



City of  
Kelowna

DP21-0123 & DVP21-0124  
1405 St Paul St

Development Permit & Development Variance Permit

# Purpose

- ▶ To consider a Development Permit and Development Variance Permit for the form and character of a mixed-use tower with variances to long term bicycle parking and maximum floor plates.

# Development Process

May 30, 2021

Development Application Submitted



2021-2023

Design Revisions & Staff Review



Sept 26, 2022

Zoning Bylaw No. 12375 Adopted



Sept 6, 2023

Neighbourhood Notification Received



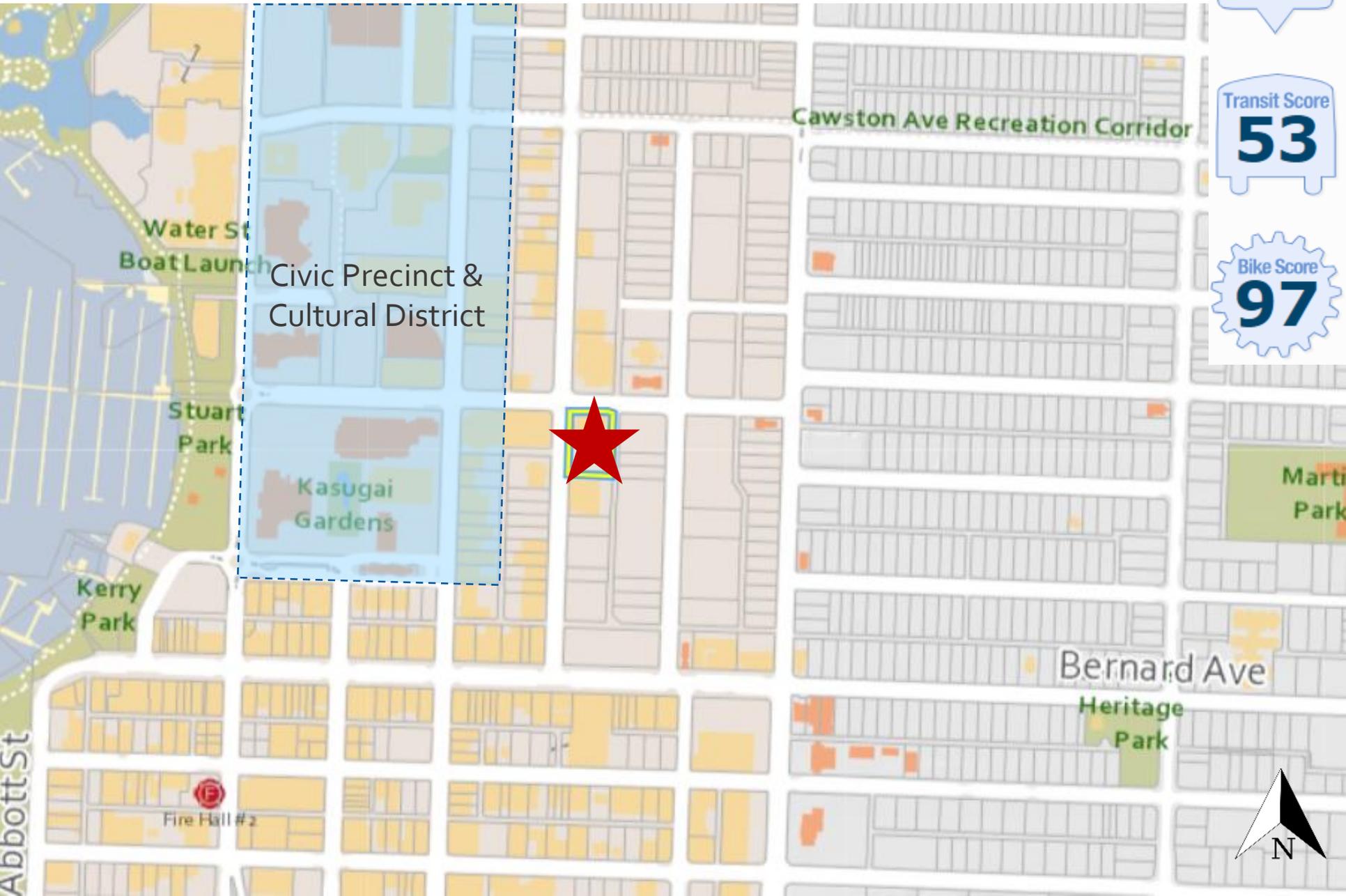
Oct 17, 2023

Development Permit &  
Development Variance Permit

} Council  
Approval

Building Permit

# Context Map



Walk Score  
**86**

Transit Score  
**53**

Bike Score  
**97**



# Subject Property Map



UBC Downtown  
43 storeys

Interior Health  
5 storeys

Multi-Family  
4 storeys

Office Building  
2 storeys



ST PAUL ST

DOYLE AVE

BERTRAM ST

526

580

1405

575

1420

1416

1424

1428

# 3D Site Context (SE)



# Site Photo



# Technical Details

- ▶ UC<sub>1</sub> – Downtown Urban Centre
  - ▶ 342 units
    - ▶ Microsuites/Bachelor: 112
    - ▶ One-Bedroom: 112
    - ▶ Two-Bedroom: 118
  - ▶ 35 storeys in height
  - ▶ 5 level podium
  - ▶ 1,530 m<sup>2</sup> grocery store
  - ▶ 4 variances
  - ▶ 349 parking stalls (8 payment-in-lieu)

# Variances

▶ **Section 8.5.6.c: Off-Street Bicycle Parking**

To vary the minimum ground-anchored long-term bicycle parking from 50% required to 0% proposed;

▶ **Table 8.5.1: Minimum Dimensions for Bicycle Parking**

To vary the minimum distance between bicycle racks from 0.45 m required to 0.35 m proposed;

▶ **Table 9.11: Tall Building Regulations**

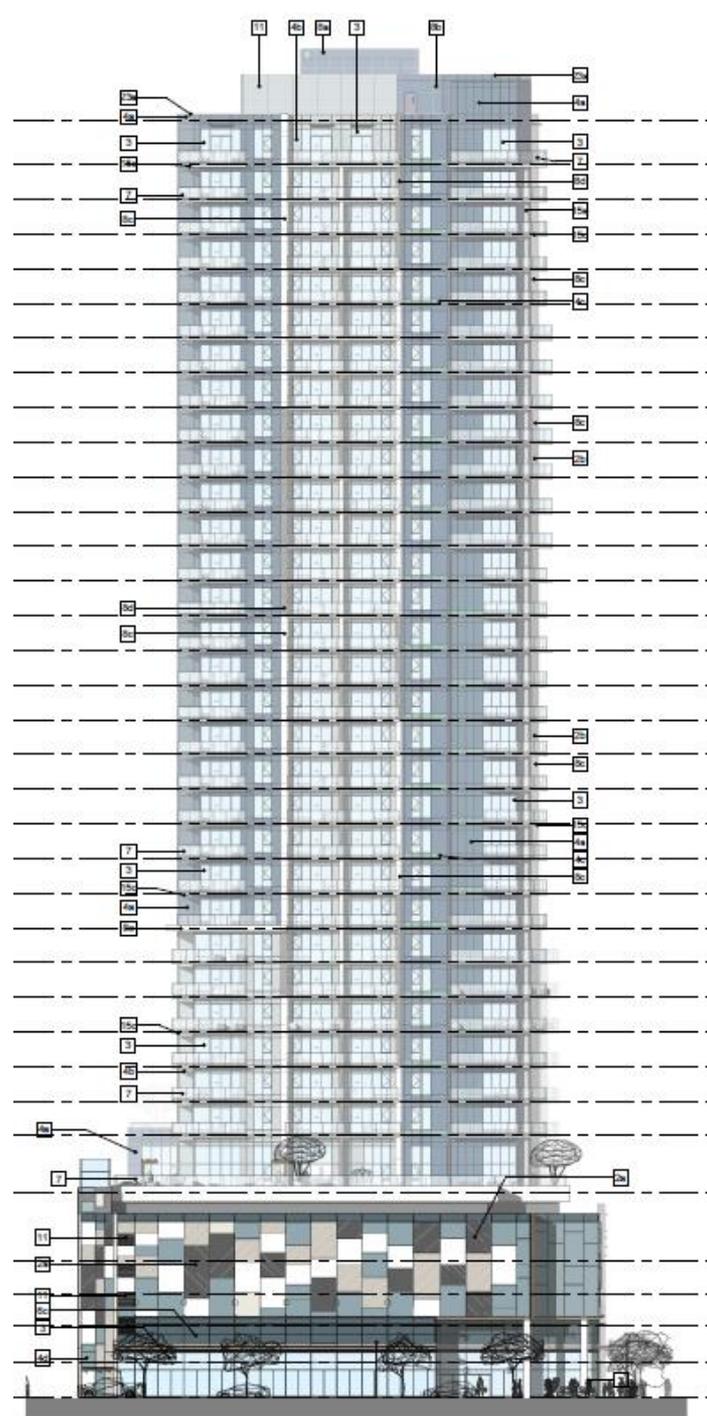
To vary the maximum floor plate above 16.0 m for residential use from 750 m<sup>2</sup> GFA required to 1,002 m<sup>2</sup> GFA proposed for Level 6 only;

▶ **Table 9.11: Tall Building Regulations**

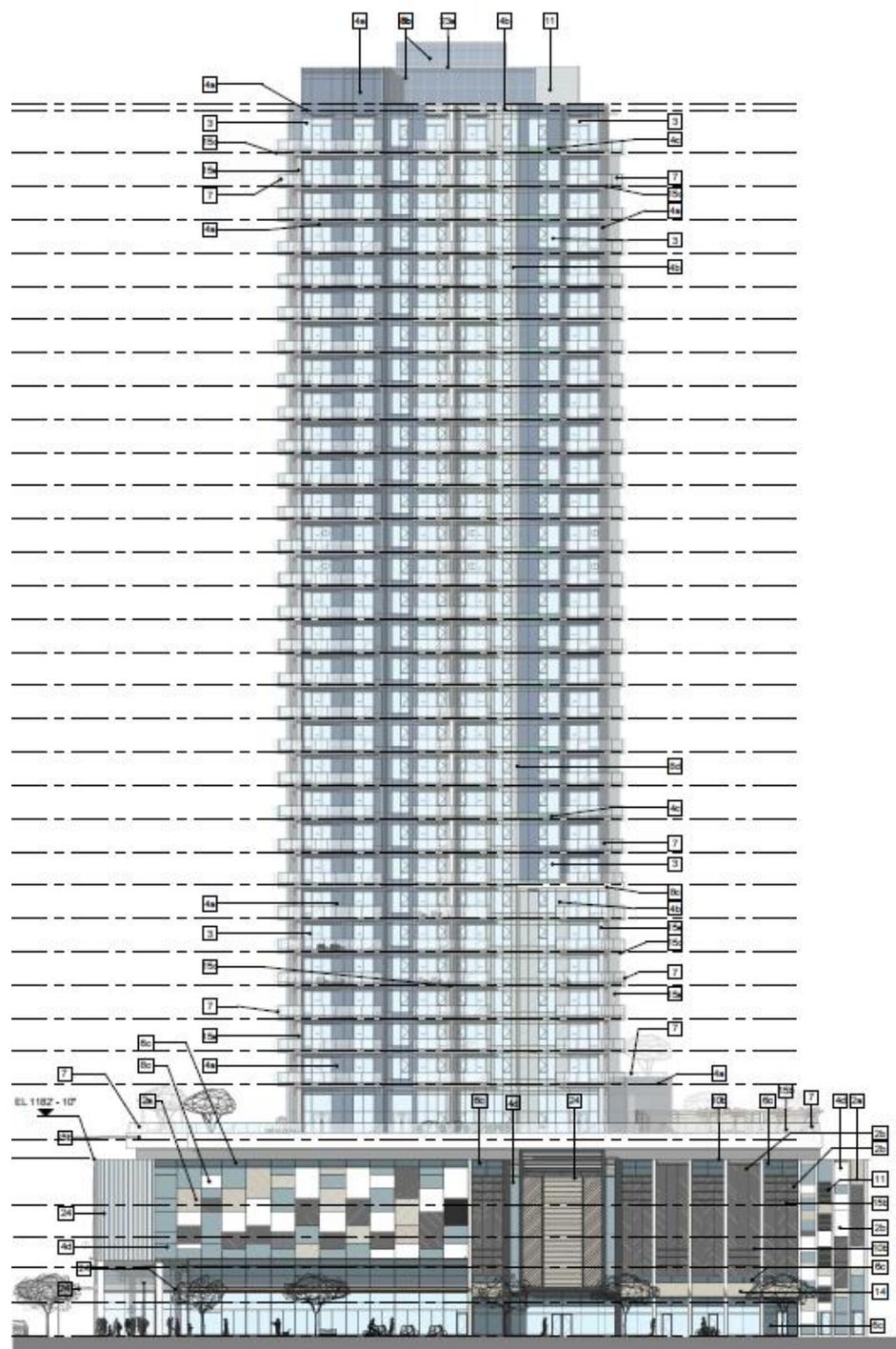
To vary the maximum floor plate above 16.0 m for residential use from 750 m<sup>2</sup> GFA required to 769 m<sup>2</sup> GFA proposed for Level 7 to Level 12 only.



# Elevation – North



# Elevation – West



# Materials Board

## PODIUM MATERIALS



FIBRE CEMENT BOARD  
COLOR: DARK STONE

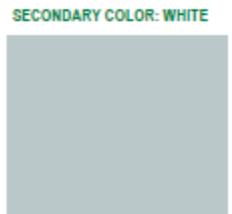
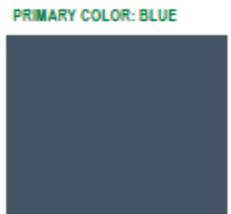


FIBRE CEMENT BOARD  
COLOR: LIGHT STONE



FIBRE CEMENT BOARD  
TEXTURED  
COLORS: WHITE, GREY

## PROJECT SPANDREL



## PROJECT MATERIALS



TOWER ELEMENTS METAL PANEL  
COLOR: SILVER



TOWER MULLION  
COLOR: GREY VELVET

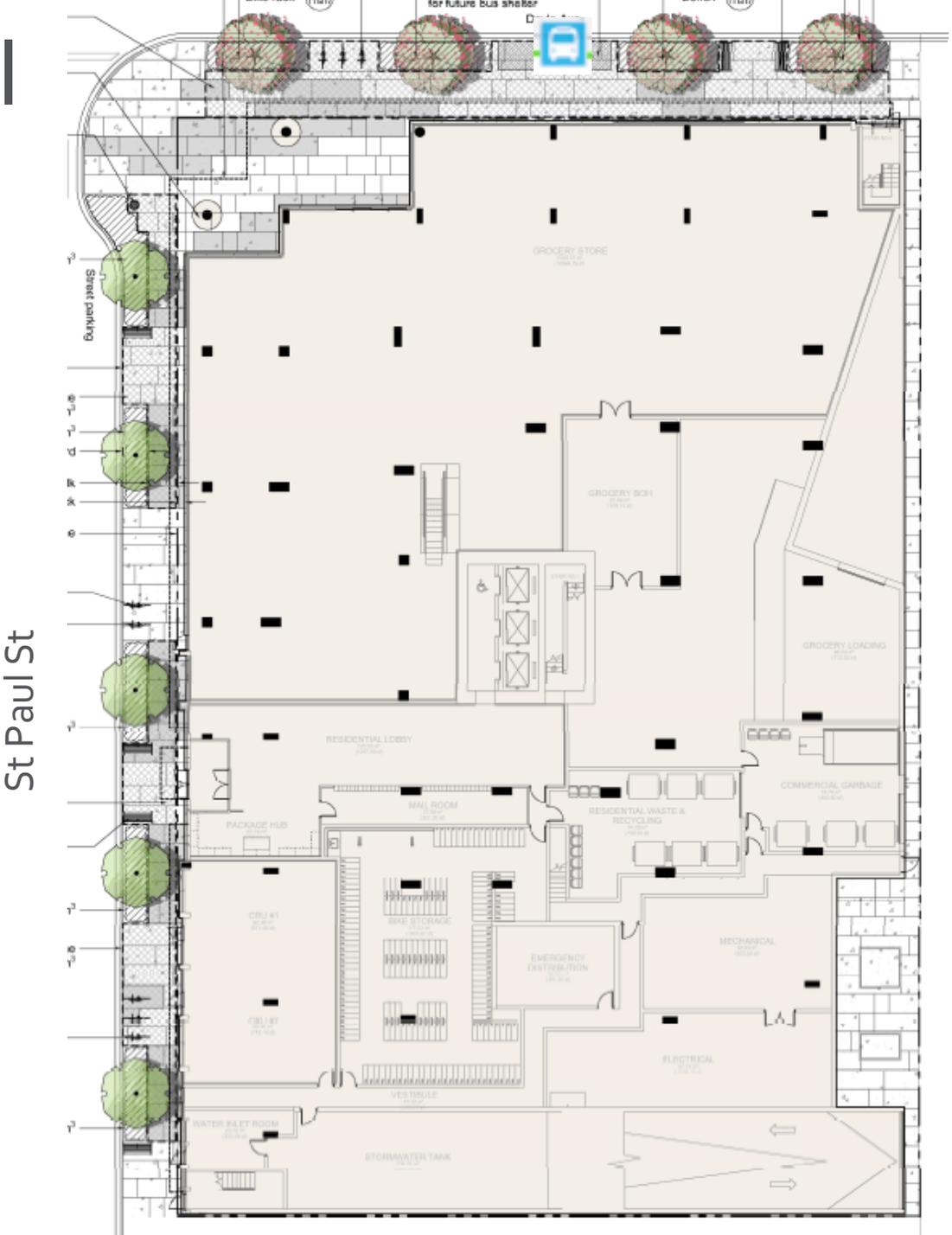


TOWER / PODIUM METAL PANEL  
COLOR: WHITE



PODIUM WOOD WOOD METAL PANEL, SOFFIT  
COLOR: LIGHT WALNUT

# Street Level Landscape Plan



Doyle Ave



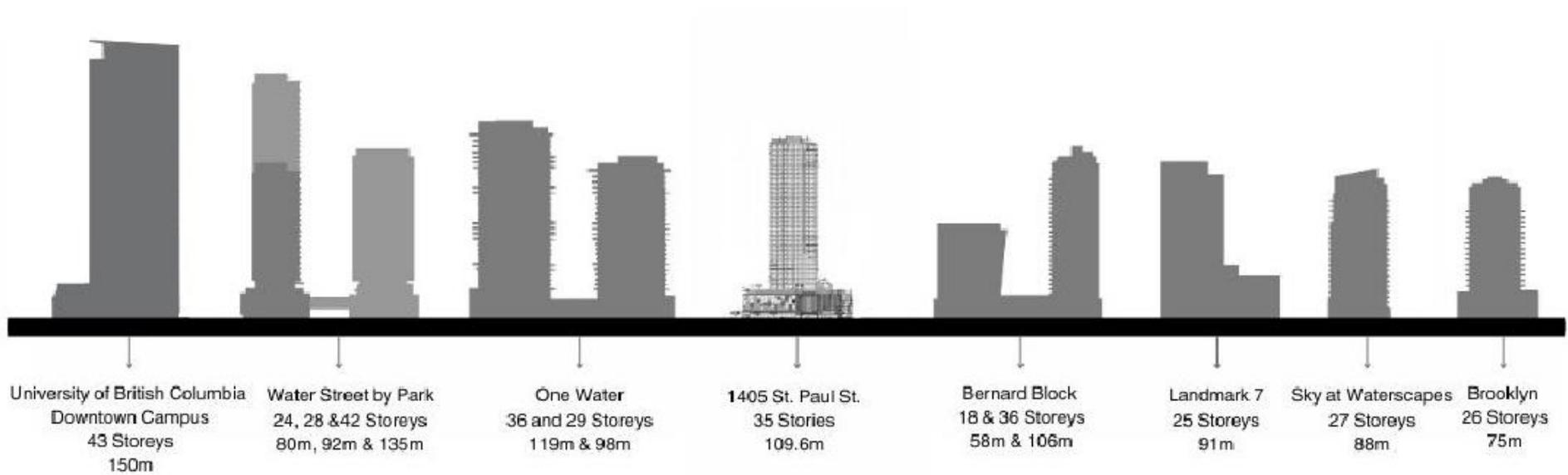
# OCP Policy 4.4.3

## Taller Downtown Buildings

- ▶ Consider support for development that is higher than 26 storeys where the proposal contains significant benefit to Kelowna citizens Parking Requirements
- ▶ The proposal should include some or a combination of the following on next slide.

OCP Policy 4.4.3. Taller Downtown Buildings	Proposed Project
<p>✓ <i>An affordable, supportive and/or rental housing component that further advances Urban Centre housing objectives;</i></p>	<ul style="list-style-type: none"> <li>• Contribution to the Housing Opportunities Reserve Fund in the amount of \$700,000</li> </ul>
<p>✓ <i>A significant public amenity that supports the fostering of more inclusive and socially connected Urban Centres such as parks, public spaces, schools, post-secondary institutions, or child care facilities;</i></p>	<ul style="list-style-type: none"> <li>• Approximately 100 m<sup>2</sup> public plaza proposed</li> </ul>
<p>✓ <i>Offsite considerations, including enhanced streetscapes, provision of Active Transportation Corridors, tree canopy protection and enhancement, or green infrastructure within the road right of way;</i></p>	<ul style="list-style-type: none"> <li>• Enhanced streetscape improvements for St Paul St and Doyle Ave are required</li> </ul>
<p>✗ <i>Smaller tower floorplates to mitigate the impact on views and shadowing;</i></p>	<ul style="list-style-type: none"> <li>• Level 6 requires a floor plate variance from 750 m<sup>2</sup> to 1,002 m<sup>2</sup></li> <li>• Levels 7 to 12 require a floor plate variance to 769 m<sup>2</sup></li> </ul>
<p>✗ <i>Outstanding and extraordinary design.</i></p>	<ul style="list-style-type: none"> <li>• Adequately meets OCP Chapter 18 Design Guidelines with average scores</li> <li>• Does not meet the threshold to be considered outstanding and extraordinary design</li> </ul>

# Tall Building Comparison



# OCP Chapter 18 Design Guidelines

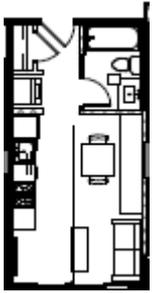
- ✓ 2.1.6.a. Express a unified architectural concept that incorporates variation in façade treatments.
- ✓ 5.1.1.b. For buildings on corner sites with retail frontages, ensure there are active frontages on both facades.
- ✓ 5.1.5.a. Wherever possible, include publicly accessible open space on-site.

# Rendering Podium – Doyle Ave



# Parking, Podium, Tower Height

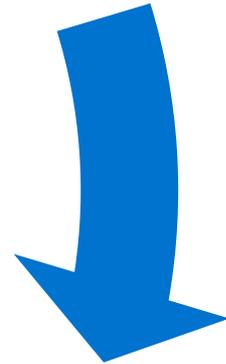
- ▶ Zoning Bylaw & OCP Design Guidelines curated for regulations to work in conjunction with one another:
  - ▶ Parking Requirements
  - ▶ Podium Height
  - ▶ Podium Massing
  - ▶ Tower Height



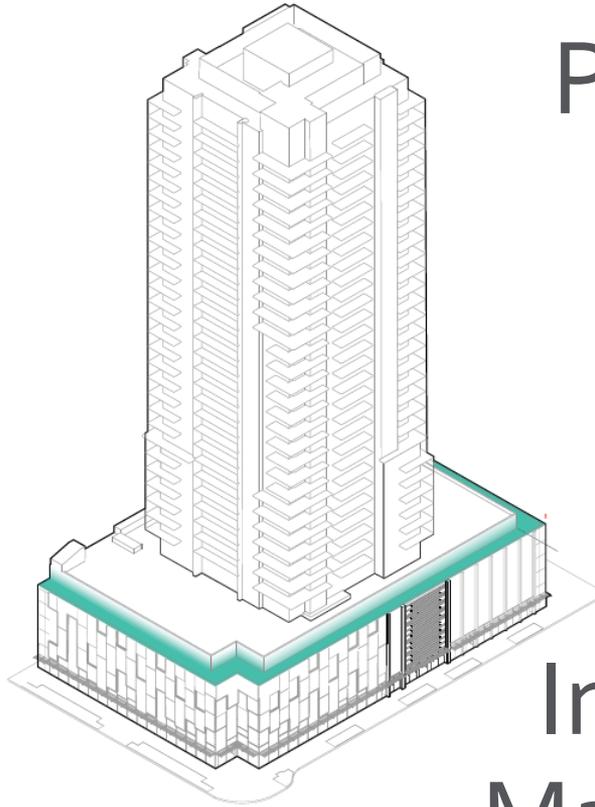
High  
Number of  
Small  
Units



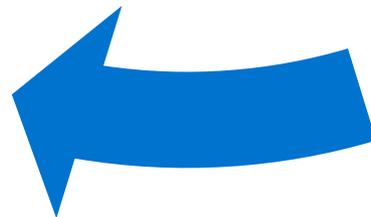
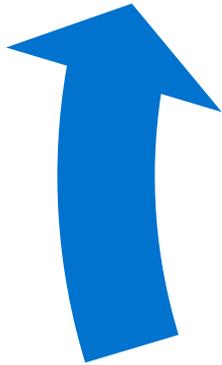
Requires  
More  
Parking



Increase  
Massing of  
Podium



Taller  
Tower



# Podium Design Guidelines

(not met)

- ✘ 5.1.2.b. Provide a minimum podium height of 2 storeys and a maximum podium height of 4 storeys.
- ✘ 5.1.2.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.
- ✘ 5.1.2.d. When adjacent sites are lower in height, provide a transition in the podium height.

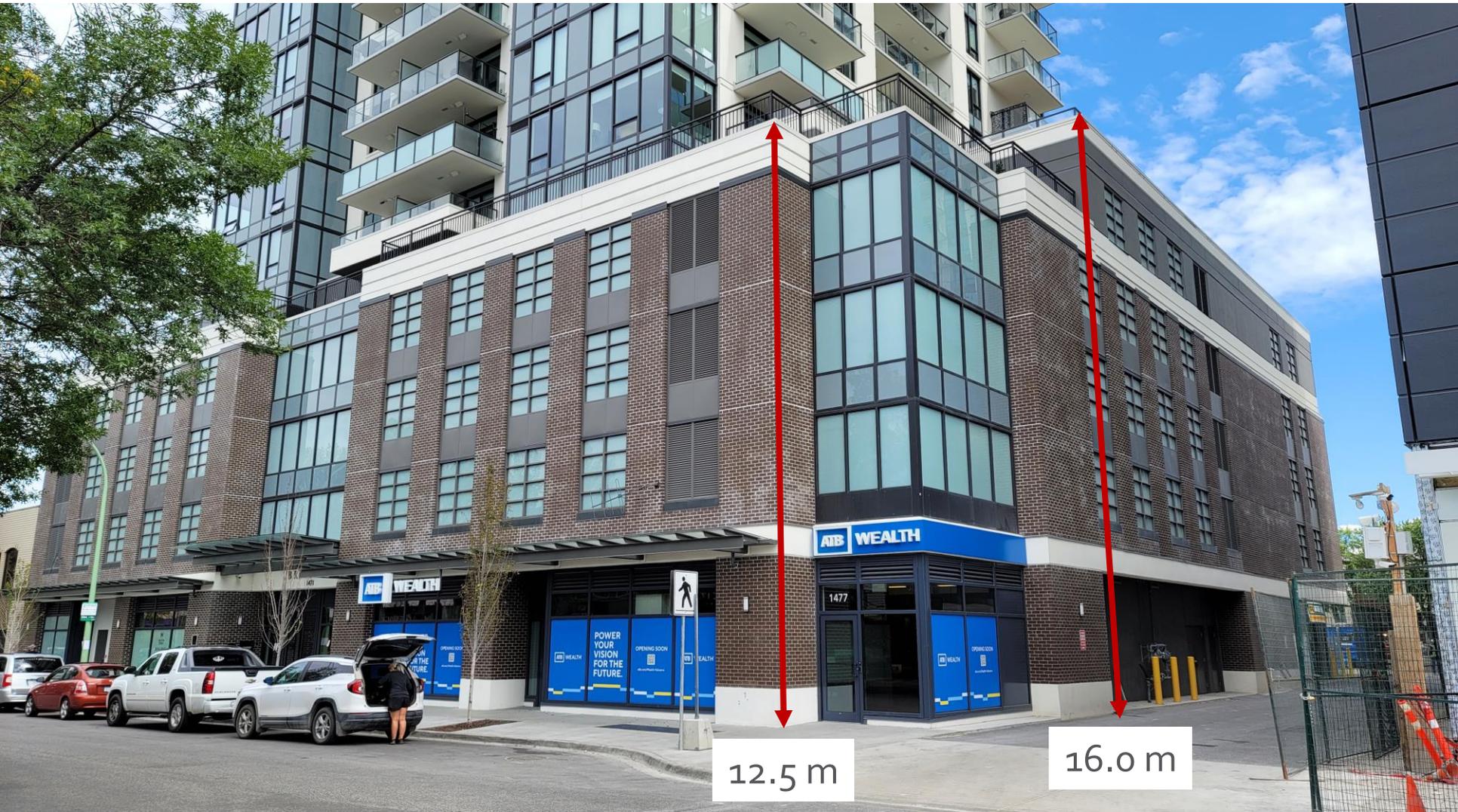
# Podium - 1405 St Paul St



# UBC - 550 Doyle Ave



# The Brooklyn – 1471 St Paul St



# Tower Middle & Tower Top

- ✓ 5.1.6.h. Consider inset or partially inset balcony arrangements.
- ✗ 5.1.6.i. Design the top of tall buildings to terminate and be distinguishable from the middle building, to make a positive contribution to the skyline.
- ✗ 5.1.6.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.

Tower Middle  
& Tower Top

Rendering  
Facing NE



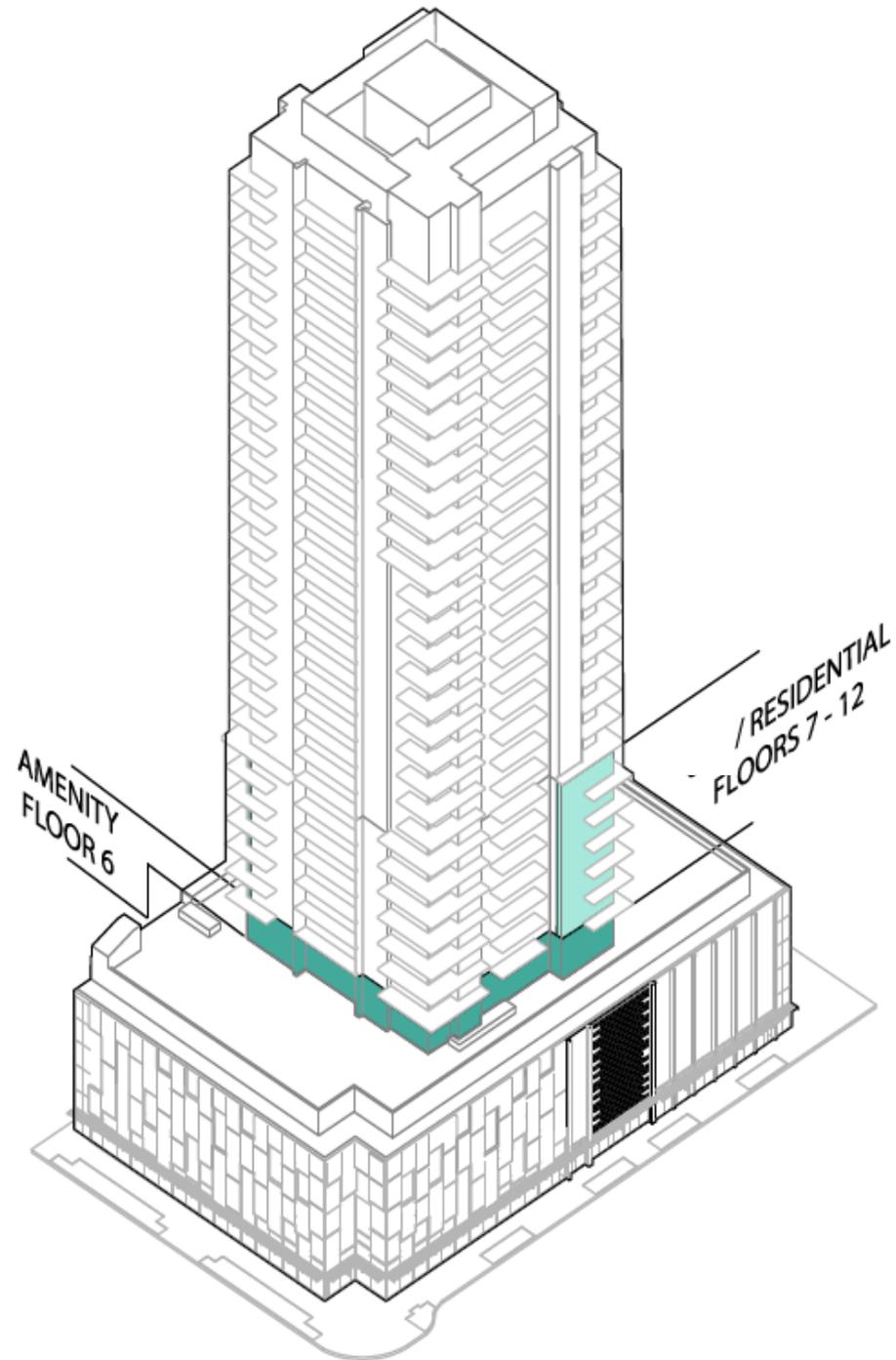
Tower Middle  
& Tower Top

Rendering  
Facing NE

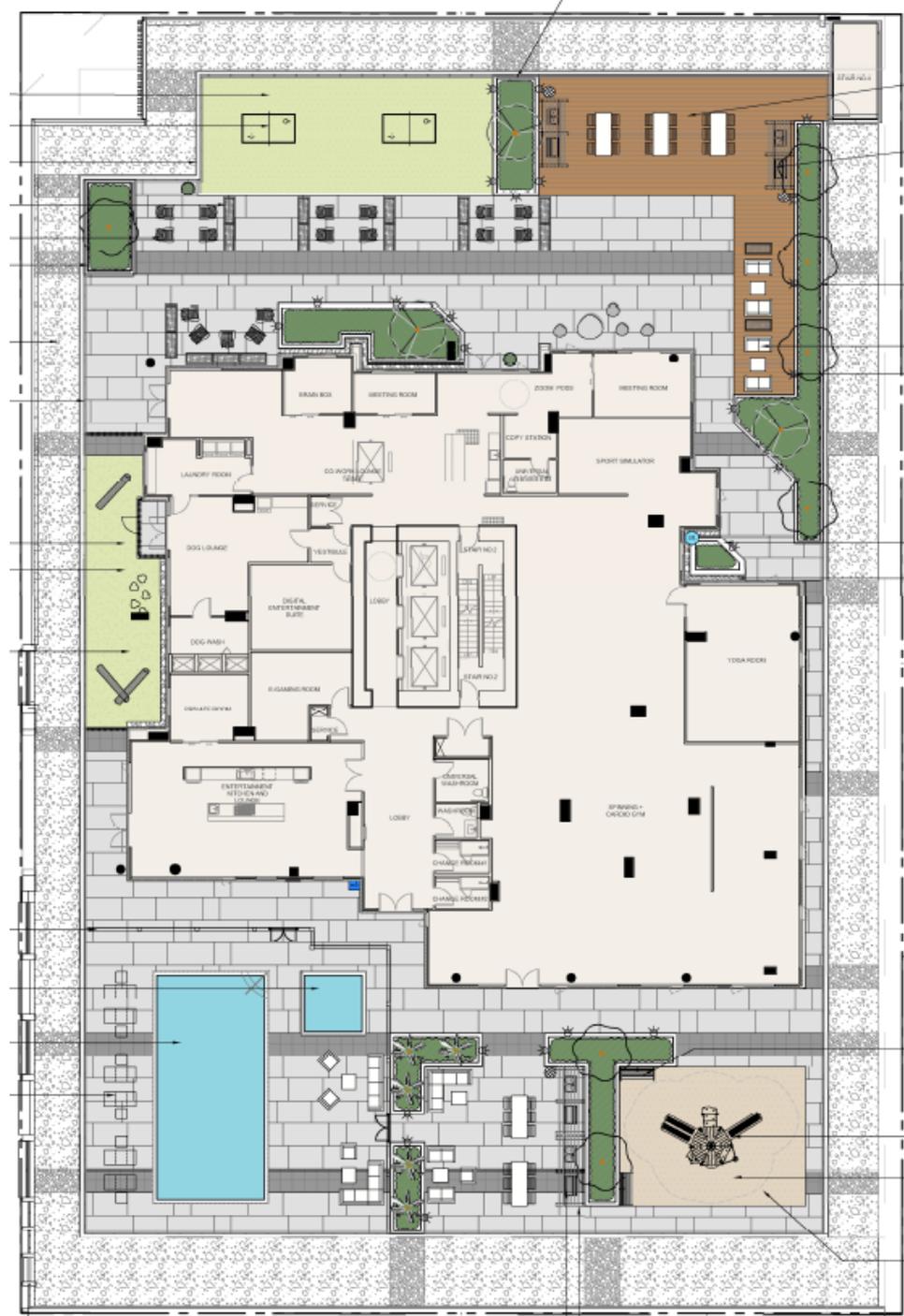


# Floor Plate Variances

- ▶ 750 m<sup>2</sup> required
- ▶ Level 6: 1,002 m<sup>2</sup>
- ▶ Level 7-12: 769 m<sup>2</sup>
- ▶ Level 13-35: 749 m<sup>2</sup>



# Amenity Level Landscape Plan



# Bike Parking Variances

- ▶ Reduce distance between vertical stalls
- ▶ Provide all bicycle stalls in vertical format vs horizontal format (50% horizontal required)



# Summary

- ✓ Likelihood of grocery store for anchor tenant
- ✓ Enhanced streetscapes & off-site improvements
- ✓ Bus shelter
- ✓ Significant residential density
- ✓ \$700,000 to Housing Opportunities Reserve Fund
  
- ✗ Challenges associated with project:
  - ✗ Podium Massing
  - ✗ Tower Middle & Tower Top
  - ✗ High number of micro-suites
  - ✗ Threshold to meet OCP Policy 4.4.3. for extra height

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit and Development Variance Permit, while acknowledging challenges with the project.