

SADDLEBACK WAY

CONGREGATE HOUSING PROPOSAL

2416 Saddleback Way

SITE DESCRIPTION

This R3 zoned property fronts on the completed Saddleback Way and includes a BC Hydro primary transmission line that feeds power to West Kelowna. The transmission right of way occupies the western third of the title. This proposal avoids the transmission right-of-way (ROW) and focuses the development on the lower bench facing Saddleback way. An access easement exists along the south side of the property provides access to existing development to the west and south.

The property outside of the ROW was initially used for rock extraction and has been reshaped from its natural condition. The disturbance caused by the extraction has removed much of the natural vegetation on the site.



Figure 1 - 2416 Saddleback Way Aerial Context

PERMITTED USES

This parcel has R3 land use zoning with the special provision for 3 storey apartment development form. The proposed use of the site is to permit congregate housing for seniors. The present R3 zone permits Care Facility use defined as a licensed facility under the Community Care & Assisted Living Act. This form is limited to governmental licensed and often publicly funded facilities. The proposal is to create a private care facility not engaging the governmental license. The required use for this approach is Congregate Housing. Therefore, this application also includes a text amendment application to add Congregate Housing as a permitted use, for this property only.

INTRODUCING THE WILLISTON



Congregate housing is a residential form that offers seniors the opportunity to share in a community of like-minded individuals within a similar stage of their lives. The residents are offered a 'residential hotel' setting with options for meals, house keeping and laundry services. Each home is fully independent with a kitchen, laundry, sleeping and entertainment space along with ample outdoor terraces or balconies. Recreation and hobby facilities are supplemented with a bistro, dining room, lounges, assembly room and fitness facilities.

FORM & CHARACTER

The building is formed in five slope-adaptive adjoining blocks that step along the frontage of Saddleback Way. The contemporary style is tempered by reference to traditional architecture details including post and rail balconies, board and batten siding and cornices. The central feature hosts the dining and other common facilities with a dramatic trellis and integrated terraces.



Figure 2 – 2416 Saddleback Way - Frontage View

The site development shields the required parking from public view within a 2-level parkade situated along the BC Hydro right-of-way. Access is off the existing easement on the south side to an internal driveway that leads to the principle entry and porte-cochere. A secondary pedestrian access central to the structure fronts onto Saddleback Way. Stepped retaining or rock cut excavation will occur as needed on the northern end of the Saddleback Way frontage and at the secondary entry.



Figure 3 – View of Block 1 from Saddleback Way

The back to front step reduces site disturbance but also results in a zoning variance when compared to the overall height and number of storeys yet each half of the split complies with the zone limitations. However, the overall frontage and internal building height exposure is consistent with the 3 storey building height intent of the zone. From the pedestrian realm, the building will appear to be 3 storeys.

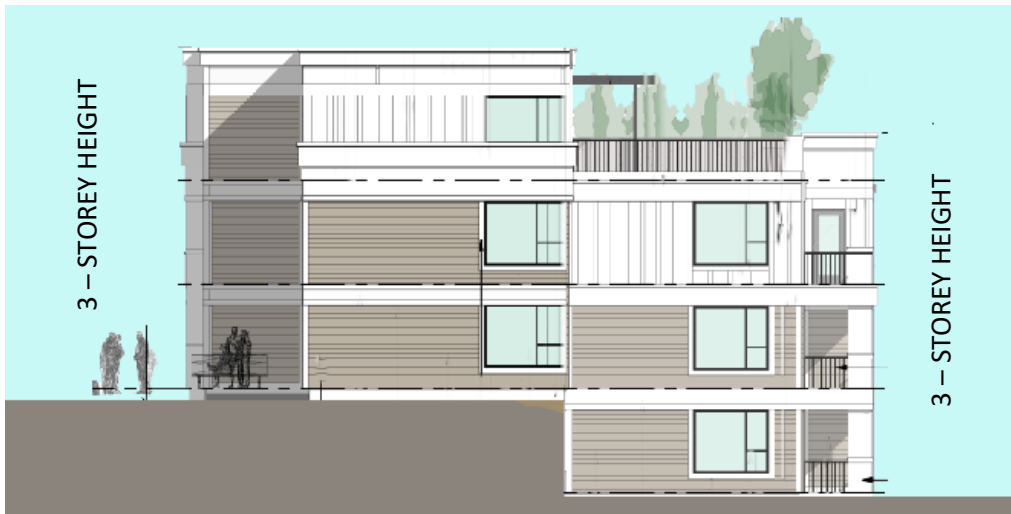


Figure 4 – Typical Residential Block Cross Section

The visual exposure of the structure presents a 3 storey façade to the public on Saddleback Way consistent with the intent of RM3 zoning.



Figure 5 – Typical Residential Block Front Façade

The typical residential block is host to homes fronting on Saddleback Way and the internal gardens, parking structure and natural hillside. The lower two storeys are finished with horizontal siding with corner boards and trim while the upper floor is white board and batten siding with a trellis to shade the balcony. The rooftop features planting beds, tree enclosures and shared or private terraces.

SITE PLANNING



Figure 6 – Aerial of Site Development





The BC Hydro 60m wide Right-of-Way will remain undisturbed and will sustain the natural ecology. The interface between the ROW and Saddleback Way is a sloped bench that invites the Congregate Housing development to step along the declining slope in 5 terraced and interconnected blocks. The massing is further subdivided with inset balconies, block embrasures and varied cornice detailing.



Figure 7 – Site Development Plan

CONGREGATE HOUSING NEED

Paul Marsh of CBRE Marketing in Toronto analyzed the need for congregate housing in West Kelowna and identified a present deficit of 340 senior's housing apartments. The Williston is offering West Kelowna 107 new seniors' congregate housing opportunities to help offset this shortfall.

ZONING VARIANCE



Figure 8 – Typical Cross-Section

To minimize the site disturbance, the Williston has an architecture that sits 'lightly' on the site. The stepping front to back and right to left has developed a built form that appears to be within the bylaw limitation of 3 storeys but is 4 storeys when considering the cross-section of the stepped construction. Furthermore, the 9.0m height is varied to allow for 9' floor-to-ceiling clearance in the homes and a highly insulated attic for the BCBC Step Code requirement.

MOBILITY & PARKING

The parking for residents, visitors and staff is within a two level parkade nested against the BC Hydro ROW. The independent structure is supplemented by three loading bays sufficient to meet the bylaw requirements.

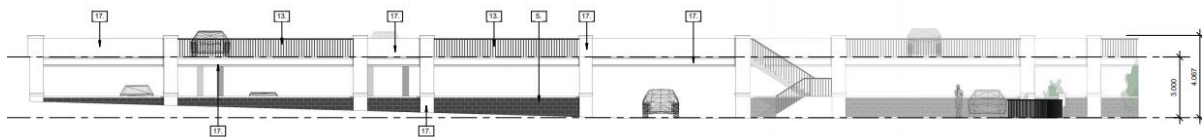


Figure 9 – Parkade Façade

PEDESTRIAN MOBILITY

Pedestrian mobility is comfortably considered with internal sidewalks, courtyards, and gardens for passive relaxation.



Figure 10 – Pedestrian Mobility

THE AMENITY CORE

Central to the five blocks is the amenity core on the middle floor with arrival entry, grand dining hall, tuck shop and lounge with the main kitchen and outdoor dining terraces. Above this level is a bistro and bar with open views to the entry and dining floor. Below the dining floor is the assembly room, craft room, fitness centre and wood shop with a secondary access to Saddleback Way. The assembly room is a programmable space for church services, yoga or other public or semi-public gatherings.



Figure 11 – Amenity Core Façade

CONCLUSION

The Williston is a development to serve the great needs of West Kelowna's older residents. This facility will offer an option for folks from the neighbourhood to 'age-in-place' among friends and a setting familiar to locals. The development is designed as a high quality structure with the use of premium materials and a comfortable residential styling. Adding 'Congregate Housing' to the land use for this location only refines the intent for a Care Facility to permit identical service outside of the limiting licensing maximums to provide a higher than average quality of home and facility.