

This forms part of application

DP22-0063 DVP22-0064

FORM & CHARACTER DEVELOPMENT PERMIT GUIDELINES



DP22-0063
November 24, 2022

Planner
Initials

TA

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 4.0: LOW & MID-RISE RESIDENTIAL & MIXED USE | | | | | | |
| 4.1 Guidelines | | | | | | |
| 4.1.1 Relationship to the Street | | | | | | |
| Lobby area and main building entrance is clearly visible from the fronting street and sidewalk. | | | | | | ✓ |
| Wherever possible, blank walls at grade are not encouraged. | | | | | | ✓ |
| Enclosed parking garages are located away from street frontages or public open space. | | | | | | ✓ |
| Ground oriented units with entries or glazing have been provided to avoid the blank/dead frontage along the street. | | | | | | ✓ |
| When unavoidable, blank walls have been screened with landscaping or have been incorporated with a patio/café or special materials have been provided to make them visually interesting. | | | | | | ✓ |
| Commercial & Mixed-use Buildings | | | | | | |
| Proposed built form has a continuous active and transparent retail frontage at grade and provides a visual connection between the public and private realm. <i>Staff comment: In lieu of retail units, the applicant has proposed a daycare facility that provides active frontage.</i> | | | | | | ✓ |
| Buildings have been sited using a common 'build to' line at or near the front property line to maintain a continuous street frontage. Some variation (1-3m maximum) can be accommodated in ground level set backs to support pedestrian and retail activity by, for example, incorporating a recessed entryway, small entry plaza, or sidewalk café. | ✓ | | | | | |
| Frequent entrances (every 15 m maximum) into commercial street frontages have been incorporated to create punctuation and rhythm along the street, visual interest, and support pedestrian activity. | ✓ | | | | | |
| Residential and Mixed-use Buildings | | | | | | |
| Residential buildings at the ground floor have a set back between 3-5m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio. | | | | | | ✓ |
| A maximum 1.2m desired height (e.g., 5-6 steps) for front entryways has been provided. Where the water table requires this to be higher, in these cases, larger patio has been provided and parking has been screened with ramps, stairs, and landscaping. | | | | | | ✓ |
| Ground floor units accessible from the fronting street or public open spaces have been provided with individual entrances. | | | | | | ✓ |

| RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i> | N/A | 1 | 2 | 3 | 4 | 5 |
|---|------------|----------|----------|----------|----------|----------|
| Buildings are sited and oriented so that windows and balconies are overlooking public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences. Staff comment: Balconies on east side are facing existing residences, however, the building step-back provides privacy from "overlook". | | | | | ✓ | |
| 4.1.2 Scale and Massing | | | | | | |
| Proposed residential building façade has a length of 60m (40m length is preferred). Staff comment: Building length is 98.89 m. | | ✓ | | | | |
| Buildings over 40m in length are incorporating significant horizontal and vertical breaks in façade. | | | | | | ✓ |
| Commercial building facades are incorporating significant break at approximately 35m intervals. | ✓ | | | | | |
| Proposed residential building has a maximum width of 24m. Staff comment: Building width is 49.3 m. | | ✓ | | | | |
| Seven to Twelve Storey Buildings | | | | | | |
| Proposed building is provided with a 2-3 storey podium at the base of the building. | ✓ | | | | | |
| Built form's upper storeys have a minimum 2m stepback and more generous upper storey terraces facing south, and west are provided. | ✓ | | | | | |
| Minimum 30m building separation between primary building facades is provided. | ✓ | | | | | |
| Courtyards and mid-block connections within building sideyards are 6m wide (minimum). | ✓ | | | | | |
| 4.1.3 Site Planning | | | | | | |
| On sloping sites, building floor levels are following the natural grade and avoiding the blank wall situation. | ✓ | | | | | |
| Buildings are sited to be parallel to the street and have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior courtyards. | | | | | | ✓ |
| Building sides that are interfacing with streets, mid-block connections, and other open spaces (building fronts) are positively framing and activating streets and open spaces and supporting pedestrian activity. | | | | | | ✓ |
| Larger buildings are broken up with mid-block connections which have public accessibility wherever possible. | ✓ | | | | | |
| Ground floors adjacent to mid block connections have entrances and windows facing the mid block connection. | ✓ | | | | | |
| 4.1.4 Site Servicing, Access, and Parking | | | | | | |
| Vehicular access is provided from the lane. | ✓ | | | | | |

| RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i> | N/A | 1 | 2 | 3 | 4 | 5 |
|---|-----|---|---|---|---|---|
| Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access is provided from the street, provided: <ul style="list-style-type: none"> • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimized; and, • There is no more than one curb cut per property. Staff comment: While access is from the secondary street and entrances are recessed to minimize impacts on pedestrians, there are two curb cuts on Lawrence. | | | | ✓ | | |
| Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms. | | | | | | ✓ |
| When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: <ul style="list-style-type: none"> • On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; • On portions of the building that front onto non-retail streets, line the above ground parking with an active residential frontage, such as ground oriented townhouse units; • When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; • On corner sites, screen the parking structure from public view on both fronting streets using the appropriate strategy listed above. | | | | | | ✓ |
| Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2m above grade, with the following considerations: <ul style="list-style-type: none"> • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized. | | | | | | ✓ |
| 4.1.5 Publicly Accessible and Private Open Spaces | | | | | | |
| Publicly accessible private spaces (e.g., private courtyards accessible and available to the public) have been integrated with public open areas to create seamless, contiguous spaces. | ✓ | | | | | |
| Semi-private open spaces have been located to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units. | | | | | | ✓ |

| RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying) | N/A | 1 | 2 | 3 | 4 | 5 |
|---|-----|---|---|---|---|---|
| Outdoor Amenity Areas: design plazas and parks to: <ul style="list-style-type: none"> • Contain 'three edges' (e.g., building frontage on three sides) where possible and be sized to accommodate a variety of activities; • Be animated with active uses at the ground level; and, • Be located in sunny, south facing areas. | | | | | | ✓ |
| Internal courtyard design provides: <ul style="list-style-type: none"> • amenities such as play areas, barbecues, and outdoor seating where appropriate. • a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users. | | | | | | ✓ |
| Mid-block connections design includes active frontages, seating, and landscaping. | ✓ | | | | | |
| Rooftop Amenity Spaces | | | | | | |
| Shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) are designed to be accessible to residents and to ensure a balance of amenity and privacy by: <ul style="list-style-type: none"> • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units. | | | | | | ✓ |
| Reduce the heat island effect by including plants or designing a green roof, with the following considerations: <ul style="list-style-type: none"> • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated. | | | | | | ✓ |

| 4.1.6 Building Articulation, Features & Materials | | | | | | |
|---|---|--|--|--|--|---|
| <p>Articulate building facades into intervals that are a maximum of 15m wide for mixed-use buildings and 20m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance (see 2.2.1), and include:</p> <ul style="list-style-type: none"> • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the facade; • Repeating window patterns at intervals that correspond to extensions and step backs (articulation) in the building facade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree, or other landscape feature within each interval. | | | | | | ✓ |
| <p>Break up the building mass by incorporating elements that define a building's base, middle and top.</p> | | | | | | ✓ |
| <p>Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.</p> | | | | | | ✓ |
| <p>Articulate the facade using design elements that are inherent to the building as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.</p> | | | | | | ✓ |
| <p>Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline (<i>See Figure 41</i>), articulating the facade, adding pedestrian space, increasing the number and size of windows, and adding awnings and canopies.</p> | | | | | | ✓ |
| <p>Weather Protection</p> | | | | | | |
| <p>Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas (<i>See Figure 42</i>), with particular attention to the following locations:</p> <ul style="list-style-type: none"> • Primary building entrances, • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs. | ✓ | | | | | |
| <p>Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.</p> | ✓ | | | | | |
| <p>Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.</p> | ✓ | | | | | |

| | | | | | | |
|--|---|--|--|---|--|---|
| Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length | ✓ | | | | | |
| Signage | | | | | | |
| Provides attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw. | | | | | | ✓ |
| Avoid the following types of signage: <ul style="list-style-type: none"> • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs. | | | | | | ✓ |
| Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods. Staff comment: Signage proposed is consistent with the architectural style, but does not establish a special character to the neighbourhood. | | | | ✓ | | |