

Pacific West Architecture Inc. Nov 8, 2024

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**Design Rationale for
 Development Variance Permit Application
 1355, 1341 Belaire Avenue & 1328 Pridham Avenue, Kelowna, B.C.**

We are writing to seek a development variance for exempting from the minimum building setback requirement as regulated in Section 14.11 of the latest Zoning Bylaw. According to the recent zoning bylaw amendment for UC1-UC5 – Capri Landmark Urban Centre, a further setback of 3.0m for upper floors is required for this development. Three major rationales are as follows.

1. Additional front and rear setbacks are provided
 According to the latest zoning bylaw, the minimum front setback is 3.0m. In our latest submission, the proposed front setback is 4m at the northwest corner of the building, and increasing to 6.7m at the northeast corner. The required rear setback is 0m, while the proposed rear setback is 5.44m. Extra setbacks are proposed for both front and rear than what are required. (Figure.1) We believe with such additional setbacks, the negative impact of the overall building massing on the public realm and neighbours are minimized.

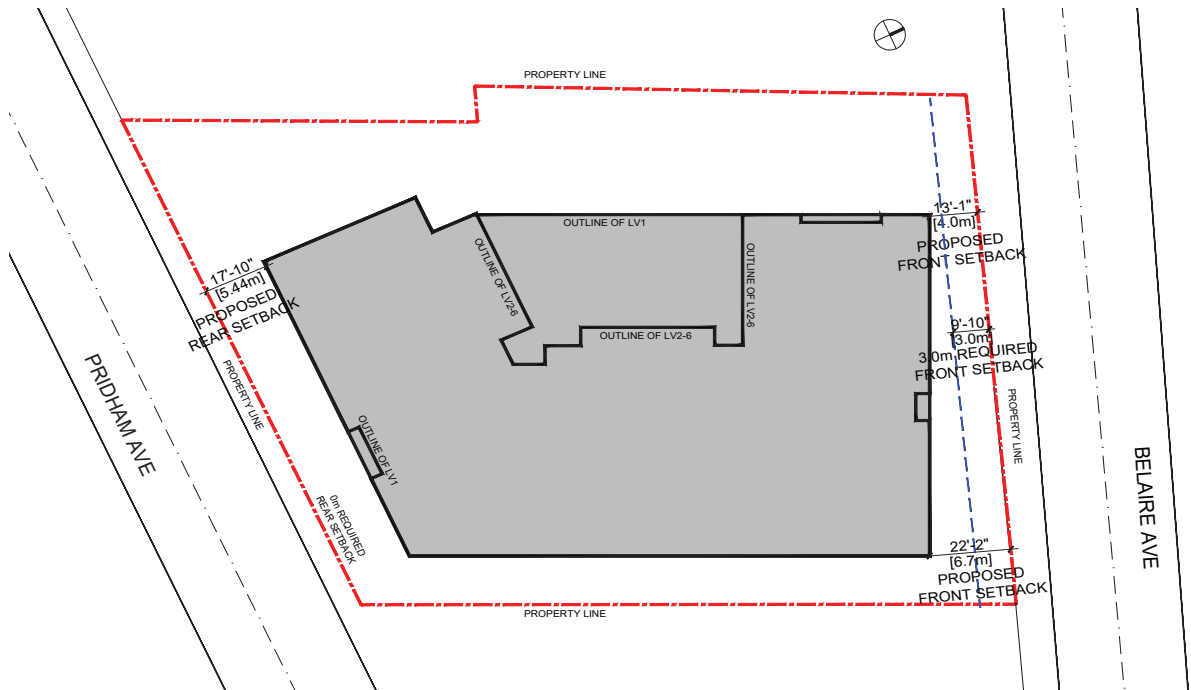


Figure.1. Additional front and rear setbacks

2. From a building design perspective, the current design demonstrates a strong interest and rhythm through the linear organization of different materials, colors,



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balconies, and projections. In particular, the “S” shape architectural features is based on the exterior façade to be on the same plane. If any upper floors stepback further from the building below, it will substantially affect the design concept. (Figure.2 and 3)



Figure.2&3. Building design in relation to the continuity of the exterior wall
3. The development permit application was submitted long time ago before the zoning bylaw amendment. After a few rounds review and communication, the proposed design has been in generally accepted. The DP Report to Council has been drafted by staff. However, in order to have the DP to be formally considered by Council, the existing lots will need to be consolidated as one legal lot with a



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new title provided to Staff. A new title, showing the lot consultation is required to allow the DP to move forward to Council. Prior to this at least 2 of the 3 homes located on the combined lots will need to be demolished and removed from the property to allow for lot consolidation to happen while adhering to use requirements for the UC2 zone. The property owner has been working with the lot consolidation. The owner also keeps on working with the current tenants in these existing houses to ensure they have a legal and appropriate move out. The complexity and uncertainty of the procedures caused the delay of the application process.

We look forward to hearing from your approval for this application.

Patrick Xu Yang, Architect.AIBC
Pacific West Architecture Inc.