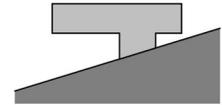




Rich Muller
Architect



215 S. Wadsworth Blvd.
Lakewood, Colorado 80226

Via Email

July 25, 2022

City of Kelowna, Community Planning
Attn: Wesley Miles
1435 Water Street
Kelowna, BC V1Y 1J4

Dear Wesley,

Re: DP22-0054/DVP22-0056 – 630 Boynton Place

In regard to DP22-0054 submitted on December 10, 2021 and DVP22-0056 submitted on February 10, 2022 for 630 Boynton Place, please find enclosed a revised application package.

Upon review of the feedback received from the community after public consultation, we have taken into great consideration their concerns and suggestions. Meridian has met in person with several of the concerned residents to listen to their point of view and, in turn, has worked with our team of professionals to make substantial adjustments to the design in order to do everything we can to mitigate these concerns of the surrounding community.

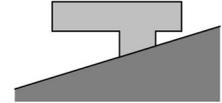
In listening to residents, there were a few common areas of concern; the building massing (especially how it relates to the height and length of the buildings), density (specifically the number of units), retaining wall heights, parking and resident access to Knox Mountain. As described below, and as shown in the attached revised architectural and landscape drawings, we've gone to great measures to incorporate changes that address the concerns raised.

Building Massing Height Reduction

The original requested variance was for 19 meters in height. All buildings now comply with the 13 meter maximum height limit of the RM4 zoning bylaw, therefore this variance is no longer required. This was achieved by reducing roof pitches to a lower slope, lowering floor-to-floor heights, and compressing the depth of the roof trusses. Vehicle and pedestrian access points were also accounted for. The tallest building elevation is now 12.958m on Building 1's east side measured from the midpoint of the average building grade to the midpoint of the sloping roof lines, thereby falling under the 13 meter height limit.

Building Length

Although the length of the buildings remains the same as originally requested in the variance application at 90 meters, the massing has been reconsidered and significantly altered so that each part of the building reads as distinctly separate. This was accomplished by applying the following methods:



- Full height green walls were introduced on the façade at locations that would comply with shorter buildings. These areas now provide a distinguishing feature that definitively breaks up the exterior of the buildings.
- Some parts of the building façade were brought back farther from the property by up to 3 meters in order to provide a more distinct break between the various articulations. One section of the façade on Building 1 was also angled in order to provide further interest and visual definition.
- The colour palette and materials placement have been revisited for enhanced visual articulation on the buildings' exterior.
- As part of the above architectural changes, the landscape plan has been further developed to provide larger trees and additional green space at key points along the property frontage to further break up the massing.

All of these items combined have created for a more interesting and further segmented look on all buildings, as there are now even more clearly defined breaks or sections, resulting in three distinct masses on each building façade. These section/segment lengths are roughly 30 meters and lower than the 40 meters as required in the bylaw.

Density

Density was the biggest concern heard from all residents. After reexamining the plans, we have lowered the unit count to 218 units from the previous 227 units. This came from reducing the number of smaller studio units and replacing them with larger units that could accommodate families, which was also part of the community's density concerns.

Retaining Wall Height

The original variance application requested a maximum retaining wall height of 5.2 meters. After re-engineering, the highest retaining wall height is now 3.0 meters; a significant reduction of 2.2 meters in height. The reduction in height was accomplished by increasing the size of some walls up to 3 meters, while reducing the size of others so they could work in parallel to cover a shorter section of the hillside, resulting in a lower overall height per section of wall. The grading in certain areas was also adjusted to accommodate these changes. All changes were made to the rear of the buildings and as such do not impact the streetscape.

Parking

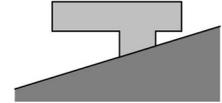
The amount of parking provided was a concern for residents, and even though we were not asking for a parking variance, we were able to find a way to provide additional stalls on site without changing the form and character of the buildings.

Parking Required – 317 spaces

Parking Provided - 335 spaces

Overparked by – 18 spaces

We have incorporated an additional underground parking area beneath the pool deck within Building 3's Level 1 parkade which will provide an additional 8 stalls.



The changes made to the building footprints to improve the massing visuals have also impacted some of the unit types and has resulted in a reclassification of them. Additionally, the reduction in the number of units from 227 to 218 has resulted in an updated unit mix and parking count that requires 317 stalls per the City's bylaws. Considering the 8 additional stalls under the pool deck, we are now providing 18 more stalls than required. The updated unit mix and parking calculations can be found on sheet A100.

Landscaping

The updated drawings now include the restoration planting materials as outlined in the environmental report from Ecoscape. We've also updated these drawings with the new trail systems that the City's Parks Department has requested as part of their Technical Review Summary. Additional trees and building footprint changes as mentioned in the above points are shown here as well.

Public Access/Green Space

We also heard from many residents that having access to Knox Mountain was very important to them; ensuring that this access was permanent and could not be altered by the strata in the future was also equally as important. The site plan has been updated very quickly and very late in the process to include some proposed areas that Meridian would be willing to donate back to the City to ensure that public access is maintained now and in the future. Final details of the actual area would be determined at a later date, but Meridian is willing to donate the approximate areas as shown on A100. We believe this will be met with approval from many residents who use the property to access Knox Mountain Park.

In summary of the changes set out above, we are now asking for two variances instead of the originally requested three, as the height variance has been removed. Retaining wall systems no longer require a variance of 5.2m, but rather 3m at the highest location. We've increased the number of parking stalls to reduce the impact of parked vehicles on the street. We have further broken up the buildings' massing and incorporated more landscaping to enhance the form and character. And finally, the security of public access now and into the future has also been thoughtfully considered and offered as a community benefit.

Meridian's goal continues to be to provide the Glenmore community with a development they can be proud of and will in turn provide much needed attainable housing for the residents of Kelowna.

Sincerely,

Rich Muller
Architect

Enclosures

- Revised architectural drawing package
- Revised landscape drawing package

ATTACHMENT D

This forms part of application
DP22-0054

Planner
Initials **WM**

City of
Kelowna
DEVELOPMENT PLANNING



