal:
227 Units



ZONING SUMMARY

| ITEM | REQUIRED | PROPOSED |
|----------------------------|------------------|---------------------------------------|
| Zoning | RM4 | RM4 |
| Site Coverage | 50% maximum | 29% |
| Distance between buildings | 3 metres minimum | 13m and 18m |
| Height | 3 storeys or 13m | 4 storeys, varies from 14.5m to 19.1m |
| Parking stalls | 326 | 327 |
| Bike Parking | 347 | 347 |
| Amenity Space | 13,051 sqft | 15,392 sqft |



VARIANCE SUMMARY

1. **Building Height** – the proposed height varies up 19.1m at the highest point, a variance from the stipulated 13m.
2. **Retaining Wall Height** – from the stipulated 1.2m meters to a maximum of 5.16m.
3. **Building Frontage** – the proposed buildings are 90m, a variance from 40m in the zoning bylaw.

Note: we are not requesting a parking variance.

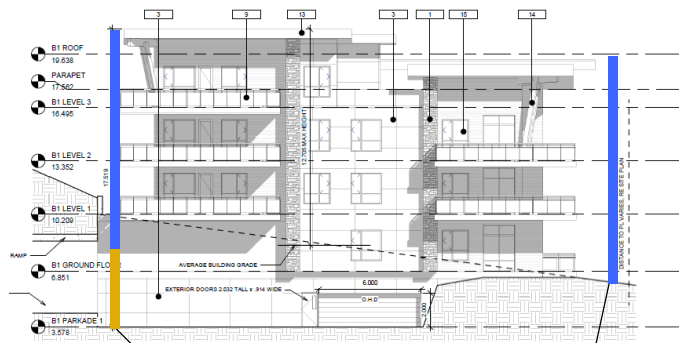


Variance 1

BUILDING HEIGHT

The requested variance allows buildings to 'step' up and follow the natural grade of the terrain. The highest point of each building is at the back of the buildings.

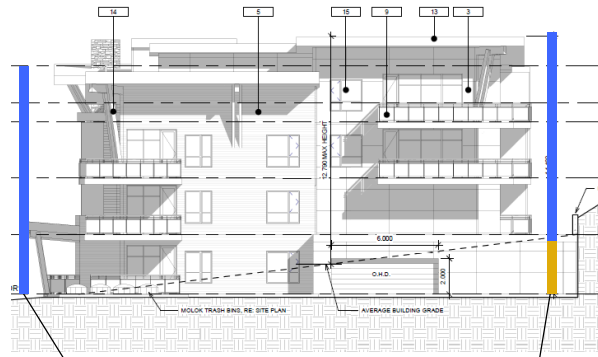
Building 1



Max Height: 17.5m
(Back of building)

Street Height:
12.5m

Building 2



Street Height:
12.75m

Max Height: 14.5m
(Back of building)

Building 3



Max Height: 19.1m
(Back of building)

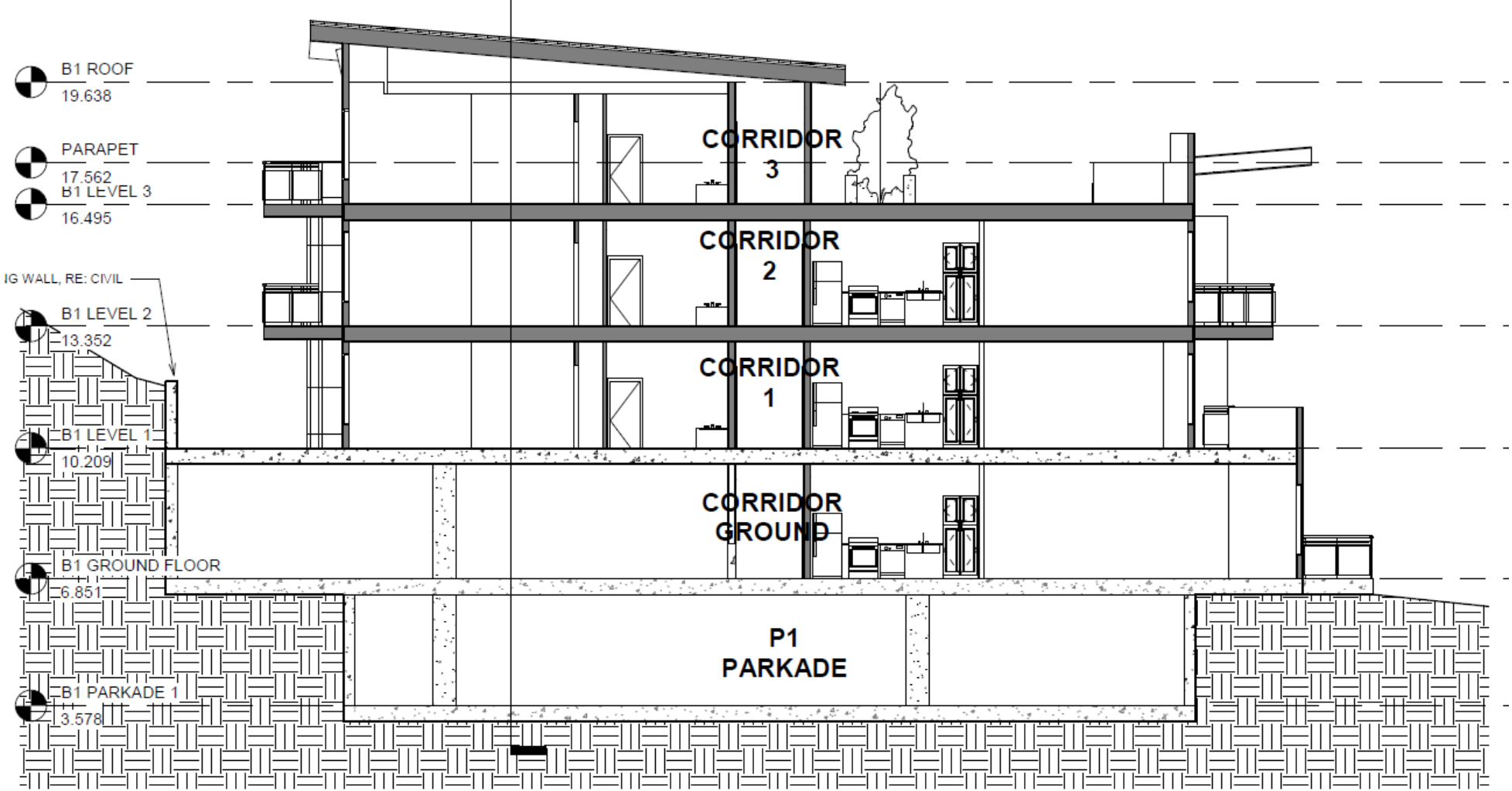
Street Height:
13.7m



■ 13 m max allowable

■ Additional height over 13 m
(varies)

STEPPED BACK ROOFLINES



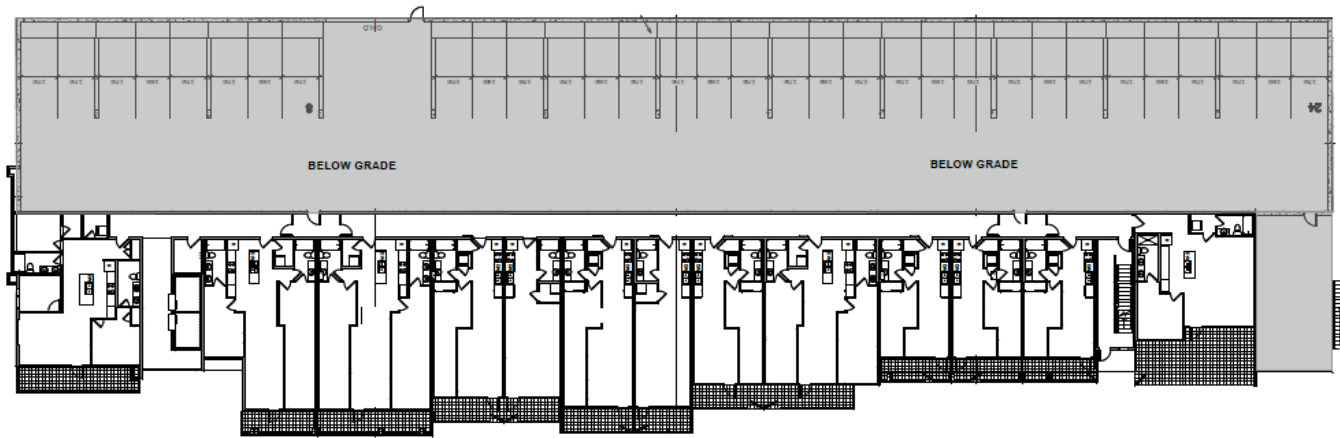
Variance 2

BUILDING LENGTH

- Each building is designed with numerous articulations to help break up the massing and provide architectural features and interest, with the longest span being 19m.
- The total building frontage (3 buildings) is 90m and we have broken up the massing and added architectural features to create visual interest, so the buildings don't appear to be one large mass.
- Additional spacing between the buildings enhances the articulation and preserves access and view corridors.
- This variance enables us to concentrate development to the low flat area of the site, rather than building into the mountainside.



Variance 2
BUILDING LENGTH



Typical frontage - articulation

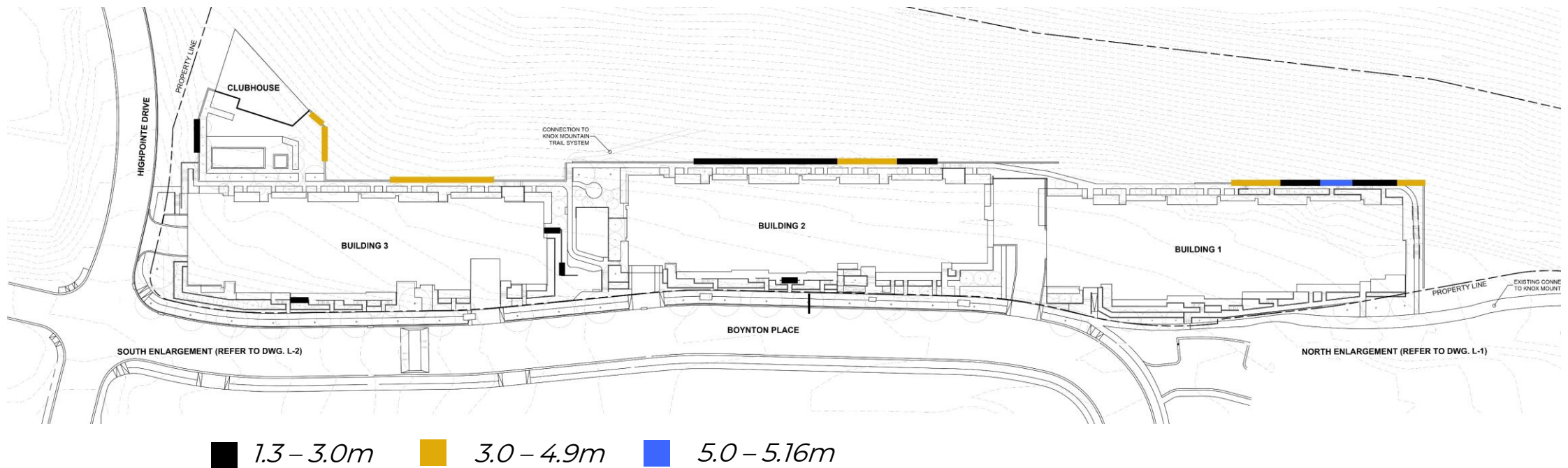


Variance 3

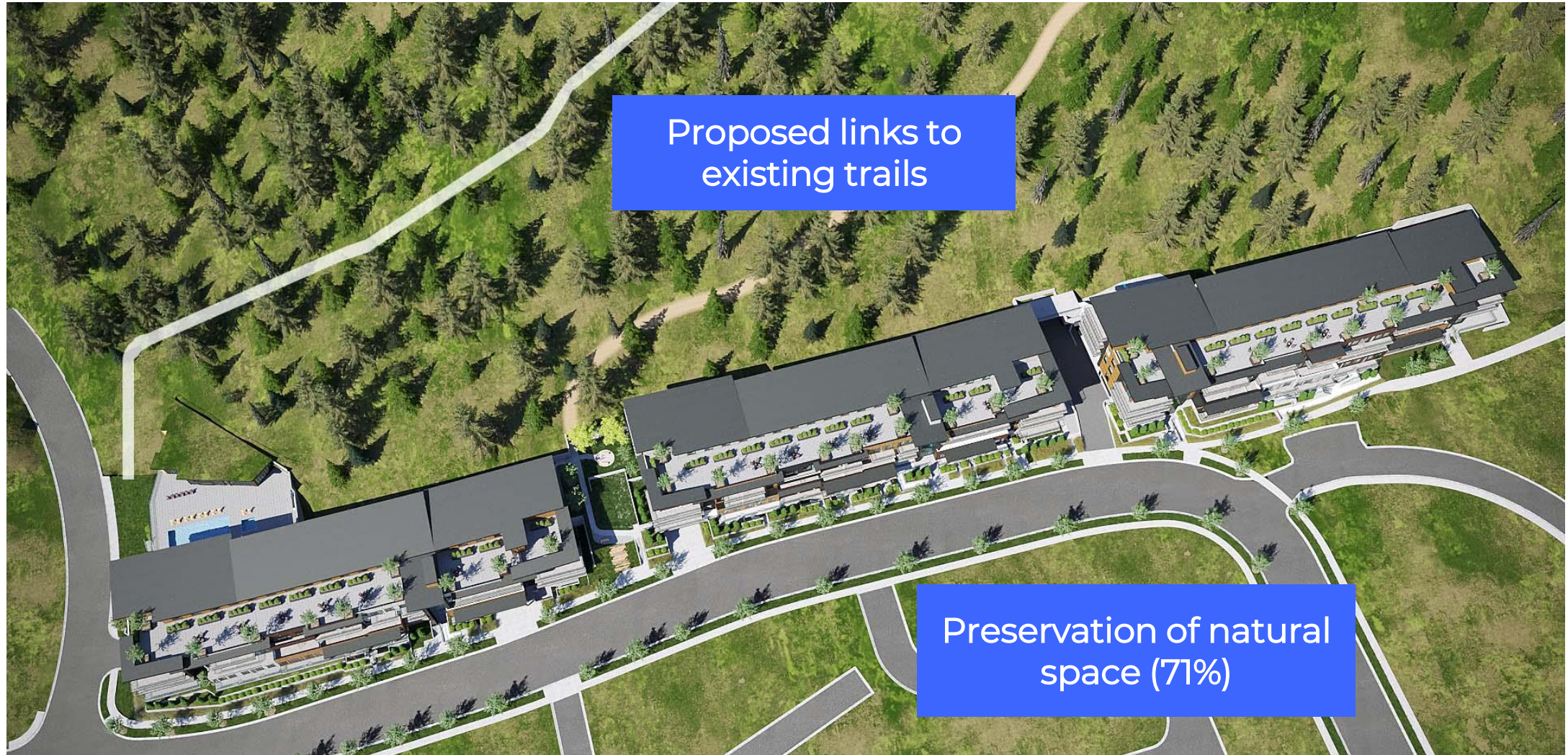
RETAINING WALL

This site is extremely complex with significant elevation changes from both East to West and North to South. The retaining wall heights have been minimized as much as possible, however there are some locations where the retaining walls will be above the stipulated 1.2m.

We have, where possible, placed the higher walls behind the building to limit visual impacts.



COMMUNITY AMENITIES - TRAIL LINKS



Proposed links to
existing trails

Preservation of natural
space (71%)



COMMUNITY AMENITIES - "THE LINK"



DESIGN SUMMARY

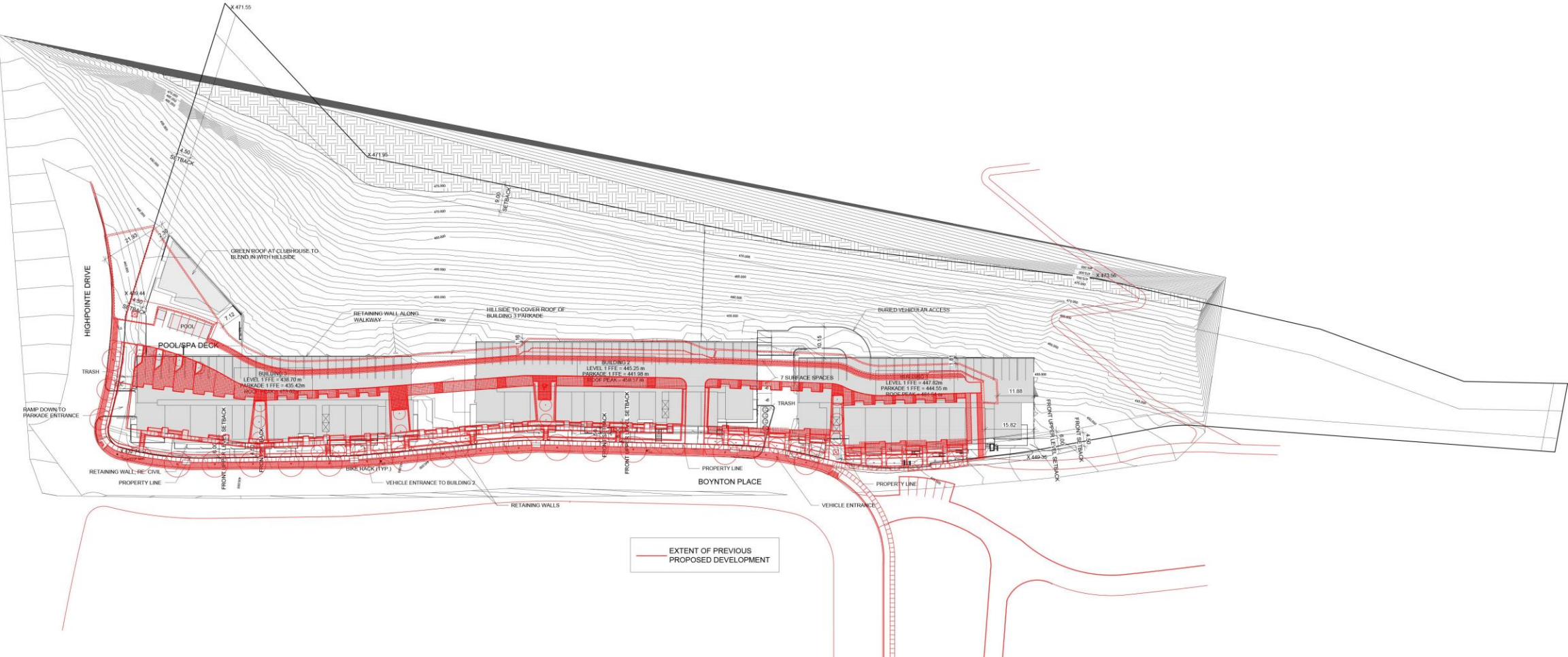
- Buildings are concentrated along existing street frontages to accommodate existing vegetation and disturb/remove as few trees as possible.
- **71% (5.5 acres)** of the land is not being developed and left as **open space for the community**.
- Use of a **shoring wall**, which will reduce development impacts to the mountainside.
- Designed a **'stepped-back' roofline** which avoids a 'tunnel' effect along Boynton Place.
- Designed **direct-entry homes** on the lower levels, providing a pedestrian and community-friendly environment
- Enhanced **building separation** provides additional articulation and views 'through' the site.
- Creation of **'The Link'** – a pedestrian gateway through the property leading to Knox Mountain Park.





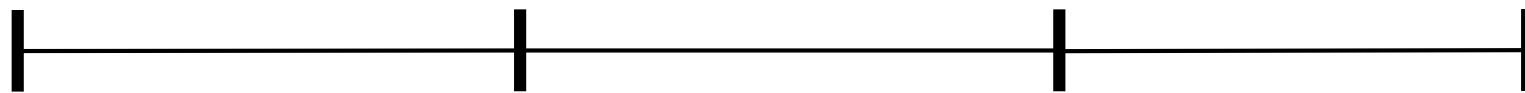
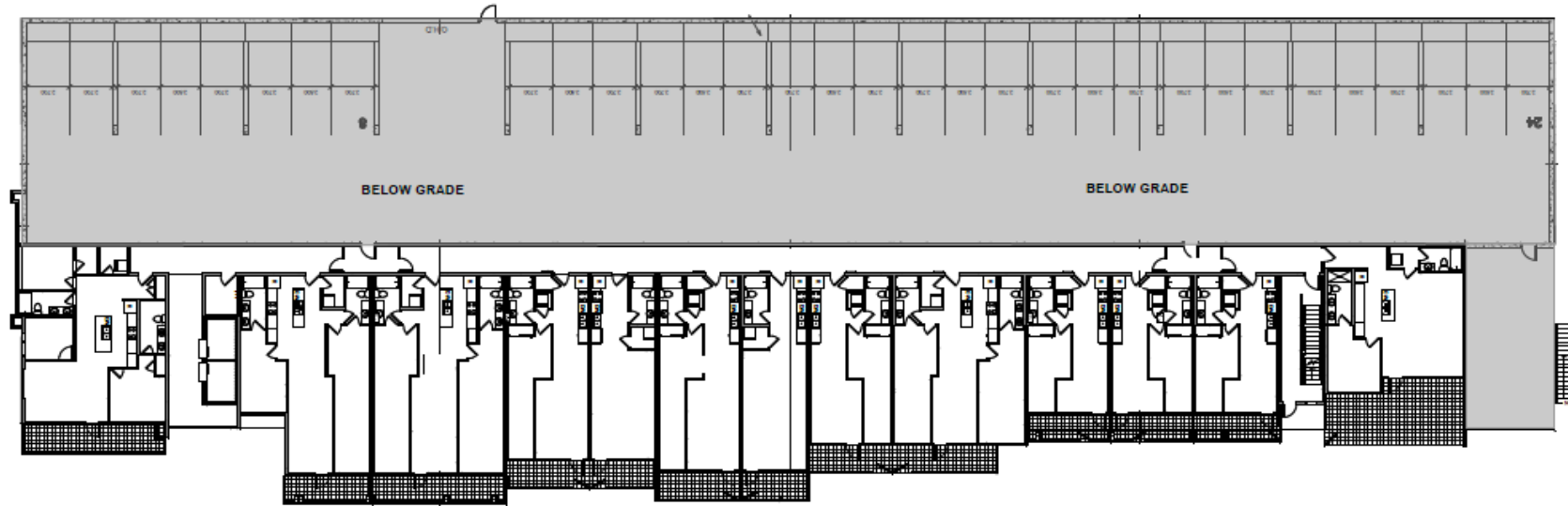
Thank You

APPENDIX A – COMPARISON TO FORMER PROJECT



APPENDIX B – BUILDING ARTICULATION

Building 1



30.7m

32.4m

27.5m

