

Design Rationale

The project site is located just outside the City Centre Urban Centre, a transitional and vibrant area of the city along Harvey Avenue and Saucier Avenue. The proposed development will contribute to the urban fabric of this diverse and pedestrian-friendly community.

The proposed development consists of 6 single house lots at RU6 zone. The application is to rezone the subject property from RU6 to MF3r for multiple residential development.

The proposed 6½ storey multi-family development consists of 171 residential suites with a diversity of unit types from studio to three-bedroom suite, all proposed residential units to be market rental. Indoor and outdoor amenity spaces have been provided at parkade roof top to support social activities. The maximum density will be in compliance with RM6r zone. Variances of site coverage, parking stall are requested to facilitate above ground parking facility and to provide street-oriented townhouses along Saucier Avenue.

The building main entrance is accessed via a walkway along Saucier Avenue closer to the southern property line, flanked with townhouse. Direct street access via private front yard has been considered to the ground level suites facing Saucier Avenue to maintain a strong pedestrian-street interface. The underground parkade entrance combined with recycling collection area is located off the south property line along Saucier Avenue.

The building façade features varying materials and colors, grouped horizontal and vertical elements, which break up the massive building volume to smaller scale, produce visually interest of building expression and create human scale interaction at the street. The building is anchored to the above ground parkade through the use of perforated metal panel at exposed parking levels to provide natural ventilation for the parkade and to create appealing building facade at pedestrian level.

The landscape features will be simple and elegant in keeping with the form and architectural expression of the building.

Sincerely,

Jeff Shen, Architect AIBC



July 19, 2023

Exterior Lighting Design Brief

Multi-Family Development

Address: 802-812 Saucier Ave, 801-831 Harvey Ave, Kelowna BC

Prepared by Paul Hardy, P.Eng. - WSP Canada Inc.

Date: December 2, 2021

This design brief is intended to convey the design philosophy for the exterior lighting at the Multi-Family Residential Development located between Saucier and Harvey Avenues in Kelowna BC. Appended to this document are representative luminaires, intended to convey the intended lighting aesthetic of the exterior building and site. All proposed luminaires are LED type.

As a residential development, the exterior lighting will be understated to ensure it does not impact neighboring properties. Light levels will be calculated to comply with IES recommendations. Each unit balcony will have an exterior luminaire, designed to illuminate the local balcony area only and minimize light trespass to adjacent units and properties.

The front lobby entrance will be illuminated for safety and to provide visual wayfinding. Similarly, sidewalks and walkways near the building, as well as the parkade entrance will be illuminated for safety and security.

To provide visual interest, narrow-beam RGB LED wall-wash luminaires may be used to highlight discrete areas of the building in color. Implementation of these luminaires will be limited to areas of the building facing public roads, and will be design so as not to create light trespass into individual suites or neighboring properties.

Exterior lighting in public areas will be controlled via photocell to ensure it only operates in the evenings. Accent lighting not used for wayfinding or security purposes will also be time-controlled to turn off between late-night hours. Local balcony luminaires will be controlled by the unit occupant.

Attached is a selection of typical exterior luminaires, provided to demonstrate the intended standard of design.

<u>NO.</u>	<u>TYPE</u>	<u>APPLICATION</u>
100	Low Profile Round Panel Light	Soffits, Balconies
101	Sconce	Balconies
102	Wallmount (multiple options presented)	Entrances, Amenity, Walkways adjacent to building
103	Wall Wash/Accent	Main Entrance, Amenity, Public Facing