# Techincal Comments for the Bernard Block Application 

Application DP19-0064 / DVP19-0065<br>Address 560 Bernard Ave<br>Application Type: Development Permit and Development Variance Permit

### 1.0 Technical Comments

### 1.1 Building \& Permitting Department

1) Demolition Permit(s) required for any existing structure(s).
2) Development Cost Charges ( $D C C^{\prime}$ 's) are required to be paid prior to issuance of any Building Permit(s).
3) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
4) HPO (Home Protection Office) approval or release is required at time of Building Permit application.
5) Requirements of the City of Kelowna fire prevention regulations bylaw No. 10760 for buildings 6 stories and greater are to be shown on the building permit drawings.
6) A Structural \& Geotechnical peer review will be required at time of building permit application. Contact the Chief Building inspector for policy and procedure of pier review.
7) A Hoarding permit is required for the protection of the public during construction. Sidewalks are not allowed to be closed off. Design of a system for public protection shall meet all the minimum requirements of part 8 of $B C B C 2018$ plus any other controlling legislation. Application for the hoarding permit is thru the Yards office. Please reference city of Kelowna bulletin \#19-01 available online thru kelowna.ca
8) Dewatering \& Shoring plans must be provided to the Development Engineering Branch for approval. Approvals for work outside of the property lines must be obtained. No shoring may be left below grade outside of property lines.
9) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
a. Any alternative solution must be accepted by the Chief Building Inspector prior to the release of the Building Permit.
b. Location, Heights, Colors of mechanical systems and the required screening are to be determined at time of DP.
c. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
d. Access to the roofs are required per NFPA and guard rails may be required and should be reflected in the plans if required.
e. Green roof design will require schedules and design by the building envelope consultant.
f. Roof top patio area may be defined as an $\mathrm{A}_{4}$ Occupancy which will affect exiting (panic hardware may be required, so no exterior lockable doors at this level that affects exiting), the code analysis to address occupant load, washroom calculations, public use, direction of door swings, pathway lighting and exit signage.
g. Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking storeys and are required. The location and noise from these units should be addressed at time of Development Permit. Any projections of mechanical units should be identified at DP to assure accurate parking space counts.
h. $11 / 2 \mathrm{Hr}$ fire rating and rated doors are required at the fronts of parking spots for storage, sliding doors may not meet the fire rating requirements. This can be addressed at time of Building Permit application. Doors to storage lockers must be protected from being blocked.
i. Emergency generator and all other safety systems are to be located above high water table or protected from the affects of ground water.
10) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. Minimum building elevations are required to be established prior to the release of the Development Permit. If a soil removal or deposit permit is required, this must be provided at time of Development Permit application.
11) We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, undermining \& underpinning of existing foundation, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work, water infiltration systems, etc.
12) Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
13) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application.

### 1.2 Ministry of Transportation and Infrastructure

1) The ministry has completed the final review for the updated Transportation Impact Assessment dated January 31st, 2020 completed by Bunt \& Associates that was prepared for Mission Group for the Bernard Block development. The Ministry has concluded that we have no issues or concerns. As this development is over 4500 square metres we are required to sign the final site plan as per section 505(2) of the Local Government Act. Please forward the final site plan for our final review and signature.

### 1.3 Development Engineering

See Development Engineering Memo dated March 7 ${ }^{\text {th }} 2019$.

## CITY OF KELOWNA

## MEMORANDUM

Date: March 07, 2019
File No.: DP19-0064
To: Community Planning (AC)
From: Development Engineering Manager (JK)
Subject: 560 Bernard Ave Form and Character

The Development Engineering Department has the following comments and requirements associated with this Development Permit application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Angus.

1. General.
a. This Development Permit for a 33 storey residential tower and for a 14 storey office tower with ground floor commercial will be required at Building Permit to complete the following works as laid out in this Engineering Memo:
i. Frontage Improvements on St Paul Street
ii. Frontage improvements on Bernard Ave
iii. Laneway Improvements and dedication
iv. Water service upgrade
v. Sanitary service upgrade
vi. Sanitary down stream analysis from the development to the Raymer Road Treatment Plant
vii. Landscape requirements on Bernard Ave and St Paul St
viii. All existing overhead utilities to be installed underground
ix. Lot consolidation
x. A Site Preparation Security Agreement needs to be completed and signed.
b. Provide easements as may be required.
c. The proposed development may require the installation of centralized mail delivery equipment. Please contact Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, to obtain further information and to determine suitable location(s) within the development.
d. The proposed development triggers a traffic impact assessment. The applicant's transportation engineer shall contact the City's Development Engineering group to determine the terms of reference for the study. Recommendations from the Traffic Impact Analysis (TIA) will become requirements of the building permit release.
e. The proposed development is subject to the review and requirements from the Ministry of Transportation (MOT) Infrastructure Branch. Requirements from the Ministry will become requirements of the building permit release.

## 2. Geotechnical Study

a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed development. The Geotechnical reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for development approval:
i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
ii. Site suitability for development.
iii. Site soil characteristics (e.g., fill areas, sulphate content, unsuitable soils such as organic material).
iv. Any special requirements for construction of roads, utilities and building structures.
v. Recommendations for items that should be included in a Restrictive Covenant.
vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc.

## 3. Domestic Water and Fire Protection

a. Provide an adequately sized domestic water and fire protection system. The water system must be capable of supplying domestic and fire flow demands for the project in accordance with the Subdivision, Development \& Servicing Bylaw. Provide water calculations for this property to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits.
b. The property is located within the City of Kelowna service area. Only one service will be permitted to the site. The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service.
c. An approved backflow protection devise must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
d. A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at their cost.

## 4. Sanitary Sewer

a. Our records indicate that these properties are currently serviced with a 100 mm diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new service at the applicant's cost.

## 5. Drainage

a. Provide a detailed Storm Water Management Plan for this development as per the Subdivision, Development and Servicing Bylaw \#7900.
b. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems
c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system

## 6. Road Improvements

a. St. Paul St. fronting this development site is urbanized but the existing curb and sidewalk are in a deteriorated state. The existing driveway letdown will need to be removed and replaced with barrier curb and gutter and sidewalk. The upgrades to St. Paul St. that are required are curb, gutter, boulevard street trees, driveway letdown and sidewalk removal and reconstruction, as well as the relocation or adjustment of any existing utility appurtenances if required to accommodate the upgrading construction. A modified SS-R5 cross section will be used and provided at the time of design. The design should include up to centreline of the St Paul Street ROW.
b. Bertram Street is designated an urban collector road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, street lights. A modified SS-R5 cross section will be used and provided at the time of design. The design should include up to centreline of the Bertram Street ROW.
c. The laneways fronting this development needs to be upgraded to a commercial laneway standard. Standard drawing to be used is SS-R2 as well as a 0.8 m dedication is needed for the north south lane. The development will be responsible for the constructing the entire lane width, from PL to PL on the WestEast laneway. A driveway let down (SS-C7) will be required at the East end of the west-east laneway.

## 7. Development Permit and Site Related Issues

a. By Registered plan to provide the following
i. Grant statutory rights-of-way or dedicate lands if required for utility services and/or pedestrian access.
ii. Lane dedication of 0.8 m is needed along the frontage of the west-east laneway. The standard SS-R2 drawing will need to be used in the design drawings.
iii. Lot Consolidation is required
b. All vehicle access to the development will be via laneway. No access will be granted from St Paul Street, Bertram Street or Bernard Ave.
c. Truck turning movements are needed to show that a truck can access the loading bays along the laneway.

## 8. Power and Telecommunication Services and Street Lights

a. All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road or laneway immediately adjacent to the site, are to be relocated and installed underground.
b. Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

## 9. Design and Construction

a. Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
b. Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
c. Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development \& Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs

## 10. Servicing Agreements for Works and Services

a. A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development \& Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than
$\$ 5,000,000$ and the City is to be named on the insurance policy as an additional insured.
11. Bonding and Levy Summary
a. Service Agreement Bonding


JA

## CITY OF KELOWNA

## MEMORANDUM

Date: $\quad$ March 07, 2019
File No.: DVP19-0065
To: Community Planning (JB)
From: Development Engineering Manager (JK)
Subject: 560 Bernard Ave

Development Engineering Department comments and requirements pertaining to this development variance permit application, are as follows:
a) This Development Variance permit to increase the maximum height from 26 storeys to 33 storeys and to increase the maximum parking allowed from $125 \%$ to $143 \%$ does not compromise any municipal services.

JA

# Development Permit \& <br> Development Variance Permit DP19-0064 / DVP19-0065 

This permit relates to land in the City of Kelowna municipally known as
560-592 Bernard Ave
and legally known as
Lot 1, District Lot 139, ODYD, Plan EPPg6156
and permits the land to be used for the following development: commercial and residential as per the Zoning Bylaw
The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision
Decision By:
Development Permit Area:
Existing Zone:
Future Land Use Designation:

June 2, 2020
COUNCIL OR COMMUNITY PLANNING DEPARTMENT MANAGER Comprehensive

C7-Central Business Commercial

## This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

## NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Mission Group Holdings Ltd. Inc. No. BCo993483
Applicant: Mission Group - Luke Turri
Planner: Adam Cseke

Terry Barton
Date
Community Planning Department Manager
Planning \& Development Services

## 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.
The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## 2. CONDITIONS OF APPROVAL

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule " A ";
b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule " B ";
c) That the Development Permit and Development Variance Permit is issued subsequent to the outstanding conditions set out in Attachment " $A$ " attached to the Report from the Community Planning Department dated July $25^{\text {th }} 2017$;
d) That a building permit is not issued until the rear lane has been dedicated by 0.8 metres to the City.
e) That a Section 219 covenant be registered on title limiting the 25 compact stalls to be used by commercial or office tenants only and that the covenant ensures that the maximum vehicle dimensions that are permitted to park within the compact stall must be a maximum of 3.4 metres in length and 1.7 metres in width.

## This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

## 3. PERFORMANCE SECURITY

n/a.

## 5. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:
a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

> The PERMIT HOLDER is the CURRENT LAND OWNER. Security shall ONLY be returned to the signatory of the Landscape Agreement or their designates.


## BERNARD BLOCK DP APPLCATION RESUBMITION

MARCH 2020



AAFII ARCHIICCTINC
SUITEO NE 1 IVOO HOWE STRET
VANCOUVER BC VAACO OVVRR BC
V622le

ARCHITECT（DEsign）
ARCHIECT（DESIGN）
RIC HARD HENR ARCHITEC
RICHARD HENRY RICHARD HENRY ARCHITECT
RICHARD
REARNT $28-1020$ MAINLAND
VACOCOUVER，BC
VGBC
VANCOUUER，BC
V： $604.683-7599$
Tis




偪

| ALPNMARINON |
| :--- |
| BENRAWHSN |
| 1177 WESTHASING |

1177 WESTHAST
VANCOUER，BC
VIY IZ4
E：ERBAWLINSON＠ALPINMARTN．CoM
EERAC ECH





CODE CONSULTANT
CFREGGINERRNG
BRAD WALTON
BRAD WALTON
SOO－1001 OOSSR AVENU
SURAE

EBWALTON＠CFENG INEERING．co

## NITEOORDESGNER－RESIDENTAL

| 3 DESIGN |
| :--- |
| USA PRRR |





500 BRRNARD AVENUE
KELOWNA，B．C． BERNARD BLOCK

## cover

|  | ${ }^{18.59}$ |
| :---: | :---: |
| sele | \％ |
| ${ }_{\text {a }}$ |  |
|  |  |

## DESIGN RATIONALE

## ProjectBackground

The redevelopment of "Bemard Block" provides the oppootunity to extend and

 meaningftlly integrated uses and signific ant piace making. Strictured a round a
framework framework of a tive, destination-orented ground foor Uses. inviting outdoor spac es,
and a a carefull curated nublic ream, the newli ima ined Bemard Block becomes and a carefully curated pubbic ream, the newly ymagined Be
comerstone and gateway to an evolving downtown centre.
Zoning Context
C7 Central
lusin
${ }^{A}$ development pemit is sought to approve the fom $\alpha$ character of the proposed "Bemard Block' redevelopment. Mission Group is also requesting approval of residential tower height ab.

## Physical Context The site is consolid

 noth by a aneway to the eat shertra Street and to the west by St Paul treet

Bertram Street to the east constitutes a primarily residential street, with a few singlefa mily homes and predominantly two to four storey multifa mily reside ential apartmen
buildings along its length to the north. It is characterized as a tree-lined street with a pleasant residg its length to the noth. It is characterized as a tree-lined street with east and continues the commercial "High Street" quality of Bemard Avenue.

St. Paul Street to the west continues with a commercial wrap of Bemard Avenue up
toward the north. A commercial frontage has been continued along St. Paul Stree with the first phase of the Bemard Block development ""Brooklyn" at 1471 St. Paul Street) immediately to the noth, a cross the lane. This development is comprised of
a 25 -torey residential mixed-use complex, with a four storey podium along St . Paul, a 25 -storey residential mixed-use co.
and a five storey podium to the rear.

Bemard Avenue in this area is primarily comprised of one to three storey commercial
build dings, with retail functions at grade. The la neway to the north functionsto serve garbage and loading requirements, while offering additional parking for these uses, and is proposed to mainta in that principle use.

## Use, Fom and Height

The alliowable uses, form and height as proposed are generally in keeping with the Downtown Plan policy objectives. The project is conceived as a true mixed-use, live
work, play and shop contribution to the emerging and expand ing downtown area with opportunities to do all of the above, with only a modest reliance on vehicular .
Commercial retai is proposed for street level use along Bemard Avenue, wrapping cafe" is proposed as stre semi-ind Stivate use use at the the interface a with residential neighbours to the noth along Bertram Street. This is seen as a potential social gathering place to connect with neighbours in the area overa coffee, continuing a "soft"

A "Class A", 17 -storey office building (including podium) isproposed for the westem
half of the site and is held back 95 feet from the new 25 -storey residential tower neighbor to the noth (Brooklyn). Accessf for pedestrians to this build ing is loc a ated mid-block to ong st. Pa.
A 33 -storey residential tower (including podium) is proposed on the eastem half of the site, setback 100 feet from the office tower to the west. Contrasting day/ night
use times between the office and residential build The total Inumberon residentiaia ly itits proposed is is 257 , with a fairly even split betwee
family oriented and non-family oriented units.

The podium massing model established with the "Brooklyn" development has been
followed; a slighty higher parking podium along the lane (five storeys) and lower followed; a sightly higher parking podium along the lane
(four storeys) along the princ iple street, Bemard Avenue.
Soil conditions dic tate a partially elevated parking podium, with commercial retail at grade. All podium elem restriction, as was followed by the "Brooklyn" development. Further shoulder stepbacks are disc cssed below. Due to the signific ant scale of the podium, there is an
opportunity to create a substantial semi-private platfom for outd or use for both opportunity to create a substantial semi-private platrom for outdoor use for both the
office and residential build ing end users. The detailed planning of these potential office and residential build ing end users. The detailed planning of these potential
uses is underway and are indic ated on these drawings in a schematic fashion.

## Setbacks and Step-backs

As previously noted, building setbacks in relation to one another conform to the 100
foot objective, with the exception of a small upper portion of the angled office foomponent to the west. Offseyting day/ night activities between residential and office use mitigate potential privacy concems in this case.

The closest components of the residential tower have been set 3.05 m ( $10^{\prime}$ ) from both
the lane and Betram Street and $6.47 \mathrm{~m}\left(21.2^{\prime}\right)$ from Bemard Avenue. The distance to the Brooklyn residential tower exceeds 45 m (150'). The vertical planesof the residential tower step back towards the water views, and an eight units per floor (diffening from Brooklyn'sten units per floor) give the towera more vertical and slender appearance
from most angles, creating a hierarchical composition of taller, medium and shorter from mostangles, creating a herarchical compostion of talier, medium and shorter
build $n$ fomsthat add interest to the sklline of the area. The towera so steps back for the uppemost three storeys, giving a tripartite expression of base (podium), middle, and top.

## Architectural Expression

 present an elegant, clean and contemporary expression to this area of Bemard
odium
$\frac{\text { Podium }}{\text { The elevated parking podium was recognized at the outset to be of potential concem, }}$ der due to its horizontal scale and mass. Conversely, it also provides the opportunity to
expressa meaningful design, worthy of its prominence in the downtown community. Elevating the barand setting context for future downtown projects, Bemard Block's podium design proposesto celebrate, rather than hide this prominent feature of the
build ings' expression. A gesture that is both thoughtfully conceived and puposefully buildings' expression. A gesture that is both thoughtfully conceived and puposefully exigetuation offers an opportunity to become an attraction and destination along the
one Bemard Avenue streetscape

Generally speaking, the podium offers a very horizontal expression, with all elements intended to convey a grounding effect for the overall development above. The active ground floor level has been highly artic ulated and further characterized by streetscape. Numerous retail entries provide opportunities for spill-out spaces onto Bemard Avenue's generous sid ewalks, attracting a variety of fetail sevicess such as
food stores, boutique shops, cafés and sevice orientated businesses. A large cano of high opacity provides water protection and sun shade for most of the year, while additional retractable shade a wnings loc ated at their outer edge offer further shad ing, providing retailers the opportunity to obscure the line between indoor and outdoor
space during wamer months. The overall design objectives for the retail commercial space duning wamer months. Ttre overail design objectives forthe retail commercial of this mixed-use neighbothood, in an envirionment that is convenient, sevicice-oriented,
pedestrian-scaled and connected to the urban lifestyles of the neighbormood pedestrian
residents.
A feature element is located at the southwest comer of the podium and is designed to make an arffu referce to how transfomative the introduction of inigation to the
kanagan area has been. It isformed asa series of overlapping "flumes", referencing the method utilized to bring water down from the mountains at the tum of the century,
and is intended to both attract people up along Bemard Ave from the lake, and act in and is intended to both attract people up along Bemard Ave from the lake, and act in
concert with the podium expression asa visual anchor point for thisemerging area of the downtown district. Wind and temperature pemitting it will operate as a cascading
waterfall and will be specially lit to accent its components at night.

## $\frac{\text { Residentia Tower }}{\text { The residential tow }}$

The residential tower, with its stacked balconies, window elements and smaller floomplate, is intended to exaggerate its vertic al expression as a contrast to its strong
horizontal base. While the general intention isto attract one'sattention to the top of the build ing, where a common and evening isto a attract one's a ttention to the top of emphasis is on creating a vertical gesture, thereby reinforc ing the "tallest-in-theemphasis ison creating
A playful fenestration pattem draws attention to the east façade and similarly emphasizes the building's vertica lity, creating interest as one moves westward along emard Avenue.
Office The office build ding, as the lowest form in this composition of elements, uses an office floor plate size of 1000 sm ( 10,000 sf), and has a slendier aspect asseen from Bemard Avenue to the west. It benefits from its own semi-private roof teraces and has direct
access to both the common podium level temaces and the residential tower itself. A truly live/work/play opportunity is presented here with this unique a rangement of uses. The southem face of the office building intentionally angles back to draw attention to contemporary fom

## Cultre and Histon

ine pursuit of finding an "artful" positioning for the building base, we have
explored regional, cultural, historical, and in some cases metaphorical explored regionsal, cultural, historical, and in some cases metap

To begin with, a "birrd's nest" found from the area was thought to be an approp priate and interesting form in how it represented a unique and wo $\mathbf{N d e r f u l l}$ beautifu expression of the most rudimentary of dweling types. The one shown on the
Concept Panel wasp nimarily comprised of grass stalks and bladestrom the a rea hence the notion of native "grasses"

Followed by delic ate "cimus clouds" which have been interpreted forthe special horizontal windows that allow light into the parkade, with overlapping frit layers mplying these features. Be mard Block's design rationale further integrates materials Avenue's streetscape revitalization, which inc orporated "themes derived from
Kelowna'slocal natural and cultural henitage combined with tributesto the First Kelowna's local natural and cultural heritage combined with tributes to the First
Nation people of this area". These elements including gra sses and reeds, once used to craft useful objects such as mats, baskets and fabrics, integrate the notion of "weaving" into a basket fom explored as the "foil" on the parkade podium under

Sedimentary deposits in the lower hill and mountain areas are an important and
visible part of the region so the design incorporates a reference to this with robust nd deep concrete walls forming the anchor points to the floating base while declaring entranceways to the two buildings and parking access points.
Water was an important and revolutionary element in the "greening" of the Okanagan Valley. The sed of ingation water transported from the surrounding
mountains and hillstransfomed the a rea from relatively sparse grazing land into an
agricult agricultural and horticultural oasis. Water wasa fund a mental component in the are continuing to explore design concepts that would express this important component to the history of the region.

## Detail and Materiality

## he podium is principally intended to express the nature of "grass foils" floating in office of charcoal background. The "nest" version occ cupies sthe area under the

 overla pping planes that project in front of the windows and panels behind. The "basket" version is on one plane and is comprised of aluminum plating or sheeting
The charcoal background for these foils expresses itself and wraps the laneway as well. It it sfrom a panelized, cementitious system of surface mounted plates in a deep
charcoal color. Windows in the base are silvercapped curta in wall with finted charcoal color. Windows in the base are siver capped curtain wall with fnted
cantilevered canopies and support system to match. White retractable a wnings will calleved and
be furtheref fitted to shade certanin areas. The hotizontal windows above will have
overlapping translucent fits, creating a soft glow behind the foils in the evening.

The office building is intended to be a simple crystalline form made of reflective glass surfaces and butt glazed curta inwall for its entirety. Some spandrel glass will be
integrated to reduce heat loss.

The residential building is made of highly contrasting white painted cast-in-place oncrete together with a dark charc

The "earth" entranceways are made from random loosely poured cast-in-place
COR-TEN Steel, in its weather-usted form, is proposed for entryway acc ents and
landscape features at grade and at the podium. In keeping with the earth netaphor, the rusted iron bringsa wamth and appropriateness to the materiality of the arid and semi-arid region of the Okanagan.

Richato henvy Architect nc

```
ONIS L כ ヨ |IH つ y VIIf \ y
```

604.688 .3655
604.688 .3522
roierofiiionchititets.com
wiown wher
suite one
GOO HOWE ST
VANCOUVERBC
voz 219 CANADA

## MISSION GROUP


BERNARD BLOCK

DESIGN RATIONALE

Colt


| AREA SUMMARY PHASE A ${ }^{28}$ level marketcondo tower over 5 levelpodum |  |  |  |  |  |  |  |  |  | UNITSUMMARY PHASE A |  |  |  |  | PARKING SUMMARY PHASE A |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| level | Residental | common | CRU | Grossbulb | Balconr | Roof deck | PARKNG | UIUIESSTRG | GRoss Service | wt | DEECRIPTION | count | AREA | Totalarea |  |  |  |  |  |  |  |
| LEVEL1 | 0.0055 | 3.010.385 5 | 8.503.195F | 11.513 .57 SF | 0.005 | 0.005 | 1.650.97 5F | 3.478 .085 F | 5.129.05 5 | Sublo | Sulo | 50 | ${ }^{3115}$ | 15,57355 | сомpac | mpact |  |  |  | emon |  |
|  | ${ }^{0.0005 F}$ | 0.00 SF | 0.005 F | 0.00 SF | ${ }^{0.0055}$ | 0.00 SF | 11,150.52 SF | 2.822.865F | 13,977.3855 | ${ }_{\text {SUB PH2 }}$ | ${ }_{2}^{2 \mathrm{EED}}$ | 3 | ${ }_{820} 97$ SF | ${ }_{\text {2, } 2,68 \text { SF }}^{2}$ |  |  | 25 |  | 2000200 |  | Naporess |
| $cLVVEL Level$ | $0^{0.005 ~ 5 F}$ | 0.00 SF | $0^{0.0055}$ | ${ }^{0.000 ~ 5 F}$ | ${ }^{0.00055}$ | ${ }^{0.00095}$ | 15.542.41 5F | 1,122.07 5F | 16,664.4555 | SUB PH3 | 18 ED | 3 | 4985 F | 1,4955F | Disabuir | DISABIUIT |  |  |  |  |  |
|  | ${ }^{0.000 ~ 5 F}$ | ${ }^{0.000 ~ 5 F}$ | ${ }^{0.00055}$ | ${ }^{0.000 ~ 5 F}$ | ${ }^{0.00055}$ | ${ }^{0.00055}$ | 15,542.41 SF | 1,208.1455 | 16,750.55 5F | SUB PH4 | $28 E D$ | 3 | ${ }^{8175 F}$ | ${ }_{2}^{2,45055}$ |  |  | 9 |  |  |  |  |
| Level |  | ${ }_{\text {1,935.14 SF }}^{0.005}$ | ${ }^{0.00095}$ |  |  | ${ }_{12,79838555}^{0.0055}$ |  | ${ }^{250.2955}$ | 14,919.5 SF | SUB PH5 | 2 BED | 3 | 9915 F | 2,29355 | FULSIE | Fulsix |  |  |  |  |  |
|  | 5,930.08 5 | ${ }_{\text {1, }}^{\text {1,065688 }}$ |  | ¢, 6.990 .9655 FF |  | 12,98.300 0.05 | ${ }_{0}^{0.0005 F}$ | ${ }_{0}^{0.0055}$ | ${ }_{0}^{0.00055}$ | SUBPH6 | 2 2EED 1 | 30 | ${ }_{4385 \mathrm{SF}}^{8845}$ |  | medum | MEDUM |  |  |  |  |  |
| Levele | 5,930.14 5F | 1,066.888 | 0.0055 | 6,997.02 5F | 840.84 5 F | 0.00 SF | 0.00 sF | 0.0055 | 0.0055 | UnTr | 18+D | 25 | ${ }_{5375}$ | 13,427 SF |  |  | ${ }^{183}$ |  |  |  |  |
| Level9 |  | L, 1.066 .885 SF | ${ }^{0.00095}$ |  |  | 0.0095 | ${ }^{0.00055}$ | ${ }^{0.00055}$ | ${ }^{0.00055}$ | unitbi | 1 18ED | 25 | ${ }^{52385}$ | 13,083 SF |  |  |  |  |  |  |  |
| Livelin | 5.930.14s5 | (1,066.885 | ${ }_{\substack{0}}^{0.0005}$ |  |  |  | ${ }_{0}^{0.00055}$ |  | ${ }_{0}^{0.00055}$ | UNTC | ${ }^{2880}$ | 5 |  |  |  |  |  |  |  |  |  |
| (tyel | 5,930.14sF | 1,066.8885 | 0.0055 | 6,997.025F | 840.84 45 | 0.0055 | 0.00 SF | 0.0055 | 0.00 SF | UNITC2 | ${ }_{\text {2 }}^{\text {ReD }}$ | 50 <br> 9 | 86855 |  |  |  |  |  |  |  |  |
|  | 5,929.875 | li, | ${ }^{0.0005}$ | ${ }_{\text {c }}^{6,966.7555}$ |  | 0.0095F | ${ }^{0.00055}$ | ${ }^{0.00055}$ | ${ }^{0.00055}$ |  |  | 257 |  | 162,191 5 |  |  |  |  |  |  |  |
|  | ${ }^{5,9930.1455} 5$ | ${ }_{\text {li,066.885 }}^{1,085}$ | ${ }_{0}^{0.00055}$ |  | ${ }_{\text {840 }}^{840.8445 F 5}$ |  | ${ }_{0}^{0.00055}$ | ${ }_{0}^{0.00055}$ | ${ }_{0}^{0.00055}$ |  |  |  |  |  | (REALLC7 COMM ERCIAL L2NEE: |  |  |  |  |  |  |
|  | 5,930.145F | 1,066.885 5 | ${ }^{0.0055}$ | 6,997.02 5F | 840.84 5F | ${ }^{0.00055}$ | 0.00 sF | 0.00 SF | 0.0055 |  | ${ }_{18+0}^{1800}$ | ${ }_{28}^{58}$ |  |  | For g oos flioor area und | (000m2 (10,760 SF) |  |  |  |  |  |
|  | 5,930.145F |  | ${ }_{0}^{0.0055}$ |  |  |  | ${ }_{0}^{0.00055}$ | ${ }_{0}^{0.00055}$ | ${ }_{0}^{0.00055}$ |  | 28 ED | 124 |  |  | 8.503.19 SF / 1,076 $7.90 \times 1.35$ | 3 SPaCES $=10$ SPaces | 10 Sp | 10 spaces |  |  |  |
| $\frac{\text { Level } 18}{\text { LVFEL } 19}$ | 5,930.14sF | 1,066.888 | 0.0095 | 6,997.02 SF | 840.845F | 0.0055 | ${ }^{0.0055}$ | ${ }^{0.0095}$ | ${ }_{0}^{0.0055}$ |  | Sudio | 50 |  |  | RESIEENAL |  |  |  |  |  |  |
| Level 19 <br> LVELI 20 | 5.930.14 5F | 1,066.888 | ${ }^{0.00055}$ | 6,997.02 5F | 840.8455 | 0.00 SF | 0.00 SF | 0.00 SF | 0.0055 |  |  |  |  |  |  |  |  |  |  |  |  |
|  | ${ }_{\text {5,9917.56 5F }}$ | ${ }_{\text {l }}^{1,0666.8855}$ | ${ }_{0}^{0.0005}$ |  | ciels |  | ${ }_{0}^{0.00055}$ | ${ }_{0}^{0.00055}$ |  | BICYCLE SUMMARY PHASE A |  |  |  |  | 1 SPACE $/$ UNITI OVER 312 SF 207 UNITS $=207$ SPACES |  |  |  |  |  |  |
| Leve 22 | 5.917.56 5 | 1,066.55 5F | ${ }^{0} 0.0055$ | 6,984.11 5F | 866.0855 | 0.00 St | 0.00 sF | ${ }^{0} 0.00$ SF | 0.00 SF | minmum | storage reo | Ulirement |  |  |  |  |  |  |  |  |  |
| 俍 |  |  |  |  |  | ${ }_{0}^{0.0005 F}$ |  | ${ }_{0}^{0.0005}$ | ${ }_{0}^{0.00055}$ |  |  |  |  |  | 1 VISTTR SPACE/ 7 UNITS |  | 37 seact |  |  |  |  |
| (tyele | 5,917.56 5F | 1,066.55s | 0.0055 | 6.984,11 SF | 866.085 | 0.00 St | 0.0055 | 0.0055 | 0.00 SF |  |  |  |  |  |  |  | 37 SPACES 37 PPACES |  |  |  |  |
|  | 5,917.55s5 |  |  |  | ${ }_{\substack{866.0855 \\ 860.085}}^{\text {cre }}$ |  | ${ }^{0.0055}$ |  | ${ }_{\substack{0 \\ 0.000555}}^{0.005}$ |  |  |  |  |  | 257 UNTIT/ 7 = 37 SPACES |  |  |  |  |  |  |
|  | 5,917.56 5F | 1,066.55 5F | 0.00 SF | 6,988.11 5F | 866.0855 | 0.00 SF | 0.00 SF | 0.00 SF | 0.0055 | COMMERCIAL <br> COMSS $1=0.2 / 100 \mathrm{~m} 2(1076$ SF) CLASS $2=0.125 / 100 \mathrm{~m} 2$ (1076 SF) |  | $8296.24 / 1076 * 0.2=2$ SPACES 8296.24/ $1076 * 0.125=1$ SPACES |  |  | PARKING BULTFOR PHASEA 191 SPACES <br> PARKING ALOCATED FROM PHASEB  <br> 160 SPACES  |  | 191 SPACES 111 SPACES |  |  |  |  |
| $\substack{\text { LVEEE } 30 \\ \text { LVELE } 31}$ | 5,917.5655 | (1,066.55s | ${ }_{0}^{0.00055}$ |  |  |  | ${ }_{0}^{0.00055}$ | ${ }_{0}^{0.0095}$ | ${ }_{0}^{0.00055}$ |  |  | 60 SPACES |  |  |  |  |  |  |  |
|  | 4,986.80 5 F | 1,078.61 5 | 0.005 F | 6.065.41 SF | 1,374.56 5F | 0.00 SF | ${ }^{0.0055}$ | 0.00 SF | 0.00 SF | CLASS2 $=0.125 / 100 \mathrm{~m} 2$ (1076 SF) |  |  |  |  |  |  |  | TOTAL PARKING AVAILABLE FOR PHASE A 351 SPACES TOTALPARKING PROVIDED FOR PHASE A 254 SPACES TOTAL EXTRA PARKING |  | 302 SPACES 351 SPACES 304 SPACES 304 SPACES |  |  |  |  |
| Level $34($ PHAM AMENTM)LVVE $35($ PH Roor) | 4,986.8055 |  | ${ }^{0.00095}$ | - 6.065 .4 .4 SF | 1,297.77 sf |  | ${ }^{0} 0.00$ SE | ${ }^{0.000955}$ | ${ }^{0.000955}$ | PHASE 1 RESIENTAL |  | ס |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  | 0.005 S | 281.8055 | 0.005 S | 288.80 SF | ${ }_{0}^{0.0055}$ | ${ }^{060.4005 F}$ | 0.005 S | 0.00 SF | ${ }_{0} 0.005 \mathrm{SF}$ |  |  | $\text { CLASS } 1$ |  |  |  |  | $\begin{aligned} & > \\ & \square \\ & \hline \end{aligned}$ |  |  |  |  |
|  | 162,191.21 SF | 36,139.46 5F | 8.503.1995 | $206,833.86$ SF | 24,615.57 5F | 15,864.84 SF | 58,55.59 5F | 9,865.915 | ${ }_{68,421.50 \text { sF }}$ |  | CLass 2 |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA SUMMARY PHASE B ${ }^{11}$ levelofficetower over 5 level podum |  |  |  |  |  |  |  |  |  | PARKING SUMMARY PHASE B |  |  |  |  |  |  |  |  | > |  |  |
|  |  |  |  |  |  |  |  |  |  | BICYCLE SUMMARY PHASE B |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| level | common | cru | Office | Gross bulu | BALConr Roof deck |  | PARKNG UIUITESSIRG |  | Gross service |  |  |  |  |  | Prase barking |  | combined Parking |  |  | INIMUM BICYcle Soracer reguremenis |  |  |  | エ | ( |  |
|  | 4,601.185F | 6,937.29 FF | 0.00 SF | 11,538.47 5F | 0.00 SF | 0.00 SF | 7.593.68 5 F | S5 |  |  |  | соmpact |  |  | COMMERCIAL: <br> CLASS $1=0.2 / 100 \mathrm{~m} 2(1076$ SF) $\quad 118,206.19$ SF $/ 1076 * 0.2=22$ SPACES CLASS $2=0.125 / 100 \mathrm{~m} 2(1076$ SF) $118,206.19$ SF $/ 1076 * 0.125=14$ SPACES |  |  |  | - | roiersfifiowhithters.com |  |
| LEVEL 2 <br> Level3 | 0.00 SF | 0.00 SF | 0.0095 | 0.00 SF | ${ }^{0.0005 F}$ | ${ }^{0.0055}$ | 22,808.46 5F | 70.17 SF | ${ }^{2} \mathbf{2 , 5 1 4 1 4 . 3 \text { SF }}$ |  | 15 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  | ${ }_{0}^{0.0055}$ |  |  |  | ${ }_{0}^{0.000 ~ 5 F-}$ | ${ }_{\substack{0.005 s 5 \\ 0.005 F}}$ | $\underset{\text { 25,091.17 5F }}{\text { 25,19608 } 5}$ | 88,245F <br> 97.895 SF |  |  | DSabulir |  |  |  | bicYcle for rage provided: |  |  |  | $\bigcirc \quad$ rofiiarchititects.com |  |  |
| level4 Level5 | 0.00 SF | 0.00 SF | 0.005 F | 0.005 F | 0.00 SF | 777.47 SF | 24,068.895 | 0.00 SF | 24,068.89 SF | fulstr |  | Fubsir ${ }^{251}$ |  |  | BICYCLE STORAG E PROVIDED: |  |  |  | -1) SUITE ONE | SUITE ONE |  |
| LevEL6LEVEL7 Levels | 1.526.20 5F | 0.00 SF | 8,03224 5F | 9.558.445F | 0.00 SF | 0.00 SF | 0.00 S | ${ }^{0.000 ~ 5 F}$ | ${ }^{0.000 ~ S F}$ | MEDIUM | 184 |  |  |  | PHASEBCOMMERCIAL |  |  |  | es |  |  |
|  |  |  | ${ }_{\text {cke }}^{\text {8,037.4.45F }}$ |  | ${ }_{0}^{0.00055}$ |  | ${ }_{0}^{0.00055}$ | ${ }_{0}^{0.0005}$ | ${ }_{0}^{0.00055}$ |  | ${ }_{277}^{74}{ }^{77}$ |  |  |  |  |  |  |  |  | Z | Vancouver bc |  |
| LVVEL | 1,502.135F | 0.00 SF | 8,063,35 5F | 9,565.485F | ${ }^{0.0005}$ | 0.00 SF | 0.0055 | 0.005 | ${ }^{0} 0.005$ |  |  |  |  |  |  | Z V6Z 219 Canda |  |  |  |  |  |  |  |
|  | 1,50221355 | ${ }^{0.000 ~}{ }^{\text {cose }}$ | ${ }^{\text {8,069.89 SF }}$ | 9,572.02 SF | ${ }^{0} 0.00$ SF | 0.00sF | ${ }^{0.00055}$ | ${ }_{\substack{0 \\ 0.00055 \\ 0.0055}}$ | 0 |  |  |  |  |  |  |  |  |  |  |  |  |
| LEVEL 10 LEVEL1 | 1.502.135 | ${ }_{0} 0.00$ SF | ${ }_{\text {8,0, }}^{\text {8,073, } 65 \mathrm{SF}}$ | ${ }_{\text {9,5975.785 }}$ | ${ }_{0}^{0.0055}$ | ${ }_{0}^{0.0055}$ | ${ }_{0}^{0.0055}$ | ${ }_{0}^{0.0055}$ | ${ }_{0}^{0.0055}$ | CONSOLDATED ZONING BYLAW NO. 8000, DATED OCTOBER 26, 2015 |  |  |  |  |  |  |  |  |  |  |  |
|  | 1.502.1355 | ${ }^{0.00095}$ | ${ }^{8,099.3755}$ | ${ }^{9,5881.5555}$ |  | ${ }^{0.000955}$ | ${ }^{0.0095 F}$ | ${ }^{0.00055}$ | ${ }^{0} 0.00$ SF |  |  |  |  |  |  |  |  |  |  | - | - |
|  | 1,502.135 | ${ }_{0}^{\text {o.00 SF }}$ | ${ }^{8.1000035 \mathrm{SF}}$ | ${ }_{\text {9,602.165 }}$ | ${ }_{0}^{0.0055}$ | ${ }_{0}^{0.00058}$ | ${ }_{0}^{0.0005}$ | ${ }_{0}^{0.005 ~ 5 F}$ | ${ }_{0.005}^{0.005}$ | 1.3 SPACES $/ 100 \mathrm{~m} 2(1,076$ SF) FOR GROSS FLOOR AREA UNDER $1,000 \mathrm{~m} 2(10,760$ SF) <br> $6,937.29$ SF/ $1,076=6.45 \times 1.3$ SPACES $=9$ SPACES |  |  |  |  |  |  |  |  |  |  |  |  | $\sqrt[4]{\text { MISSION }}$ GROUP |  |  |
| (tVE 15 | 1.502.1355 | ${ }^{0.000 ~ 5 F}$ | 8,107.385F | 9,609.55 5F | ${ }^{0.00055}$ | ${ }^{0.00095}$ | ${ }^{0.00055}$ | ${ }^{0.00055}$ | ${ }^{0.00055}$ |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  | ${ }^{\text {22,923.20 SF }}$ | 6,937.29 SF | 8,781.85 5F | 118,642,345F | ${ }_{0}^{0.0055}$ | ${ }_{\text {6,643,50 FF }}$ | 104,758.285F | 5,207.865F | 109,966.14 SF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 500 BERNARD AVENUE KELOWNA, B.C <br> BERNARD BLOCK |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | PROJ ECTDATA |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | ${ }^{\text {comama }}$ |  | A0-1 |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



























1) UNITSUB PH1
(N)
ARARA












