2040 Official Community Plan – Chapter 18 Design Guidelines

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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**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. • 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 or mid-block connection condition provided the street wall height is no greater than 3 storeys. ***Staff note: Podium height is 16. 0 m, St Paul St and Doyle Ave are 20 m wide; the street wall is above the maximum ratio (1:1.25).***		✓				
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:			✓			

• Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and • Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.						
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: • 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); • Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible.		✓				
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: • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability.				✓		
g. Provide bicycle parking at accessible locations on site, including: • 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 at grade with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage. ***Staff note: Refer to landscape drawings for lighting and public art design precedents of columns for on-site open space & seating (public plaza at corner).***					✓	
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: • 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 • Using building mass, trees and planting to buffer wind.				✓		
f. Use landscaping materials that soften development and enhance the public realm.						✓
g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions. ***Staff note: Detailed off-site landscaping and soil cells will be required at time of Building Permit.***					✓	
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.	✓					
j. Design sites to minimize water use for irrigation by using strategies such as: • Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and • Using recycled water irrigation systems.		✓				
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.	✓					
l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.					✓	
m. Use exterior lighting to complement the building and landscape design, while: • Minimizing light trespass onto adjacent properties; • Using full cut-off lighting fixtures to minimize light pollution; and • Maintaining lighting levels necessary for safety and visibility.						✓

n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	✓					
2.1.6 Building Articulation, Features and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.						✓
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.					✓	
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.				✓		
d. Design buildings such that their form and architectural character reflect the building's 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 *(1 is least complying & 5 is highly complying)*	**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 continuous commercial and retail uses with windows and primary entrances facing the street; and • 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. For residential podiums with townhouse frontages, refer to Section 3.1 for Guidelines for that portion of the building.	✓					
d. Locate private, indoor amenity facilities such as bicycle storage along secondary street frontages as opposed to primary street frontages.						✓
e. Blank walls over 5 m in length along a commercial frontage are strongly discouraged and should be avoided.						✓
Building Address and Access						
f. Use architectural and landscape features to create well-defined, clearly visible and universally acceptable primary building entrances. Additionally: • Differentiate between residential and commercial entrances; • Design lobby entryways to ensure they are well-defined and visually emphasized in the façade; • For retail frontages, provide small format retail storefronts with frequent entrances and a minimum depth of 10 m; and • Locate main building entries close to transit stops.					✓	
Sidewalk Interface						
g. Design the streetscape fronting building to have defined zones as follows: • 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.					✓	
h. 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. ***Staff note: minimum first floor height is not met on portions of the project fronting St Paul St.***					✓	
b. Provide a minimum podium height of 2 storeys and a maximum podium height of 4 storeys, 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. • 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. ***Staff note: The tower is mostly square and not oriented in either direction.***	✓					
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: • Site towers to be setback from the street wall and closer to the lane • 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. • Greater setbacks can be provided along retail streets in order to accommodate street cafes and patios (3 – 4 m). • On corner sites with retail frontage, provide a triangular setback 4.5 m in length abutting along the property lines that meet at each corner of the intersection.						✓
Building Separation						
c. Maintain a minimum spacing distance of 25 m between towers, measured from the exterior walls of the buildings, including balconies.						✓

d. Place towers away from streets, parks, open space, and neighbouring properties to reduce visual and physical impacts of the tower.						✓
Fit and Transition						
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.				✓		
Solar Access						
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: • Limiting the scale and height of the podium; • Designing slender towers with generous separation distances; and • Locating towers on site to minimize shadowing adjacent buildings and open spaces.			✓			
Views from the Public Realm						
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.	✓					
5.1.4 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
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.						✓
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: • On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; • 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 by using the appropriate strategy listed above.						✓
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. • Public art can also be used to mitigate visual impacts from blank walls on upper storey podium levels.		✓				

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. • Avoid split level, raised or sunken parkade entrances.					✓	
e. Locate drop-off areas into the side or rear of the site and provide pedestrian access to the street frontage.	✓					
f. Provide clearly visible pedestrian access to and from parking areas.	✓					
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.						✓
5.1.5 Publicly Accessible and Private Open Spaces	**N/A**	**1**	**2**	**3**	**4**	**5**
Publicly Accessible Open Space						
a. Wherever possible, include publicly accessible open space on-site, such as hard or soft landscaped setbacks, plazas, and courtyards.						✓
b. Define and animate the edges of open spaces with well-proportioned podiums and active uses at-grade.				✓		
c. Locate and design publicly accessible open space to: • 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.					✓	
d. On larger sites, use publicly accessible open space to provide through-block pedestrian connections.	✓					
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.				✓		
Private Open Spaces						
f. Provide private outdoor amenity spaces on site, such as balconies, private courtyards, private gardens, and accessible green roofs.						✓
g. Locate and design shared private outdoor amenity space to: • Maximize access to sunlight; • Minimize noise, smell and/or visual impacts from site servicing or mechanical equipment; • Provide seating, lighting, trees, shade structures, and weather protection.						✓
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: • 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.						✓
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 buildings 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.						✓
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.						✓
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.					✓	
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. • Consider that inset or partially inset balcony arrangements may offer greater privacy and comfort, particularly on higher floors.					✓	
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. • 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.		✓				