



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

Chapter 18 of the City of
 Initials TA

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.	✓					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						✓
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.						✓
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.						✓
h. In general, establish a street wall along public street frontages to create a building height to street width ratio of 1:2, with a minimum ratio of 1:3 and a maximum ratio of 1:1.75. <ul style="list-style-type: none"> Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); The street wall does not include upper storeys that are setback from the primary frontage; and A 1:1 building height to street width ratio is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys. Staff note: street wall along Ellis St is 1:1.25 which is within the guidelines.						✓
2.1.2 Scale and Massing						
	N/A	1	2	3	4	5
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.						✓
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.						✓
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and 					✓	



<ul style="list-style-type: none"> Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice. <p>Staff note: Please see Shadow Study in Attachment D</p>	Planner Initials	TA				
2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.					✓	
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						✓
c. Limit the maximum grades on development sites to 30% (3:1)	✓					
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: <ul style="list-style-type: none"> Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; Incorporating terracing to create usable open spaces around the building Using the slope for under-building parking and to screen service and utility areas; Design buildings to access key views; and Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped). 	✓					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.						✓
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks. Staff note: internal cul-de-sac proposed for traffic calming.						✓
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.						✓
2.1.4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						✓
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						✓
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						✓



d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> • Underground (where the high water table allows) • Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); • Parkade integrated into the building; • Surface parking at the rear, with access from the lane or secondary street wherever possible. 	Planner Initials	TA					✓
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.	✓						
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability. 	✓						
g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> • Covered short-term parking in highly visible locations, such as near primary building entrances; and • Secure long-term parking within the building or vehicular parking area. 							✓
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.							✓
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.							✓
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.							✓
2.1.5 Streetscapes, Landscapes, and Public Realm Design	N/A	1	2	3	4	5	
a. Site buildings to protect mature trees, significant vegetation, and ecological features.	✓						
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.							✓
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.							✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.							✓
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: <ul style="list-style-type: none"> • Locating outdoor spaces where they will receive ample sunlight throughout the year; • Using materials and colors that minimize heat absorption; • Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and 							✓



minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise. Staff note: townhomes on west side of development have been set back an additional 2.7 m to balconies and patios to preserve visual privacy for adjacent multi-family property.	Planner Initials	TA					
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.							✓
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.						✓	
f. Provide weather protection such as awnings and canopies at primary building entries.							✓
g. Place weather protection to reflect the building's architecture.							✓
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.							✓
i. Provide visible signage identifying building addresses at all entrances.							✓

SECTION 5.0: HIGH-RISE RESIDENTIAL & MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
5.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Design podiums to have transparent frontages to promote 'eyes on the street', using strategies such as: • Having ground-oriented residential units with windows and primary entrances facing the street.						✓
b. For buildings on corner sites with retail frontages, ensure there are active frontages on both facades by wrapping the primary retail façade to the secondary frontage. The primary façade can be emphasized by using higher quality materials and detailing and creating a more prominent entrance.	✓					
c. Locate private, indoor amenity facilities such as bicycle storage along secondary street frontages as opposed to primary street frontages.	✓					
d. Blank walls over 5 m in length along a commercial frontage are strongly discouraged and should be avoided.	✓					
Building Address and Access						
e. Use architectural and landscape features to create well-defined, clearly visible and universally acceptable primary building entrances. Additionally: • Design lobby entryways to ensure they are well-defined and visually emphasized in the façade; • Locate main building entries close to transit stops.						✓
Sidewalk Interface						
f. Design the streetscape fronting building to have defined zones as follows:						✓



<ul style="list-style-type: none"> • Frontage zone next to the building that may include patios, seating or space for pedestrians to access building entrances; • Pedestrian zone that accommodates pedestrians walking along the sidewalk; • Furnishing/planting zone that provides space for street trees, landscaping, seating, and lighting; and • Edge zone that provides a buffer from moving bicycles and vehicles. 	Planner Initials	TA					
g. Provide a generous sidewalk width and space for streetscape amenities such as street trees, benches & patios.							✓
5.1.2 Scale and Massing	N/A	1	2	3	4	5	
Podium							
a. Provide a minimum first floor height of 4.5 metres, measured from grade.							
b. Provide a minimum podium height of 2 storeys and a maximum podium height of 16.0 m, and ensure that the total podium height does not exceed 80% of the adjacent street right-of-way width.							✓
c. On corner sites, vary the height and form of the podium to respect and respond to the height and scale of the existing context on adjacent streets.	✓						
d. When adjacent sites are lower in height and are not anticipated to change, provide a transition in the podium height down to lower-scale neighbours. <ul style="list-style-type: none"> • When adjacent sites include heritage buildings, design the scale and height of the podium to align with the heritage building height. 	✓						
Tower Middle							
e. Orient towers in a north/south direction. <i>Staff note: T1 and T3 are oriented slightly in an east/west direction while T2 and T4 are oriented in a north/south direction.</i>				✓			
f. A maximum of four towers should be located within an individual block, with staggered tower spacing.					✓		
5.1.3 Site Planning	N/A	1	2	3	4	5	
Building Placement							
a. Site podiums parallel to the street and extend the podium along the edges of streets, parks, and open space to establish a consistent street wall.							✓
b. Additional considerations for building placement include: <ul style="list-style-type: none"> • Greater setbacks can be provided at strategic points or along the entire frontage for increased architectural interest and improved pedestrian experience, for example to provide space for tree planting, wider sidewalks, plazas and other open spaces. <i>Staff note: A greater setback along Ellis St, and at Ellis St and the strata road is provided for visual interest as well as to enhance the pedestrian realm with landscaping and an urban plaza.</i>							
Building Separation							



<p>c. Maintain a minimum spacing distance of 25 m between towers, measured from the exterior walls of the buildings, including balconies.</p> <p>Staff note: The applicants propose an approximate 27 m spacing distance between towers internal on their site, and over 30 m spacing between towers on adjacent properties.</p>	Planner Initials	TA						
<p>d. Place towers away from streets, parks, open space, and neighbouring properties to reduce visual and physical impacts of the tower.</p> <p>Staff note: The shadow study terms of reference required specific analysis of adjacent properties, public streets, and Sunset Marsh Park.</p>								✓
Fit and Transition								
<p>e. Promote fit and transition in scale between tall buildings and lower-scaled buildings, parks, and open spaces by applying angular planes, minimum horizontal separation distances, and other strategies such as building setbacks and stepbacks to limit shadow and visual impacts.</p>	✓							
Solar Access								
<p>f. Orient buildings to maximize solar access to adjacent streets and public spaces, while also considering optimizing for solar orientation to improve energy performance and occupant comfort. Strategies for minimizing impact on solar access include:</p> <ul style="list-style-type: none"> • Limiting the scale and height of the podium; • Designing slender towers with generous separation distances; • Varying the height of towers on sites with multiple towers; and • Locating towers on site to minimize shadowing adjacent buildings and open spaces. 								✓
Views from the Public Realm								
<p>g. Site buildings to create, frame, or extend views from the public realm to important natural and human made features (e.g. to Okanagan Lake) by using strategies such as varying setbacks to protect important views.</p>				✓				
5.1.4 Site Servicing, Access, and Parking								
<p>a. Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site.</p>	N/A	1	2	3	4	5		✓
<p>b. 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:</p> <ul style="list-style-type: none"> • On portions of the building that front onto non-retail street, line the above ground parking with 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; 								✓



<p>c. An additional acceptable strategy for mitigating visual impacts from above ground parking is to create a setback between the ground floor and upper storeys of the podium that can accommodate significant soil volumes for planting trees and other landscaping to screen the parking structure.</p> <ul style="list-style-type: none"> Public art can also be used to mitigate visual impacts from blank walls on upper storey podium levels. 	Planner Initials	TA						
<p>d. Minimize the visual impact of garage doors, parking entrances and service openings on the public realm by using strategies such as recessing, screening, and site minimization.</p> <ul style="list-style-type: none"> Avoid split level, raised or sunken parkade entrances. 								✓
<p>e. Locate drop-off areas into the side or rear of the site and provide pedestrian access to the street frontage.</p>	✓							
<p>f. Provide clearly visible pedestrian access to and from parking areas.</p>	✓							
<p>g. Integrate service connections, vents, mechanical rooms and equipment with the architectural treatment of the building, and/or locate to minimize visual impact and screen from view with materials and finishes compatible with the building.</p>								✓
<p>5.1.5 Publicly Accessible and Private Open Spaces</p>	N/A	1	2	3	4	5		
<p>Publicly Accessible Open Space</p>								
<p>a. Wherever possible, include publicly accessible open space on-site, such as hard or soft landscaped setbacks, plazas, courtyards, and mid-block pedestrian connections.</p>								✓
<p>b. Define and animate the edges of open spaces with well-proportioned podiums and active uses at-grade.</p>								✓
<p>c. Locate and design publicly accessible open space to:</p> <ul style="list-style-type: none"> Be directly accessible from the fronting public sidewalk; Maximize access to sunlight and encourage year-round use through the use of landscaping, seating, and weather protection; Where possible, complement and connect with publicly accessible open space on neighbouring properties; and Maximize the safety, comfort, amenity, and accessibility. 								✓
<p>d. On larger sites, use publicly accessible open space to provide through-block pedestrian connections.</p> <p>Staff note: an east-west mid-block connection from Sunset Dr to Ellis St is proposed as a tree lined strata road with sidewalks on both sides.</p>								✓
<p>e. Where provided, tailor furniture elements as appropriate to encourage a range of seating and gathering opportunities, including both fixed and unfixed seating to allow for flexibility of use.</p>								✓
<p>Private Open Spaces</p>								
<p>f. Provide private outdoor amenity spaces on site, such as balconies, private courtyards, private gardens, and accessible green roofs.</p>								✓
<p>g. Locate and design shared private outdoor amenity space to:</p> <ul style="list-style-type: none"> Maximize access to sunlight; 								✓



<ul style="list-style-type: none"> Minimize noise, smell and/or visual impacts from site servicing or mechanical equipment; Provide seating, lighting, trees, shade structures, and weather protection. 	Planner Initials	TA					
h. Locate private patios and gardens to minimize overlook from neighbours.						✓	
i. For shared rooftop amenity spaces (e.g., on top of the podium parkade), 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 by using fencing, landscaping, or architectural screening. 						✓	
j. Design private balconies to be large enough to provide usable outdoor space.							✓
k. Locate indoor amenity areas adjacent to shared outdoor amenity areas and allow access between the two areas.							✓
Public Art							
l. Where applicable, integrate public art on-site to generate interest and activity and reflect the unique natural, Indigenous, or human history of Kelowna.						✓	
m. Provide adequate building setbacks and space to accommodate the pedestrian view and experience of public art installations.							✓
n. Site artwork at key pedestrian spaces such as courtyards, mid-block connections, lanes, and plazas.							✓
5.1.6 Building Articulation, Features & Materials	N/A	1	2	3	4	5	
a. Design tall building to have a cohesive architectural look with a distinct podium, tower, and top. Strategies for achieving this includes changes in articulation, materials, and the use of step backs.							✓
Podium							
b. Provide architectural expression in a pattern, scale, and proportion that is in relation to neighbouring building and that differentiates it from the tower. Examples of such design elements include the use of cornice lines, window bays, entrances, canopies, durable building materials, and energy efficient fenestration.							✓
c. Highlight primary retail facades with high quality materials and detailing with particular attention to building entrances.	✓						
d. Avoid blank walls, but if necessary, articulate them with the same materials and design as other active frontages. Staff note: parkade walls that are unable to be wrapped with townhomes are finished with a tiered landscape wall.						✓	
e. Along mixed-use and commercial street frontages, avoid locating balconies (projecting or inset) within the first 2 storeys of the podium. Between 3 and 6 storeys, inset balconies behind the streetwall.	✓						

This forms part of application

DP21-0277 & DVP21-0278

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DEVELOPMENT PLANNING

f. Provide weather protection and signage in accordance with Guidelines found in Section 4.1.6 as well as lighting in accordance with Section 2.1.5.	Planner Initials ✓	TA				
Tower Middle						
g. On sites with multiple towers, provide variation in the design and articulation of each tower façade to provide visual interest while maintaining a cohesive architecture overall.					✓	
h. Design balconies to limit increases in the visual mass of the building and to become an extension of interior living space, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance.					✓	
Tower Top						
i. Design the top of tall buildings to terminate and be distinguishable from the middle building and to make a positive contribution to the skyline. <ul style="list-style-type: none"> • Design and screening of mechanical rooms, and incorporation of roof top amenity spaces and architectural lighting, can be used to distinguish the tower top. 					✓	
j. Setback the upper floors of the tower and incorporate a projecting cornice or other feature to terminate the building and contribute to a varied skyline.						✓