

December 07\*, 2023

## GALLGHER'S CANYON – FINAL PHASE

19-1870

### Design Rationale - Revised Concept & New Zoning Bylaws

\* rev-06

#### Introduction

CRC Developments is excited to present this revised design concept for their development application at Gallagher's Canyon. The project's proposed zoning (using the new zoning bylaws) has been selected in close discussion with City planning and the design has been significantly revised based on substantial community and City planning input.

This application has been revised from the application submitted in 2021 to include an OCP amendment, a rezoning to two different zones. (Townhouses to MF2 and then the two-story apartment building MF3) as well as a variance for the retail portion for the CRU as outlined in the attached package. These bylaw revisions are proposed to accommodate the completion of the final (40) housing units allocated to the 685-unit development to complete the Gallagher's Canyon project. Original construction started in the early 1990's.

Although this application is requesting an OCP amendment and rezoning the entitlements process is quite unique, in that the subject property was previously encompassed under the original CD6 zone. Through a city-directed initiative in 2017, the CD6 zone was eliminated, but in this case not intended to discard the remaining approximately 40 unit entitlements that had already been granted to the subject property and surrounding lands. Correspondence with the City has confirmed the intention was never to remove entitlements from the lands but simply to clean up what was viewed as a cumbersome zone.

Based on comprehensive consultation and feedback from the neighborhood consultation completed in between 2020 and 2023, the development concept has been completely reimaged from a compact, 4-storey condominium to a series of 21 walkout and two storey townhouse units and a small condominium building that strives to blend in with the existing built form and community character.

#### Site Plan

The proposed 19-unit, 2-storey condominium building is limited to two-stories and provides a low maintenance option for established residents wishing to downsize or simplify to remain in the community. The building includes a small pro shop and retail store located above a concrete underground parking and storage structure. The concept for the development's architecture is based upon the design principles listed below.

The townhouses are provided in a series of three-plex and four-plex townhouses arranged around a central landscape island accessed via Gallaghers Drive. The townhouse units are configured to blend in with the adjacent topography. All units have their main living spaces viewing outward over the Pinnacle course and surrounding landscape while providing adequate separation from the golf play areas. In contrast to the previous applications, these units are low-rise and located mostly away from established areas to minimize their impact on the golf course and neighborhood community.

A professional golf course designer, Lobb & Partners, has designed revisions to the Pinnacle golf course to accommodate the development and to ensure that the golf holes continue to meet the expectations of golfers at the Pinnacle. The golf course will remain a 9-hole par 3 and 4 length course.

It is also worth noting that the development represents only a 6% increase in units in the community and therefore requires no upgrades to infrastructure of any kind. The revised course layout also creates a minor restoration (to a natural state) of an identified environmentally sensitive location.

## Building Forms

**TOWNHOUSES** - The townhouse forms are designed to blend in with the existing residences at Gallagher's Canyon; roof forms will be sloped using hip and beam forms typical to the neighborhood. Roof slopes are planned to be shallow to minimize the negative impacts or potential blocking of views for the neighbors.

100% of the townhomes have the primary bedroom on the main living floor and have family-oriented sizes of three bedrooms and three bathrooms to add 'missing middle' housing to the community.

**CONDOMINIUM** - The Condominium and 'golf shop' will replace the current small golf hut that, together with a small parking lot, currently occupies this corner site formed at the intersection of Gallaghers Drive E and Field Road. The site is accessed from Gallaghers Drive. Visitors and residents are met with a decorative landscaped roundabout described in detail below. A new 'golf shop' will offer golfers and community members golf-oriented items as well as an improved food and beverage amenity to both meet socially and purchase convenience grocery items, reducing the need for vehicle trips into Kelowna and making Gallagher's Canyon a more 'complete community'. Parking for the Pinnacle Course will be relocated across Gallagher's Drive at the foot of the Practice Facility and enhanced with additional stalls to reduce the number of golfers parking on Gallagher's Drive.

The condominium building will rise gently above grade at the main entry (about 3.5 feet) that will largely conceal the underground parking as well as garbage room, resident golf cart parking and service rooms. The exposed upper portions will be treated to a pattern of reveals and surrounded by landscaping materials to form a pleasant base for the residences. The grade change will also provide improved views and security created by the separation for the majority of units in these areas. Two accessible car parking and one van parking stalls are placed near the building entry as well as a five visitor stalls. Parking areas and the parkade ramp are located around an **attractive, landscaped roundabout** feature that organizes and connects pedestrian and vehicle requirements in a single location that is well placed on Gallaghers Drive. The parking area is connected to the building main entry using a gently (1:20) sloped sidewalk that provides accessible entries for all users without the need for specialized 'barrier-free' ramps and guardrails.

The building's vertical massing of only two storeys has been further articulated by the use of natural stone around key areas of the main floor, consistent in form and height with other homes in the community. The small retail space is located on the buildings south face and is accessed from the lower grade that provides generous ceiling height as well as separating the building access for the residential areas from retail and pathways for golfers in play. The second floor is articulated from the first by use of a horizontal band that breaks down the massing. Generous roof overhangs will provide shade to windows and decks of the units below as well as a visual appeal to the surrounding neighborhood. Resident parking is placed under the building in a secure concrete parking garage that has been partial basement and will be surrounded by landscaping.

The condominium building form has significant variation in its massing that will break down the building scale. The massing will also well as provide privacy and wind protection for unit balconies and decks.

The condominium building has 16 of its 19 units as two- and three-bedroom floorplans to add 'missing middle' housing to the community. All proposed units are limited to two storeys; matching neighborhood form and character.

## Materials

The buildings will be clad in a mix of durable and natural materials that include stone veneer base, vertical cedar siding, cement stucco and fibre-cement panels. Generous sized windows have been provided to take advantage of the impressive views to both the City and the Canyon. The colour palette uses lighter tones selected to provide a fresh appearance in contrast to the manicured lawns and naturalized landscape surrounding the building. The lighter tones will also reduce the cooling demands of the building.

Exterior design options have been selected by the neighborhood during an event held on August 24, 2023, whereby residents living in the Gallagher's Canyon community were given a choice between three different design options for each of townhouses and condominium building. The designs submitted in this application incorporate the design features` most favored by residents from this event.

## Variances

One variance is proposed for the rear yard of the multifamily condominium building to allow placement of the building 2.39 meters from three proposed lines vs the 4.5 meters required in the new bylaws. This variance will have little or no impact on neighboring properties as homes adjacent are at the bottom of a slope such that no views are impacted and their garages not windows face the proposed condo building,

## Summary

In conclusion, we believe this project integrates the previous feedback from the community and is of exceptional quality that is broadly in alignment with multiple objectives of the community plan. It will provide multiple community benefits including retaining a high quality 9 hole golf course with improved parking capacity, adding diversity and inclusivity of housing typologies currently absent from the community, , improved livability for all ages, additional food & beverage and shopping offerings with complimentary architecture that places the new building forms in appropriate locations.

Yours Truly,



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Jim Meiklejohn, Architect AIBC, MRAIC