

ONE VARSITY

1405 ST PAUL ST

OCTOBER 2023



We Develop. We Build.

We develop and build –
both for ourselves and for clients.
This unique expertise brings
additional value to clients looking
for a builder that has walked a
mile in their shoes.



OUR HISTORY

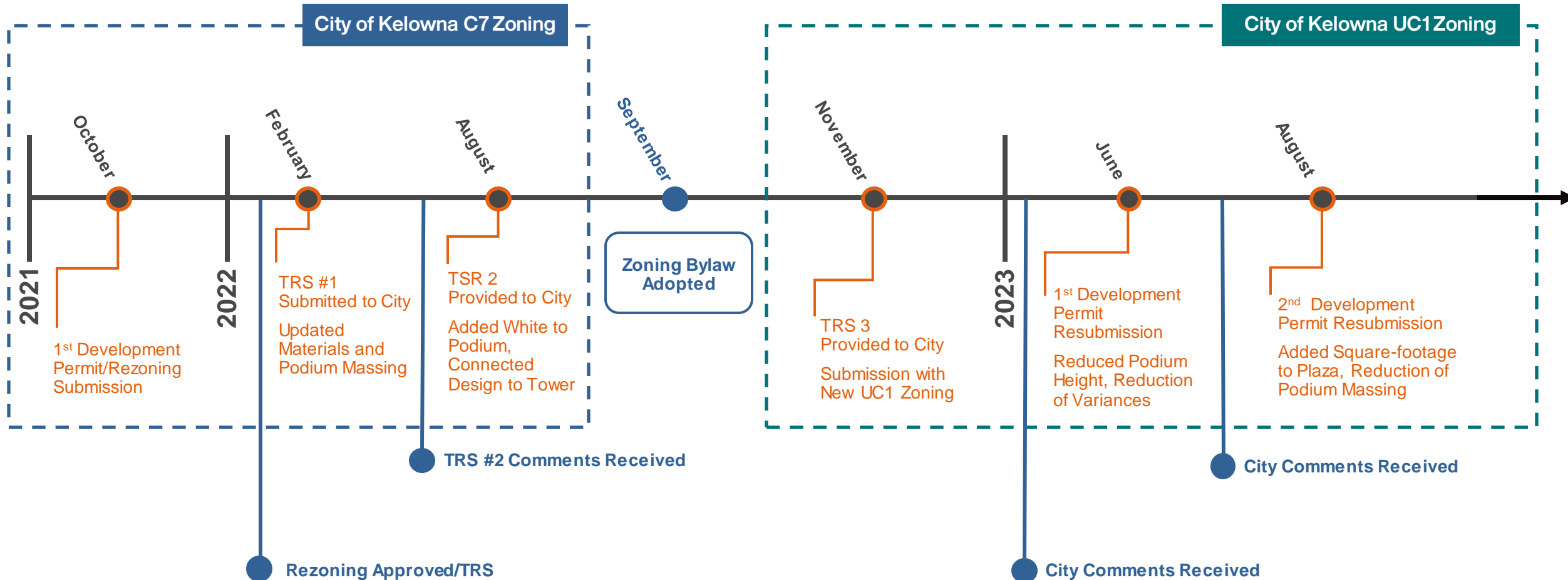
WHERE IT ALL STARTED

Since its beginning in 1968 as J.C. Kerkhoff and Sons Construction, Kerkhoff Construction has built a strong and respected profile, both locally and internationally. From the very first home, built and sold in Chilliwack, BC, Kerkhoff Construction has held firmly to the family commitment to excellence, innovation, and integrity, and above all else, client satisfaction.

The Kerkhoff Develop-Build of today has been formed by three generations – a grandfather who immigrated with his family to Canada from the Netherlands, four sons boldly expanding the business and now a grandson continuing the legacy into tomorrow. From multifamily high-rises to schools, churches and shopping centers, we've come to grow an in-depth knowledge of construction and development.



PROJECT TIMELINE



ONE VARSITY



CONNECTED COMMUNITY

Legend

Parks & Recreation

- 1 Waterfront Park
- 2 Prospera Place Arena
- 3 Stuart Park/Ice rink
- 4 Kelowna Marina
- 5 Kelowna City Park
- 6 Knowles Heritage Park
- 7 Kasugai Gardens

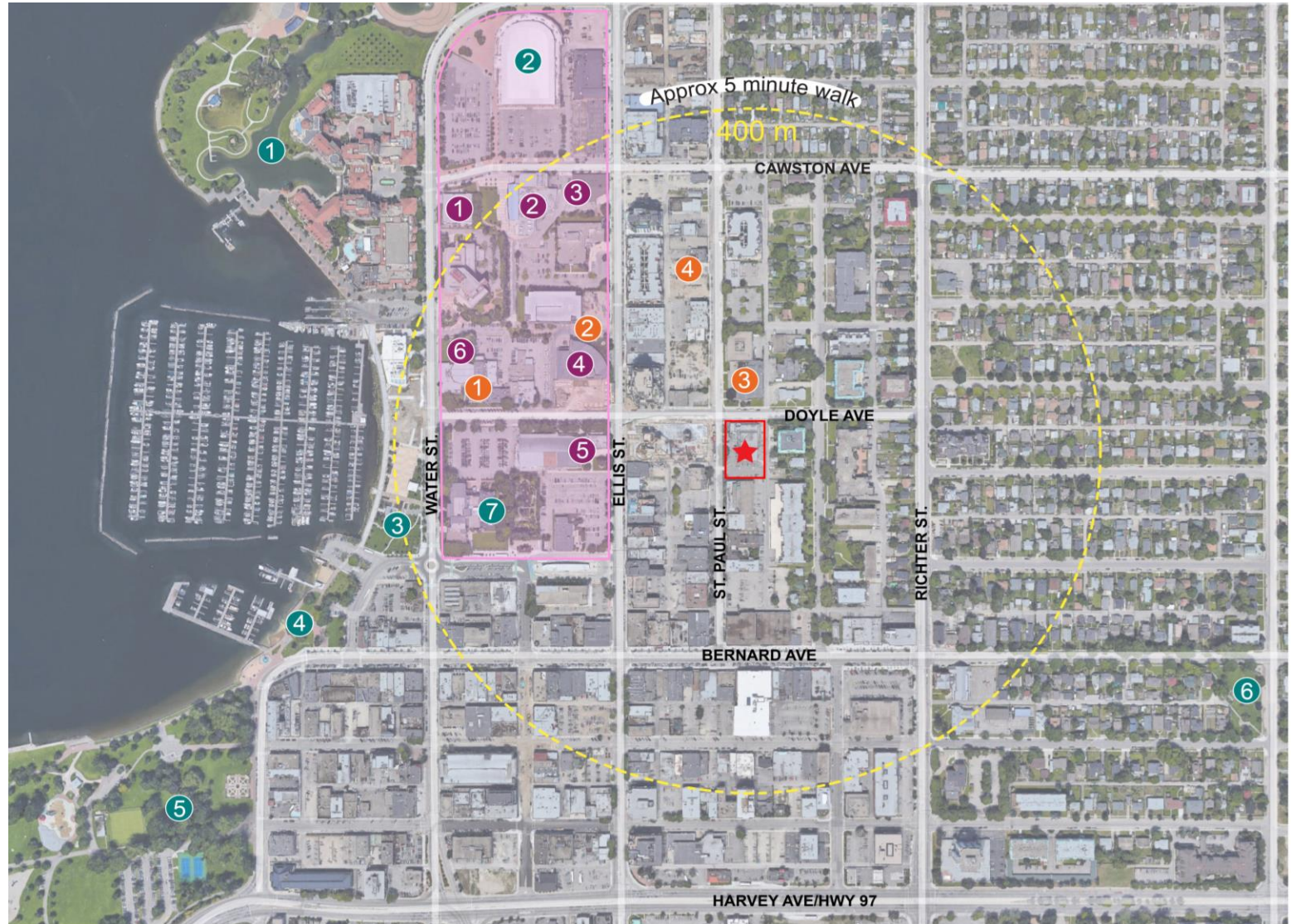
Arts & Culture

- 1 Kelowna Art Gallery
- 2 Rotary Centre for the Arts/Irwin Theatre
- 3 Laurel Packinghouse
- 4 Downtown Library
- 5 Okanagan Military Museum
- 6 Kelowna Community Theatre

Innovation & Education

- 1 The Innovation Centre
- 2 UBCO Innovation Library & Innovation Hub
- 3 UBCO Campus (future)
- 4 alternawork

 Subject Site



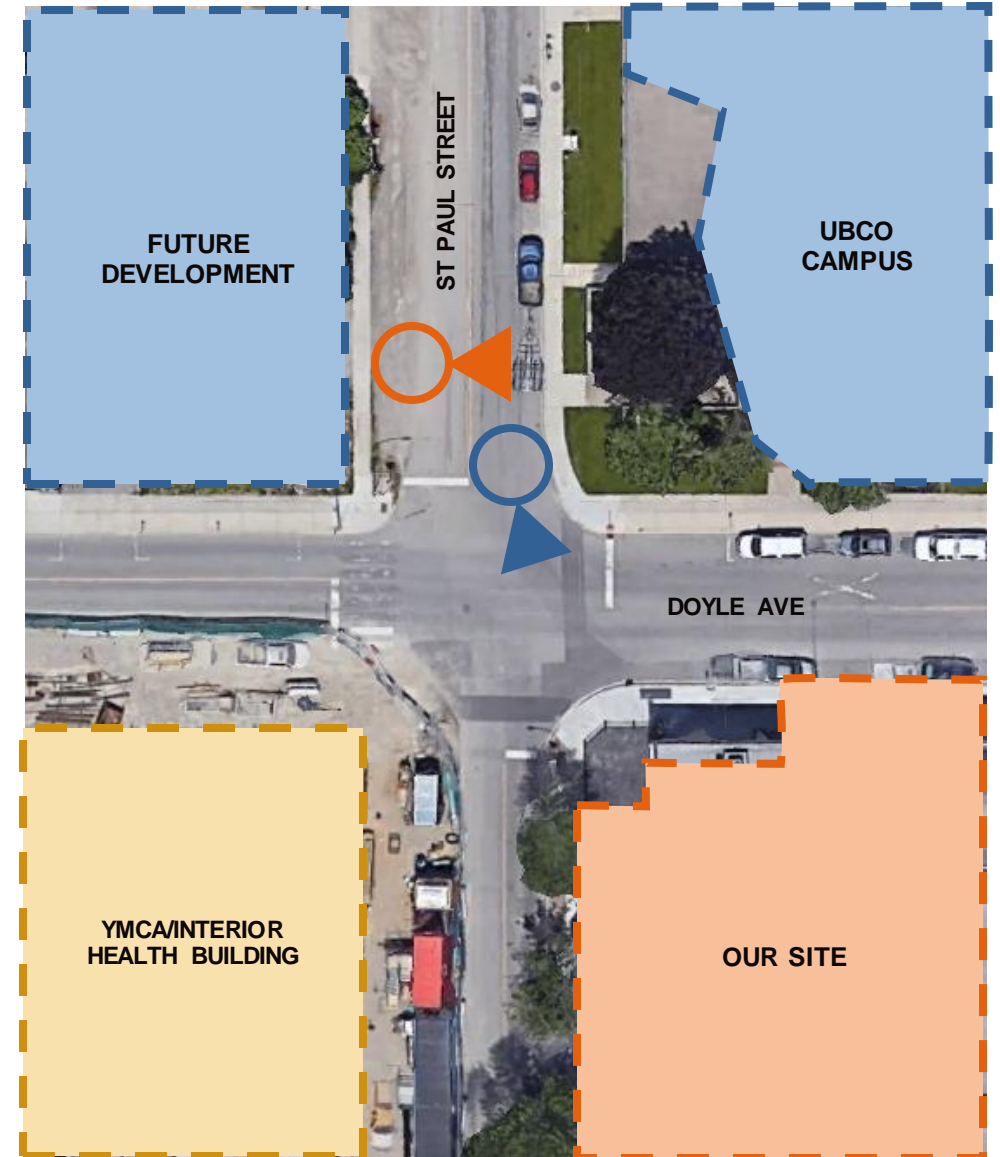
Local Amenities Map



NEW ICONIC URBAN NODE



Concept Render, UBCO,
Olson Kundig/HCMA



HEALTHY HOUSING

Kelowna currently has 600 rental apartment homes under construction, and no new concrete high rises in the Urban Core.

Demand for Student Housing

- Close to 12,000 students with only 2,100 beds available on campus
- The waitlist for student housing at UBCO is in the thousands
- New residence building under construction will only add approximately 200 beds to the Kelowna campus

City's Housing Policy

- Focuses on policy, regulatory and partnership opportunities
- Diverse housing options are required, ranging from ground-oriented single family homes all the way up to high-rise construction condominiums

EMERGENCY SHELTER

Non-profit providers offer temporary shelter, food and other supportive services.



OWNERSHIP HOUSING

Home ownership can be fee simple, strata ownership or shared equity (ie. mobile home park, cooperatives) and includes multi-unit and single detached housing.



RENTAL HOUSING

Primary market: 5+ purpose built units constructed for the purpose of long-term rental tenure, typically in apartments or townhomes.

Secondary market: private housing also contributes to the rental market and can include many forms of housing such as apartments, townhomes, secondary suites, carriage homes and single-family dwellings.



SHORT-TERM SUPPORTIVE HOUSING

Non-profit housing providers offer stable housing as a step between shelters and long-term housing. Stays are typically 2-3 years, with supportive services aligned with need.



LONG-TERM SUPPORTIVE HOUSING

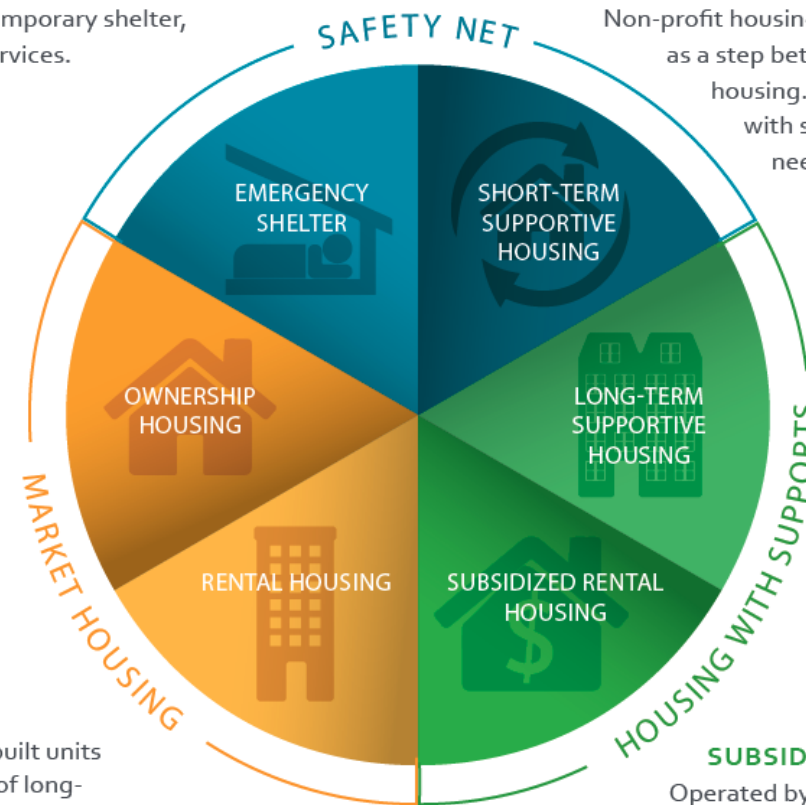
Housing providers offer long-term housing with ongoing supports aligned with need. The level of support varies in this category from supportive (low support), to assisted living (minor support) to residential care (full support).



SUBSIDIZED RENTAL HOUSING

Operated by non-profit housing providers, BC Housing and cooperatives. These organizations provide subsidized rents through a) monthly government subsidies or b) one time government capital grants for low to moderate income households.

 = supportive services  = financial support



ADDRESSING HOUSING NEEDS

The development will provide 342 new housing units. To achieve this project vision, a set of principles and policies are provided. The 1405 St. Paul St. concept embodies and implements these directions.

Places for People

- Inviting, safe, accessible, and comfortable street access
- Creates a street wall
- Forms a consistent style and character downtown
- Commercial spaces and public realm will be well-defined
- A public plaza at the northeast corner
- Public spaces and streets will be animated

Healthy Housing Mix

- A mix of unit sizes and types
 - 112 studio apartments
 - 112 one-bedroom apartments
 - 118 two-bedroom apartments
- The proposed site includes a mix of uses that will serve the needs of locals
- Housing located near downtown jobs
- High-density residential is near frequent transit



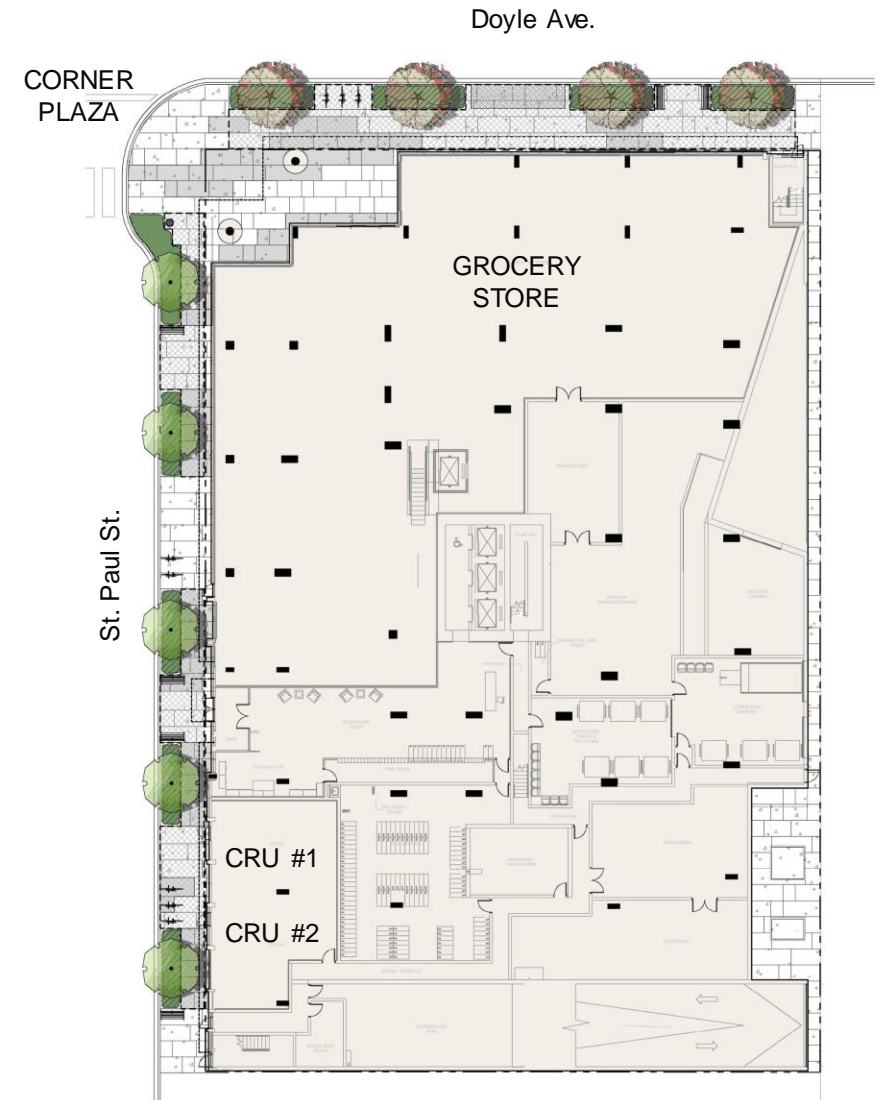
PUBLIC REALM BENEFIT

Public Realm Design

- Corner open plaza
- Public art on exposed columns
- Engaging and inviting open spaces
- Active uses at grade
- Trees and planting maintain appropriate sight lines and circulation
- Animated street front
- Unified Architectural concept, paying respect to UBCO design
- Exterior lighting to highlight building design

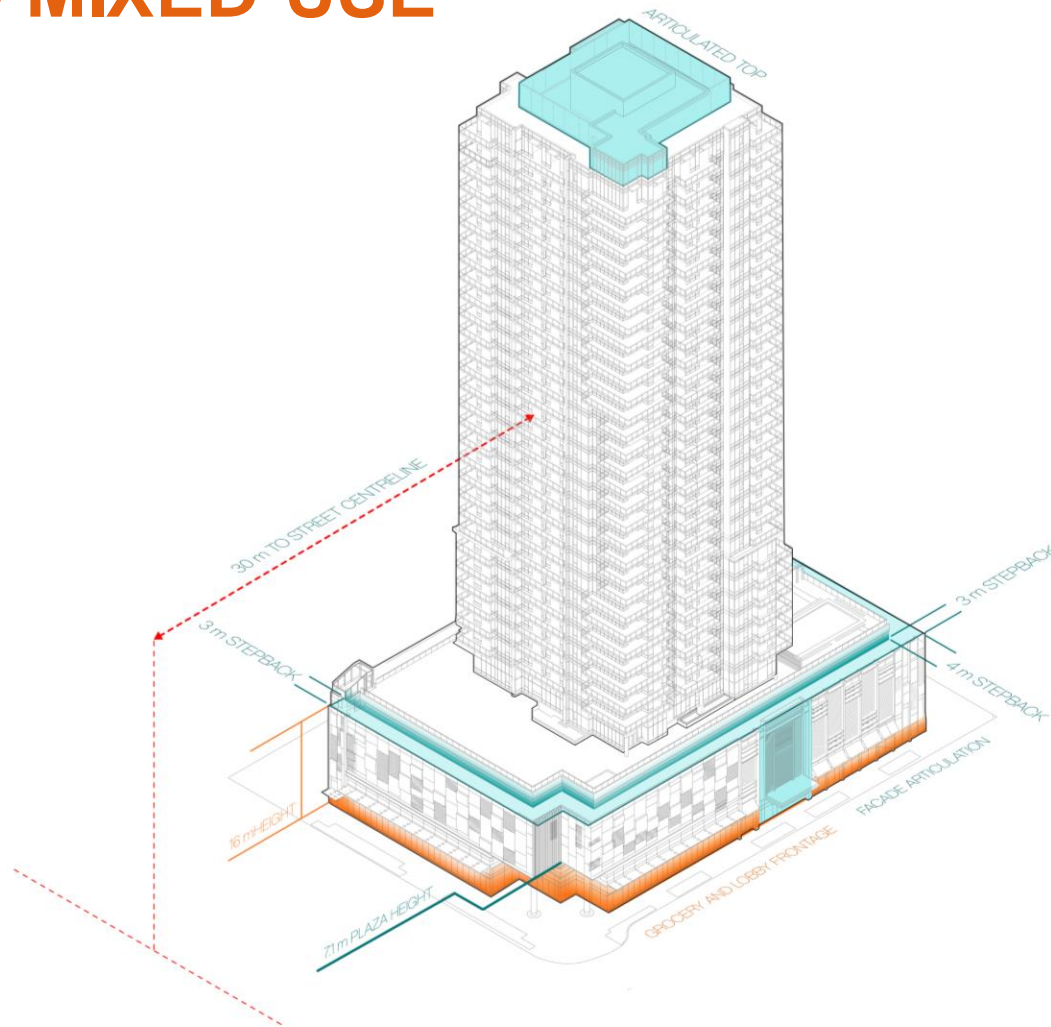


Precedent Images



RESPONSE TO THE OCP 5.0 HIGH RISE RESIDENTIAL AND MIXED USE

- A** 5.1.0 a – Provide a minimum first floor height of 4.5 m, and limit podium heights to 4 storeys (see 5.1.2).
- B** 5.1.0 b – Design buildings to activate the street with transparent frontages and commercial, retail, and residential units accessible from the street (see 5.1.1).
- C** 5.1.0 c – Provide access to parking and loading areas via laneways or secondary streets. Locate structured parking away from street frontages and use store fronts or screening to mitigate visual impacts of upper-storey parking (see 5.1.4).
- D** 5.1.0 d – Site podiums to frame and activate the street. Site and design towers with appropriate separation (25m) and with slender and simple forms to limit privacy impacts and maximize sunlight access to streets and open spaces (see 5.1.3).
- E** 5.1.0 e – Design buildings to balance a cohesive architectural look with a distinctly articulated podium, tower, and top (see 5.1.6).
- F** 5.1.0 f – Break up podium mass by providing simple vertical and horizontal articulation of facades; e.g., stepping back or projecting forward a portion of the facade, using color and texture (see 5.1.6).
- G** 5.1.0 g – Provide opportunities for mid-block connections, corner plazas, and other open spaces to increase pedestrian connectivity throughout the city (see 5.1.5).



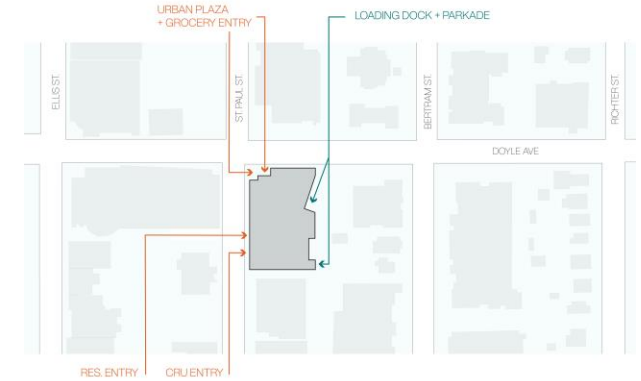
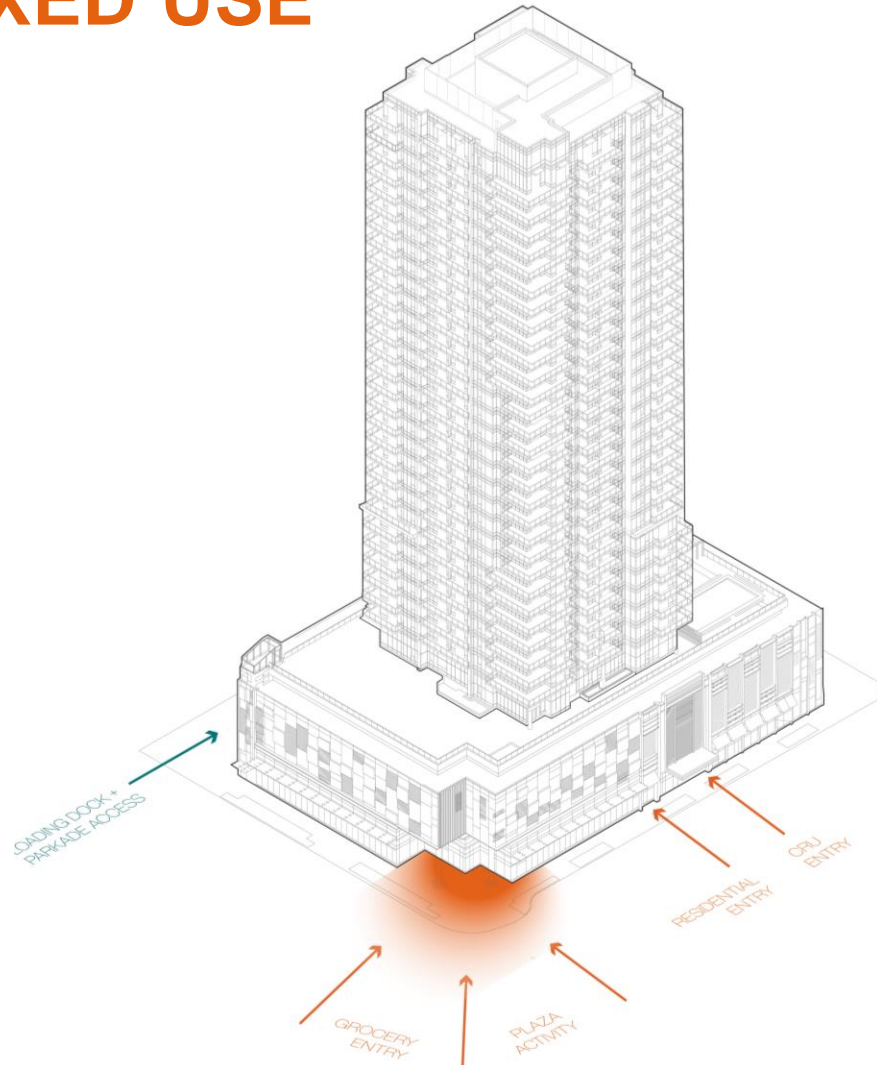
Precedent Image



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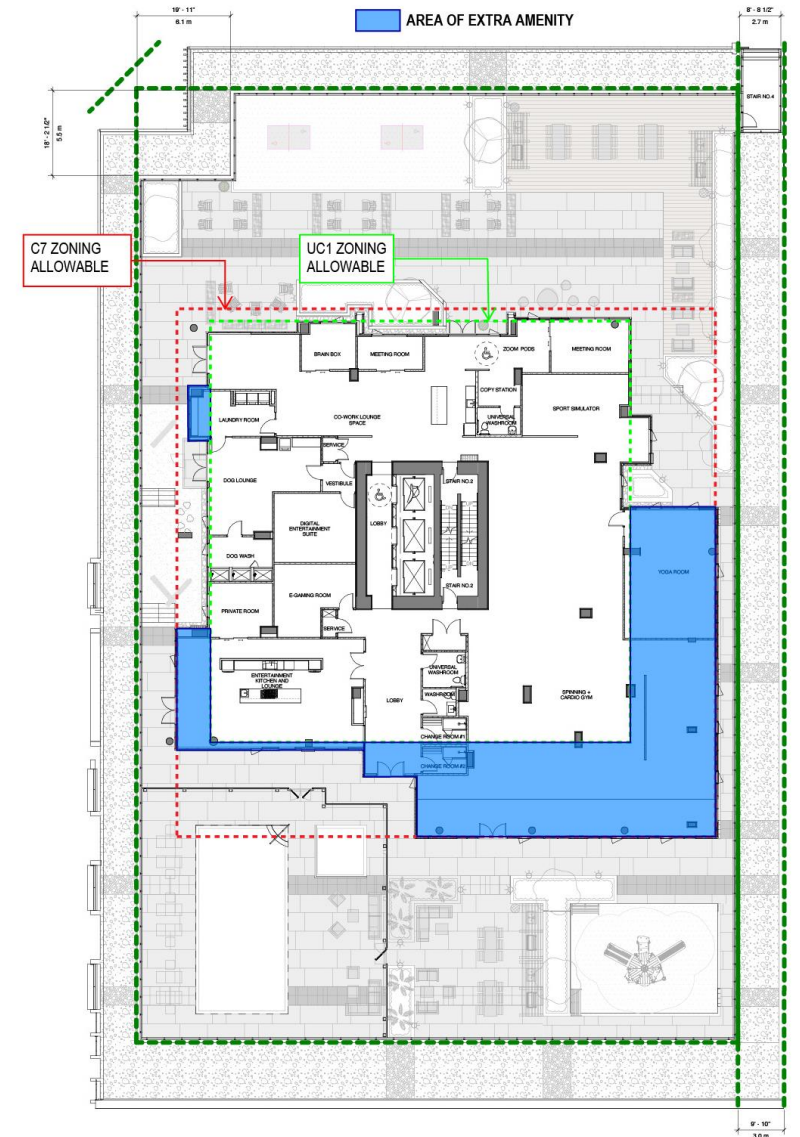
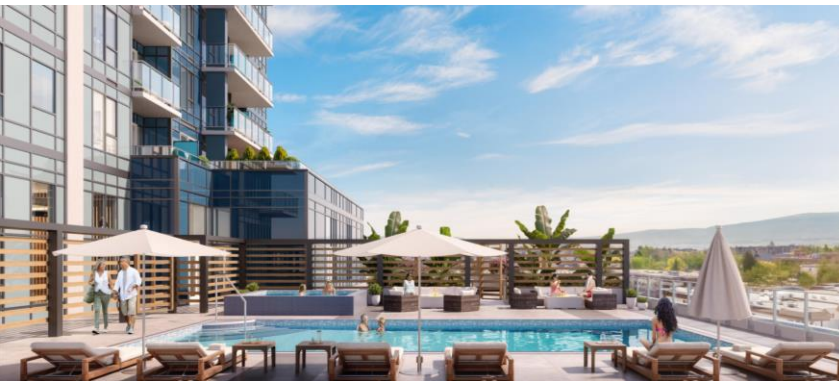
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VARIANCE RESPONSE #1

9.11 – Tall Building Regulations Floor Plate Size Variance

Level 6 Expanded Private Amenity Spaces
 Allowable C7 sq ft: 13,142 sq ft (1,221 sqm)
 Allowable UC1 sq ft: 8,073 sq ft (750 sqm)
 Proposed: 10,785 sq ft (1,002 sqm)



VARIANCE RESPONSE #2

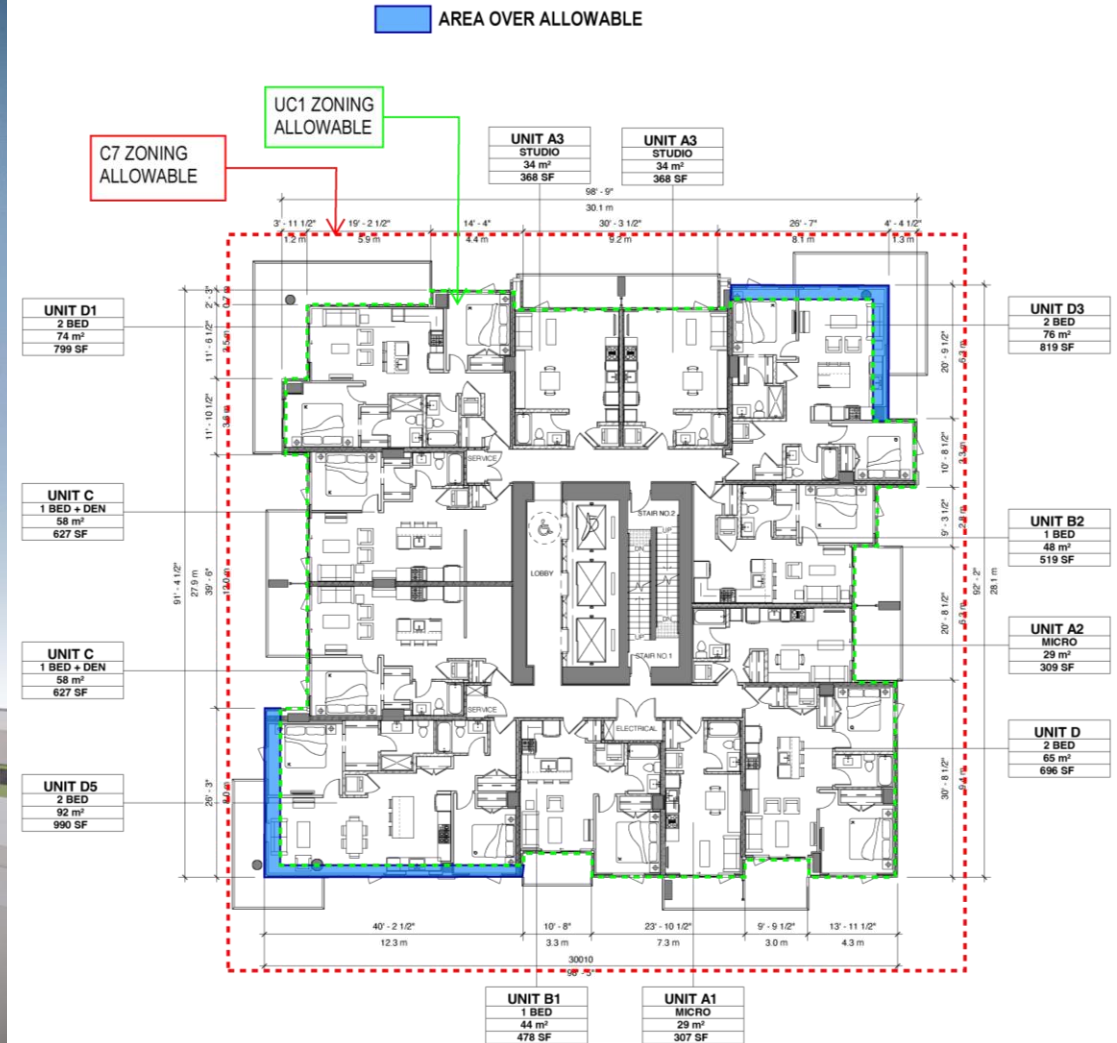
9.11 – Tall Building Regulations Floor Plate Size Variance

Level 07-12 Expanded Floorplate Size

Allowable C7 Sqft: 13,142 sq ft (1,221 sqm)

Allowable UC1 Sqft: 8,073 sq ft (750 sqm)

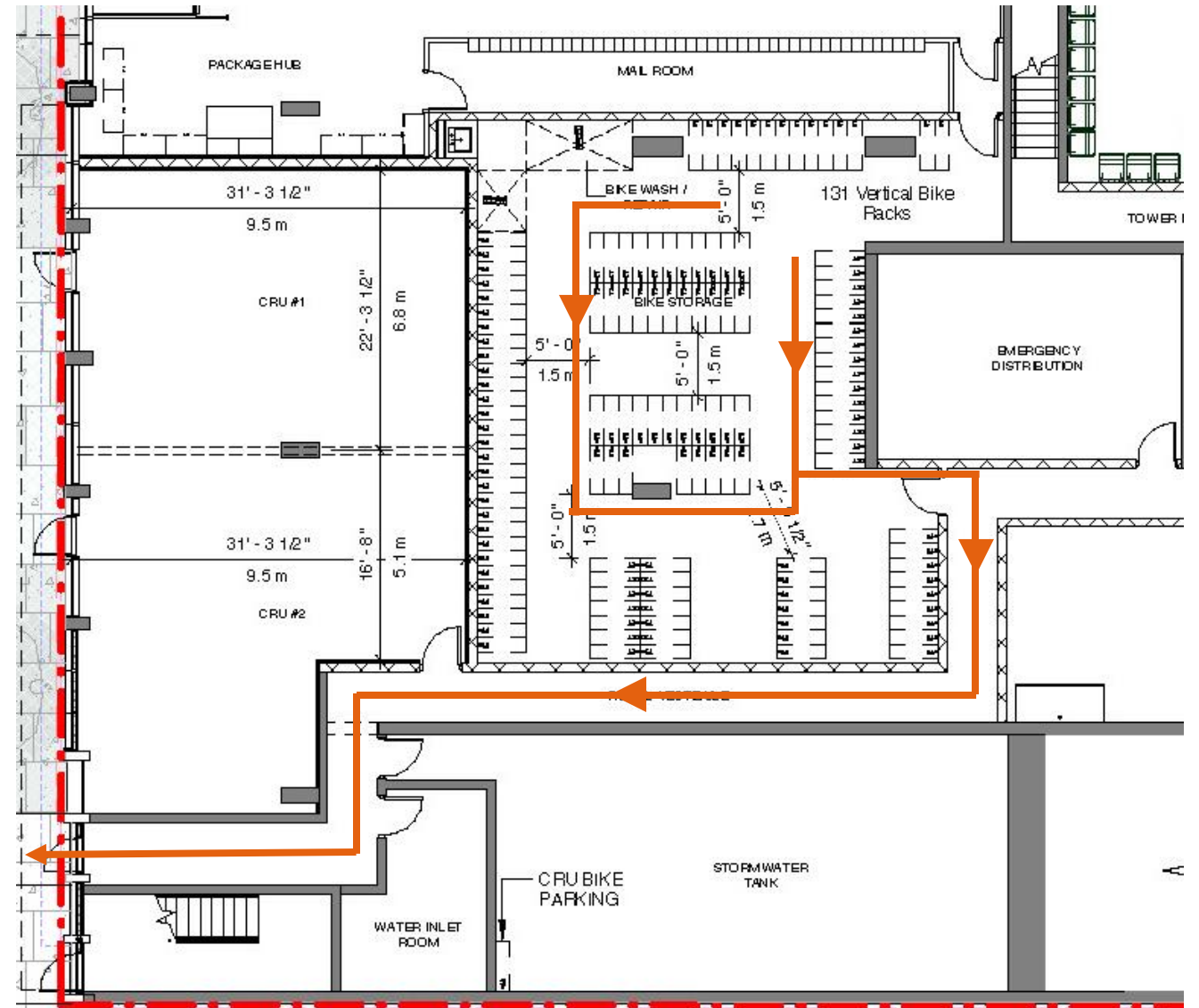
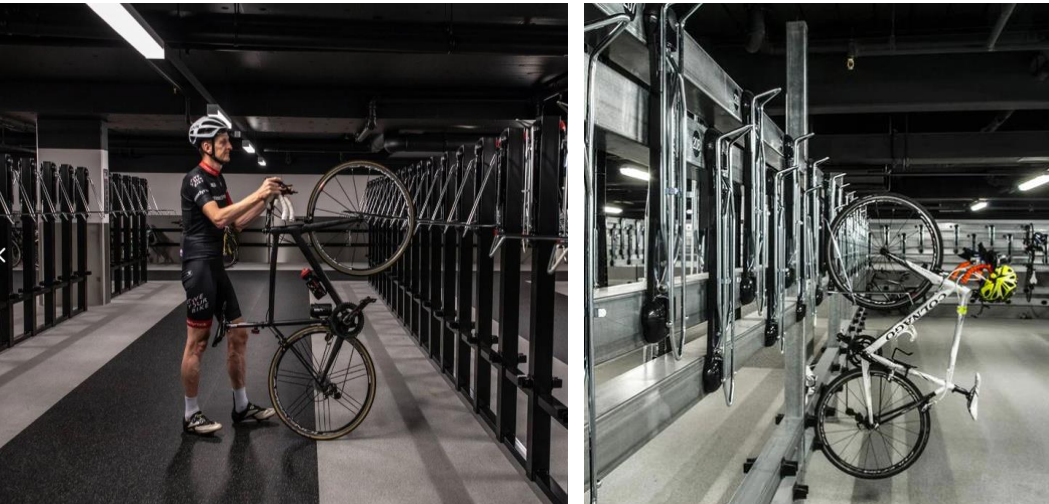
Proposed: 8,277 sq ft (769 sqm)



VARIANCE RESPONSE #3

Section 8.5.6 - Long Term Bike Parking Standards

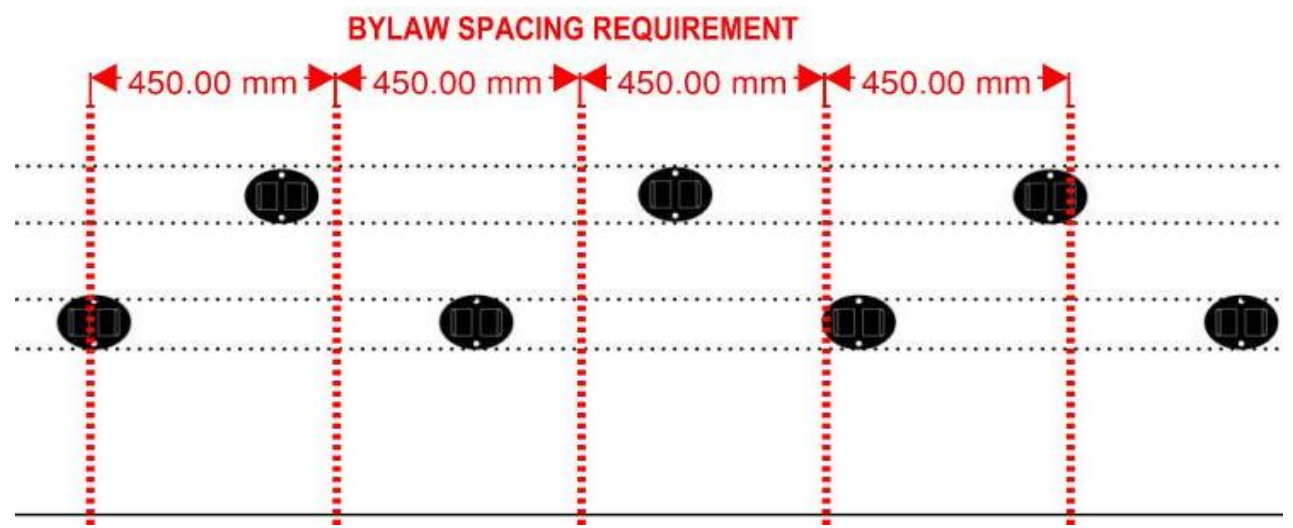
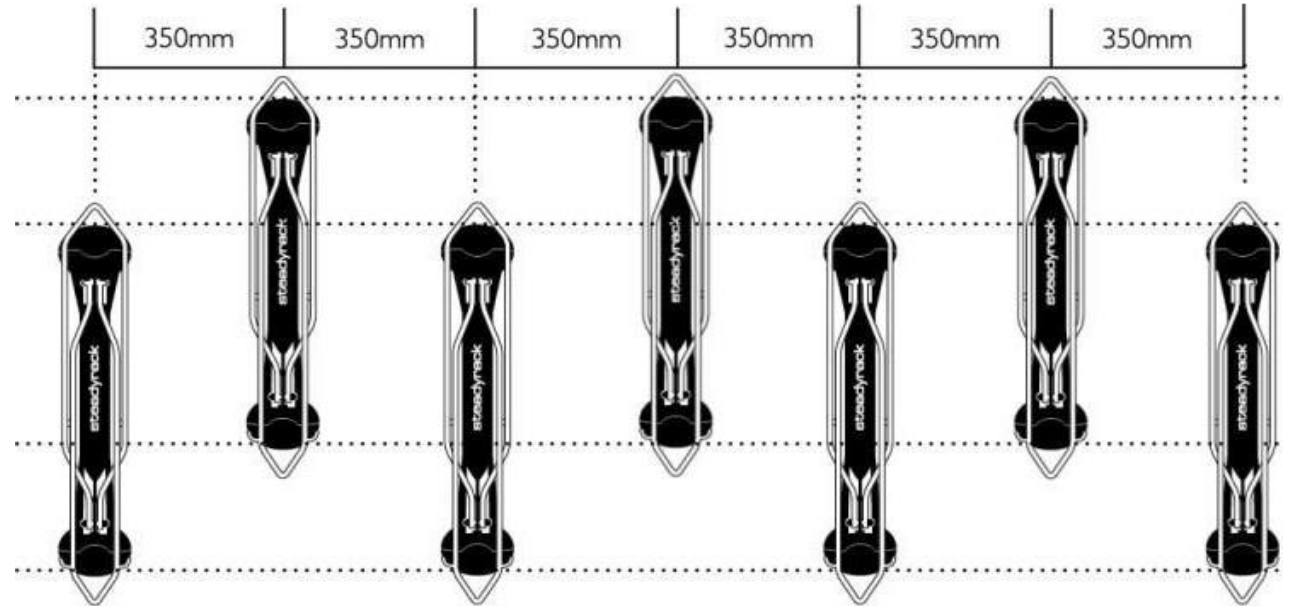
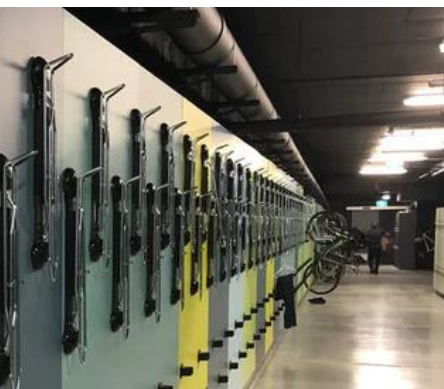
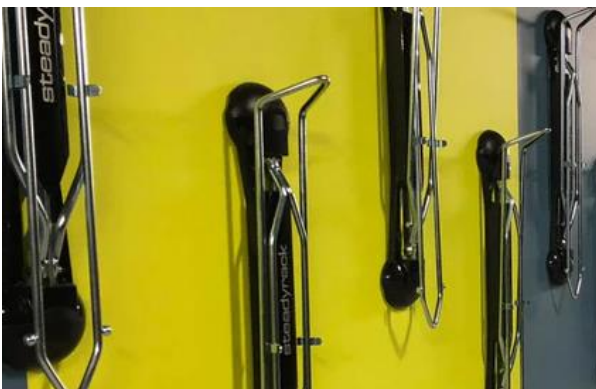
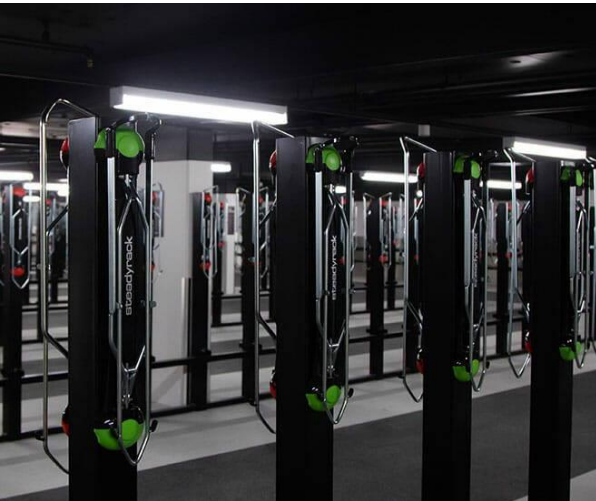
Allowable: 50% Ground Anchored | Proposed: 0% Ground Anchored



VARIANCE RESPONSE #4

Table 8.5.1 Minimum Dimensions for Bike Parking

Allowable: 0.45m between racks | Proposed: 0.35m between racks



VERTICAL NEIGHBOURHOOD



Social Benefits

- A smaller development footprint allows for larger, more open common outdoor spaces.
- Social networks and gathering places – including parks, trails, cafes, community services – are within walking distances.

Environmental Benefits

- Reduced reliance on carbon-emitting individual cars due to increased walkability in a compact neighbourhood.
- Local businesses gain customers in their community.

Economic Benefits

- Smaller development footprint shared among more residents results in lower housing costs, providing attainable housing for more households.

KEY MESSAGES

- Addresses housing shortage especially with UBCO demand
- Supports healthy housing mix
- Public realm benefit



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