

APPENDIX A – Project Description and Design Rationale Statement

Introduction and previous approval

From 2019 to 2022 this proposed project has been reviewed by planning staff for multiple rounds of feedback and circulated through the necessary departments at City of Kelowna to garner support which lead to a council approved development variance permit on June 2, 2020 (DVP 20-0021). This approved permit expires on June 2, 2022 and a DVP re-submission is required to accommodate the new timeline of the project based on the change of property ownership, existing building demolition and building permit issuance.

Project description

This 4-unit housing project is proposed for an **MF1** zoned parcel which has a very generous lot width. The extra lot width allows for a unique layout of 4 modest 3-bedroom homes, rather than two 2-unit buildings as typically seen in new MF1 (previously RU7) property developments. Each unit has private front and rear yard ground oriented patios and a central shared courtyard. To ensure a nicely sized courtyard, ample building separation and appropriately sized private patios for each building, a parking scheme of 4 parallel stalls has been proposed abutting the East property line at the lane.

Form & Character

The City of Kelowna circulation comments received in 2019 mostly relate to the street facing façades and building massing. Initially the guidelines of the 2030 Official Community Plan (Chapter 14, Section E) were taken into consideration. Many design strategies are still relevant within the 2040 Official Community Plan (Section 2.1.6) and the following explanations show our interpretation of these guidelines, not requirements, relevant to the front façades. We also draw attention to the uniqueness of this project compared to many other RU7 projects in the vicinity.

As these are not very large buildings, transitions in massing and cladding occur within relatively small distances. At 18'-8" wide, the 2 front facades present 4 different claddings, separated by a dramatic 6' cantilever, far more than many typical cantilevers seen on residential projects in the neighbourhood.

Repetition is a classic expression of architecture. We argue that the 2 buildings present as one cohesive façade with 2 gables due to their close proximity. The two simple repeating masses side-by-side play off each other and offer a focused view corridor through the buildings to the shared courtyard at the center of the site. The rule of thirds has also been employed on the building facades and overall street elevation to interrupt symmetry. If there were a third building, this concept would not work. The repeating asymmetrical roof gable is embraced, not avoided, to show a rhythm of modern building mass clad with the historic inspired materials.

The subject property is neighbored by the H.D. Riggs House, currently on the Heritage Register and a newer MF1 4-Plex development with a contemporary design aesthetic. The proposed massing and cladding scheme on the subject property takes cues from both properties and balances them with modern gabled roofs and historic inspired siding. 2 colour schemes, both using clay brick and shingles, pull inspiration from the H.D. Riggs House. The modern composition of these cladding materials reflects the opposite neighbour. By installing the least amount of cladding trim and flashings, the modern masses are enhanced with a higher level of workmanship than is typically seen on these types of developments. Simply adding more border trims to achieve a "craftsman" style of cladding would confuse and detract from this scheme. The extra deep exterior window liners on the single upper floor window add a unique point of interest with a hit of colour and shadow across the upper wall of the building.

With a thoughtfully planned out landscape, the massing and exterior treatment of these buildings will place them nicely amongst neighbouring properties, plant life and site fencing to further improve their features.

APPENDIX B - Conceptual Renderings



View from Northeast corner of the property



View from the Lane, looking towards the shared courtyard



North Elevation view from Borden Ave



View from Northwest corner of the property