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ATTACHMENT C

This forms part of application
DP22-0163 DVP23-0106

Planner Initials **SS**



City of **Kelowna**
COMMUNITY PLANNING

DATE /// 2023.07.14

TO /// **City of Kelowna**

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ATTN /// Planner Specialist City of Kelowna
PROJECT /// 2021-19
FILE REF /// 2.8.2
PAGES /// 2 (including cover)

ITEMS /// **DESIGN RATIONALE - Revised**

RE: Kelowna Lot 5 Development
1830 Hilltop Crescent
CD 18 - Comprehensive Mixed Use
Development

connect, where a view shed remains to the streetscape and there is circulation connectivity. This is not a residual side yard but a main contextual condition that becomes part of the design.

Please accept the following design rationale as part of the development submission application.

The main floor plateau serves to promote a strong outer and inner pedestrian connectivity through the site for the resident. The base of the development is no longer just a front and back yard. It forms part of the experience of living at this address. While the upper floors have nested balcony views overseeing the plateau, the main floor expands and connects various aspect of the development.

Our architectural strategy aims primarily at capitalizing on the many angled view sheds available from the site. This development folds and expands to the numerous outstanding views where all elevations are prime elevations, and a large number of units can take advantage of the view sheds. As such, we elected to meander as many elevations as we could on the site to create as much elevation exposure to the lake views as possible. Creating this meandering architecture form allows for increased access to the great features of the site.

The largest units are placed at the ends of each of the building wings, large 2 bedroom units flank the remaining perimeter of the elevations towards the various view sheds, having direct access to the natural setting of the slopes and vistas. Smaller unit types as well as entrances, vestibules, stairs and general project servicing features are directed towards the street as more affordable offerings. The folding and separation of the architectural form was the driving force behind the design.

In so doing we also elected to pursue two buildings instead of a single development. This was done not only to manage the technical requirements of the build but also to provide us with the opportunity to have elevations of varying scales, to open the site to the street to create simultaneously panoramic settings and an active intimate streetscape.

The unit types favour larger family units. A large number of units are 2 and 3 bedrooms all of which have priority access to the view shed elevations. Promoting more accessible larger sized bungalow

Further benefits came from the formation of the two strategically engaged buildings. We created a pause on the site where street and lake can



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type units mixed with optional dens creates a product that appeals to a broader demographic.

The planning and location of specific units is very important. Design consideration prioritizes our unit layout to be a gradient throughout the block & site. It is our opinion that all the units in this proposal have a desirable site condition and will provide something for any future homeowner. This functional adaptability will allow the developer to attempt to attract families with children while catering to the current smaller professional, downsizers or retirees' needs.

Designing for a majority of larger units with more bedrooms, although appealing to families, created an enhanced parking requirement when compared to a smaller 1 bedroom development. The site "plateau" is created by using the hillside space to build a lower parkade and thereby creating a developable site with a main floor elevation at street level. Two pre-application meetings and an urban design review formed part of our development process. Comments provided during this engagement process further supported the strategy of the connective plateau as the comments encouraged ground connectivity and no surface parking. As such all visitor and resident parking or storage i.e. all non-active uses where to be relegated in a structure that was "downhill" or below the main floor of the development, allowing to maximize active uses towards the street such as patios, building entrances and amenity rooms

The architecture aims at a modern, curvilinear, clean design that is very topographical in nature, This system allows units to have large elongated balconies and patios, a scheme that gives depth, shadows and features to the architectural form and promotes additional protected living spaces for each unit are part of the connection to the slopes, amenities or green areas.



Our approach further utilizes textures, materials and details that are varied and paired to create visual interest. While fresh and modern, post and beam details, wood screening and soffits, highlighted wood construction details have been selected for an Okanagan architectural premise. The elevations work to be attractive from the street but at the same time cohesive, continuous and topographical, a direct pairing with our site and environment.

As previously mentioned, the orientation of our floor plans allows for generous wide units facing the lake or park and roadside. For the units proper, this provides us with the opportunity to get bright welcoming well lit interior spaces. While in their dwellings residents connect back to their neighborhood from generous balconies and ample windows.

We feel we successfully navigated unit typologies and architectural form to get functional / flexible unit types and a project that engages the site, especially by providing connectivity through the site for the development.

Please receive the enclosed transmittal with planning analysis rationale to accompany our application. We hope our reasoning for this site satisfies the planning team, we will stand by for further review / approval of our application. If you need any additional documentation or further explanation, please contact me so that I can provide you with additional clarification.

Sincerely,

Authorized by ///
DAVIGNON MARTIN ARCHITECTURE

per ///
Richard Davignon, Principal
 Architect, AAA, OAA, AIBC, SAA, MRAIC

Principal /// **RICHARD DAVIGNON** Architect, AAA
 Principal /// **DORIS MARTIN** Licensed Interior Designer, AAA