



4058 & 4066 Gellatly Road
West Kelowna BC

2021 06 23

Current Zoning I1
Proposed CD--

Proposal Summary:

For 4058 & 4066 Gellatly Road - Gellatly Village

Located in West Kelowna's prominent beach neighbourhood 4058 & 4066 Gellatly Road will provide up to 250 residential units and 10-20 commercial spaces in a varied mixed use property.

For Reference here are the items as set out in West Kelowna's OCP Growth Management Designation;

- 1 Presence of small-scale multi-residential uses in the form of townhouses and apartments for year-round residents which complement existing adjacent communities,
- 2 Presence of small-scale commercial uses such as a vibrant mix of cafes, shops and/or services operated year-round and oriented to public streets and open spaces,
- 3 Inclusion of public spaces (i.e. promenades, plazas) that encourage use by residents and visitors year-round,
- 4 Human-scale development at the street-level with active street frontages,
- 5 Presence of public parking (both vehicular and boat/trailer parking),
- 6 Well served by transit,

4058 & 4066 Gellatly Road meets West Kelowna's OCP Growth Management Designation desired attributes for Gellatly Village in all but the height of the residential tower(s).

To accommodate the intended 250 residential units; three buildings are envisioned and will follow the stepped setback lines as seen in figure 2 (A0.6).

This densification (for one of a few large lots remaining in Gellatly Village) happens once and should be the right fit - neither over-developed nor under-developed.

The project will bring year round local and visitor users/traffic providing commercial and residential spaces within this pedestrian friendly lakeside resort neighborhood.

The design intent here embraces West Kelowna's OCP of a waterfront village setting it apart from the rural residential and Hwy aspects of the area.

The waterfront community aspect is reflected throughout the planning and design and uses.

From the higher value upper floor units through to mid and mixed use spaces to the commercial spaces at grade - all will ensure the dynamic economic viability for the project and neighborhood/area.

The design recognises and accommodates for any future potential for (mid site) access to Kicking Horse Drive in the event that becomes available.

Parking:

Covered two or three storey parking of approximately 250 stalls provide all of the required parking for owners/tenants.

Exterior surface parking (or within parkade) provide all required visitor parking and all required (25 approx.) stalls for Boats.

Visitor Parking for Commercial Spaces will be exterior surface parking (or within parkade),

This development provides all required vehicle and boat parking for the property.

Residential:

Mid-size towers are up to 10 storeys max. with rooftop patios and provide approx. 250 residential units.

Live-Work spaces, with ground floor store front commercial and residential on the second floor, occupy the east & south Main and Second floor Levels.

Commercial:

Small scale commercial units (7 approx.) at Level 1 serve the pedestrian and vehicular Gellatly Road corridor and nearby beach.

Street level commercial wraps the ground floor (2–3 storey) parkade.

Commercial spaces will be; more and smaller spaces rather than few and larger spaces, supporting West Kelowna's desire to bring diversity.

This, smaller and more commercial spaces, as outlined in West Kelowna's OCP, also allows for more 'quaint' and 'charming' aspects to the neighborhood.

Live-Work spaces at ground level offer storefront commercial space, with second floor living above add diversity to the commercial experience.

Massing:

Three buildings up to 10 storeys max. (over a 2-3 storey Parkade wrapped with small scale commercial shops and live-work spaces) of 250 units share rooftop amenities; pool, spas, decks, events cabana and hobby food and shade gardens, located on the parkade roof. Similar greenery and activity will animate the roof top patios as the buildings step upward and away from Gellatly Road and Beach.

The buildings roofs all step up and back, following the sloping hillside behind the property as seen in Drawing A0.6. Extensive greenery landscaping on available roofs and patio decks.

The towers are oriented east-west easing any sight lines/viewing impact to neighboring properties, such as The Pointe to the west. Also, the building's increased height (to meet the FAR) reduces the buildings' width/girth.

Pedestrian Realm:

As desired in West Kelowna's OCP; Street life is animated by small scale commercial spaces with second floor residential mixed uses.

Street level commercial is planned for; bistro, cafe, coffee shops, ice cream, souvenirs, arts & crafts, public service etc.

Wide sidewalks with generous landscaping, patios, benches enhance the pedestrian experience.

A 3m/10' Front Yard Setback will further ease the project's relationship to Gellatly Road Corridor.

All exterior facades, most importantly at L1, will be well articulated and interrupted (jogs, alcoves, signage architectural features/details) - such that no long facades of little detail occur.