



ATTACHMENT A

This forms part of application
Z21-0077

Planner Initials: **JI**

City of Kelowna
DEVELOPMENT PLANNING

Feb 3, 2022

City of Kelowna
Planning Dept

FAO
Jason Issler, Planner



640 WARDLAW AVE KELOWNA BC
APPENDIX A – DESIGN RATIONALE STATEMENT

As per previous communication and meetings with the City of Kelowna Planning Department and as part of the design process the design rationale is in accordance with the RM3 Zone (supported by the current OCP under future land use of MRL). Further to the application information as it pertains to the Rezoning associated with the proposed Development at 640 Wardlaw Ave in Kelowna, we propose the following Design Rationale for the project.

RM3 justification:

- Oversized lot (bigger than a standard city lot)
- Supported by the current OCP
- City of Kelowna's need for higher density
- Lot consolidation with neighboring properties not possible as they are developed.

The 640 Wardlaw proposal has been developed with the City of Kelowna's request and need for higher density on central, older single-family lots (RU6). Under City's Guidelines and the OCP, the proposed building takes advantage of the property's frontage onto Wardlaw Ave and its public lane. The unique nature and location of this lot with its unusual size (70'x140') is ideal for incorporating a ground-oriented unit facing Wardlaw Ave. This will soften the building facade while keeping a residential look for the building and the street frontage.

The design compliments nearby buildings and supports the transitional nature of the neighbourhood, the current OCP and the RM3 zone. The design was developed carefully to blend with neighboring multi-family projects (old and new) and creates a steppingstone and transition for future increase in density and redevelopment of the area as promoted by the OCP.

Architecturally, the intent is to implement a horizontal, modern architectural style with colours and materials that closely relate to other major developments and buildings in the neighbourhood, along Pandosy St, and Lakeshore Rd.

The result is a modern, contemporary design with single level residential unit plans. This ensures a bigger and roomier feel for the end user. The unit mix allows for a variety in sales price, targeting a wide range of potential buyers and allowing for affordable product within the building.

Along the street frontage, the newly proposed development fits in with surrounding setbacks and ensures that it blends in with the street frontage of both neighboring properties (see renderings). The proposal achieves required Bylaw parking numbers and accommodates visitor parking along the public lane. The oversized decks and outdoor common area exceed the bylaw requirement for private open space.

The focus with this development is to create a community feel within a walkable neighbourhood. The lot and its location are perfectly suited for an increase in density, based on the neighbourhood, its surroundings and the City of Kelowna OCP).

John Saliken | Principal
Architect AIBC, AAA,
john@suvaarchitecture.com
direct 604 318 1904



ATTACHMENT		A
This forms part of application		
# Z21-0077		
Planner Initials	<div>JI</div>	 City of Kelowna <small>DEVELOPMENT PLANNING</small>