



Transmittal Page 1 of 3

To: Planning Department
CC: Ed Romanowski
Chris Blake

City of West Kelowna


June 22, 2023

Re: Design Rationale for the Proposed Development of
3715, 3717 Hoskins Road & 2424 Dobbin Road, West Kelowna, BC (The Site)

Dear City of West Kelowna Planning Department,

Further to submitted information as it pertains to the rezoning associated with the proposed Development of a land assembly consisting of 3715 and 3717 Hoskins Road and 2424 Dobbin Road in West Kelowna to a CD Zone designation, we offer the following Rationale for the project:

Located just north-east of the new City Hall and Regional Library building, 3717 Hoskins Road is in the south-east corner of the Westbank Urban Centre - Commercial Core that was created by the new 2040 OCP. The site is in close proximity to the shopping, personal services, and restaurants offered in the Westbank Urban Centre, allowing most errands to be accomplished by foot or bike, thus reducing the overall reliance on automotive transport and diminishing the carbon footprint of residents. The rapidly growing and diversifying core of the Westbank Urban Centre creates an area that is ideally located for multi-family, mixed-use development.

The proposed CD zone allows for a sensitively designed, transitional type of development from the higher density core to the medium density areas that are in close proximity to the site while creating a development that remains affordable. Given the commercial core location of the site, a mixed-use development is well suited to align with the needs of the community now and for decades to come as it continues to grow and diversify.

Given the anticipated development of Dobbin Road into the 2-way main arterial roadway through West Kelowna, the design incorporates a 2m buffer area for future expansion. It should be noted, this 2m allowance considers the precedence set by the neighbouring building across Hoskins Road at 3710 Hoskins Road noting the proposed design aligns with 3710 Hoskins Road along Dobbin Road. Additionally, and while 3710 Hoskins Road provides a 2m setback to the building façade, the canopy, signage, and access path to the lower units placed along Dobbin Road projects over this setback and extends directly to the property line which would not permit future expansion of Dobbin Road to the north. Considering this, expansion of Dobbin Road would likely occur to the south.

The building design includes an easily accessible lobby entrance with access from Hoskins Road along with two (2) ground floor, destination type commercial units. Given the existing traffic levels associated with the proximity to Dobbin Road and Main Street, great care has been taken to ensure parking was incorporated seamlessly with no visual weight. To minimize traffic impacts to



Transmittal Page 2 of 3

the surrounding area, parking has been split over two levels with separate access to each level: one from the abutting laneway to the north, and one from Hoskins Road. This will allow traffic to disperse through the Urban Core with minimal impact to the surrounding community. The lobby entrance to the building provides access for all residences (65 residences in total) and is located at the intersection of Hoskins Road and Dobbin Road. The proposed unit types and mix is unique for West Kelowna and will bring affordability into a central core that continues to see real estate prices soar. The development consists of twenty (20) studio units, ten (10) 1-bedroom units, twenty-five (25) 1-bedroom + den units, and ten (10) 2-bedroom units. Each unit has been provided with large, private balcony spaces with foldable doors incorporated into each unit, thus extending the connection between indoor and outdoor space. A rooftop amenity space has been included that offers residents a variety of indoor and outdoor uses including lounge and kitchen spaces, a yoga studio, and community garden beds.

The central location of the development influenced an overall design that includes the provision of five (5) EV charging stations (or 9% of stalls) with anticipated expansion of an additional five (5) stalls, thus bringing the total offering of EV charging stalls to 18%. An additional offering included in the development that would be unique to West Kelowna would be two (2) stalls designated for car share vehicles. Additionally, the proposed development achieves the required number of bicycle parking stalls with the inclusion of a bike wash. These items work in conjunction to reduce the reliance of carbon heavy methods of transportation which contributes to a sustainable approach to the building design that aligns with Healthy City strategies and planning initiatives.

The building form takes inspiration from the surrounding neighbourhood with more classic lines and assembled forms. With energy efficiency in mind, the amount of large, glazed openings has been contained to the main lobby space, and CRU frontages. Large balconies have been utilized to reduce the amount of solar gain during summer months while still allowing for transparent connection between indoor and outdoor spaces with the use of foldable door systems to highlight the interconnection of these spaces. With the use of a regular window and door patterning and a reduction in overall glazing area, the energy efficiency of the building is greatly increased.

The priority to densify precious, developable land within an urban centre while ensuring the neighbouring properties were respected has been incorporated in the CD Zone documentation. The proposed CD detailing includes a maximum height of 25m measured from average grade to the mid-point of the sloping roof over the rooftop amenity space. Given the central location of the site, the proposed parking calculations have been adjusted to align with urban centre parking requirements of local municipalities. This includes: 0.8 stalls per studio unit, 0.9 stalls per 1-bedroom unit, and 1.0 stall per 2-bedroom unit. Given the anticipated demographic of residents and current trends towards smaller vehicles, the proposal includes an increase to the amount of small car stalls permitted to 70%.

Achieving 65 residences on the site that vary in typology while being sensitive to the neighbourhood was felt to be important from a location and sustainability standpoint. The result is an attractive infill project that provides much needed affordable residential units and addresses the



Transmittal Page 3 of 3

human scale at street level while being sensitively designed to reduce impact to the surrounding neighbourhood. Additionally, bicycle storage was regarded as an important aspect while ensuring the required parking stalls were still provided in a discrete manner and including unique features to a mixed-use development such as EV charging and car share stalls. We believe that the proposed development will be well suited for healthy, interactive urban living as West Kelowna continues to develop and transition the Westbank Urban Centre.

In summary, the rationale for this project is as follows:

- i. Provide a thoughtful, sustainable, infill housing solution to a site located in the newly created urban centre in West Kelowna's city limits.
- ii. Provide 65 purpose-built residences that are affordable and provide private outdoor amenity spaces for each unit while including a rooftop amenity space that has a variety of indoor and outdoor uses.
- iii. The development utilizes a parking solution that would align with the urban centre calculations of local municipalities. Additionally, EV charging and two (2) car share vehicles have been incorporated in a discrete and inclusive manner.
- iv. The proposed development results in a building design that is attractive in its design, is inviting and addresses the human scale at ground level and is sensitive to the neighbourhood at large by the way it has been designed, massed on the site, and how parking has been accommodated to disperse through the community with minimal impact to the surrounding properties.
- v. The proposed development provides two (2) destination type commercial units with direct access to the main frontages of the building along Hoskins Road and Dobbin Road.

This proposed development recognizes the City of West Kelowna's strategic approach to overall growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy and planning initiatives.

We look forward to your supportive comments in response to this Rezoning application to provide a CD designation.

Please do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely:

Matt Johnston Architect AIBC, LEED AP
LIME Architecture Inc.