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IAN SINCLAIR
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Vancouver
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Edmonton
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Kasian



Design Rationale Statement – August 8, 2022

Project Overview

The purpose of the application is for a Heritage Revitalization Agreement (HRA) as well as a Development Permit for a site at 520 Clement Avenue whose design has been revised since the original Heritage Revitalization Agreement was made in 2010. The original HRA proposed three commercial buildings located at the perimeter of the property and surrounding the restored CN Station building that received municipal heritage designation in 2009 and serves as a popular pub & restaurant. Since 2010 only one of the proposed buildings was constructed – a single story liquor store at the east side of the site. The current proposal includes an expansion of the liquor store building (Building A) as well as a single-story commercial building (Building C) and a 5 story mixed use building (Building B) to be located on the north side of the site, on either side of the ginkgo tree that is to be protected under the HRA.

Site

The site is located at 520 Clement Avenue just north of downtown Kelowna. It is bounded by Ellis Street on the west, Clement Avenue on the south, and St Paul Street on the east. A liquor store, a railway garden at the south-west corner and a landscaped promenade from Ellis Street to the train station were built in earlier phases of the development when the train station building was restored and converted to a pub style restaurant.

Zoning

As a result of the original HRA, the site was rezoned to C4p/lrs Urban Centre Commercial (Liquor Primary / Retail Liquor Sales) along with a parking relaxation of 10 stalls.

Context

The site is located just north of the downtown district and east of Okanagan Lake, Waterfront Park, and a large residential complex. To the northeast there is a variety of different industrial properties and athletic facilities, including a small baseball diamond and sport club. To the south there is the Prospera Place arena and access to the downtown along with single-family homes to the southeast. The immediate neighbourhood is changing rapidly with the construction of many high-rise residential developments with great density. The proposed site design supports pedestrian connectivity between buildings, the railway garden, and the ginkgo tree courtyard as well as to the surrounding streets. The architectural design of the new buildings has been carefully considered to create a respectful and harmonious relationship with the historic train station building – further details can be found in the Heritage Professional's report.

Form

Building B is a 5-story building with retail uses proposed at the ground floor and office floors located above. The uppermost level is setback from the lower floors which helps to mitigate the mass of the building. This building has an important role in the transition of height from the other single-story buildings on the site to the nearby high-rise developments in the neighbourhood. The height of building B relates very well to the podium height of the One Water Street development to the west. The new buildings proposed are designed with their front doors facing towards the train station building, contributing to placemaking within the site. The west side of the ground floor of building B consists primarily of a commercial unit with a large extent of glazing facing Ellis Street



and allowing for sidewalk activation. This commercial use also builds upon the presence of retail across the street at One Water Street. Buildings B and C flank the ginkgo tree and have glazing that opens on to the area surrounding it. This space is designed as an outdoor room or courtyard, a place for patio seating that supports the commercial units on the ground floor of these buildings and enhances pedestrian oriented design within the site.

The buildings have been designed to be compatible with, subordinate to and distinguishable from the historic train station building and they take their cues from the historic place and the industrial character of the area. For more detail, please reference the Heritage Professional's report prepared by ANCE Building Services Co. Inc.

Public Realm & Landscaping

The site currently includes the Train Station Pub and a station promenade that is furnished with benches, trees and bicycle parking and which has become a pickup point for scooters and e-bikes. To the south of the pub is a railway garden surrounding a memorial statue. This provision of outdoor amenities has extended to other areas of the site for this new phase of development. An outdoor room or courtyard has been designed around the ginkgo tree. It consists of planting, decking and seating against an art wall backdrop on its northern edge. Decorative bollards and light standards with hanging baskets line the edge of a flush sidewalk in front of buildings B and C and delineate a pedestrian zone that connects to the courtyard. Building B's western edge has been setback from the curb by 4.5m to allow for a generous public sidewalk with planting and potential bistro seating for the ground floor commercial unit. Both building B and C have a high degree of transparency at the ground floor and have the ability to open up onto the sidewalks and create an engaging streetscape. This approach to connectivity between buildings and landscape supports the outdoor lifestyle that is prevalent in the region.

All site landscaping will be specific to the Okanagan climate, and plant species have been selected based on low maintenance and compatibility with the local environment. The provision of site lighting and clear sight lines create a welcoming and safe public realm and help mitigate CPTED issues. Through a reduction in the number of grade changes, planter beds and other impediments as well as requirements that all entrance be fully accessible, a healthy and walkable streetscape is ensured.

Materials

The proposed building materials have been selected for a timeless and modern palette throughout the development while their unique arrangement gives each building its own character. At the building bases, durable materials such as concrete, brick, and metal in warm tones provide texture, variation and contribute to visual interest for the pedestrian areas in the project. Materials have been chosen for their ability to endure over time. A consistent use of materials and colours at the lobbies and building entries help orient residents and visitors.

CPTED

To support effective crime prevention through environmental design (CPTED) for this project, several approaches have been employed. Strategies include the use of natural surveillance, territorial reinforcement, natural access control and target hardening.

The project faces onto three public streets; Ellis Street, Clement Avenue and St Paul Street. The location of commercial and building entries as well as extensive glazing



at ground level allows for natural surveillance by having 'eyes' on the street throughout the course of the day. After business hours, street lighting and clear sightlines help to provide safe access to the lobbies and ground floor units. This approach may also help deter vandalism or related activities.

The high level of design and strong focus on a pedestrian oriented environment provides territorial reinforcement and natural access control. Pride of ownership is provided by utilizing durable exterior materials and surfaces. Landscaping provides green areas that require minimal upkeep but provide a natural and welcoming feel. Public areas are clearly identified through distinct retail frontages and signage.

Target hardening measures will be required for the remaining low use areas such as exit stairs, loading areas and service entrances. Security hardware, camera surveillance, and alarm devices will be utilized where necessary.

Accessibility

This project has been designed to support inclusivity for public and tenants alike. Understanding that accessible design should support not only those with impaired mobility but should also support users with other impairments including limited hearing, sight, or other physical abilities. In addition, this project also looks to address common everyday accessibility issues experienced by users carrying large objects, traveling with children, strollers, moving and delivery of goods.

The following is a list of key elements that will support access for all in this project:

- Elevators provide access to the upper floors of building B.
- Barrier free parking stalls have been provided near main entrances to minimize travel distance for the those with limited mobility.
- Materials and their placement in the design help to create a distinction between the different program elements of the project.
- Waste and recycling containers have been provided near building entrances to minimize travel for visitors.

KELOWNA TRAIN STATION SITE - PHASE 2

1177 ELLIS STREET, KELOWNA, BC, CANADA



SCHEDULE B
This forms part of application
HRA22-0001

City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **BC**

KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. KELOWNA TRAIN STATION SITE

PROJECT NUMBER:
ISSUED FOR:
DATE:

230109
ISSUED FOR DP
2022.10.20

ARCHITECTURAL



KASIAN ARCHITECTURE INTERIOR DESIGN
614 ANNANDALE
SUITE 100
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403.242.3441

LANDSCAPE



SCATLIFF + MILLER + MURRAY
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403.242.5444

CIVIL



CTO CONSULTANTS LTD.
1314 57 PAUL STREET, KELOWNA, BC
V1Y 1A1
250.879.0271

STRUCTURAL



READ LONG CHRISTOPHERS LTD.
185 FORTY STREET, SUITE 214
V1Y 1A1
781.781.9700

Creative Thinking
Practical Results



REINBOLD ENGINEERING GROUP
3011 WAGBACHER STREET
V1Y 1B1
250.102.1428

MECHANICAL



SMP ENGINEERING
48-000 WEST BROADWAY
VANCOUVER, BC V6C 4Z7
778.393.3271

ELECTRICAL



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PROJECT NAME



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PROJECT TITLE

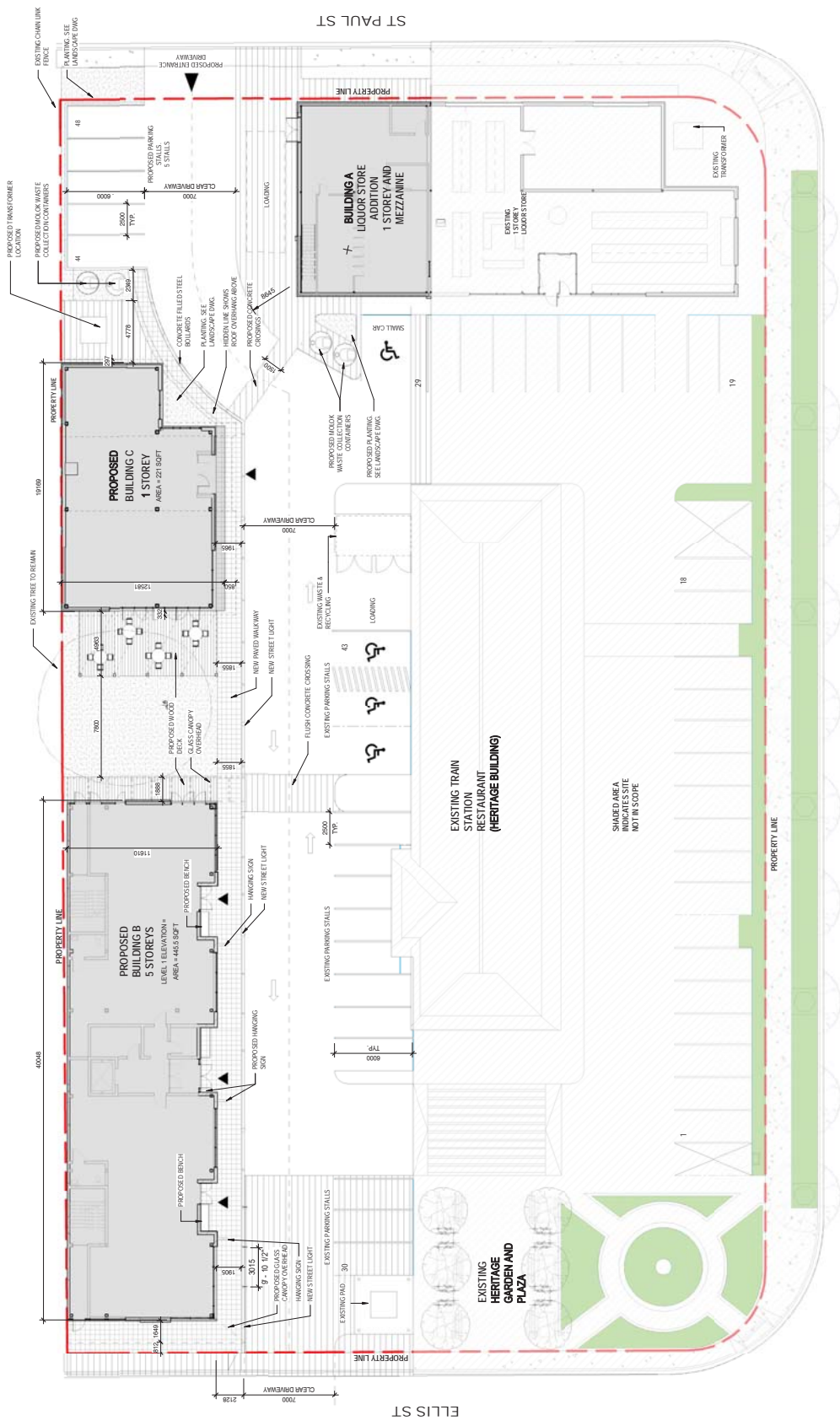
KELOWNA BC

SITE PLAN

DRAWING SCALE

PROJECT NO.	23109	DRAWN	2022-04-28	AUTHOR	CHS
SCALE	As Indicated	REVISION		REVISOR	
DATE	2022-04-28				
PROJECT TITLE	KELOWNA BC				
DRAWING TITLE	SITE PLAN				
DRAWING SCALE	As Indicated				
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PROJECT TITLE	KELOWNA BC				
DRAWING TITLE	SITE PLAN				
DRAWING SCALE	As Indicated				

A-101



CLEMENT AVE

1 SITE PLAN OVER ALL
A-101 SCALE: 1:100

- DIMOTES WOOD DECKING (REFER TO LANDSCAPE PLAN)
- DIMOTES CONCRETE PAVING (REFER TO LANDSCAPE PLAN)
- DIMOTES ASPHALT PAVING (REFER TO LANDSCAPE PLAN)
- DIMOTES GRASS (REFER TO LANDSCAPE PLAN)
- DIMOTES PLANTING (REFER TO LANDSCAPE PLAN)
- DIMOTES AREA NOT IN SCOPE
- PROPERTY LINE

SITE SYMBOL LEGEND

SCHEDULE B
This forms part of application # HRA22-0001
City of Kelowna DEVELOPMENT PLANNING
Planner Initial BC



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PROJECT NAME



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PROJECT: KELOWNA TRAIN STATION SITE

DRAWING TITLE: BUILDING A PLAN & ROOF PLAN

DATE: 2022-05-28

SCALE: As Indicated

PROJECT NO: 231019

DATE: 2022-05-28

SCALE: As Indicated

PROJECT NO: 231019

DATE: 2022-05-28

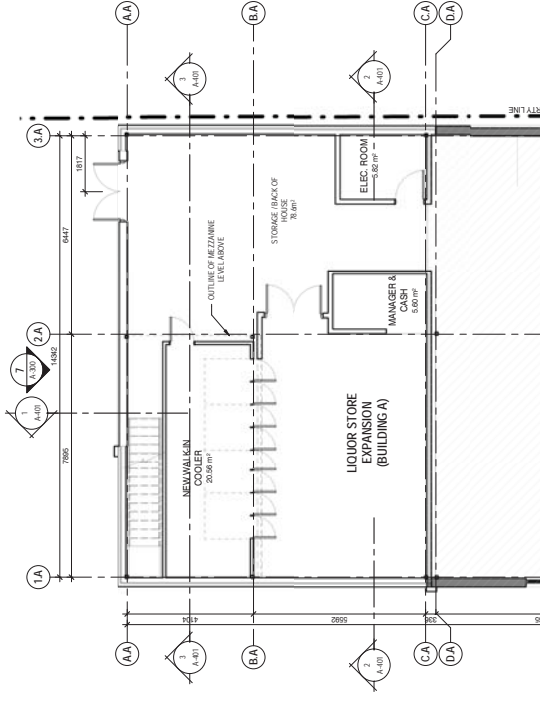
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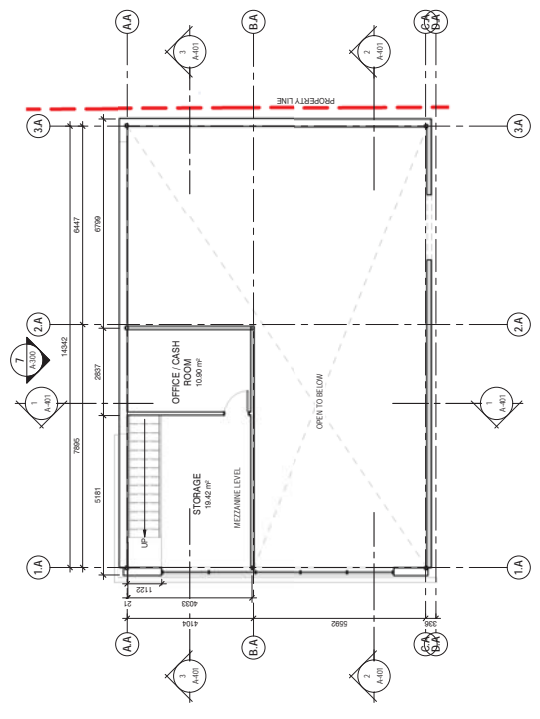
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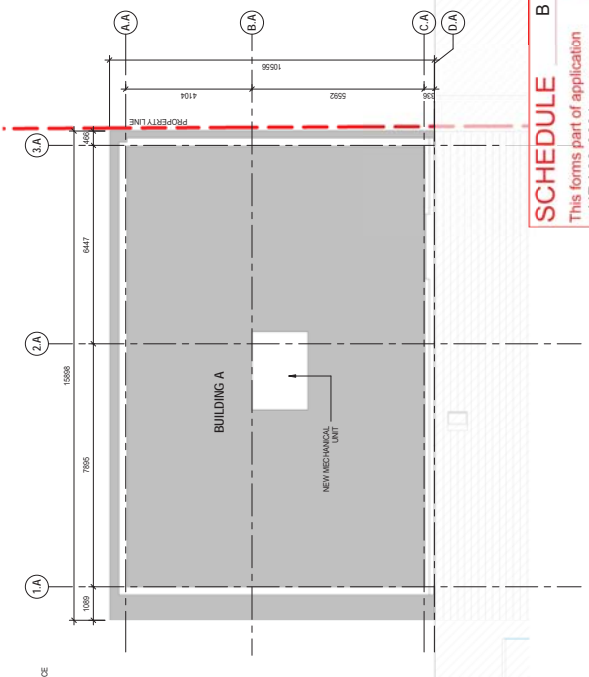


1. LEVEL 1 BUILDING A ADDITION
SCALE: 1:75



2. LEVEL 1 BUILDING A MEZZANINE
SCALE: 1:75

- DENOTES NEW WALLS
- ▬ EXISTING WALLS TO REMAIN
- DENOTES AREAS NOT IN SCOPE AND REQUIRED EQUIPMENT



4. ROOF PLAN - BUILDING A
SCALE: 1:75

SCHEDULE B
This forms part of application # HRA22-0001
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials BC



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PROJECT NAME: KELOWNA TRAIN STATION SITE



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PROJECT: KELOWNA TRAIN STATION SITE

DRAWING TITLE: LEVEL 2 PLAN BUILDING B

DATE: 2022-04-28

SCALE: 1:75

PROJECT NO: 231019

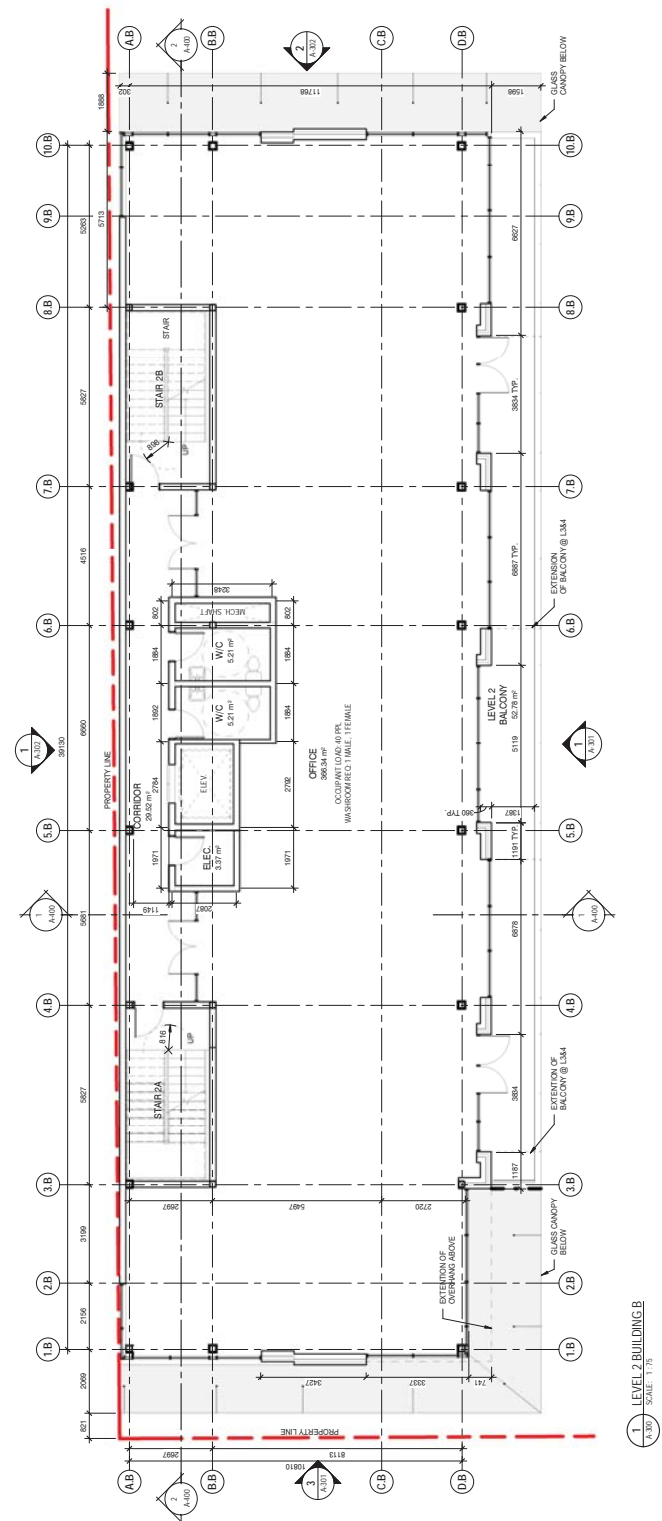
DATE: 2022-04-28

BY: MM

CHKD: MM

PROJECT NO: 231019

A-204



1 LEVEL 2 BUILDING B
SCALE: 1:75

SCHEDULE B

This forms part of application # HRA22-0001

City of Kelowna
DEVELOPMENT PLANNING

Planner: BC

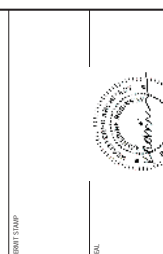


Kasian Architects
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1000 West Beaver Creek, Suite 100
West Beaver Creek, Ontario L4B 3N2
Tel: (905) 709-8888
Fax: (905) 709-8889



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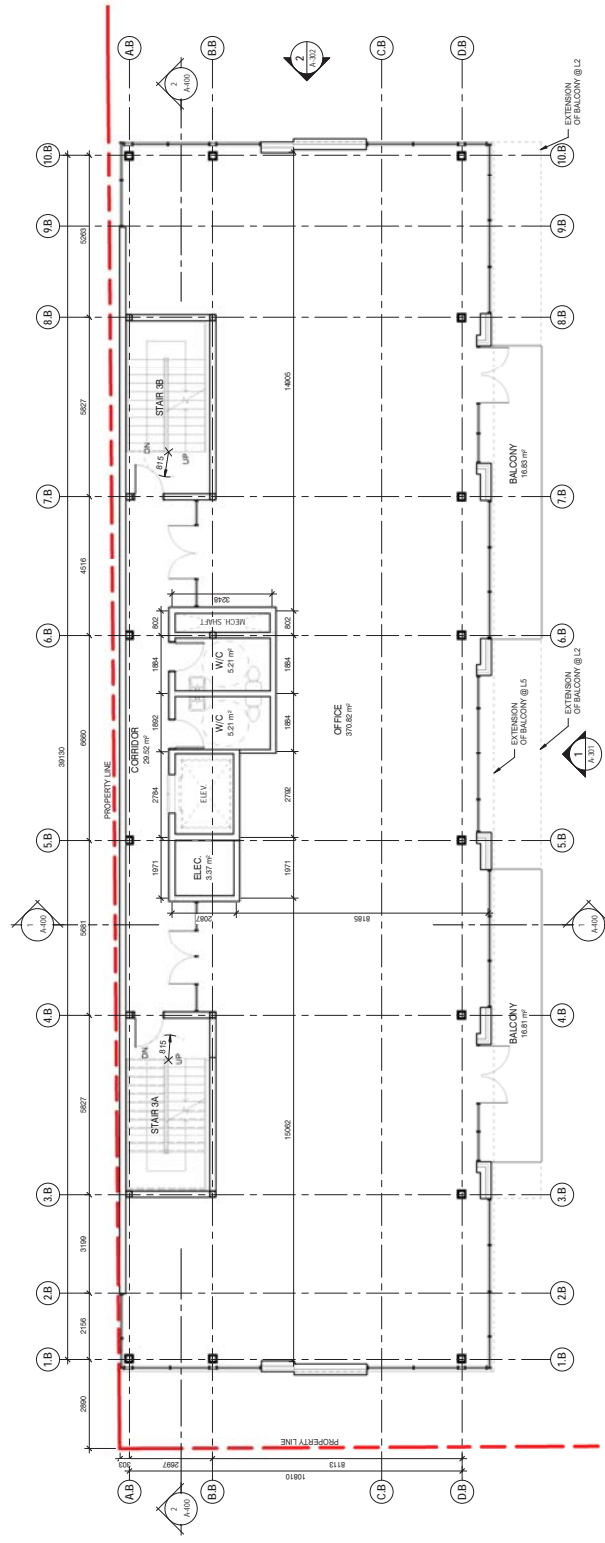


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PROJECT: KELOWNA TRAIN STATION SITE
DRAWING TITLE: KELOWNA BC
TYP. LEVEL 3&4 PLAN BUILDING B

PROJECT NO.	231019	DATE	2022-04-28	DRAWN BY	BC	CHECKED BY	BC
SCALE	1:75	DATE	2022-04-28	DESIGNED BY	BC	DATE	2022-04-28

A-205



1 TYP. LEVEL 3&4 BUILDING B
SCALE: 1:75

SCHEDULE B

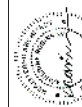
This forms part of application # HRA-22-0001

Planner Initials: BC

City of Kelowna
DEVELOPMENT PLANNING



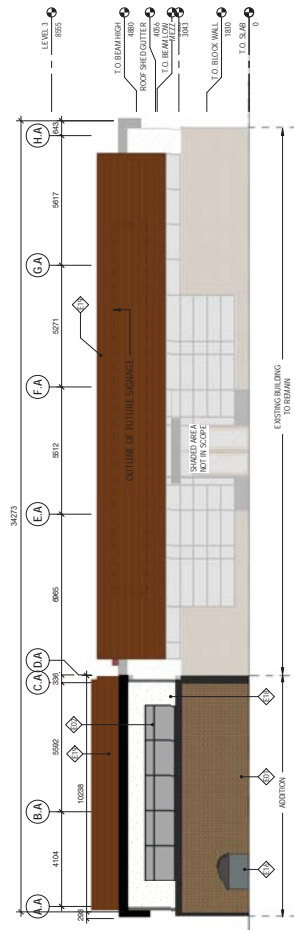
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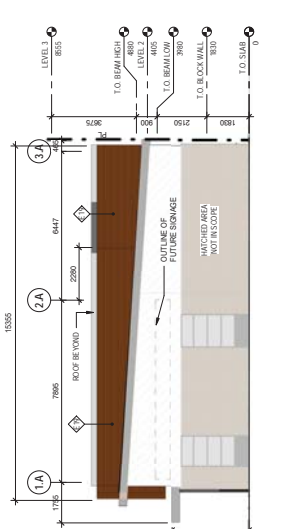
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PROJECT NAME: KELOWNA TRAIN STATION SITE
 DRAWING TITLE: EXTERIOR ELEVATIONS BUILDING A
 PROJECT NO: 23109
 DATE: 2022-05-28
 SCALE: 1:100
 SHEET NO: 1 OF 1

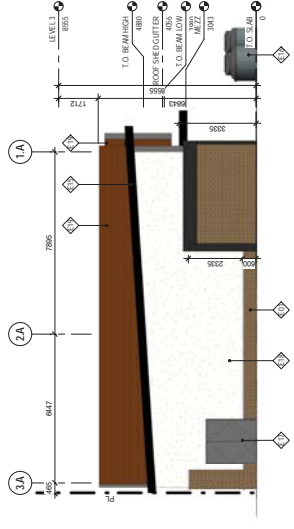
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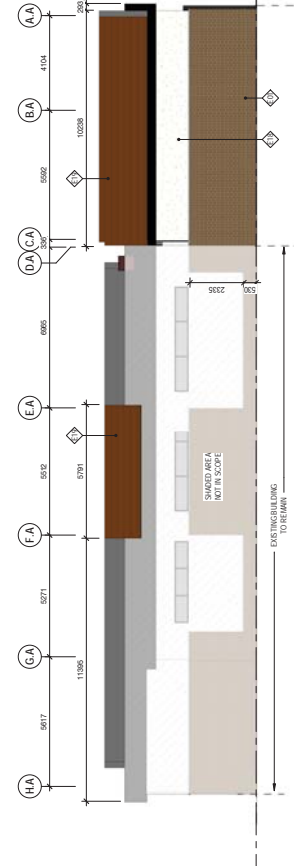
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 SCALE: 1:100



6 BUILDING A ELEVATION 2
 SCALE: 1:100



7 BUILDING A ELEVATION 3
 SCALE: 1:100



8 BUILDING A ELEVATION 4
 SCALE: 1:100

VALUE	DESCRIPTION
08 B1	BRICK VENEER CLADDING
08 B2	GLAZING
08 B3	SPANDREL PANEL BLACK PAINTED GLASS
08 B4	METAL PANEL COLOUR WHITE
08 B5	METAL CANOPY
08 B6	PERFORATED CORTEN STEEL PANEL
08 B7	GLASS STOREFRONT ENTRY DOOR
08 B8	PARKING SIGN
08 B9	STEEL RAILING
08 B10	STEEL LIGHT
08 B11	CONCRETE FILLED STEEL BOLLARDS
08 B12	MECHANICAL EQUIPMENT
08 B13	METAL PANEL COLOUR BLACK
08 B14	WOLK WASTE COLLECTION
08 B15	METAL DOOR
08 B16	STUCCO FINISH
08 B17	PHOTOGRAPHIC PANEL DARK WALNUT WOOD LOOK
08 B18	MECHANICAL EQUIPMENT
08 B19	ROOFTOP MECHANICAL SCREEN
08 B20	SOLID WALL COLOUR BLACK



SCHEDULE B
 This forms part of application # HRA22-0001
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials: BC



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PROJECT STAMP



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PROJECT: KELOWNA TRAIN STATION SITE
KELOWNA, BC

DRAWING TITLE: EXTERIOR ELEVATIONS BUILDING B

DATE: 2022-05-28

SCALE: 1:100

PROJECT NO: 23109

DATE: 2022-05-28

SCALE: 1:100

PROJECT NO: 23109

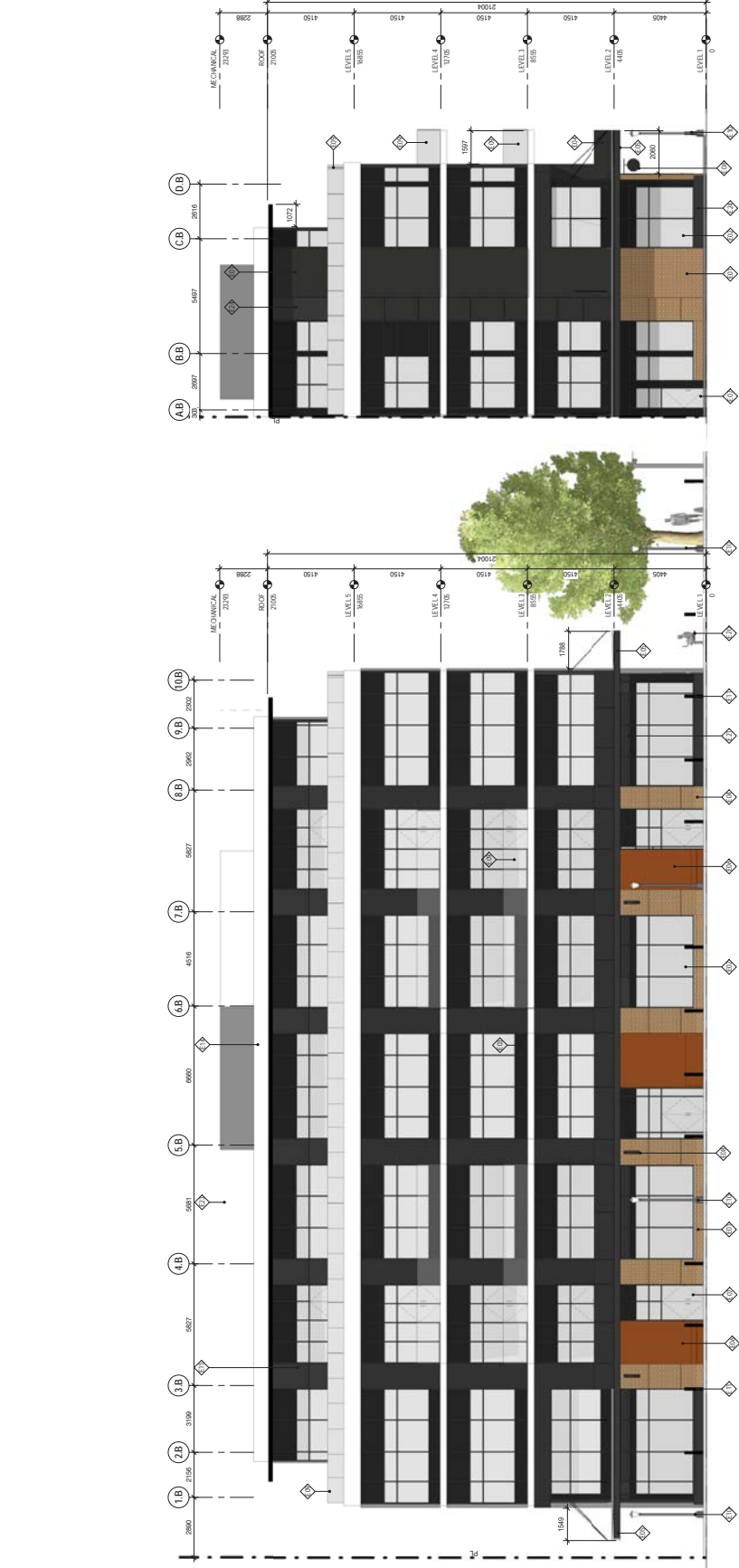
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SCALE: 1:100

PROJECT NO: 23109

DATE: 2022-05-28

SCALE: 1:100



3 BUILDING B ELEVATION 2
SCALE: 1:100

1 BUILDING B ELEVATION 1
SCALE: 1:100

VALUE	DESCRIPTION
08 B1	BRICK VENEER CLADDING
08 B02	GLAZING
08 B03	SPANDREL PANEL BLACK PAINTED GLASS
08 B04	SPANDREL PANEL COLOUR WHITE
08 B05	METAL CANOPY
08 B06	PERFORATED CORTEN STEEL PANEL
08 B07	GLASS STOREFRONT ENTRY DOOR
08 B08	HANGING SIGN
08 B09	CLEAR GLASS RAILING
E10	STREET LIGHT
E11	CONCRETE FILLED STEEL BOLARDS
E14	MECHANICAL EQUIPMENT
E15	MECHANICAL SCREEN
E16	WALKWAY COLLECTION
E17	METAL DOOR
E18	STUCCO FINISH
E19	PHENOLIC PANEL DARK WALNUT WOODLOOK
E20	STREET BECHI
E21	MECHANICAL LOWER
E22	ROOFTOP MECHANICAL SCREEN
E24	SOLID WALL COLOUR BLACK



SCHEDULE B

This forms part of application # HRA22-0001

Planner Initials BC

City of Kelowna
DEVELOPMENT PLANNING



Kasian Architecture
and Planning Ltd
1000 West Broadway, Suite 1100
Vancouver, BC V6C 3K8
Tel: 604.681.2328
Fax: 604.681.2327
www.kasian.ca



NO.	REVISION	DATE	BY	CHKD	DESCRIPTION
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99	REVISED FOR COMMENTS	2022-05-28	MM	MM	REVISED FOR COMMENTS
100	REVISED FOR COMMENTS	2022-05-28	MM	MM	REVISED FOR COMMENTS

PROJECT NAME



SCALE

THE DRAWING AS A REPRESENTATION OF SERVICE IS THE PROPERTY OF KASIAN ARCHITECTURE AND PLANNING LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF KASIAN ARCHITECTURE AND PLANNING LTD. IS STRICTLY PROHIBITED. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF KASIAN ARCHITECTURE AND PLANNING LTD. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF KASIAN ARCHITECTURE AND PLANNING LTD. IS STRICTLY PROHIBITED.

PROJECT: KELOWNA TRAIN STATION SITE
KELOWNA, BC

DRAWING TITLE: EXTERIOR ELEVATIONS BUILDING B

DATE: 2022-05-28

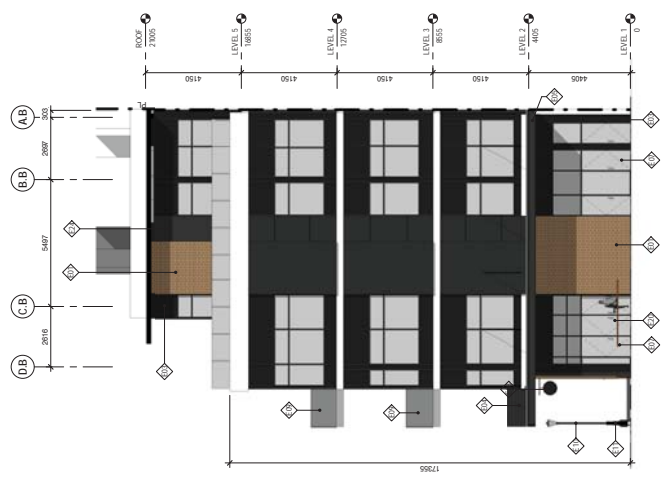
SCALE: 1:100

PROJECT NO: 23109

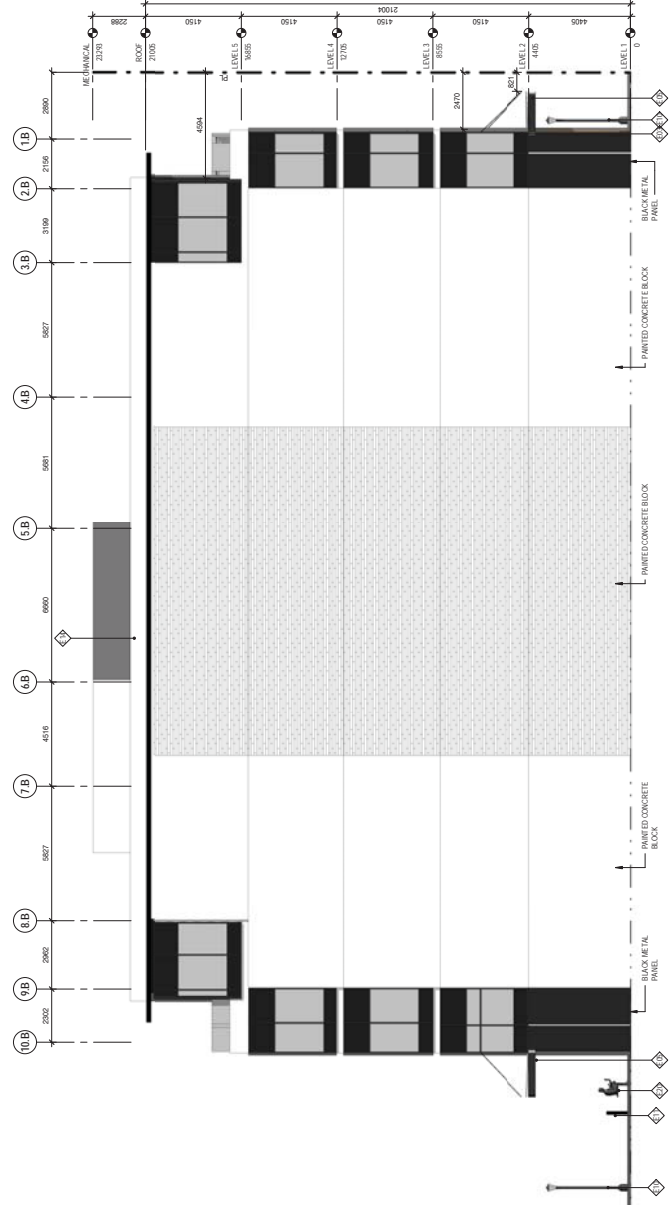
DATE: 2022-05-28

REVISIONS

A-302



4 BUILDING B ELEVATION 4
A-302 SCALE: 1:100



3 BUILDING B ELEVATION 3
A-302 SCALE: 1:100

VALUE	DESCRIPTION
08 B1	00 B02
E01	BRICK VENEER CLADDING
E02	GLAZING
E03	SPANDREL PANEL BLACK PAINTED GLASS
E04	SPANDREL PANEL COLOUR WHITE
E05	METAL CANOPY
E06	PERFORATED CORTEN STEEL PANEL
E07	GLASS STOREFRONT ENTRY DOOR
E08	HANGING SIGN
E09	CLEAR GLASS RAILING
E10	STREET LIGHT
E11	CONCRETE FILLED STEEL BOLARDS
E12	MECHANICAL LOUVER IN
E13	MECHANICAL LOUVER ON
E14	WALKWAY COLLECTION
E15	METAL DOOR
E16	STUCCO FINISH
E17	PHOTOIC PANEL DARK WALNUT WOODLOOK
E18	STREET BECHI
E20	MECHANICAL LOUVER
E21	ROOFTOP MECHANICAL SCREEN
E24	SOLID WALL COLOUR BLACK



SCHEDULE B

This forms part of application # HRA22-0001

Planner Initials BC

City of Kelowna
DEVELOPMENT PLANNING

