

DP21-0136 DVP21-0137

350 Doyle Ave

Development Permit and Development Variance Permit  
Application

# Proposal

- ▶ To issue a Development Permit for the form and character of a mixed-use development and to issue a Development Variance Permit for associated variances.

# Development Process

June 4, 2021

Development Application Accepted

Staff Review & Circulation

June 25, 2021

Public Notification Received

July 10-18, 2021

Public Information Session

Oct 18, 2021

Initial Consideration

Nov 16, 2021

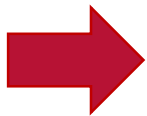
Public Hearing  
Second & Third Readings

July 26, 2022

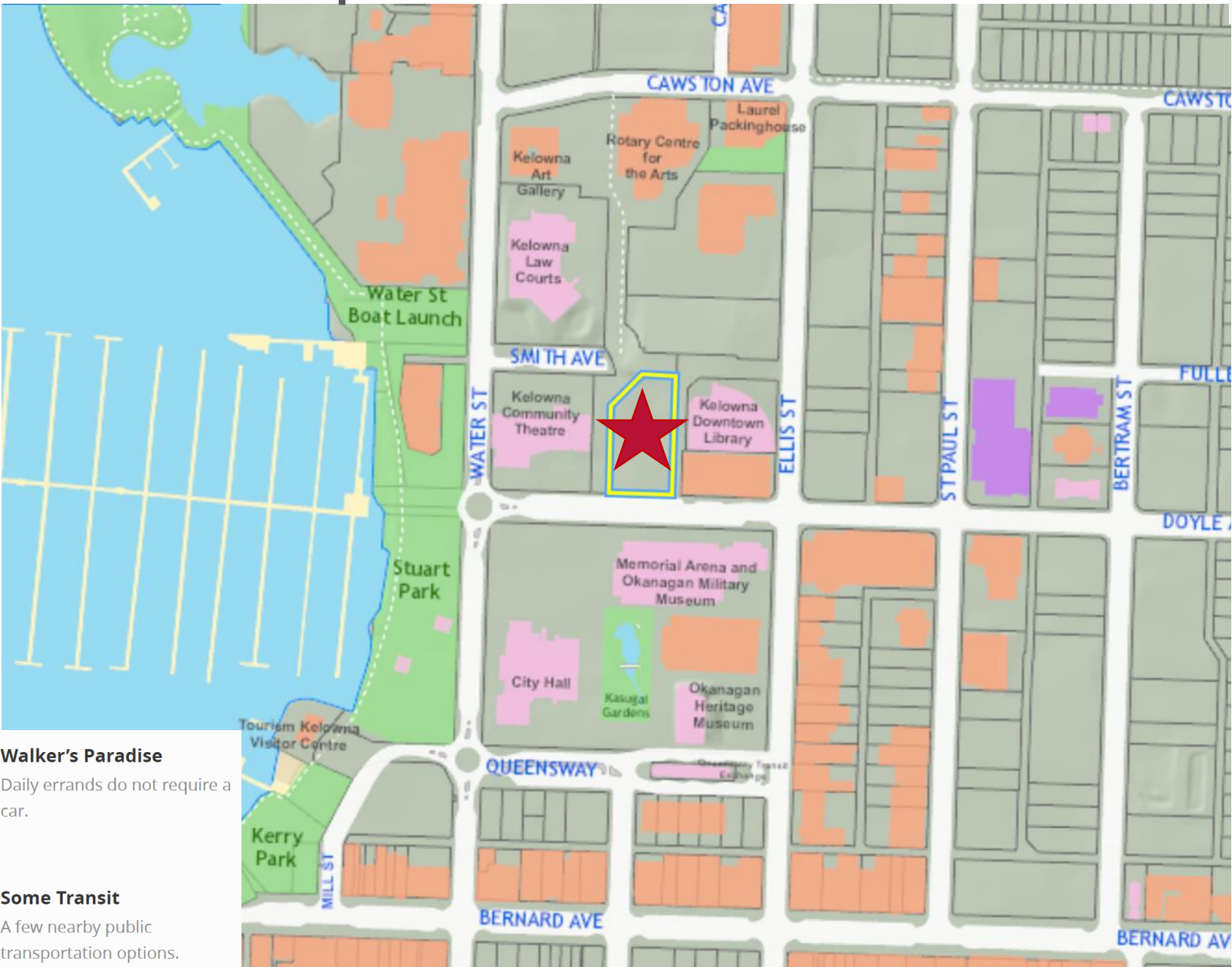
Final Reading  
Development Permit & Development Variance Permit

Building Permit

Council Approvals



# Context Map



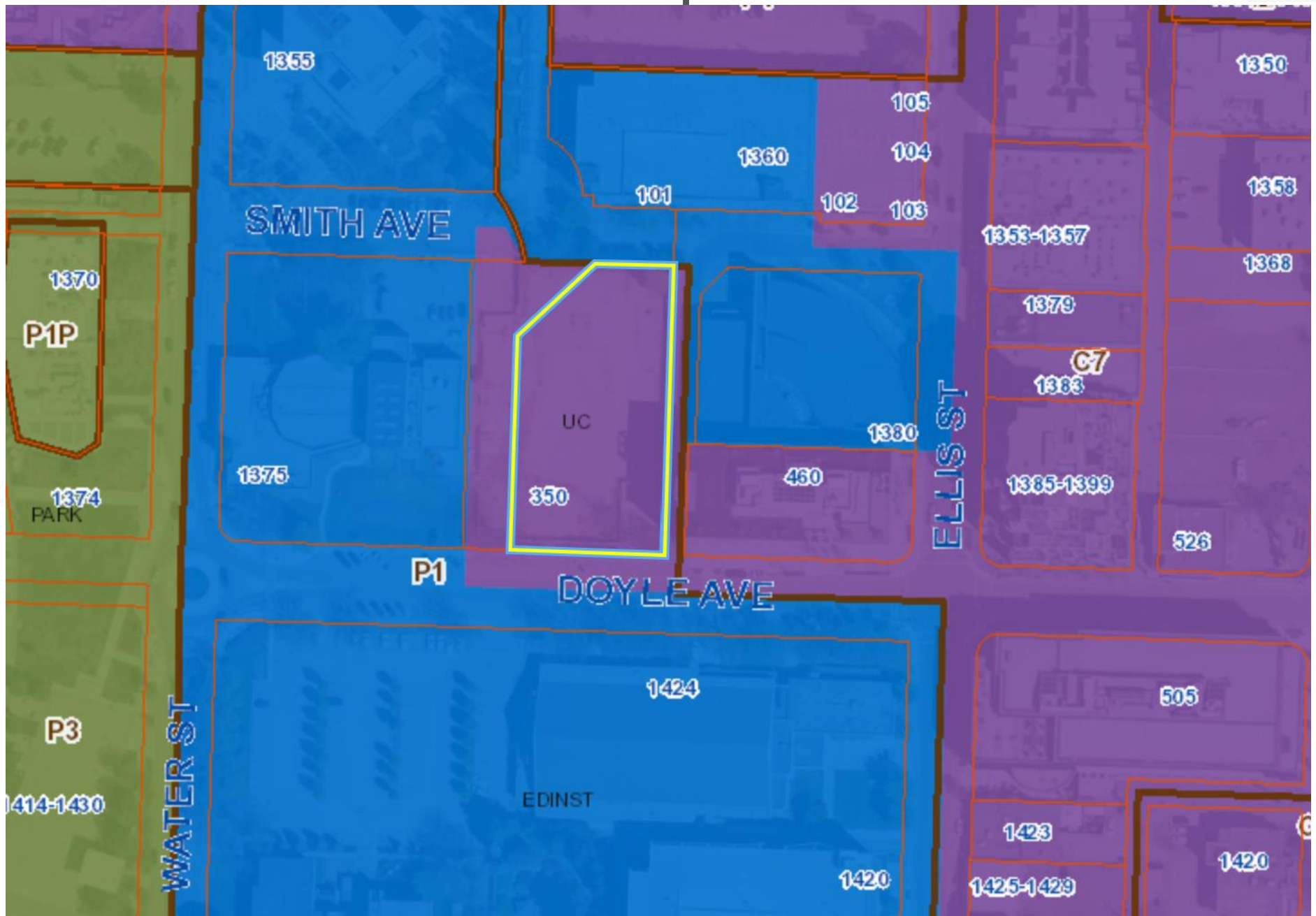
Walk Score  
**95**

**Walker's Paradise**  
Daily errands do not require a car.

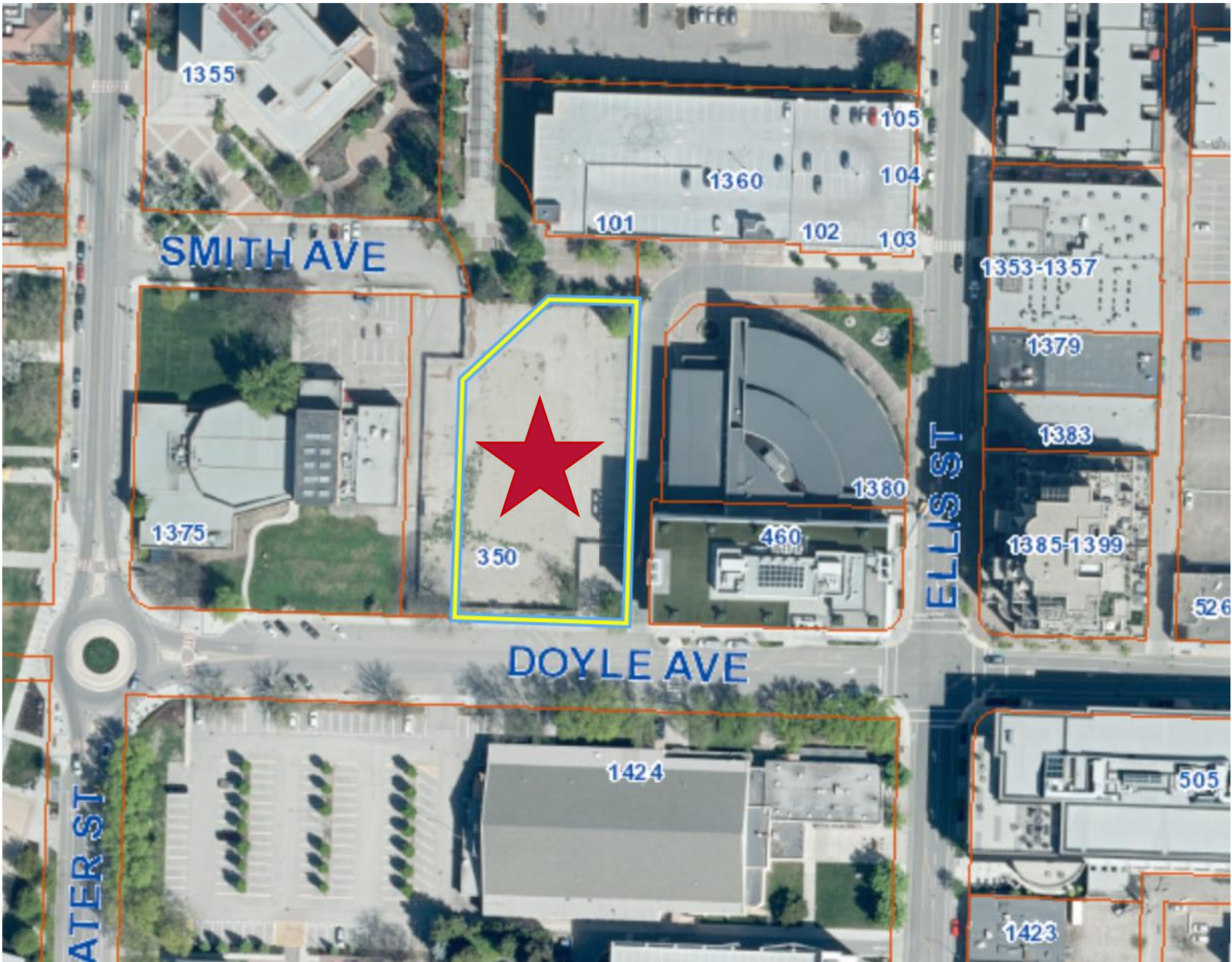
Transit Score  
**48**

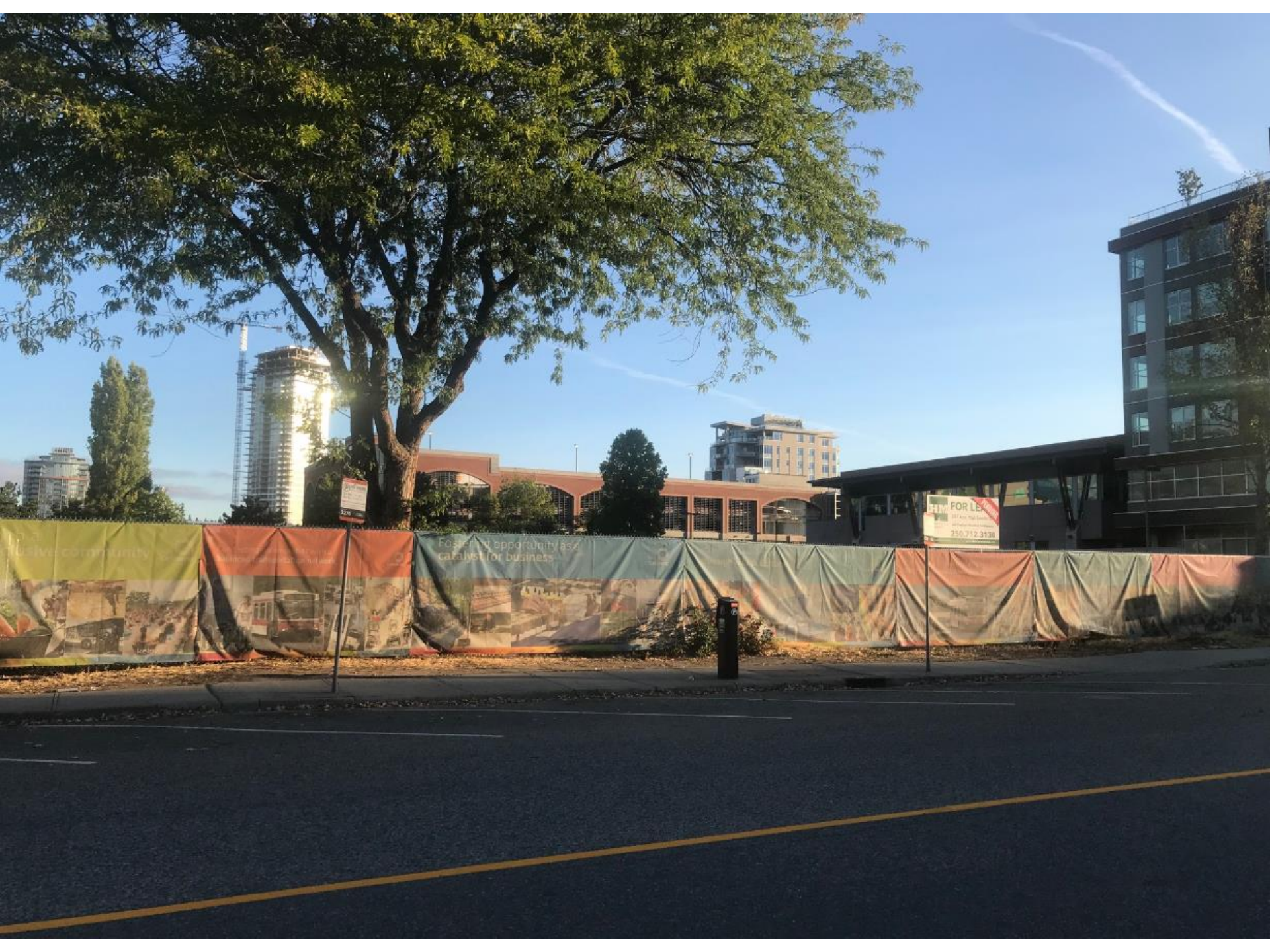
**Some Transit**  
A few nearby public transportation options.

# Future Land Use Map



# Subject Property Map





3200

3200

LEAVE COMMUNITY

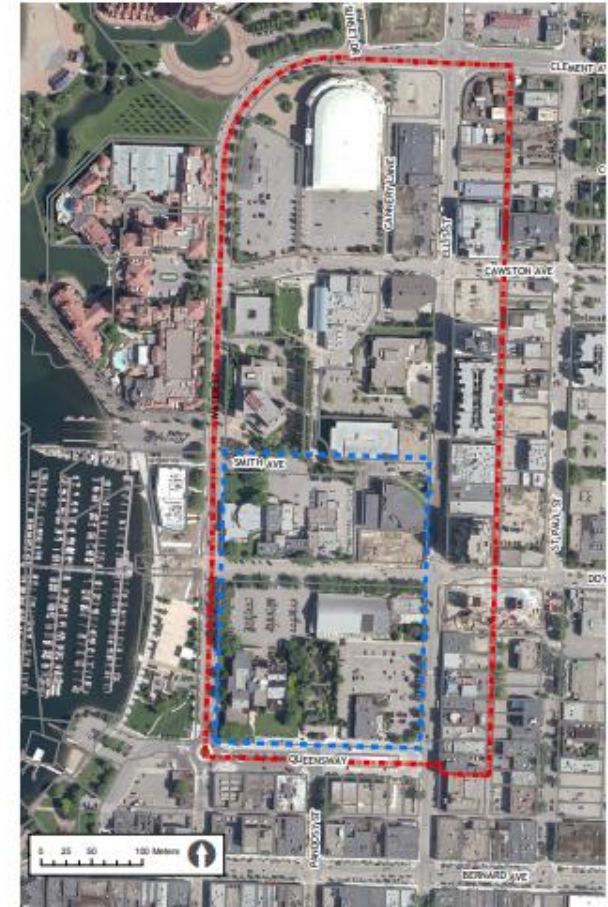
Foster an opportunity as a catalyst for business

FOR LEASE  
250.712.3130

# Background

- ▶ Former RCMP Detachment
- ▶ Within Civic Precinct
  - ▶ Civic Precinct Plan (2016)
- ▶ Request for Proposal Process

Civic Precinct Boundary Area



..... Civic Precinct Boundary

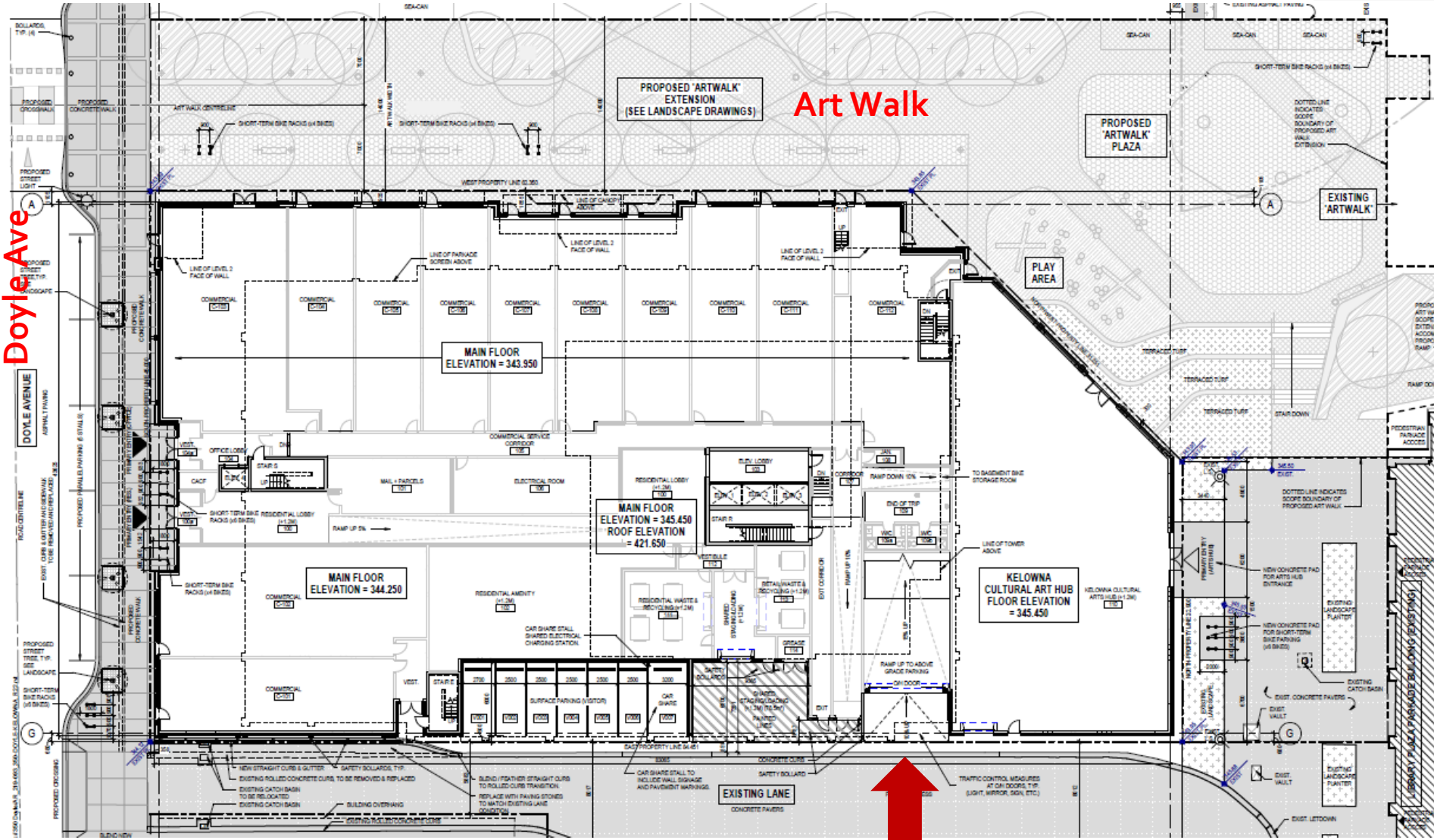
..... Primary Plan Area



# Technical Details

- ▶ Mixed-Use development
  - ▶ 25 storeys in height
  - ▶ 259 residential rental units
    - ▶ 100 - studio units (38.6 %)
    - ▶ 99 - 1 bedroom units (38.2 %)
    - ▶ 60 - 2 bedroom units (23.2 %)
  - ▶ Commercial and Office Space (Floors 1-2)
    - ▶ 1,384 m<sup>2</sup> ground floor commercial
    - ▶ 1,305 m<sup>2</sup> second storey commercial (offices)
  - ▶ 5 storey podium
    - ▶ Parking primarily on levels 2-5
    - ▶ 7 stalls accessed at grade off the lane, plus loading stalls
    - ▶ One car share stall (at-grade and publicly accessible, and directly accessed from the lane)

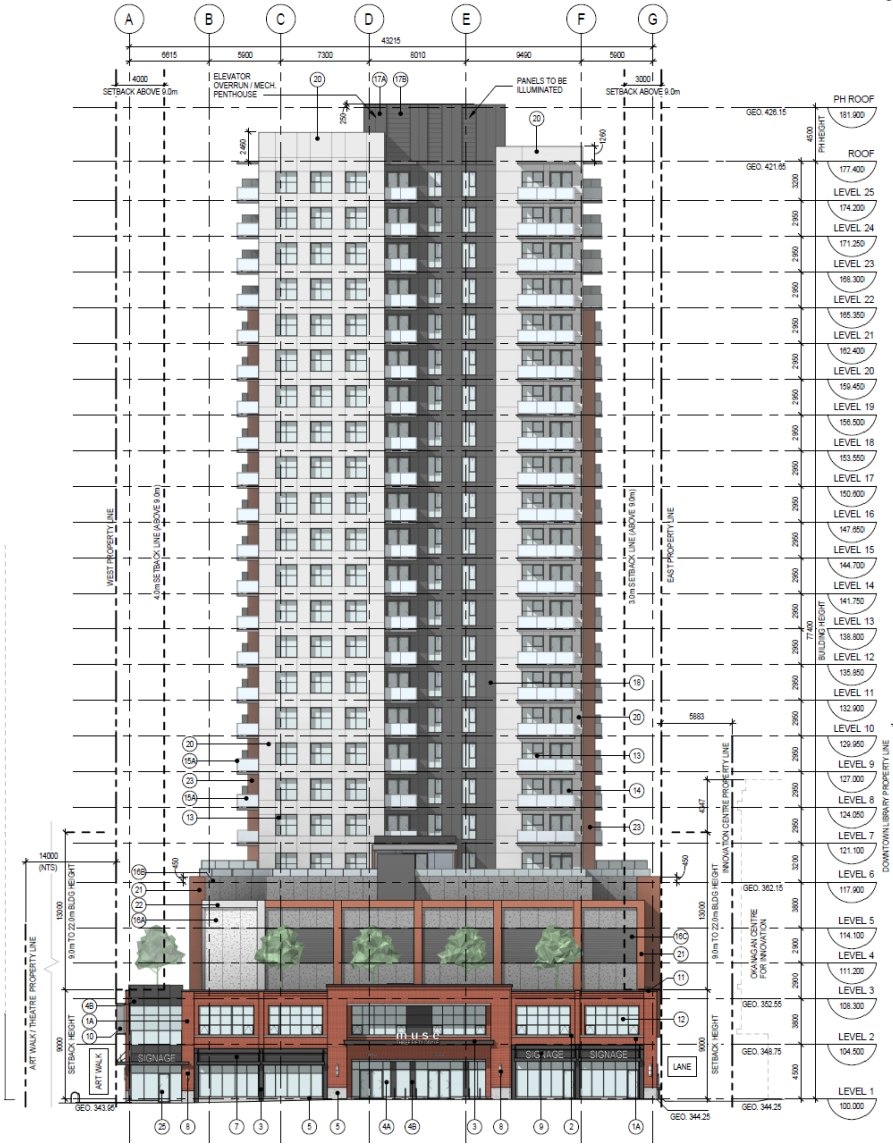
# Site Plan



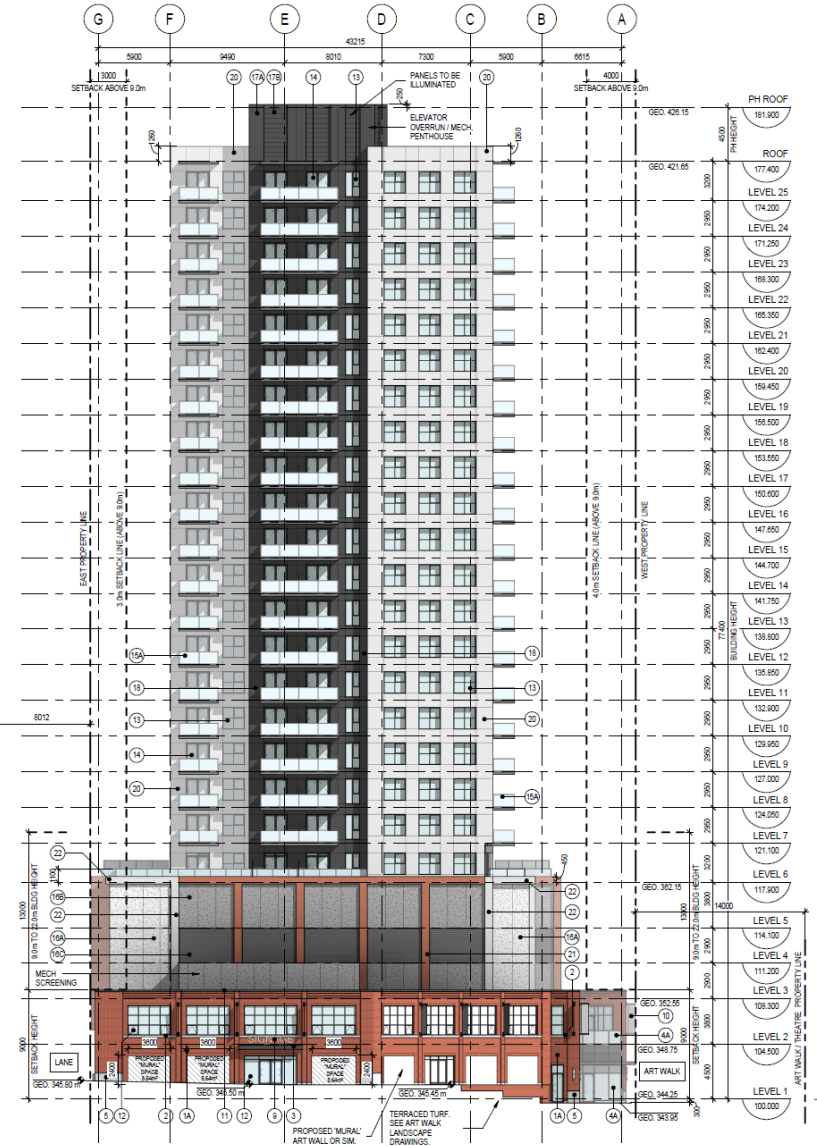
Doyle Ave

# Elevations (North & South)

160 PARKADE SCREENING - METAL HORIZONTAL SLAT WALL, MIN. 50% OPENINGS - COLOUR BLACK



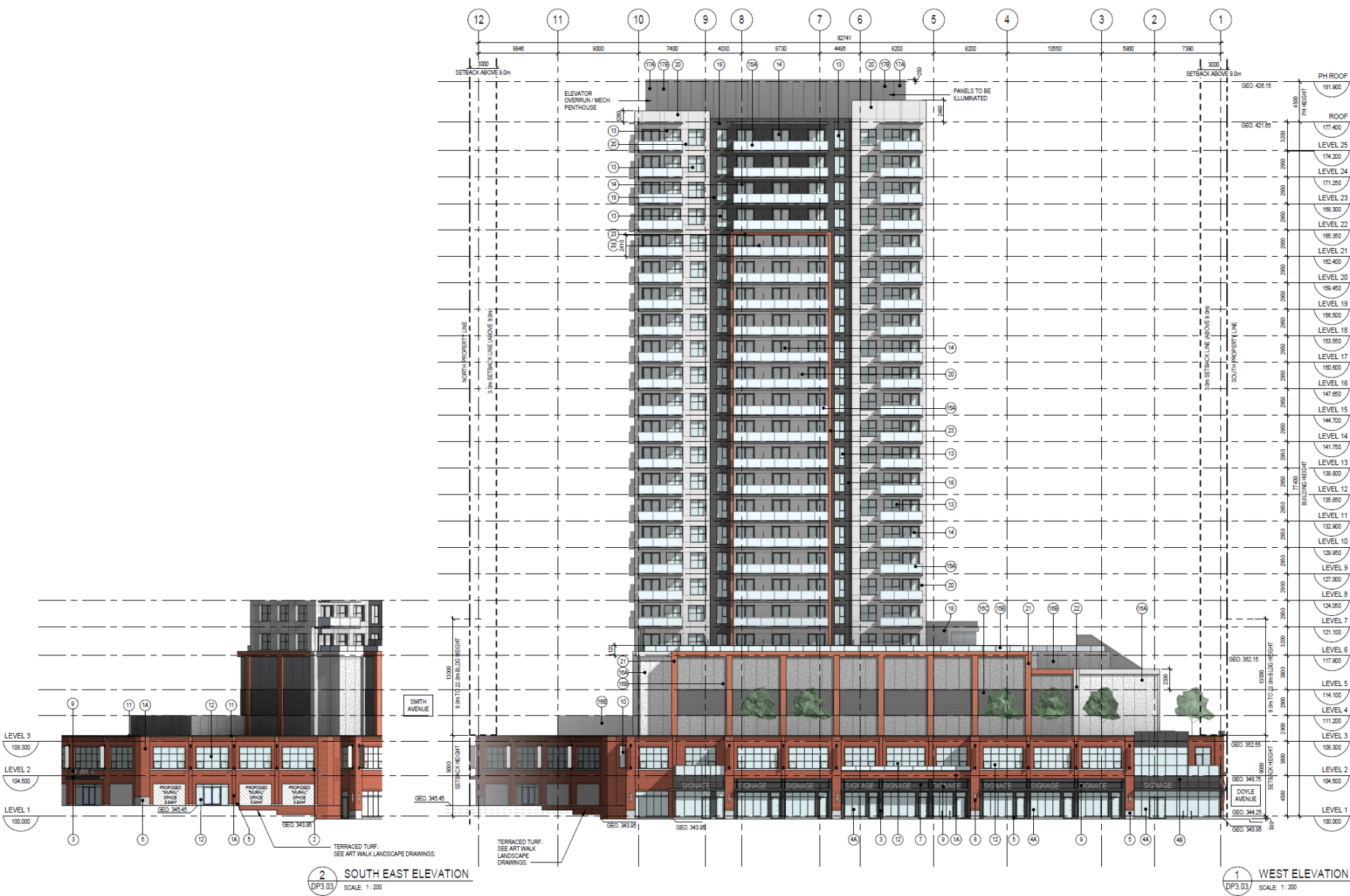
1 SOUTH ELEVATION  
DP3.01 SCALE: 1:200



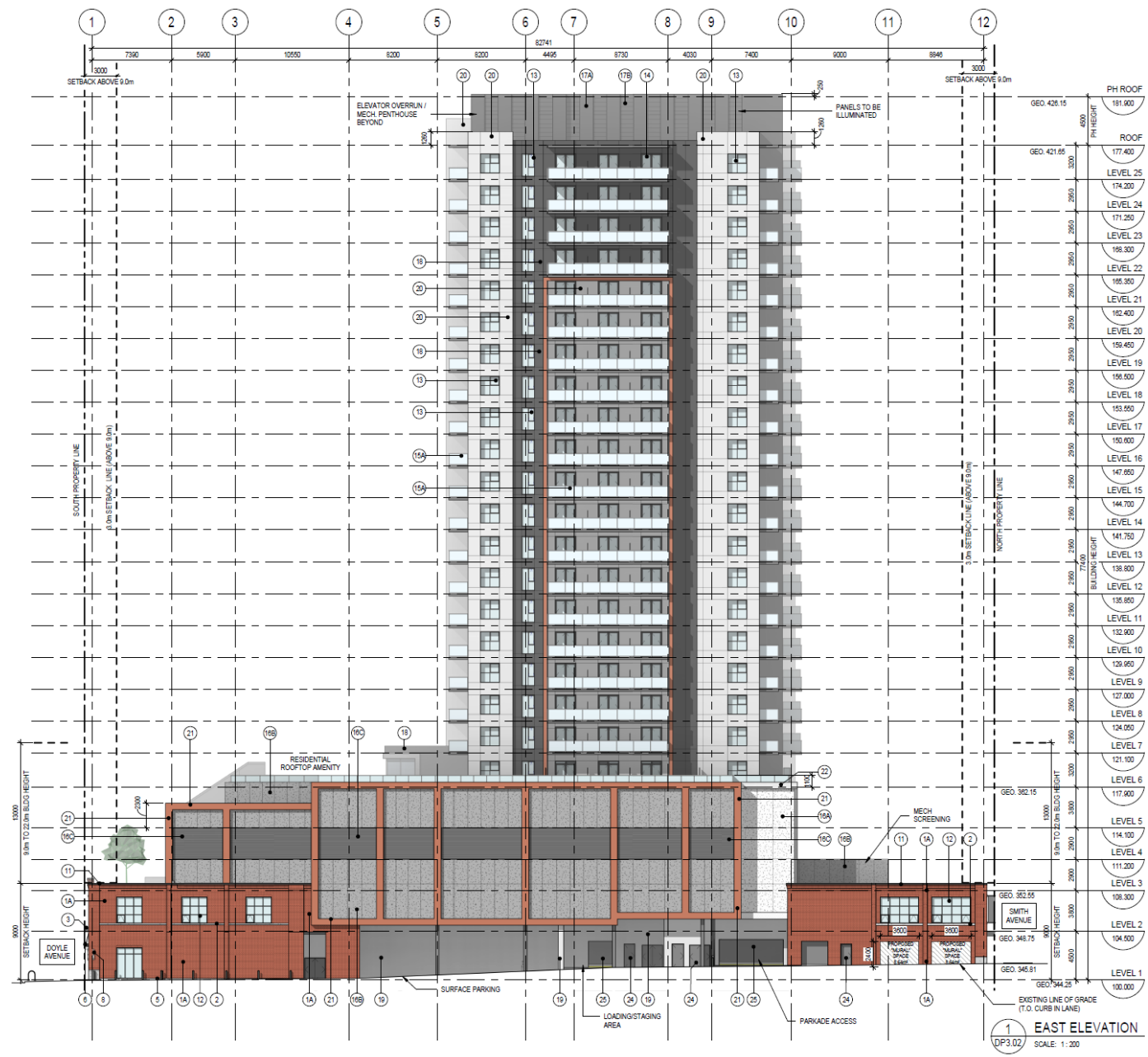
3 NORTH ELEVATION  
DP3.01 SCALE: 1:200

# Elevations (West – From Art Walk)

Autodesk DocuPrint/765 Doyle Ave, 214-930\_330-D01/ELEVATION\_002.rvt  
6/21/2022 10:49:42 AM



# Elevations (East – From Lane)



# Creative Hub

- ▶ 6,000 ft<sup>2</sup> (557 m<sup>2</sup>) space
- ▶ Ground level, on north side
- ▶ At-grade primary access off Smith Ave (near Library Parkade)
- ▶ Details of interior tenant improvements to be determined at a later date



SMITH AVENUE NORTHWEST PERSPECTIVE

# Art Walk

- ▶ Extension of Art Walk to Doyle Avenue
- ▶ Construction of Civic Plaza
- ▶ General conceptual plan submitted, details still need to be finalized

# Renderings



City of Kelowna



# Renderings



# Height & Massing

- ▶ Original Submission
- ▶ Applicant's planning process
- ▶ Revised building form
- ▶ Comparison Shadow Study

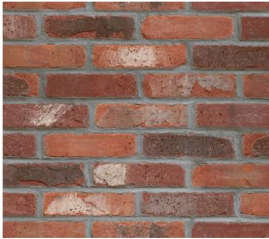


# Finish Schedule

## EXTERIOR MATERIALS

The exterior design for MUSE (350 DOYLE) includes a variety of exterior materials and detailing, which includes the following:

### LOWER PODIUM MATERIALS & DETAILS:



**1A.: BRICK MASONRY VENEER**  
COLOUR: HISTORIC RED (TUMBLED),  
SIZE: MODULAR, RUNNING BOND.



**RETAIL STOREFRONT CANOPY  
DETAILING:**  
**3.: METAL C-CHANNEL FRAMING / METAL  
BREAK-SHAPE – COLOUR: BLACK**  
**6.: METAL TRELLIS CANOPY (C/W TIE-  
BACK RODS AS SHOWN) – COLOUR:  
BLACK**  
**7.: MECHANICAL LOUVER PANEL –  
COLOUR: BLACK**

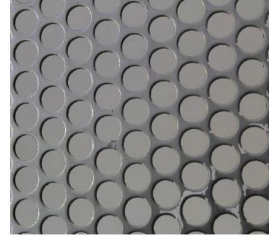


**5.: PRECAST CONCRETE WALL BASE**  
LOCATED AT BRICK PILASTERS, C/W  
REVEAL LINES.

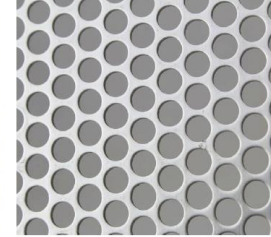


DOYLE AVENUE PERSPECTIVE VIEW

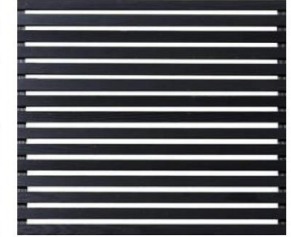
### UPPER PARKING PODIUM & TOWER MATERIALS & DETAILS:



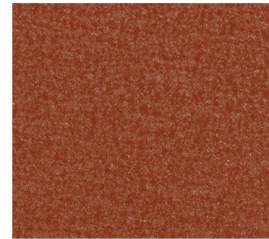
**16A.: PARKADE SCREENING**  
PREFINISHED PERFORATED METAL  
PANEL, MIN. 50% OPENINGS – COLOUR  
MEDIUM GREY



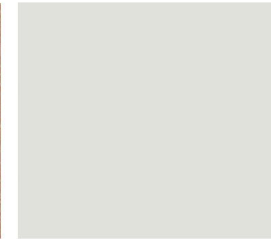
**16B.: PARKADE SCREENING**  
PREFINISHED PERFORATED METAL  
PANEL, MIN. 50% OPENINGS – COLOUR  
BLACK



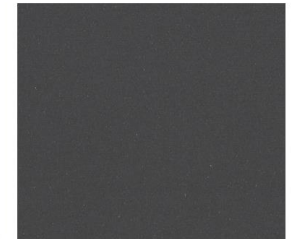
**16C.: PARKADE SCREENING**  
PREFINISHED METAL HORIZONTAL SLAT  
WALL, MIN. 50% OPENINGS – COLOUR  
LIGHT GREY



**23.: PARKADE PILASTERS / BALCONY  
ACCENT FRAMES**  
PPREFINISHED PANEL SYSTEM – COLOUR:  
'TERRACOTTA' TO MATCH BRICK TONE



**20.: TOWER CLADDING - PREFINISHED  
PANEL SYSTEM – COLOUR: WHITE**  
**22.: PARKADE SCREENING – PILASTER  
CORNER FRAME – COLOUR: WHITE**

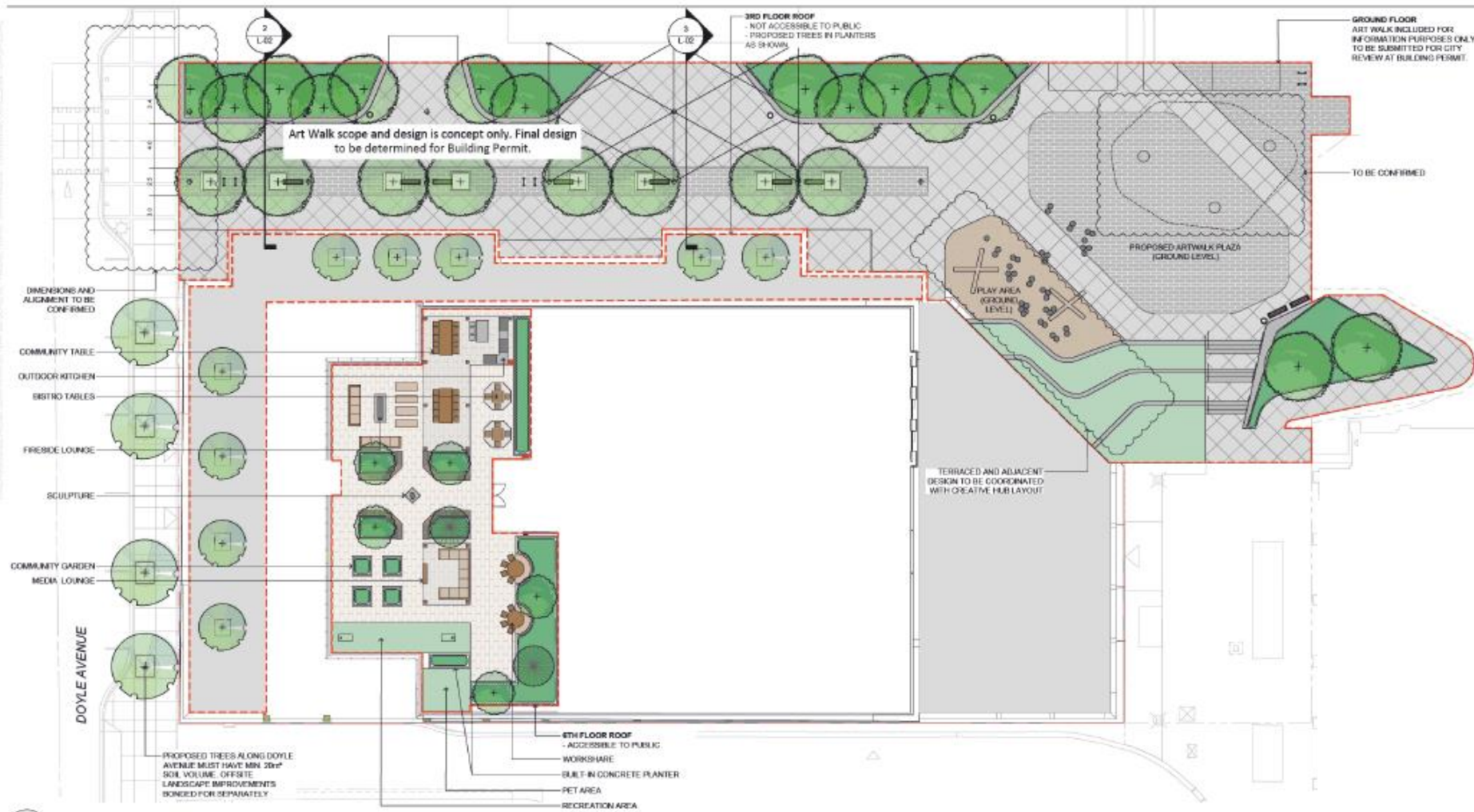


**18.: TOWER CLADDING - PREFINISHED  
PANEL SYSTEM – COLOUR: CHARCOAL**



**17B.: MECH PENTHOUSE - PREFINISHED  
CORRUGATED PANEL SYSTEM – COLOUR:  
CHARCOAL**

# Landscape Plan



1 LANDSCAPE SITE PLAN  
L-01 SCALE: 1:200

REPRESENTATIVE PLANT LIST



# Variations

Five variations are required to facilitate this proposal

## 1. Maximum Building Height

- ▶ 40.0 m / 13 storeys permitted, 77.4 m / 25 storeys proposed.

### ▶ Development Policy

- ▶ Civic Precinct Plan

- ▶ 2040 OCP – (Policy 4.4.2 and Map 4.1)

- ▶ While Policy 4.4.3 outlines considerations for buildings taller than these heights, it also outlines that the detailed and targeted directions in the Civic Precinct Plan should be given due consideration in building height discussion.

### ▶ Section 219 Covenant registered on title

# Variances

## 2 & 3. Maximum Tower Floor Plate

- ▶ Above 9.0 m in height but below 22.0 m in height
  - ▶ 1,221.0 m<sup>2</sup> permitted, 2,105 m<sup>2</sup> proposed.
- ▶ Above 22.0 m in height
  - ▶ 676.0 m<sup>2</sup> permitted, maximum of 803 m<sup>2</sup> proposed (level 6)
    - ▶ 750 m<sup>2</sup> for levels 7-25

# Variations

## 4. Minimum short-term bicycle parking

- ▶ 72 short-term stalls required, 10 proposed
  - ▶ On-site requirement
  - ▶ Additional short-term bicycle parking stalls will be located off-site nearby

## 5. Minimum separation distance

- ▶ where adjacent buildings are above 22.0 m in height on the same block
  - ▶ 25.0 m required, 13.9 m proposed
  - ▶ Applies to minimum separation distance from Innovation Centre

# Development Policy

- ▶ OCP Form and Character Design Guidelines
  - ▶ Emphasis on the quality of the ground level commercial spaces and its interaction with the public realm (e.g. Doyle Ave streetscape, ArtWalk and Plaza spaces);
  - ▶ Placement of tower away from streets, parks and open space and neighbouring properties to reduce visual and physical impacts; and
  - ▶ Provision of private outdoor amenity spaces on-site, such as balconies and rooftop amenity areas.



# Development Policy

- ▶ OCP Urban Centre Objectives
  - ▶ Extension of the Artwalk and new Creative Hub are consistent with strengthening Urban Centres as hubs of activity (Objective 4.1)
  - ▶ Foster the Cultural District as an arts and culture destination and focusing cultural infrastructure investment in Urban Centres (Objectives 4.21 and 4.22).
  - ▶ The ArtWalk and Creative Hub are also consistent with the Civic Street Character outlined in Map 4.2.
  - ▶ The rental housing component is consistent with increasing housing and tenure diversity in Urban Centres (Objective 4.12).

# Staff Recommendation

- ▶ Staff recommend **support** for the DP & DVP application
  - ▶ Consistent with OCP Urban Design Guidelines
  - ▶ Delivers key housing objectives
    - ▶ Rental units within Downtown Urban Centre
  - ▶ Quality retail spaces along Doyle Ave and Art Walk
  - ▶ Extension of the ArtWalk
  - ▶ New cultural community space (Creative Hub)
  - ▶ Quality architectural design



*Conclusion of Staff Remarks*