

May 9, 2024

Keystone Project #: 23-195

City of Kelowna  
Development Planning  
1435 Water Street,  
Kelowna, B.C., V1Y 1J4

**Re: Letter of Intent  
Underhill Mixed-Use  
1930 Underhill Street, Kelowna, B.C.**

The proposed Development Application is for a six-storey mixed-use building with commercial retail space, an enclosed surface parking on level 1, one level of underground parkade and a total of 177 residential dwelling units. The property is zoned as UC3 (Midtown Urban Centre), in which this application is based. The items of significance are as follows:

#### **Site Description**

Kelowna's Urban Centers are envisioned as walkable, sustainable, and vibrant neighborhoods with medium to high density housing. These nodes provide easy and reliable access to multiple sustainable transportation options while creating a compelling and attractive environment. Located along the 1900 Block of Underhill Road at the intersection of Baron Street, Dilworth Drive and Underhill Street. Directly north of the site is a multi-family project currently under construction.

#### **Project Description**

This mixed-use project consists of 177 dwelling units ranging between studio, 1 bedroom, 1 bedroom and den, 2 bedrooms and 3 bedrooms, with a 418 square meter commercial space on the ground level along with an enclosed secure parking area. An additional full level of underground parkade is proposed. The proposed building height is 6-storied, which accommodates the zoning regulations.

#### **Building Description**

The residential unit count includes a majority of 2 bedroom suites, as well as studio, 1-bedroom and 3-bedroom units, ranging from 28 s.m. to 86 s.m. (300 s.f. to 930 s.f.). This variety supports a range of income levels, tenant demographics, and family types; contributing to the Urban Centre vision of a community that is inclusive, integrated, and diverse. The residential units are located on levels 1 to 6 and are compliant with flood construction levels requirements. There are 8 suites on level 1 with ground access to patio space as well with many level 2 units having direct access to the outdoor amenity in addition to their own private patio spaces. The residential units are also complemented by storage lockers rooms located at level 1 and dedicated storage rooms in the underground parkade. Both the ground level and second floor level contain indoor amenity space for resident use. The maximum density for the site is 3.3 FAR and the project is at 1.99 FAR promoting the medium to high density envision of the site.

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## KEYSTONE ARCHITECTURE & PLANNING LTD

Eric Poxleitner **Architect AIBC AAA MRAIC LEED® AP BD+C Sr. Principal**

Steven Bartok **Architect AIBC AAA MRAIC Principal** | Lukas Wykpis **Architectural Technologist AIBC Principal**

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The commercial space is located on the northwest corner of the building with their own separate entrances. The commercial space provides accessible access both from Baron Road and Dillworth Drive in addition to a access road south of the building.

At the access road, an enclosed parking lot is provided with secure entrances and an internal ramp leading down to the underground parkade.

### **Massing, Form & Character**

The massing of the building is composed by a robust podium at the ground floor, and levels above are massed on a U-shape creating a courtyard for residential outdoor amenity use. The podium strength is reinforced by the use of steel and brick in different variations of colours distinguishing the internal program. The residential levels are composed by layers of fiber cement cladded volumes, with an inner wood looking core broken by centered light cladded forms creating a vertical articulation reinforced by higher roofs facing the public realm. Dark cladded book-end frames ground the building while strategically placed brick features bring interest and reduce the overall scale of volumes.

Proposing a mixed-use program of residential and commercial retail improves street connectivity and strengths the activity hub in Midtown. The mix of unit types offered bring density and diversity, while the commercial component incentives social connectivity. The building accessibility standards offer inclusivity to young families, seniors, and peoples with special needs. The courtyard promotes a connection with nature while storm water management fosters a sustainable integrated street design.

### **Detail & Materiality**

Materiality is selected with both the immediate and greater regional influences in mind. Exposed hillside strata and sand, together with the late summer grasses, inform the color palette of materials for the project. The light ochre-straw color of late summer grasses together with the warm grey sand color found along lake edges, the cinnamon-rust color of exposed strata along lakeside hills, arctic white for the snow peaks, and the rusty iron color of weathering stone is used to inform the brick, steel, and screening elements throughout the proposed architecture. While contemporary with respect to its form, this natural, soft palette intentionally seeks to enhance an integrated approach rather than a contrasting one.

### **Parking**

Vehicle access is provided via an existing access road, parallel to the south property line. The parkade entrance and refuse pick up are all accessed via this lane. Within the surface parking area there are 38 stalls; 5 commercial stalls, 8 residents' stalls and 11 visitor stalls and within the underground parking are 159 residents' stalls. All resident stalls to have Level 2 Electric Charging outlets, achieving 100% of the zoning requirements.

In addition, 138 secure long term bike stalls for residents and 4 long term bike stalls for commercial are supplied in the parkade areas, 6 short term commercial and 12 short term visitor bike stalls are located at the surface close to entrances. These numbers achieve 100% of the stalls required.

### **Amenity Space**

The required common amenity area is 702 s.m. and the required private amenity is 1,425 s.m. The proposed common amenity area is 1,281 s.m. (394 s.m. indoor + 887 s.m. outdoor) while the proposed private amenity area is 1,944 s.m. making the total provided amenity area: 3,225 s.m. achieving 49% over what is required.

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### **Landscape & Public Realm**

The landscape proposal for this project endeavors to activate the street level and provide attractive and functional space for residents and the patrons of the commercial establishments. Specialty paving is provided at key building entrances to establish character. Raised planting beds have been provided along all street facing frontages, incorporating a mix of different tree shapes and sizes for shade and to help to distinguish the private/semi private spaces from the public realm. A large patio space with seating, bike racks, and waste receptacles has been provided on the West side, servicing the proposed commercial spaces, and is slightly elevated from the sidewalk. A corner plaza has been provided at the Northeast corner of the site, enhanced with seating for both private and public use. This area is a welcome stopping point for pedestrians travelling between shopping centers/commercial spaces.

Care and attention has been given to softening of the parkade and building walls along the southern edge of the building. Visual impact to residents and surrounding properties is taken into consideration through the addition of raised planters, architectural wooden slats and public art. Specialty paving is once again incorporated at entrances and planters add interest and character along the sidewalk and separate vehicle from pedestrian spaces.

A generous amenity deck is provided on Level 2. The amenity deck is divided into several smaller spaces for large and small group gatherings. A bocce court, ping pong tables, and a central open lawn cater to physical activity and exercise. Quieter social spaces include a covered outdoor kitchen and dining area, lounge areas with fire pits, adirondak chairs, and an outdoor remote workspace. A fenced dog run has also been provided to allow a place for residents to exercise their pets.

Plant selection has been chosen from Okanagan Hardy plant material and will be primarily drought tolerant. Trees are selected for their shape and form to complement the building architecture and expand the urban canopy. In addition, care in plant selection will support pollinator species and offer different textures and foliage colour for interest throughout the year.

### **Garbage/Recycling**

Resident garbage & recycling facilities are provided within the building at ground level with access for garbage collection from the existing access road. There are two dedicated waste refuse rooms, one for residential waste and one for commercial waste, each with its own staging areas located in close proximity to the access road. The garbage room capacities are based on the Metro Vancouver 'Technical Specifications for Recycling & Garbage Amenities in Multi-Family and Commercial Developments'.

### **Environmental sustainability**

Sustainability is addressed through several design strategies and interventions:

- A mid-rise building with a high-density housing component makes more efficient use of municipal services and facilitates economies of scale in the delivery of mass transit. Densification is an important strategy to help reduce carbon emissions.
- Water efficient landscaping and outdoor amenity spaces will aid in storm water management.
- Light pollution reduction by means of dark sky compliant exterior lighting systems
- The balcony design provides solar shading for most residential units, with passive ventilation supplied through operable windows.
- Provision of EV parking stalls and heat island effect reduction by minimizing exterior parking
- Generous bike storage supports active transportation for residents and visitors alike.

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- Storage and collection of recyclables.
- Residential units include energy efficient appliances and lighting systems, as well as high efficiency HVAC systems and low-VOC paints and interior finishes.

### **Accessibility + Circulation**

A ramp provides accessible access from the public sidewalk to the raised commercial realm. The entrances to the residential building are at ground level, providing accessible entrances from all access points. 2 exits from the courtyard are being provided from the podium, both at the access road. 3 exits are provided from the residential buildings and the parkade into Dillworth, Baron and Underhill public realms. All residential units from levels two to six have elevator access that connects to both residential lobbies and the parkade. One accessible stall each for resident, commercial and visitor are provided in the secure ground level parking.

### **Crime Prevention (CPTED)**

The three key principles of Crime Prevention Through Environmental Design (CPTED) are natural surveillance, access control, and territorial reinforcement.

Natural surveillance is incorporated throughout the building perimeter and the interior courtyard at 2<sup>nd</sup> level podium outdoor amenity through the introduction of clear sightlines and “eyes on the street” via residential windows, and private balconies.

Primary entrances are clearly defined and glazed for high visibility. The interior of the parkade is well lit with visitor parking clearly designated. Building lobbies and the parkade are supplied with an electronic access control system. The visitor, commercial and residential parking at the ground level are clearly demarcated with secure entrances and access to each use.

Territorial reinforcement is provided through the paving design that connects the public sidewalk to the building entrances. Residential units with ground floor patios open directly onto the amenity courtyard, which is populated with diverse programmatic offerings to encourage active ownership of the space.

We trust the information provided satisfies the City of Kelowna requirements for this Development Permit submission, however, should you have any questions or require any further information, please do not hesitate to contact us.

Sincerely,



Elena Topisirovic, *Project Manager*

*Architectural Technologist AIBC, B. Arch. Sc.*



Steven Bartok, *Principal*

*Architect AIBC, AAA, MRAIC*

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Kimberly Brunet  
Planner Specialist  
City of Kelowna  
435 Water Street  
Kelowna BC  
V1Y 1J4

August 12, 2024

Dear Ms. Brunet,

**Re: DP24-0094 / 1930 Underhill St / Lorval Developments Stepback Variance**

Thank you for your Technical Review Summary of July 10, 2024. We do appreciate your efforts processing this file in recognition of the housing crisis that our country and city continue to face. Further to Lorval Development's above noted submission to develop 177 homes in Kelowna, which was accepted on May 10, 2024, we hereby share our request to add a minor variance to the DP application. This memo outlines the nature of the requested variance, which we believe will accommodate a highly architectural building, which not only fits into the design fabric of nearby buildings in the area, but also fits the unique nature of the site at 1930 Underhill Street.

Please see the below illustrations, which outline the specific nature of this variance.



**Site Conditions:**

The property is loosely rectangularly shaped, has multiple curved frontages, with about 1.49 acres of land area, and is located between Baron Road, Underhill Street and Dilworth Drive. In an attempt to create a sense of openness at the ground level public realm, the building was voluntarily sited beyond the required 3.0m setback.

**Specific Development Variance Permit being requested:**

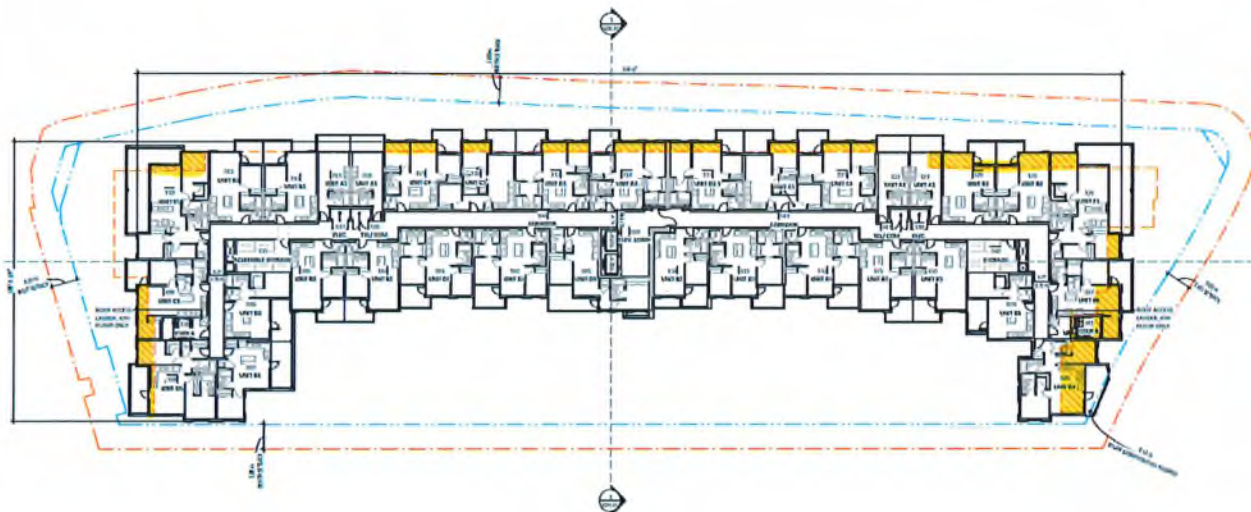
*Zoning Bylaw No. 12375 – Section 14.11 Commercial and Urban Centre Zone Development Regulations:*

*Min. Building Stepback from Front Yard Flanking Side Yard*

*From: 3.0m required To: 0.0m proposed (as shown)*

**Rationale:**

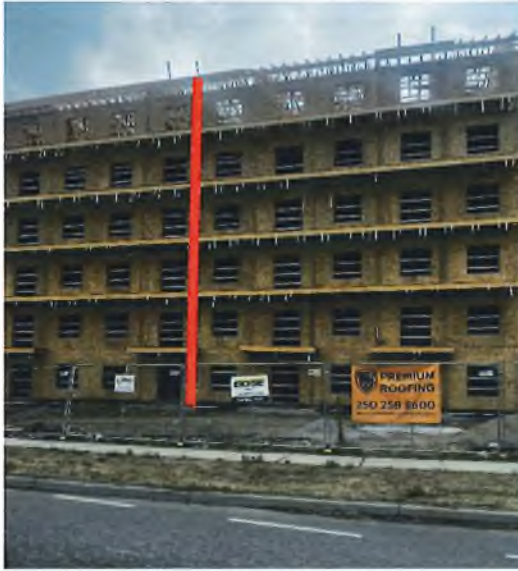
- The legal parcel has three curved frontages, which is especially challenging for wood frame construction. As such, the building facades were required to be inset beyond the 3m setback. This has resulted in a much larger ground level public realm, functionally setting back the building at grade. The design team believes that this feature achieves the intended building stepback at the ground level, while acknowledging the unique constraints of the site.



- While above the first storey and not above the second storey, as is shown in the Zoning Bylaw, the design has multiple, extensive examples of “horizontal recessing” of the building façade. The following renderings illustrate how the design meets the intent of the required stepback. We believe this results in a more human scale design, where the ground level façade is stepped back at a lower level, resulting in a design that fits better with the neighbourhood.



- Additionally, there are several recently permitted buildings in the immediate neighbourhood where there are either no building stepbacks at all, or there are less stepped-back façades than with this design. While happy to provide a design that clearly meets the intent of the Official Community Plan and the new Zoning Bylaw, we request support for this Development Variance Permit in acknowledgement of the new rules that have recently been implemented.



DP24-0094 (Collina):





- We understand that the City is preparing a Zoning Bylaw text amendment to address several elements of implementing setback provisions, which we are happy to see, however, the housing crisis and project timeline truly requires that this issue be addressed now.
- Lastly, the design has exceeded the 3m required setback on the northern, the western and the eastern frontages, which has created a sense of openness at the street level, even further achieving the intended result from the setback requirement at grade.

Thank you again for your work in processing this file, and helping to bring 177 new homes to Kelowna. We ask that this Development Variance Permit be added to the previously submitted Development Permit, thereby not adding processing time to this file. We also do kindly request that you please include this rationale letter as an attachment to your staff report for Council to review in considering this file.

Thank you very much!

Regards,



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Mark Koch, MPA MES RPP MCIP  
Principal  
Context Consulting Group Ltd.

Att: Collina Stepback Drawing (3<sup>rd</sup>-6<sup>th</sup> Level)

cc: Pieter Schoeman, Lorval Developments  
Gordon Easton, Lorval Developments  
Elena Topisirovic, Keystone Architecture and Planning  
Zaya Dodi, Keystone Architecture and Planning