

**Project: Blue Sky Townhouses**

**Address: 675 Black Mountain Drive, Kelowna**

**Current Zoning: MF3**

**Proposed Zoning: MF2**

### **Project Overview**

The proposed Blue Sky Towns development is a suburban townhouse development in Kelowna's Black Mountain neighborhood, positioned alongside the Black Mountain Golf Course. Comprising 50 stacked townhouse modules with a total of 100 units, the project aims to achieve a balanced increase in residential density under MF2 zoning, enhancing the neighborhood's housing diversity while preserving its suburban character.

### **Conformity with Relevant Policies**

Blue Sky Towns aligns with Kelowna's Official Community Plan (OCP) by supporting moderate residential density in a suburban context. The MF2 zoning proposal is well-suited to the area's infrastructure capacity and promotes controlled, sustainable growth, aligning with the city's goals for suburban neighborhoods. The project leverages its proximity to the golf course and other local amenities, making it a desirable addition to the neighborhood.

### **Form and Character**

The design integrates into the suburban landscape, maintaining a scale that complements nearby properties. The townhouse units are positioned along Black Mountain Drive to establish a cohesive streetscape, with the structure's low-rise format and stacked townhouse design achieving the intended density without overwhelming the surroundings. The project's rhythm, articulation, and material changes contribute to a dynamic street frontage, creating a balanced flow between individual units that enhances neighborhood character.

### **Material Selection**

The project utilizes a durable, low-maintenance material palette, including dark grey and white brick veneer, midnight black and arctic white board and batten cementitious cladding. This selection ensures the development's aesthetic and functional longevity, blending seamlessly with the natural surroundings while offering a modern look that complements the area's established character.

### **Neighborhood Context**

Adjacent to the Black Mountain Golf Course, Blue Sky Towns provides residents with scenic views and convenient access to recreational spaces. This strategic placement aligns with

Kelowna's vision of integrating natural amenities into residential settings, enhancing residents' connection to the environment and supporting a strong sense of community identity.

### **Relationship to Adjacent Properties**

The development respects surrounding properties by incorporating strategic setbacks to ensure privacy and preserve sightlines. A 3.0m front setback, 2.1m side setbacks, and a 4.5m rear setback adjacent to the golf course provide appropriate separation, creating a buffer that minimizes impact on neighboring views while promoting compatibility with proposed land use.

### **OCP Objectives**

- **Relationship to Street:** Blue Sky Towns features clearly visible front doors and well-defined pathways throughout the site, enhancing connectivity and accessibility. The design emphasizes rhythm and articulation along the street, establishing a consistent, visually engaging pattern for pedestrians.
- **Scaling and Massing:** The project successfully incorporates higher density while maintaining a residential scale appropriate for the neighborhood. Material variation and strategic massing between units reinforce a rhythmic pattern, establishing a cohesive yet varied streetscape.
- **Site Planning:** To promote connectivity, the main building entrances are integrated with public sidewalks and open spaces. Internal circulation is designed to connect smoothly with the planned public street network, supporting a pedestrian-friendly environment while ensuring connectivity across the site. The massing of buildings is separated to optimize solar exposure for each unit.
- **Open Spaces:** Rooftop amenity spaces add private areas for residents to enjoy outdoor activities, contributing to the development's appeal and supporting Kelowna's goals for enhanced residential amenities in suburban neighborhoods.
- **Site Servicing, Access, and Parking:** Waste and recycling needs are met with Molok bins, providing a clean and well-designed waste solution. Rear-access garages on public street-facing townhouses ensure a discreet parking solution, complemented by a mix of individual and centralized parking options for residents and visitors. This layout also includes green spaces, balancing functional needs with the aesthetics of the site.

In conclusion, Blue Sky Towns represents a well-designed and thoughtfully integrated development that aligns with Kelowna's OCP goals for sustainable, medium-density housing. By harmonizing with the neighborhood's character, enhancing connectivity, and providing diverse housing options alongside unique amenities, the project contributes positively to the Black Mountain community. Its alignment with MF2 zoning similar to other near by developments ensures balanced growth while preserving the suburban context, making it a valuable addition to Kelowna's evolving residential housing.



