

# Design Rationale

3858 Angus Drive, West Kelowna, BC



December 9, 2022

c/o SONS Holdings Kelowna Inc.

## **Design Rationale for 3858 Angus Drive, Kelowna, BC**

### **1. Introduction**

We are proposing to construct a two family dwelling on the above noted address and are seeking a rezoning from R1 to an R2 zone. The subject property faces South, one street North of Gellatly Road; it has an immense view of the Okanagan Lake. The property is over 20,000 square feet which allows for a fairly sizable single family dwelling currently. There are large single estates west of our subject property, which we are refraining from continuing.

Given the current inflation and lack of affordability; we would prefer to provide more affordable housing and livable units for small emerging families. Our target is to provide a tighter knit community with interactive common courtyards for the duplex units. Furthermore, we would like to create a streetscape with a new refreshed take on the façades optimizing livability, natural light, and view corridors. The architectural features will be derived from elements such as; roof pitches, window styles, door styles, massing, and volume.

There is green space to the North of the subject property and we would not interfere with any disruption to that parcel. The topography to the North is quite a bit higher than our property, so the views and disruption would not be a concern.

We hope to seek a successful rezoning for our subject parcel in order to provide more affordable and livable housing units.