



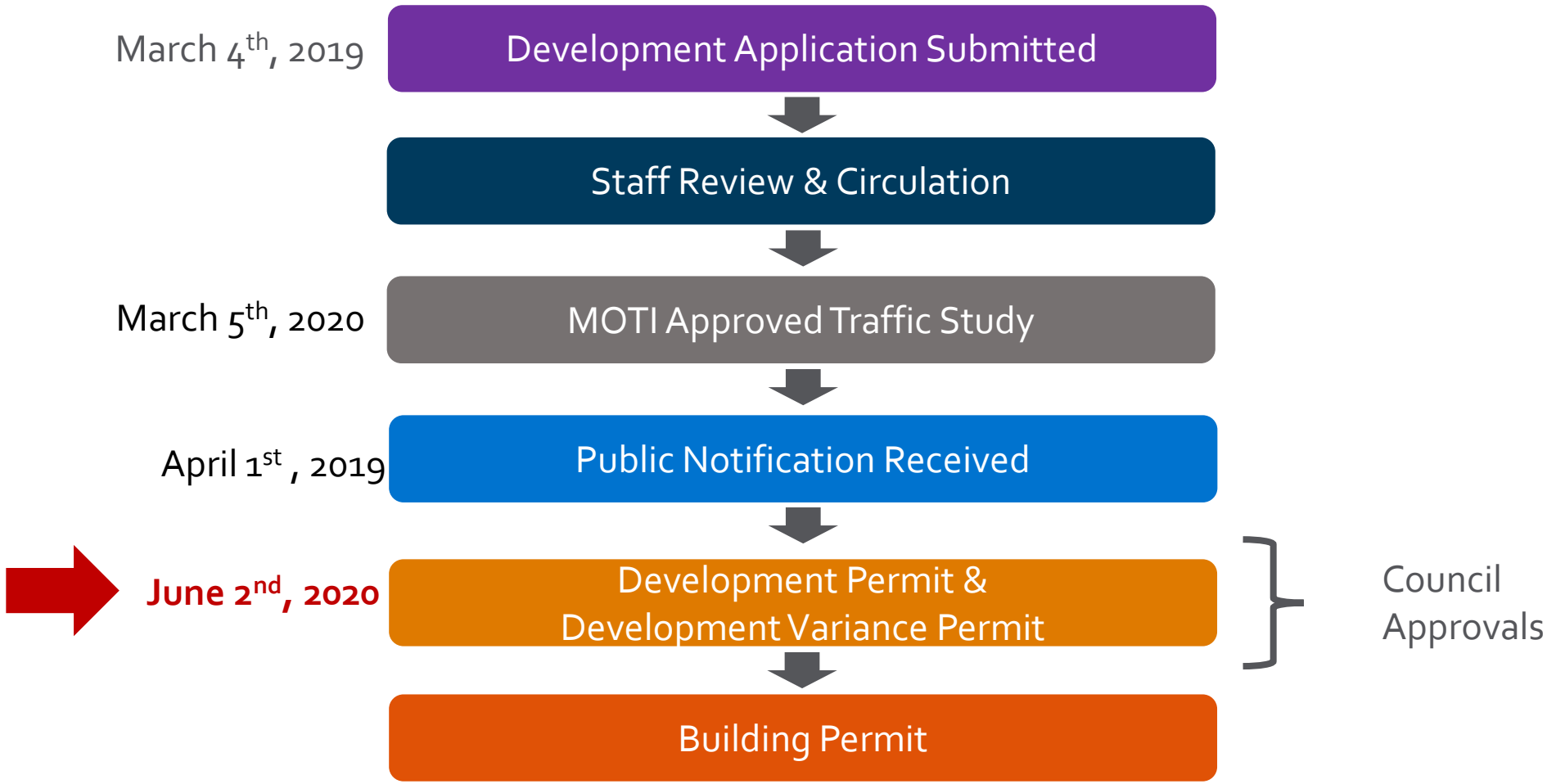
DP19-0064 & DVP19-0065 560-592 Bernard Ave

Development Permit Application & Variances

Purpose

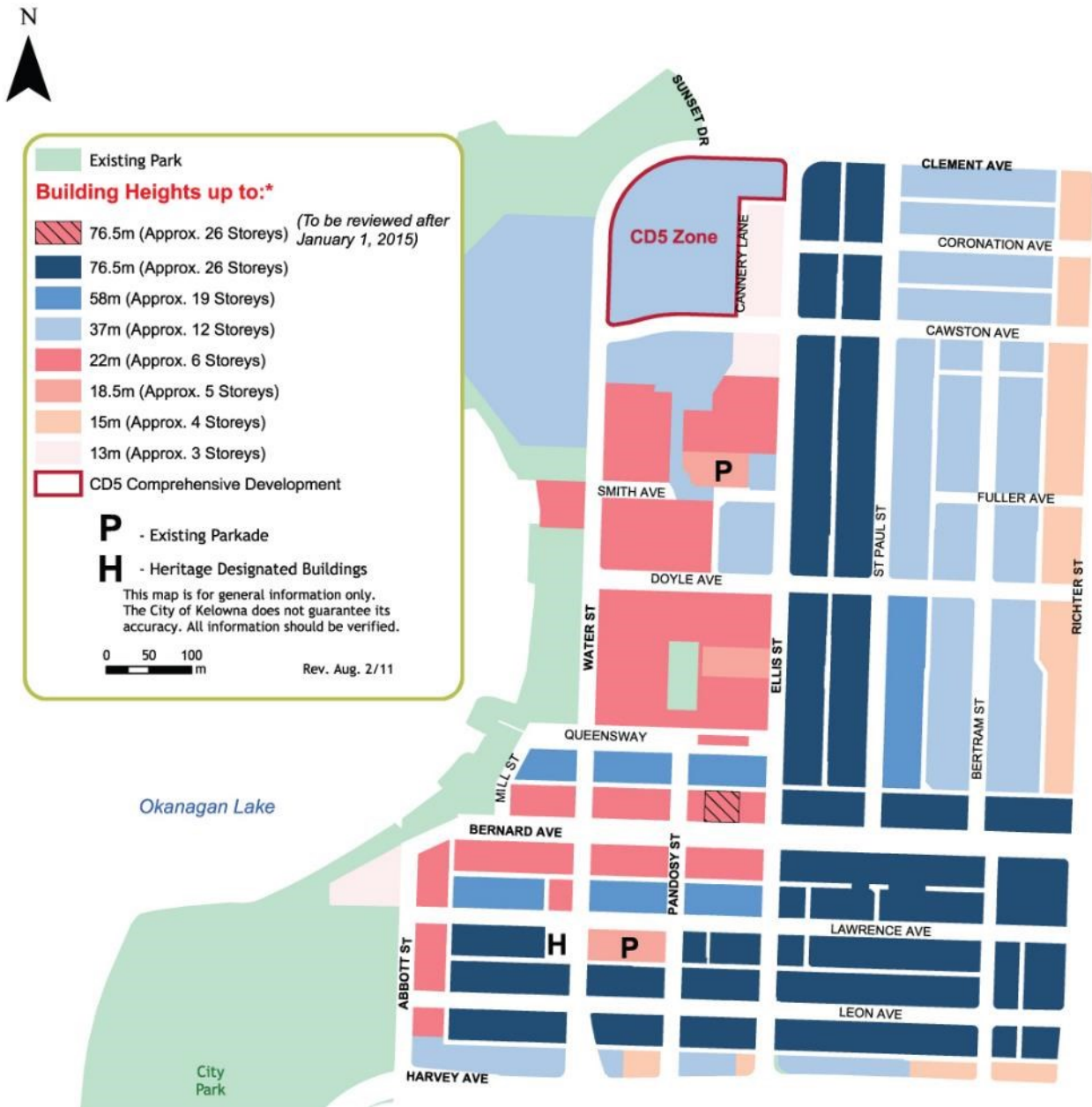
- ▶ To consider a form and character Development Permit for a mixed used development consisting of a residential tower, an office tower, and ground floor commercial retail and to consider a development variance permit to increase the maximum tower height and to reduce the minimum class 2 bicycle parking stalls provided.

Development Process

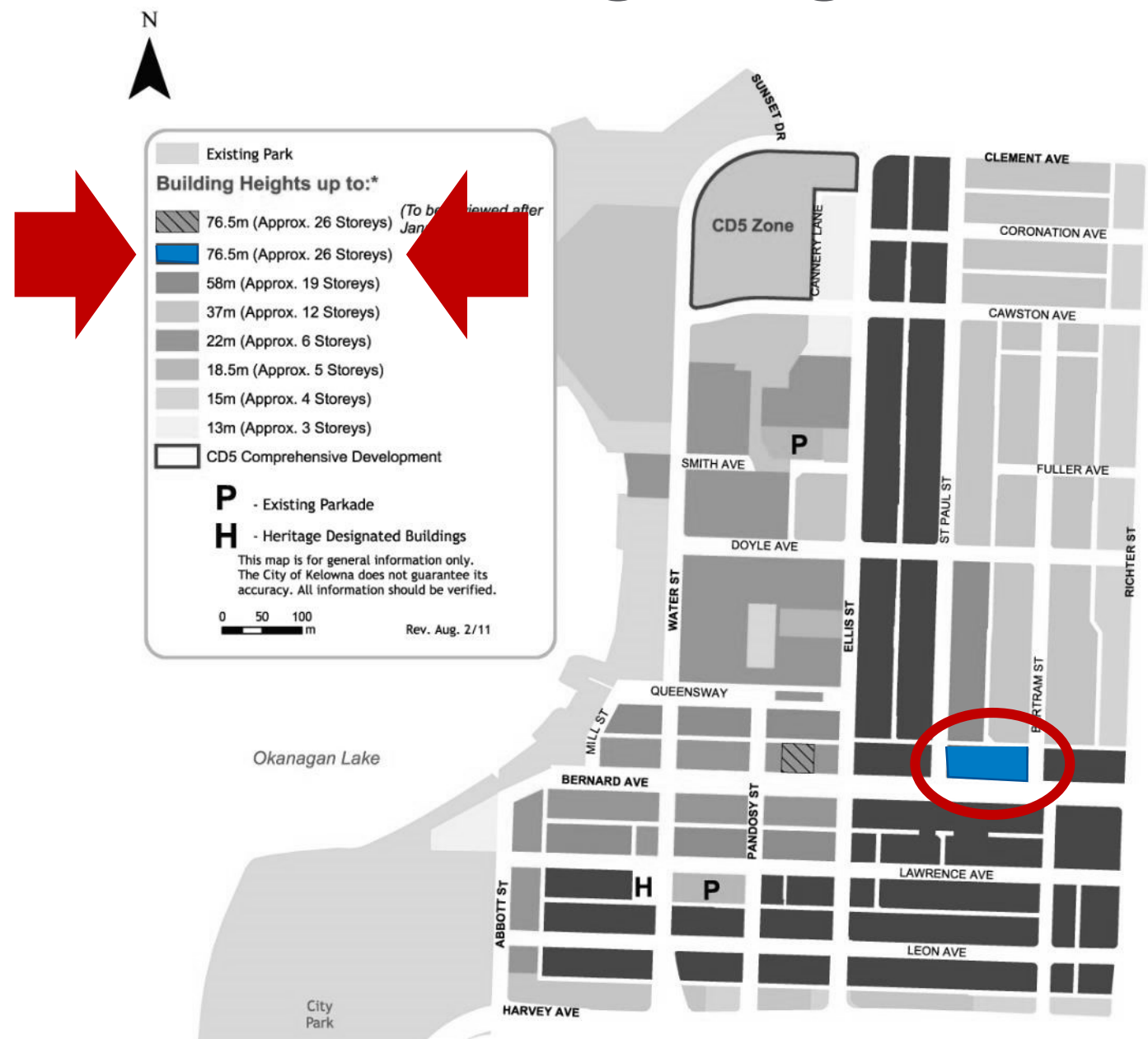




Downtown Building Heights



Downtown Building Heights



Downtown Building Heights



Tall Building Design Considerations



} Top



} Middle /
Tower



} Podium

Project Differences

- ▶ 3rd floor underground parking
- ▶ Hotel units added (level 4 & 5)
- ▶ Overall tower height reduced
- ▶ Overall podium height is reduced (from 27.8m to 25.8m)

Development Regulations:	Previous Application	Proposal
Total Number & Types of units	Residential 40 units / Hotel 174 Suites	Residential 65 units / Hotel 185 Suites
Floor Area Ratio (FAR)	70.63	7.93
Building Height (stories/meters)	131 metres / 33 storeys	33 storey / 127 metres
Number of Parking Stalls/Loading Spaces	295 stalls / 3 Loading Stalls	331 Stalls / 3 Loading Areas
Number of Bicycle Parking Spaces	36 Long-term / 20 short term	75 Long-term / 22 short term

Rendering



Site Plan

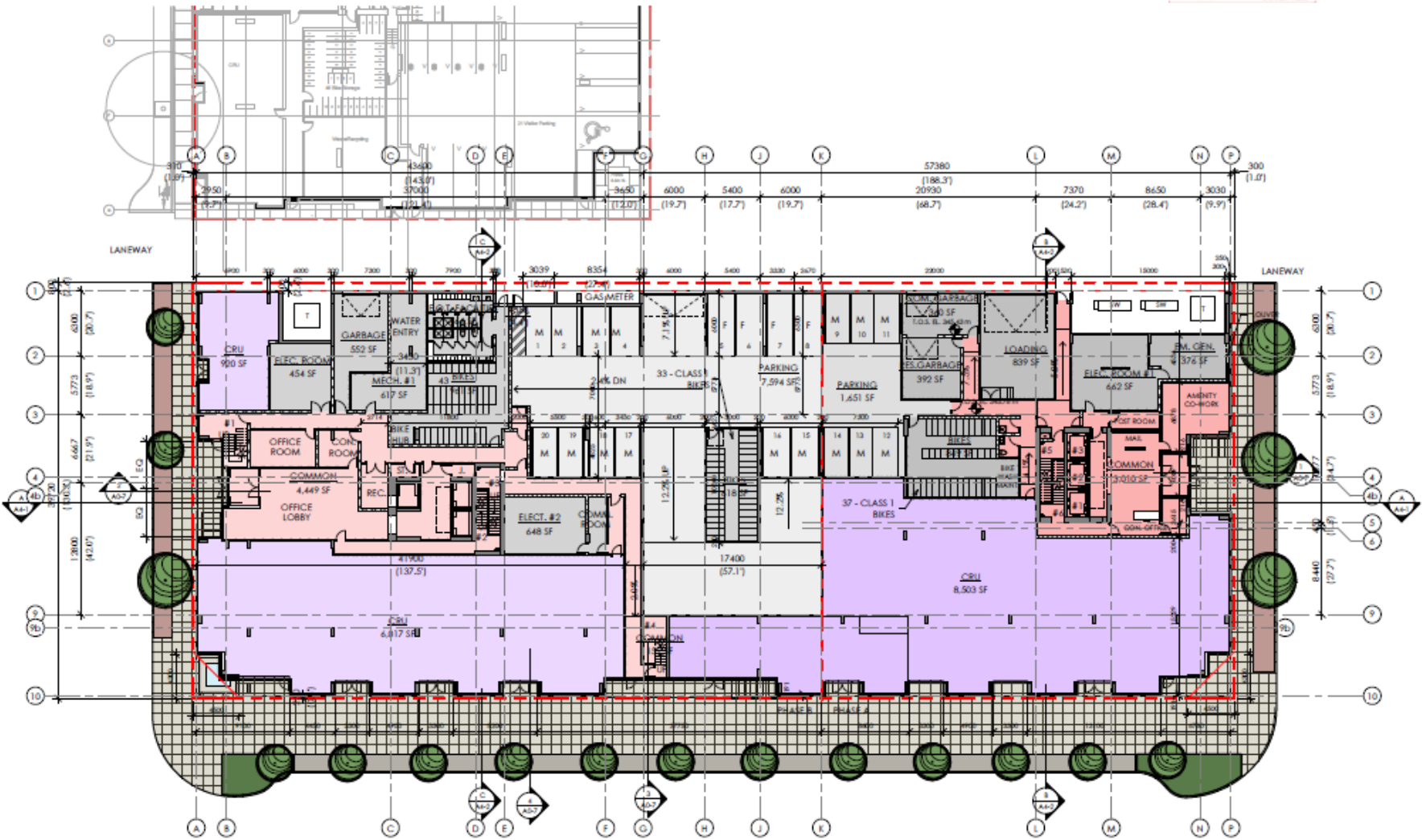
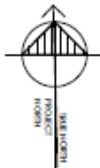
SCHEDULE

A & B

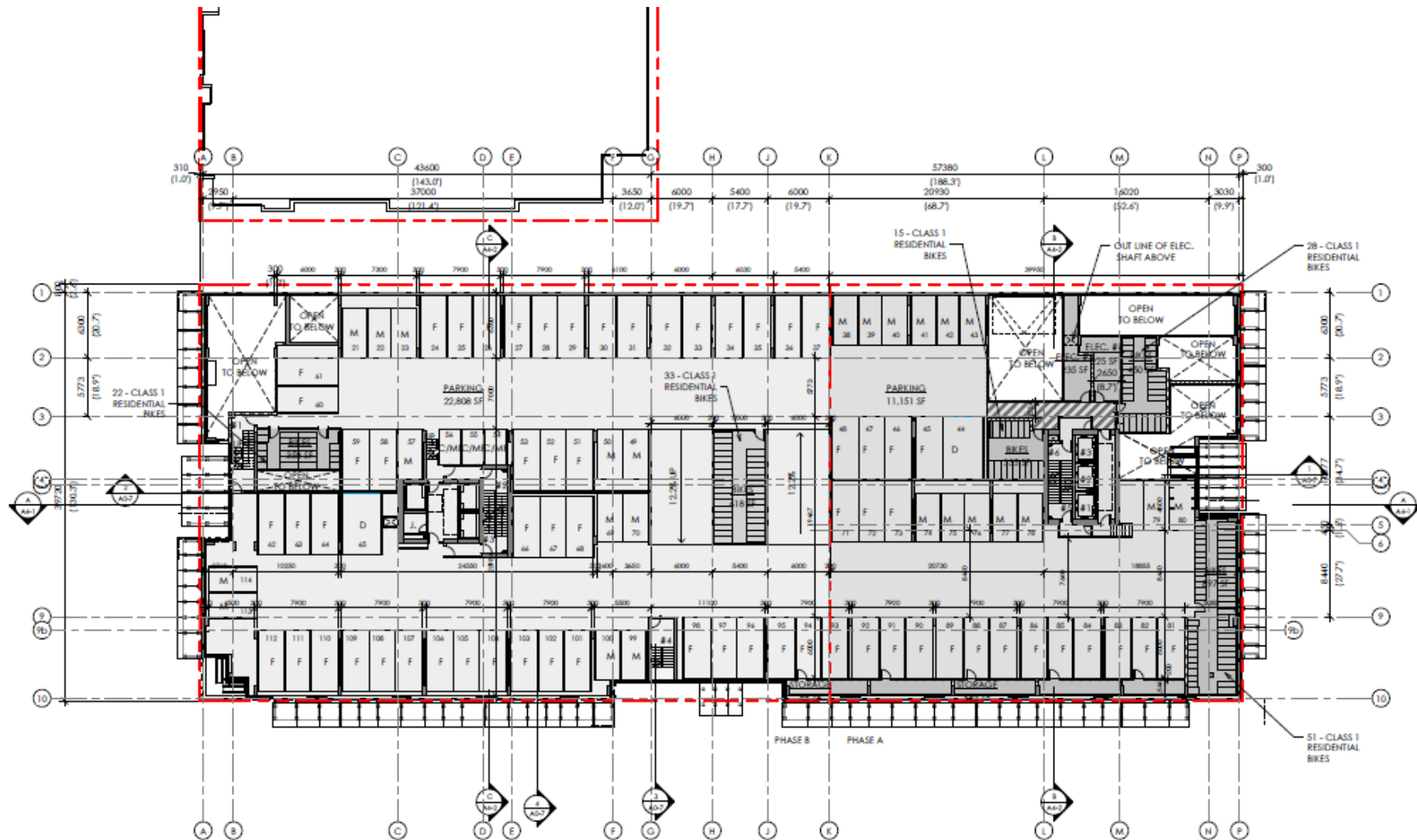
This is the part of application:
DP19-0064 / DP19-0065

Project Index: AC

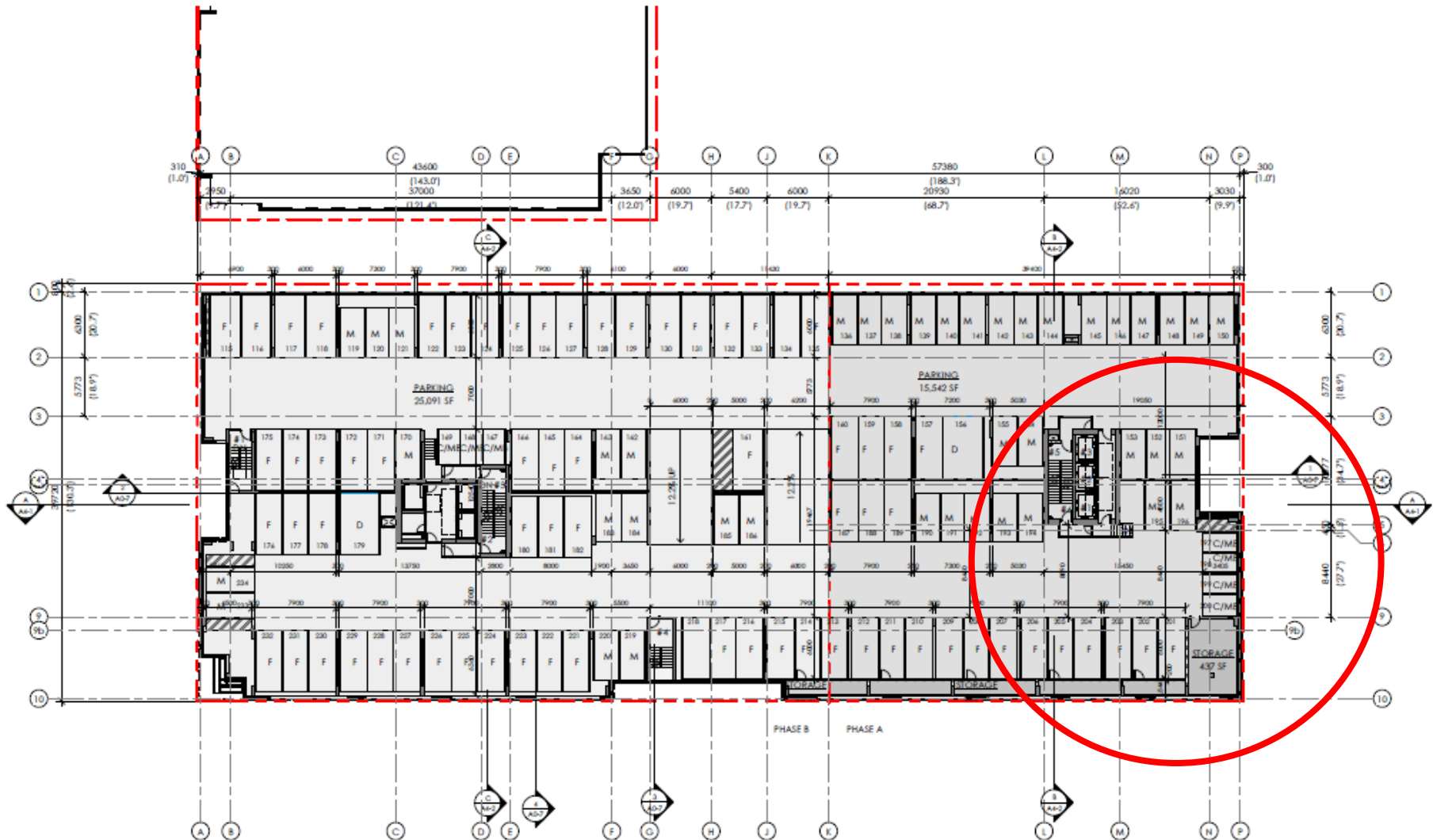
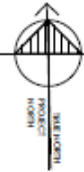
City of Kelowna



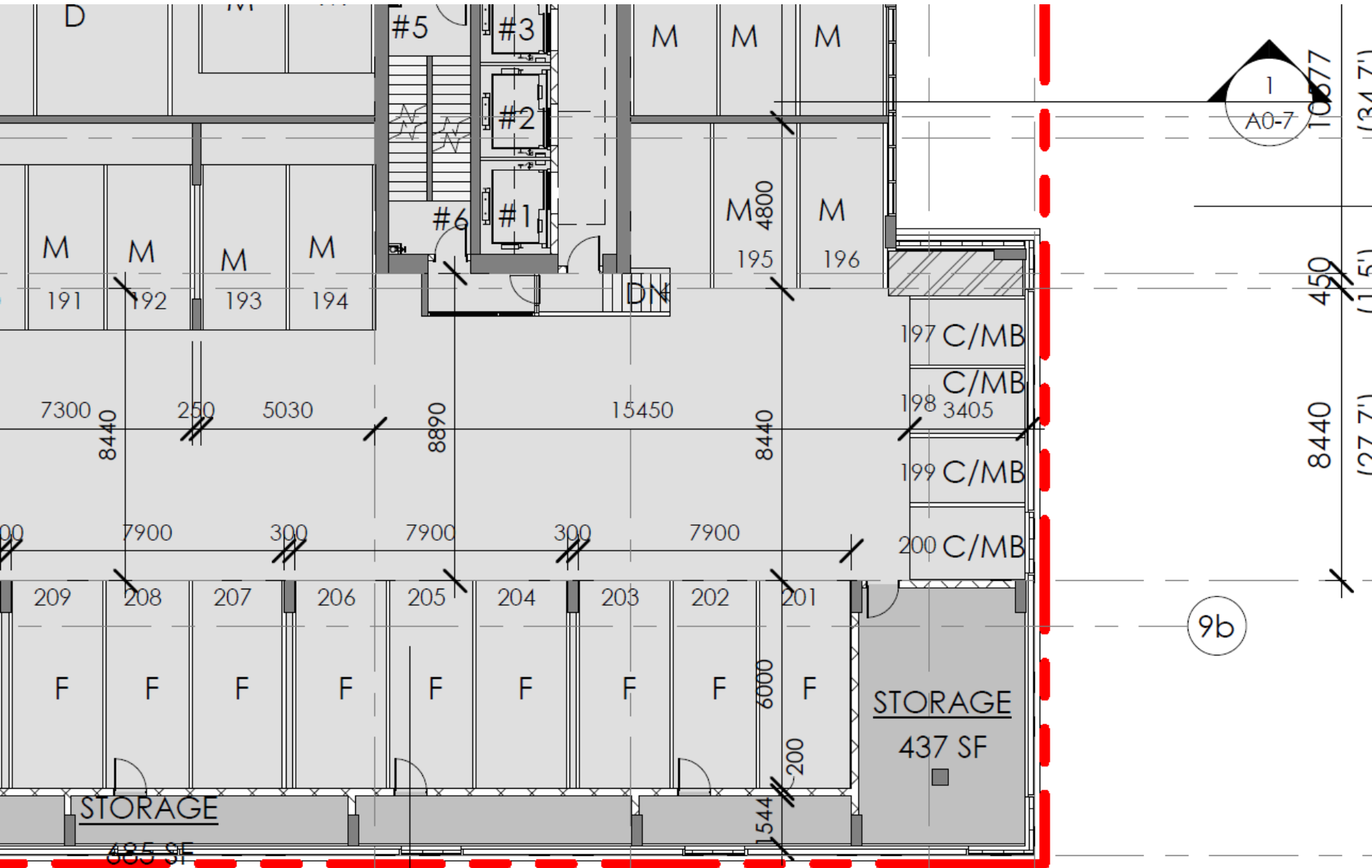
Parking



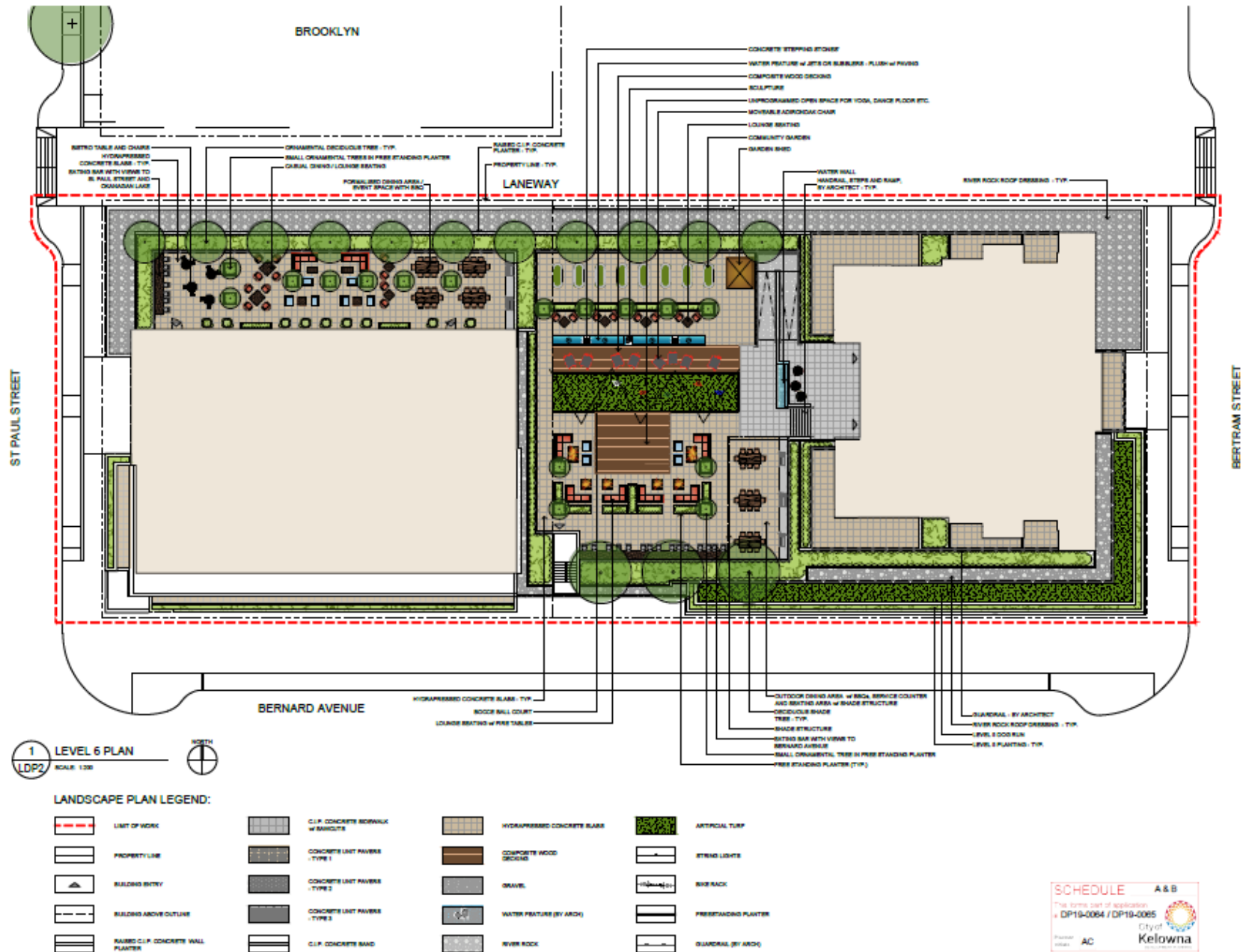
Parking



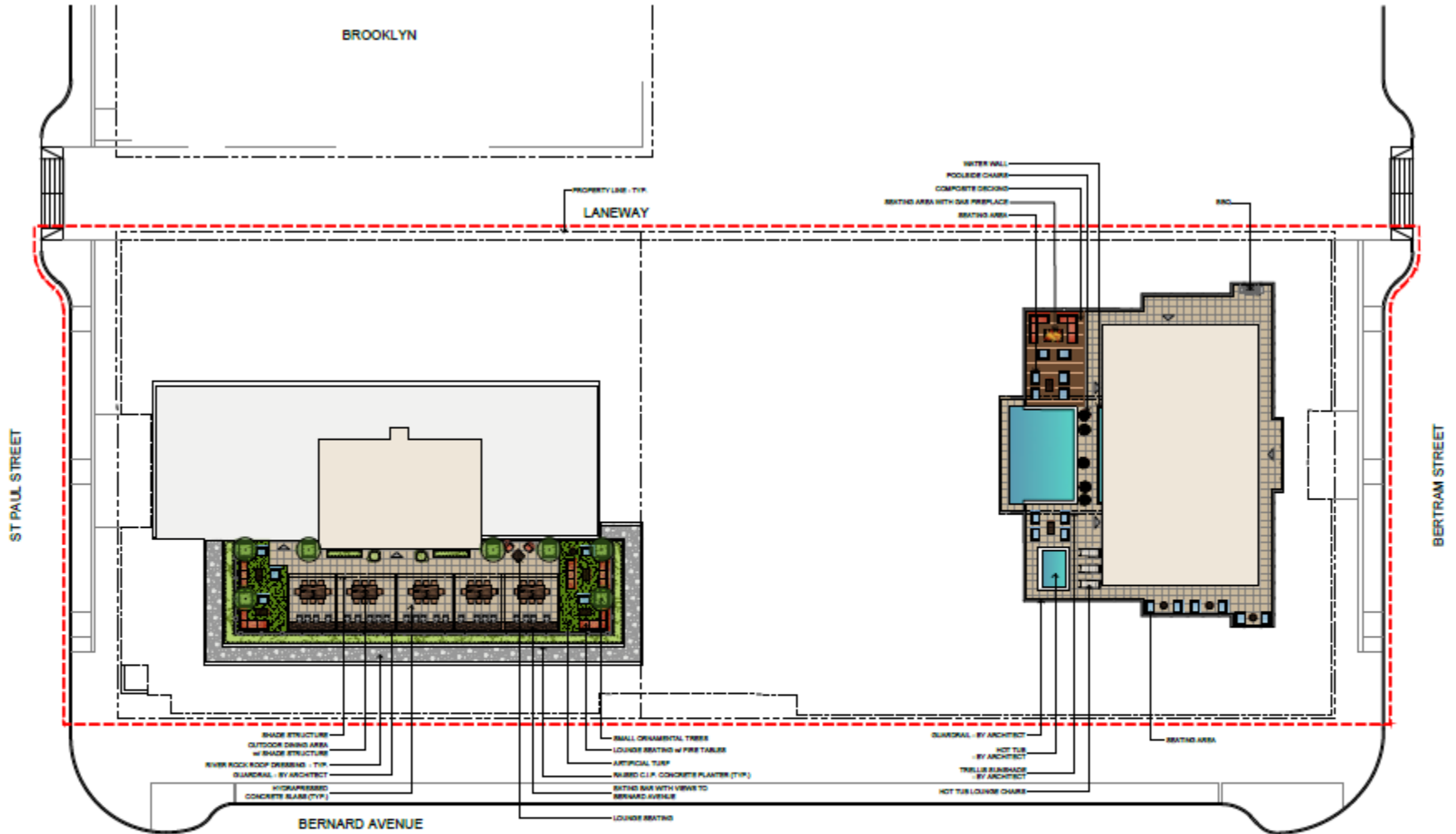
Compact Stall Example



Level 6



Rooftop Plans



1 OFFICE AND CONDO ROOFS PLAN
LDP3 SCALE: 1:200

LANDSCAPE PLAN LEGEND:

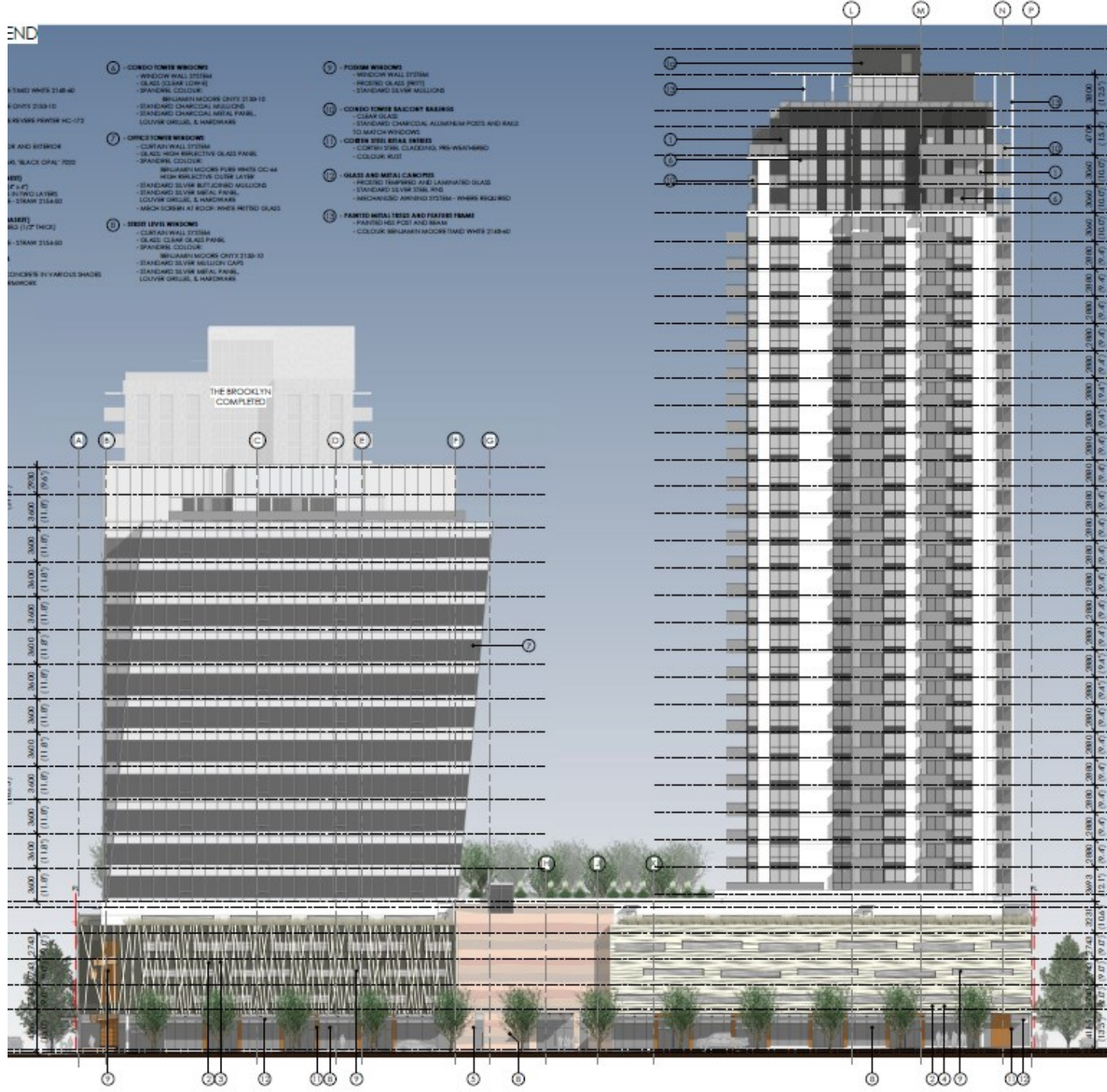
	LIMIT OF WORK		CLIP CONCRETE SIDEWALK W/ BORDERS		HYDRA-PRESSED CONCRETE SLAB		ARTIFICIAL TURF
	PROPERTY LINE		CONCRETE UNIT PAVEMENT - TYPE 1		COMPOSITE WOOD DECKING		STRING LIGHTS
	BUILDING ENTRY		CONCRETE UNIT PAVEMENT - TYPE 2		GRAVEL		BAR RACK
	BUILDING ABOVE OUTLINE		CONCRETE UNIT PAVEMENT - TYPE 3		WATER FEATURE (BY ARCH)		PRECASTING PLANTER

Elevations

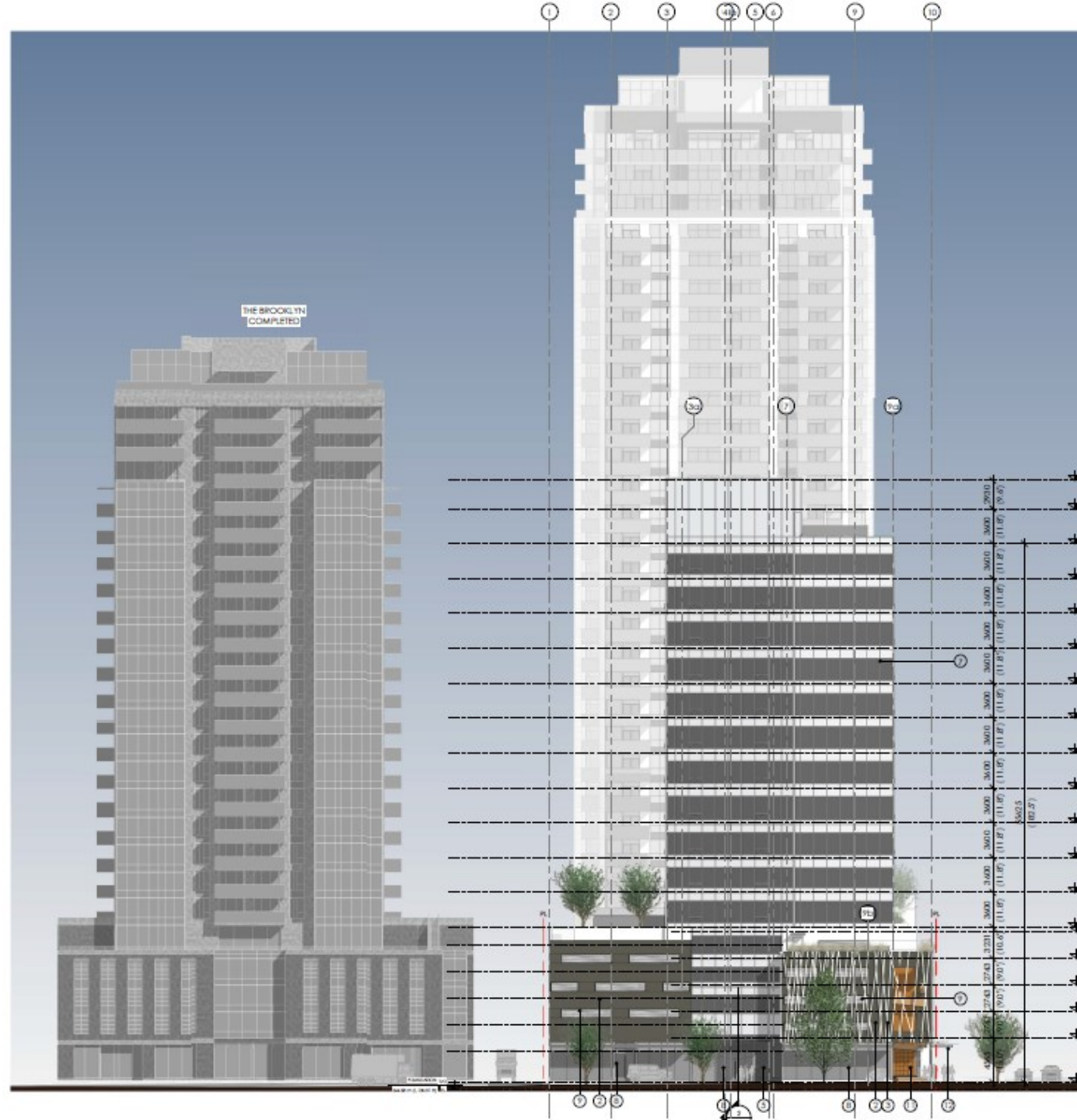


This architectural elevation drawing shows a building facade with a grid system. The grid is labeled with numbers 1 through 10 at the top and bottom. The drawing includes a series of horizontal lines representing the building's structure, with various levels and heights indicated. On the right side, there is a section labeled "THE BROOKLYN COMPLETED" showing a different building facade. The drawing also includes a small inset at the bottom left showing a street view with trees and a building.

END



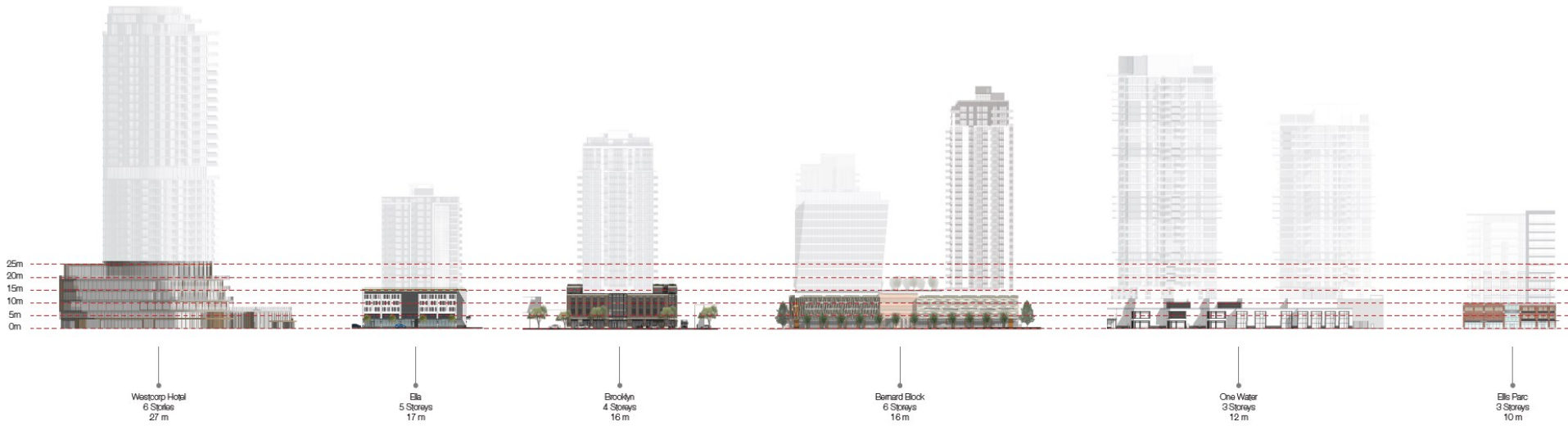
St. Paul Elevation



Lane Elevation



Podium Comparison



Tower Height Comparison



Westcorp Hotel
33 Stories
130m



One Water
36 & 29 Storeys
119m & 98m



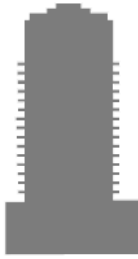
Bernard Block
18 & 36 Storeys
58m & 106m



Skye at Waterscapes
27 Storeys
88m



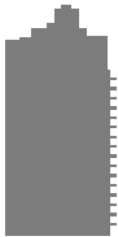
Landmark 6
18 Storeys
81m



Brooklyn
26 Storeys
75 m



Capri Centre | Phase 1
22 Storeys
70m



1151 Sunset
21 Storeys
70m



Discovery Pointe
22 Storeys
70m



Park Place
17 Storeys
62m



Ella
19 Storeys
58m



The Lagoons
17 Storeys
56m



The Dolphins
17 Storeys
56m



Landmark Two
11 Storeys
50m



Ellis Parc
14 Storeys
49m

Variances

The proposal requires two variances to the Zoning Bylaw:

1. A variance to increase the maximum building height from 76.5 m to 106 m.
2. A variance to decrease the minimum Class 2 bicycle parking stalls from 74 bikes to 17 bikes.

STANDARD WHITE 2148-40

KNOX 2139-10

KNOX PAPER HC-172

BK AND BT 8012

BK BLACK OPAF 7020

H20

P 2 47

BUT TWO LAYERS

S-SHAW 2154-50

ALUMI

B2 (127 THICK)

S-SHAW 2154-50

L

CHOSEN BY VARIOUS SHADE

FINISH

A

CONDO TOWER WINDOWS

- WINDOW WALL SYSTEM
- GLASS CLEAR LOW-E
- SPANDREL COLOUR
- BENJAMIN MOORE CHYS 2139-10
- STANDARD CHARCOAL MULLIONS
- STANDARD CHARCOAL METAL PANEL, LOUVER GRILLS, & HANDRAILS

V

OFFICE TOWER WINDOWS

- CURTAIN WALL SYSTEM
- GLASS HIGH REFLECTIVE GLASS PANEL
- SPANDREL COLOUR
- BENJAMIN MOORE PURE WHITE OC-64
- HIGH REFLECTIVE CLEAR LATEX
- STANDARD SILVER BUTT-JOINT MULLIONS
- STANDARD SILVER METAL PANEL, LOUVER GRILLS, & HANDRAILS
- MATCH FORMER AT KNOX WHEN RETRO GLASS

D

STREET LEVEL WINDOWS

- CURTAIN WALL SYSTEM
- GLASS CLEAR GLASS PANEL
- SPANDREL COLOUR
- BENJAMIN MOORE CHYS 2139-10
- STANDARD SILVER METAL PANEL, LOUVER GRILLS, & HANDRAILS

V

PODIUM WINDOWS

- WINDOW WALL SYSTEM
- HIGH-GLASS WHITE
- STANDARD SILVER MULLIONS

H

CONDO TOWER BALCONY RAILINGS

- CLEAR GLASS
- STANDARD CHARCOAL ALUMINUM POSTS AND RAILS TO MATCH WINDOWS

H

CORNER STEEL BEAMS INTERIOR

- CORNER STEEL CLADDING, PRE-WASHED
- COLOUR: RUST

H

GLASS AND METAL CANOPIES

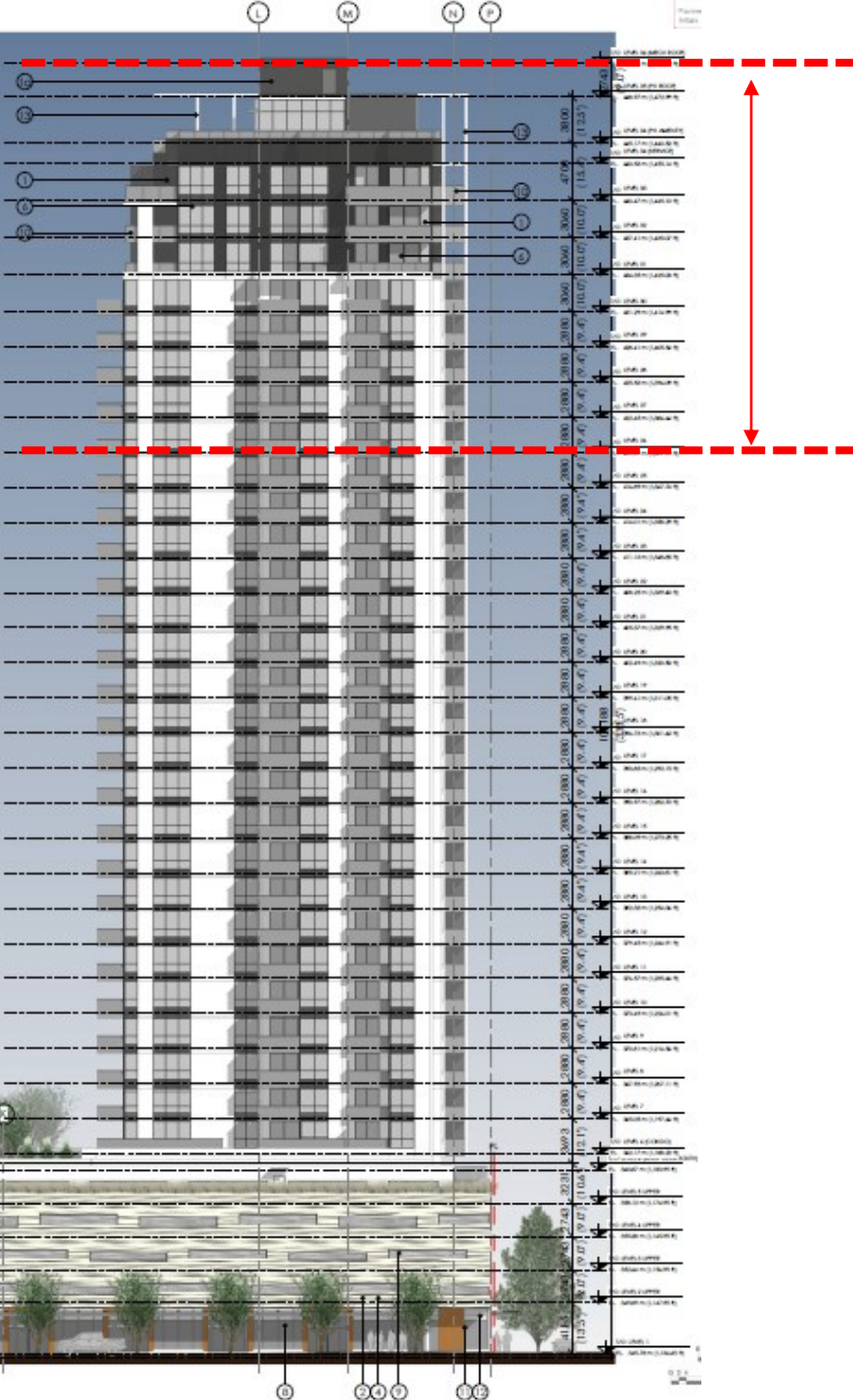
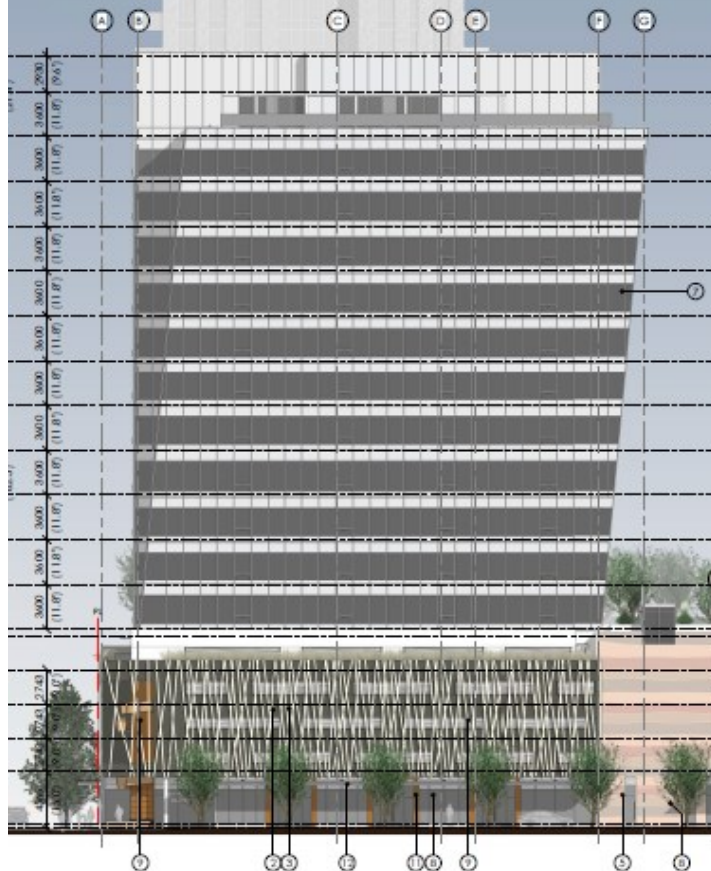
- PRICING TYPING AND LAMINATED GLASS
- STANDARD SILVER STEEL AND
- MACHINED ALUMINUM SYSTEM - FINISH REQUIRED
- COLOUR: RUST

H

PAINTED METAL DECK AND FENCED FRAME

- PAINTED HSL POST AND BEAM
- COLOUR: BENJAMIN MOORE STANDARD WHITE 2148-40

THE BROOKLYN COMPLETED



Development Policy

- ▶ Tall buildings: ensure appropriate and context sensitive built form.
- ▶ In determining appropriate building height, the City will take into account such factors as:
 - ▶ Contextual fit into the surrounding neighbourhood;
 - ▶ Shadowing of the public realm
 - ▶ View impacts
 - ▶ Overlook and privacy impact on neighbouring buildings
 - ▶ Impacts on skyline
 - ▶ Impacts on adjacent or nearby heritage structures

Recommendation

- ▶ Support the proposed development permit application and associated variances:
 - ▶ To reduce the number of short term (class 2) bicycle parking spaces
 - ▶ To increase the maximum overall height
- ▶ Add Conditions of DP & BP



Conclusion of Staff Remarks