



suite 420, 237 8 avenue se
calgary, alberta T2G 5C3
403 282 6082
davignonmartin.ca

ATTACHMENT C

This forms part of application
DP22-1086 DVP24-0089

Planner Initials **SS**



City of Kelowna
COMMUNITY PLANNING

DATE /// 2024.05.08

TO /// **City of Kelowna**

1435 Water Street
Kelowna, BC V1Y 1J4
T 250.469.8626

ATTN /// **Planner Specialist City of Kelowna**
PROJECT /// 2021-20
FILE REF /// 2.8.2
PAGES /// 2 (including cover)

ITEMS /// **DESIGN RATIONALE - REVISED**

RE: Kelowna Lot 8 Development
1870 Hilltop Crescent
CD 18 - Comprehensive Mixed Use
Development

Please accept the following design rationale for the proposed development submission application file.

Prior to submission, careful consideration was needed to address the market’s feedback and interest in the area. The site boasts proximity to retail and active shopping areas, as well as recreation and supporting facilities on a dynamic and sloping site.

The intent of the unit mix is to provide easier access to market favouring more accessible sized units mixed with larger 3-bedroom units. Units were placed on-site strategically according to their size to complement an affordability strategy that would marry with the site. Units are larger along the Okanagan Lake views and higher levels, while smaller and more affordable units front onto the main roads.

Our consideration of the site and our client’s goals of increased density and marketability as part of this submission was the first step.

Secondly, we worked to achieve a block layout that takes advantage of the pronounced slopes of the terrain. We made this part of the overall design by waterfalling units and amenities toward the views and promoting strong outer and inner pedestrian connectivity.

Thirdly, capitalizing on view sheds toward capturing outstanding views from almost any point of the building. Connectivity of circulation and view sheds are achieved through shared green urban landscapes. The gracious shared amenity space with a stunning pool area at the rear of the building offers a community space for the residents and offers breathtaking views, taking full advantage of the location.

Units are designed to have balconies and patios with a direct connection to the slopes, amenities, or green areas. Each unit is provided with a large space increasing the functional size of the units and connecting the residents to the views and to the site.



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The planning and location of specific units is very important. Design consideration prioritizes our unit type 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, down sizers or retirees' needs.

Our approach to the architectural design has been to create a design for the block, utilizing textures materials and details that are varied and paired to create visual interest. The elevations work to be attractive from the street but at the same time cohesive with the environment.

The orientation of our floor plans creates either lake view facing, or community /park-oriented dwellings. Large windows create a connection to the site and offer bright, welcoming, well-lit interior spaces. The large balconies/patios further this connection.

Through working with Kelowna we understood there was a strong desire create covered parking for residents and guests by utilizing a parkade below the building and foregoing any site parking. The sloped site allowed for parkade access at the lowest interface between the site and the street. Every effort was made to minimize any impact of the parkade massing on neighbouring properties.

- 1) The footprint was minimized as much as possible while still providing the required parking.
- 2) The height of the exposed parkade wall was diminished by positioning the building as low on the site as functionally possible.
- 3) The exposed wall has been addressed with architectural materials and

- 4) Lush landscaping will act as a buffer between the building and the neighbouring townhomes.

We feel we successfully navigated a unit typology and architecture to get functional / flexible unit types. We have navigated the sloped site to create generous amenity spaces and connect the residents with nearby community, commercial and recreational areas.

Please receive the enclosed transmittal as the design 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**



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City of Kelowna
COMMUNITY PLANNING

DATE /// 2024.05.13

TO /// KELOWNA

Development Planning Department
Kelowna, BC V1Y 1J4
T (250) 469-8626

ATTN /// **Sara Skabowski**
PROJECT /// 2021-20 1870 Hilltop Crescent
FILE REF /// 2.8.2
PAGES /// DP submission documents
(including Detailed TRS Response)

ITEMS /// PARKADE VARIANCE RATIONALE

RE: **DP22-0186**
1870 Hilltop Crescent
New: Multi-Residential Development
Land Use: Kelowna Office Community Plan, Zoning Bylaw No.12375
Use Type: Subdivision and Servicing Bylaw No. 7900

Attn: **Sara Skabowski**

In addition to the rational previously provided.

1. **PARKADE STRUCTURE VARIANCE RATIONAL**

Request for variance for the parkade exposed elevation projection below street level, where 60% of the level must include habitable spaces.

RATIONAL

Working with Kelowna on this application as well as the application for McKinley Lot 05, we have received comments and requirements regarding urban form and character for our mid-rise developments. The comments not only encouraged but explicitly mandate the residential form to promote a pedestrian oriented layout and design and eliminates site parking. Kelowna planning department and its urban specialist require all parking and vehicular presence to be located below grade. The idea being that the units and project amenities could take center stage and be part of Hilltown Drive.

The project promotes a ground plan urban activation with street oriented units and elevated living spaces. The proposed plaza amenity for the project is aligned with Hilltown Drive. This pedestrian-oriented design therefore has a direct relationship with Hilltown Drive while minimizing vehicular references such as ramps and parking. What is important to note is that Hilltown Drive is deemed at all times to be "grade" or ground level. We the design team and



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developer agreed with this rationale which meant relocating all parking servicing below the elevation of Hilltown Drive or “below grade.”

The large underground parking requirement results in the vehicular parkade being pushed “below grade” and essentially occupying the entire hillside of the site. The footprint required to house such parking requirements totals two levels, in an area much larger than the footprint of the residential buildings. This helped facilitate the creation of the various desired pedestrian-oriented features of the development. Consequentially, although “below grade”, the steep pitch of the site results not only in the parkade levels projecting on the lower hillside portion of the site, but also requires a retained base to serve as a foundation for the project. If habitable spaces were placed at parkade levels, they would function at best as “basement” suites and would be divorced from pedestrian oriented features of the development. Therefore, the design and development team require a variance for the parkade projections that are at basement level as they do not have any habitable space, yet still above grade to conform with the recommendations of the planning department.

Please receive the enclosed transmittal as part of our application. We hope our rationale satisfies any concerns the planning team has with this variance as part of our proposal.

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
sherry lawrence
ARCHITECT /// AAA M.ARCH, B.B.A OLY

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