



February 27, 2023

Prepared for:
Development Permit & Re-Zoning Application

Project:
3746-3748 Wetton Road Townhouse Development, West Kelowna, BC

Re:
Design Rationale

1.0 PROJECT DESCRIPTION

The site is located in the City of West Kelowna, at 3746 Wetton Road. The property is zoned R3 and the project is maintaining the current zoning. This project has what would be described as an elegant modern architectural vernacular, with clean lines and simple, natural material palette. This aesthetic balances against an abundance of lush, landscaping amidst the private and public spaces. Bluegreen architecture sees this project serving as a successful union between a building and its environment and between beauty and utility. BGA feels this project will be serve as a benchmark project for the growing City of West Kelowna.

This project consists of 12 townhomes in a modest 3 storey structure. The unit layouts, (**Interior and Exterior**) feature, higher-end robust, quality materials that reinforce the units as being a very positive contribution to the surrounding neighbourhood & overall streetscape. The townhomes being 3 stories in height set a benchmark for future developments and with a lower level parkade set partially into the landscape (1.2m) the parking is hidden from street view. Construction is imagined as a single level concrete parkade structure partially embedded in the Earth with wood-framed construction above the parkade. The proposed gross floor area of the 12 townhomes is approximately 22,264 sq. ft, with the 12 townhomes each offering close to 1800sq.ft. over 3 levels. The parkade provides 6,662 sq.ft. of private parking and hidden operational service space. The municipal requirement for parking is satisfied by providing 26 parking stalls total (1 per unit with 2 accessible spaces in the parkade) with a further 2 visitor parking stalls at grade. The aim of this project is to encourage healthy lifestyles and generate a willingness for the residents to access the (walkable) abundant established surrounding amenities and greenspaces while encouraging residents to commute to work with alternate forms of transportation which will help to encourage a reduction in the overall demand for parking.

The project offers a profusion of landscape space that provides extensive private areas for small intimate gatherings and interactions. The project team sees these spaces being used both as private “gathering” spaces while still providing playful spaces for the children that live here. Each townhome will have its own main level patio paired with a level 1 private outdoor balcony. These features contribute to the visual interest of the project at the pedestrian realm creating a pedestrian rich scale.

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This project parallels the Cities OCP guidelines and addresses the surrounding developments while transitioning to and respecting the existing residential neighbourhoods. The City mapping & zoning identifies this area as R3.

CURRENT ZONING – R3

We are providing the design foundations in our submission with the following requested variances.

FOUR VARIANCES REQUESTED

1. THAT THE 1.2M SITING EXEMPTION FOR BALCONIES (S.3.8.4(A)II.B)) INTO THE REQUIRED MINIMUM SITING DISTANCE FROM THE INTERIOR SIDE AND EXTERIOR SIDE PARCEL BOUNDARY BE INCREASED FROM 35% OF THE OVERALL LENGTH OF THE BUILDING FACE TO 100%.
2. THAT THE MAXIMUM HEIGHT FOR A PRINCIPAL BUILDING (S.10.10.5.(F)) BE INCREASED FROM 10.0 M TO A MAXIMUM OF 3 STOREYS TO 13.7M TO A MAXIMUM OF 4 STOREYS
3. THAT THE FRONT PARCEL BOUNDARY SETBACK (S.10.10.5.(G).I.) BE REDUCED FROM 4.5 M TO 2.9 M.
4. THAT THE MINIMUM DISTANCE PARKING SPACES SHALL BE LOCATED FROM THE FRONT PARCEL BOUNDARY IN MULTIPLE RESIDENTIAL ZONES (S.4.3.2.(B)) BE REDUCED FROM 3.0 M TO 0.71 M.

(2) Our project is seeking a height variance to a maximum building height of 13.7 metres. The project manages the challenge of addressing the integration of building form and character of the street scape with a sensitive composition of the Townhome facades. The concept of the central (drive aisle) spine of this project helps to soften the transition to the street access point.

(3, 4) The City setback requirements to the built form have been established and to further this feeling there is a layer of planting and green scaping between the built form and the boulevard/street. This project is set back from the road allowing the built-form and character of the building to adjust in a way that acknowledges the site & community context while fitting in to the surrounding landscaping opportunities which drive the architectural expression of the built form.

Visitor stalls are located at the main floor level to provide ease of access to the main residential entrances.

Beyond the benefits of the improved streetscape, this 12 unit family oriented, townhome project provides a product that is designed to appeal to a local demographic that is under served with housing options. The majority of options in this area are either older, traditional single family detached homes or larger condominium developments. The smaller townhome block concept provides a middle market price point for growing families looking to move out of the condominium market or the rental market. It has also been a very successful product for the empty nest demographic in other central Okanagan markets.

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Utilizing the area around the buildings for greenspace provides ample opportunity for softening the street edge with landscaping. The growing medium for the grass and planters will retain significant amounts of rainwater, which will aid in the potential reduction of the infiltration rate into municipal storm drains. The project team is considering the use of permeable landscape materials to aid or assist in the absorption of water into the natural grade which will further soften the landscaping.

(1) In discussions with the City we have reworked the alternating rhythm of the (East) façade. The large private raised balconies allow a significant amount of natural light deep into the interior of the units which improves the quality and livability for the homeowners.

The “backyard” is primarily circulation oriented, the circulation is accessed from your private garage. The outdoor space, open areas, and gathering spaces provides ample opportunity for walking, riding or just sitting. The residents can grab their bikes from their private garages and utilize the bike paths for exercising or errands. The proposed building site takes the distance that’s usually intended as a minimum and shifts it to the greenspaces to encourage a more desirable outdoor natural habit.

Having the South facing windows and East/West private decks raised above grade overlooking the park or the open space across Wetton road has benefits of providing additional safety and security for the residents and neighbourhood. The immediate presence and visibility from windows or decks will help discourage undesirable behaviours in the park and bike pathway and provide an elevated safety factor in the area.

Access to the electrical/mechanical room is provided at grade in the parkade. Refuse and garbage collection is intended to be picked up weekly through a private collection service. The recycling and garbage containers will be kept in each individual resident’s garage or car park.

All residents have access to the green space in the area. All residences have access to the surrounding amenities which are accessed through community landscaped pathways located metres away across Witt road.

It is our hope that this project will set a precedent for future developments in the City to continue this mix of housing types being offered.

2.0 URBAN CONNECTIVITY

The project is located within a 5 minute bicycle commute to shopping centers and 5 minutes to Okanagan lakeshore. There are multiple wineries in the area to add to the commutability. This proximity allows pedestrians and cyclists easy access to all the shopping, recreational opportunities and cultural events without the need to take a vehicle. Transit is available on Gellatly road. When going further from the immediate area and a car is your only option, Highway 97 offer excellent connectivity to the rest of the City and the region.

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3.0 SUSTAINABILITY

The use of naturally sourced materials will be used to the largest extent possible. This thereby reduces the carbon footprint as much as possible. Envelope details that prevent water and moisture ingress while still allowing the assemblies to dry will be incorporated into the assemblies. Minimizing thermal bridging combined with appropriate continuous insulation will reduce heating and cooling loads. South and west facing windows will be specified to have appropriate shading and glazing coefficients to utilize the summer sun by blocking the heat while still allowing the winter sun to penetrate the units thus, reducing the cooling and heating loads in the summer and winter seasons respectively. Providing windows in all of the occupied spaces allows natural day lighting and views reducing energy consumption required for illumination. Operable windows on opposite facades allow for cross ventilation and gives residents the option to naturally ventilate the units reducing the demand for mechanical ventilation to provide fresh air.

Other sustainable measures will include drought resistant landscaping and internal climate management control systems.

4.0 CRIME PREVENTION

The intentions of CPTED have been addressed with well-maintained entrances and frontages that promote pride in ownership amongst the residents, and with the reduced setback increasing the buildings presence to the public pedestrian realm. The sight lines of the occupants from decks and windows and the passive surveillance opportunities this offers will discourage vandalism and crime.

Site lighting along the central/drive isle, and pathways will be balanced to provide enough illumination to ensure there are no high contrast areas that could conceal potential offenders, but not so much that the site is excessively contributing to local light pollution, by incorporating appropriate light lensing and directional illumination.

5.0 LANDSCAPING

The Owner has selected Architectural Panel (Landscape) to create an interesting and aesthetically pleasing landscape solution that responds to the architectural language of the project. The landscape palette will also compliment the character of the surrounding neighbourhood. A number of annual and perennial shrubs have been selected for along the planters throughout the site, and in special groupings on the streetscape deck frontages.

Trees will be planted in the front boulevard, and in all greenspaces. Given enough time to mature, the trees will help the project blend in with the existing neighbourhood context, demonstrative of numerous trees lining streets and in back yards.

The landscape concept for the setback areas will provide a visually exciting and high volume green space. When viewed from above, there would appear to be significantly more "green" than building – this detracts from the urban heart island effect, ensuring ambient local climates retain a more even temperature gain.

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6.0 SUMMARY

Bluegreen Architectures, as a team, feels that the combination of a modern design aesthetic coupled with pedestrian friendly landscape features and contemporary, robust building materials will provide for a very functional and highly desirable residential neighbourhood project.

It is our intent that this project will set the precedent for future developments in the area to follow a similar form and design aesthetic.

We look forward to your support for all this project brings to the community.

Respectfully submitted,

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