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 welldefined 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.



BLUE SKY TOWNS

DRAWING LIST:

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601 - 1812 4 ST SW, CALGARY, AB T2S 1W1 CONTEXT AND BUILDING INFORMATION

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PARCEL ADDRESS:

LEGAL: LOT 3 SECTION 19 TOENHIP 27 PLAN KAP87003 675 BLACK MOUNTAIN DR. KELOWNA MUNICIPAL: COMMUNITY: ZONING: CURRENT: MF3

MF2

PARCEL COVERAGE:

PROPOSED:

10 511.65 SQ.M. (113 146.50 SQ.FT.)

FLOOR AREA RATIO: 1.00 MAXIMUM: PROPOSED: 1.0018

<u>DENSITY:</u>

MAXIMUM ALLOWED: 56 573.25 SQ.FT TOTAL PROPOSED UNITS: 100 UNITS

SETBACKS: FRONT: 3M (BLACK MOUNTAIN DR.) 2.1M REAR: 4.5M (GOLF COURT)

AMENITY SPACE:

PRIVATE: 2 BED 25 SQ.M. PER UNIT - 1250 SQ.M 1 BED 15 SQ.M. PER UNIT - 525 SQ.M STUDIO 7.5 SQ.M. PER UNIT - 112.5 SQ. M

ROOFTOP 1 682 SQ. M (18 105 SQ.FT BALCONY 302 SQ. M (3 402 SQ. FT) COMMON: 316 SQ.M (3402 SQ.FT)

PROVIDED 0.1 CLASS II BICYCLE STALLS PER UNIT

1997.4 SQ.M (21 500 SQ.FT)

2 300.28 SQ.M. ((24 760 SQ.FT)

BICYCLING PARKING:

- TOTAL REQUIRED

- PROPOSED:

= 18 STALLS

STRUCTURES + SURFACES

VEHICULAR PARKING CALCULATIONS:

REQUIRED STALLS	RESIDENTIAL	IOIAL	
2 BED	50x1.5	75	
1 BED	35x1.25	44	
STUDIO	15x1	15	
VISITOR		14	
	PROVIDED	148	

SITE COVERAGE:

MAX. SITE COVERADE ALL BUILDINGS 38% MAX. SITE COVERGAR ALL BUILDING +

PARCEL ADDRESS:

LEGAL: LOT 3 SECTION 19 TOWNHIP 27 PLAN KAP87003 MUNICIPAL: 675 Black Mountain Dr. Kelowna

PROJECT NUMBER: 24.045

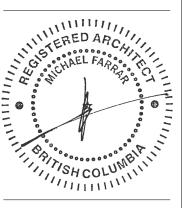


DRAWING SET FOR LAND
USE APPLICATION
PURPOSES ONLY FINAL
SITE LAYOUT, DENSITY,
GRADING AND
ARCHITECTURAL DESIGN
TO BE PROVIDED AT
DEVELOPMENT PERMIT

FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION



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10	DESCRIPTION	DATE
+		

☐ TENDER
☐ BUILDING PERMIT

MUNICIPAL ADDRESS

LEGAL ADDRESS 675 Black Mountain Dr. Kelowna

PROJECT NUMBER
24.045.ECC_BST

PROJECT ADDRESS

PROJECT NAME
BLUE SKY

DRAWN CHECKED

Author Checker

DATE SCALE

DRAWING TITLE
SITE PLAN
DRAWING NUMBER

DP.100

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