



Planner Initials WM

City of Kelowna
DEVELOPMENT PLANNING

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundations: apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

The General Residential and Mixed Use Guidelines: provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

- The General Guidelines are supplement by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.

Chapter 2 - Design Foundations

Apply To All Projects

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Section 2.1 - General Residential and Mixed Use Design Guidelines

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Section 2.2 - Achieving High Performance

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Chapter 3
Townhouses & Infill

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Chapter 4
Low & Mid-Rise
Residential &
Mixed Use

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Chapter 5
High-Rise
Residential &
Mixed Use

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*Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.

FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
CHAPTER 3.0: TOWNHOUSES & INFILL						
3.1 Townhouse Guidelines						
3.1.1 Relationship to the Street						
Townhouse built form is addressing the street frontage and front doors are directly accessible from a public walkway.				✓		
Corner Sites: built form is addressing both street frontages and front doors are directly accessible from a public walkway.	✓					
End Unit: Townhouse built forms end unit is oriented perpendicularly to the street frontage and has high quality architectural design treatment with main entrance directly accessible from the fronting street.	✓					
Blank façades (without window openings) proposed along the street frontages.					✓	
Prominent entrance features for the main front doors such as stoops, porches, recessed entries, and canopies are provided.					✓	
Appropriate transition between public and private realm is being achieved by changes in grade, decorative railings, and planters.					✓	
3.1.2 Scale and Massing						
Proposed built form is sympathetic to the neighbourhood context and providing sensitive transition to the adjacent context (existing and future buildings, parks, and open spaces)					✓	
Built Form is establishing a consistent rhythm along the street frontage with articulation of individual units through integration of projections/ recesses (entries and balconies), change in materials of the façade.					✓	
Townhouse block is comprising of maximum 6 units.						✓
3.1.4 Open Spaces						
Townhouse units are designed to have easy access to useable private or semi-private outdoor amenity space.					✓	
Front yards are designed to include a pathway from the fronting street to the primary entrance of the unit, landscaping, and semi-private outdoor amenity space.				✓		
Rear yard with undeveloped frontages along streets and open spaces should be avoided.				✓		
Design of private outdoor amenity spaces is having access to sunlight.						✓
Design of private outdoor amenity spaces is having a railing or fencing to increase privacy.					✓	
Design of private outdoor amenity spaces is having landscaped areas to soften the interface with the street or open spaces.						✓

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
Design of front patios provide entrance to the unit and is raised a minimum of 0.6m and maximum of 1.2m to create a semi-private zone.					✓	
Roof patios are provided with parapets with railings and minimize direct sight lines into nearby units.	✓					
Roof patios have access away from primary facades.	✓					
Balconies are designed to inset or partially inset and offer privacy, shelter, reducing building bulk and minimize shadowing impact.				✓		
Minimum of 10% of total site areas is allocated to common outdoor amenity area.					✓	
3.1.5 Site Servicing, Access, and Parking						
Landscaping is provided to frame building entrances, soften edges, screen parking garages and to break up long facades.					✓	
Site Servicing: Waste collection systems such as, Molok bins are located away from any public views.					✓	
Parking						
Townhouses facing public streets are provided with a rear-access garage or integrated tuck under parking.						✓
If applicable, centralized parking areas that eliminate the need to integrate parking into individual units are provided.					✓	
Visitor parking with pedestrian connections to the townhouse units is provided in an accessible location (adjacent to townhouse blocks or centralized parking integrated with shared outdoor amenity space).						✓
Access						
Internal circulation of vehicles is providing necessary turning radii and a safe access and egress.						✓
Large townhouse developments with internal circulation pattern are provided with a minimum of two access/egress points within the site.						✓
Access points are located to minimize the impact of headlights on building interiors.						✓
3.1.6 Building Articulation, Features, and Materials						
Façade is designed and articulated to reflect positive attributes of the neighbourhood character.					✓	
Strategy to articulate façade: Recessing or projecting of architectural features to highlight the identity of individual units.				✓		
Strategy to articulate façade: main entrance and rooflines features, and other architectural elements have been incorporated in the design.					✓	
Infill townhouses are designed to incorporate design elements, proportions and other characteristics found within the neighbourhood.					✓	

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
Infill townhouses are provided with durable, quality materials similar or contemporary to those found within the neighbourhood.					✓	
Privacy of units is maintained on site and on adjacent properties by minimizing overlook and direct sight lines from the building. The following strategies have been incorporated in design: <ul style="list-style-type: none"> • Off setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns; • Use of clearstory windows; • Use of landscaping or screening; and • Use of setbacks and articulation of the building. 					✓	