



1220 Pacific Avenue

DP20-0196/DVP20-0197

Welcome Home to The Rydell

INTRODUCTION - LOCATION

Welcome Home to The Rydell

We are excited to present you a building located on Pacific Avenue that aims to enhance its surrounding area, within a thriving redevelopment zone.

Key amenities and features poised to create an active and dynamic lifestyle:

- Central Location
- Parkade Podium Amenity Area
- Rydell Bike Room



LOCATION OVERVIEW



LOCATION OVERVIEW - CAPRI LANDMARK URBAN CENTRE

Our Growing Urban Centre

We are excited to be located within such a rapidly developing and vibrant Urban Centre.

“ The development of urban centre plans will champion a commitment to urban centre revitalization and will become a milestone toward the OCP’s goal of establishing five vibrant amenity-rich urban centres.”

City of Kelowna – Urban Centres Roadmap



PROJECT INFO - DESIGN RATIONALE

Pedestrian scaled design within the Urban Centre

- *Ground entry townhomes and front entrance provide an intimate yet pronounced base*
- *Increased walkability in the area*

Timeless design with modern form

- *Traditional architectural details accented by a mixture of quality materials*

Sensitive building approach and forward-thinking programming

- *Utilization of the parkade podium as both a shared and private garden and outdoor social space*



“The Rydell will be a combination of a modern design aesthetic, coupled with pedestrian friendly landscape features and contemporary building materials, which will provide a very functional and highly desirable residential neighborhood project.” – *Bluegreen Architecture*

PROJECT INFO - DESIGN RATIONALE



PROJECT INFO - BUILDING SPECIFICATIONS



Second Floor Roof Top Amenity:
- Indoor and outdoor shared spaces

28 Residential Condominium Units

(7) 1 Bed + Den condos

(17) 2 Bed condos

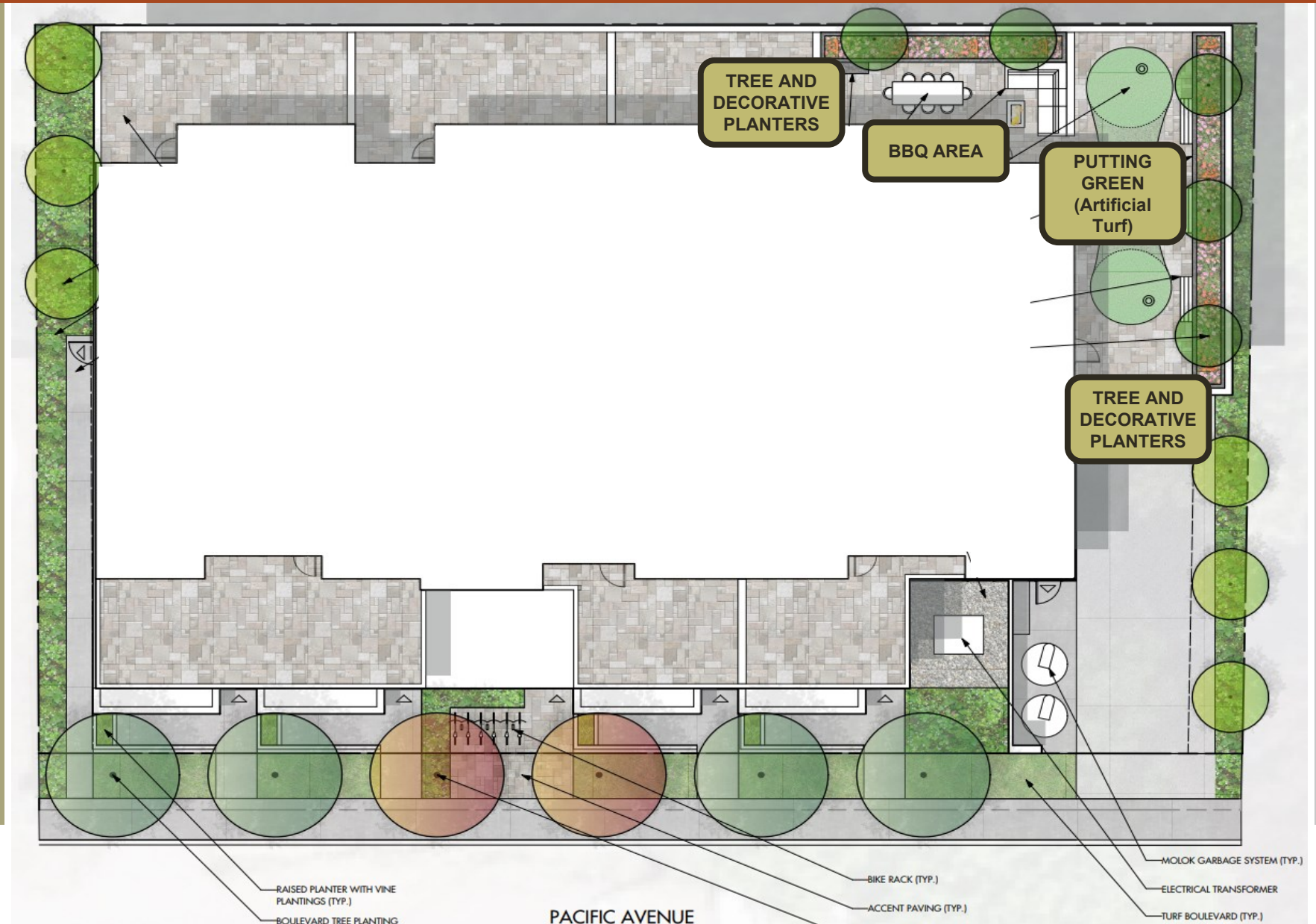
(4) Townhome units that dress our street scape for an inviting community

PROJECT INFO - LANDSCAPING AND AMENITIES

Beautiful Landscaping

Reintroducing greenery with intention. We coordinated with Outland Design and the City of Kelowna's planning department to re-vegetate not only our street-scape, but also second level balconies and rooftop amenity area.

On the ground level trees and shrubs will be added in abundance. As well, tree planter boxes on our second level amenity area will bring life into the space.

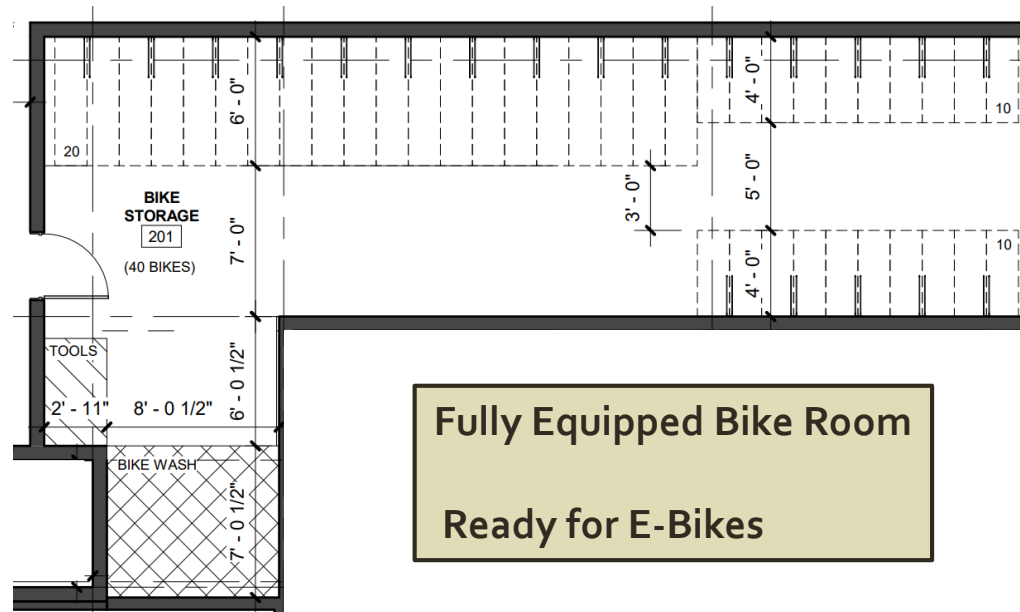


PROJECT INFO - THE BIKE ROOM

The Bike Room

Every unit will include 2 bike storage stalls in the community bike storage. The room will be equipped with a bike wash, repair station and electrical outlets for e-bike charging.

We are partnering with a local bike shop to provide an e-bike with every home purchase. This is in an effort to provide our purchasers with a unique and effective method of transportation, while also reducing their carbon footprint.



VARIANCE REQUEST

Our Request

City of Kelowna's Planning Department has been involved and aiding in our decision processes from the initial concept drawings of our development. They have been supportive of our variance requests and design direction.

Given our C4 zoning, we are asking for 4 variances to achieve our vision.

Building Height

- Recommendation and support provided by City of Kelowna Planning Department
 - Reach density and form desired within OCP

East Side Yard Setback

- Recommendation and support provided by City of Kelowna Planning Department
 - Avoiding "dead space" and unsecure areas
- Compliance above parkade level

Parking Stall Size Ratio

- Location within Urban Centre
 - Less need for vehicular transport
- E-Bike giveaway
 - Encouragement of sustainable transportation

Rear Yard Setback

- Recommendation and support provided by City of Kelowna Planning Department
 - Avoiding "dead space" and unsecure areas
- Focus on providing landscaping along the east drive isle, south side elevation and parkade podium

REAR AND SIDEYARD SETBACK REQUEST

Setback Request

As we blend into the existing neighborhood, we are conscientious of our current and future neighbors.

After consultation with the City of Kelowna Planning Department and upon their recommendation, we have proceeded with a request for a 0-metre rear yard setback and 0.62-metre east side yard setback. This is to accommodate our secure parking structure, and to create safe community outdoor space, on the second level.

Setbacks increase significantly for the remainder of the building, above the ground floor.



Thank You For Your Consideration!

Great A & A Properties

VLS Developments

Bluegreen Architecture

CTO Consultants

Outland Design Landscape
Architecture

Falcon Engineering

Delta – T consultants

ROV

Total Home Solutions

