

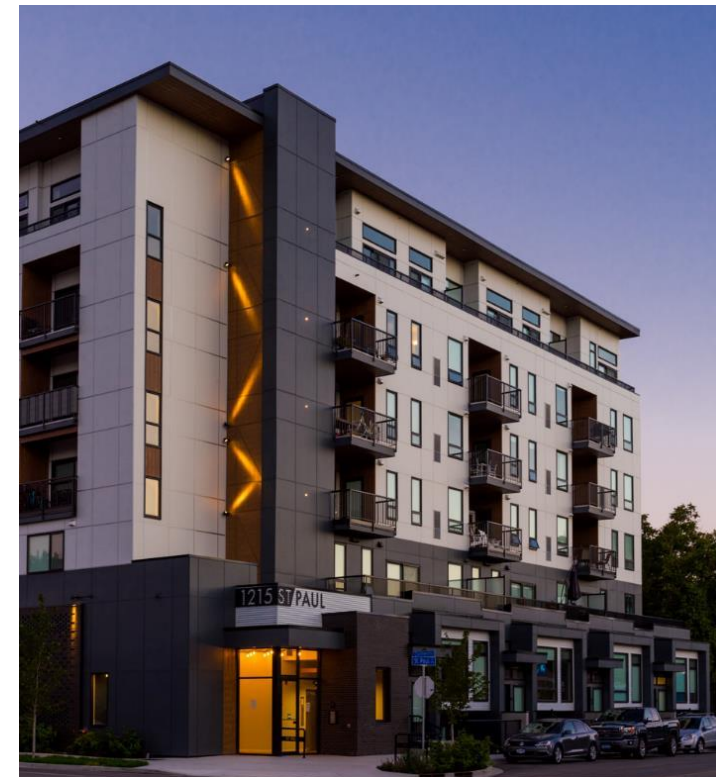
Form and Character Design Guidelines

March 11, 2024

- ▶ Purpose: to provide Council with an overview of the processing procedure for Form & Character Development permits, specifically, how Official Community Plan form and character design guidelines are implemented in development applications.

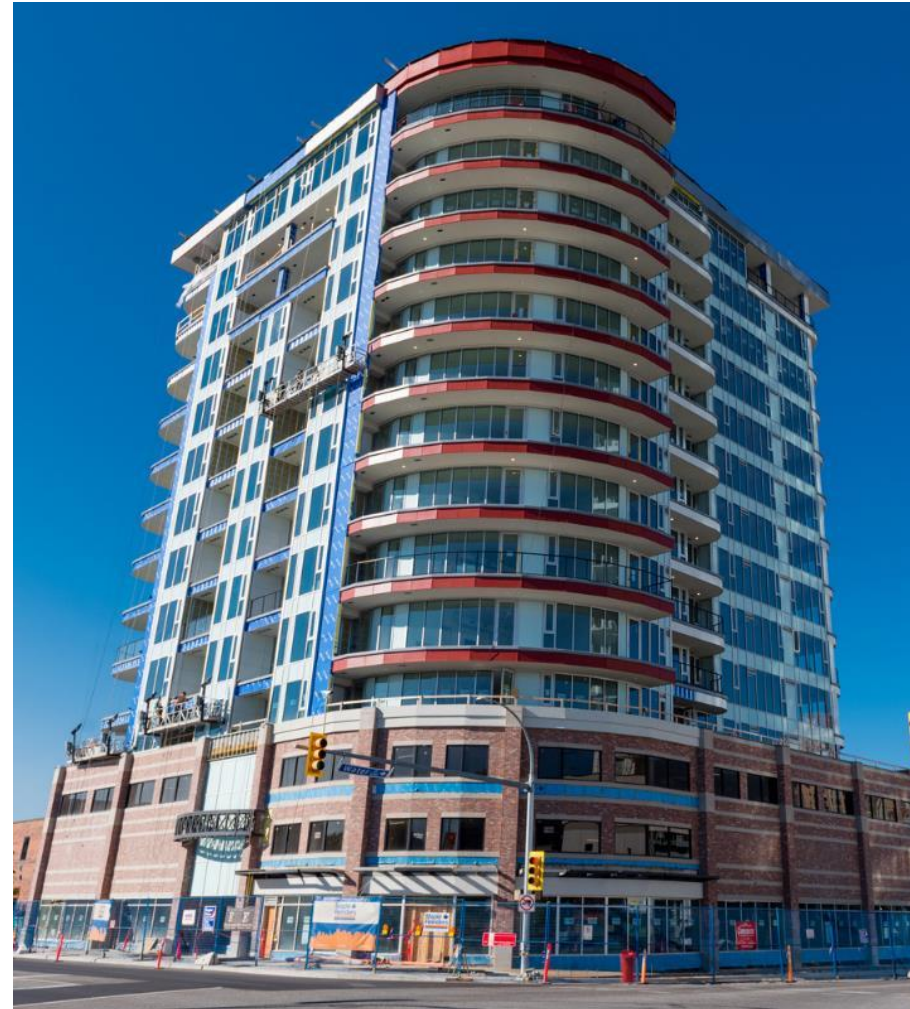
Local Government Act Authorization & Background

- ▶ Section 488(1) of the Local Government Act allows for the establishment of development permit areas and guidelines for:
 - ▶ Form and character of commercial, industrial and multi-family development
 - ▶ Revitalization of commercial areas
 - ▶ Intensive residential development
 - ▶ Energy and water conservation and GHG emission reduction
- ▶ Councils can delegate some or all authority for development permit approval to staff
- ▶ Guidelines adopted in January 2022 with the new Official Community Plan



Roles in Approval

- ▶ Development Procedures Bylaw delegates some approval authority to staff
- ▶ Staff are responsible for:
 - ▶ Working with applicants to achieve guideline intent on a case by case basis
 - ▶ Making recommendations to Council based on reasonable interpretation/application of guidelines
- ▶ Staff are advisors to Council
- ▶ The City's goal is to achieve the Form and Character foundations and the design intent



Form & Character Development Permits (DP)

Provide for a scale & massing of buildings that promote a safe, enjoyable living, pedestrian, working, shopping experience, including:

- ▶ Exterior design
- ▶ Siting & Landscaping
- ▶ Building form & finishing
- ▶ Context:
 - ▶ Street orientation, building massing, privacy issues, accessibility

Development Permit Decisions

Department Manager, Dev Planning

- Approve or deny development permits that are delegated
- Appeals of applications denied are considered by Council (if request received within 30 days)

Council

- Council **MUST** approve development permits that meet Development Permit guidelines

Development Permit – Additional Info

- ▶ Generally, architectural renderings do not form part of the Council approval.
- ▶ Elevations, colour board, landscape plan form part of the approved DP package
- ▶ Staff will attach a completed review checklist to each Development Permit reports that shows how the development was evaluated



Kelowna's Approach DP Design Guidelines

DESIGN FOUNDATIONS
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APPLY TO ALL PROJECTS

GENERAL RESIDENTIAL AND MIXED USE DESIGN GUIDELINES
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TOWNHOUSES & INFILL
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**LOW & MID-RISE RESIDENTIAL
& MIXED USE**
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**HIGH-RISE RESIDENTIAL
& MIXED USE**
PAGE 18-42

APPLY TO SPECIFIC PROJECT TYPES

**RETAIL, COMMERCIAL & INDUSTRIAL
DESIGN GUIDELINES**
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**BOUTIQUE
RETAIL**
PAGE 18-57

**LARGE FORMAT
RETAIL**
PAGE 18-58

**INDUSTRIAL &
SERVICE COMMERCIAL**
PAGE 18-59

INSTITUTIONAL
PAGE 18-62

APPLY TO SPECIFIC PROJECT TYPES

SAMPLE KEY GUIDELINE FEATURE IMAGE

Section Title / Building
Typology

4.0 LOW & MID-RISE RESIDENTIAL & MIXED USE

KELOWNA DP GUIDELINES | AUG 2021 | LOW & MID-RISE RES. & MIXED USE

Feature Image

Demonstrating the
Key Guidelines.



Key Guidelines

The key design outcomes that
projects need to achieve.

KEY GUIDELINES

In order to achieve the design goals of the City, all low and mid-rise residential and mixed use projects must:

- A** 4.1.0 a – Provide attractive and active human-scale amenities oriented towards public spaces at grade such as a frequent entries, weather protection, and outdoor seating areas (see 4.1.1 and 4.1.5).
- B** 4.1.0 b – Break up building mass by providing simple vertical and horizontal articulation of facades; e.g., step-backs, insets, projections, color and texture (see 4.1.6).
- C** 4.1.0 c – Ensure buildings have a front-to-back orientation to streets and open spaces with back-of-house uses located to the rear of buildings to minimize impacts on public open spaces (see 4.1.3).
- D** 4.1.0 d – Orient entries, windows, patios and balconies to face the fronting street. Ensure primary building entries are architecturally emphasized and directly accessible from the fronting public sidewalk (see 4.1.1).
- E** 4.1.0 e – Maximize 'eyes on the street' by avoiding blank walls and providing direct lines of sight from windows and balconies to the sidewalk and adjacent public spaces (see 4.1.1 and 4.1.5).
- F** 4.1.0 f – Provide access to underground or above ground on-site parking from secondary streets or lanes (see 4.1.4).
- G** 4.1.0 g – When structured above grade parking is required due to the high water table, use store fronts or screening to mitigate visual impacts (see 4.1.4).
- H** 4.1.0 h – Integrate semi-private open space with the surrounding streetscape (see 4.1.5).



Guideline Topic
Design Intent

What is to be achieved.

Guidelines

Strategies for achieving the design intent.

2.1.1 Relationship to the Street

Design Intent

To site and design buildings to positively frame and activate streets and public open spaces.

Guidelines

- a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity (See Figure 1).
- 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 (See Figure 1).
- 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 (See Figure 2).
 - » 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 set back 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.

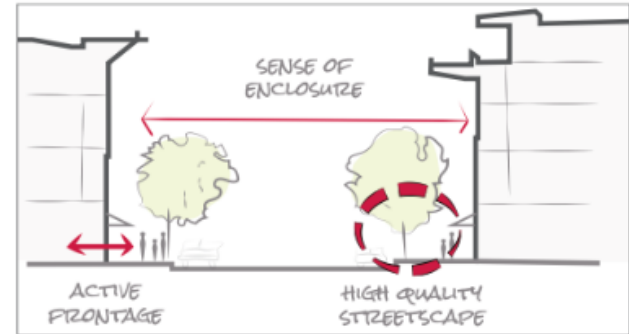


Figure 1: A sense of enclosure, transparent and active shop fronts, and high quality streetscape design are the key ingredients for great streets (2.1.1 a).

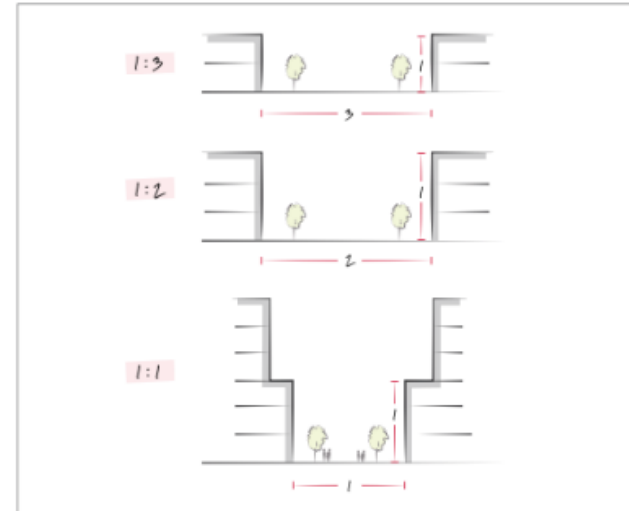


Figure 2: Illustrating different building height to street width ratios (2.1.1 h).



Illustrations and Precedent Photos

To illustrate strategies for achieving the design intent.



Implementation & Use

Using the Guidelines in practice

Focus of Implementation

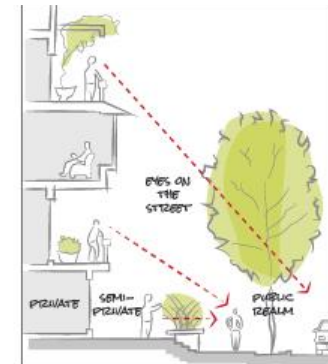
- ▶ Establishes a design vision and framework translating community values and policies into the physical built environment
- ▶ Focused on public realm - where buildings meet the street – and livability
- ▶ Intended to inspire creativity and innovation, unique design responses to individual/specific sites

3.1.1 Relationship to the Street

Design Intent

To site and design buildings to positively frame and activate streets and public open spaces, while providing a clearly-defined public-private transition zone.

TOWNHOUSE



Interpretation

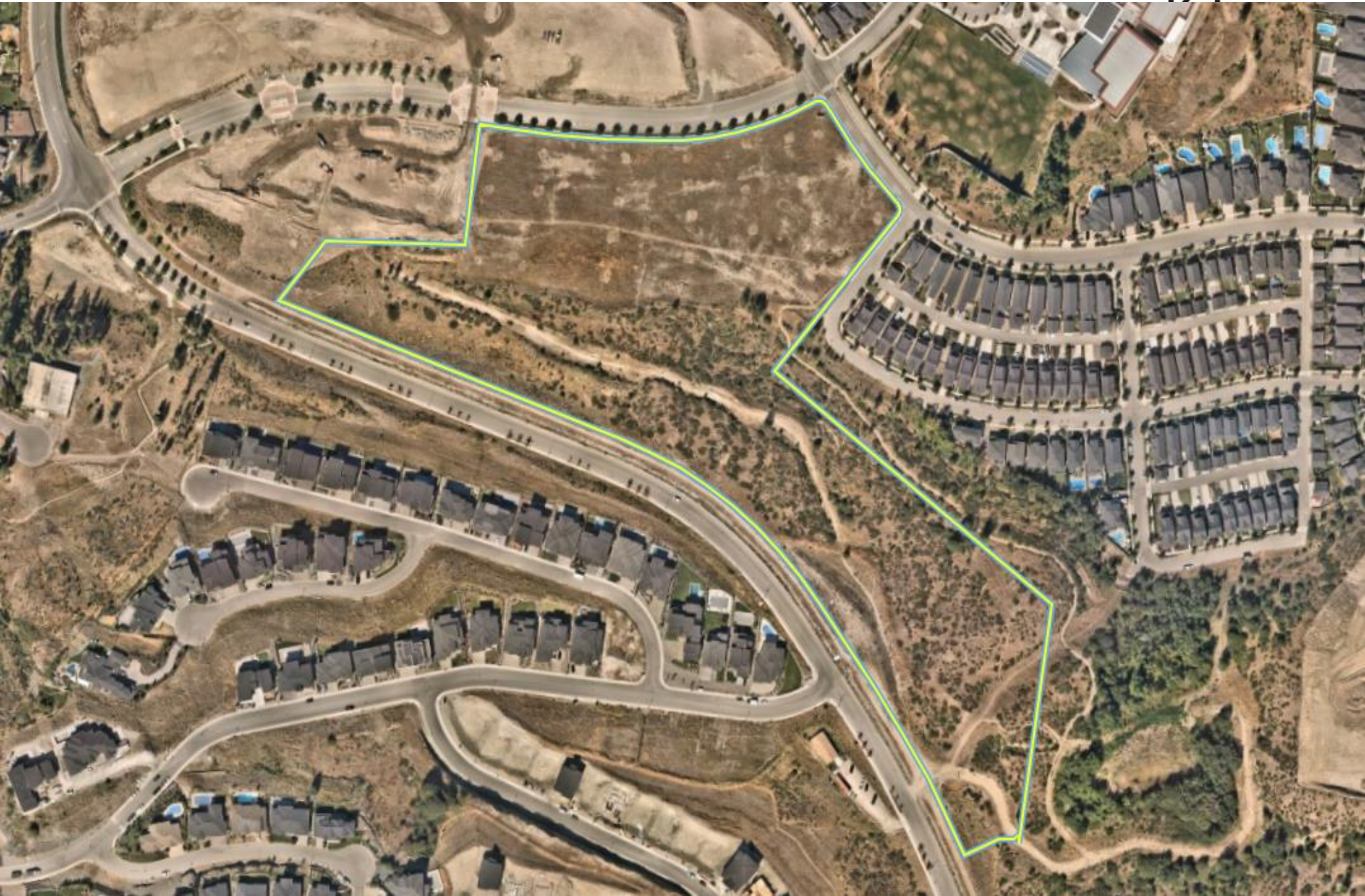
- ▶ Not a *one-size-fits-all* approach
- ▶ Require interpretation, discretion and expertise by staff in their application
- ▶ Are not *the* answer; rather, the guidelines provide a roadmap to get to the answer
- ▶ Used to identify trade-offs, assess priorities across multiple objectives

DP21-0223 DVP21-0224 Rutland Rd

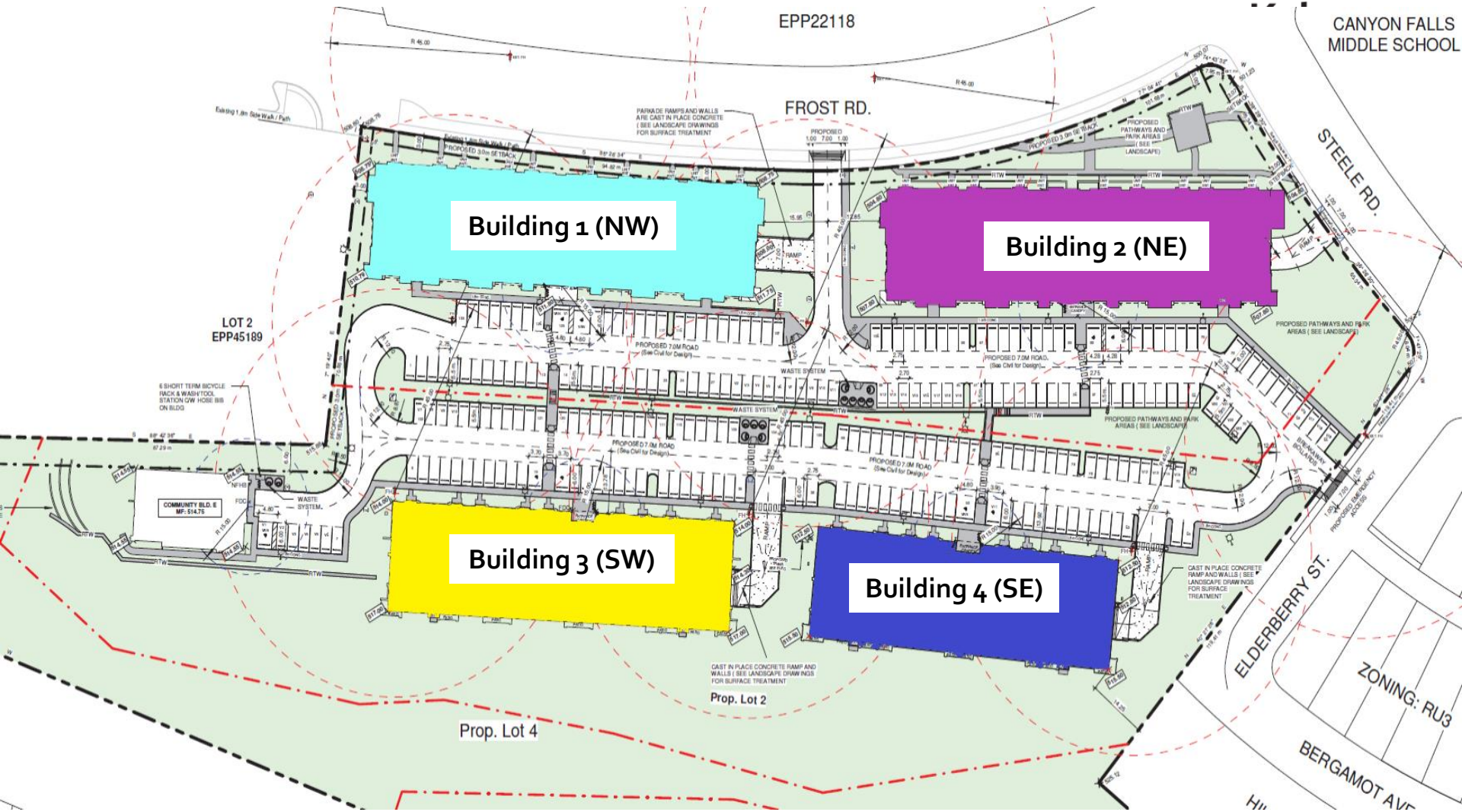




DP21-0179 DVP21-0180



DP21-0179 DVP21-0180





DP22-0035 DVP22-0036



DP22-0035 DVP22-0036



