



**ATTACHMENT** C

This forms part of application  
 # DP21-0123 DP21-0124

Planner Initials TA

City of **Kelowna**  
DEVELOPMENT PLANNING

August 30<sup>th</sup>, 2023

City of Kelowna  
Community Planning Department  
1435 Water Street  
Kelowna, BC, V1Y 1J4

**Attn:** Ryan Smith, Divisional Director, Planning and Development Services  
Jocelyn Black, Development Planning Department Manager  
Trisa Atwood, Planner II

**Re: One Varsity, 1405 St Paul, Kelowna, BC – Development Permit and Development Variance Permit Application – Supplemental Document to Development Proposal Application Form**

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**ONE VARSITY, 1405 ST PAUL, - PUBLIC BENEFIT STRATEGY**

Kerkhoff Construction is pleased to submit to the City of Kelowna a Development Permit and Development Variance application for the site at 1405 St. Paul St. Approximately 0.8 acres (6,163.5 sq. m) in size, this site is centrally located and an ideal location to introduce infill density and activate Kelowna's growing downtown district.

The proposed redevelopment of 1405 St. Paul St. will create a distinct and central residential development within a short walk to downtown amenities, the future UBCO Downtown campus, Lake Okanagan waterfront, and Queensway Exchange transit hub. A new inner city grocery store at grade will contribute to the commercially activated downtown public realm and encourage further social cohesiveness. A decorated open plaza juxtaposed against the entrance way of the grocery store will serve as a gathering point for residents and end users alike which solidifies this vertical community within the downtown core. The podium levels have a modern interlocking panel façade which synergizes with the next door UBCO tower and reinforces the theme of a frame plaza intersection on Doyle Ave and St Paul St. The building offers a highly amenitized lifestyle for the occupants, as well as being on the cutting edge of green living by

promoting low carbon transportation options, being 100% EV ready in the parkade and exceeding the current Kelowna's Energy Step Code for building design.

The project will contribute to the Housing Opportunities Reserve Fund for the City purchase of land for provision of affordable housing. In addition, working with the City's transportation improvement plan, avenues of transportation improvements will be evaluated in the neighbourhood at the appropriate time (Building Permit Stage).

The proposal includes one 35-storey tower atop a 5-storey podium that includes above-ground parking. The site redevelopment will not change or influence connectivity patterns and will retain the existing lane way on the east edge of the site. The development will provide 342 new housing units:

- 56 micro suites,
- 56 studio apartments,
- 112 one-bedroom apartments, and
- 118 two-bedroom apartments.

The following outlines contributions to the community that the project will provide as part of the Public Benefit Strategy for the One Varsity - 1405 St Paul Development Permit and Development Variance Permit Application.

## **COMMUNITY**

### **1) Downtown Grocery Store**

- a) Grocery stores are great community builders because they bring people together in a common space and provide opportunities for social interaction.
- b) The surrounding local businesses will thrive off employment opportunities and it will contribute to the overall wellbeing and vitality of the community by meeting essential needs.
- c) The inclusion of a downtown grocery store will also reduce vehicle trips for existing and future residents of the downtown core district. This pedestrian presence increases amenities along the urban corridor, influences engagement and support for smaller businesses.
- d) Active streets in urban centers inevitably create a communal desire to contribute to a vibrant and inclusive community.

### **2) Housing Diversity**

- a) One varsity will provide a significant supply of studios, one- and two-bedroom homes to the community of Kelowna. These mix of options and sizes will meet the needs of any family looking for a place to call home in the downtown core.

### **3) Compact Communities**

- a) A concentrated tax base provides new or renewed services to the area, benefiting all residents.
- b) Social networks and gathering places, including parks/trails/cafes/community services, are within walking distance for more people.
- c) A smaller development footprint allows for larger, more open communal–outdoor spaces.

## **SUSTAINABILITY**

### **4) Bike Culture**

- The project development is focused on growing the ever-popular bike community in the City of Kelowna. At grade, the project is providing a approximately 2,000SF bike room where residents can store and conduct maintenance at well-equipped repair stations.

### **5) Mass Transit Proximity**

- a) 1405 St Paul will be accessible by multiple modes of transportation, being located less than a 5-minute walk from the Queensway Exchange. There is also a nearby bus stop along Doyle Ave. for ability to pick up the bus line.

### **6) Sustainable Land Use**

- a) Opportunity for lower emissions; Energy-efficient buildings allow for a smaller ecological footprint for the residents.
- b) The reliance on a carbon emitting individual cars is reduced based on the increased walkability of the surrounding neighborhood.
- c) Urban sprawl is curbed, protecting valuable ALR land and regenerating brownfield or infill sites.

### **7) High Performance Buildings**

- a) With the new provincial building requirements, 1405 St Paul will meet or exceed the standards of Energy Step Code 2.
- b) Low carbon building measure including locally manufactured materials and low-VOC emitting materials will be used where possible.
- c) Energy efficient mechanical and electrical systems, including lighting and energy efficient appliances, will be preferred in the building fit out. Specified common areas (stairwells and parking) will have occupancy sensors to limit the duration and/or intensity of operational lighting and be equipped with LED bulbs. Outdoor lighting will be controlled by photocells or timers.

## **8) Landscaping**

- a) Private green roof terrace to offer opportunities for gardening and landscaping.
- b) New street trees and landscaping will contribute to the local greenery in the neighborhood.

## **URBAN CENTRE INTEGRATION**

### **9) Places for People**

- a) The project is inviting, safe, accessible, and comfortable on the streets as part of the urban design planning including sidewalks, semi-covered pedestrian plaza, landscaping, and street furnishings.
- b) Entrances are clearly visible and accessible.
- c) Commercial spaces and public realm will be well-defined and legible to residents and visitors.

### **10) Placemaking**

- a) The landscape and design will draw on the Kelowna culture and identity.
- b) The street design completes and unifies the Doyle Ave and St. Paul St. corridors and clearly identifies the centre of Kelowna's downtown and innovation district.

### **11) Building Articulation and Features**

- a) Architectural podium cutout to lighten the massing at grade and on the street corner.
- b) Unified architectural concept with varied façade treatment.
- c) Durable building design for the local climate and region.

## **ARCHITECTURAL DESIGN**

### **12) Defined Skyline**

- a) The colour palette of the tower is unlike its surrounding buildings to create a unique landmark that will be iconic amongst the landscape
- b) Elegant point tower profile, with a mixture of textures and colours of spandrel, fibre cement and metal panels. Movement is created all the way up and around the tower with patterning of panels and alternating balcony sizes.

### 13) Neighborhood Interfaces

- a) The North end of the site, with its open plaza and decorated columns, not only serves as an entry way to the urban grocer, but also as the focal point of this vertical community with connection to the streetscape which will draw end users into the site.
- b) The frontage along Doyle will further activate the public realm with much needed retail spaces that would serve the local community.

### 14) Prominent Features

- a) Architectural features at the lobby entrance to create a sense of arrival and place for the residents of the building. This also breaks up the façade into distinct, programmatic themes to give a more human scale rhythm to the street wall.
- b) Colourful and distinguished datum lines stretch from the top of the tower to the bottom of the podium for a connected, cohesive, and dynamic vertical massing.
- c) A pair of public art pieces will be commissioned and designed to encapsulate the exposed columns underneath the building canopy to further distinguish the plaza and create a focal point for social gatherings.

On behalf of our entire team, we would like to thank the City of Kelowna for their support and consideration of the Development Permit and Development Variance Permit Application for One Varsity – 1405 St Paul. We are truly honored to be part of the Kelowna landscape and deeply appreciate the trust you have placed in us to create a development that integrates with the vibrant character of the city. Your guidance and insights have been instrumental in shaping a design that meets the highest standards of architecture but also enriches the lives of those who will live, work, and visit within it. We look forward to continued collaboration with staff and the City of Kelowna to bring our vision of this great project to reality.

Sincerely,

DocuSigned by:  
  
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**Bruno Jury** P.Eng, MBA, LEED Green Assoc.

*Vice President of Development*

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